

***BOARD OF COMMISSIONERS***  
***AGENDA***  
***Monday, March 14, 2022 – 6:30 PM***

*Radnorshire Room*

Call to Order

Pledge of Allegiance

Notice of Executive Session

1. Public Participation

2. Consent Agenda - Public Comment

A. A/P Disbursements List

[AP Disbursements.pdf](#)

B. Approval of the Minutes of the February 28, 2022 Board of Commissioners Meeting.

[Minutes February 28 2022 BOC Meeting.pdf](#)

C. HARB 2022-02 - 201 Walnut Avenue, Wayne, New Two-Car Garage

[HARB\\_CERT \(2022-02\) 201 Walnut Ave.pdf](#)

D. HARB 2022-01 - 206 Walnut Avenue, Wayne, New One-Story Kitchen, Mudroom, Side Entry Porch Addition

[HARB\\_CERT \(2022-01 206 Walnut Ave..pdf](#)

E. Resolution 2022-33 - Authorizing the Partnership and Support of the 2022 Radnor Run Event on Sunday, October 30, 2022 that will Benefit the American Lung Association.

[Resolution -- Radnor Run 2022.docx](#)

F. Resolution 2022-27 – Authorizing the Award of the Construction Contract to Horn Plumbing and Heating, Inc. in the Amount of \$24,600.00 and the Purchase of a Sanitary Sewer System Grinder Pump and Related Equipment from 411 Weinstein Supply in the Amount of \$10,648.83 for the 790 Robinhood Road Sanitary Sewer Project Required for the Valley Run Culvert Project to be Funded from the Sanitary Sewer Fund.

[2022-27 - Combined - Resolution.pdf](#)

[2022-27 - Horn Quote.pdf](#)

[Weinstein Quote -- S028827701-0001\\_27687.pdf](#)

[2022-27 - Sanitary Plan.pdf](#)

3. Committee Reports

A. Motion to approve the June 11, 2022 Wayne Music Festival. The motion also requests approval

for the road closure, safety, and staffing resources for the Music Festival.

- B. Resolution 2022-08 - Approval of Concordia (Eagle and Radnor Rd, 18 Lot Subdivision) Sewage Facilities Planning Module

[Eastern PM Resolution 2022-08.pdf](#)

[Planning Module 3.4.22 R.pdf](#)

- C. 236 N. Aberdeen Avenue - Caucus: Land Development

[236 N Aberdeen Packet.pdf](#)

[236 N Aberdeen Plans.pdf](#)

- D. Ordinance 2022-03 - Introduction - Prohibiting the Sale and Distribution of Kratom and Delta8 within 1,000 feet of a School, Playground, or Daycare.

[Ordinance 2022-03.pdf](#)

- E. Ordinance 2021-10 - **Adoption** - Amendment of Article XXVIII of the Zoning Ordinance of the Township of Radnor; Establishing Certain General and Specific Standards Relating to the Location, Placement, Construction and Maintenance of Tower-Based Wireless Communications Facilities, Non-Tower Wireless communications Facilities, and Small Wireless Communications Facilities; Providing Further for the Regulation of Such Facilities within the Public Rights-of-Way and Outside the Public Rights-of-Way; Providing for the Enforcement of Said Regulations; and Providing for an Effective Date

[JBR to Delco #1 \(2.24.22\) \(for 3.14 meeting\) with attachments.pdf](#)

[Radnor Township - Design Manual 10-18-21.pdf](#)

- F. Resolution 2022-31 - Authorizing the Payment of Change Order #1 to Donato Spaventa & Sons, Inc., for the Work Required for Rerouting of the Traffic Signal Cables and Additional Sidewalks for the N. Wayne Avenue/West Avenue/Poplar Avenue Pedestrian Improvement Project, in the Amount of \$62,626.60 to be Funded from the Proceeds of the 2019 General Obligation Bond

[2022-31 - CO #1 - Resolution.pdf](#)

[Change Order #1.pdf](#)

[Cornerstone Signal Cabinet.pdf](#)

[Cable bundle.pdf](#)

- G. Ordinance 2022-04 - Introduction - Amending the Township Zoning Ordinance to Permit Parking Within the Front Yard Setback for Single Family and Two-Family Dwelling Units Located in Residential Zoning Districts.

[Ordinance 2022-04 - Parking rev 2.pdf](#)

- H. Resolution 2022-36 - Authorizing the expenditure of \$155,421 from the Township's P.E.G. funding, generated from the existing franchise agreements with Comcast and Verizon to replace the Radnorshire Room technology equipment including cameras, microphones, screens, monitors, wiring/ connections, and the necessary control equipment along with the professional services to install, program, and train Township Staff.

[Radnorshire Room Equipment Upgrade.pdf](#)

[2022-36 -- Authorizing Expenditure for Radnorshire Room Equip -- March 14, 2022.pdf](#)

- I. Motion to draft a letter to State Representatives and the Governor to create a complete freeze or graduated reduction in the PA gas tax until this crisis is resolved.
4. Reports of Board Liaisons
5. New Business
6. Old Business
7. Public Participation
8. Adjournment

***RADNOR TOWNSHIP  
DISBURSEMENTS SUMMARY  
March 14, 2022***

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The table below summarizes the accounts payable disbursements made since the last public meeting held on February 28, 2022. As approved by the Board, the Administration is now making bi-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. Also, please visit the [Open Finance](#) program to view the Township's [Checkbook](#), where all vendor payments are available.

Link: <http://radnor.com/728/Disbursements-List>

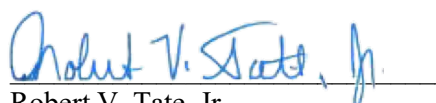
<b>Fund (Fund Number)</b>	<b>2022-2B Feb. 25, 2022</b>	<b>Total</b>
General Fund (01)	\$268,800.86	\$268,800.86
Sewer Fund (02)	1,404,397.28	1,404,397.28
Storm Sewer Management (04)	13,386.80	13,386.80
Capital Improvement Fund (05)	28,031.52	28,031.52
OPEB Fund (08)	2,317.58	2,317.58
Escrow Fund (10)	19,100.58	19,100.58
Investigation Fund (12)	83.94	83.94
The Willows Fund (23)	2,753.97	2,753.97
Park & Trail Improvement Fund (501)	3,081.21	3,081.21
GOB19 Project Fund (502)	16,905.54	16,905.54
<b>Total Accounts Payable Disbursements</b>	<b>\$1,758,859.28</b>	<b>\$1,758,859.28</b>
<b>Grand Total</b>	<b>\$1,758,859.28</b>	<b>\$1,758,859.28</b>

In addition to the accounts payable checks, the Township also makes various electronic payments including payroll, debt service, credit card purchases and fees from time to time which are not reflected in the attached table.

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

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

***Respectfully Submitted,***

  
 Robert V. Tate, Jr.  
 Finance Director

**TOWNSHIP OF RADNOR**  
***Minutes of the Meeting of February 28, 2022***

*The Radnor Township Board of Commissioners met at approximately 6:38 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087*

***Commissioners Present:*** Jack Larkin, Lisa Borowski, Moira Mulrone, Jacob Abel, Sean Farhy, AnnaMarie Jones, Maggy Myers

***Commissioners Absent:*** None

***Also Present:*** John Rice, Township Solicitor, William White, Township Manager, Peggy Hagan, Executive Assistant to the Township Manager, Robert Tate, Director of Finance, Molly Gallagher, PIO, Christopher Flanagan, Superintendent of Police, Ken Frohlich, Treasurer, Steve Norcini, Township Engineer, Roger Phillips, Gannett Fleming, Inc., Kevin Kochanski, Director of Community Development, Ricky Foster, Jr., Director of Public Works., Tammy Cohen, Director of Parks and Recreation

*Call to Order*

President Mulrone called the meeting to order at 6:38 pm.

*Pledge of Allegiance*

President Mulrone led the assembly in the Pledge of Allegiance.

*Notice of Executive Session*

President Mulrone gave notice of an Executive Session held on February 25, 2022, to discuss legal matters.

1) *Discussion of Unregulated Substance Ordinance*

President Mulrone asked John Rice, Township Solicitor, to speak on CBD Kratom. Mr. Rice spoke on the applications that were recently submitted and stated the permits are in review and are not complete, the applicant will be informed of the necessary information to be submitted.

President Mulrone asked for a sense of the Board in sending the issue to the Board of Health as advisor in the medical and health area to look at the matter objectively and provide their perspective, each Board member spoke on the subject.

It was the sense of the Board to send the item to the Board of Health for matters of health and safety and educating the public on the products, legislation will come from the Board of Commissioners.

2) Public Participation

Heather Gill - Spoke on application process and possible zoning issues, and the ramifications of businesses opening without permits.

Jason Mangler - 425 Iven Avenue - Spoke on CBD/Kratom store not opening until permits are approved, requested they be moved to a new location.

MariBeth Doyle - Spoke on her conversation with Philadelphia DEA and the effects of Kratom to the body, it is a drug and chemical of concern, and safety should be prioritized. She encouraged everyone to come to the town hall meeting on Thursday, March 3, 2022.

Michael Legg - Spoke on banning the sale of Kratom and Delta 8 in Radnor Township.

Joan Capuzzi, Resident and Board of Health Member - Read a letter from Dr. Christopher Jones, MD, who is in opposition to the CBD Kratom store, and its location. Ms. Capuzzi is appalled that the sale of the product is allowed.

Steven Bass - Spoke on Kratom use and regulation worldwide

3) Consent Agenda - Public Comment

President Mulroneu asked if there was any Public Comment on the Consent Agenda, there was none. President Mulroneu then asked if any Commissioner(s) would like to pull an item(s) from the Consent Agenda. No items were pulled.

3.A [A/P Disbursements List](#)  
[AP Disbursements.pdf](#)

3.B [Approval of the Minutes of the February 14, 2022 Board of Commissioners Meeting.](#)  
[Minutes February 14 2022 BOC Meeting.pdf](#)

3.C [Chief's Monthly Report - February 2022](#)  
[Final Chief Report February 2022.pdf](#)

3.D [Staff Traffic Committee Meeting Minutes - January 19, 2022](#)  
[Final Staff Traffic Committee Meeting Minutes - January 19, 2022.pdf](#)

- 3.E *Resolution 2022-23 - Approval of Designation of Agent Resolution for 4618-DR-PA/Hurricane Ida appointing Township Manager William White as the Township's authorized agent for administration and execution of all necessary public assistance documents for federal and state funding from the Federal Emergency Management Agency (FEMA) and Pennsylvania Emergency Management Agency (PEMA) related to the Hurricane Ida for the Replacement and Enhancement of the Hermitage Drive Sanitary Sewer Pumping Station.*  
[Cover Page, HMGP-Designation-Of-Agent.pdf](#)
- 3.F *Resolution 2022-24 - Authorizing the Execution of a Grant Application to the Commonwealth Financing Authority's Statewide Local Share Assessment Grant for the Purchase of Electric Vehicles and Installation of Charging Stations at the Radnor Township Municipal and Public Works Buildings.*  
[Cover Page, 2022-24 -- Local Shares Account \(Statewide\) Grant Program -- EV Fleet - Resolution -- February 28, 2022.pdf](#)
- 3.G *Resolution 2022-25 - Authorizing the Execution of a Grant Application to the Commonwealth Financing Authority's Statewide Local Share Assessment Grant for the Ithan Creek Streambank Restoration Project*  
[Cover Page, 2022-25 -- Local Shares Account \(Statewide\) Grant Program -- Ithan Creek Streambank Restoration - Resolution -- February 28, 2022.pdf](#)
- 3.H *Resolution 2022-29 - Purchase of Seed, Lime and Fertilizer*  
[Cover Page, seed quote.pdf, RESOLUTION NO 2022- 29 Seed & Fertilizer.pdf](#)
- 3.I *Resolution 2022-30 - Authorizing the purchase of a hitch mounted message board included in the 2022 Capital Vehicle & Equipment budget in the amount of \$9,105.00*  
[Cover Page, RESOLUTION NO 2022-30 Purchase of hitch mounted sign board.pdf, quote hitch sign.pdf](#)

Commissioner Larkin made a motion to approve the Consent Agenda, seconded by Commissioner Borowski.

Motion carried 7 - 0

AYES: Jack Larkin, Lisa Borowski, Moira Mulrone, Jacob Abel, Sean Farhy, AnnaMarie Jones, Maggy Myers

NOES: None

4) *Committee Reports*

- 4.A *Resolution 2022-07 - Approval of DELCORA Eastern Service Area Act 537 Plan Update*  
[Cover Page, Resolution of Adoption.pdf, Final DELCORA ESA 537 Plan.pdf](#)

Steve Norcini, Township Engineer, introduced Charlie Hurst from DELCORA who presented the Eastern Service Area Act 537 Plan Update. There was discussion among the Commissioners, Mr. Hurst, and Steve Norcini.

Commissioner Borowski made a motion to approve the DELCORA Eastern Service Area Act 537 Plan Update, seconded by Commissioner Larkin.

Motion carried 7 - 0

AYES: Jack Larkin, Lisa Borowski, Moira Mulrone, Jacob Abel, Sean Farhy,  
AnnaMarie Jones, Maggy Myers

NOES: None

4.B *Resolution 2022-28 - Authorizing the Payment of Change Orders for the Willows Park Preserve Water Main Replacement and Fire Service Project to B. P. Paterson, Inc.: #1 Additional Stone Bedding for Unsuitable Soil; #2 Rerouting of Water Main Replacement and Fire Service Directly to the Mansion; and #3 Relocating of the Spur for the Fire Hydrant to Accommodate Radnor Fire Company for a Total of \$33,736.26*

[Cover Page, 2022-28 - Resolution.pdf](#), [Change Order #1.pdf](#), [Change Order #2.pdf](#), [Change Order #3.pdf](#), [Change Order #4.pdf](#)

Steve Norcini, Township Engineer, spoke on the Change Orders. There was discussion among Commissioners and Staff.

Commissioner Borowski made a motion to Authorize the Payment of Change Orders for the Willows Park Preserve Water Main Replacement and Fire Service Project to B. P. Paterson, Inc.: #1 Additional Stone Bedding for Unsuitable Soil; #2 Rerouting of Water Main Replacement and Fire Service Directly to the Mansion; and #3 Relocating of the Spur for the Fire Hydrant to Accommodate Radnor Fire Company for a Total of \$33,736.26, seconded by Commissioner Larkin.

Motion carried 7 - 0

AYES: Jack Larkin, Lisa Borowski, Moira Mulrone, Jacob Abel, Sean Farhy,  
AnnaMarie Jones, Maggy Myers

NOES: None

4.C *Ordinance 2022-02 - Adoption of Handicap Space at 131 Plant Avenue.*

[CoverPage, Ordinance \\_\\_Handicap\\_Space-\\_131\\_Plant\\_Ave\\_Final\\_\\_1.27.22.pdf](#)

[JBR to DC Law Library \(Traffic Ordinance\) 2.17.22.pdf](#)

Chris Flanagan, Superintendent of Police, spoke on the request for a handicap space at 131 Plant Avenue.

Commissioner Larkin made a motion to adopt Ordinance 2022-02 - Handicap Space at 131 Plant Avenue, seconded by Commissioner Borowski .

Motion carried 7 - 0

AYES: Jack Larkin, Lisa Borowski, Moira Mulrone, Jacob Abel, Sean Farhy,  
AnnaMarie Jones, Maggy Myers

NOES: None

5) Stormwater

Bill White, Township Manager, recognized Steve Norcini, Township Manger, the Engineering Department, and the consulting engineers, who help to move stormwater projects forward.

5.A Resolution 2022-17- Authorizing the Engineering Department to Receive Sealed Bids for the Construction of the Valley Run Stream Bank Stabilization and Culvert Extension Project at Robinhood Road at an Estimated Construction Cost of \$450,000 to be Funded from the Stormwater Fund

[Cover Page, 2022-17 - Resolution.pdf](#), [2022-17 - Site & General Plan.pdf](#)

Steve Norcini, Township Engineer, spoke on Resolution 2022-17 and 2022-18, both Resolutions pertain to the Construction of the Valley Run Stream Bank Stabilization and Culvert Extension Project at Robinhood Road.

There was discussion among Commissioners and Staff.

Commissioner Borowski made a motion to authorize the Engineering Department to Receive Sealed Bids for the Construction of the Valley Run Stream Bank Stabilization and Culvert Extension Project at Robinhood Road, seconded by Commissioner Jones.

Motion carried 7 - 0

AYES: Jack Larkin, Lisa Borowski, Moira Mulrone, Jacob Abel, Sean Farhy,  
AnnaMarie Jones, Maggy Myers

NOES: None

5.B Resolution 2022-18 - Authorizing the Purchase, via CoStars, of the Pipe for the Construction of the Valley Run Stream Bank Stabilization and Culvert Extension Project at Robinhood Road in the Amount of \$58,867.00

[Cover Page, 2022-18 - Resolution.pdf](#), [2022-18 - Contech Quote.pdf](#)

Commissioner Borowski made a motion to authorize the Purchase, via CoStars, of the Pipe for the Construction of the Valley Run Stream Bank Stabilization and Culvert Extension Project at Robinhood Road in the Amount of \$58,867.00, seconded by Commissioner Larkin.

Motion carried 7 - 0

AYES: Jack Larkin, Lisa Borowski, Moira Mulroney, Jacob Abel, Sean Farhy,  
AnnaMarie Jones, Maggy Myers

NOES: None

5.C Resolution 2022-13 - Authorizing the Award of Construction Contract #B-21-011 for the Brookside Avenue Storm Sewer System Replacement Project to Foresite Concepts, Inc., and Allowances for a Contingency and Construction Inspection and Services in the Total Amount of \$410,499.37 to be Funded through the Stormwater Fund

[Cover Page, Resolution.pdf, Brookside Site Plan.pdf, Foresight Concepts.pdf](#)

Steve Norcini, Township Engineer, spoke on the project. There was discussion among Commissioners and Staff.

Commissioner Larkin made a motion to authorize the Award of Construction Contract #B-21-011 for the Brookside Avenue Storm Sewer System Replacement Project to Foresite Concepts, Inc., and Allowances for a Contingency and Construction Inspection and Services in the Total Amount of \$410,499.37 to be Funded through the Stormwater Fund, seconded by Commissioner Jones.

Motion carried 7 - 0

AYES: Jack Larkin, Lisa Borowski, Moira Mulroney, Jacob Abel, Sean Farhy,  
AnnaMarie Jones, Maggy Myers

NOES: None

5.D Resolution 2022-16 - Authorizing the Award of the Contract for Design, Engineering, Permitting and Inspection/Construction Services for the Chamounix Road Culvert (Adjacent to Fenimore Woods Park) Replacement and Associated Improvements, to Carroll Engineering Corporation, in the Amount of \$137,250.00 to be Funded through the Stormwater Fund

[Cover Page, Resolution.pdf, Chamounix Rd Culv Proposal 2-2-22.pdf](#)

Steve Norcini, Township Engineer, spoke on the project.

Commissioner Larkin made a motion to Staff requests the Board of Commissioners of Radnor Township to Authorize the Award of the Contract for Design, Engineering,

Permitting and Inspection/Construction Services for the Chamounix Road Culvert (Adjacent to Fenimore Woods Park) Replacement and Associated Improvements, to Carroll Engineering Corporation, in the Amount of \$137,250.00 to be Funded through the Stormwater Fund. Resolution is attached, seconded by Commissioner Jones.

Motion carried 7 - 0

AYES: Jack Larkin, Lisa Borowski, Moira Mulrone, Jacob Abel, Sean Farhy,  
AnnaMarie Jones, Maggy Myers

NOES: None

6) Reports of Board Liaisons

President Mulrone, Environmental Advisory Board Liaison, stated the EAC is working on preparing an ordinance for single use plastic bags which will be presented to the public for participation, at a future meeting.

Commissioner Myers, Board of Health Liaison, announced the resignation Nattasorn Plipat, she also spoke on the application for appointment process.

Commissioner Farhy - Parks and Recreation Liaison, announced the Junior Soccer Program, Teen Flashlight Egg Hunt, and the Youth Trout Derby. He also noted there are openings for Camp Counselors and Campers. Information on events, job openings and Camp registration can be found at Radnor.com

Commissioner Borowski, Shade Tree Commission Liaison, stated the Shade Tree Commission is working on their annual goals and the Shade Tree Ordinance, she also announced the success of the Bareroot Tree Program and the Darby Creek Clean Up on April 23 9 am to 12 pm at Skunk Hollow. You can sign up for the Clean Up at [www.dcva.org](http://www.dcva.org).

7) New Business

Commissioner Farhy was concerned that the Petition to take over care of the Baptist Cemetery was not voted on by the Board of Commissioners. Bill White, Township Manager, noted the vote was taken at the June 14, 2021 Board of Commissioners Meeting, the vote was 6-1 with Commissioner Farhy against.

8) Old Business

None

9) Public Participation

None

*10) Adjournment*

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

*Respectfully submitted,*

*Peggy Hagan*

# CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board



**NAME OF OWNER:** HARTMAN, IAN & JULIE MICH  
**OWNER ADDRESS:** 201 WALNUT AVE  
**ADDRESS OF PROPERTY:** 201 WALNUT AVENUE  
**APPLICATION NUMBER:** HARB 2022-02

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

## NEW TWO CAR GARAGE

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. This Approval is subject to the Applicant applying for and receiving all necessary permits and approvals; and complying with all applicable Municipal regulations. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

### NOTES AND/OR CONDITIONS OF APPROVAL:

**APPROVED AS SUBMITTED**

**ISSUED:** 03/14/2022

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**TOWNSHIP OFFICIAL**

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**ACCEPTED BY APPLICANT**

# CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board



**NAME OF OWNER:** O'DONNELL, MATTHEW  
**OWNER ADDRESS:** 206 WALNUT AVE  
**ADDRESS OF PROPERTY:** 206 WALNUT AVENUE  
**APPLICATION NUMBER:** HARB 2022-01

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

## **NEW ONE STORY KITCHEN, MUDROOM SIDE ENTRY PORCH ADDITION**

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. This Approval is subject to the Applicant applying for and receiving all necessary permits and approvals; and complying with all applicable Municipal regulations. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

### **NOTES AND/OR CONDITIONS OF APPROVAL:**

**APPROVED AS SUBMITTED**

**ISSUED:** 03/14/2022

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**TOWNSHIP OFFICIAL**

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**ACCEPTED BY APPLICANT**

**Radnor Township**  
**PROPOSED LEGISLATION**

DATE: March 14, 2022

TO: Board of Commissioners

CC: William White

FROM: Tammy Cohen, Director of Parks & Recreation

LEGISLATION: Resolution 2022-33 - Authorizing the Partnership and Support of the 2022 Radnor Run Event on Sunday, October 30, 2022 that will Benefit the American Lung Association.

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LEGISLATIVE HISTORY: This is a one-time resolution that is specific to the authorization of the Township's partnership and support of the 2022 Radnor Run Event on Sunday, October 30, 2022 that will benefit the American Lung Association.

PURPOSE AND EXPLANATION: The Parks & Recreation Department has delivered the annual Radnor Run event for what will be 45 years in 2022 and has partnered with the American Lung Association for 43 of the 45 years in a fundraising capacity that directly benefits the American Lung Association. As a result of the event, the net fundraising support for the American Lung Association has averaged \$85,000 over the last 10 years.

The Department coordinates Township Police Department and Public Works Department support and resources to ensure the safety and successful delivery of the event each year, along with expenses for other resources such as signage, communications and marketing. These amount to costs that are estimated at \$2,000 annually.

In addition, the Parks & Recreation Department Director serves on the event planning committee along with coordinating additional leadership and planning efforts of Department staff in the interest of smooth delivery of the event (these costs have not been factored into the above total).

IMPLEMENTATION SCHEDULE: Upon adoption of this resolution, the Parks & Recreation Department will formally begin to advertise and plan for the 2022 Radnor Run Event on Sunday, October 30, 2022.

FISCAL IMPACT: The impact of the Township Police Department and Public Works Department support and resources, along with other resources noted above are approximately \$2,000. These costs are budgeted under the General Fund - Wages & Compensation area and under the Recreation Programming - Programs area of the Township 2022 Budget.

RECOMMENDED ACTION: The Administration respectfully recommends that the Board adopt this resolution at the March 14th, 2021 Board of Commissioner meeting.

**ATTACHMENTS:**

[Resolution -- Radnor Run 2022.docx](#)

**RESOLUTION 2022-33  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, AUTHORIZING THE PARTNERSHIP AND SUPPORT OF  
THE 2022 RADNOR RUN EVENT ON SUNDAY, OCTOBER 30, 2022 THAT  
WILL BENEFIT THE AMERICAN LUNG ASSOCIATION.**

*WHEREAS*, the Radnor Township Parks & Recreation Department offers various community events to improve the quality of life for Radnor Township residents throughout the year, and often partners with various organizations in the delivery; and

*WHEREAS*, the Parks & Recreation Department has delivered the annual Radnor Run event for what will be 45 years in 2022, and has partnered with the American Lung Association for 43 of the 45 years in a fundraising capacity that benefits the American Lung Association; and

*WHEREAS*, the Parks & Recreation Department coordinates the support and resources to safely and successfully deliver the Radnor Run event each year that includes the Township Police Department and Public Works Department on event day at an estimated at a cost of \$2,000; and

*WHEREAS*, the Radnor Run event has resulted in net fundraising support of the American Lung Association that has averaged \$85,000 over the last ten years; and

*NOW THEREFORE*, be it *RESOLVED* at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 14th day of March that Township does hereby authorize the partnership and support of the 2022 Radnor Run event on Sunday, October 30, 2022 that will benefit the American Lung Association.

RADNOR TOWNSHIP

By: \_\_\_\_\_  
Name: Moira Mulroneo  
Title: President

ATTEST: \_\_\_\_\_  
Name: William M. White  
Title: Township Manager/Secretary

**Radnor Township**  
**PROPOSED LEGISLATION**

DATE: March 14, 2022

TO: Board of Commissioners

CC: William M. White, Township Manager; Stephen F. Norcini, P.E.,  
Township Engineer

FROM: Dennis P. Capella, Engineering Project Manager

LEGISLATION: Resolution 2022-27 – Authorizing the Award of the Construction Contract to Horn Plumbing and Heating, Inc. in the Amount of \$24,600.00 and the Purchase of a Sanitary Sewer System Grinder Pump and Related Equipment from 411 Weinstein Supply in the Amount of \$10,648.83 for the 790 Robinhood Road Sanitary Sewer Project Required for the Valley Run Culvert Project to be Funded from the Sanitary Sewer Fund.

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LEGISLATIVE HISTORY: • Resolution 2020-69 – Authorizing the Preliminary Feasibility Study of the Robinhood Road Culvert Outfall Project to Address the Emergency Situation

- Resolution 2020-93 – Authorizing the Award of the Design Contract for the Robinhood Road Culvert Outfall Project for the Permanent Solution
- Resolution 2020-96 – Authorizing the Execution of the Grant Application for the Valley Run Stream Bank Stabilization
- Resolution 2021-101 – Authorizing the Payment of a Change Order to Complete the Design of the Robinhood Road Culvert Project for the Permanent Solution
- Resolution 2022-17 – Authorizing the Engineering Department to receive sealed bids for the construction of the Valley Run Stream Bank Stabilization and Culvert Extension Project at Robinhood Road and authorization to purchase the pipe
- Resolution 2022-18 – Authorizing the Purchase of the Pipe for the Construction of the Valley Run Stream Bank Stabilization and Culvert Extension Project
- The requests to award the contract to install the sanitary sewer system and to purchase the grinder pump associated with this system have not been before the Board of Commissioners previously.

PURPOSE AND EXPLANATION: The severe storm in August 2020 resulted in a dangerous condition at the residence at 790 Robinhood Road, and the Township undertook a temporary emergency stabilization of Valley Run at the residence. The emergency project primarily involved the replacement of the deteriorated stream bank with a Redi-Rock system at a cost of \$150,000. Following the emergency work, a permanent solution is needed. The permanent solution was designed and involves

the replacement and extension of the existing culvert beyond the residence and with an associated outfall. This project is ready for bidding. The permanent project also involves the rerouting of the sanitary sewer service using a pressurized pipe system and grinder pump. The installation of the sanitary sewer system needs to be expedited in order to provide the residence with continued sanitary service before the start of construction of the culvert project. The Horn quote (attached) falls within the parameters allowed for the award. The purchase of the pump directly from the supplier (quote attached) will further enable the sanitary sewer system project to be expedited and at less cost. The sanitary site plan is attached.

IMPLEMENTATION SCHEDULE: Pending Board of Commissioners' approval of the request, Horn Plumbing and Heating will be notified of award of the contract for the installation of the sanitary sewer system and the Engineering Department will initiate the process to purchase the pump.

FISCAL IMPACT: This contract and purchase will be funded from the Sanitary Sewer Fund.

RECOMMENDED ACTION: Staff requests the Board of Commissioners of Radnor Township to Authorize the Award of the Construction Contract to Horn Plumbing and Heating, Inc. in the Amount of \$24,600.00 and the Purchase of a Sanitary Sewer System Grinder Pump and Related Equipment from 411 Weinstein Supply in the Amount of \$10,648.83 for the 790 Robinhood Road Sanitary Sewer Project Required for the Valley Run Culvert Project to be Funded from the Sanitary Sewer Fund. The proposed resolution is attached.

**ATTACHMENTS:**

[2022-27 - Combined - Resolution.pdf](#)

[2022-27 - Horn Quote.pdf](#)

[Weinstein Quote -- S028827701-0001\\_27687.pdf](#)

[2022-27 - Sanitary Plan.pdf](#)

**RESOLUTION 2022-27**

**A RESOLUTION OF RADNOR TOWNSHIP,  
DELAWARE COUNTY, PENNSYLVANIA,  
AUTHORIZING THE AWARD OF THE CONSTRUCTION CONTRACT TO  
HORN PLUMBING AND HEATING, INC., IN THE AMOUNT OF \$24,600.00 AND THE  
PURCHASE OF A SANITARY SEWER SYSTEM GRINDER PUMP AND RELATED  
EQUIPMENT FROM 411 WEINSTEIN SUPPLY IN THE AMOUNT OF \$10,648.83 FOR  
THE 790 ROBINHOOD ROAD SANITARY SEWER PROJECT REQUIRED FOR THE  
VALLEY RUN CULVERT PROJECT  
TO BE FUNDED FROM THE SANITARY SEWER FUND**

*WHEREAS*, Radnor Township addressed the emergency condition at the Valley Run stream bank at 790 Robinhood Road;

*WHEREAS*, the Township needs to install a permanent solution, which has been designed and is ready for bid;

*WHEREAS*, the permanent solution requires the rerouting of the sanitary sewer service and the related purchase of a grinder pump and related equipment, which have to be expedited to enable continued sanitary service during construction of the culvert extension project.

*NOW, THEREFORE*, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Authorize the Award of the Construction Contract to Horn Plumbing and Heating, Inc. in the Amount of \$24,600.00 and the Purchase of a Sanitary Sewer System Grinder Pump and Related Equipment from 411 Weinstein Supply in the Amount of \$10,648.83 for the 790 Robinhood Road Sanitary Sewer Project Required for the Valley Run Culvert Project to be Funded from the Sanitary Sewer Fund.

*SO RESOLVED* this 14<sup>th</sup> day of March, A.D., 2022.

**RADNOR TOWNSHIP**

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

Name: Moira Mulroneo

Title: President

ATTEST:

\_\_\_\_\_  
William M. White  
Manager/Secretary

## Dennis Capella

---

**From:** Dennis Capella  
**Sent:** Friday, February 18, 2022 7:33 AM  
**To:** Steve Norcini  
**Cc:** Scott Horn; Phillips, Roger A.  
**Subject:** Robinhood Sanitary System

Steve,

I spoke with Scott Horn yesterday. His proposal is as follows.

- Tap in street – Dig, tap, 6" to curb line, "T," resurface street (note that they pulled the manhole – it's a little more than 8'): \$10,800
- Directional drill from back of house – Bore to curb, tracer wire (day rate): \$4,500
- Connect from house to tank (day rate): \$4,300
- Set tank, connect, concrete pad, wire in: \$5,000
- Also includes capping off old sewer line at no extra charge
- Total price: \$24,600

The above scope does not include the grinder pump. Scott is waiting for a price on the E/One Duplex. For possible comparison, for a similar Hydromatic pump, which Horn often installs (East Whiteland's John Neild likes them), we could get the Hydromatic at a base price of about \$9,000 (Horn sell it for about \$12,000). An E/One may be a little more.

*Dennis*

Dennis Capella  
Engineering - Project Manager  
Radnor Township  
[dcapella@radnor.org](mailto:dcapella@radnor.org)  
Office: (610) 688-5600 ext. 166  
Mobile: (610) 724-0975



# Quotation (Reprint)

**411 WEINSTEIN SUPPLY WEST CHESTER  
887 FERN HILL ROAD  
WEST CHESTER PA 19380  
610-436-0880 Fax 1-484-200-1900**

QUOTE DATE	QUOTE NUMBER
02/22/22	S028827701
QUOTED BY:	PAGE NO.
411 WEINSTEIN SUPPLY WEST CHES 887 FERN HILL ROAD WEST CHESTER PA 19380 610-436-0880 Fax 1-484-200-19	1 of 1

Printed : 11:43:33 07 MAR 2022

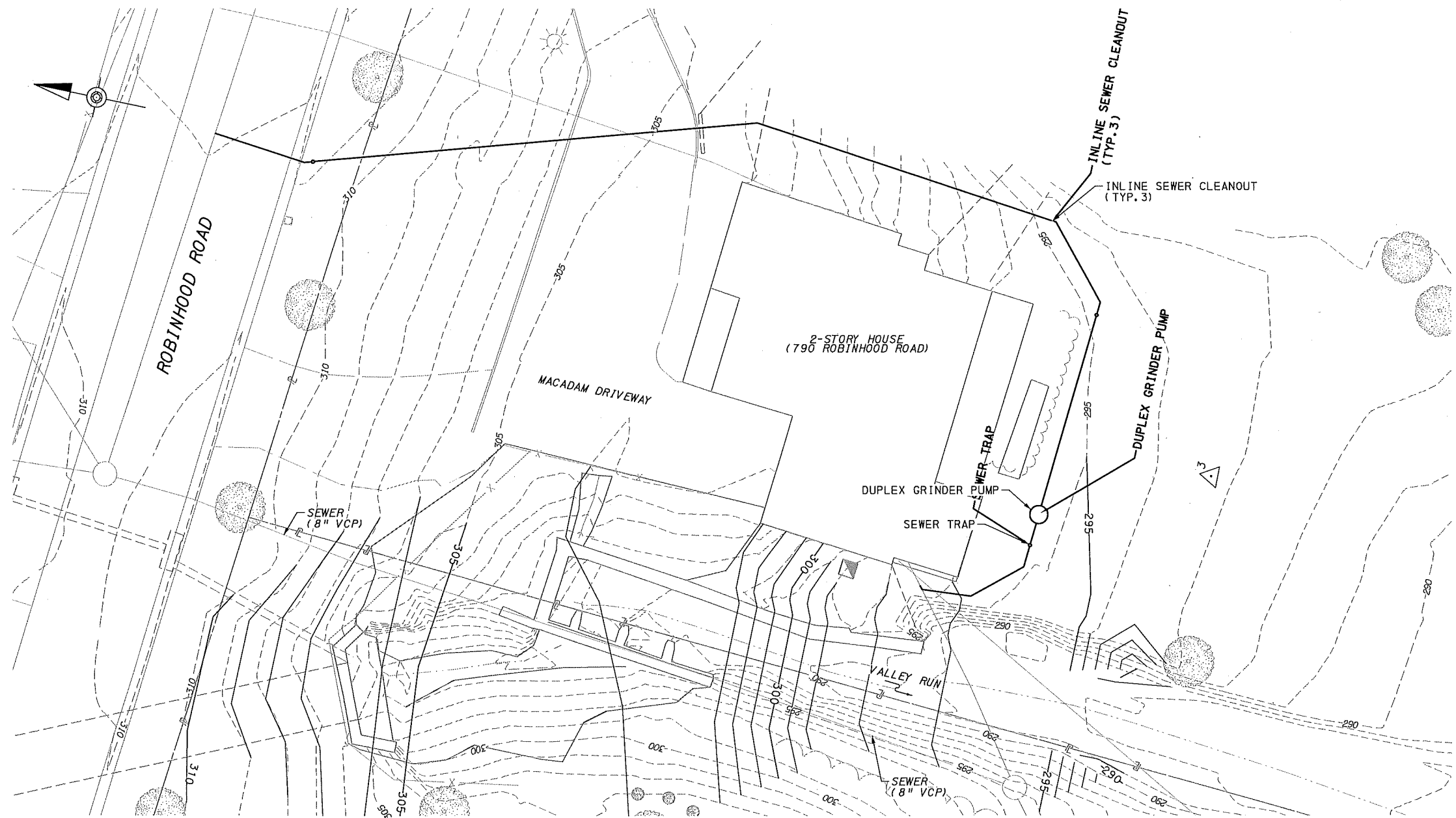
QUOTE TO:  
RADNOR TOWNSHIP  
301 IVEN AVENUE  
WAYNE, PA 19087-5297

SHIP TO:  
RADNOR TOWNSHIP  
301 IVEN AVENUE  
WAYNE, PA 19087-5297

610-688-5600 x130

QUOTED FOR	CUSTOMER PURCHASE ORDER NUMBER	CUSTOMER RELEASE NUMBER	SALESPERSON	
Dennis Capella	RADNOR DUPLEX	Dennis Capella	HOUSE	
WRITER	SHIP VIA	TERMS	EXPIRATION DATE	FREIGHT ALLOWED
Darin Hershey	PKS PICKUP SOLAR	CASH	04/08/22	No
QUOTE QTY	DUP PART#	DESCRIPTION	Net Prc	Ext Prc
1ea	2293789	LMP QUOTE 20779 FOR LG DUPLEX SYSTEM INCLUDES JURS3684-DRS125 RAILS 525864 IGP-M231-15 GRINDER (X2) P26009 CONTROL PANEL 1018448 FLOAT SWITCH (X4) FPTV2K-MV200K VENT KIT ***Special Order/Non Returnable*** <b>TAXES NOT INCLUDED</b>	10648.834/ea	10648.83
			<b>Subtotal</b>	<b>10648.83</b>
			<b>Bid Total</b>	<b>10648.83</b>

Prices contained in this quote are the prices in effect at the time of quotation, and are subject to change at any time. We are not responsible for inaccurate quantity descriptions. Quantities should be checked against plans and specifications for accuracy. Special order material is non-cancellable. We are not responsible for delays not within our control.



**SITE PLAN**  
 5 0 5 10 FEET

FILE NAME: p:\gfn\pw\gfn\pw-bentley.com\gfn\pw-03\Documents\Projects\66756\OUTPUT\RobInhood\CIVIL\UTIL\PLOT\RRR\_UT1101.dgn  
 DATE: 1/26/2022

DES: SRS CKD: ??? DWN: BMJ CKD: SRS

Mark	Description	By	Chk' d.	Recm' d.	Date
REVISIONS					

PREPARED BY:  
 GANNETT FLEMING, INC.  
 AUDUBON, PA

**RADNOR TOWNSHIP**  
 ROBINHOOD ROAD OVER VALLEY RUN  
 112" x 75" CORRUGATED ALUMINIZED  
 STEEL PIPE ARCH EXTENSION  
 UTILITY RELOCATION PLAN



SHEET X1 OF X4

**Radnor Township**  
**PROPOSED LEGISLATION**

DATE: March 14, 2022

TO: Board of Commissioners

CC: William M. White

FROM: Christopher B. Flanagan

LEGISLATION: Motion to approve the June 11, 2022 Wayne Music Festival. The motion also requests approval for the road closure, safety, and staffing resources for the Music Festival.

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LEGISLATIVE HISTORY: The Wayne Music Festival was last approved by the Board of Commissioners in 2019.

PURPOSE AND EXPLANATION: This Wayne Music Festival is open to the general public. The producers of the show estimate that over the course of the day, approximately 10,000 people will attend the festival. It is the Township's responsibility to implement safety protocols and with a crowd that size, significant resources will be necessary. The Administration is prepared to present the safety plan to the Board in executive session.

IMPLEMENTATION SCHEDULE: The event has been advertised by the producers to take place on June 11, 2022 from 11am-10pm (Road closures will be in advance of the start time of the event). There is no rain date.

FISCAL IMPACT: The total estimated Township expense is \$41,472.94. See below for the breakdown of cost.

WSC Rental	\$ 0.00
Sign Board	\$ 0.00
Barricades	\$ 0.00
Crowd Control Fencing (rental)	\$ 3,126.00
Camera Trailer	\$ 0.00
K9 Sweep Before	\$ 443.00
Officer (Avg. OT rate hr)	\$ 23,799.36
Officer on standby w PW after	\$ 472.44
Septa/Amtrak PD	\$ 0.00
PW Staff	\$ 10,838.00
Codes Staff	\$ 394.00
Ambulance - ALS	\$ 2,400.00

RECOMMENDED ACTION: Submitted for Board of Commissioners review and approval at the March 14, 2022 BOC agenda. The timing of the approval is essential to make sure adequate staffing and supplies can be secured in time for the June 11 date.

**Radnor Township**  
**PROPOSED LEGISLATION**

DATE: March 14, 2022

TO: Board of Commissioners

CC: William M. White, Township Manager

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

LEGISLATION: Resolution 2022-08 - Approval of Concordia (Eagle and Radnor Rd, 18 Lot Subdivision) Sewage Facilities Planning Module

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LEGISLATIVE HISTORY:

PURPOSE AND EXPLANATION:

IMPLEMENTATION SCHEDULE:

FISCAL IMPACT:

RECOMMENDED ACTION: Staff requests that the Board of Commissioners approve Resolution 2022-08 for the Sewage Facilities Planning Module for Eagle and Radnor Street Roads, 18 Lot Subdivision

**ATTACHMENTS:**

[Eastern PM Resolution 2022-08.pdf](#)  
[Planning Module 3.4.22 R.pdf](#)



## 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 (DEP) 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** CG Wayne, LLC has proposed the development of a parcel of land identified as  
land developer

Eagle and Radnor Roads Subdivision, 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 DEP 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 Commissioners ~~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  
310 Iven Avenue  
Wayne PA 19087  
Telephone 610-688-5600

Seal of  
Governing Body

**MEMORANDUM****Date:** March 7, 2022**To:** Steve Norcini, PE – Township Engineer**From:** Roger Phillips, PE**cc:** William White – Township Manager  
Kevin W. Kochanski, RLA, CZO – Director of Community Development  
John Rice, Esq – Grim, Biehn, and Thatcher  
Damon Drummond, PE – Gilmore and Assoc.**RE:** Eastern University – Eagle and Radnor Road  
Sewage Facilities Planning Module

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The applicant for the above project has prepared a Sewage Facilities Planning Module for submission to the PA DEP. The applicant is proposing the construction of eighteen (18) new single-family homes. Currently there are fourteen (14) existing homes on the property that will be razed. This project is proposing to reduce the overall flow by 2,666.5 GPD, therefore no additional EDU will be required for this project. The reduction is proposed by retrofitting existing water fixtures in three existing Eastern University dormitories with lower flow water conserving fixtures. The PADEP will make the final determination of the adequacy of the proposed reduction.

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,

GA  NC.

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

Gannett Fleming, Inc.

**SEWAGE FACILITIES PLANNING MODULE  
AMMENDMENT  
(COMPONENT 3)**

**FOR**

**EAGLE ROAD AND RADNOR ROADS SUBDIVISION**

**LOCATED IN**

**RADNOR TOWNSHIP,  
DELAWARE COUNTY, PENNSYLVANIA**

**PA DEP CODE NO.: 1-23013-291-3J**

**Ebert Engineering, Inc.**

**Water and Wastewater Engineering**

**P.O. Box 540  
4937 Skippack Pike  
Skippack, PA 19474**

**EE, INC. PROJECT NO. 026-318**

**October 29, 2021  
Updated March 2, 2022**

## **TABLE OF CONTENTS**

- 1. PA DEP PROJECT COMPLETION CHECKLIST**
- 2. PA DEP TRANSMITTAL LETTER**
- 3. RESOLUTION FOR PLAN REVISION**
- 4. COMPONENT 3 – SEWAGE COLLECTION AND TREATMENT FACILITIES**
- 5. COMPONENT 3 – SECTION F PROJECT NARRATIVE**
- 6. COMPONENT 3 – SECTION H ALTERNATIVE SEWAGE FACILITIES ANALYSIS**
- 7. COMPONENT 4A**
- 8. COMPONENT 4B**
- 9. USGS LOCATION MAP**
- 10. PENNSYLVANIA NATURAL DIVERSITY INVENTORY (PNDI) CORRESPONDENCE**
- 11. PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION (PHMC) CORRESPONDENCE**
- 12. WATER SUPPLY COMMITMENT LETTER**
- 13. PLANS**
  - WASTEWATER CONVEYANCE PLANS**
  - SITE PLANS**
- APPENDIX A – FLOW ANALYSIS**
- APPENDIX B – IT LANDES CERTIFICATION OF COMPLETION**
- APPENDIX C – CUT SHEET OF NIAGARA FIX MOUNT SHOWER HEAD MODEL N2912CH**

**PA DEP PROJECT COMPLETION CHECKLIST**



**SENT VIA ELECTRONIC MAIL ONLY**

November 4, 2020

Mr. Kevin Sech  
 Hilbec Engineering & Geosciences, LLC  
 26 Beaver Run Road  
 Downingtown, PA 19335-2257

Re: Application for Planning Modules  
 Checklist Letter – Component 3  
 Eagle and Radnor Roads Subdivision  
 DEP Code No. 1-23013-291-3J  
 Radnor Township  
 Delaware County

Dear Mr. Sech:

In response to your application mailer, this checklist letter outlines what is required to be submitted to the municipality and the Department of Environmental Protection (“DEP”) as a complete module packet for the proposed development. Your development proposes a 20-lot residential subdivision that will be served by a connection to sewer.

Sewage Facilities Planning Module forms are available online at [www.dep.pa.gov](http://www.dep.pa.gov). At the top of the page, select *Businesses*, then *Water*. On the right-side of the page, select the following: *Bureau of Clean Water*; *Wastewater Management*; *Act 537*; and *Sewage Facilities Planning*. Select the appropriate forms from the center of the page.

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

Sewage Facilities Planning Module Transmittal Letter, Form 3800-FM-BCW0355  
 Sewage Facilities Planning Module Resolution, Form 3800-FM-BCW0356  
 Sewage Facilities Planning Module Component 3, Form 3800-FM-BPNPSM0353

- Instructions
- Form

Sewage Facilities Planning Module Component 4

- 4A-Municipal Planning Agency Review, Form 3850-FM-BCW0362A
- 4B-County Planning Agency Review, Form 3850-FM-BCW0362B

Please submit the completed planning modules and supporting information to the municipality or municipalities in which the project is located. DEP must receive 1 hard copy and 1 electronic copy of the completed planning module. Please answer all questions within the planning

Mr. Kevin Sech

- 2 -

November 4, 2020

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, Section J must be completed.

Please pay careful attention to the public notification requirements in the planning module forms, the instructions for completing the planning modules, and Chapter 71, Section 71.53. Be advised that Section 71.53(d)(6) and Item 10 in Section P of Component 3 require public notification when the proposal involves one or more of the following:

1. The project is inconsistent with Chapter 94 municipal wasteload management plans submitted to DEP.
2. The project proposes a point source discharge into high quality or exceptional value waters.
3. Potential conflicts have been identified by the Pennsylvania Natural Diversity Inventory and are not resolved by the appropriate agency. Please note that publication is required even if a mitigation plan is in place.
4. Potential conflicts with historical resources have been identified by the Pennsylvania Historical and Museum Commission.
5. The project proposes sewage facilities that will encroach on wetlands.
6. The applicant, the municipality, or one of the reviewing agencies has identified conflicts with prime agricultural land policies.
7. The project has conflicts with municipal or county comprehensive plans.

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.dep.pa.gov/Business/ProgramIntegration/DecisionGuarantee/Pages/StandardOperatingProcedures.aspx>. 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.)

Mr. Kevin Sech

- 3 -

November 4, 2020

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

If you have any questions concerning the information required, please contact me at 484.250.5186 or at [SteRittenh@pa.gov](mailto:SteRittenh@pa.gov) and refer to the project name and DEP Code No. as referenced above.

Sincerely,



Stefanie Rittenhouse  
Sewage Planning Specialist 2  
Clean Water

cc: Delaware County Planning Department  
Radnor Township  
Mr. Tuohey  
Radnor Township  
RHM  
Springfield Township  
Upper Darby Township  
DCJA  
DELCORA  
Mr. Ponert – City of Philadelphia Water Department  
Planning Section  
Re 30

Mr. Kevin Sech

- 4 -

November 4, 2020

Applicant Checklist (✓ or N/A)	Materials Required to be Included in the Planning Package	DEP Completeness Review
<b>DEP Checklist Letter</b>		
X	DEP checklist letter is attached with items checked off by the applicant (or applicant's authorized representative) as included	
X	DEP checklist letter certification statement completed and signed	
<b>Transmittal Letter (Form 3800-FM-BPNPSM0355)</b>		
X	Transmittal Letter is attached, completed and the appropriate boxes in Section (i) are checked.	
X	Transmittal Letter is signed by the municipal secretary	
<b>Resolution of Adoption (Form 3800-FM-BPNPSM0356)</b>		
X	Resolution of Adoption is attached and completed	
X	Resolution of Adoption is signed by the municipal secretary	
X	Resolution of Adoption has a visible municipal seal	
<b>Component 4A - Municipal Planning Agency Review (Form 3800-FM-BPNPSM0362A)</b>		
X	Component 4A is attached, completed and signed	
	Municipal Responses to Component 4A comments are included	
<b>Component 4B – County Planning Agency Review (Form 3800-FM-BPNPSM0362B)</b>		
X	Component 4B is attached, completed and signed	
	Municipal Responses to Component 4B comments are included	
<b>Component 4C – County or Joint Health Department Review (Form 3800-FM-BPNPSM0362C)</b>		
NO HEALTH DEPT	Component 4C is attached, completed and signed	
NO HEALTH DEPT	Municipal Responses to Component 4C comments are included	
<b>Component 3 Sewage Facilities Planning Module (Form 3800-FM-BPNPSM0353)</b>		
<i>Section A: Project Information</i>		
X	Section A.1. The Project Name is completed	
X	Section A.2. The Brief Project Description is completed	
<i>Section B: Client Information</i>		
X	Client Information is completed	
<i>Section C: Site Information</i>		
X	Site Information is completed	
X	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>		
X	Project Consultant Information is completed	
<i>Section E: Availability of Drinking Water Supply</i>		
X	The appropriate box is checked in Section E	
X	For existing public water supplies, the name of the company is provided	

Mr. Kevin Sech

- 5 -

November 4, 2020

X	For public water supplies, the certification letter from the public water company is attached	
<i>Section F: Project Narrative</i>		
X	The Project Narrative is attached	
X	All information required in the module directions has been addressed	
<i>Section G: Proposed Wastewater Disposal Facilities</i>		
X	Section G.1.a. The collection system boxes are checked	
X	The Pennsylvania Clean Streams Law (CSL) permit number is provided for existing systems	
X	Section G.1.b. The questions on the collection system are completed	
X	Section G.2.a. The appropriate treatment facility box is checked	
X	For existing treatment facilities, the name is provided	
X	For existing treatment facilities, the NPDES permit number is provided	
X	For existing treatment facilities, the CSL permit number is provided	
EXISTING	For new treatment facilities, the discharge location is provided	
X	Section G.2.b. The certification statement has been completed and signed by the wastewater treatment facility permittee or their representative	
X	Section G.3. The plot plan is attached and contains all items in the module instructions under Section G.3	
X	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	
NO EASEMENTS	Copies of easement(s) or right-of-way(s) are attached	
X	Section G.4. The boxes are checked regarding Wetland Protection	
X	Section G.5. The boxes are checked regarding Primary Agricultural Land	
X	Section G.6. The boxes are checked confirming consistency with the Historic Preservation Act	
SHPO FORM	The Cultural Resources Notice (CRN) (Form 0120-PM-PY0003) is attached	
EAMIL	A return receipt for its submission to the PHMC is attached	
X	The PHMC review letter is attached	
X	Section G.7. The boxes are checked regarding Pennsylvania Natural Diversity Inventory (PNDI)	
X	Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt is attached	

X	PNDI Review Receipt, if no potential impacts identified, is not older than 2 years	
NO IMPACTS	All supporting resolution documentation from jurisdictional agencies (when necessary) is attached and not older than 2 years	
NO IMPACTS	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>		
X	The Alternative Sewage Facilities Analysis is attached	
X	All information required in the module directions has been addressed	
<i>Section I: Compliance with Water Quality Standards and Effluent Limitations</i>		
NOT HQ OR EV	The box is checked regarding Waters Designated for Special Protection	
NOT HQ OR EV	The Social or Economic Justification is attached	
NO IMPAIRMENT	The box is checked regarding Pennsylvania Waters Designated As Impaired	
NO DISCHARGE	The box is checked regarding Interstate and International Waters	
NO DISCHARGE	The box is checked regarding Tributaries to the Chesapeake Bay and the required information is provided	
NO DISCHARGE	The Name of Permittee Agency, Authority, Municipality and the Initials of Responsible Agent are provided	
EXISTING PLANT	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>		
X	A map showing the path of the sewage to the treatment facility and the location of the discharge is provided	
X	Section J.1. The Project Flows are provided	
X	Section J.2. The permitted, existing, and projected average and peak flows are provided in the table for collection, conveyance and treatment facilities	
X	Section J.3.a. The appropriate box is checked indicating capacity in the Collection and Conveyance Facilities	
X	Section J.3.b. The Collection System information is completed, signed and dated	
X	Section J.3.b. The Conveyance System information is completed, signed and dated	
X	Section J.4.a. The appropriate box is checked regarding projected overloads at the Treatment Facility	

Mr. Kevin Sech

- 7 -

November 4, 2020

X	Section J.4.b. The Treatment Facility information is completed, signed and dated	
X	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	
X	An acceptable Wasteload Management Report Corrective Action Plan (CAP) and schedule has been submitted, as well as a connection management plan	
X	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	
NA	Letter indicating the treatment plant is an interim regional treatment facility is attached	
<i>Section K: Treatment and Disposal Options</i>		
EXISTING PLANT	For proposed treatment facilities, the appropriate box is checked indicating the selected Treatment and Disposal Option	
<i>Section L: Permeability Testing</i>		
NOT REQ'D	The Permeability Testing information is attached	
<i>Section M: Preliminary Hydrogeologic Study</i>		
NOT REQ'D	The Preliminary Hydrogeologic Study is attached	
NOT REQ'D	The Preliminary Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section N: Detailed Hydrogeologic Study</i>		
NOT REQ'D	The Detailed Hydrogeologic Study is attached	
NOT REQ'D	The Detailed Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section O: Sewage Management</i>		
X	Section O.1. The box is checked indicating municipal or private facilities	
X	If municipal, the remainder of Section O is not applicable	
NA	If private, the required analysis and evaluation of sewage management options is attached	
X	Section O.2. The appropriate box is checked regarding the use of nutrient credits or offsets	
X	Section O.3. The Project Flows for the private facilities are provided	
NA	Section O.4.a. The appropriate box is checked indicating capacity in the existing private Collection and Conveyance Facilities	
NA	Section O.4.b. The private Collection System information is completed, signed and dated	
NA	Section O.4.c. The private Conveyance System information is completed, signed and dated	

Mr. Kevin Sech

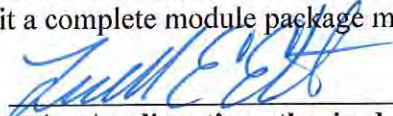
- 8 -

November 4, 2020

NA	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
NA	Section O.5.b. The private Treatment Facility information is completed, signed and dated	
NA	Section O.6. The box is checked indicating the municipality will assure proper operation and maintenance of the proposed private facilities	
NA	The required documentation of sewage management is attached	
<i>Section P: Public Notification Requirement</i>		
NOT REQ'D	All Public Notification boxes in this section are checked	
NOT REQ'D	The public notice is attached, if public notification is necessary	
NOT REQ'D	All comments received as a result of the notice are attached	
NOT REQ'D	The municipal responses to these comments are attached	
NOT REQ'D	The box is checked indicating that no comments were received, if valid	
<i>Section Q: False Swearing Statements</i>		
X	The planning module preparer's false swearing statement is completed and signed	
<i>Section R: Planning Module Review Fee</i>		
X	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>		
X	The module completeness checklist is included	
X	All completeness items have been checked as included by the municipality, as appropriate	
X	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: 3/2/22

Signed: \_\_\_\_\_  
**Municipal Secretary**

Date: \_\_\_\_\_

## Checklist



**pennsylvania**  
DEPARTMENT OF ENVIRONMENTAL  
PROTECTION

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).
- 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).
- Preliminary hydrogeology (if applicable).
- Detailed hydrogeology (if applicable).

### 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

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Signature of Municipal Official

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Date submittal determined complete

**PA DEP TRANSMITTAL LETTER**



**TRANSMITTAL LETTER  
FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #
1-23013-291-3J				

TO: Approving Agency (DEP or delegated local agency)  
PADEP Southeast Region  
2 East Main Street  
Norristown, PA 19401

Date \_\_\_\_\_

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Ebert Engineering, Inc.  
(Name)  
\_\_\_\_\_ for Eagle and Radnor Roads Subdivision  
(Name)  
(Title)  
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 (Official Plan), and is  adopted for submission to DEP  transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

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 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, 25 Pa. Code 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"/> 4A Municipal Planning Agency Review |
| <input checked="" type="checkbox"/> Module Completeness Checklist            | <input type="checkbox"/> 3s Small Flow Treatment Facilities                  | <input checked="" type="checkbox"/> 4B County Planning Agency Review    |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage |  | <input type="checkbox"/> 4C County or Joint Health Department Review    |

Municipal Secretary (print)

Signature

Date

**RESOLUTION FOR PLAN REVISION**



## 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 (DEP) 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** CG Wayne, LLC has proposed the development of a parcel of land identified as  
land developer

Eagle and Radnor Roads Subdivision, 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 DEP 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 Commissioners ~~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

310 Iven Avenue

Wayne PA 19087

Telephone 610-688-5600

Seal of  
Governing Body

**COMPONENT 3 – SEWAGE COLLECTION AND TREATMENT FACILITIES**



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

**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 #
1-23013-291-3J				

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 Eagle and Radnor Roads Subdivision

2. Brief Project Description Eighteen (18) detached single family homes with a proposed gravity sanitary sewer extension and connection to an existing public sanitary sewer system via gravity.

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

Municipality Name	County	City	Boro	Twp
Radnor Township	Delaware	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
White	William			Manager & Secretary
Additional Individual Last Name	First Name	MI	Suffix	Title
Sherwin	Patricia			Admin Asst Engineering
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		wwhite@radnor.org psherwin@radnor.org		

**C. SITE INFORMATION** (See Section C of instructions)

**Site (Land Development or Project) Name**

Eagle and Radnor Roads Subdivision

Site Location Line 1

SE Corner of Radnor Street Road and Eagle Road

Site Location Line 2

Site Location Last Line -- City

Wayne

State

PA

ZIP+4

19087

Latitude

40°3' 4.82"

Longitude

75°22' 54.7"

Detailed Written Directions to Site Take Eagle Road north from Rt 30 Business (Lancaster Avenue) for 1.1 miles. The property is on the SE corner and is bound on the south side by Walnut Avenue.

Description of Site A 19.53 acre property composed of 2 existing parcels with 14 existing single family homes. Eighteen (18) total homes are proposed on separate lots.

**Site Contact (Developer/Owner)**

Last Name

Tuohey

First Name

Devin

MI

Suffix

Phone

347-330-0048

Ext.

Site Contact Title

Owner

FAX

Site Contact Firm (if none, leave blank)

CG Wayne, LLC

Email

dtuohey@concordiagroup.biz

Mailing Address Line 1

161 Leverington Avenue

Mailing Address Line 2

Suite 101

Mailing Address Last Line -- City

Philadelphia

State

PA

ZIP+4

19127

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

Last Name

Ebert

First Name

Frederick

MI

Suffix

PE

Title

President

Consulting Firm Name

Ebert Engineering, Inc.

Mailing Address Line 1

PO Box 540

Mailing Address Line 2

4397 Skippack Pike

Address Last Line -- City

Skippack

State

PA

ZIP+4

19474

Country

USA

Email

febert@ebertengineering.com

Area Code + Phone

610-584-6701

Ext.

Area Code + FAX

610-584-6704

**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 Not available per the municipality

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 18

Connections 18

Name of:

existing collection or conveyance system Radnor Township

owner Radnor Township

existing interceptor RHM Interceptor / Darby Creek Interceptor

owner RHM / DCJA

**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 Philadelphia Southwest Water Pollution Control Plant

NPDES Permit Number for existing facility PA0026671

Clean Streams Law Permit Number 5173401

Location of discharge point for a new facility. Latitude \_\_\_\_\_ Longitude \_\_\_\_\_

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 Philadelphia Southwest Water Pollution Control 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 Philadelphia Water Department

Name of Responsible Agent ~~Eric Ponert, SEO~~ Vahe Hovsepian, PE

Agent Signature Vahe Hovsepian Date 2/4/2022

(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 website at [www.dep.state.pa.us](http://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](http://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-BPNPSM0353-1) for additional information on Chesapeake Bay watershed requirements.

**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
<b>Collection</b>						
<b>Conveyance</b>	16.8	20.0	6.0	6.5	10.0	15.0
<b>Treatment</b>						

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

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 Radnor Haverford Marple Sewer Authority

Name of Responsible Agent David Adams

Agent Signature 

Date 11/09/2021

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.



Ebert Engineering, Inc.  
4397 Skippack Pike  
Skippack, PA 19474

**Attn: Frederick Ebert, PE**

November 8, 2021

File No: RHMSA-020

**Re: RHMSA Capacity Certification Letter**

Dear Mr. Ebert:

The Radnor Haverford Marple Sewer Authority has received your request to certify sewer capacity for the project as detailed below:

Project/Development Name: Eagle and Radnor Roads Subdivision

Additional Project Flows  
(gpd): 1,050

The information provided above was collected from the planning module produced by your office dated August 18, 2021. If the information has since been revised please resubmit your request accordingly.

This letter serves as the signoff indicating that there is adequate capacity available for the referenced project’s sewage disposal needs as required in PA Code § 71.53(d)(3), and that the additional load will not negatively impact the Chapter 94 status of the RHMSA conveyance facilities, taking into account projected loads and any previously allocated capacity.

Enclosed is the executed Chapter 94 Consistency Determination of the Sewage Facilities Planning Module.

This is a capacity certification as it pertains to the RHMSA facilities, and does not guarantee capacity of other downstream sewer authorities.

If you should have any questions regarding the above, please do not hesitate to contact me.

Sincerely,

**Matt Burns, P.E.**  
**Sewer Authority Engineer**

1786 Wilmington West Chester Pike,  
Suite 300  
Glen Mills, Pennsylvania  
19342-8198

**O:** 610.358.9363 **F:** 610.358.9376

cc: Dave Adams, Sewer Authority Manager  
Bill Zahn, RHMSA Consulting Engineer (via email)  
File

# DARBY CREEK JOINT AUTHORITY

P.O. Box 41  
Chester, PA 19016

December 21, 2021  
File No. 83800-112-RHM

Nicole Gambone  
Ebert Engineering, Inc.  
PO Box 540  
4397 Skippack Pike  
Skippack, PA 19474

Re: Wayne GC, LLC  
Eagle & Radnor Roads, Radnor Township

Dear Ms. Gambone:

At its meeting on December 8, 2021, the DCJA Board approved the flow request of 1,050 gpd for the above-referenced project subject to the installation of water conservation fixtures completed as part of an Agreement between the developer and Eastern University. In accordance with the October 2007 Capacity Management Plan for the Darby Creek Interceptor approved by PaDEP on February 2008, the Authority has the capacity to receive the flows. A copy of the Darby Creek Interceptor Capacity Management Plan Flow Allocation Summary is enclosed.

In addition, under an Agreement among RHM Sewer Authority, Springfield Township, Upper Darby Township and Darby Creek Joint Authority, Darby Creek Joint Authority was assigned all management, maintenance and operational duties related to the SCUD Line (a section of the interceptor formerly managed, maintained and operated jointly by Springfield Township and Upper Darby Township). In accordance with the 2002 Connection Management Plan for the SCUD Line, the capacity for RHM has been used. However, the installation of the water conservation fixtures will result in a net flow decrease. The new flows will not create a SSO in the system.

Should you have any questions, feel free to contact me.

Very truly yours,

  
Charles J. Catania, Jr., PE  
Authority Engineer

CJC,Jr/cd  
Cc: D Kelly  
D Adams

**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 = 4,725.0 gpd  
 Reduction in Flows = (7,654.0) gpd  
 Net Flow = (2,666.5) 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.

DCJA DCI	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	21,699,503	29,669,503	21,676,465	29,646,465	21,769,225	29,439,225
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 \_\_\_\_\_

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

c. Conveyance System

Name of Agency, Authority, Municipality DARBY CREEK JOINT AUTHORITY

Name of Responsible Agent CHARLES J. CATANIA JR

Agent Signature [Signature]

Date 12-21-2021

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.

**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 = 4,725.0 gpd  
 Reduction in Flows = (7,654.0) gpd  
 Net Flow = (2,666.5) 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.

DCJA SCUD	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	11,000,000	15,000,000	9,921,466	12,023,882	9,959,520	11,989,820
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 \_\_\_\_\_

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

c. Conveyance System  
Name of Agency, Authority, Municipality DARBY CREEK JOINT AUTHORITY  
Name of Responsible Agent CHARLES J. CATANHA JR  
Agent Signature [Signature]  
Date 12-21-2024

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.

Darby Creek Joint Authority  
 Darby Creek Interceptor Capacity Management Plan  
 Flow Allocation Summary

			DCJA System Total		RHM Total		DCJA Member Total	
			Approved	Balance 90300	Approved	Balance 46987.5	Approved	Balance 43312.5
Oct-07	Jackson Ave, Darby Twp (JO)	Residential	525.00	89775.00		46987.50	525.00	42787.50
Oct-07	3817 Denison Ave, Upper Darby	Residential	1050.00	88725.00		46987.50	1050.00	41737.50
	2006 I & I Credit (RHM)		-10500.00	99225.00	-10500.00	57487.50		41737.50
Feb-08	442 Poplar St, Sharon Hill	Residential	1050.00	98175.00		57487.50	1050.00	40687.50
Feb-08	537 Grand Ave, Haverford	Residential	262.5	97912.50	262.5	57225.00		40687.50
Feb-08	102 Lovella Ave, Radnor	Residential	2363.5	95549.00	2363.5	54861.50		40687.50
Feb-08	115 Petri Ave, Radnor	Residential	262.5	95286.50		54599.00		40687.50
Apr-08	851 W Lancaster Ave, Tredyffrin	Commercial	8750	86536.50	8750.0	45849.00		40687.50
Apr-08	Haverford Reserve, Haverford	Residential	8705	77831.50	8705.0	37144.00		40687.50
May-08	34 Reese Ave, Newtown	Residential	1050	76781.50	1050.0	36094.00		40687.50
May-08	540-542 Folcroft Ave, Folcroft	Residential	525.00	76256.50		36094.00	525.00	40162.50
Jul-08	Sycamore Ave, Upper Darby	Residential	3150	73106.50		36094.00	3150	37012.50
Jul-08	971 S Hunt Rd, Radnor	Residential	262.5	72844.00	262.5	35831.50		37012.50
Sep-08	236 N Aberdeen Ave, Radnor	Residential	262.5	72581.50	262.5	35569.00		37012.50
Sep-08	2007 I & I Credit (RHM)		-21348	93929.50	-21348	56917.00		37012.50
Oct-08	1974 Sproul Rd, Marple	Commercial	80	93849.50	80	56837.00		37012.50
Oct-08	613 W Lancaster Ave, Radnor	Commercial	0	93849.50	0	56837.00		37012.50
Oct-08	4812 Drexelbrook Dr, Upper Darby	Commercial	12400	81449.50		56837.00	12400	24612.50
Nov-08	317 Dorsal Rd, Easttown	Residential	787.5	80662.00	787.5	56049.50		24612.50
Nov-08	519 Kaiser Dr, Folcroft	Commercial	1710	78952.00		56049.50	1710	22902.50
Dec-08	1629 Ashton Rd, Haverford	Residential	262.5	78689.50	262.5	55787.00		22902.50
Dec-08	112 N Malin Rd, Marple	Residential	1575	77114.50	1575	54212.00		22902.50
Jan-09	1020 Ridge Ave, Darby Borough	Commercial	262.5	76852.00		54212.00	262.5	22640.00
Jan-09	MacDade & Chestnut, Darby Borough	Commercial	2117.5	74734.50		54212.00	2117.5	20522.50
Feb-09	1254 Fairview Ave, Haverford	Residential	525	74209.50	525	53687.00		20522.50
Feb-09	1239 Leedom Rd, Haverford	Residential	262.5	73947.00	262.5	53424.50		20522.50
Feb-09	1300 Fairview Ave, Haverford	Residential	525	73422.00	525	52899.50		20522.50
Feb-09	145 King of Prussia Rd, Radnor	Commercial	12451	60971.00	12451	40448.50		20522.50
Mar-09	Coventry Woods, Springfield	Residential	6037.5	54933.50		40448.50	6037.5	14485.00
Mar-09	200 N Radnor-Chester Rd, Radnor	Commercial	8025	46908.50	8025	32423.50		14485.00
Mar-09	221-223 Bella Vista Rd, Easttown	Residential	262.5	46646.00	262.5	32161.00		14485.00
Mar-09	1301 Fairview Ave, Haverford	Residential	262.5	46383.50	262.5	31898.50		14485.00
Apr-09	1020 Ridge Ave, Darby Borough	Commercial	1312.5	45071.00		31898.50	1312.5	13172.50
May-09	1344 West Chester Pike, Haverford	Residential	262.5	44808.50	262.5	31636.00		13172.50
	2008 I & I Credit (RHM)		-37717.00	82525.00	-37717.00	69353.00		13172.50
Jun-09	20 Surrey Dr, Newtown	Residential	262.5	82263.00	262.5	69090.50		13172.50
Jul-09	Eastern University (Fowler), Radnor	Institutional	2000	80263.00	2000	67090.50		13172.50
Sep-09	5050 Fairway Rd, Upper Darby	Commercial	533	79730.00		67090.50	533	12639.50
	I & I Credit (Upper Darby Twp)		-8014	87744.00		67090.50	-8014	20653.50
Oct-09	Collingdale Swim Club	Residential	262.5	87481.50		67090.50	262.5	20391.00
Nov-09	2628 Franklin Ave, Marple	Residential	262.5	87219.00	262.5	66828.00		20391.00
Nov-09	222 Sugartown Rd, Radnor	Commercial	0	87219.00		66828.00	0	20391.00
Nov-09	408 Lansdowne Ave, Yeadon	Residential	600	86619.00		66828.00	600	19791.00
Dec-09	45 Marple Rd, Haverford	Residential	262.5	86356.50	262.5	66565.50		19791.00
May-10	615 Newtown Rd, Radnor	Residential	787.5	85569.00	787.5	65778.00		19791.00
Oct-10	Bon Air & Royal Aves, Haverford	Residential	262.5	85306.50	262.5	65515.50		19791.00
Nov-10	416 S 4th St, Darby	Residential	2243	83063.50		65515.50	2243	17548.00
Nov-10	111 S Wycombe Ave, Lansdowne	Residential	262.5	82801.00	262.5	65515.50	262.5	17285.50
Nov-10	24-48 Ballimore Ave, Lansdowne	Residential	0	82801.00		65515.50	0	17285.50
Dec-10	513 S Roberts Rd, Radnor	Residential	262.5	82538.50	262.5	65253.00		17285.50
Apr-11	MacDade & Chestnut, Darby Borough	Commercial	1837.5	80701.00		65253.00	1837.5	15448.00
Jun-11	1313 Center Rd, Haverford	Residential	525	80176.00	525	64728.00		15448.00
Jun-11	1001 Cedar Ave, Yeadon	Commercial	74	80102.00		64728.00	74	15374.00
Jun-11	712-714 Sharon Ave, Darby Twp	Residential	525	79577.00	525	64203.00		15374.00
Jul-11	516-518 Main St, Darby Borough	Commercial	960	78617.00		64203.00	960	14414.00
Sep-11	412 Conestoga Rd, Radnor	Residential	262.5	78354.50	262.5	63940.50		14414.00
Oct-11	1217 Bon Air Rd, Haverford	Residential	787.5	77567.00	787.5	63153.00		14414.00
Oct-11	Ellis Rd - Merion Golf Club	Commercial	240	77327.00	240	62913.00		14414.00
Nov-11	117 Sugartown Rd, Easttown	Residential	262.5	77064.50	262.5	62650.50		14414.00
Jan-12	1518 Steel Rd, Haverford	Residential	262.5	76802.00	262.5	62388.00		14414.00
Jan-12	Courtney Circle PS Diversion, Radnor	Residential	12337.5	64464.50	12337.5	50050.50		14414.00
Jan-12	1430 County Line Rd, Radnor	Residential	2625	61839.50	2625	47425.50		14414.00
Jan-12	Berkley Rd, Tredyffrin	Commercial	1650	60189.50	1650	45775.50		14414.00
Feb-12	BPG PH 1 of Sector 1, Newtown	Commercial	0	60189.50	0	45775.50		14414.00
Feb-12	Animal Protection Board, Darby Twp	Institutional	2140	58049.50		45775.50	2140	12274.00
Mar-12	606 W Wayne Ave, Radnor	Residential	262.5	57787.00	262.5	45513.00		12274.00
Mar-12	4130 Huey Ave, Upper Darby	Residential	262.5	57524.50		45513.00	262.5	12011.50
Mar-12	237-245 Lancaster Ave, Radnor	Commercial	-540	58064.50	-540	46053.00		12011.50
Apr-12	700 Chester Pike, Sharon Hill	Commercial	2800	55264.50		46053.00	2800	9211.50
Apr-12	231 N Rolling Rd, Springfield	Residential	262.5	55002.00		46053.00	262.5	8949.00
May-12	700 Chester Pike, Sharon Hill	Commercial	3367	51635.00		46053.00	3367	5582.00
Oct-12	527 St Davids Ave, Radnor	Residential	262.5	51372.50	262.5	45790.50		5582.00
Oct-12	370 Malin Rd, Radnor	Residential	262.5	51110.00	262.5	45528.00		5582.00
Nov-12	I&I Credit (Clifton Heights)		-9000	60110.00		45528.00	-9000	14582.00
Nov-12	254 Davis Ave, Clifton Heights	Residential	2625	57485.00	2625	45528.00		14582.00
Nov-12	4 Rockbourne Rd, Clifton Heights	Commercial	660	56825.00		45528.00	660	11297.00
Jan-13	2009 I&I Credit RHM		-76932	133757.00	-76932	122460.00		11297.00
Jan-13	2010 I&I Credit RHM		-50757	184514.00	-50757	173217.00		11297.00
Jan-13	2009 I&I Credit Springfield		-26510	211024.00		173217.00	-26510	37807.00
Jan-13	Haverford Reserve, Haverford	Residential	13134	197890.00	13134	160083.00		37807.00
Jan-13	200 Ilhan Creek Rd, Radnor	Residential	525	197365.00	525	159558.00		37807.00
Jan-13	Stratford Station Apts, Tredyffrin	Residential	2625	194740.00	2625	156933.00		37807.00
Jan-13	229 W Wayne Ave, Radnor	Residential	1575	193165.00	1575	155358.00		37807.00
Jan-13	3590 West Chester Pike, Newtown	Commercial	1575	191590.00	1575	153783.00		37807.00
Jan-13	615 Newtown Rd, Radnor	Residential	2100	189490.00	2100	151683.00		37807.00
Jan-13	Munger & Newtown St Rd, Newtown	Residential	787.5	188702.50	787.5	150895.50		37807.00
Mar-13	411 Timber Lane, Newtown	Residential	262.5	188440.00	262.5	150633.00		37807.00
May-13	11 Northwood Rd, Newtown	Residential	262.5	188177.50	262.5	150370.50		37807.00
Jul-13	1504 Steel Rd, Haverford	Residential	262.5	187915.00	262.5	150108.00		37807.00
Jul-13	3599 West Chester Pike, Newtown	Commercial	200	187715.00	200	149908.00		37807.00
Sep-13	50 Hilltop Rd, Haverford	Institutional	100	187615.00	100	149808.00		37807.00
Sep-13	110 S Wycombe Ave, Lansdowne	Residential	262.5	187352.50		149808.00	262.5	37544.50
Sep-13	103-105 Glenwood Ave, Clifton Heights	Residential	525	186827.50		149808.00	525	37019.50
Oct-13	1254 Leedom Rd, Haverford	Residential	262.5	186565.00	262.5	149545.50		37019.50
Dec-13	809 Longacre Blvd, Yeadon	Institutional	250	186315.00		149545.50	250	36769.50
Jan-14	115 Stratford Ave, Radnor	Residential	2887.5	183427.50	2887.5	146658.00		36769.50
Feb-14	301 S Valley Forge Rd, Tredyffrin	Residential	1375	182052.50	1375	145283.00		36769.50
Mar-14	3500 West Chester Pike, Newtown	Residential	10500	171552.50	10500	134783.00		36769.50
Mar-14	1220 Chester Pike, Sharon Hill	Commercial	130	171422.50		134783.00	130	36639.50
May-14	30 Lawrence Rd, Marple	Commercial	1427	169995.50		133356.00	1427	36639.50
May-14	2609 Sunset Blvd, Marple	Residential	262.5	169733.00	262.5	133093.50		36639.50
Jun-14	Androssan Farm, Radnor	Residential	19950	149783.00	19950	113143.50		36639.50
Jul-14	24 W Baltimore Ave, Lansdowne	Commercial	400	149383.00		113143.50	400	36239.50
Sep-14	Surrey Services, Tredyffrin	Commercial	397	148986.00	397	112746.50		36239.50
Oct-14	205 Stratford Rd, Radnor	Residential	1050	147936.00	1050	111696.50		36239.50
Dec-14	217 Pine Tree Rd, Radnor	Residential	262.5	147673.50	262.5	111434.00		36239.50
Dec-14	771-797 E Lancaster Ave, Radnor	Commercial	6055	141618.50	6055	105379.00		36239.50
Jun-15	120-124 Bloomingdale Ave, Radnor	Residential	1050	140568.50	1050	104329.00		36239.50
Jul-15	Villanova CCID Development	Commercial	-43968	184536.50	-43968	148297.00		36239.50
Jul-15	Ellis Preserve	Commercial	15000	169536.50	15000	133297.00		36239.50
Sep-15	Prolico, Berkley & Greenhill, Marple	Residential	262.5	169274.00	262.5	133034.50		36239.50
Feb-16	227-229 Plant Ave, Radnor	Residential	1050	168224.00	1050	131984.50		36239.50
Feb-16	Langford Sq, Marple	Residential	7875	160349.00	7875	124109.50		36239.50

Chapter 94 Consistency Table					
Design Capacity		Present Flows		Projected Flows	
Average	Peak	Average	Peak	Average	Peak
21370000	29340000	21370000.0	29340000.0	21469225	29439225
21469225	29439225	21370000.0	29340000.0	21469225	29439225
21469225	29439225	21371050.0	29341050.0	21469225	29439225
21469225	29439225	21371312.5	29341312.5	21469225	29439225
21469225	29439225	21373676.0	29343676.0	21469225	29439225
21469225	29439225	21373938.5	29343938.5	21469225	29439225
21469225	29439225	21382688.5	29352688.5	21469225	29439225
21469225	29439225	21391393.5	29361393.5	21469225	29439225
21469225	29439225	21392443.5	29362443.5	21469225	29439225
21469225	29439225	21392968.5	29362968.5	21469225	29439225
21469225	29439225	21396118.5	29366118.5	214692	

Feb-16	Emmaus House - Cabrini, Radnor	Institutional	50	160299.00	50	124059.50		36239.50
Mar-16	2200 West Chester Pike, Marple	Institutional	1050	159249.00	1050	123009.50		36239.50
Apr-16	Sposato - Steel Rd, Haverford	Residential	525	158724.00	525	122484.50		36239.50
Apr-16	Fox Hollow, Marple	Residential	3150	155574.00	3150	119334.50		36239.50
May-16	Brightview, Conestoga Rd, Tredyffrin	Residential	11660	143914.00	11660	107674.50		36239.50
May-16	Fairfield Inn, Lawrence Rd, Marple	Commercial	6000	137914.00	6000	101674.50		36239.50
Jun-16	212-216 Bloomingdale Ave, Radnor	Residential	1050	136864.00	1050	100624.50		36239.50
Jul-16	Radnor Library, Radnor	Institutional	774	136090.00	774	99850.50		36239.50
Sep-16	131-133 Garrett Ave, Radnor	Residential	525	135565.00	525	99325.50		36239.50
Sep-16	1235 Steel Rd, Haverford	Residential	262.5	135302.50	262.5	99063.00		36239.50
Oct-16	Baltimore Ave & Jackson St., Clifton Heights	Commercial	1149	134153.50		99063.00	1149	35090.50
Oct-16	741 Newtown Rd, Radnor	Residential	525	133628.50	525	98538.00		35090.50
Dec-16	Marple Assoc, West Chester Pike, Marple	Commercial	14175	119453.50	14175	84363.00		35090.50
Jan-17	Baltimore Ave & Jackson St., Clifton Heights	Commercial	-1149	120602.50		84363.00	-1149	36239.50
Jan-17	Baltimore Ave & Jackson St., Clifton Heights (void Sep 2021)	Commercial	1302	119300.50		84363.00	1302	34937.50
Feb-17	20-22 Berkley Rd, Tredyffrin	Residential	1312.5	117988.00	1312.5	83050.50		34937.50
Mar-17	Harvard Ln, Radnor	Residential	3675	114313.00	3675	79375.50		34937.50
Apr-17	20-22 Berkley Rd, Tredyffrin	Residential	-262.5	114575.50	-262.5	79638.00		34937.50
Sep-17	20-22 Berkley Rd, Tredyffrin	Residential	262.5	114313.00	262.5	79375.50		34937.50
Sep-17	427 E Lancaster Ave, Radnor	Residential	4535	109778.00	4535	74840.50		34937.50
Oct-17	Cabrini University, Radnor	Institutional	9350	100428.00	9350	65490.50		34937.50
Jan-18	910 MacDade Blvd, Collingdale	Commercial	0	100428.00		65490.50		34937.50
Jul-18	106-108 Cambria Ct, Radnor	Residential	262.5	100165.50	262.5	65228.00		34937.50
Nov-18	82 N Lansdowne Ave, Lansdowne	Residential	2274	97891.50		65228.00	2274	32663.50
Mar-19	3530 Goshen Rd (Culbertson School), Newtown	Institutional	252	97639.50	252	64976.00		32663.50
May-19	1 Meadowdale Rd, Radnor	Residential	525	97114.50	525	64451.00		32663.50
May-19	599 Glendale Rd, Haverford	Residential	525	96589.50	525	63926.00		32663.50
May-19	20 Reese Ave, Newtown	Residential	787.5	95802.00	787.5	63138.50		32663.50
May-19	415 Maplewood Ave, Radnor	Residential	1837.5	93964.50	1837.5	61301.00		32663.50
May-19	3045 West Chester Pike, Marple	Commercial	1312.5	92852.00	1312.5	59988.50		32663.50
May-19	217 Walnut Hill Rd, Haverford	Residential	262.5	92389.50	262.5	59726.00		32663.50
May-19	525 Louella Ave, Radnor	Residential	262.5	92127.00	262.5	59463.50		32663.50
May-19	422 Fourth Ave, Newtown	Residential	262.5	91864.50	262.5	59201.00		32663.50
May-19	22 Oakland Rd, Marple	Residential	525	91339.50	525	58676.00		32663.50
May-19	527 Roberts Rd, Radnor	Residential	262.5	91077.00	262.5	58413.50		32663.50
May-19	1200 Elliston Rd, Haverford	Residential	262.5	90814.50	262.5	58151.00		32663.50
May-19	1417 Fairview Rd, Haverford	Residential	262.5	90552.00	262.5	57888.50		32663.50
Jun-19	43-45 Eagle Rd, Springfield	Residential	0	90552.00		57888.50	0	32663.50
Jun-19	415 Maplewood Ave, Radnor	Residential	-262.5	90814.50	-262.5	58151.00		32663.50
Jun-19	351 N State Rd, Sprigfield (Conventry Woods 1)	Residential	14058	86756.50		58151.00	14058	18605.50
Oct-19	554 S Lansdowne Ave, Yeadon	Residential	3938	82818.50		58151.00	3938	14667.50
Oct-19	452 Boxwood Rd, Radnor	Residential	262.5	82556.00	262.5	57888.50		14667.50
Oct-19	202 Rawles Run Ln, Radnor	Residential	262.5	82389.50	262.5	57626.00		14667.50
Oct-19	110 Aberdeen Terrace, Radnor	Residential	262.5	82031.00	262.5	57363.50		14667.50
Oct-19	311 S Valley Forge Rd, Tredyffrin	Residential	262.5	81768.50	262.5	57101.00		14667.50
Oct-19	117 S Radnor-Chester Rd, Radnor	Residential	525	81243.50	525	56576.00		14667.50
Nov-19	Residences at Marple, Marple	Residential	-3681	74924.50	-3681	60257.00		14667.50
Nov-19	753 Newtown Rd, Radnor	Residential	262.5	74662.00	262.5	59994.50		14667.50
Nov-19	743 Parke Run Lane, Radnor	Residential	262.5	74399.50	262.5	59732.00		14667.50
Nov-19	24 Orchard Lane, Radnor	Residential	262.5	74137.00	262.5	59469.50		14667.50
Nov-19	Folcroft Municipal Complex	Institutional	1811	72326.00		59469.50	1811	12856.50
Jan-20	500 E Broadway Ave, Clifton Heights	Residential	3596	68730.00		59469.50	3596	9280.50
Jan-20	500 Bl E Washington Ave, Clifton Heights - demo 18 home	Residential	-4726.8	73456.80		59469.50	-4726.8	13987.30
Jan-20	700 W Lancaster Ave, Tredyffrin	Commercial	70	73386.80	70	59399.50		13987.30
Feb-20	147 Conestoga Rd, Radnor	Residential	262.5	73124.30	262.5	59137.00		13987.30
May-20	378 Morris Rd, Radnor	Residential	262.5	72861.80	262.5	58874.50		13987.30
Jun-20	210 N Aberdeen Ave, Radnor	Residential	1312.5	71549.30	1312.5	57562.00		13987.30
Jun-20	Greenbriar Lane, Haverford	Residential	525	71024.30	525	57037.00		13987.30
Jun-20	0 Deep Dene Rd, Radnor	Residential	262.5	70761.80	262.5	56774.50		13987.30
Jun-20	106 Deep Dene Rd, Radnor	Residential	262.5	70499.30	262.5	56512.00		13987.30
Jun-20	Villages at Sproul Rd	Residential	-1280	71779.30	-1280	57792.00		13987.30
Jul-20	41 S Union Ave, Upper Darby	Commercial	70	71709.30		57792.00	70	13917.30
Jul-20	360 Conestoga Rd, Radnor	Residential	262.5	71446.80	262.5	57529.50		13917.30
Jul-20	Baltimore Ave & Jackson St., Clifton Heights	Commercial	5720	65726.80		57529.50	5720	8197.30
Jul-20	1505 Chester Pike, Folcroft	Commercial	107	65619.80		57529.50	107	8090.30
Sept	117 S Radnor-Chester Rd, Radnor (WITHDRAWN)	Residential	-525	66144.80	-525	58054.50		8090.30
Oct-20	Fariston Rd, Radnor	Residential	262.5	65882.30	262.5	57792.00		8090.30
Nov-20	248 Chamonix Rd, Radnor	Residential	262.5	65619.80	262.5	57529.50		8090.30
Nov-20	203 Church St, Radnor	Residential	262.5	65357.30	262.5	57267.00		8090.30
Jan-21	113-115 N Main Rd, Marple	Residential	525	64832.30	525	56742.00		8090.30
Jan-21	St Joseph's, Collingdale	Residential	2818	62014.30		56742.00	2818	5272.30
Feb-21	517 S Roberts Rd, Radnor	Residential	262.5	61751.80		56742.00	262.5	5009.80
Apr-21	Drexline	Mixed	39579	22172.80		56742.00	39579	-34569.20
May-21	Lansdowne Theater	Commercial	1422	20750.80		56742.00	1422	-35991.20
Jul-21	Darby Kingdom Hall	Institutional	72	20678.80		56742.00	72	-36063.20
Jul-21	3225 Plumstead Ave, Upper Darby	Residential	262.5	20416.30		56742.00	262.5	-36325.70
Jul-21	4611 Bond Ave, Upper Darby (Aronimink School)	Institutional	1437	18979.30		56742.00	1437	-37762.70
Sep-21	1200 Calcon Hook Rd, Darby Twp	Commercial	1265	17714.30		56742.00	1265	-39027.70
Sep-21	570 E Baltimore Ave, Clifton Heights	Commercial	5720	11994.30		56742.00		-39027.70
Sep-21	Baltimore Ave & Jackson St., Clifton Heights (void Sep 2021)	Commercial	-1302	13296.30		56742.00	-1302	-37725.70
Sep-21	Baltimore Ave & Jackson St., Clifton Heights	Commercial	-5720	19016.30		56742.00	-5720	-32005.70
Oct-21	400 Sharon Ave, Sharon Hill	Residential	1070	17946.30	1070	55672.00		-32005.70
Oct-21	3225 Plumstead Ave, Upper Darby	Residential	262.5	17863.80	262.5	55409.50		-32005.70
Nov-21	145 Saxer Ave, Springfield	Commercial	2096	15587.80		55409.50	2496	-34501.70
Dec-21	Eagle & Radnor Roads, Radnor	Residential	1050	14537.80	1050	54359.50		-34501.70

21699503	29669503	21539204.0	29509204.0	21469225	29439225
21699503	29669503	21540254.0	29510254.0	21469225	29439225
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21699503	29669503	21624578.5	29594578.5	21469225	29439225
21699503	29669503	21624841.0	29594841.0	21469225	29439225

BALANCE

Agreement Allocation		22539	22539
Mar-19	Culbertson Elementary School	252.0	22287.0
May-19	415 Maplewood Ave, Radnor	1837.5	20449.5
May-19	3045 West Chester Pike, Marple	1312.5	19137.0
May-19	1 Meadowood Rd, Radnor	525.0	18612.0
May-19	525 Louella Ave, Radnor	262.5	18349.5
May-19	599 Glendale Rd, Haverford	525.0	17824.5
May-19	422 Fourth Ave, Newtown	262.5	17562.0
May-19	20 Reese Ave, Newtown	787.5	16774.5
May-19	217 Walnut Hill Ln, Radnor	262.5	16512.0
May-19	22 Oakland Rd, Marple	525.0	15987.0
May-19	527 Roberts Rd, Radnor	262.5	15724.5
May-19	1200 Ellston Rd, Haverford	262.5	15462.0
May-19	1417 Fairview Ave, Haverford	262.5	15199.5
Jun-19	415 Maplewood Ave, Radnor	-262.5	15462.0
Oct-19	452 Boxwood Rd, Radnor	262.5	15199.5
Oct-19	202 Rawles Run Ln, Radnor	262.5	14937.0
Oct-19	110 Aberdeen Terrace, Radnor	262.5	14674.5
Oct-19	311 S Valley Forge Rd, Tredyffrin	262.5	14412.0
Oct-19	117 S Radnor-Chester Rd, Radnor	525	13887.0
Nov-19	Residences at Marple, Marple	-3681	17568.0
Nov-19	753 Newtown Rd, Radnor	262.5	17305.5
Nov-19	743 Parke Run Lane, Radnor	262.5	17043.0
Nov-19	24 Orchard Lane, Radnor	262.5	16780.5
Jan-20	700 W Lancaster Ave, Tredyffrin	70	16710.5
Feb-20	147 Conestoga Rd, Radnor	262.5	16448.0
May-20	378 Morris Road, Radnor	262.5	16185.5
Jun-20	210 N Aberdeen Ave., Radnor	1312.5	14873.0
Jun-20	Greenbriar Ln, Haverford	525	14348.0
Jun-20	0 Deep Dene Rd, Radnor	262.5	14085.5
Jun-20	106 Deep Dene Rd, Radnor	262.5	13823.0
Jul-20	360 Conestoga Rd, Radnor	262.5	13560.5
Sep-20	117 S Radnor-Chester Rd, Radnor WITHDRAWN	-525	14610.5
Oct-20	Fairston Rd, Radnor	262.5	14348.0
Nov-20	248 Chamonix Rd, Radnor	262.5	14085.5
Nov-20	203 Church St, Radnor	262.5	13823.0
Jan-21	113-115 N Malin Rd, Marple	525	13298.0
Feb-21	517 S Roberts Rd, Radnor	262.5	13035.5
May-21	Drexeline Shopping Center	39579	-26543.5
Jun-21	4611 Bond Ave, Upper Darby	1437	-27980.5
Dec-21	Eagle & Radnor Rd, Radnor	-2666.5	-25314.0

WITHDRAWN

Chapter 94 Consistency Table

Design Capacity		Present Flows		Projected Flows	
Average	Peak	Average	Peak	Average	Peak
11,000,000	15,000,000	9,910,000	11,930,000	9,959,500	11,989,500
11,000,000	15,000,000	9,910,252	11,930,504	9,959,500	11,989,500
11,000,000	15,000,000	9,912,090	11,934,179	9,959,500	11,989,500
11,000,000	15,000,000	9,913,402	11,936,804	9,959,500	11,989,500
11,000,000	15,000,000	9,913,927	11,937,854	9,959,500	11,989,500
11,000,000	15,000,000	9,914,190	11,938,379	9,959,500	11,989,500
11,000,000	15,000,000	9,914,715	11,939,429	9,959,500	11,989,500
11,000,000	15,000,000	9,914,977	11,939,954	9,959,500	11,989,500
11,000,000	15,000,000	9,915,765	11,941,529	9,959,500	11,989,500
11,000,000	15,000,000	9,916,027	11,942,054	9,959,500	11,989,500
11,000,000	15,000,000	9,916,552	11,943,104	9,959,500	11,989,500
11,000,000	15,000,000	9,916,815	11,943,629	9,959,500	11,989,500
11,000,000	15,000,000	9,917,077	11,944,154	9,959,500	11,989,500
11,000,000	15,000,000	9,917,340	11,944,679	9,959,500	11,989,500
11,000,000	15,000,000	9,917,077	11,944,154	9,959,500	11,989,500
11,000,000	15,000,000	9,917,340	11,944,679	9,959,500	11,989,500
11,000,000	15,000,000	9,917,602	11,945,204	9,959,500	11,989,500
11,000,000	15,000,000	9,917,865	11,945,729	9,959,500	11,989,500
11,000,000	15,000,000	9,918,127	11,946,254	9,959,500	11,989,500
11,000,000	15,000,000	9,918,652	11,947,304	9,959,500	11,989,500
11,000,000	15,000,000	9,914,971	11,939,942	9,959,500	11,989,500
11,000,000	15,000,000	9,915,234	11,940,467	9,959,500	11,989,500
11,000,000	15,000,000	9,915,496	11,940,992	9,959,500	11,989,500
11,000,000	15,000,000	9,915,759	11,941,517	9,959,500	11,989,500
11,000,000	15,000,000	9,915,829	11,941,657	9,959,500	11,989,500
11,000,000	15,000,000	9,916,091	11,942,182	9,959,500	11,989,500
11,000,000	15,000,000	9,916,354	11,942,707	9,959,500	11,989,500
11,000,000	15,000,000	9,917,666	11,945,332	9,959,500	11,989,500
11,000,000	15,000,000	9,918,191	11,946,382	9,959,500	11,989,500
11,000,000	15,000,000	9,918,454	11,946,907	9,959,500	11,989,500
11,000,000	15,000,000	9,918,716	11,947,432	9,959,500	11,989,500
11,000,000	15,000,000	9,918,979	11,947,957	9,959,500	11,989,500
11,000,000	15,000,000	9,918,454	11,946,907	9,959,500	11,989,500
11,000,000	15,000,000	9,918,716	11,947,432	9,959,500	11,989,500
11,000,000	15,000,000	9,918,979	11,947,957	9,959,500	11,989,500
11,000,000	15,000,000	9,919,241	11,948,482	9,959,500	11,989,500
11,000,000	15,000,000	9,919,766	11,949,532	9,959,500	11,989,500
11,000,000	15,000,000	9,920,029	11,950,057	9,959,500	11,989,500
11,000,000	15,000,000	9,959,608	12,029,215	9,959,500	11,989,500
11,000,000	15,000,000	9,921,466	11,952,931	9,959,500	11,989,500
11,000,000	15,000,000	9,956,941	12,023,882	9,959,500	11,989,500

**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 ~~4,725~~ 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	30.0 MGD	60.0 MGD	18.13 MGD	38.24 MGD	19.30 MGD	40.71 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.  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 DELCORA

Name of Responsible Agent Robert Willert

Agent Signature *Robert Willert*

Date December 3, 2021

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.  YES  NO 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 Eric Ponert, SEO

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

December 3, 2021

via email: [ngambone@ebertengineering.com](mailto:ngambone@ebertengineering.com)

Nicole Gambone  
Ebert Engineering, Inc.  
P. O. Box 540  
4397 Skippack Pike  
Skippack, PA 19474

RE: Sewage Facilities Planning Module  
Eagle and Radnor Roads Subdivision  
Radnor Township, Delaware County  
PA DEP Code No.: 1-23013-291-3J  
Request for DELCORA Capacity Certification

Dear Ms. Gambone:

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 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.

Please note that a sewer connection permit may be needed for the facility from the owner of the collection system before discharge can occur.

Sincerely,

Robert J. Willert  
Executive Director

RJW:bab  
enclosure

cc: C. Hurst - via email  
C. Catania, Jr., CEA - via email  
Accounting - via email  
File - Project #2021-0804

**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 = 4,725.0 gpd  
 Reduction in Flows = (7,654.0) gpd  
 Net Flow = (2,666.5) 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.).

- Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- 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	1,971,304	4,534,000	1,748,000	4,051,000	1,745,334	4,014,268
Conveyance						
Treatment	200	400	165.6	186.4	172.9	196

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 Stephen F. Norcini, Township Engineer  
Agent Signature *Stephen F. Norcini* Date 11/22/2021

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

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 PWD  
Name of Responsible Agent Vahe Hovsepian, PE  
Agent Signature *Vahe Hovsepian*  
Date 2/4/2022

**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.



Randy E. Hayman, Water Commissioner

February 4, 2022  
(Via Email)

Nicole Gambone  
Ebert Engineering, Inc.  
PO Box 540  
Skippack, PA 19474

Re: **Capacity Certification**  
**Eagle and Radnor Roads**  
**Radnor Township, Delaware County**

Ms. Gambone:

The Philadelphia Water Department certifies that there is adequate capacity within the City of Philadelphia's conveyance and treatment facilities to receive and treat the sewage flows from the above referenced project. The waste load from this proposed 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 sanitary flows of 4,725 gpd, a net reduction in flow, 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 blue ink, appearing to read "B. Gillen".

Bridget Gillen, SEO  
Pennoni

Vahe Hovsepian, PE  
Water Engineering Assistant Manager  
Philadelphia Water Department

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**

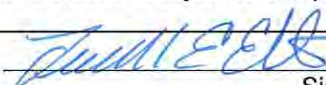
1.   Does the project propose the construction of a sewage treatment facility ?  
2.   Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?  
3.   Will the project result in a public expenditure for the sewage facilities portion of the project 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)  
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?

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

- 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.

Frederick E. Ebert, P.E.	
Name (Print)	Signature
President	August 18, 2021
Title	Date
4397 Skippack Pike, PO Box 540 Skippack, PA 19474	6105846701
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 \$\_\_\_\_\_ 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.

$$\# \underline{\hspace{2cm}} \text{ Lots (or EDUs) X } \$50.00 = \$ \underline{\hspace{2cm}}$$

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:

$$\# \underline{\hspace{2cm}} \text{ Lots (or EDUs) X } \$35.00 = \$ \underline{\hspace{2cm}}$$

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)

**COMPONENT 3 – SECTION F PROJECT NARRATIVE**

## PROJECT NARRATIVE

### Eagle and Radnor Roads Subdivision PA DEP Code No. 1-23013-291-3J

1. ***Indicate the nature of the development project. (Residential, Commercial, Institutional, Industrial, etc.) If the project is commercial, institutional or industrial, describe the activity, such as light manufacturing, private hospital, or heavy manufacturing.***

CG Wayne, LLC is proposing to develop an existing tract consisting of two existing parcels into eighteen (18) single family detached dwelling lots. The property is situated on the easterly side of Radnor Street Road and bounded on the north by Eagle Road, and on the south by Walnut Avenue. Tax parcel #36-02-978 is 18.19 acres and tax parcel 36-06-004.020 is 1.34 acres for a total tract area of 19.53+/- acres.

The tract currently has 14 existing single-family homes and a large parking lot for Eastern University. The existing homes will be razed for construction of the 18 new single family homes. Since there are fourteen (14) existing homes already connected to the public sewer system, four (4) additional EDU's will be required for this project.

2. ***Enter the number of lots or EDUs in the development project. Lots refer to single family residential dwellings and for purposes of flow calculation are assumed to generate a minimum of 400 gallons per day (gpd). If larger residential flows are anticipated, these flows should be used. The residual tract, if any, is also counted as a lot. For commercial, industrial, and institutional facilities, the number of lots in a subdivision is determined by using EDUs. Divide the total flow for these facilities by 400 to determine the number of EDUs.***

While the proposed development involves the construction of eighteen (18) new single family homes, the development will result in the addition of four (4) single family dwellings as the fourteen (14) existing dwellings are currently connected to the public sewer system and will be replaced with fourteen (14) of the eighteen (18) proposed single family houses.

Radnor Haverford Marple Sewer Authority (RHM) defines the flow per edu as being equal to 262.5 gpd/edu. The projected sewage flow for the four additional homes is 1,050 gpd (4 homes x 262.5 gpd/home). Since there are existing flows that are being generated by the existing dwellings, capacity will only be required to be obtained for the resulting four additional homes.

To offset the additional 1,050 gpd of wastewater to the existing public sanitary sewer system, the developer has entered into a partnership with Fox Lane Homes and Eastern University to retrofit existing water fixtures in three existing Eastern University dormitories (Gough, Sparrowk, and Eagle) with low flow water conserving fixtures. By installing the

low flow fixtures, the amount of wastewater generated by the Eastern University dormitories will be reduced, which will then be transferred to the proposed Eagle and Radnor Road Subdivision. In exchange for Fox Lane Homes participating in the cost sharing of the fixture exchange program, Eastern University and CG Wayne LLC have agreed to transfer one edu of created capacity due to the reduction of flows for Fox Lane Homes to use for the construction of 113 Walnut Avenue in Radnor Township. Additional information on the use and installation of these water fixtures along with flow calculations is provided in Appendix A.

In summary, the showerhead replacement will reduce the amount of wastewater entering the sewer system by 3,979 gpd. The shower head replacement project will consist of the replacement of 115 showerheads in the three halls. The previous shower heads have a flow rate of 2.5 gpm and produce a combined average daily flow of 10,600 gpd. The new shower heads have a flow rate of 1.25 gpm and will generate an average daily flow of 5,300 gpd. The actual annual average flow needs to be adjusted for the fact that the dormitories are only occupied for 274 days a year by students. The following is the calculation of the reduction in water usage:

$$\begin{aligned} \text{Previous Flow} &= 530 \text{ students} \times 8 \text{ min} \times 2.5 \text{ gpm} = 10,600 \text{ gpd} \\ \text{Current Flow} &= 530 \text{ students} \times 8 \text{ min} \times 1.25 \text{ gpm} = 5,300 \text{ gpd} \\ \text{Flow Reduction} &= ((10,600 \text{ gpd} \times 274 \text{ days}) - (5,300 \text{ gpd} \times 274 \text{ days}) / 365 \text{ days}) \\ &= 3,979 \text{ gpd} \end{aligned}$$

The replacement of the 115 shower heads serving 530 students in the Gough, Sparrowk, and Eagle Halls was completed by IT Landes. A copy of a letter dated August 3, 2021 from Mr. Brian Kolb (IT Landes Special Projects Manager) certifying that shower heads supplied and specified by URS were all installed in Gough Hall, Sparrowk Hall, and Eagle Hall is attached in Appendix B. A copy of a cut sheet of the Niagara Earth Fix Mount Shower Head model N2912CH with a flow rate 1.25 gpm is enclosed in Appendix C.

In total, the eighteen homes would generate 4,725 gpd (18 x 262.5 gpd/home) of wastewater. Using the PA DEP flow per edu of 400 gpd/edu, the project would generate 7,200 gpd of wastewater (18 edus x 400 gpd/edu = 7,200 gpd). As previously discussed, there are fourteen (14) existing homes currently connected to the public sanitary sewer system. Capacity for four (4) additional edus, or 1,050 gpd, are required to service the project. Since the proposed residential development will only require four (4) edus or 1,050 gpd plus an additional 262.5 gpd for one edu to be transferred to Fox Lane Homes for the proposed Walnut Avenue single family house, the net result will be no increase in wastewater flows to the existing public sanitary sewer system and will actually result in a reduction of flows. Therefore, each of the downstream collection, conveyance, and treatment authorities has completed the Component 3 Section J based on no net increase to the sewer flows as a result of the proposed project. The tables below summarize Eastern University flows before and after the water fixtures to determine the reduction of flows compared to the

proposed flows. The overall net flow reduction of wastewater into the public sanitary sewer system is 2,666.5 gpd.

<b>Water Usage at Eastern University</b>	<b>Explanation</b>	<b>Wastewater Flows (gpd)</b>
Eastern University Previous Flows (Before Fixture Exchange)	530 students x 8 min x 2.5 gpm	10,600.0
Eastern University Current Flows (After Fixture Exchange)	530 students x 8 min x 1.25gpm	5,300.0
Flow of the University School Year (274 Active days)	5,300 gpd x (274/365 days)	3,979.0
Removal of 14 Homes	14 edus x 262.5 gpd/edu	3,675.0
<b>Flow Reduction at Eastern University</b>	<b>3,979 + 3,675</b>	<b>7,654.0</b>

<b>Proposed Flows</b>	<b>Explanation</b>	<b>Wastewater Flows (gpd)</b>
18 Proposed Single-Family Homes (Eagle/Radnor Raods)	18 edus x 262.5 gpd/edu	4,725.0
1 Proposed Single Home (Walnut Lane)	1 edu x 262.5 gpd/edu	262.5
<b>Proposed Flow</b>	<b>4,725 + 262.5</b>	<b>4,987.5</b>

<b>Net Flow Reduction</b>	<b>Wastewater Flows (gpd)</b>
Flow Reduction at Eastern University	7,654.0
Proposed Flows (18 edus (Eagle/Radnor) + 1 Edu (Walnut Lane))	(4,987.5)
<b>Net Flow Reduction</b>	<b>2666.5</b>

3. *Describe the proposed sewage disposal method (municipal treatment facility, package plant, etc.) including a description of collection and conveyance facilities, if applicable. Include a general map showing the path of the sewage to the treatment facility.*

The existing homes are connected to and serviced by the Radnor Township Public Sanitary Sewer System via existing gravity lateral connections. The Radnor Township sewer system flows to the Radnor-Haverford-Marple (RHM) and Darby Creek Joint Authority (DCJA) sewer systems for ultimate conveyance to the City of Philadelphia Southwest Water Pollution Control Plant.

Darby Creek Joint Authority has a self-imposed Connection Management Plan (CMP) for projects within the Darby Creek Interceptor sewer service area. DCJA has placed the project onto the CMP based on the reduction in flows generated by the Eastern University dormitory. The placement of the project onto the CMP allows the edus to be released to Radnor Township to accommodate the projected flows for the new homes. Once planning approval is received from PADEP, the new homes can be connected to the public sanitary sewer system.

Each of the Sewer Authorities has completed all necessary information in Section J of the Component 3 form, verifying the connection of this project will not create an organic or hydraulic overload to the conveyance system or treatment system within five years of connection. The following outlines the proposed method of sewage disposal for the project. A map showing the conveyance from the development site to the WWTP is included in this planning module.

### Collection

Each of the new homes will connect to the existing Radnor Township public gravity sewer main by individual gravity laterals from each home. Two sections of a public gravity sewer collection main run through this property from east to west through the middle of the tract and another runs north to south, along the easterly side of the tract. The north to south run will remain as it currently connects to the main within Walnut Avenue just off the southeast corner of the tract. The portion of the sewer main running east to west will be abandoned in favor of a new collection gravity main to service the new lot layout. This new main will connect to the Walnut Avenue gravity main. Fronting Eagle Road, one lot will connect to the same public facilities existing within Eagle Road. The proposed homes fronting Walnut Avenue will connect to the existing gravity main in the roadway. The Walnut Avenue main is of sufficient length and does not have to be extended.

### Conveyance

Once in the Radnor Township public sanitary sewer system, wastewater will be conveyed to the RHM conveyance system, which is owned and operated by RHM.

Wastewater will then flow into the Springfield Upper Darby (SCUD) Interceptor, which is owned and maintained by DCJA and flows through Springfield Township and Upper Darby Township. From the SCUD Interceptor, the wastewater will be conveyed to the Darby Creek Interceptor, which is owned by DCJA, and then conveyed to the Darby Creek Pump Station, which is owned and operated by DELCORA.

### Treatment

The Darby Creek Pump Station will convey the wastewater to the City of Philadelphia Southwest Water Pollution Control Plant, which is owned and operated by the City of

Philadelphia Water Department. The Philadelphia Southwest Water Pollution Control Plant will treat the wastewater and discharge it under its existing NPDES Permit No. PA0026671.

Attached to this planning module is a plan which shows the point of connection to the existing Radnor Township Public Sanitary Sewer System. Also attached is the conveyance plan, identifying the overall route from the site to the WWTP.

4. ***Specify the projected population to be served and sewage flows in gpd and how these figures were calculated. Flow figures should be consistent with those found in DEP's Domestic Wastewater Facilities Manual available on the DEP Web site at [www.depweb.state.pa.us](http://www.depweb.state.pa.us), Keyword: "wastewater" unless adequate justification for lower per capita flows is provided and/or has been previously approved by DEP.***

Per the 2010 census, the average number of persons per housing unit was 2.46. Therefore, the projected population is 44 persons (18 edus x 2.46 persons/edu). The Radnor Haverford Marple Sewer Authority assigns a flow per edu as being equal to 262.5 gpd / edu. This is a per capita flow of 106.7 gpd per person (262.5 gpd per edu / 2.46 persons per edu). This exceeds the recommend flow per person of 75 gpd per person.

5. ***Describe the location of the discharge, disposal point or land application, if applicable.***

The sewage generated by the proposed development will flow into Radnor Township's collection system within Walnut Avenue and then into the RHM conveyance system, which is owned and operated by RHM. From the RHM conveyance system, wastewater will then flow into the Springfield Upper Darby (SCUD) Interceptor, which flows through Springfield Township and Upper Darby Township. From the SCUD Interceptor, the wastewater will be conveyed to the Darby Creek Interceptor, and then conveyed to the Darby Creek Pump Station.

The Darby Creek Pump Station will convey the wastewater to the City of Philadelphia Southwest Water Pollution Control Plant, which is owned and operated by Philadelphia Water Department. The Southwest Water Pollution Control Plant will treat the wastewater and discharge it under existing NPDES Permit No. PA0026671.

6. ***List the total acreage of the proposed land development project.***

Tax parcel #36-02-978 is 18.19 acres and tax parcel 36-06-004.020 is 1.34 acres for a total tract area of 19.53+/- acres.

7. ***Describe the use of any acreage or parcels under the same ownership and adjacent to the property. (Such as: for future development, recreational, agriculture, open space, etc.) If***

*the land is proposed for future development, or is part of a phased project, determine if there will be adequate sewage disposal facilities to serve those phases.*

There is no acreage or parcels that are adjacent to the proposed development that are owned or controlled by the developer of this project.

8. *Provide information on any previous Act 537 planning completed for the site and any other information that the applicant believes is important for the Department's review of the project.*

The Radnor Township Act 537 Plan identifies the project area to be serviced by the Radnor Township existing Public Sanitary Sewer Service Area. The proposed method of sewage disposal for the proposed development is connection to the Radnor Township Public Sanitary Sewer System which is consistent with the Act 537 Plan.

**COMPONENT 3 – SECTION H ALTERNATIVE SEWAGE FACILITIES  
ANALYSIS**

## ALTERNATIVE ANALYSIS

### Eagle and Radnor Roads Subdivision PA DEP Code No. 1-23013-291-3J

1. *Describe the chosen disposal method, its location, the daily flow proposed and if the method is an interim method (to be replaced by the ultimate method in 5 years or less), or is an ultimate method (to serve the development in the long term, for 5 years or more). Provide a description of how the chosen method will provide compliance with effluent limitations. Also provide the number of lots or EDU's that will be served.*

The chosen method of sewage disposal is connection to the existing Radnor Township public sanitary sewer system. This is the ultimate long-term method of sewage disposal.

While the proposed development involves the construction of eighteen (18) new single family homes, the development will result in the addition of four (4) single family dwellings as the fourteen (14) existing dwellings are currently connected to the public sewer system.

Radnor Haverford Marple Sewer Authority (RHM) defines the flow per edu as being equal to 262.5 gpd/edu. The projected sewage flow for the four additional homes is 1,050 gpd (4 homes x 262.5 gpd/home). Since there are existing flows that are being generated by the existing dwellings, capacity will only be required to be obtained for the resulting four additional homes.

To offset the additional 1,050 gpd of wastewater to the existing public sanitary sewer system, the developer has entered into a partnership with Fox Lane Homes and Eastern University to retrofit existing water fixtures in three existing Eastern University dormitories (Gough, Sparrowk, and Eagle) with low flow water conserving fixtures. By installing the low flow fixtures, the amount of wastewater generated by the Eastern University dormitories will be reduced, which will then be transferred to the proposed Eagle and Radnor Road Subdivision. In exchange for Fox Lane Homes participating in the cost sharing of the fixture exchange program, Eastern University and CG Wayne LLC have agreed to transfer one edu of created capacity due to the reduction of flows for Fox Lane Homes to use for the construction of 113 Walnut Avenue in Radnor Township. Additional information on the use and installation of these water fixtures along with flow calculations is provided in Appendix A.

In summary, the showerhead replacement will reduce the amount of wastewater entering the sewer system by 3,979 gpd. The shower head replacement project will consist of the replacement of 115 showerheads in the three halls. The previous shower heads have a flow rate of 2.5 gpm and produce a combined average daily flow of 10,600 gpd. The new shower heads have a flow rate of 1.25 gpm and will generate an average daily flow of 5,300 gpd. The actual annual average flow needs to be adjusted for the fact that the

dormitories are only occupied for 274 days a year by students. The following is the calculation of the reduction in water usage:

$$\begin{aligned} \text{Previous Flow} &= 530 \text{ students} \times 8 \text{ min} \times 2.5 \text{ gpm} = 10,600 \text{ gpd} \\ \text{Current Flow} &= 530 \text{ students} \times 8 \text{ min} \times 1.25 \text{ gpm} = 5,300 \text{ gpd} \\ \text{Flow Reduction} &= ((10,600 \text{ gpd} \times 274 \text{ days}) - (5,300 \text{ gpd} \times 274 \text{ days}) / 365 \text{ days}) \\ &= 3,979 \text{ gpd} \end{aligned}$$

In total, the eighteen homes would generate 4,725 gpd (18 x 262.5 gpd/home) of wastewater. As previously discussed, there are fourteen (14) existing homes currently connected to the public sanitary sewer system. Capacity for four (4) additional edus, or 1,050 gpd, are required to service the project. Since the proposed residential development will only require four (4) edus or 1,050 gpd plus an additional 262.5 gpd for one edu to be transferred to Fox Lane Homes for the proposed Walnut Avenue single family house, the net result will be no increase in wastewater flows to the existing public sanitary sewer system and will actually result in a reduction of flows. Therefore, each of the downstream collection, conveyance, and treatment authorities has completed the Component 3 Section J based on no net increase to the sewer flows as a result of the proposed project. The tables below summarize Eastern University flows before and after the water fixtures to determine the reduction of flows compared to the proposed flows. The overall net flow reduction of wastewater into the public sanitary sewer system is 2,666.5 gpd.

<b>Water Usage at Eastern University</b>	<b>Explanation</b>	<b>Wastewater Flows (gpd)</b>
Eastern University Previous Flows (Before Fixture Exchange)	530 students x 8 min x 2.5 gpm	10,600.0
Eastern University Current Flows (After Fixture Exchange)	530 students x 8 min x 1.25gpm	5,300.0
Flow of the University School Year (274 Active days)	5,300 gpd x (274/365 days)	3,979.0
Removal of 14 Homes	14 edus x 262.5 gpd/edu	3,675.0
<b>Flow Reduction at Eastern University</b>	<b>3,979 + 3,675</b>	<b>7,654.0</b>

<b>Proposed Flows</b>	<b>Explanation</b>	<b>Wastewater Flows (gpd)</b>
18 Proposed Single-Family Homes (Eagle/Radnor Raods)	18 edus x 262.5 gpd/edu	4,725.0
1 Proposed Single Home (Walnut Lane)	1 edu x 262.5 gpd/edu	262.5
<b>Proposed Flow</b>	<b>4,725 + 262.5</b>	<b>4,987.5</b>

<b>Net Flow Reduction</b>	<b>Wastewater Flows (gpd)</b>
Flow Reduction at Eastern University	7,654.0
Proposed Flows (18 edus (Eagle/Radnor) + 1 Edu (Walnut Lane))	(4,987.5)
<b>Net Flow Reduction</b>	<b>2666.5</b>

The sewage generated by the proposed development will flow into Radnor Township's collection system within Walnut Avenue and then into the RHM conveyance system, which is owned and operated by RHM. From the RHM conveyance system, wastewater will then flow into the Springfield Upper Darby (SCUD) Interceptor, which flows through Springfield Township and Upper Darby Township. From the SCUD Interceptor, the wastewater will be conveyed to the Darby Creek Interceptor, and then conveyed to the Darby Creek Pump Station.

The Darby Creek Pump Station will convey the wastewater to the City of Philadelphia Southwest Water Pollution Control Plant, which is owned and operated by Philadelphia Water Department. The Southwest Water Pollution Control Plant will treat the wastewater and discharge it under existing NPDES Permit No. PA0026671.

2. ***Describe the types of land uses adjacent to the project area (Agricultural, Residential, Commercial etc.) and the type of sewage disposal method serving each of those land uses. Properties adjacent to the project must be described by indicating present land uses and zoning designations. Describe the sewage disposal methods being used for each of those adjacent land uses (onlot, municipal treatment, etc.) and if those methods are intended for interim or ultimate use.***

Land uses surrounding this property are mainly residential to the east, west and south. The north properties are institutional (Valley Forge Military Academy and College). Properties to the south and west are zoned as R-2 and R-3 residential. The site and adjacent properties to the north and east are zoned as PI, Planned Industrial. All properties are believed to be connected to the public facilities. This is the long-term method of sewage disposal for these properties.

3. ***Indicate if the sewage facilities described in (2) are in need of improvement due to noncompliance with effluent limitations, high rates of onlot malfunction or overloaded public sewers. Is there a potential for a combined public/private project? If any of the sewage facilities described above are in need of improvement in order to attain or maintain compliance with effluent limitations (including Nitrogen and Phosphorus cap loads, where appropriate), overloaded treatment facilities or high onlot malfunction***

***rates, a combined sewage disposal alternative that proposes to upgrade or construct facilities to serve these needs areas as well as the proposed project area may be more viable than a method intended to serve only the current project.***

Darby Creek Joint Authority has a self-imposed Connection Management Plan (CMP) for projects within the Darby Creek Interceptor sewer service area. DCJA has placed the project onto the CMP based on the reduction in flows generated by the Eastern University dormitory. The placement of the project onto the CMP allows the edus to be released to Radnor Township to accommodate the projected flows for the new homes. Once planning approval is received from PADEP, the new homes can be connected to the public sanitary sewer system.

Each of the Sewer Authorities has completed all necessary information in Section J of the Component 3 form, verifying the connection of this project will not create an organic or hydraulic overload to the conveyance system or treatment system within five years of connection. Overloaded public sewers have not been identified adjacent to the project area.

- 4. *Determine and indicate what sewage disposal method is proposed for the development area in the municipality's Official Sewage Facilities Plan (such as: onlot disposal systems, public sewers, etc.).***

The Radnor Township Act 537 Plan identifies the project area to be serviced by the Radnor Township existing Public Sanitary Sewer Service Area. The proposed method of sewage disposal for the proposed development is connection to the Radnor Township Public Sanitary Sewer System which is consistent with the Act 537 Plan.

- 5. *Describe any existing sewage management program(s) in the area, and/or any sewage management program(s) that this project would be required to participate in, and that program's requirements.***

The site is located within the Radnor Township public sanitary sewer service area. Therefore, any existing on-lot sewage management programs would not apply to the selected method of sewage disposal.

As previously identified, Darby Creek Joint Authority has a self-imposed Connection Management Plan (CMP) for projects within the Darby Creek Interceptor sewer service area. DCJA has placed the project onto the CMP based on the reduction in flows generated by the Eastern University dormitory. The placement of the project onto the CMP allows the edus to be released to Radnor Township to accommodate the projected flows for the new homes. Once planning approval is received from PADEP, the new homes can be connected to the public sanitary sewer system.

Each of the Sewer Authorities has completed all necessary information in Section J of the Component 3 form verifying the connection of this project will not create an organic or hydraulic overload to the conveyance system or treatment system within five years of connection.

6. ***Describe any potential alternative sewage disposal methods that are available for the project. Consider all reasonable possibilities for sewage disposal, such as a stream discharge or an alternate method of land disposal. The municipality, delegated local agency or DEP may also require consideration of particular types of sewage disposal methods in the analysis. The chosen method must assure that applicable water quality standards are attained.***

The most feasible alternative for wastewater disposal is connection to the public sanitary sewer system, as the property is currently connected to public sewer and it is consistent with Radnor Township's Act 537 Plan.

The concept development plan, in conjunction with USDA-NRCS soils mapping, does not appear to support on-lot sewage disposal as a large portion of the Site soils have been disturbed by existing features such as existing buildings, parking lot and sidewalks.

Permitting and constructing of a "package" WWTP that would serve only the subject development is not a viable alternative from an environmental or administrative viewpoint considering the existing public sanitary sewer connection and it is in conflict with Radnor Township's Act 537 Plan.

The selected public sewer alternative is technically and financially feasible and would provide adequate wastewater treatment and disposal in accordance with the WWTP NPDES permit and is in general compliance with the Radnor Township Act 537 Plan.

7. ***Describe why the proposed method was chosen over any of the other methods described in the alternatives analysis. Environmental, administrative, and financial concerns may be addressed. Also indicate how the chosen method will guarantee adequate sewage disposal, including compliance with applicable water quality standards and effluent limitations, for the development in both the short-term (up to 5 years) and long-term (beyond 5 years) by describing the adequacy of the proposed facilities (organic and hydraulic loading) and the ability of the facility to accept additional flows or loads.***

In consideration of the development capabilities of the subject property, in accordance with applicable Township zoning and SALDO, the public sewer alternative was evaluated for wastewater treatment and found to provide adequate sewage facilities from an environmental, administrative, and financial perspective. Capital expenditures, in addition to ongoing operation and maintenance considerations, are best addressed by

connection to the existing public sanitary sewer system. Connection to the existing Radnor Township Public Sanitary Sewer is the ultimate long-term sewage planning option.

Each of the Sewer Authorities has completed all necessary information in Section J of the Component 3 form, verifying the connection of this project will not create an organic or hydraulic overload to the conveyance system or treatment system within five years of connection.

8. ***Indicate who will be the owner of the facility, and who will be responsible for operation and maintenance of the facility and ultimately compliance with applicable water quality standards and effluent limitations.***

***To assure adequate long-term sewage disposal for the project, the disposal system must be properly operated and maintained. The applicant must indicate in the analysis who will be the owner of the facility and who will be responsible for the operation and maintenance of the facility. This may be a private individual, a municipality, a sewer authority or a management agency; however, the ultimate responsibility lies with the municipality. The delegated local agency or DEP may require a more extensive analysis of the available choices relative to ownership and operation of the facility. If the project will be required to participate in an existing municipal sewage management program, or if a sewage management program is to be created, describe the program's requirements. Sewage management programs can consist of requirements for tank pumping, ordinances requiring maintenance of systems, or financial arrangements (fees, taxes, etc.) guaranteeing long-term operation of the treatment facilities.***

Each lot owner will be responsible for the operation and maintenance of the sewer connections via laterals to the public facilities. The laterals outside of the road right-of-way will remain under the ownership of each lot while the public facilities within the road right of way will remain under the ownership and responsibility of the municipality.

## COMPONENT 4A



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

DEP Code #:  
1-23013-291-3J

**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 local municipal planning agency for their comments.

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

Project Name

Eagle and Radnor Roads Subdivision (Concordia)

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

1. Date plan received by municipal planning agency 12/21/2021

2. Date review completed by agency 01/04/2022

**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?<br>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?<br>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?<br>If yes, describe impacts _____            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project?<br>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?<br>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?<br>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**

           13. Is this proposal consistent with the ordinance?

If no, describe the inconsistencies \_\_\_\_\_

           14. Is this plan consistent with the municipal Official Sewage Facilities Plan?

If no, describe the inconsistencies \_\_\_\_\_

           15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?

If yes, describe \_\_\_\_\_

           16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?

           If yes, is the proposed waiver consistent with applicable ordinances?

If no, describe the inconsistencies \_\_\_\_\_

17. Name, title and signature of planning agency staff member completing this section:

Name: \_\_\_\_\_

Title: Chair, Radnor Township Planning Commission

Signature: *[Handwritten Signature]*

Date: 3-2-22

Name of Municipal Planning Agency: Radnor Township Planning Commission

Address 301m Iven Avenue, Wayne, PA 19087

Telephone Number: 610-688-5600

**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 needed, 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 applicant.

## COMPONENT 4B



**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 county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name  
Eagle and Radnor Roads

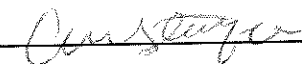
**SECTION B. REVIEW SCHEDULE** (See Section B of instructions)

1. Date plan received by county planning agency 2/7/2022
2. Date plan received by planning agency with areawide jurisdiction \_\_\_\_\_  
Agency name \_\_\_\_\_
3. Date review completed by agency 2/25/2022

**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, &amp; #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? _____<br>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?<br>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?<br>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><br>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><br>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><br>If yes, describe impacts _____                  |
| <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?<br>If no, describe inconsistencies <u>Not applicable</u>  |

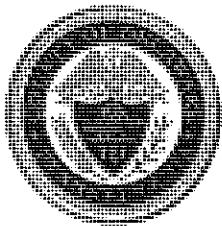
**SECTION C. AGENCY REVIEW (continued)**

Yes	No	
<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 &amp; Land Development Ordinance is used by some, but not all municipalities. It is <u>not</u> 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 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 <u>Gulf Creek watershed.</u></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>Anne Stauffer</u>		
Title: <u>Senior Planner</u>		
Signature: <u></u>		
Date: <u>2/25/2022</u>		
Name of County or Areawide Planning Agency: <u>Delaware County Planning Department</u>		
Address: <u>Court House &amp; Government Center, 201 W. Front Street, Media, PA 19063</u>		
Telephone Number: <u>610-891-4910</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.



**DELAWARE COUNTY PLANNING DEPARTMENT**

**1055 E. Baltimore Pike – Suite 100**

**Media, PA 19063**

**Phone: (610) 891-5200**

**Email: [planning\\_department@co.delaware.pa.us](mailto:planning_department@co.delaware.pa.us)**

**COUNCIL**

**DR. MONICA TAYLOR  
CHAIRMAN**

**ELAINE PAUL SCHAEFER  
VICE CHAIR**

**KEVIN M. MADDEN  
CHRISTINE A. REUTHER  
RICHARD R. WOMACK**

**February 25, 2022**

**William White, Township Manager  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087**

**RE: Act 537 Review  
Eagle and Radnor Roads  
Radnor Township  
1-23013-291-3J**

Dear Mr. White:

The Delaware County Planning Department (DCPD) has completed its review of the planning module for Eagle and Radnor Roads. The proposed plan calls for the demolition of 14 existing single family homes and the construction of 18 new single family homes. This will have a net increase in flow of 4 EDU's. The developer has entered into an agreement with Eastern University to retrofit existing water fixtures with low flow water conserving fixtures to reduce the flow from the dormitories to be transferred to the new development. The reduction in flow at the dormitories is calculated to be greater than the 4 EDU's (1050 gpd) for the additional 4 dwellings. The homes will connect to the existing Radnor Township public gravity sewer main by individual laterals. Wastewater will be conveyed through the RHM system, the SCUD Interceptor, and the Darby Creek Pump Station. It will ultimately be conveyed to Philadelphia Southwest Pollution Control Plant for treatment and discharge. DCPD has no objection to the proposed method of wastewater disposal.

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

If you have any questions or require additional information, please do not hesitate to contact me at (610) 891-4910.

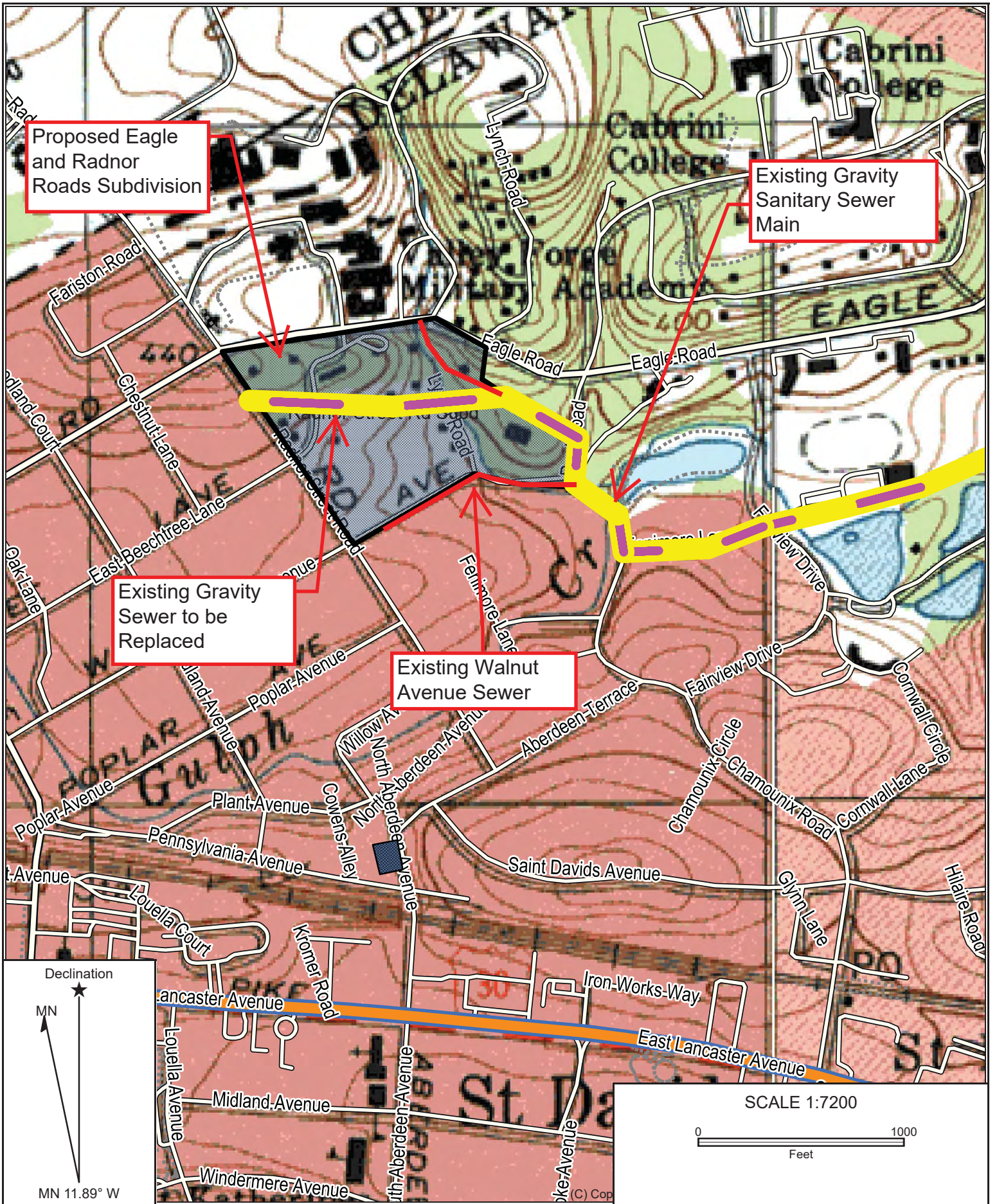
Sincerely,

Anne Stauffer  
Senior Planner

Enclosures: (1) Completed DEP Review Form



## USGS LOCATION MAP

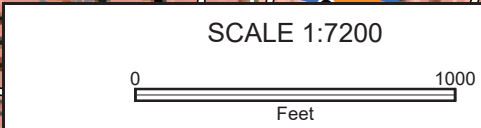
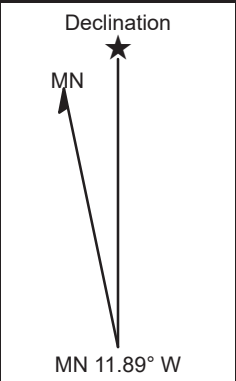


Proposed Eagle and Radnor Roads Subdivision

Existing Gravity Sanitary Sewer Main

Existing Gravity Sewer to be Replaced

Existing Walnut Avenue Sewer



Map Name: VALLEY FORGE  
 Date Prepared: 12/31/20  
 Scale: 1 inch = 600 ft.

Map Type: Topographic, North American 1983  
 PROJECT: Eagle and Radnor Roads Subdivision

**PENNSYLVANIA NATURAL DIVERSITY INVENTORY (PNDI)  
CORRESPONDENCE**

## 1. PROJECT INFORMATION

Project Name: **Eagle&Radnor Subdivision**

Date of Review: **10/12/2020 05:30:56 PM**

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

Project Area: **17.32 acres**

County(s): **Delaware**

Township/Municipality(s): **RADNOR**

ZIP Code: **19087**

Quadrangle Name(s): **VALLEY FORGE**

Watersheds HUC 8: **Schuylkill**

Watersheds HUC 12: **Plymouth Creek-Schuylkill River**

Decimal Degrees: **40.051680, -75.382125**

Degrees Minutes Seconds: **40° 3' 6.480" N, 75° 22' 55.6506" 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.

## Eagle&Radnor Subdivision

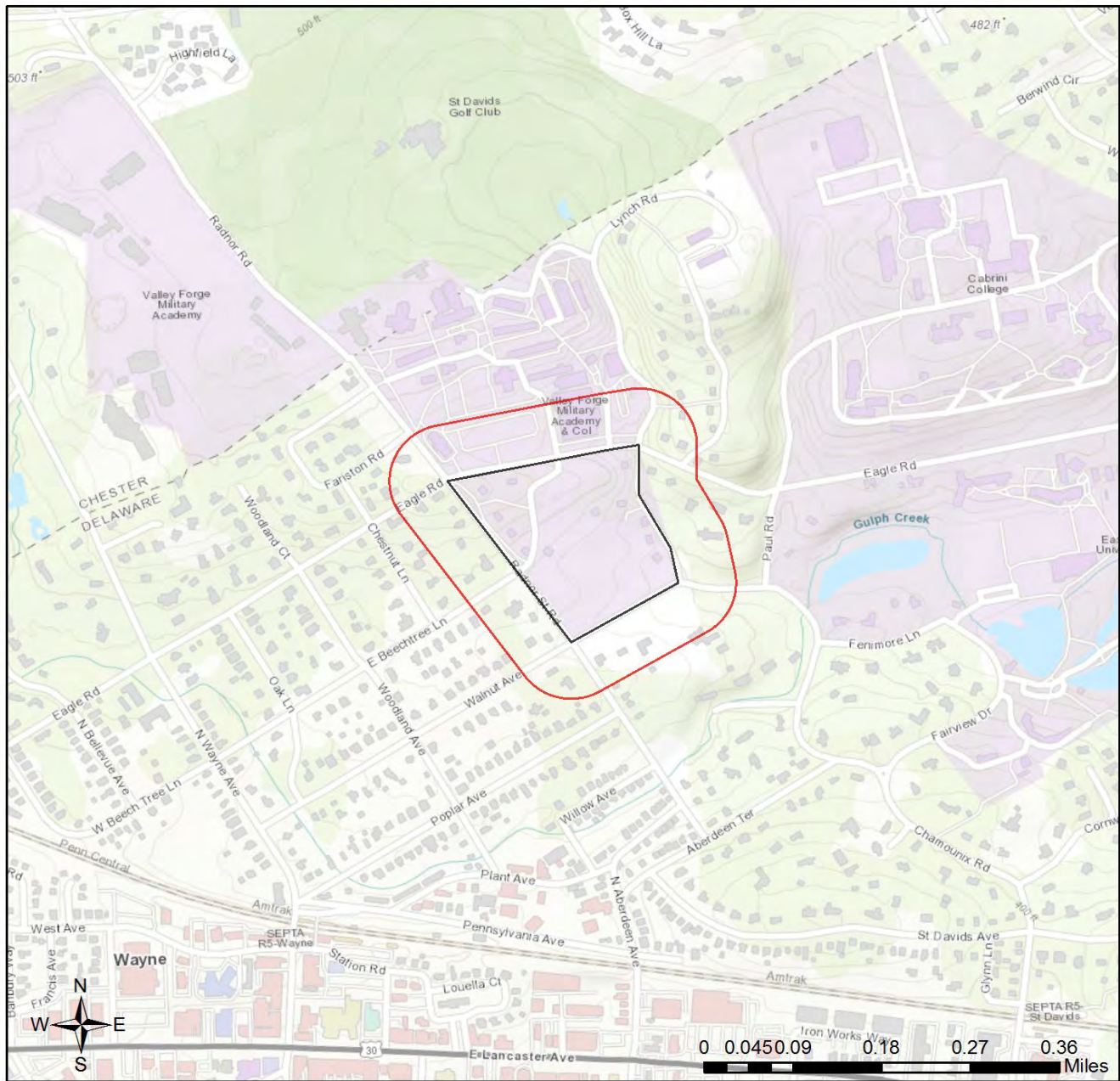


- Project Boundary
- Buffered Project Boundary



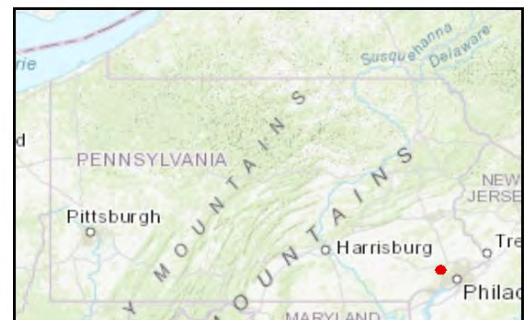
Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community  
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community  
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China

## Eagle&Radnor Subdivision



- Project Boundary
- Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, Garmin, Intemap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



## RESPONSE TO QUESTION(S) ASKED

**Q1:** Accurately describe what is known about wetland presence in the project area or on the land parcel by selecting ONE of the following. "Project" includes all features of the project (including buildings, roads, utility lines, outfall and intake structures, wells, stormwater retention/detention basins, parking lots, driveways, lawns, etc.), as well as all associated impacts (e.g., temporary staging areas, work areas, temporary road crossings, areas subject to grading or clearing, etc.). Include all areas that will be permanently or temporarily affected -- either directly or indirectly -- by any type of disturbance (e.g., land clearing, grading, tree removal, flooding, etc.). Land parcel = the lot(s) on which some type of project(s) or activity(s) are proposed to occur.

**Your answer is:** Someone qualified to identify and delineate wetlands has investigated the site, and determined that NO wetlands are located in or within 300 feet of the project area. (A written report from the wetland specialist, and detailed project maps should document this.)

**Q2:** The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).

**Your answer is:** The project will affect 1 to 39 acres of forests, woodlots and trees.

**Q3:** Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

**Your answer is:** No

### 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. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.



## 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](http://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  
Email: [RA-HeritageReview@pa.gov](mailto:RA-HeritageReview@pa.gov)

### PA Fish and Boat Commission

Division of Environmental Services  
595 E. Rolling Ridge Dr., Bellefonte, PA 16823  
Email: [RA-FBPACENOTIFY@pa.gov](mailto:RA-FBPACENOTIFY@pa.gov)

### U.S. Fish and Wildlife Service

Pennsylvania Field Office  
Endangered Species Section  
110 Radnor Rd; Suite 101  
State College, PA 16801  
Email: [IR1\\_ESPenn@fws.gov](mailto:IR1_ESPenn@fws.gov)  
NO Faxes Please

### PA Game Commission

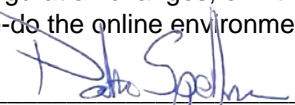
Bureau of Wildlife Habitat Management  
Division of Environmental Planning and Habitat Protection  
2001 Elmerton Avenue, Harrisburg, PA 17110-9797  
Email: [RA-PGC\\_PNDI@pa.gov](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

## 7. PROJECT CONTACT INFORMATION

Name: PATRICK SPELLMAN, P.E.  
Company/Business Name: SITE ENGINEERING CONCEPTS  
Address: PO BOX 1992  
City, State, Zip: SOUTHEASTERN, PA 19399  
Phone: (\_\_\_\_) 610.523.9002 Fax: (\_\_\_\_) 610.240.0451  
Email: PSPELLMAN@SITE-ENGINEERS.COM

## 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

10/12/20  
\_\_\_\_\_  
date

**PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION (PHMC)  
CORRESPONDENCE**



# Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

February 1, 2021

Mr. Kevin Sech, P.G., P.E.  
HILBEC Engineering & Geosciences, Inc.  
26 Beaver Run Road  
Downingtown, PA 19335

RE: ER No. 2021-0849-045-B; DEP: Eagle and Radnor Roads Subdivision; Radnor Township, Delaware County; Additional Information

Dear Mr. Sech,

Thank you for submitting information concerning the above referenced project. The Pennsylvania State Historic Preservation Office (PA SHPO) 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 the proposed project.

### **Above Ground Resources**

Based on the additional information received and available within our files, it is our opinion that the proposed project will have **No Adverse Effect** on the **Valley Forge Military Academy & College Campus, which is eligible for listing in the National Register of Historic Places.** If project plans should change and/or should you be made aware of historic property concerns, please contact our office for reconsideration of the project.

For questions concerning this review, please contact Emma Diehl at [emdiehl@pa.gov](mailto:emdiehl@pa.gov) or (717) 787-9121.

Sincerely,

Douglas C. McLearn, Chief  
Division of Environmental Review



# PROJECT REVIEW FORM

## Request to Initiate SHPO Consultation on State and Federal Undertakings

<b>SHPO USE ONLY</b>		Reviewers: _____ / _____
DATE RECEIVED:	DATE DUE:	
ER NUMBER:	HRSF: <input style="width: 40px;" type="checkbox"/>	

REV: 07/2020

**SECTION A: PROJECT NAME & LOCATION**

Is this a new submittal?  YES  NO OR  This is additional information for ER Number:

Project Name Eagle and Radnor Roads Subdivision County Delaware Municipality Radnor Township  
 Project Address 350 Radnor Street Rd City/State/ Zip Wayne PA 19087

**SECTION B: CONTACT INFORMATION & MAILING ADDRESS**

Name Kevin R. Sech. P.G., P.E. Phone (484) 888-8700  
 Company HILBEC Engineering & Geosciences, LLC Fax  
 Street/PO Box 26 Beaver Run Road Email krsech@hilbec.com,  
 City/State/Zip Downingtown PA 19335 Email cc:

**SECTION C: PROJECT DESCRIPTION**

This project is located on:  Federal property  State property  Municipal property  Private property  
 (check all that apply)

List all federal and state agencies and programs providing funds, permits, licenses.	Agency Type	Agency/Program/Permit Name	Project/Permit/Tracking Number (if applicable)
		State	PA DEP SERO

**Proposed Work – Attach project description, scope of work, site plans, and/or drawings**

Project includes (check all that apply):  Construction  Demolition  Rehabilitation  Disposition

Total acres of project area: 19.53 Total acres of earth disturbance: 13

Are there any buildings or structures within the project area?  Yes  No Approximate age of buildings: 1960s

Does this project involve properties listed in or eligible for the National Register of Historic Places, or locally designated? Inventory here: <https://gis.penndot.gov/crgis>  
 Yes  No  Unsure  Name \_\_\_\_\_  
 Key Number \_\_\_\_\_

**Please email this form  
and pdf attachments to:  
RA-PH-PASHPO-ER@pa.gov**

Please be sure to save the Project Review Form so that it remains a digital document and retains its function as a fillable pdf. Do not print the form and scan as a pdf.

**Attachments – Please include the following information with this form**

- Map** – 7.5' USGS quad, streetmap, or parcel map showing the project's Area of Potential Effect
- Description/Scope of Work** – Narrative description of the project, including any ground disturbance and previous land use, and any potential to impact historic resources
- Site Plans/Drawings** – Indicate location and age of buildings, any proposed improvements, and past and present land use
- Photographs** – Digital photographs of all buildings and structures keyed to a site plan. If demolition or exterior changes are proposed to buildings more than 50 years old, please also include Abbreviated HRSF

**SHPO RESPONSE (SHPO USE ONLY)**

There are **NO HISTORIC PROPERTIES** in the Area of Potential Effect  **SHPO REQUESTS ADDITIONAL INFORMATION** (see attached)

The project will have **NO EFFECT** on historic properties

The project will have **NO ADVERSE EFFECTS** on historic properties: \_\_\_\_\_ Key# \_\_\_\_\_

DIVISION CHIEF, ENVIRONMENTAL REVIEW:

DATE: \_\_\_\_\_

SHPO REVIEWER: \_\_\_\_\_

# HILBEC Engineering & Geosciences, LLC

26 Beaver Run Road, Downingtown, PA 19335-2257  
Office: 610.873.6204      www.hilbec.com      Fax: 610.873.6206

Wastewater \* Stormwater \* Hydrogeology \* Environmental \* Testing & Design

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January 5, 2021

*Sent via Email*

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

Re: Eagle and Radnor Roads Subdivision  
SHPO Project Review Form  
PA DEP Planning Code # 1-23013-291-3J  
Radnor Township, Delaware County

Dear Commission Members:

The developer, CG Wayne, LLC, proposes the development of a tract consisting of two parcels into twenty (20) single family detached dwelling lots. Tax parcel #36-02-978 is 18.19 acres and tax parcel 36-06-004.020 is 1.34 acres for a total tract area of 19.53+/- acres. The tract and currently has 14 existing single-family homes and a large parking lot for the Eastern University. The property is situated on the easterly side of Radnor Street Road and bounded on the north by Eagle Road, and on the south by Walnut Avenue. The existing homes will be razed for construction of the 20 proposed lots. Since there are fourteen existing buildings already connected to the public facilities, 6 additional EDU's are requested from the municipality.

The tract is currently composed of the fourteen single family homes and a large parking lot used by the Eastern University. Although the homes have individual address, they are situated only on the two tax parcels. Two homes are located on parcel 36-06-004.020 while the remaining twelve are situated on parcel #36-02-978.

The existing homes were constructed circa 1960s per our review of historic aerial photos. Earth disturbance is approximately 13+/- acres to construct the new single-family homes. An existing stream and the wetlands paralleling the stream will not be disturbed or crossed. No impact to any known historic resource is proposed.

Attached are the Project Review Form, photos, USGS map, and a concept site plan.

At this time, we request your evaluation of any Cultural, Historic, or Archaeologic resources which may be present. Please contact my office should you have any questions.

Sincerely,

**For HILBEC Engineering & Geosciences, LLC**



Kevin R. Sech, P.G., P.E.

krsech@hilbec.com

**EAGLE AND RADNOR ROADS  
SUBDIVISION**  
Photo Direction Map



EAGLE AND RADNOR ROADS SUBDIVISION



P1 - 411 Radnor Street Road



P2 - 423 Radnor Street Road



P3 - 427 Radnor Street Road



P4 - 419 Radnor Street Road

EAGLE AND RADNOR ROADS SUBDIVISION



P5 - 1 Lynch Road



P6 - 7 (right) & 9 (left) Lynch Road



P7 - 3 (right) & 5 (left) Lynch Road



P8 - 407 Radnor Street Road

EAGLE AND RADNOR ROADS SUBDIVISION



P9 - 1000 Eagle Road



P10 - 1052 Eagle Road



P11 - 1056 Eagle Road



P12 - 1050 Eagle Road

**WATER SUPPLY COMMITMENT LETTER**



June 2, 2020

David J. Sanders, P. E.  
Site Engineering Concepts, LLC  
PO Box 1992  
Southeastern, PA 19399

**Re:** Water Availability  
Concordia – Eagle and Radnor Road  
Radnor Township, Delaware County

Dear Mr. Sanders:

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

This proposed development will require a main extension(s) for service to be available. A main extension from Aqua's existing 8-inch main in Radnor Road will be required. A main extension plan utilizing Aqua plan standards must be prepared and submitted to this office for review and approval. Following approval of the main extension design and plan, construction of the main extension project would be completed by the Builder under our standard Builder's Extension Agreement.

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.

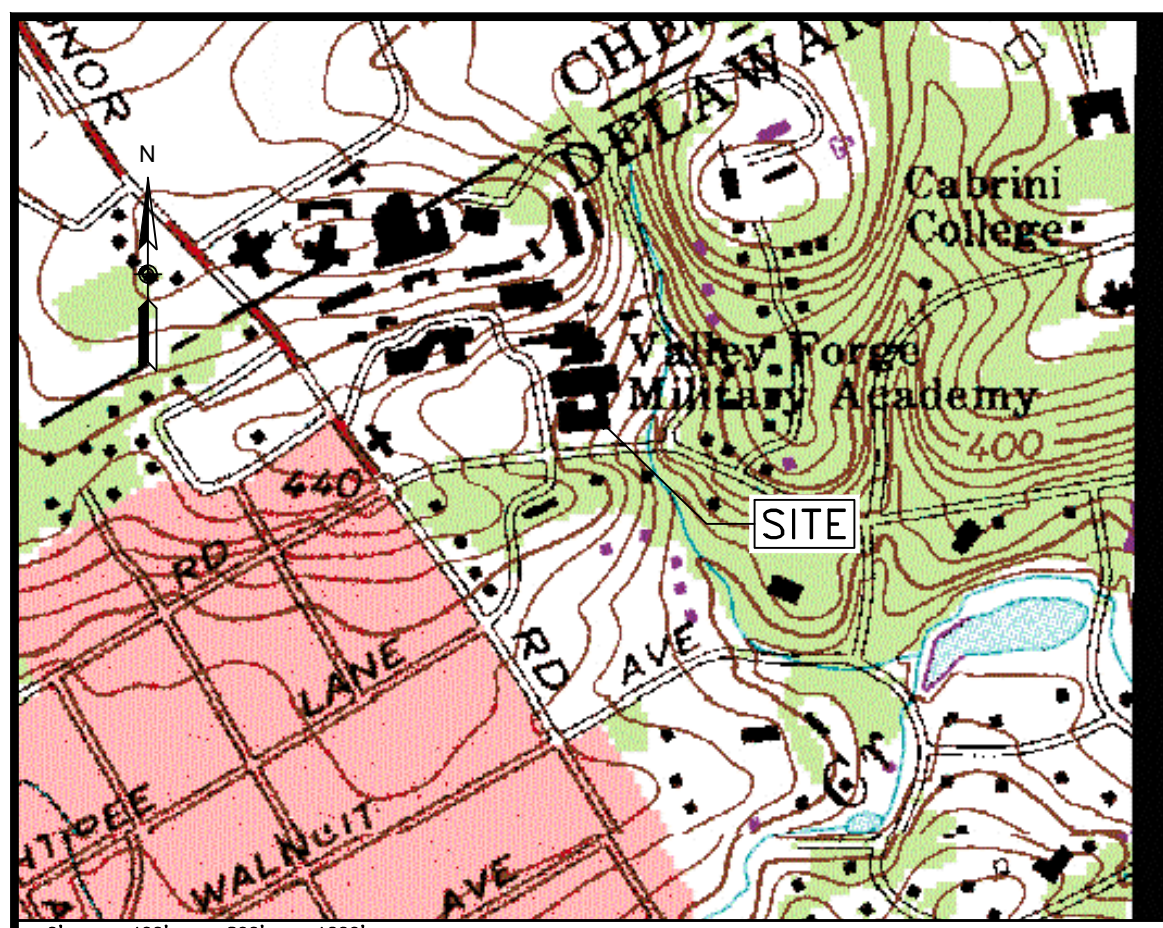
If I can be of further assistance, you may contact me at (610) 645-4230.

Sincerely,

A handwritten signature in black ink that reads "Michael Linkiewicz". The signature is written in a cursive style.

Michael Linkiewicz  
New Business Representative

**PLANS (SITE PLANS, WASTEWATER CONVEYANCE PLANS)**



**LOCATION MAP**  
USGS VALLEY FORGE QUADRANGLE  
Map Scale: 1" = 800'-0"

NOTE: THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES CANNOT BE GUARANTEED. ALL UTILITIES DEPICTED ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATIONS AND/OR EXISTING RECORDS. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PENNSYLVANIA STATE LAW REQUIRES NOTIFICATION TO 1-800-242-1776 3-10 BUSINESS DAYS PRIOR TO ANY EXCAVATION.

BASE PLAN S/N: 20192664614

**PLAN LEGEND**

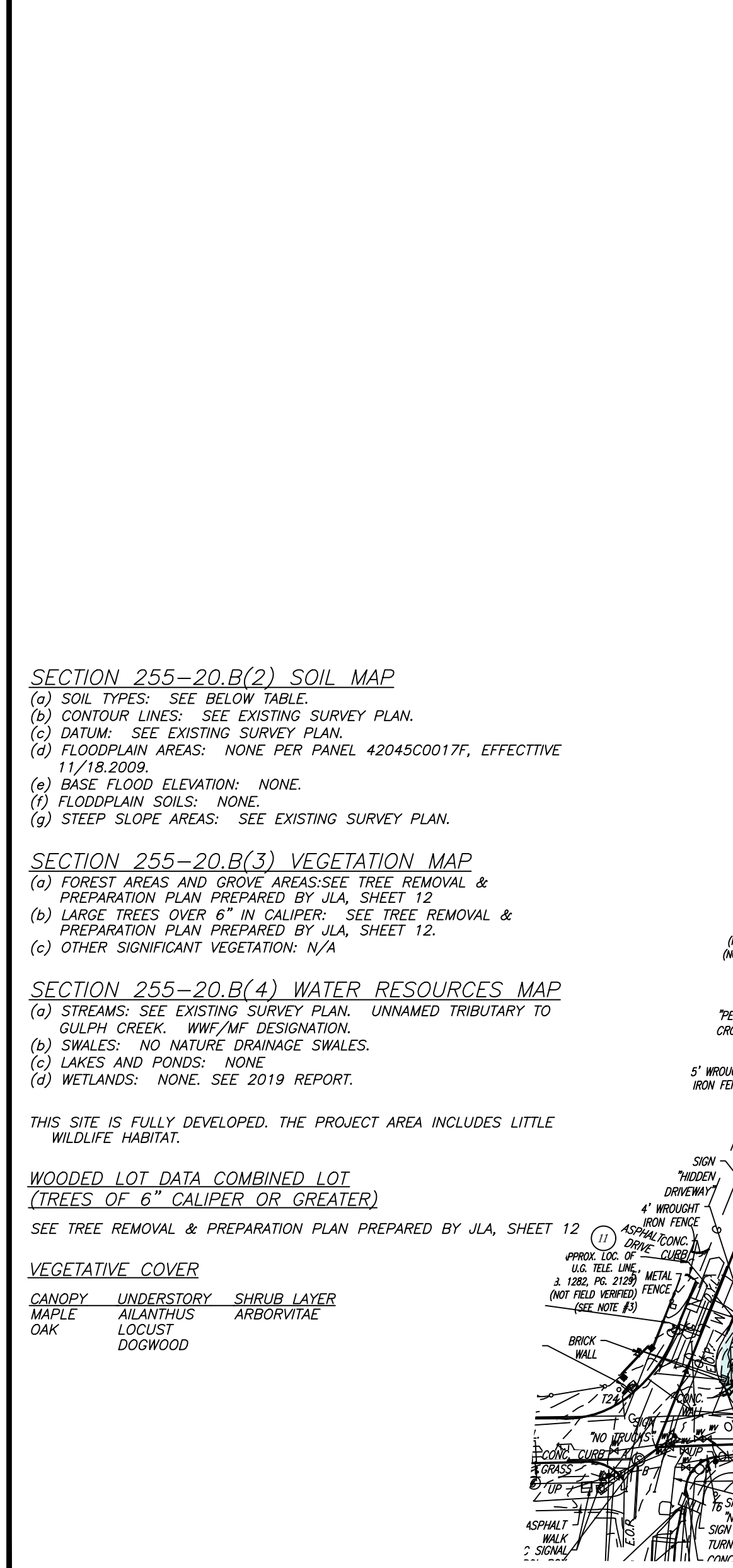
--- 1' INTERVAL CONTOUR  
--- 5' INTERVAL CONTOUR  
--- STORM SEWER PIPING  
--- SANITARY SEWER PIPING  
--- GAS MAIN / SERVICE  
--- UNDERGROUND ELECTRIC  
--- OVERHEAD WIRES COMMUNICATIONS  
--- EDGE OF LANDSCAPING  
--- FENCE LINE  
--- PROPERTY LINE  
--- RIGHT-OF-WAY  
--- BUILDING SETBACK LINE  
--- LIMIT OF DISTURBANCE LINE  
--- STREAM  
--- TWP RIPARIAN SETBACK

--- EXISTING  
--- EXISTING  
--- EXISTING

--- SPOT ELEVATION  
--- DOOR SILL  
--- GARAGE SILL  
--- HYDRANT  
--- WATER VALVE  
--- WATER METER  
--- SAN VENT  
--- SAN CO  
--- SAN MH  
--- SAN MANHOLE  
--- GAS VALVE  
--- MONUMENT OR PIN FOUND AND HELD  
--- STRM MH  
--- STRM MANHOLE  
--- STORMWATER INLET  
--- STORM CLEAN OUT  
--- DOWNSPOUT

--- 14-20% NATURAL SLOPES  
--- 20%+ NATURAL SLOPES  
--- 14-20% MAN-MADE SLOPES  
--- 20%+ MAN MADE SLOPES

--- SOIL BOUNDARY & MAP SYMBOL



**SOIL DATA 255-20.B(2)**  
(PER WEB SOIL SURVEY, USDA, NRCS AS OF SEPTEMBER 1, 2020)

MAP SYMBOL	SOIL NAME	% SLOPE	INCHES TO HIGH WATER	INCHES TO BEDROCK	LAND CAPABILITY	DRAINAGE CLASS	HSG	HYDRIC SOIL	DWELLING W/BASEMENT	LAWNS	ROADS	SEPTIC DRAIN	DEEP INFILTRATION
GeB	GLENELG CHANNERY LOAM	3-8	>80"	60-80"	2e (NONIRRIG)	WELL	B	NO	NOT	SOMEWHAT	SOMEWHAT	SLIGHTLY	SOMEWHAT
GeC	GLENELG CHANNERY LOAM	8-15	>80"	40-60"	3e (NONIRRIG)	WELL	B	NO	SOMEWHAT	SOMEWHAT	SOMEWHAT	SLIGHTLY	SOMEWHAT
GeD	GLENELG CHANNERY LOAM	8-15	>80"	>80"	3e (NONIRRIG)	WELL	B	NO	VERY	VERY	VERY	SEVERELY	SEVERELY
GcB	GLENEVILE SILT LOAM	3-8	0-6"	29-31"	2e (NONIRRIG)	MODERATE	C/D	NO	VERY	VERY	VERY	SEVERELY	SEVERELY
Me	MADE LANDS	0-8	>80"	40-72"	7e (NONIRRIG)	WELL	C	NO	SOMEWHAT	SOMEWHAT	SOMEWHAT	SLIGHTLY	SOMEWHAT

**EXISTING CONDITIONS ZONING SUMMARY**

ORDINANCE ITEM	PI PLANNED REQUIREMENT	R-1 RESIDENTIAL REQUIREMENT	R-2 RESIDENTIAL REQUIREMENT	PARCEL A	PARCEL B
MIN. LOT AREA	10 AC (435,600 SF)	1 AC (43,560 SF)	20,000 SF	677,097 SF	50,504 SF
LOT WIDTH @ BLDG	100 FT	120 FT	100 FT	500 FT	323 FT
MIN. SETBACKS					
FRONT	**	60 FT	40 FT	60 FT	60 FT
SIDE (MIN/AGG)	***	25/60 FT	20/45 FT	N/A	30/70 FT
REAR	***	40 FT	40 FT	60 FT	N/A
MAX. BUILDING HEIGHT	38 FT	35 FT	35 FT	<35 FT	<35 FT
MAX. BUILDING COVERAGE	30%	15%	18%	2.2%	4.6%
MAX. IMPERV SURFACE	45%	22%	30%	19.9%	11.1%
RIPIARIAN BUFFER	35 FT	35 FT	35 FT	25 FT	28 FT

\*\* PI FRONT SETBACK FROM STREET ROW: STRUCTURES - 120 FT; PARKING - 60.  
\*\*\* REAR & SIDE YARD:  
CATEGORY 1: RESIDENTIAL ADJONER- 125 FT; OTHERS- 75 FT  
CATEGORY 2: RESIDENTIAL ADJONER- 200 FT; OTHERS- 75 FT  
SEE CHAPTER 280, ARTICLE XVI OF THE RADNOR CODE FOR ALL PI DISTRICT REQUIREMENTS.

**BASE SURVEY PLAN**  
BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR EASTERN UNIVERSITY, PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED MARCH 31, 2010, LAST REVISED DECEMBER 20, 2019.

**BASE SURVEY NOTES:**

- PROPERTY KNOWN AS FOLIO 36-02-0097810 & FOLIO 36-02-0097820 AS IDENTIFIED ON THE TAX MAPS OF DELAWARE COUNTY, RADNOR TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA.
- AREA = 850,552 SQUARE FEET OR 19.526 ACRES.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED. BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE SURVEY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88, BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

- BASE SURVEY REFERENCES:**
- MAP #6 OF THE OFFICIAL TAX MAPS OF DELAWARE COUNTY, RADNOR TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, DELAWARE COUNTY, PENNSYLVANIA (ALL JURISDICTIONS) PANEL 17 OF 250" PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP REVISED NOVEMBER 18, 2009, MAP NUMBER 42045C0017F.
  - MAP ENTITLED "RECORD PLAN PREPARED FOR MICHAEL G. & JEANNE D. O'NEILL, RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA" PREPARED BY TURNER-PAHTUSKI ASSOCIATES, INC., DATED OCTOBER 4, 1991, LAST REVISED JANUARY 1992, SHEET 1 OF 5. RECORDED AS PLAN VOLUME 17, PAGE 410.
  - MAP ENTITLED "MAIN EXTENSION FOR CHAMOUNIX ROAD, RADNOR, DELAWARE COUNTY" PREPARED BY AQUA PENNSYLVANIA INCORPORATED, DATED 1-11-08, PROJECT #561.07, PLATE F19.620, SHEET 2 OF 16
  - MAP ENTITLED "WATER MAIN REPLACEMENT FOR: EAGLE ROAD (S.R. 1042) FROM RADNOR ROAD TO KING OF PRUSSIA ROAD, RADNOR TOWNSHIP, DELAWARE CO., PENNSYLVANIA" PREPARED BY AQUA PENNSYLVANIA, INC., DATED 01/2007.
  - MAP ENTITLED "GRID MAP NO. 40C3-EH12, DELAWARE COUNTY" DELCO MAP NO. 2018, DATED 10-5-06, SHEET 1 OF 1.
  - MAP ENTITLED "GRID MAP NO. 40C2-CD78, DELCHESTER REGION" DATED 11-30-06, SHEET 1 OF 1.
  - MAP ENTITLED "TREE EVALUATION FOR THE EASTERN DEVELOPMENT", PREPARED BY JONATHAN ANDERSON LANDSCAPE ARCHITECTS, INC. DATED 9/4/2019.
  - UTILITY LOCATION MAPS OBTAINED FROM PECO ENERGY COMPANY.

**NET LOT CALCULATION (SF)**

	PARCEL A	PARCEL B
GROSS LOT AREA	792,229	58,395
LESS		
RIGHT OF WAYS (R DISTRICTS)	88,612	6,384
FLAG LOT ACCESS STRIP	0	0
75% OF:		
FLOODPLAIN	16782	12,587
WETLANDS	0	0
SLOPES GREAT THAN 20%	18578	13,934
NET LOT AREA	677,097	50,504

**EXISTING IMPERVIOUS COVERAGE SUMMARY (SQ. FT.)**

	PARCEL A	PARCEL B
GROSS LOT AREA	792,229	58,395
BUILDINGS	17,244	2,669
PATIOS, DECKS	0	0
DRIVEWAY	122,024	3,166
OTHER	0	244
TOTAL IMPERVIOUS COVERAGE	157,991	6,477
TOTAL BUILDING %	2.2%	4.6%
TOTAL IMPERV %	19.9%	11.1%

**SECTION 255-20.B(2) SOIL MAP**

- SOIL TYPES: SEE BELOW TABLE.
- CONTOUR LINES: SEE EXISTING SURVEY PLAN.
- DATUM: SEE EXISTING SURVEY PLAN.
- FLOODPLAIN AREAS: NONE PER PANEL 42045C0017F, EFFECTIVE 11/18/2009.
- BASE FLOOD ELEVATION: NONE.
- FLOODPLAIN SOILS: NONE.
- STEEP SLOPE AREAS: SEE EXISTING SURVEY PLAN.

**SECTION 255-20.B(3) VEGETATION MAP**

- FOREST AREAS AND GROVE AREAS: SEE TREE REMOVAL & PREPARATION PLAN PREPARED BY JLA, SHEET 12
- LARGE TREES OVER 6" IN CALIPER: SEE TREE REMOVAL & PREPARATION PLAN PREPARED BY JLA, SHEET 12.
- OTHER SIGNIFICANT VEGETATION: N/A

**SECTION 255-20.B(4) WATER RESOURCES MAP**

- STREAMS: SEE EXISTING SURVEY PLAN. UNNAMED TRIBUTARY TO GULPH CREEK. WWF/MF DESIGNATION.
- SWALES: NO NATURE DRAINAGE SWALES.
- LAKES AND PONDS: NONE.
- WETLANDS: NONE. SEE 2019 REPORT.

THIS SITE IS FULLY DEVELOPED. THE PROJECT AREA INCLUDES LITTLE WILDLIFE HABITAT.

**WOODED LOT DATA COMBINED LOT**  
(TREES OF 6" CALIPER OR GREATER)

SEE TREE REMOVAL & PREPARATION PLAN PREPARED BY JLA, SHEET 12

**VEGETATIVE COVER**

CANOPY UNDESTORED SHRUB LAYER  
MAPLE ALNATHUS ARBORVITAE  
OAK LOCUST DOGWOOD

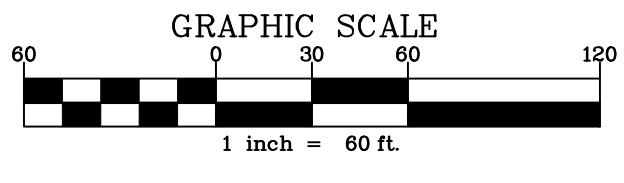
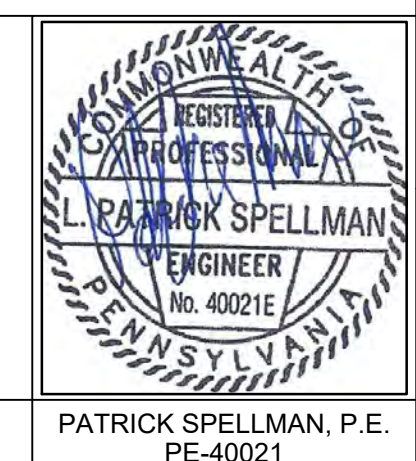
**PROJECT NARRATIVE**  
THE APPLICANT PROPOSES REMOVE THE 14 EXISTING DWELLING AND ALL ASSOCIATED IMPROVEMENTS AND SUBDIVIDE PARCEL A AND B INTO 18 SINGLE FAMILY LOTS.

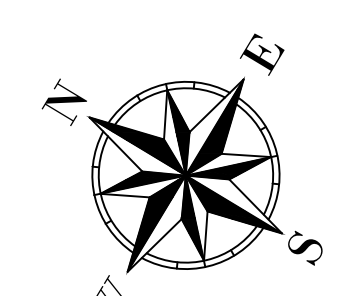
10.	3/1/2022	REVISED PER 2/9/2022 REVIEW EMAIL
9.	1/21/2022	REVISED PER 1/17/2022 REVIEW EMAIL
8.	12/22/2021	REVISED PER FINAL PLAN CONDITIONS OF APPROVAL
7.	9/16/2021	REVISED PER JULY 2021 TOWNSHIP REVIEW LETTERS
6a.	7/10/2021	REVISED PER ZHB APPROVAL & TOWNSHIP REVIEW LETTERS
5.	2/16/2021	REVISED PER TOWNSHIP 3RD REVIEW LETTERS
NUM.	DATE	REVISION

PLAN PREPARED BY:  
**SITE ENGINEERING CONCEPTS, LLC**  
P.O. BOX 1992  
SOUTHEASTERN, PA 19399  
P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

**PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN**  
PLAN PREPARED FOR:  
**CG WAYNE, LLC**  
EAGLE & RADNOR ROAD, WAYNE, PA 19087

RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA  
SEPT. 15, 2020  
**EXISTING FEATURES PLAN SOILS, VEGETATION, AND WATER RESOURCES MAP**  
SHEET 2 of 18  
SCALE: 1" = 60'





**GRADING AND BUILDING PERMITS REQUIRED**  
 NOT FOR CONSTRUCTION. FOR LAND DEVELOPMENT APPLICATION REVIEW ONLY. GRADING AND BUILDING PERMITS REQUIRED.

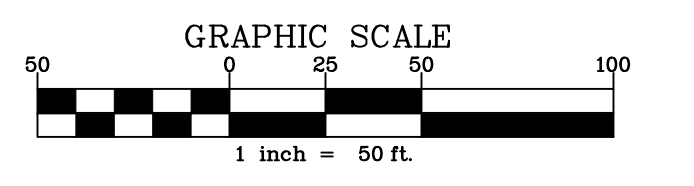
**SANITARY LINES MIN DEPTH & SEPARATION**  
 • MINIMUM DEPTH OF COVER FOR ALL PIPE SEWERS SHALL BE 5 FEET.  
 • A MINIMUM 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN THE SANITARY SEWER AND THE WATER AND STORM SEWER LINES.

**EASEMENT PLANTING PROHIBITED**  
 PLANTINGS OTHER THAN GRASS ARE PROHIBITED WITHIN THE SANITARY SEWER EASEMENTS

**SANITARY LINES PLACED IN FILL**  
 WHEN PIPE IS TO BE LAID IN FILL, THE EMBANKMENT HEIGHT SHALL BE AT LEAST FOUR FEET ABOVE THE TOP OF PIPE BEFORE THE TRENCH IS EXCAVATED. COMPACT EMBANKMENT MATERIAL TO A MINIMUM FINAL DENSITY OF NOT LESS THAN 90% OF THE MAXIMUM DRY WEIGHT DENSITY AT ITS OPTIMUM MOISTURE CONTENT.

**PLAN LEGEND**

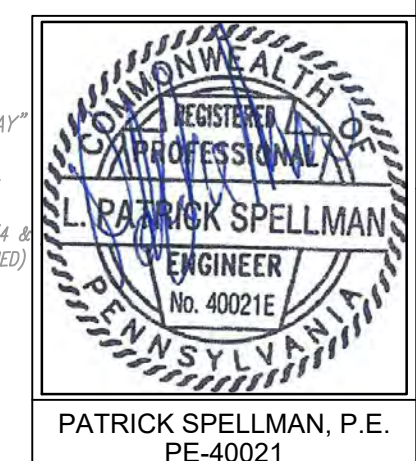
BOLD LINES	PROPOSED
FADED LINES	EXISTING
1" INTERVAL CONTOUR	
5' INTERVAL CONTOUR	
ST	STORM SEWER PIPING
S	SANITARY SEWER MAIN
L	SANITARY LATERAL
G	GAS MAIN
W	WATER MAIN / SERVICE
E	UNDERGROUND ELECTRIC
OHW	OVERHEAD WIRES COMMUNICATIONS
---	EDGE OF LANDSCAPING
---	EDGE OF PAVEMENT
---	FENCE LINE
---	PROPERTY LINE
---	RIGHT-OF-WAY
---	BUILDING SETBACK LINE
---	ACCESSORY SETBACK LINE
---	TWP RIPARIAN SETBACK
■	BUILDINGS
■	ASPHALT
■	WALKS & PADS
■	WALLS
■	DECKS
xxx.xx	SPOT ELEVATION
DSxxx.xx	DOOR SILL
GSxxx.xx	GARAGE SILL
○	HYDRANT
○	WV WATER VALVE
○	WM WATER METER
○	SV SAN VENT
○	SC SAN CD
○	SM SAN MH
○	GM GAS METER
○	GV GAS VALVE
○	MONU MONUMENT OR PIN
○	F&H FOUND AND HELD
○	STRM MH STORMWATER MANHOLE
○	INLET STORMWATER INLET
○	STW CLEAN OUT
○	DNWSPOUT



10.	3/1/2022	REVISED PER 2/9/2022 REVIEW EMAIL
9.	1/21/2022	REVISED PER 1/17/2022 REVIEW EMAIL
8.	12/22/2021	REVISED PER FINAL PLAN CONDITIONS OF APPROVAL
7.	9/16/2021	REVISED PER JULY 2021 TOWNSHIP REVIEW LETTERS
6a.	7/10/2021	REVISED PER ZHB APPROVAL & TOWNSHIP REVIEW LETTERS
5.	2/16/2021	REVISED PER TOWNSHIP 3RD REVIEW LETTERS
NUM.	DATE	REVISION

PLAN PREPARED BY:  
**SITE ENGINEERING CONCEPTS, LLC**  
 P.O. BOX 1992  
 SOUTHEASTERN, PA 19399  
 P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

**PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN**  
 PLAN PREPARED FOR:  
**CG WAYNE, LLC**  
 EAGLE & RADNOR ROAD, WAYNE, PA 19087  
 RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA



**UTILITY PLAN**  
 (SHEET 3 OF 4 TO BE RECORDED)  
**SHEET 11 of 18**  
 SCALE: 1" = 50'

## **APPENDIX A – FLOW ANALYSIS**



## Water Conservation Proposal

**Client:** Eastern University - Gough, Sparrowk, and Eagle Halls

**Project:** Water Conservation

**Location:** St. Davids, Pennsylvania

**Prepared For:**

Anthony Patricco

**Submission Date:**

5/21/2021

**Submitted By:**

URS Energy

Bennett Dickerson

bennett@utilityrevenue.com

305-951-3500 *direct*

CONFIDENTIAL



## Water Usage and Heating Savings Comparison Detail

### Toilet Water Usage Savings - Proposed Low Flush Toilets vs. Current Toilets

	Current Daily Water Usage (Gal)	Proposed Daily Water Usage (Gal)	Daily Water Usage Savings (Gal)	Annual Water Savings (kGal)	Annual Water Usage Cost Savings <sup>5</sup> (\$)
Water Usage Savings	2,544	1,272	1,272	350	\$3,578
<u>50% Reduction in Toilet Water Usage</u>					

### Shower Head Water Usage and Energy Savings - Proposed Low Flow Heads vs. Current Heads

	Current Daily Water Usage (Gal)	Proposed Daily Water Usage (Gal)	Daily Water Usage Savings (Gal)	Annual Water Savings (kGal)	Annual Water Usage Cost Savings <sup>5</sup> (\$)
Water Usage Savings	10,600	5,300	5,300	1,458	\$14,910
<u>50% Reduction in Shower Water Usage</u>					
	Current Daily Equivalent Heating Energy Usage (kWh)	Proposed Daily Equivalent Heating Energy Usage	Proposed Daily Equivalent Heating Energy Savings (kWh)	Daily Equivalent Heating Energy Usage Savings <sup>6</sup> (\$)	Annual Heating Energy Usage Savings <sup>7</sup> (\$)
Water Heating Savings	1,208	604	604	\$60	\$22,040
<u>50% Reduction in Shower Water Heating Energy Usage</u>					

### Bathroom Aerator Water Usage and Energy Savings - Proposed Flow vs. Current Flow

	Current Daily Water Usage (Gal)	Proposed Daily Water Usage (Gal)	Daily Water Usage Savings (Gal)	Annual Water Savings (kGal)	Annual Water Usage Cost Savings <sup>5</sup> (\$)
Water Usage Savings	1,590	398	1,193	328	\$3,355
<u>75% Reduction in Bathroom Water Usage</u>					
	Current Daily Equivalent Heating Energy Usage (kWh)	Proposed Daily Equivalent Heating Energy Usage	Proposed Daily Equivalent Heating Energy Savings (kWh)	Daily Equivalent Heating Energy Usage Savings <sup>6</sup> (\$)	Annual Heating Energy Usage Savings <sup>7</sup> (\$)
Water Heating Savings	181	45	136	\$14	\$4,959
<u>75% Reduction in Bathroom Water Heating Energy Usage</u>					



<b>Material Specification Comparison</b>
--

**Existing vs. Proposed Material Specifications**

**Toilet Upgrade Flow Rate Comparison (GPF)**

Existing Toilet Flow Rate	1.60	Proposed Toilet Flow Rate	0.80
---------------------------	------	---------------------------	------

**Shower Head Upgrade Flow Rate Comparison (GPM)**

Existing Shower Head Flow	2.50	Proposed Shower Head Flow	1.25
---------------------------	------	---------------------------	------

**Bathroom Faucet Aerator Upgrade Flow Rate Comparison (GPM)**

Existing Aerators Flow	2.00	Proposed Aerators Flow	0.50
------------------------	------	------------------------	------

**Flushometer Upgrade Flow Rate Comparison (GPM)**

Existing Flushometer Flow	1.00	Proposed Flushometer Flow	1.00
---------------------------	------	---------------------------	------

**Footnotes:**

<sup>1</sup> Pricing from manufacturer is only valid for 30 days. As a result of the uncertainty of Tariffs, URS will continue to do all we can to preserve the competitiveness of our quotation, but we reserve the right to adjust pricing in the event of future price escalations from Tariffs.

<sup>2</sup> Labor does not include repairing existing plumbing conditions, permits, badging, overtime, painting and/or patching. Any additional exclusions listed on quotes are applicable.

<sup>3</sup> Sales tax, shipping and handling, storage, and contingency are not shown and will be added to invoice.

<sup>4</sup> Rebates will be applied for after project approval, but are not guaranteed. URS recommends making approval based on return on investment without rebates. A 25% administrative fee will be applied to all rebate processing and collection.

<sup>5</sup> Average kGal rate determined from actual property water bills- a rate of \$10.23/kGal. Assumptions: toilet usage of three times day/occupant, one (8) minute shower day/occupant, three bathroom faucet uses of (30) seconds day/occupant. We assumed halls are only occupied 9 of 12 months of the year.

<sup>6</sup> Assumes electric heater with 0.9 Energy Factor with typical cold water intake of temperature of 70°F and water heater temperature of 120°F.

<sup>7</sup> Average kWh rate determined from actual property electric bills. If not provided by client, a rate of \$0.10/kWh is used. Please Note: The scope of work for this proposal was prepared based on the information provided by the client and/or an onsite inspection. We do not inspect every individual area, so there may be areas and items that are not included in the scope. It is the client's responsibility to review the scope of work for completeness. Additional Items can be added later by change order.

Eastern University - Scope of Work						
Line Item	Interior / Exterior	Location	Description	Existing Qty.	Action to Be Taken	Proposed Qty.
1	Interior	Gough, Sparrowk, and Eagle Halls	Sloan Chrome 1.0 GPF Royal 186-1 Low Consumption (1.0 GPF/3.8 LPF), 3012636 Urinal Flushometer for 3/4 In. Top Spud Urinals, Polish Chrome Flushometer	23	Install New	23
2	Interior	Gough, Sparrowk, and Eagle Halls	Caroma Elongated Dual-flush Toilet	123	Install New	123
3	Interior	Gough, Sparrowk, and Eagle Halls	Niagara 1.25 GPM Shower Head	115	Install New	115
4	Interior	Gough, Sparrowk, and Eagle Halls	Niagara Bathroom Aerator- 0.5 GPM	126	Install New	126

#### Clarifications

- Price valid for 30 days from this signed & dated proposal
- All work during normal working hours (Mon- Fri 7am-3:30pm) Unless Otherwise Noted
- Average of 1 Floor per day
- Opening & closing of rooms to be done before we arrive & after we leave
- Assumes Access to University dumpster for disposal of Fixtures & Trash
- Any Additional Repairs to be completed on T&M Basis (Broken Flanges, threads, etc.)
- We do not include any permits in our proposal
- We assume University Tax Exempt Form to be provided
- Toilet replacement based on Positive Shut off to Toilet – no Additional Valving Included
- Draining of water line by others

**APPENDIX B**  
**IT LANDES**  
**CERTIFICATION OF COMPLETION**

August 3, 2021

Devin Tuohey

[dtuohey@concordiagroup.biz](mailto:dtuohey@concordiagroup.biz)

Dear Devin:

RE: Eastern University Showerhead Replacement

IT Landes completed the installation of the showerheads supplied and specified by URS in Gough Hall, Sparrowk Hall and Eagle Hall.

Please contact me if you have any questions. Thank you.

Sincerely,

IT LANDES

*Brian Kolb*

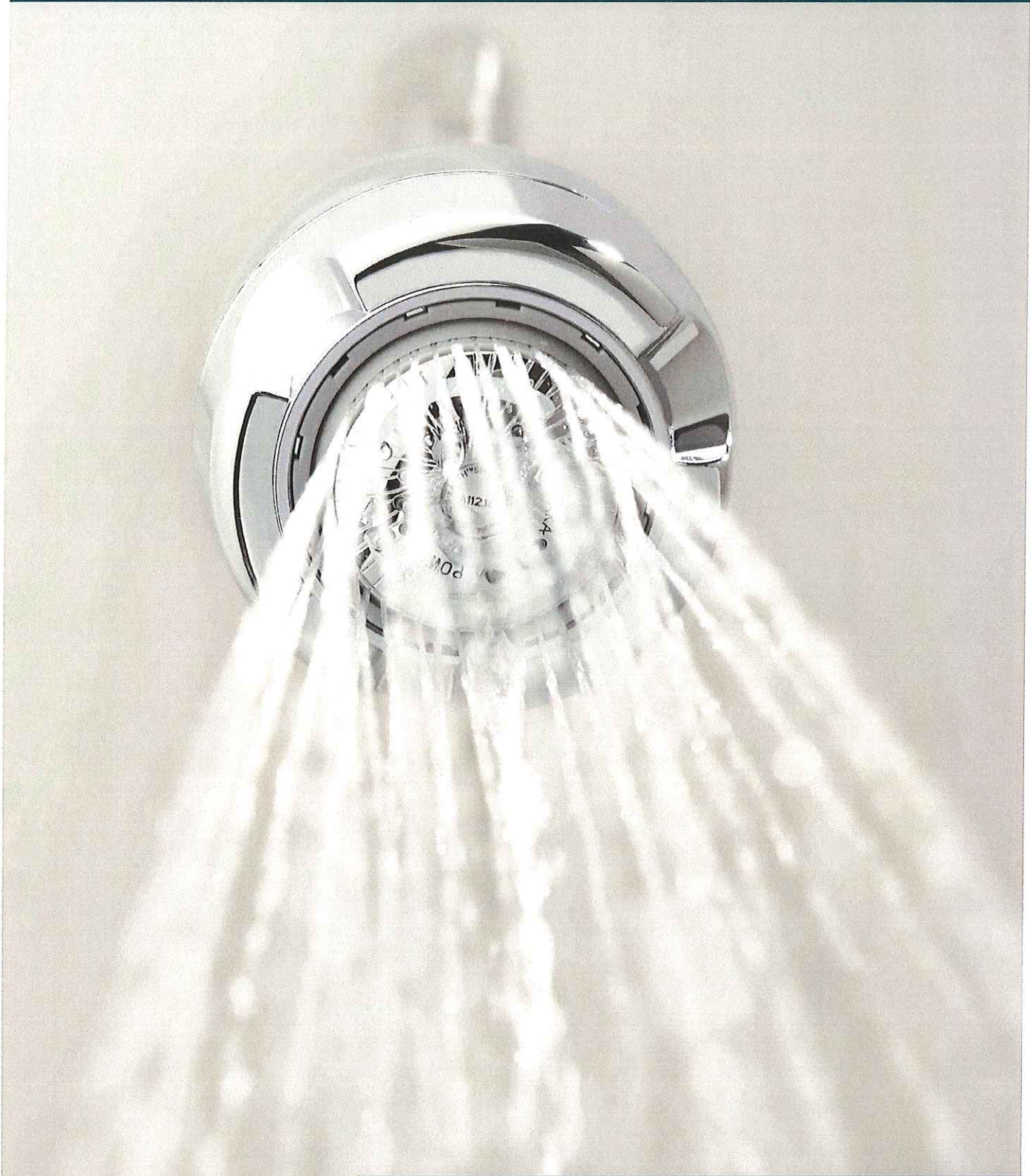
Brian Kolb  
Special Projects Manager

BK/cdg

cc: Anthony Patricco

**APPENDIX C**  
**CUT SHEET**  
**OF**  
**NIAGARA FIX MOUNT SHOWER HEAD**  
**MODEL N2912CH**

 NIAGARA™



**EARTH™**  
FIXED MOUNT SHOWERHEAD Tamperproof Mount Available



## EARTH™ FIXED MOUNT SHOWERHEAD

Tamperproof Mount Available

### FEATURES

- Three Spray Settings: 9-Jet Spray, Shower and Combo
- Non-removable flow compensator
- Non-aerated spray means less temperature loss with maximum energy savings
- Even, vacillating motion with a large spray diameter
- Steady stream with a large spray diameter
- Patented Equiforce™ Technology guarantees a consistent flow rate across a wide range of pressure
- 10 year warranty



### SPECIFICATIONS



Item Number	Flow Rate	Finish	Spray
N2912	1.25 GPM	White	3 Function
N2912CH	1.25 GPM	Chrome-Plated	3 Function
N2915	1.5 GPM	White	3 Function
N2915CH	1.5 GPM	Chrome-Plated	3 Function
N2917	1.75 GPM	White	3 Function
N2917CH	1.75 GPM	Chrome-Plated	3 Function
N2920	2.0 GPM	White	3 Function
N2920CH	2.0 GPM	Chrome-Plated	3 Function
N2920CH-TP*	2.0 GPM	Chrome-Plated	3 Function

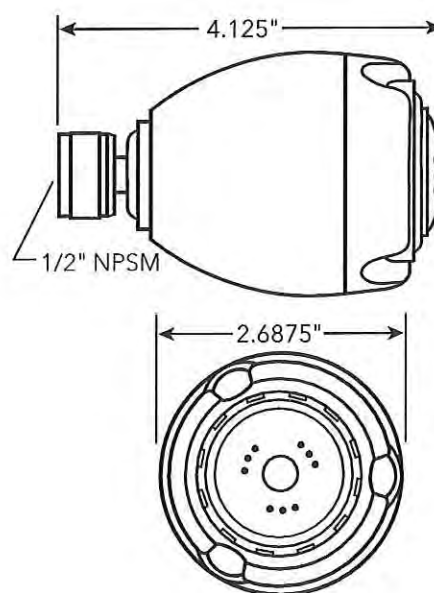
\*Tamperproof Nut

Technology: Equiforce™

Materials: Body: Durable ABS plastic with metal ball joint

ASME/CSA Certified: ASME A112.18.1 / CSA B125.1

### MEASUREMENTS



\*WARRANTY DETAILS: Niagara Conservation™ guarantees to the original purchaser or recipient of an aerator or showerhead that it is free from defects in material and workmanship for a period of 10 years. Niagara will, at our choice, replace any part of the aerator or showerhead which is, in our opinion, defective provided that the product has not been abused, misused, altered, or damaged after its purchase. This includes damage due to the use of tools or harsh chemicals. Call Niagara for complete warranty details.

**Radnor Township**  
**PROPOSED LEGISLATION**

DATE: March 14, 2022  
TO: Board of Commissioners  
CC: William M. White, Township Manager  
FROM: Stephen F. Norcini, P.E., Township Engineer  
LEGISLATION: 236 N. Aberdeen Avenue - Caucus: Land Development

---

LEGISLATIVE HISTORY:

PURPOSE AND EXPLANATION:

IMPLEMENTATION SCHEDULE:

FISCAL IMPACT:

RECOMMENDED ACTION: Caucus

**ATTACHMENTS:**

[236 N Aberdeen Packet.pdf](#)

[236 N Aberdeen Plans.pdf](#)



*Excellence Delivered **As Promised***

**Date:** February 17, 2022

**To:** Steve Norcini, PE Township Engineer

**From:** Roger Phillips, PE

**cc:** Kevin W. Kochanski, RLA, CZO – Director of Community Development  
John Rice, Esq. – Grim, Biehn, and Thatcher  
Damon Drummond, PE – Gilmore & Associates, Inc.  
Patricia Sherwin – Radnor Township Engineering Department

**RE:** 236 N Aberdeen Avenue

Date Accepted: 03/01/2021  
90 Day Review: 05/30/2021 extended to 03/31/2022

---

Gannett Fleming, Inc. has completed a review of the Minor Final Subdivision Plan for the above reference project for compliance with the Radnor Township Code. The Plans were reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

The applicant is proposing to demolish the existing residence, subdivide the property and construct a new twin dwelling unit. This project is located within the R-5 Zoning District.

The applicant appeared before the Zoning Hearing Board November 15, 2021. The applicant has requested a variance for the following:

1. §280-112.D – To permit the disturbance of Steep Slopes

On December 27, 2021 the applicant received the attached Zoning Relief.

The applicant has indicated on the plans that the following waivers are being requested:

1. §255-22.B(1)(k) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans.
2. §250-17.D(5) – A minimum distance of five feet shall be maintained between the driveway and side lot lines.

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

Residential Subdivision – 236 North Aberdeen Avenue

Plans Prepared By: Yohn Engineering LLC

Dated: 01/11/2021, last revised 01/31/2022

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP. The applicant has indicated they are in the process of obtaining capacity approval.

Subdivision and Land Development

1. §255-22.B(1)(k) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. The applicant has requested a waiver from this requirement.

Stormwater

1. The applicant has provided a certified infiltration report and preliminary stormwater calculations. 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 this time.

Streets and Sidewalks

1. §250-17.D(5) – A minimum distance of five feet shall be maintained between the driveway and side lot lines. The applicant has requested a waiver from this requirement.

General

1. The applicant appeared before the Shade Tree Commission and received approval May 19, 2021.

The applicant appeared before the Planning Commission on February 7, 2022. The Planning Commission recommended approval of the plan contingent upon addressing all staff comments.

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in blue ink, consisting of a large, stylized 'R' followed by a horizontal line and a small flourish.

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

**RADNOR TOWNSHIP ZONING HEARING BOARD**

**APPEAL NO. 3111**

**James and Christine Flynn (“Applicants”),** premises located at 236 N. Aberdeen Avenue (“Premises”) and zoned R5 Residential (“R5”).

**DECISION OF THE ZONING HEARING BOARD**

**Relief Requested**

1. The Applicants seek to improve and disturb certain steep slopes to allow for the demolition of the existing home and the construction of one twin semidetached residential building with a total of two residential units. (“Steep Slope Disturbance”).
2. To permit the Steep Slope Disturbance the Applicants request variance relief from Section 280-112(D) that prohibits the disturbance of steep slopes.

**Findings of Fact**

1. This application involves the premises located at 236 N. Aberdeen Avenue and zoned R5 (“Premises”).
2. Testimony and evidence on this application were presented at the properly noticed hearing held on November 15, 2021.
3. Applicants’ Exhibits A-1 through A-5 were entered into the record at the November 15, 2021 hearing. (November 15, 2021 Hearing Transcript, 27:22 – 28:4).
4. The home on the Premises was built in 1887 or 1888. (*Id.*, 5:24).
5. There currently exists a steep slope to the rear of the home on the Premises. (*Id.*, 8:11-22).
6. The Applicants intend to demolish the existing home and to construct one twin semidetached residential building with a total of two residential units. (*Id.*, 10:17-22).
7. On November 1, 2021, the Radnor Township Planning Commission unanimously recommended the approval of the Applicants’ proposed Steep Slope Disturbance and the Applicants’ requested variance relief. (*Id.*, 12:22 – 13:6).
8. Currently the Premises has no stormwater management or public sewer. (*Id.*, 15:17-18 and 16:10-18).
9. The Applicants propose to connect both units of the twin building to the public sewer system. (*Id.*, 16:3-5).

10. The impervious coverage that will result from the Applicants' proposed construction and Steep Slope Disturbance will be well below the impervious coverage limits permitted by the Zoning Code. (*Id.*, 17:19-22).

11. The Applicants' proposed Steep Slope Disturbance includes the installation of a stormwater management system. (*Id.*, 17:23 – 18:1).

12. The existing steep slopes on the Premises appear to be manmade. (*Id.*, 21:9-18).

13. The Applicants' Steep Slope Disturbance will improve the overall stormwater management at the Premises. (*Id.*, 26:10-14).

### **Conclusions of Law**

1. The unique slopes on the premises present an unnecessary hardship to its use.
2. A variance is necessary to allow the Applicants to reasonably overcome the unnecessary hardship and to enable the reasonable use of the Premises.
3. The granting of the requested relief will improve the stormwater controls.
4. The existing steep slopes present an undue hardship to the otherwise permitted use and construction proposed by the Applicants' Steep Slope Disturbance.
5. The unnecessary hardship was not created by the applicant.
6. The Applicants' proposed Steep Slope Disturbance will further the intent of the Zoning Ordinance by:
  - a. limiting erosion and sedimentation (*Id.*, 24:12-14 and Code § 280-112(A)(1));
  - b. protecting watersheds and limiting increases in stormwater runoff (*Id.*, 25:8-11 and Code § 280-112(A)(2));
  - c. preventing an increase in the possibilities of landslides and soil subsidence (*Id.*, 25:14-19 and Code § 280-112(A)(3));
  - d. maintaining adequate foliage cover on hillsides (*Id.*, 25:20 – 26:2 and Code § 280-112(A)(4)); and
  - e. protecting streams from increases in sediment and pollution (*Id.*, 26:6-9 and Code § 280-112(A)(5)).
7. The granting of the requested variance will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use of adjacent properties.
8. The granting of the requested variance will represent the minimum deviation necessary to afford relief and will represent the least possible modification of the Zoning Ordinance.

9. The granting of the requested variance will not be injurious to the public health, safety, morals, and general welfare of the Township.

10. The granting of the requested variance is necessary to implement the purposes of the Municipal Planning Code and the Zoning Ordinance.

**Order**

Based on the testimony and exhibits entered into and made part of the record before the Board, and for the reasons set forth on the record, the Applicants' request is hereby **GRANTED**. The Board hereby determines that:

1. Variance relief from the requirements of Zoning Code Section 280-112(D) is hereby **GRANTED** to permit the Steep Slope Disturbances in the precise location and extent shown on the plans that were entered into and made part of the record, and otherwise as described in the testimony and exhibits entered into and made part of the record, to the extent consistent with the plans;
2. Relief is granted only with respect to Zoning Code Section 280-112(D); and
3. No relief is granted with respect to any other provisions of the Zoning Code.

**BY ORDER OF THE ZONING HEARING BOARD**

**/s/ JOHN F. REILLY, CHAIRMAN**

**/s/ GEORGE F. NAGLE, VICE CHAIRMAN**

**/s/ RICHARD WEITZMAN, MEMBER**

**/s/ JOHN A. LORD, MEMBER**

**/s/ JOHN NAGLE, ALTERNATE**

DATED: November 15, 2021

MAILED: December 27, 2021

Board Member Bradley Delizia and Alternate Member Jamie B. Forman were absent during this hearing.

THIS DECISION WILL EXPIRE IF THE APPLICANTS FAIL TO OBTAIN A BUILDING PERMIT WITHIN SIX MONTHS OF THIS DATE: December 27, 2021.



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**MEMORANDUM**

---

**Date:** February 21, 2022

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

**From:** Damon Drummond, P.E., PTOE  
Senior Transportation Engineer

**cc:** Kevin Kochanski, ASLA, R.L.A. – Director of Community Development  
Roger Phillips, P.E. – Gannett Fleming, Inc.  
Kristin Norwood, P.E. – Gilmore and Associates, Inc.  
Leslie Salisbury, P.E. – Gilmore and Associates, Inc.

**Reference:** 236 North Aberdeen Avenue  
Final Minor Land Development Plan Review #2  
Radnor Township, Delaware County, PA  
G&A #21-03020

---

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

**A. BACKGROUND**

The applicant proposes to demolish an existing residence and construct 2 single family semi-detached dwelling units at 236 North Aberdeen Avenue. Access to the units will be provided via a proposed shared driveway. The lot is to be subdivided to form two lots.

**B. DOCUMENTS REVIEWED**

1. Final Minor Subdivision/Land Development Plan prepared by Yohn Engineering, LLC, consisting of 4 sheets and dated January 11, 2021 and last revised January 31, 2022.
2. Response Letter prepared by Yohn Engineering, LLC, dated February 16, 2022.

**C. REQUESTED WAIVERS**

1. §255-22.B(1)(k) – The Applicant is requesting a waiver from providing man made features within 500 feet of the site. We note that an aerial showing the man-made features within 500' has been provided with this submission. Therefore, we have no objection to granting this waiver.

2. §250-17.D(5) – The Applicant is requesting a waiver from maintaining a minimum distance of five feet between the driveway and the side lot line in order to preserve the maximum amount of on-street parking.

**D. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

1. §255-27.C(4) – As noted previously, 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 standards in §255-27.C(1). The plans indicate a half width right-of-way of 16.5 feet along North Aberdeen Avenue; however, local streets require a 60 foot right-of-way width (30 foot half-width). We note that this is an existing one-way roadway with parking along the north side. Due to the existing features and proximity of structures on adjacent lots, improvements along Aberdeen Lane are not anticipated that would require additional right-of-way along this site frontage.

**YOHN ENGINEERING, LLC**  
P.O. Box 26094  
Collegeville, PA 19426-3674  
610-489-4580  
[www.yohnengineering.com](http://www.yohnengineering.com)

February 16, 2022

Patricia Sherwin  
Engineering Department  
Radnor Township  
301 Iven Avenue  
Wayne, Pa 19087

**RE: 236 North Aberdeen Avenue – 2 Lot Subdivision  
Radnor Township, Delaware County**

**File No. 18-114**

Dear Ms. Sherwin,

For your use and review, included are

- Two (2) copies of Final Plans for Minor Subdivision, and
- One (1) flash drives containing all of the above referenced submission materials

for a residential subdivision at the above referenced site to create two new twin dwellings. Please note that the plans have been revised to address the Township Engineer's Review Letter dated January 28, 2022 as follows:

Sewage Facilities Planning

1. The Applicant is in the process of obtaining capacity approval.

Subdivision and Land Development

1. A waiver of this section has been requested as shown on sheet 1.
2. The plans have been revised to include proposed grade lines as shown on sheet 1.
3. The plans have been revised to include four street trees as shown on sheet 1.
4. The plans have been revised to include the buffer type and calculations as shown on sheet 1.

Stormwater

1. No response necessary.

Streets and Sidewalks

1. A waiver of this section has been requested as shown on sheet 1.

General

1. The plans have been revised to include sewer connection details as shown on sheet 4.
2. No response necessary.

Please also note that the plans have been revised to address the Traffic Engineer's Review Letter dated January 21, 2022 as follows:

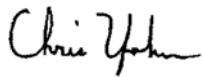
**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

1. Comment for the Board of Commissioners.
2. The plans have been revised to include additional spot elevations and slope labels as shown on sheet 1.
3. The plans have been revised to include the requested note as shown on sheet 1.

Please call with any questions or concerns or if you require any additional information.

Regards,

**Yohn Engineering, LLC**



Christopher C. Yohn, P.E., CPESC

18114L04\_RT.docx

JAMES AND CHRISTINE FLYNN

February 15, 2022

William White  
Township Manager  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087

Via email to [wwhite@radnor.org](mailto:wwhite@radnor.org)

Subject: 236 North Aberdeen Subdivision  
Radnor Township, Delaware County, PA

Dear Mr. White:

This letter shall serve as formal notice of extension of the review period for the subdivision and land development application for the property at 236 North Aberdeen Avenue, Wayne to March 31, 2022.

Should you have any questions or require any additional information, please feel free to contact me at (484) 614-6875 or [CFlynn@RockwellCustom.com](mailto:CFlynn@RockwellCustom.com).

Sincerely,



Christy Flynn  
Property Owner/Applicant

Cc: Steve Norcini, Radnor Township, [snorcini@radnor.org](mailto:snorcini@radnor.org)  
Patti Kaufman, Gannett Fleming, [pkaufman@gfnet.com](mailto:pkaufman@gfnet.com)  
Roger Phillips, Gannett Fleming, [rphillips@gfnet.com](mailto:rphillips@gfnet.com)



*Excellence Delivered **As Promised***

**Date:** January 28, 2022

**To:** Steve Norcini, PE Township Engineer

**From:** Roger Phillips, PE

**cc:** Kevin W. Kochanski, RLA, CZO – Director of Community Development  
Mary Eberle, Esq. – Grim, Biehn, and Thatcher  
Damon Drummond, PE – Gilmore & Associates, Inc.  
Patricia Sherwin – Radnor Township Engineering Department

**RE:** 236 N Aberdeen Avenue

Date Accepted: 03/01/2021  
90 Day Review: 05/30/2021 extended to 02/28/2022

---

Gannett Fleming, Inc. has completed a review of the Minor Final Subdivision Plan for the above reference project for compliance with the Radnor Township Code. The Plans were reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

The applicant is proposing to demolish the existing residence, subdivide the property and construct a new twin dwelling unit. This project is located within the R-5 Zoning District.

The applicant appeared before the Zoning Hearing Board November 15, 2021. The applicant has requested a variance for the following:

1. §280-112.D – To permit the disturbance of Steep Slopes

On December 27, 2021 the applicant received the attached Zoning Relief.

The applicant has indicated on the plans that the following waivers are being requested:

1. §255-22.B(1)(k) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans.
2. §250-17.D(5) – A minimum distance of five feet shall be maintained between the driveway and side lot lines.

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

Residential Subdivision – 236 North Aberdeen Avenue

Plans Prepared By: Yohn Engineering LLC

Dated: 01/11/2021, last revised 01/05/2022

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP. The applicant has indicated they are in the process of obtaining capacity approval.

Subdivision and Land Development

1. §255-22.B(1)(k) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. The applicant has requested a waiver from this requirement.
2. §255-22.B(1)(p) – Contour lines measured at vertical intervals of two feet must be shown on the plans. The proposed contour lines are not shown on the plans and must be provided.
3. §255.38B – Street trees 2 ½ inches dbh at intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed subdivision or land development must be shown on the plans. 4 Street Trees are required, and the required Street Trees are in addition to any replacement trees required.
4. §255-42 – Buffer screens are required between subdivisions and developments and along existing streets to soften visual impact, to screen glare and to create a visual barrier between conflicting land uses. The applicant has provided a buffer area on the plans. Information regarding the type of buffer (class and option) and calculations must be indicated on the plans.

Stormwater

1. The applicant has provided a certified infiltration report and preliminary stormwater calculations. 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 this time.

Streets and Sidewalks

1. §250-17.D(5) – A minimum distance of five feet shall be maintained between the driveway and side lot lines. The applicant has requested a waiver from this requirement.

General

1. Sanitary sewer connection details must be provided on the plans.
2. The applicant appeared before the Shade Tree Commission and received approval May 19, 2021.

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in blue ink, appearing to be 'R. Phillips', with a large, stylized initial 'R' and a horizontal line extending to the right.

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

**RADNOR TOWNSHIP ZONING HEARING BOARD**

**APPEAL NO. 3111**

**James and Christine Flynn (“Applicants”)**, premises located at 236 N. Aberdeen Avenue (“Premises”) and zoned R5 Residential (“R5”).

**DECISION OF THE ZONING HEARING BOARD**

**Relief Requested**

1. The Applicants seek to improve and disturb certain steep slopes to allow for the demolition of the existing home and the construction of one twin semidetached residential building with a total of two residential units. (“Steep Slope Disturbance”).
2. To permit the Steep Slope Disturbance the Applicants request variance relief from Section 280-112(D) that prohibits the disturbance of steep slopes.

**Findings of Fact**

1. This application involves the premises located at 236 N. Aberdeen Avenue and zoned R5 (“Premises”).
2. Testimony and evidence on this application were presented at the properly noticed hearing held on November 15, 2021.
3. Applicants’ Exhibits A-1 through A-5 were entered into the record at the November 15, 2021 hearing. (November 15, 2021 Hearing Transcript, 27:22 – 28:4).
4. The home on the Premises was built in 1887 or 1888. (*Id.*, 5:24).
5. There currently exists a steep slope to the rear of the home on the Premises. (*Id.*, 8:11-22).
6. The Applicants intend to demolish the existing home and to construct one twin semidetached residential building with a total of two residential units. (*Id.*, 10:17-22).
7. On November 1, 2021, the Radnor Township Planning Commission unanimously recommended the approval of the Applicants’ proposed Steep Slope Disturbance and the Applicants’ requested variance relief. (*Id.*, 12:22 – 13:6).
8. Currently the Premises has no stormwater management or public sewer. (*Id.*, 15:17-18 and 16:10-18).
9. The Applicants propose to connect both units of the twin building to the public sewer system. (*Id.*, 16:3-5).

10. The impervious coverage that will result from the Applicants' proposed construction and Steep Slope Disturbance will be well below the impervious coverage limits permitted by the Zoning Code. (*Id.*, 17:19-22).

11. The Applicants' proposed Steep Slope Disturbance includes the installation of a stormwater management system. (*Id.*, 17:23 – 18:1).

12. The existing steep slopes on the Premises appear to be manmade. (*Id.*, 21:9-18).

13. The Applicants' Steep Slope Disturbance will improve the overall stormwater management at the Premises. (*Id.*, 26:10-14).

### **Conclusions of Law**

1. The unique slopes on the premises present an unnecessary hardship to its use.
2. A variance is necessary to allow the Applicants to reasonably overcome the unnecessary hardship and to enable the reasonable use of the Premises.
3. The granting of the requested relief will improve the stormwater controls.
4. The existing steep slopes present an undue hardship to the otherwise permitted use and construction proposed by the Applicants' Steep Slope Disturbance.
5. The unnecessary hardship was not created by the applicant.
6. The Applicants' proposed Steep Slope Disturbance will further the intent of the Zoning Ordinance by:
  - a. limiting erosion and sedimentation (*Id.*, 24:12-14 and Code § 280-112(A)(1));
  - b. protecting watersheds and limiting increases in stormwater runoff (*Id.*, 25:8-11 and Code § 280-112(A)(2));
  - c. preventing an increase in the possibilities of landslides and soil subsidence (*Id.*, 25:14-19 and Code § 280-112(A)(3));
  - d. maintaining adequate foliage cover on hillsides (*Id.*, 25:20 – 26:2 and Code § 280-112(A)(4)); and
  - e. protecting streams from increases in sediment and pollution (*Id.*, 26:6-9 and Code § 280-112(A)(5)).
7. The granting of the requested variance will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use of adjacent properties.
8. The granting of the requested variance will represent the minimum deviation necessary to afford relief and will represent the least possible modification of the Zoning Ordinance.

9. The granting of the requested variance will not be injurious to the public health, safety, morals, and general welfare of the Township.

10. The granting of the requested variance is necessary to implement the purposes of the Municipal Planning Code and the Zoning Ordinance.

**Order**

Based on the testimony and exhibits entered into and made part of the record before the Board, and for the reasons set forth on the record, the Applicants' request is hereby **GRANTED**. The Board hereby determines that:

1. Variance relief from the requirements of Zoning Code Section 280-112(D) is hereby **GRANTED** to permit the Steep Slope Disturbances in the precise location and extent shown on the plans that were entered into and made part of the record, and otherwise as described in the testimony and exhibits entered into and made part of the record, to the extent consistent with the plans;
2. Relief is granted only with respect to Zoning Code Section 280-112(D); and
3. No relief is granted with respect to any other provisions of the Zoning Code.

**BY ORDER OF THE ZONING HEARING BOARD**

/s/ **JOHN F. REILLY, CHAIRMAN**

/s/ **GEORGE F. NAGLE, VICE CHAIRMAN**

/s/ **RICHARD WEITZMAN, MEMBER**

/s/ **JOHN A. LORD, MEMBER**

/s/ **JOHN NAGLE, ALTERNATE**

DATED: November 15, 2021

MAILED: December 27, 2021

Board Member Bradley Delizia and Alternate Member Jamie B. Forman were absent during this hearing.

THIS DECISION WILL EXPIRE IF THE APPLICANTS FAIL TO OBTAIN A BUILDING PERMIT WITHIN SIX MONTHS OF THIS DATE: December 27, 2021.



---

**MEMORANDUM**

---

**Date:** January 21, 2022

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

**From:** Damon Drummond, P.E., PTOE  
Senior Transportation Engineer

**cc:** Kevin Kochanski, ASLA, R.L.A. – Director of Community Development  
Roger Phillips, P.E. – Gannett Fleming, Inc.  
Kristin Norwood, P.E. – Gilmore and Associates, Inc.  
Leslie Salsbury, P.E. – Gilmore and Associates, Inc.

**Reference:** 236 North Aberdeen Avenue  
Final Minor Land Development Plan Review #2  
Radnor Township, Delaware County, PA  
G&A #21-03020

---

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

**A. BACKGROUND**

The applicant proposes to demolish an existing residence and construct 2 single family semi-detached dwelling units at 236 North Aberdeen Avenue. Access to the units will be provided via a proposed shared driveway. The lot is to be subdivided to form two lots.

**B. DOCUMENTS REVIEWED**

1. Final Minor Subdivision/Land Development Plan prepared by Yohn Engineering, LLC, consisting of 4 sheets and dated January 11, 2021 and last revised January 5, 2022.
2. Response Letter prepared by Yohn Engineering, LLC, dated January 7, 2022.

**C. REQUESTED WAIVERS**

1. §255-22.B(1)(k) – The Applicant is requesting a waiver from providing man made features within 500 feet of the site. We note that an aerial showing the man-made features within 500' has been provided with this submission. Therefore, we have no objection to granting this waiver.

BUILDING ON A FOUNDATION OF EXCELLENCE

2. §250-17.D(5) – The Applicant is requesting a waiver from maintaining a minimum distance of five feet between the driveway and the side lot line in order to preserve the maximum amount of on-street parking.

**D. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

1. §255-27.C(4) – As noted previously, 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 standards in §255-27.C(1). The plans indicate a half width right-of-way of 16.5 feet along North Aberdeen Avenue; however, local streets require a 60 foot right-of-way width (30 foot half-width). We note that this is an existing one-way roadway with parking along the north side. Due to the existing features and proximity of structures on adjacent lots, improvements along Aberdeen Lane are not anticipated that would require additional right-of-way along this site frontage.
2. §250-17.D(9) & §255-37.F – As stated previously, the grades and paving of sidewalk and pedestrian paths shall be continuous across driveways. Provide a driveway apron design detail to verify accessibility and constructability. The standard PennDOT RC-67M detail is provided; however, provide information on the plan for the driveway and sidewalk indicating the proposed grades, cross slopes, the existing cross-slope along the roadway to verify constructability and ADA standards will be met.
3. §250-17.D(7) –The site plan shall contain a notation that states that the applicant is required to maintain the area of the clear sight triangle and the Township has the right to enter and perform required maintenance in the area if deemed critical to public welfare.

**YOHN ENGINEERING, LLC**  
555 Second Avenue, Suite B-205  
Collegeville, PA 19426-3674  
610-489-4580  
[www.yohnengineering.com](http://www.yohnengineering.com)

January 7, 2022

Patricia Sherwin  
Engineering Department  
Radnor Township  
301 Iven Avenue  
Wayne, Pa 19087

**RE: 236 North Aberdeen Avenue – 2 Lot Subdivision  
Radnor Township, Delaware County**

**File No. 18-114**

Dear Ms. Sherwin,

For your use and review, included are

- Two (2) copies of Final Plans for Minor Subdivision, and
- One (1) flash drives containing all of the above referenced submission materials

for a residential subdivision at the above referenced site to create two new twin dwellings. Please note that the plans have been revised to address the Township Engineer's Review Letter dated March 29, 2021 as follows:

Sewage Facilities Planning

1. The Applicant is in the process of obtaining capacity approval.

Zoning

1. The Applicant has obtained a variance allowing the disturbance of steep slopes. The plans have been revised to note the variance approval as shown on sheet 1.
2. The plans have been revised to dimension the parking provided as shown on sheet 1.

Subdivision and Land Development

1. The plans have been revised to dimension and label the right of way as shown on sheet 1.
2. Comment for the Board of Supervisors.
3. The plans have been revised to provide curb radii and include dimensions as shown on sheet 1.
4. The plans have been revised to dimension the proposed walkways as shown on sheet 1.
5. The plans have been revised to include street trees as shown on sheet 1.
6. The plans have been revised to include a buffer screen as shown on sheet 1.

Stormwater

1. No response necessary.

General

1. The title report has been approved by the Township Solicitor. Please let us know if additional copies are required.
2. The plans have been revised to show additional offsite topography and to show the lidar topography tying into the surveyed topography as shown on sheet 1.
3. The Applicant appeared before the Shade Tree Commission and obtained approval on May 19, 2021.

Please also note that the plans have been revised to address the Traffic Engineer's Review Letter dated March 11, 2021 as follows:

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

1. Comment for the Board of Commissioners.
2. The plans have been revised to provide a stone strip in order to distinguish the individual driveways as shown on sheet 1.
3. The plans have been revised to label the proposed sidewalk width as shown on sheet 1.
4. The plans have been revised to include a driveway apron detail as shown on sheet 4.
5. The plans have been revised as follows:
  - a. To include a waiver request of this section as shown on sheet 1.
  - b. To include driveway dimensions as shown on sheet 1.
  - c. To include a sight triangle as shown on sheet 1.
  - d. To include a label of the depressed curb as shown on sheet 1.

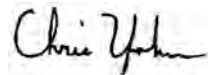
**GENERAL COMMENTS**

1. The plans have been revised to include driveway, sidewalk, curb and roadway restoration details as shown on sheet 4.

Please call with any questions or concerns or if you require any additional information.

Regards,

**Yohn Engineering, LLC**



Christopher C. Yohn, P.E., CPESC

18114L03\_RT.docx

JAMES AND CHRISTINE FLYNN

December 31, 2021

William White  
Township Manager  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087

Via email to [wwhite@radnor.org](mailto:wwhite@radnor.org)

Subject: 236 North Aberdeen Subdivision  
Radnor Township, Delaware County, PA

Dear Mr. White:

This letter shall serve as formal notice of extension of the review period for the subdivision and land development application for the property at 236 North Aberdeen Avenue, Wayne to February 28, 2022.

Should you have any questions or require any additional information, please feel free to contact me at (484) 614-6875 or [CFlynn@RockwellCustom.com](mailto:CFlynn@RockwellCustom.com).

Sincerely,



Christy Flynn  
Property Owner/Applicant

Cc: Steve Norcini, Radnor Township, [snorcini@radnor.org](mailto:snorcini@radnor.org)  
Patti Kaufman, Gannett Fleming, [pkaufman@gfnet.com](mailto:pkaufman@gfnet.com)  
Roger Phillips, Gannett Fleming, [rphillips@gfnet.com](mailto:rphillips@gfnet.com)

JAMES AND CHRISTINE FLYNN

October 22, 2021

William White  
Township Manager  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087

Via email to [wwhite@radnor.org](mailto:wwhite@radnor.org)

Subject: 236 North Aberdeen Subdivision  
Radnor Township, Delaware County, PA

Dear Mr. White:

This letter shall serve as formal notice of extension of the review period for the subdivision and land development application for the property at 236 North Aberdeen Avenue, Wayne to January 31, 2022.

Should you have any questions or require any additional information, please feel free to contact me at (484) 614-6875 or [CFlynn@RockwellCustom.com](mailto:CFlynn@RockwellCustom.com).

Sincerely,



Christy Flynn  
Property Owner/Applicant

Cc: Steve Norcini, Radnor Township, [snorcini@radnor.org](mailto:snorcini@radnor.org)  
Patti Kaufman, Gannett Fleming, [pkaufman@gfnet.com](mailto:pkaufman@gfnet.com)  
Roger Phillips, Gannett Fleming, [rphillips@gfnet.com](mailto:rphillips@gfnet.com)

JAMES AND CHRISTINE FLYNN

August 22, 2021

William White  
Township Manager  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087

Via email to [wwhite@radnor.org](mailto:wwhite@radnor.org)

Subject: 236 North Aberdeen Subdivision  
Radnor Township, Delaware County, PA

Dear Mr. White:

This letter shall serve as formal notice of extension of the review period for the subdivision and land development application for the property at 236 North Aberdeen Avenue, Wayne to November 30, 2021.

Should you have any questions or require any additional information, please feel free to contact me at (484) 614-6875 or [CFlynn@RockwellCustom.com](mailto:CFlynn@RockwellCustom.com).

Sincerely,



Christy Flynn  
Property Owner/Applicant

Cc: Steve Norcini, Radnor Township, [snorcini@radnor.org](mailto:snorcini@radnor.org)  
Patti Kaufman, Gannett Fleming, [pkaufman@gfnet.com](mailto:pkaufman@gfnet.com)  
Roger Phillips, Gannett Fleming, [rphillips@gfnet.com](mailto:rphillips@gfnet.com)

JAMES AND CHRISTINE FLYNN

July 6, 2021

William White  
Township Manager  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087

Via email to [wwhite@radnor.org](mailto:wwhite@radnor.org)

Subject: 236 North Aberdeen Subdivision  
Radnor Township, Delaware County, PA

Dear Mr. White:

This letter shall serve as formal notice of extension of the review period for the subdivision and land development application for the property at 236 North Aberdeen Avenue, Wayne to September 30, 2021.

Should you have any questions or require any additional information, please feel free to contact me at (484) 614-6875 or [CFlynn@RockwellCustom.com](mailto:CFlynn@RockwellCustom.com).

Sincerely,



Christy Flynn  
Property Owner/Applicant

Cc: Steve Norcini, Radnor Township, [snorcini@radnor.org](mailto:snorcini@radnor.org)  
Patti Kaufman, Gannett Fleming, [pkaufman@gfnet.com](mailto:pkaufman@gfnet.com)  
Roger Phillips, Gannett Fleming, [rphillips@gfnet.com](mailto:rphillips@gfnet.com)

JAMES AND CHRISTINE FLYNN

May 2, 2021

William White  
Township Manager  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087

Via email to [wwhite@radnor.org](mailto:wwhite@radnor.org)

Subject: 236 North Aberdeen Subdivision  
Radnor Township, Delaware County, PA

Dear Mr. White:

This letter shall serve as formal notice of extension of the review period for the subdivision and land development application for the property at 236 North Aberdeen Avenue, Wayne to July 31, 2021.

Should you have any questions or require any additional information, please feel free to contact me at (484) 614-6875 or [CFlynn@RockwellCustom.com](mailto:CFlynn@RockwellCustom.com).

Sincerely,



Christy Flynn  
Property Owner/Applicant

Cc: Steve Norcini, Radnor Township, [snorcini@radnor.org](mailto:snorcini@radnor.org)  
Patti Kaufman, Gannett Fleming, [pkaufman@gfnet.com](mailto:pkaufman@gfnet.com)  
Roger Phillips, Gannett Fleming, [rphillips@gfnet.com](mailto:rphillips@gfnet.com)



*Excellence Delivered **As Promised***

**Date:** April 26, 2021

**To:** Steve Norcini, PE Township Engineer

**From:** Roger Phillips, PE

**cc:** Kevin W. Kochanski, RLA, CZO – Director of Community Development  
Mary Eberle, Esq. – Grim, Biehn, and Thatcher  
Damon Drummond, PE – Gilmore & Associates, Inc.  
Patricia Sherwin – Radnor Township Engineering Department

**RE:** 236 N Aberdeen Avenue

Date Accepted: 03/01/2021

90 Day Review: 05/30/2021

---

Gannett Fleming, Inc. has completed a review of the Minor Final Subdivision Plan for the above reference project for compliance with the Radnor Township Code. The Plans were reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

The applicant is proposing to demolish the existing residence, subdivide the property and construct a new twin dwelling unit. This project is located within the R-5 Zoning District.

The applicant has indicated in a February 7, 2021 letter that the following waiver is being requested:

1. §255-22.B(1)(k) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans.

The applicant has indicated in a April 2, 2021 letter that the following waiver is being requested:

1. §250-17.D(5) – A minimum distance of five feet shall be maintained between the driveway and side lot lines.

Residential Subdivision – 236 North Aberdeen Avenue

Plans Prepared By: Yohn Engineering LLC

Dated: 01/11/2021

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

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP. The applicant has submitted a planning exemption form to the Township. It is our understanding that the Township will not execute any planning documents until such time downstream that the Township is notified that downstream capacity is available.

Zoning

1. §280-36.B – The plans indicate that part of the proposed single family detached dwelling will be constructed in slopes of 20% or greater. The plans indicate that the slopes do not meet the Township definition of a steep slope. Information must be provided by the applicant that the steep slopes were created by a grading permit.
2. §280-103.B(1) – Two parking spaces must be provided per dwelling unit. The parking spaces must be dimensioned on the plans. Each parking space must be a minimum nine feet six inches by 20 feet.

Subdivision and Land Development

1. §255-27-C(1) – The right of way must be shown and clearly labeled along N. Aberdeen Avenue.
2. §255.27.C(4) – When 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 with the required standards. N. Aberdeen Avenue is a Local Street. The right-of-way requirement is 60 feet.
3. §255.27.H(6) – Minimum curb radii at street intersections shall be 10 feet for driveways. This must be shown on the plans.
4. §255.37.G – The minimum width of all sidewalks and pedestrian paths shall be four feet. This must be dimensioned on the plans.
5. §255.38B – Street trees 2 ½ inches dbh at intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed subdivision or land development must be shown on the plans. Street trees must be provided.

6. §255-42 – Buffer screens are required between subdivisions and developments and along existing streets to soften visual impact, to screen glare and to create a visual barrier between conflicting land uses. Buffer screens must be provided in conformance with this section.

Stormwater

1. The applicant has provided a certified infiltration report and preliminary stormwater calculations. 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 this time.

Streets and Sidewalks

1. §250-17.D(5) – A minimum distance of five feet shall be maintained between the driveway and side lot lines. The applicant has requested a waiver from this requirement.

General

1. A complete title report that includes copies of the covenants, conditions, restrictions, and easements referenced must be provided
2. The existing contour lines shown on the property and the adjacent property do not appear to be consistent.
3. The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board or Commissioners.

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

**YOHN ENGINEERING, LLC**  
555 Second Avenue, Suite B-205  
Collegeville, PA 19426-3674  
610-489-4580  
[www.yohnengineering.com](http://www.yohnengineering.com)

April 2, 2021

Patricia Sherwin  
Engineering Department  
Radnor Township  
301 Iven Avenue  
Wayne, Pa 19087

**RE: 236 North Aberdeen Avenue – 2 Lot Subdivision  
Radnor Township, Delaware County**

**File No. 18-114**

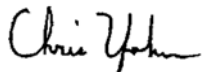
Dear Ms. Sherwin,

Please accept this letter as a written request for the following waiver from the Radnor Township code, Chapter 250 Streets and Sidewalks associated with Final Plans for Minor Subdivision dated January 11, 2021 illustrating a residential subdivision at the above referenced site to create two new twin dwellings:

- Section 250-17.D.(5) requires a minimum distance of 5' between the driveway and side lot line.
  - Justification – The Applicant proposes a twin building, which means there is a shared property line for the building and other facilities. In this case, the garages of the dwellings are part of what share a common wall and so it is appropriate for the driveways to be adjacent, which also results in less disruption to the sidewalk and curb, by providing one curb cut, which will be more narrow than if the driveways must be separated.

Please call with any questions or concerns or if you require any additional information.

Regards,  
**Yohn Engineering, LLC**



Christopher C. Yohn, P.E., CPESC  
18114L02\_RT.docx



*Excellence Delivered **As Promised***

**Date:** March 29, 2021

**To:** Steve Norcini, PE Township Engineer

**From:** Roger Phillips, PE

**cc:** Kevin W. Kochanski, RLA, CZO – Director of Community Development  
Mary Eberle, Esq. – Grim, Biehn, and Thatcher  
Damon Drummond, PE – Gilmore & Associates, Inc.  
Patricia Sherwin – Radnor Township Engineering Department

**RE:** 236 N Aberdeen Avenue

Date Accepted: 03/01/2021

90 Day Review: 05/30/2021

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Gannett Fleming, Inc. has completed a review of the Minor Final Subdivision Plan for the above reference project for compliance with the Radnor Township Code. The Plans were reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

The applicant is proposing to demolish the existing residence, subdivide the property and construct a new twin dwelling unit. This project is located within the R-5 Zoning District.

The applicant has indicated in a February 7, 2021 letter that the following waiver is being requested:

1. §255-22-B(1)(k) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans.

Residential Subdivision – 236 North Aberdeen Avenue

Plans Prepared By: Yohn Engineering LLC

Dated: 01/11/2021

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP. The applicant has submitted a planning exemption form to the Township. It is our understanding that the Township will not execute any planning

Gannett Fleming, Inc.

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documents until such time downstream that the Township is notified that downstream capacity is available.

Zoning

1. §280-36.B – The plans indicate that part of the proposed single family detached dwelling will be constructed in slopes of 20% or greater. The plans indicate that the slopes do not meet the Township definition of a steep slope. Information must be provided by the applicant that the steep slopes were created by a grading permit.
2. §280-103.B(1) – Two parking spaces must be provided per dwelling unit. The parking spaces must be dimensioned on the plans. Each parking space must be a minimum nine feet six inches by 20 feet.

Subdivision and Land Development

1. §255-27-C(1) – The right of way must be shown and clearly labeled along N. Aberdeen Avenue.
2. §255.27.C(4) – When 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 with the required standards. N. Aberdeen Avenue is a Local Street. The right-of-way requirement is 60 feet.
3. §255.27.H(6) – Minimum curb radii at street intersections shall be 10 feet for driveways. This must be shown on the plans.
4. §255.37.G – The minimum width of all sidewalks and pedestrian paths shall be four feet. This must be dimensioned on the plans.
5. §255.38B – Street trees 2 ½ inches dbh at intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed subdivision or land development must be shown on the plans. Street trees must be provided.
6. §255-42 – Buffer screens are required between subdivisions and developments and along existing streets to soften visual impact, to screen glare and to create a visual barrier between conflicting land uses. Buffer screens must be provided in conformance with this section.

Stormwater

1. The applicant has provided a certified infiltration report and preliminary stormwater calculations. 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 this time.

General

1. A complete title report that includes copies of the covenants, conditions, restrictions, and easements referenced must be provided
2. The existing contour lines shown on the property and the adjacent property do not appear to be consistent.
3. The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board or Commissioners.

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in blue ink, appearing to read 'R. Phillips', with a large, stylized flourish on the left side.

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



---

**MEMORANDUM**

---

**Date:** March 11, 2021

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

**From:** Damon Drummond, P.E., PTOE  
Senior Transportation Engineer

**cc:** Kevin Kochanski, ASLA, R.L.A. – Director of Community Development  
Roger Phillips, P.E. – Gannett Fleming, Inc.  
Leslie Salisbury, P.E. – Gilmore and Associates, Inc.

**Reference:** 236 North Aberdeen Avenue  
Final Minor Land Development Plan Review #1  
Radnor Township, Delaware County, PA  
G&A #21-03020

---

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

**A. BACKGROUND**

The applicant proposes to demolish an existing residence and construct 2 single family semi-detached dwelling units at 236 North Aberdeen Avenue. Access to the units will be provided via a proposed shared driveway. The lot is to be subdivided to form two lots.

**B. DOCUMENTS REVIEWED**

1. Final Minor Subdivision/Land Development Plan prepared by Yohn Engineering, LLC, consisting of 3 sheets and dated January 11, 2021.
2. Subdivision and Land Development Application.
3. Cover Letter prepared by Yohn Engineering, LLC, dated February 7, 2021.

**C. REQUESTED WAIVERS**

1. §255-22.B(1)(k) – The Applicant is requesting a waiver from providing man made features within 500 feet of the site.

#### **D. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

1. §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 standards in §255-27.C(1). The plans indicate a half width right-of-way of 16.5 feet along North Aberdeen Avenue; however, local streets require a 60 foot right-of-way width (30 foot half-width).
2. §255-27.C(6) – No common driveways shall be permitted between two or more single-family dwellings.
3. §255-37.B –Label the width of the sidewalk on the plans.
4. §255-37.F – The grades and paving of sidewalk and pedestrian paths shall be continuous across driveways. Provide a driveway apron detail to verify accessibility and constructability.
5. §255-40.E(3) – All driveways shall be paved and constructed in accordance with Township standards.
  - a. §250-17.D(5) – A minimum distance of five feet shall be maintained between the driveway and the side lot lines.
  - b. §250.17.D(6) – Driveways shall have a minimum turnaround area of 10 feet by 20 feet. Revise the plans to dimension the length and width of the driveways.
  - c. §250-17.D(7) – A clear sight triangle of 50 feet must be provided for all driveways, measured from the point of intersection of the street right-of-way line and edge of the driveway. The site plan shall contain a notation that states that the applicant is required to maintain the area of the clear sight triangle and the Township has the right to enter and perform required maintenance in the area if deemed critical to public welfare. Revise the plans to label the clear sight triangles and ensure that no plantings are proposed within this area.
  - d. §250-17.D(9) – Provide an appropriate apron design. Refer to PennDOT RC-67M for further guidance. In addition, label the depressed curb along North Aberdeen Avenue for the width of the driveway.

#### **E. GENERAL COMMENTS**

1. Provide details for the proposed driveway, sidewalk, curb, and roadway restoration.



**DELAWARE COUNTY PLANNING COMMISSION**

**1055 E. Baltimore Pike – Suite 100**

**Media, PA 19063**

**Phone: (610) 891-5200**

**Email: [planning\\_department@co.delaware.pa.us](mailto:planning_department@co.delaware.pa.us)**

COUNCIL

BRIAN P. ZIDEK  
CHAIRMAN

DR. MONICA TAYLOR  
VICE CHAIR

KEVIN M. MADDEN  
ELAINE PAUL SCHAEFER  
CHRISTINE A. REUTHER

April 16, 2021

LINDA F. HILL  
DIRECTOR

Mr. William White  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087-5297

RE: Name of Dev't: 236 North Aberdeen Avenue  
DCPD File No.: 34-6578-08-21  
Developer: Christy Flynn  
Location: North side of Aberdeen and Plant Avenues  
Recv'd in DCPD: March 9, 2021

Dear Mr. White:

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 April 15, 2021, the Commission took action as shown in the recommendation of the attached review.

Please refer to the DCPD file number shown above in any future communications related to this application.

Very truly yours,

Linda F. Hill  
Director

cc: Christy Flynn  
Yohn Engineering



1055 E. Baltimore Pike  
Media, PA 19063  
Phone: (610) 891-5200  
Email: [planning\\_department@co.delaware.pa.us](mailto:planning_department@co.delaware.pa.us)

Date: April 15, 2021  
File No.: 34-6578-08-21

PLAN TITLE: 236 North Aberdeen Avenue

DATE OF PLAN: January 11, 2021

OWNER OR AGENT: Christy Flynn

LOCATION: North side of Aberdeen and Plant  
Avenues

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Final subdivision and land  
development

ZONING DISTRICT: R-5

SUBDIVISION ORDINANCE: Local

PROPOSAL: Subdivision: Subdivide .4056 acre  
into two lots

Land development: Develop 0.4056  
acre with two semi-detached units

UTILITIES: Public

RECOMMENDATIONS: Subdivision: Approval

Land development: Approval, with  
consideration given to staff  
comments

STAFF REVIEW BY: Michael A. Leventry



Date: April 15, 2021  
File No.: 34-6578-08-21

REMARKS:

**CURRENT PROPOSAL**

The applicant proposes to demolish an existing dwelling then subdivide into two parcels. Subsequently, the applicant proposes to construct two semi-detached dwelling units.

**SITE CHARACTERISTICS**

The site contains an existing single-family detached dwelling and is located within a neighborhood comprised of a mixture of single-family detached, attached, and semi-detached dwellings.

**APPLICABLE ZONING**

The proposal is located within the R-5 district and is subject to applicable regulations set forth by the Municipal zoning code.

**NONCONFORMITIES**

The site's existing front setback does not appear to comply with the regulations as established within the Municipal zoning code. It should be noted that this proposal cures said nonconformity.

**COMPLIANCE**

The proposal appears to comply with the R-5 district provisions.

**SITE DESIGN**

A minimum 3' wide reserve strip should be installed between the two driveways. A reserve strip will help catch sheeting rainwater and create visual separation which will avoid a large swath of blacktop.

F.L. 2  
F.S. 1  
Page 2

Date: April 15, 2021  
File No.: 34-6578-08-21

REMARKS (continued):

**SEWAGE FACILITIES**

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

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

**STORMWATER MANAGEMENT**

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

**RECORDING**

In accordance with Section 513(a) of the Pennsylvania Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.

**F.L. 2**  
**F.S. 1**  
Page 3



**DELAWARE COUNTY PLANNING DEPARTMENT**

**1055 E. Baltimore Pike – Suite 100**

**Media, PA 19063**

**Phone: (610) 891-5200**

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**COUNCIL**

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CHAIRMAN**

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VICE CHAIR**

**KEVIN M. MADDEN  
ELAINE PAUL SCHAEFER  
CHRISTINE A. REUTHER**

**LINDA F. HILL  
DIRECTOR**

March 24, 2021

Mr. William White  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087-5297

**RE: Title:** 236 North Aberdeen Avenue  
**Applicant(s):** Christy Flynn  
**File Number:** 34-6578-08-21  
**Meeting Date:** 04/15/2021  
**Municipality:** Radnor Township  
**Location:** North side of Aberdeen and Plant Avenues  
**Received:** 03/09/2021

Dear Mr. White,

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. This meeting will be held online and available for public and applicant participation. For instructions to access the meeting, email [gift@co.delaware.pa.us](mailto:gift@co.delaware.pa.us) Participation is not required but is welcomed.

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,

Michael A. Leventry  
Manager, Plan and Ordinance Review

cc: Christy Flynn  
Yohn Engineering



# POST CONSTRUCTION STORMWATER MANAGEMENT CALCULATIONS

## 236 NORTH ABERDEEN AVENUE

RADNOR TOWNSHIP, DELAWARE COUNTY

MARCH 24, 2021

FILE # 18-114

**YOHN ENGINEERING, LLC**  
555 Second Avenue, Suite B-205  
Collegeville, PA 19426-3674  
610-489-4580  
[www.yohnengineering.com](http://www.yohnengineering.com)



## Stormwater Management Narrative

The site is located in the Other Watershed District. As a result, several stormwater requirements shall be met:

- Provide Groundwater Recharge Volume in accordance with Section 405 and CG1.
  - The increase in the runoff volume for the 2 year storm event shall be infiltrated into the ground as calculated using the SCS Method.
  - The Rev volume shall be provided for individual PCSMs.
- Provide Water Quality Volume in accordance with Section 406.
- Provide Stream Bank Erosion Requirements in accordance with Section 407.
  - The 2 year post development runoff rate shall be reduced to the 1 year pre development rate.
  - The 1 year post development runoff shall take a minimum of 24 hours to drain.
- Provide Peak Rate Control in accordance with Section 408.
  - The 2 year post development runoff rate shall be reduced to the 1 year pre development rate.
  - The 5 through 100 year post development runoff rates shall be reduced to the respective pre development rate.

The required volume controls have been provided for the site through the use of two underground pipe systems located in the rear yard. The systems have been preliminarily sized based on a ratio of one cubic foot of volume for four square feet of proposed impervious. This ratio has found to be conservative for almost all designs within Radnor Township and is further shown to be conservative based on the provided volume calculations which will most likely be the controlling factor in design. Overflow from the systems is via two level spreaders located downgrade of the systems. Due to the provided volume controls and the location of the discharge, we do not believe the proposed development will adversely affect adjacent properties or existing Township stormwater facilities.

Double Ring Infiltrometer Testing were performed in several locations throughout the site in order to verify the characteristics of the existing soils and limiting zones. The complete report is included.

The following calculations demonstrate compliance with the requirements noted above.

**YOHN ENGINEERING, LLC**

555 Second Avenue, Suite B-205

Collegeville, PA 19426-3674

610-489-4580

[www.yohnengineering.com](http://www.yohnengineering.com)

Date:	March 24, 2021
Project:	236 North Aberdeen Avenue
Municipality:	Radnor Township

File No.:	18-114
County:	Delaware

**RUNOFF VOLUME CALCULATIONS**Rainfall:  Year  Inches**PRE-DEVELOPMENT DRAINAGE AREA**

Cover Type	Soil Type	Area (SF)	Area (AC)	CN	S	Q Runoff (IN)	Runoff Volume (CF)
Woods - Good Condition	C	0	0.000	70	4.286	0.869	0
Meadow - Good Condition	C	10527	0.242	71	4.085	0.920	807
Lawn - Good Condition	C	0	0.000	74	3.514	1.084	0
Gravel	C	0	0.000	89	1.236	2.146	0
Impervious	-	0	0.000	98	0.204	3.037	0
<b>TOTAL:</b>		10527	0.242				<b>807</b>

**POST-DEVELOPMENT DRAINAGE AREA**

Cover Type	Soil Type	Area (SF)	Area (AC)	CN	S	Q Runoff (IN)	Runoff Volume (CF)
Woods - Good Condition	C	0	0.000	70	4.286	0.869	0
Meadow - Good Condition	C	0	0.000	71	4.085	0.920	0
Lawn - Good Condition	C	4131	0.095	74	3.514	1.084	373
Gravel	C	0	0.000	89	1.236	2.146	0
Impervious	-	6396	0.147	98	0.204	3.037	1619
<b>TOTAL:</b>		10527	0.242				<b>1992</b>

**NET INCREASE:****1184****VOLUME PROVIDED:**

PCSM	1	2					Total
Stage Storage	874	874					<b>1748</b>

**YOHN ENGINEERING, LLC**

555 Second Avenue, Suite G-110

Collegeville, PA 19426-3674

610-489-4580

[www.yohnengineering.com](http://www.yohnengineering.com)

Date:	March 24, 2021
Project:	236 North Aberdeen Avenue
Municipality:	Radnor Township

File No.:	18-114
County:	Delaware

**REV VOLUME CALCULATIONS**

Rev Formula:  $I * \text{Impervious Area} / 12$

I is design Infiltration amount: 

1
---

 (IN)

Impervious Increase: 

6396
------

 (SF)

Rev: 

<b>533</b>
------------

 (CF)

Volume Provided: 

<b>1748</b>
-------------

 (CF)

**YOHN ENGINEERING, LLC**

555 Second Avenue, Suite G-110

Collegeville, PA 19426-3674

610-489-4580

[www.yohnengineering.com](http://www.yohnengineering.com)

Date:	March 24, 2021
Project:	236 North Aberdeen Avenue
Municipality:	Radnor Township

File No.:	18-114
County:	Delaware

**PCSM STAGE STORAGE CALCULATIONS**

Stonebed Length (FT)	Stonebed Width (FT)	Stonebed Area (SF)	Stonebed Depth (FT)	Void Ratio %	Pipe Diameter (FT)	Pipe Length (FT)	Pipe Storage (CF)	Stone Storage (CF)	Storage Volume (CF)
23	14.5	334	6	0%	5	44.5	874	0	<b>874</b>

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Collegeville, PA 19426-3674

610-489-4580

[www.yohnengineering.com](http://www.yohnengineering.com)

Date:	March 24, 2021
Project:	236 North Aberdeen Avenue
Municipality:	Radnor Township

File No.:	18-114
County:	Delaware

**PCSM DRAINTIME CALCULATIONS**

Hole #	Time (MIN)	Final Reading (IN)	Measured Rate (IN/HR)	Safety Factor	Design Rate (IN/HR)
1-A	N/A	N/A	1.230	1	1.230
1-B	N/A	N/A	0.300	1	0.300
<b>AVERAGE:</b>			0.765		0.765
<b>GEOMETRIC MEAN:</b>			0.607		0.607

**ABLE TO DRAIN IN**  **HOURS (FT):**

**PCSM DESIGN RECHARGE HEIGHT (FT):**

# HILBEC Engineering & Geosciences, LLC

26 Beaver Run Road, Downingtown, PA 19335-2257

Office: 610.873.6204

www.hilbec.com

Fax: 610.873.6206

Wastewater \* Stormwater \* Hydrogeology \* Environmental \* Testing & Design

---

August 14, 2019

Ms. Christy Flynn  
236 N. Aberdeen Avenue  
Wayne, PA 19087

Re: Stormwater Soil Evaluation  
236 N Aberdeen Avenue  
Radnor Township, Delaware County

Dear Ms. Flynn:

On August 13, 2019, I conducted a soil evaluation for a proposed stormwater management system at the above noted property. A backhoe was used to excavate a test pit to determine the most suitable depth to conduct permeability testing within the soil horizons. Test holes are typically excavated to the limits of the reach of the machine, bedrock, or a depth where water may be encountered entering the excavation.

Test pit #SWM-01 was located at the western edge of the driveway above the proposed infiltration area. The soil within the test pit varies in orientation from horizontal to near vertical and also varies from south to north with varying degrees of intermixed silt loam and heavier silty clay loam. No redoximorphic features (formerly called mottles), were observed throughout the pit although standing water was observed at 97 inches and is considered a limiting horizon.

Due to the location of the existing driveway, stream, flood plain, property line, and the existing cesspools, there was only sufficient room for one permeability test pit on either side of the driveway. Permeability testing was conducted at 72" which is above the minimum 24" isolation distance from the groundwater limiting zone observed at 97". No evidence of impenetrable bedrock was observed.

A Guelph Permeameter was used to determine the permeability of the soil. The Guelph is a constant head borehole permeameter using the principle of the Mariotte Siphon to supply a constant level of water in the hole; unlike a percolation falling head test. The depth of the holes from existing grade level were adjusted to account for topographic variations.

The Guelph allows the Field Saturated Permeability ( $K_{fs}$ ) to be determined by running the test twice, at two different heads. Two tests are run at different heads or water elevations in order to provide the "gradient" portion of the required calculations. The gradient is used to measure the flux or water movement within the soil. A fluid bulb quickly forms and allows the stabilized hydraulic conductivity to be calculated. Errors inherent in other types of permeability tests that are minimized or eliminated by the Guelph Permeameter are soil fracturing, varying heads, silted in holes, estimated readings due to scale, and leaking clay seals.

Permeability tests assume that homogeneous soil conditions exist at and below the test zone, which is why the central portions of one soil horizon are typically chosen for the test depths. However, soil suitability, PA DEP guidelines, and proposed system design may alter that test parameter. Even within a consistent soil, unseen heterogeneous soil conditions can exist and may consist of:

1. Changing soil horizons across or near the test zone

2. Rock or stony soil beneath the bottom of the test hole
3. Roots, animal burrows
4. Soil fractures & thinly laminated soils

The consistency of the soil can be estimated by comparing the assumed and calculated alpha value. The alpha value is a soil parameter that depends primarily upon the soil texture and structure. By definition, it is the ratio of gravity to capillary soil-water forces. The value of typical fine to coarse-grained soils ranges between 0.01 and 0.5 cm<sup>-1</sup>. Values considerably outside of this range (and negative values) suggest that heterogeneous soil conditions, such as in stony areas, may be encountered. Large alpha values suggest coarse textured or highly structured soils. Low alpha values suggest finer grained soils or a fine matrix. The geometric mean of the single head tests can be used in place of the two head approach to provide the permeability values if heterogeneous soil conditions cannot be avoided, such as in rocky areas.

A summary of the test results is noted in the table below. The base of all stormwater systems must adhere to the 24" isolation distance to any limiting horizon as required by the PA DEP guidance. Based on the observed soil in the test pits, the following tolerances can be met:

Test ID	Test Probe #	Test Depth (inches)	Result (in/hr)	Geometric Mean
P1-A	SWM-01	72"	1.23	0.61
P1-B		72"	0.30	
Test Pit ID	Limiting Depth		Upper Installation Limit	Lower Installation Limit
SWM-01	97" Pit Base (water)		60"	73"

The base of the stormwater system should be kept between the upper and lower limits of the test pit as measured from existing grade while using the respective permeability test results. The base of the system could vary due to design conditions but the base should be kept as close to the test depths as possible. The base of the excavation should be scarified so as not to clog the void spaces.

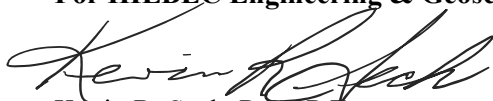
The permeability test data indicates that the soil can infiltrate the applied stormwater assuming that a properly dimensioned and constructed stormwater system is provided. No safety factor needs to be applied to the test results as this is a true permeability test, other than any additional safety factor the designer may choose to add. The rock underlying this site and within the test probes is not a carbonate material.

I have directly performed and/or supervised the test procedures and preparation of this report. All information contained herein is accurate to the best of my knowledge and all test procedures have been performed using accepted practices. HILBEC Engineering & Geosciences, LLC cannot and does not make claim, warranty or guarantee that surface and sub-surface site conditions other than described herein, either natural or as altered by construction activities, may be different at some time in the future and thus may affect these findings.

Please refer to the attached test logs, permeability test data, and location map of the test areas. If you have any further questions, please contact our office.

Very truly yours,

**For HILBEC Engineering & Geosciences, LLC**



Kevin R. Sech, P.G., P.E.

# SOIL DESCRIPTIONS

<b>Probe #:</b>	SWM-01
<b>Test Date:</b>	August 13, 2019
<b>Soil Profile Limitation:</b>	Water seeps @ 97" No bedrock observed

<b>Project Name:</b>	236 N Aberdeen Ave.
<b>Municipality:</b>	Radnor Township
<b>Soil Profile Description Prepared By:</b>	Kevin R. Sech, P.G., P.E.
<b>General Location of the Test Pit:</b>	Rear Yard Center

Horizon	Up	Low	Color	Texture	Structure		Consistency		CF%	Boundary	Roots	Coats	Redox
					Medium	Moderate	Granular	Friable					
Ap	0	8	10YR 3/3 Dark Brown	Loam					<10%	Abrupt	Yes	---	---
Bt 1	8	15	10YR 4/6 Dk Yellowish Brown	Silty Clay Loam	Medium	Moderate	SBK	SI Plastic	10%	Clear	Few	---	---
Bt 2	15	28	10YR 4/6 Dk Yellowish Brown	Silt Loam Heavy In-Part	Thick	Weak	Platy	Friable	10%	Clear	No	Mn	---
C 1	28	60	10YR 5/6 Variegated Yellowish Brown	Silt Loam Heavy In-Part	---	Massive	Structureless	Friable	10%	Clear	No	---	---
C	60	97	10YR 4/2 Variegated Dark Grey Brown	Silty Clay Loam	---	Massive	Structureless	Friable to SI Plastic	10%	Pit Base	No	---	---
W	--	97	Soil varies from south the north, where soils randomly oriented with degrees of intermixed silt loam and heavier silty clay loam.										
Water entering the pit at 97 inches													
<b>Method of Excavation:</b>	<b>Remarks:</b>												

**PROJECT LIMITATIONS:**

I state that I have visited the site and directly performed and/or supervised all test procedures and/or preparation of this report. All information contained herein is accurate to the best of my knowledge and all test procedures have been performed using accepted practices. HILBEC Engineering & Geosciences, LLC cannot and does not make claim, warranty, or guarantee that surface and sub-surface site conditions or test results, other than described or conducted at the time of the test, may be different at some time in the future and thus may affect these findings herein.

*Kevin R. Sech*  
Kevin R. Sech, P.G., P.E.



**PERMEABILITY TEST RESULTS  
AND CALCULATIONS**

**CONSTANT HEAD BOREHOLE PERMEAMETER ANALYSIS**  
Guelph Permeameter

**RANGE OF TYPICAL TEXTURAL DATA (ALPHA VALUES)**  
 0.36 cm-1 Sands, Gravels, Coarse Grained Saprolite, Soil Fractures  
 0.12 cm-1 Structured Soils from Clays to Loams  
 0.04 cm-1 Fine & Very Fine Textured Silts and Clay  
 0.01 cm-1 Compacted and Structureless Clay, Landfill Caps, etc.

**TEST PARAMETERS: RUN OF FIRST APPLIED HEAD**  
 First Applied Head (H) 5 cm  
 Cross Sectional Area of Reservoir (35.22 or 2.15) 35.22 cm<sup>2</sup>  
 Time Interval Of Readings (T) 60 seconds  
 Stabilized Reading 1.0 cm  
 Average Rate of Fall (R<sub>1</sub>) 1.67E-02 cm/sec  
 First Head Matric Flux Potential 8.86E-03 cm<sup>2</sup>/sec  
 First Head Kfs 1.06E-03 cm/sec  
 First Head Kfs (in/hr) 1.51 in/hr

**TEST PARAMETERS: RUN OF SECOND APPLIED HEAD**  
 Second Applied Head (H) 10 cm  
 Cross Sectional Area of Reservoir (35.22 or 2.15) 35.22 cm<sup>2</sup>  
 Time Interval Of Readings (T) 30 seconds  
 Stabilized Reading 0.8 cm  
 Average Rate of Fall (R<sub>2</sub>) 2.67E-02 cm/sec  
 Second Head Matric Flux Potential 1.63E-02 cm<sup>2</sup>/sec  
 Second Head Kfs 1.01E-03 cm/sec  
 Second Head Kfs (in/hr) 1.44 in/hr

**HYDRAULIC CONDUCTIVITY ANALYSIS**  
 Geometric Mean of Matric Flux Potential For Single Head Methods 1.20E-02 cm<sup>2</sup>/sec  
 Geometric Mean of Field Saturated Hydraulic 1.04E-03 cm/sec  
 Calculated Matric Flux Potential Over Gradient (µm) 9.96E-03 cm<sup>2</sup>/sec  
 Calculated Alpha Value (α\*) 0.09 cm-1  
 Calculated Field Saturated Conductivity 8.71E-04 cm/sec

**Geometric Mean Conductivity For Single Head Analysis (Kfs)** 1.47 inches/hour  
**Hydraulic Conductivity Over Gradient (Kfs)** 1.23 inches/hour

*The Single Head Geometric Mean is used when*  
 1. The Matrix Flux Potential, Alpha, or the Kfs values are Negative, a Heterogeneous soil likely exists  
 2. The second rate is not greater than the first rate

**1.23 inches/hour FINAL CONDUCTIVITY RATE**

**CONSTANT HEAD PERMEAMETER TEST**

PROJECT NAME: 236 N Aberdeen Ave  
 TEST ID: P1-A  
 TEST DEPTH: 72"  
 NEAR SOIL PROBE #: SWM-01

TEST DATE: August 13, 2019  
 WEATHER / TEMP: Overcast / 80 Degrees  
 HOLE DIAMETER: 6.0 cm or inch 2 3/8  
 SIDE OF TEST AREA: Easterly Side

1st Level at 5 cm				2nd Level at 10 cm			
Time Interval (seconds)	Water Level Reading (cm)	Previous Water Level (cm)	Change in Level (cm)	Time Interval (seconds)	Water Level Reading (cm)	Previous Water Level (cm)	Change in Level (cm)
60	3.2	2.1	1.1	1	15.1	13.9	1.2
60	4.4	3.2	1.2	2	16.0	15.1	0.9
60	5.4	4.4	1.0	3	16.9	16.0	0.9
60	6.3	5.4	0.9	4	17.7	16.9	0.8
60	7.2	6.3	0.9	5	18.4	17.7	0.7
60	8.2	7.2	1.0	6	19.3	18.4	0.9
60	9.2	8.2	1.0	7	20.1	19.3	0.8
60	10.2	9.2	1.0	8	20.9	20.1	0.8
				9	21.8	20.9	0.9
				10	22.6	21.8	0.8
				11	23.4	22.6	0.8
				12	24.2	23.4	0.8
				13			
				14			
				15			
				16			
				17			
				18			
				19			
				20			
				21			
				22			
				23			
				24			
				25			
				26			
				27			
				28			
<b>Stabilized At: 1.0 cm</b>				<b>Stabilized At: 0.8 cm</b>			



# TEST LOCATION PLAN





United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for **Delaware County, Pennsylvania**



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# Contents

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<b>Preface</b> .....	2
<b>How Soil Surveys Are Made</b> .....	5
<b>Soil Map</b> .....	8
Soil Map.....	9
Legend.....	10
Map Unit Legend.....	11
Map Unit Descriptions.....	11
Delaware County, Pennsylvania.....	13
Me—Made land, schist and gneiss materials.....	13
<b>References</b> .....	15

# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

## Custom Soil Resource Report

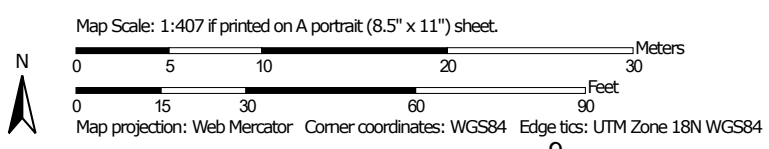
identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map




































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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map



## MAP LEGEND

<b>Area of Interest (AOI)</b>	 Area of Interest (AOI)	 Spoil Area
<b>Soils</b>	 Soil Map Unit Polygons	 Stony Spot
	 Soil Map Unit Lines	 Very Stony Spot
	 Soil Map Unit Points	 Wet Spot
<b>Special Point Features</b>	 Blowout	 Other
	 Borrow Pit	 Special Line Features
	 Clay Spot	<b>Water Features</b>
	 Closed Depression	 Streams and Canals
	 Gravel Pit	<b>Transportation</b>
	 Gravelly Spot	 RAILS
	 Landfill	 Interstate Highways
	 Lava Flow	 US Routes
	 Marsh or swamp	 Major Roads
	 Mine or Quarry	 Local Roads
	 Miscellaneous Water	<b>Background</b>
	 Perennial Water	 Aerial Photography
	 Rock Outcrop	
	 Saline Spot	
	 Sandy Spot	
	 Severely Eroded Spot	
	 Sinkhole	
	 Slide or Slip	
	 Sodic Spot	

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Delaware County, Pennsylvania  
 Survey Area Data: Version 16, Sep 19, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 25, 2014—Aug 11, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Me	Made land, schist and gneiss materials	0.4	100.0%
<b>Totals for Area of Interest</b>		<b>0.4</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Delaware County, Pennsylvania

### Me—Made land, schist and gneiss materials

#### Map Unit Setting

*National map unit symbol:* 121fy  
*Elevation:* 200 to 2,000 feet  
*Mean annual precipitation:* 35 to 55 inches  
*Mean annual air temperature:* 45 to 61 degrees F  
*Frost-free period:* 110 to 235 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Udorthents, schist and gneiss, and similar soils:* 95 percent  
*Minor components:* 5 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Udorthents, Schist And Gneiss

#### Setting

*Landform:* Ridges  
*Landform position (two-dimensional):* Backslope, shoulder, summit  
*Landform position (three-dimensional):* Side slope, nose slope, interfluve  
*Down-slope shape:* Convex, linear  
*Across-slope shape:* Convex, linear  
*Parent material:* Graded areas of schist and/or gneiss

#### Typical profile

*A - 0 to 3 inches:* silt loam  
*C - 3 to 40 inches:* gravelly silt loam  
*2C - 40 to 60 inches:* gravelly silt loam

#### Properties and qualities

*Slope:* 0 to 8 percent  
*Depth to restrictive feature:* 40 to 72 inches to paralithic bedrock  
*Natural drainage class:* Well drained  
*Runoff class:* Medium  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* About 60 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* High (about 10.1 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 7s  
*Hydrologic Soil Group:* C  
*Hydric soil rating:* No

### Minor Components

#### Glenelg

*Percent of map unit:* 1 percent  
*Landform:* Hillslopes  
*Landform position (two-dimensional):* Summit, shoulder, backslope

## Custom Soil Resource Report

*Landform position (three-dimensional):* Interfluve, side slope, nose slope  
*Down-slope shape:* Linear, convex  
*Across-slope shape:* Convex, linear  
*Hydric soil rating:* No

### **Glenville**

*Percent of map unit:* 1 percent  
*Landform:* Hillslopes  
*Landform position (two-dimensional):* Footslope, backslope  
*Landform position (three-dimensional):* Side slope, head slope  
*Down-slope shape:* Linear, concave  
*Across-slope shape:* Concave, linear  
*Hydric soil rating:* No

### **Hatboro**

*Percent of map unit:* 1 percent  
*Landform:* Flood plains  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Concave, linear  
*Hydric soil rating:* Yes

### **Edgemont**

*Percent of map unit:* 1 percent  
*Landform:* Ridges  
*Landform position (two-dimensional):* Summit  
*Landform position (three-dimensional):* Mountaintop  
*Down-slope shape:* Convex, linear  
*Across-slope shape:* Linear, convex  
*Hydric soil rating:* No

### **Gladstone**

*Percent of map unit:* 1 percent  
*Landform:* Hillslopes  
*Landform position (two-dimensional):* Summit, shoulder  
*Landform position (three-dimensional):* Nose slope, side slope  
*Down-slope shape:* Linear, convex  
*Across-slope shape:* Linear, convex  
*Hydric soil rating:* No

# References

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- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
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- Federal Register. September 18, 2002. Hydric soils of the United States.
- Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
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- Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_054262](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262)
- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053577](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577)
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053580](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580)
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- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2\\_053374](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374)
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

## Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053624](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624)

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs142p2\\_052290.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf)

**YOHN ENGINEERING, LLC**

555 Second Avenue, Suite B-205  
Collegeville, PA 19426-3674  
610-489-4580  
[www.yohnengineering.com](http://www.yohnengineering.com)

February 7, 2021

Patricia Sherwin  
Engineering Department  
Radnor Township  
301 Iven Avenue  
Wayne, Pa 19087

**RE: 236 North Aberdeen Avenue – 2 Lot Subdivision  
Radnor Township, Delaware County**

**File No. 18-114**

Dear Ms. Sherwin,

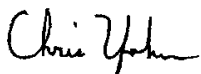
For your use and review and for review, included are

- One (1) copy of a signed Subdivision and Land Development Application and \$50.00 fee,
- One (1) copy of a \$16,950.00 fee for the Engineer's Review Escrow,
- One (1) copy of a Delaware County Planning Commission Application and \$170.00 fee,
- Twenty-Six (26) copies of Final Plans for Minor Subdivision (8 Signed and Notarized)(Full-Size),
- Seven (7) copies of Final Plans for Minor Subdivision (Half-Size),
- One (1) copy of a Title Report,
- One (1) copy of a Planning Module Mailer,
- One (1) copy of a Water Availability Letter,
- One (1) copy of a Wetlands Evaluation Report, and
- Three (3) flash drives containing all of the above referenced submission materials

for a residential subdivision at the above referenced site to create two new twin dwellings. Please note that the Applicant has requested a waiver of §255-22.B.(1)(k): Man-made features within 500' of the site; an aerial showing man-made features within 500' of the site has been provided along with a field survey of the subject property. Please call with any questions or concerns or if you require any additional information.

Regards,

**Yohn Engineering, LLC**



Christopher C. Yohn, P.E., CPESC  
18114L01\_RT.docx

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

**SUBDIVISION ~ LAND DEVELOPMENT**

Location of Property 236 North Aberdeen Avenue, Wayne, PA 19087

Zoning District R-5 Application No. \_\_\_\_\_  
(Twp. Use)

Fee \_\_\_\_\_ Ward No. 1 Is property in HARB District No

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

Name Christy Flynn

Address 236 North Aberdeen Avenue, Wayne, PA 19087

Telephone 484-614-5876 Fax \_\_\_\_\_ Cell \_\_\_\_\_

Email cflynn@rockwellcustom.com

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

Name Yohn Engineering, LLC c/o Christopher C. Yohn, P.E., CPESC

Address 555 Second Avenue, Suite B-205, Collegetown, Pa 19426

Telephone 610-489-4580 Fax 610-489-4588

Email chris@yohnengineering.com

Area of property 0.4 AC Area of disturbance 0.3 AC

Number of proposed buildings 2 Proposed use of property Residential

Number of proposed lots 2

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

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

The Applicant has requested a waiver of showing man-made features within 500' of the site.

An aerial showing man-made features has been provided along with a field survey of the  
subject property.

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

Individual/Corporation/Partnership Name  
Christy Flynn

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 Christine B Flynn

Print Name CHRISTINE B FLYNN

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

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

# DELAWARE COUNTY PLANNING COMMISSION

## APPLICATION FOR ACT 247 REVIEW

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

Please type or print legibly

### DEVELOPER/APPLICANT

Name Christy Flynn E-mail cflynn@rockwellcustom.com

Address 236 North Aberdeen Avenue, Wayne, PA 19087 Phone 484-614-5876

Name of Development 236 North Aberdeen

Municipality Radnor Township

### ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Yohn Engineering, LLC Phone 610-489-4580

Address 555 Second Avenue, Suite B-205, Collegeville, PA 19426

Contact Christopher C. Yohn, P.E., CPESC E-mail chris@yohnengineering.com

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

Zoning District R-5

Tax Map # 36 / 13 / 120

Tax Folio # 36 / 01 / 00015 / 00

**STATEMENT OF INTENT**

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

The property currently houses one single family dwelling. The Applicant proposes to demolish the existing residence, subdivide the property, and construct two new twin dwelling units.

Total Site Area 0.4056 Acres  
Size of All Existing Buildings 715 Square Feet  
Size of All Proposed Buildings 4,430 Square Feet  
Size of Buildings to be Demolished 715 Square Feet

Christy Flynn  
Print Developer's Name

*Christine B Flynn*  
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.**

1. Development Information

Name of Development 236 N. Aberdeen Avenue
Developer Name Christine Flynn
Address 236 N. Aberdeen Avenue
Wayne, PA 19087
Telephone # 484-614-5876
Email cflynn@rockwellcustom.com

2. Location of Development

a. County Delaware
b. Municipality Radnor
c. Address or Coordinates 236 N. Aberdeen Avenue,
Wayne, PA 19087
d. Tax Parcel # 36-01-00015-00
e. USGS Quad Name Valley Forge
inches up -75.3815 over 40.0471
from bottom right corner of map.
f. Located in a High Quality/Exceptional Value watershed?
Yes No

3. Type of Development Proposed (check appropriate box)

Residential Multi-Residential
Describe Proposed subdivision of an existing single family
home that will be replaced with twin home.
Commercial Institutional
Describe
Brownfield Site Redevelopment
Other (specify)

4. Size

a. # of lots 2 # of EDUs 2
b. # of lots since 5/15/72 1
c. Development Acreage 0.37
d. Remaining Acreage 0

5. Sewage Flows 525 gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

Sewerage System
Existing (connection only) New (extension)
Public Private
Pump Station(s)/Force Main Gravity
Name of existing system being extended
Radnor Collection
Interceptor Name SCUD Interceptor, DCJA
Treatment Facility Name Philadelphia SW treatment
facility
NPDES Permit # 0026671
Construction of Treatment Facility
With Stream Discharge
With Land Application (not including IRSIS)
Other
Repair?
Name of waterbody where point of discharge is proposed
(if stream discharge)

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

7. Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

Protection of rare, endangered or threatened species
Check one:
The "PNDI Project Environmental Review Receipt" is attached.
or
A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials

Plot Plan Attached Site Reports Attached

c. Onlot Disposal Systems

(1) I certify that the Official Plan shows this area as an onlot service area.

(Signature of Municipal Official) Date
Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone #

(2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

(Signature of SEO) Date
Name (Print) Certification #

Telephone #

(3) I certify that each lot in this subdivision is at least 1 acre in size

(Signature of Project Applicant/Agent) Date

d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

(Signature of Municipal Official) Date
Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone #

Return Correspondence/Forms to:

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**DEPARTMENT OF ENVIRONMENTAL PROTECTION**

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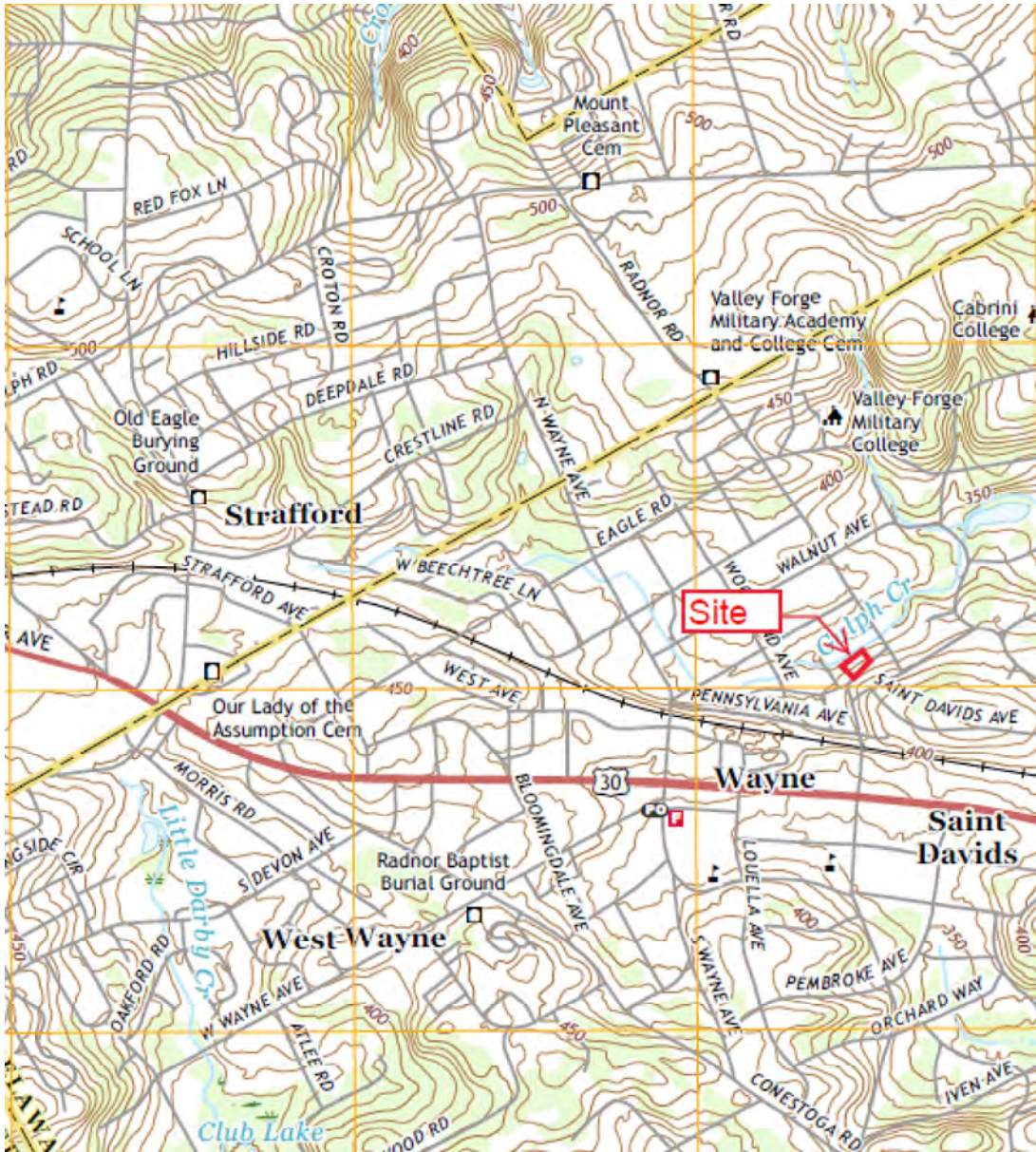
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DEP USE	
<b>Components Sent</b>	
Onlot Disposal	<input type="checkbox"/>
Collection and Treatment	<input type="checkbox"/>
Planning Agency Review	<input type="checkbox"/>
Exempt from Planning	<input type="checkbox"/>
Code	_____
Date	_____

"Fold Here"

---



## 1. PROJECT INFORMATION

Project Name: **236 N. Aberdeen Avenue**

Date of Review: **9/11/2019 03:34:44 PM**

Project Category: **Development, Residential, subdivision which will contain 1-2 lots with 1-2 single family living units**

Project Area: **0.50 acres**

County(s): **Delaware**

Township/Municipality(s): **RADNOR**

ZIP Code: **19087**

Quadrangle Name(s): **VALLEY FORGE**

Watersheds HUC 8: **Schuylkill**

Watersheds HUC 12: **Plymouth Creek-Schuylkill River**

Decimal Degrees: **40.047084, -75.381634**

Degrees Minutes Seconds: **40° 2' 49.5010" N, 75° 22' 53.8816" W**

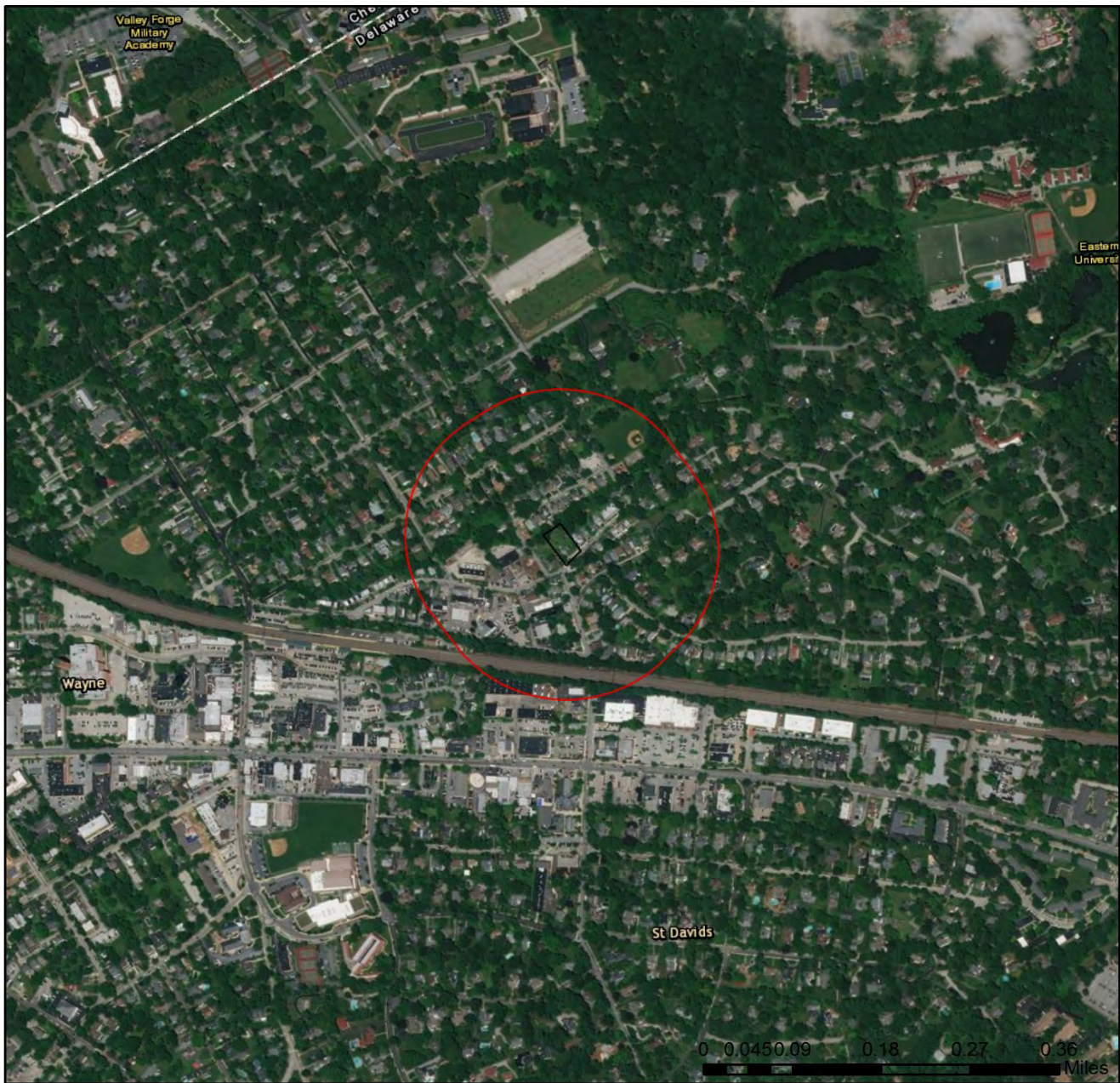
## 2. SEARCH RESULTS

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

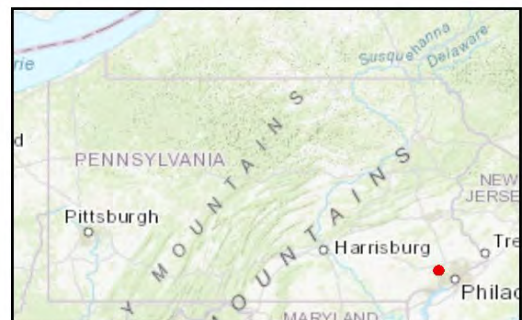
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with 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 must comply with the bog turtle habitat screening requirements of the PASPGP.

### 236 N. Aberdeen Avenue

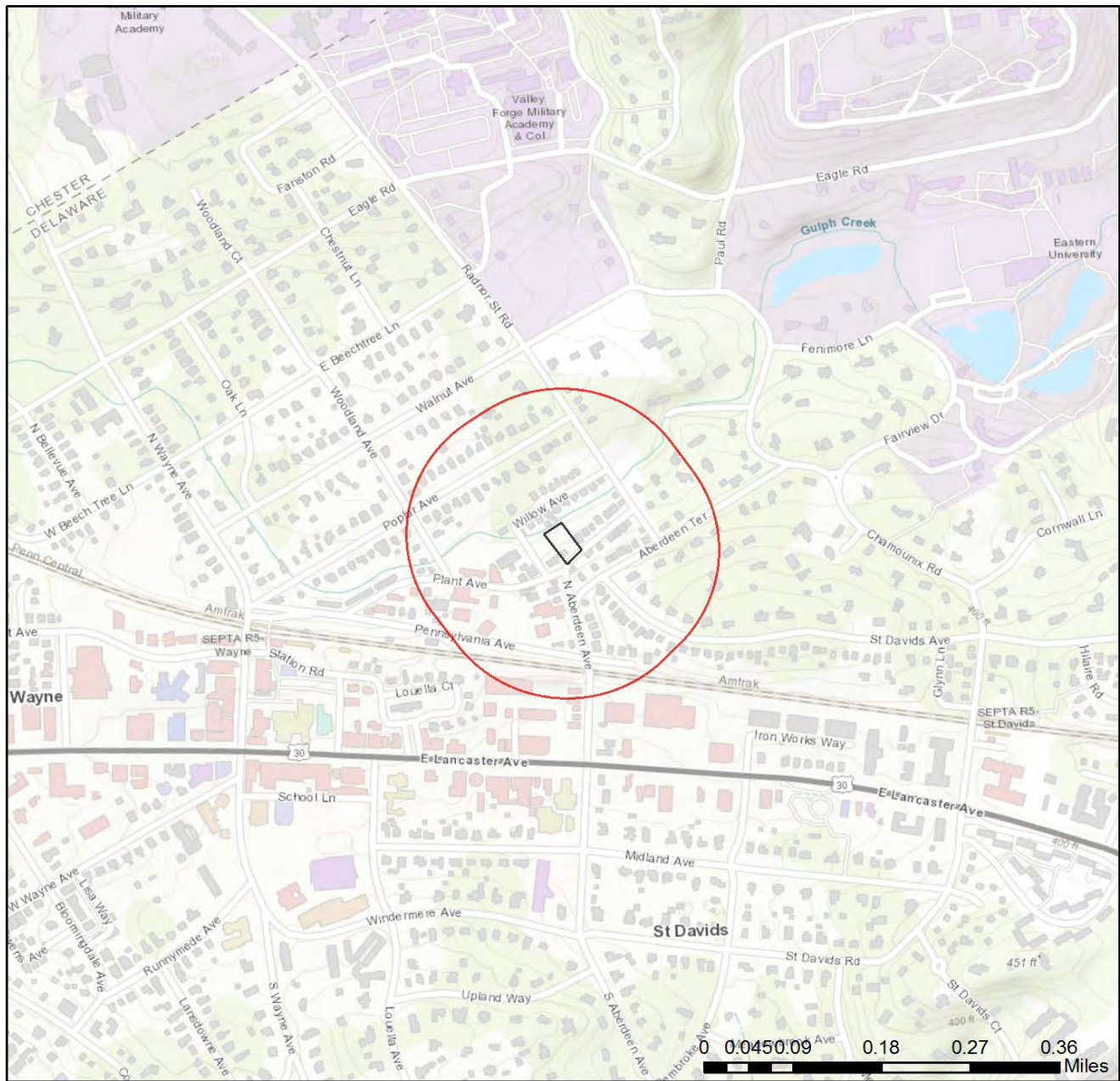


- Project Boundary
- Buffered Project Boundary

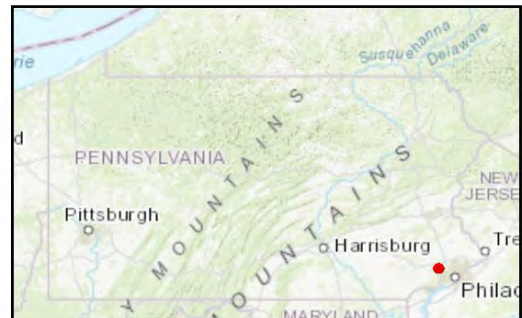


Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

## 236 N. Aberdeen Avenue



- Project Boundary
- Buffered Project Boundary



Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS,

### 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. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.

### 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](http://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  
Email: [RA-HeritageReview@pa.gov](mailto:RA-HeritageReview@pa.gov)

**U.S. Fish and Wildlife Service**  
Pennsylvania Field Office  
Endangered Species Section  
110 Radnor Rd; Suite 101  
State College, PA 16801  
NO Faxes Please

**PA Fish and Boat Commission**  
Division of Environmental Services  
595 E. Rolling Ridge Dr., Bellefonte, PA 16823  
Email: [RA-FBPACENOTIFY@pa.gov](mailto:RA-FBPACENOTIFY@pa.gov)

**PA Game Commission**  
Bureau of Wildlife Habitat Management  
Division of Environmental Planning and Habitat Protection  
2001 Elmerton Avenue, Harrisburg, PA 17110-9797  
Email: [RA-PGC\\_PNDI@pa.gov](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

### 7. PROJECT CONTACT INFORMATION

Name: CHRISTY FLYNN  
Company/Business Name: \_\_\_\_\_  
Address: 236 N. ABERDEEN AVE  
City, State, Zip: WAYNE, PA 19087  
Phone: (484) 614-5876 Fax: (\_\_\_\_\_) \_\_\_\_\_  
Email: CFLYNN@ROCKWELLCUSTOM.COM

### 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.

Christine B Flynn  
applicant/project proponent signature

9/11/2019  
date

Serial Number: 2019-126-2066  
**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

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.

- REFERENCE PLANS:**
- BOUNDARY AND TOPOGRAPHIC SURVEY PLAN PREPARED FOR CHRISTY FLYNN BY MOMENE SURVEY GROUP, INC., BRYN MAWR, PA, DATED SEPTEMBER 27, 2005 AND LAST REVISED APRIL 25, 2019. FILE NO. 05-357.
  - FLOODPLAIN ANALYSIS FOR 236 N. ABERDEEN AVENUE PREPARED BY MOMENE & ASSOCIATES, INC., BRYN MAWR, PA., DATED FEBRUARY 6, 2008 AND LAST REVISED AUGUST 8, 2008. FILE NO. 07-374.
  - LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PS.EDU.
  - AERIAL PHOTOGRAPHY OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
  - SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

- REFERENCE PLAN #1 NOTES:**
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT PROVIDED BY THE CLIENT.
  - VERTICAL DATUM: RADNOR BENCHMARK RM3 ELEVATION 336.99. COMMONWEALTH OF PENNSYLVANIA

COUNTY OF \_\_\_\_\_  
 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED CHRISTINE AND JAMES FLYNN, WHO ACKNOWLEDGED TO BE THE OWNERS OF THE PROPERTY SHOWN ON THE PLAN, THAT THE PLAN WAS MADE AT THEIR DIRECTION AND THAT IT IS THEIR INTENTION TO HAVE THE PLAN RECORDED.

CHRISTINE FLYNN (OWNER)

JAMES FLYNN (OWNER)

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

NOTARY SIGNATURE

MY COMMISSION EXPIRES: \_\_\_\_\_  
 I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE RADNOR TOWNSHIP ZONING OFFICER.

RADNOR TOWNSHIP ZONING OFFICE DATE

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE RADNOR TOWNSHIP ENGINEER.

RADNOR TOWNSHIP ENGINEER DATE

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE RADNOR TOWNSHIP BOARD OF COMMISSIONERS.

PRESIDENT DATE

SECRETARY DATE

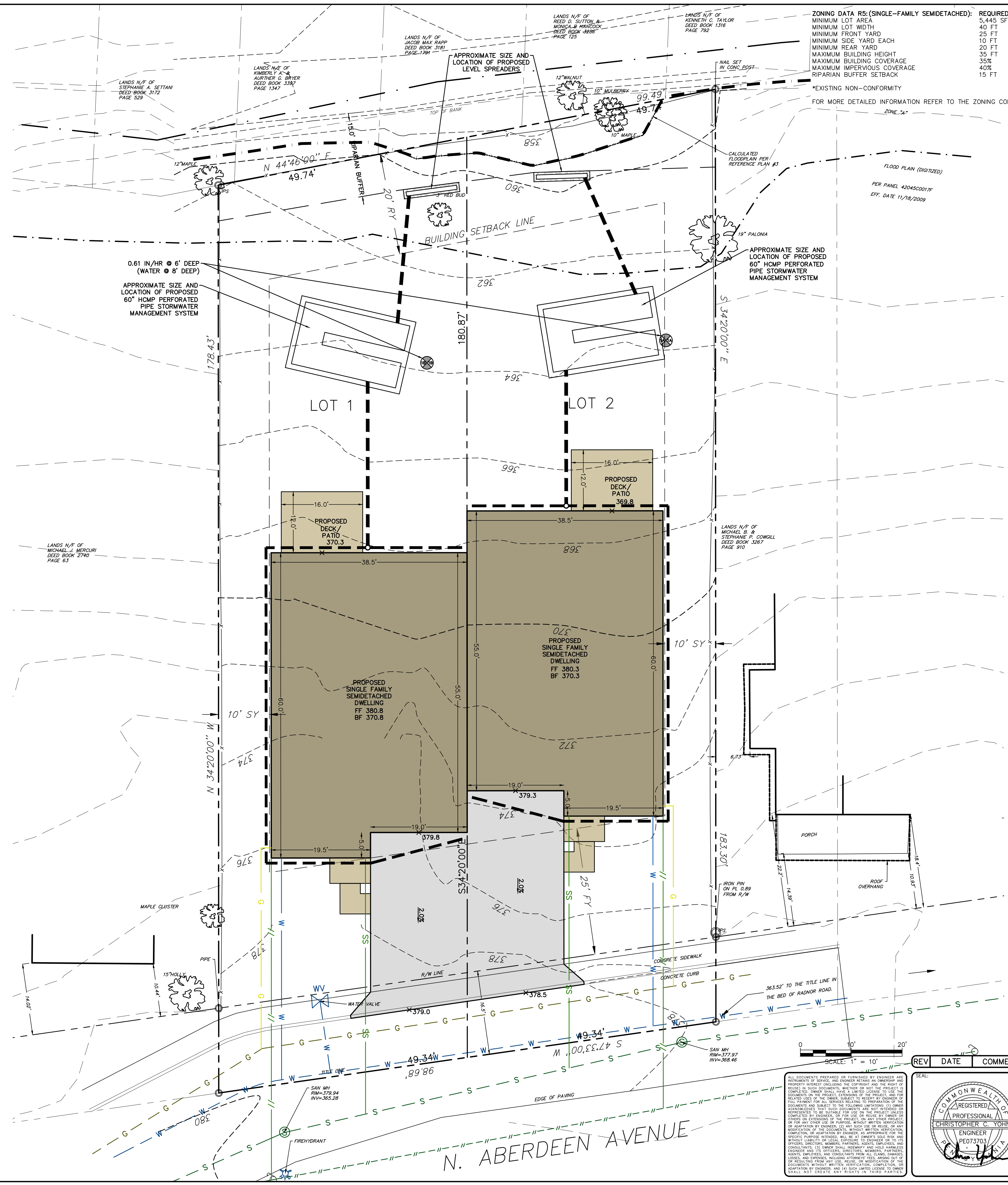
**LINETYPE LEGEND**

---	EXISTING PROPERTY LINE
- - -	EXISTING RIGHT OF WAY
- - - -	EXISTING BUILDING SETBACK
- - - - -	EXISTING FENCE
- - - - -	EXISTING 1" CONTOUR
- - - - -	EXISTING 5" CONTOUR
- - - - -	EXISTING OVERHEAD ELECTRIC
- - - - -	EXISTING ELECTRIC LINE
- - - - -	EXISTING GAS LINE
- - - - -	EXISTING TELECOMMUNICATION LINE
- - - - -	EXISTING WATER LINE
- - - - -	EXISTING SANITARY LINE
- - - - -	EXISTING STORM PIPES
- - - - -	PROPOSED OVERHEAD ELECTRIC
- - - - -	PROPOSED ELECTRIC LINE
- - - - -	PROPOSED GAS LINE
- - - - -	PROPOSED TELECOMMUNICATION LINE
- - - - -	PROPOSED WATER LINE
- - - - -	PROPOSED SANITARY LINE
- - - - -	PROPOSED STORM PIPES
- - - - -	PROPOSED BUILDING
- - - - -	PROPOSED DRIVEWAY
- - - - -	PROPOSED IMPERVIOUS WALKS, WALLS, ETC.

**SOILS INFORMATION**

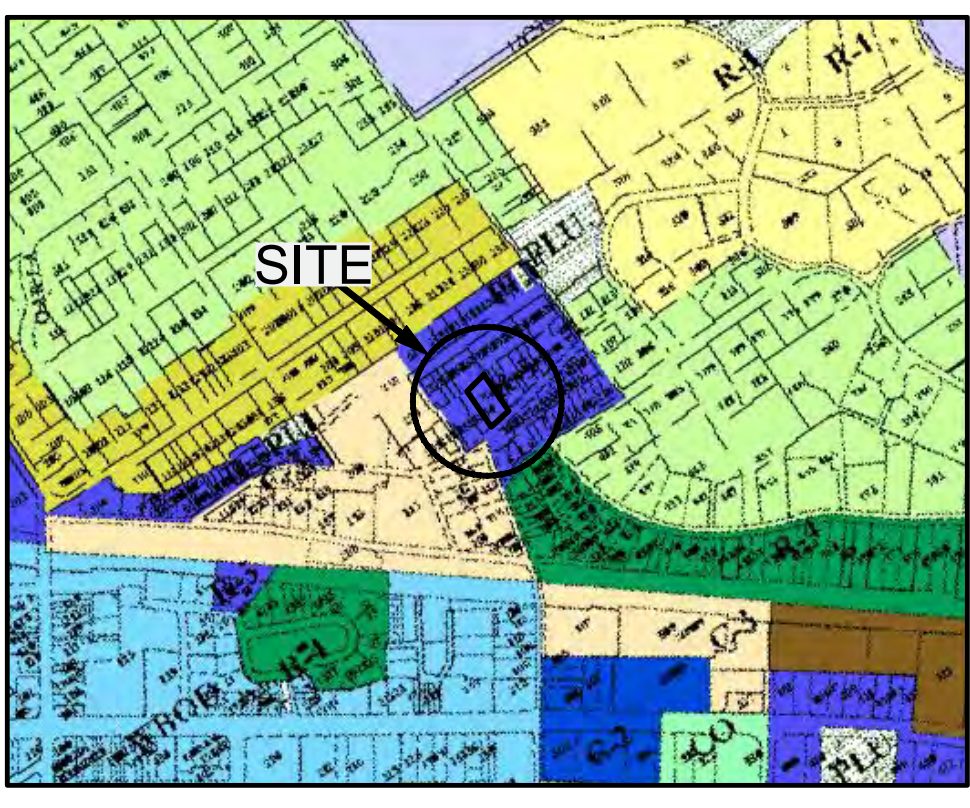
SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH WATER	DEPTH TO BEDROCK
Me	MADE LAND CHST AND GNESS MATERIALS	NOT RATED	C	4.98	5.41

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.



**ZONING DATA R5: (SINGLE-FAMILY SEMI-DETACHED):**

REQUIRED	EXISTING
MINIMUM LOT AREA	5,445 SF
MINIMUM LOT WIDTH	16,042 SF
MINIMUM FRONT YARD	7,961 SF
MINIMUM SIDE YARD EACH	8,081 SF
MINIMUM REAR YARD	49.3 FT
MAXIMUM BUILDING HEIGHT	25.0 FT
MAXIMUM IMPERVIOUS COVERAGE	11.5 FT*
MAXIMUM IMPERVIOUS COVERAGE	9.34 FT*
MAXIMUM IMPERVIOUS COVERAGE	10.3 FT
MAXIMUM IMPERVIOUS COVERAGE	11.1 FT
MAXIMUM IMPERVIOUS COVERAGE	72.9 FT
MAXIMUM IMPERVIOUS COVERAGE	72.1 FT
MAXIMUM IMPERVIOUS COVERAGE	<35.0 FT
MAXIMUM IMPERVIOUS COVERAGE	<35.0 FT
MAXIMUM IMPERVIOUS COVERAGE	24.9%
MAXIMUM IMPERVIOUS COVERAGE	18.1%
MAXIMUM IMPERVIOUS COVERAGE	34.5%
MAXIMUM IMPERVIOUS COVERAGE	35.2%
MAXIMUM IMPERVIOUS COVERAGE	15 FT
MAXIMUM IMPERVIOUS COVERAGE	43.5 FT



**EXISTING LOT DATA:**

RECORD OWNER:	CHRISTINE & JAMES FLYNN
PARCEL ID:	236 N. ABERDEEN AVENUE WAYNE, PA 19087
TAXMAP ID:	36-01-00015-00
DEED BOOK & PAGE NO:	36-13-120
ERROR OF CLOSURE:	4473 & 1597
GROSS LOT AREA:	17,870 SF (0.4056 AC)
NET LOT AREA:	16,042 SF (0.3683 AC)

**EXISTING IMPERVIOUS COVERAGE:**

BUILDING	715 SF (4.0%)
WALKWAY/SIDEWALK	442 SF
PATIOS, DECKS	0 SF
DRIVEWAY	1,920 SF
OTHER	118 SF
TOTAL	3,195 SF (18.1%)

**PROPOSED LOT 1 DATA:**

GROSS LOT AREA:	8,775 SF (0.2015 AC)
NET LOT AREA:	7,961 SF (0.1828 AC)

**PROPOSED IMPERVIOUS COVERAGE:**

BUILDING	2,215 SF (25.2%)
WALKWAY/SIDEWALK	72 SF
PATIOS, DECKS	192 SF
DRIVEWAY	548 SF
OTHER	0 SF
TOTAL	3,028 SF (34.5%)

**MAXIMUM ALLOWED**

3,510 SF (40.0%)
------------------

**PROPOSED LOT 2 DATA:**

GROSS LOT AREA:	8,895 SF (0.2042 AC)
NET LOT AREA:	8,081 SF (0.1855 AC)

**PROPOSED IMPERVIOUS COVERAGE:**

BUILDING	2,215 SF (24.9%)
WALKWAY/SIDEWALK	72 SF
PATIOS, DECKS	192 SF
DRIVEWAY	653 SF
OTHER	0 SF
TOTAL	3,132 SF (35.2%)

- GENERAL NOTES:**
- THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE SUBDIVISION OF THE EXISTING LOT AND THE CONSTRUCTION OF TWO NEW SINGLE FAMILY SEMI-DETACHED DWELLINGS.
  - THE PROPERTY WILL BE GRADED SO THAT RUNOFF FROM THE MAJORITY OF THE PROPOSED DEVELOPMENT IS DIRECTED TO AND COLLECTED BY A SERIES OF INLETS AND CONVEYED TO UNDERGROUND STORMWATER MANAGEMENT SYSTEMS. THE COLLECTED RUNOFF WILL BE OVER-CONTROLLED BY THE STORMWATER SYSTEMS TO COMPENSATE FOR THE RUNOFF FROM THE REMAINING SITE AREAS THAT ARE UNCONTROLLED. OVERFLOW FROM THE STORMWATER SYSTEMS IS ANTICIPATED TO BE PIPED TO BUBBLE UP SPREADERS WHERE THE RUNOFF CAN BE DISSIPATED IN AN UNCONCENTRATED MANNER.
  - THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEMS AND OTHER ASSOCIATED FACILITIES WILL BE THE OBLIGATION OF THE PROPERTY OWNER.
  - THE DEVELOPMENT WILL BE SERVICED BY A NEW INDIVIDUAL PRIVATE, GRAVITY SEWER LATERAL AND WATER LATERAL, WHICH WILL CONNECT TO THE EXISTING TOWNSHIP SEWER MAIN AND AQUA WATER MAIN WITHIN NORTH ABERDEEN AVENUE.

**WAIVER REQUESTED:**  
 1. §225-22.8(1)(A): MAN-MADE FEATURES WITHIN 500' OF THE SITE. AN AERIAL SHOWING MAN-MADE FEATURES WITHIN 500' OF THE SITE HAS BEEN PROVIDED ALONG WITH A FIELD SURVEY OF THE SUBJECT PROPERTY.

**PROJECT:** RESIDENTIAL SUBDIVISION  
**PROJECT ADDRESS:** 236 NORTH ABERDEEN AVENUE, WAYNE PA 19087  
**MUNICIPALITY:** RADNOR TOWNSHIP **COUNTY:** DELAWARE COUNTY

**PLAN SET:** FINAL PLANS FOR MINOR SUBDIVISION  
**SHEET NAME:** ILLUSTRATIVE SITE PLAN

**PREPARED FOR:** OWNER / APPLICANT CHRISTY FLYNN  
 236 NORTH ABERDEEN AVENUE WAYNE, PA 19087  
**DATE:** JANUARY 11, 2021  
**SCALE:** 1" = 10'  
**ONE CALL NUMBER:** 2019-126-2066  
**DRAWN BY:** CCY  
**PROJECT NUMBER:** 18-114

**PREPARED BY:** YOHN ENGINEERING, LLC  
 555 SECOND AVENUE, SUITE B-205 COLLEGEVILLE, PA 19426  
 610-489-4580  
 WWW.YOHNENGINEERING.COM  
**SEAL:** CHRISTOPHER C. YOHN  
**REGISTERED PROFESSIONAL ENGINEER**  
**SCALE:** 1" = 10'  
**SHEET:** 1 OF 3

# Environmental Management & Consulting, Inc.



3706 Corey Lane  
Thorndale, PA 19372

Phone: 484-888-6923 Website: [www.envmc.com](http://www.envmc.com)  
Fax: 866-734-4330

January 26, 2021  
Job No. 246-001-21A

Christy Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087

**Re: Wetlands Determination for  
236 N. Aberdeen Ave., Radnor Township, Delaware County, PA**

Dear Christy:

As requested, Environmental Management & Consulting, Inc. (EM&C) conducted a site visit on January 25, 2021 to determine if any wetlands were present on the subject property. The subject property consists of an existing residential home, improvements, and open lawn area on approximately .37 acres located on the north side of North Aberdeen Avenue Radnor Township, Delaware County. There is a small stream (Gulph Creek) located just north of the subject property which flows from west to east, along the northern property line.

Prior to the site visit, we reviewed the National Wetlands Inventory (NWI) On-line Wetlands Mapper, the NRCS Web Soil Survey (WSS), and the applicable FEMA floodplain map panel for the subject property. The property does not contain any NWI mapped wetlands. Gulph Creek just to the north of the property is identified by NWI mapping. According to the WSS the property does not contain mapped hydric soils. The extreme northern portion of the property immediately adjacent to Gulph Creek is identified by flood hazard mapping as being in Special Flood Hazard Area Zone A, areas without base flood elevations.

## **Wetland Determination**

The site visit on January 25, 2021 was conducted in accordance with the standards described in the 1987 U.S. Army Corps of Engineers wetland delineation manual and the current applicable regional supplement. Under these standards, wetlands are defined as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Three parameters are necessary to classify an area as a wetland: hydrophytic vegetation, hydric soils, and wetland hydrology.

Based on these parameters, there are no wetlands on the subject property. As described above, Gulph Creek is located just to the north of the property. There are no other wetlands or waters of the U.S. located on the property.

Please call me at 484-888-6923 if you have any questions.

Sincerely,

Mark A. Bryan



January 4, 2021

Christy Flynn  
Rockwell Custom  
126 E State St  
Media, PA 19063

Re: Water Availability  
236 N Aberdeen Ave  
Radnor Twp, Delaware County

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 and fire 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](http://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 Lisa Thomas of our Control Center at [LATHOMAS@AQUAAMERICA.COM](mailto:LATHOMAS@AQUAAMERICA.COM). Include the address with town or township and the nearest intersecting street.***

Should you have any further questions or need to request an application for service, contact me at (610) 541-4160 or [dlciotti@aquamerica.com](mailto:dlciotti@aquamerica.com).

Regards,

A handwritten signature in black ink that reads "Deanna L. Ciotti". The signature is written in a cursive style.

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



*First American Title*™

# ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

## Commitment

### COMMITMENT FOR TITLE INSURANCE

Issued By

**FIRST AMERICAN TITLE INSURANCE COMPANY**

#### NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

#### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, *First American Title Insurance Company*, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

#### **First American Title Insurance Company**

Dennis J. Gilmore, President

Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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**First American Title™**

# ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

## Schedule A

**Transaction Identification Data for reference only:**

Issuing Agent: Hollister Land Services, LLC

Issuing Office's ALTA® Registry ID: 1142967

Commitment No.: 2662865

Property Address: 236 N ABERDEEN AVE, WAYNE, PA 19087-3536

Revision No.:

Issuing Office: 126 E. State Street, Media, PA 19063

Loan ID No.:

Issuing Office File No.: 2662865

### SCHEDULE A

1. Commitment Date: November 17, 2020
2. Policy to be issued:
  - (a) Proposed Insured:  
Proposed Policy Amount: \$
  - (b) Proposed Insured:  
Proposed Policy Amount: \$
  - (c) None  
Proposed Insured:  
Proposed Policy Amount: \$
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in: Christine B. Flynn and James B. Flynn, wife and husband, as tenants by the entirety  
And was acquired by: By virtue of Deed, from David D. Buckley and Sherrie B. Burlingham, husband and wife, dated 12/19/2008, recorded 12/29/2008, at Deed Book 4473, Page 1597, to Christine B. Flynn and James B. Flynn, wife and husband, as tenants by the entirety
5. The Land is described as follows:  
See Exhibit A attached hereto and made a part hereof

### **FIRST AMERICAN TITLE INSURANCE COMPANY**


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

Authorized Signatory

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 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule BI</b>	

Commitment No.: 2662865

**SCHEDULE B, PART I  
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Original photo identification for all parties to the transaction must be provided.
6. Proof to be furnished that as to each grantor/mortgagor who is an individual, if presently married, that he/she is neither separated from his/her spouse nor a party to any pending divorce proceeding in any jurisdiction, otherwise, the non-record spouse must join in the deed or mortgage contemplated hereunder.
7. Proof that there are no overdue support obligations of record with the Domestic Relations Section of the parties to this transaction, up through the date of recording of the instruments to be insured.
8. Town, County and School Taxes and Water and Sewer Rents for the prior three years. (Receipts to be produced and filed with the Company.) If certification of payment or amount due is obtained from the taxing and municipal authorities in lieu of such receipts, proof must be provided that the taxing and municipal authorities have not turned collection of any unpaid amounts over to a collection agency or law firm. Absent such proof, or if the taxing or municipal authorities have turned collection over to a collection agency or law firm, then additional certification of payment or amount due to be obtained from such collection agency or law firm.
9. Real Estate Taxes and Municipal Claims (If paid, receipts are to be produced and filed with the Company).  
**PARCEL IDENTIFICATION NUMBER: 36010001500**  
**ASSESSMENT: \$**
10. The Company may make other requirements or exceptions upon its review of the documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction
11. There are various ongoing closures and inaccessibility of certain records in counties and municipalities across the country due to the COVID-19 Emergency. If unable to record documents in the Public Records due to closure or inaccessibility, execution of a Declaration of Understanding and Indemnity and Hold Harmless Agreement Due to the COVID-19 Emergency is required by the parties (other than the Lender) to the contemplated transaction.

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**First American Title™**

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

### Schedule BI (Cont.)

Commitment No.: 2662865

12. MORTGAGE to secure an original principal indebtedness of \$280,000.00 , and any other amounts or obligations secured thereby, recorded on 10/10/2012 in Record Book 5201, Page 436.  
Dated: 10/02/2012  
Mortgagor: Christine B. Flynn and James B. Flynn, wife and husband  
Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for Pike Creek Mortgage Services, Inc.
13. If any of the mortgages certified hereon secure a line of credit, the line of credit account must be closed and no further draw or disbursement made. The borrower will be required to execute a letter to the lender requiring the account be closed that will accompany a payoff of the mortgage.
14. Judgments: NONE
15. Homeowners Association Dues, if any.
16. Pennsylvania Department of Human Services requires social security numbers to complete searches for child support arrears. Issuing agent/office must conduct such searches, and if arrearages are found, issuing agent/office must obtain a Certificate for Domestic Relations.
17. Real estate taxes returned to the Tax Claim Bureau of Delaware County not certified. Proper certification to be obtained from said bureau.
18. Real Estate Taxes and Municipal Claims (If paid, receipts are to be produced and filed with the Company).  
  
Tax Account Number: 36010001500 Assessment: \$158,250.00
19. FOR INFORMATION ONLY: Last Insured By: Commonwealth Land Title Insurance Company in 2008; File Number: 2724101.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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	ALTA Commitment for Title Insurance
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule BII</b>	

Commitment No.: 2662865

**SCHEDULE B, PART II**

**Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims by parties in possession or under the terms of any unrecorded lease or agreement(s) of sale.
3. Any variation in location of lines or dimensions or other matters which an accurate survey would disclose.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Possible tax increase based on additional assessments.
7. Accuracy of area content not insured.
8. Title to that part of the premises lying in the bed and right of way of all roads, driveways and alleyways is subject to public and private rights therein.
9. Covenants, conditions, restrictions and easements which may encumber the Title.
10. Subject to rights of other littoral/riparian owners abutting Gulph Creek, a body of water which flows through or along the subject premises.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Exhibit A</b>	

File No.: 2662865

The Land referred to herein below is situated in the County of Delaware, State of Pennsylvania, and is described as follows:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania.

BEGINNING in the middle of Aberdeen Avenue, formerly Centennial Avenue, 363.52 feet Southwestwardly from the intersection of the middle of Radnor Road; thence extending along the middle of Aberdeen Avenue, South 47 degrees, 33 minutes West, 98.68 feet, thence by land formerly of Emma W. Brooke, North 34 degrees, 20 minutes West, 178.43 feet; thence by land formerly of Francis C. Kelly, North 44 degrees, 46 minutes East, 99.49 feet and thence by land formerly of Rush Beaumont and Martha Beaumont, South 34 degrees, 20 minutes East, 183.3 feet to the place of BEGINNING.

FOLIO NO. 36010001500

BEING the same premises which David D. Buckley and Sherrie B. Burlingham, husband and wife, by Deed dated 12/19/2008 and recorded 12/29/2008 in the Office of the Recorder of Deeds in and for the County of Delaware in Record Book 4473, Page 1597, granted and conveyed unto Christine B. Flynn and James B. Flynn, wife and husband, as tenants by the entirety.



## Privacy Notice

**Effective:** October 1, 2019

**Notice Last Updated:** January 1, 2021

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as “First American,” “we,” “us,” or “our”) collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products (“Products”). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

**What Type Of Information Do We Collect About You?** We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

**How Do We Collect Your Information?** We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

**How Do We Use Your Information?** We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

**How Do We Share Your Information?** We do not sell your information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

**How Do We Store and Protect Your Information?** The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

**How Long Do We Keep Your Information?** We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

**Your Choices** We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

**International Jurisdictions:** Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

**Contact Us** [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com) or toll free at 1-866-718-0097.



### **For California Residents**

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 (“CCPA”). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

**Right to Know.** You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or by calling toll-free at 1-866-718-0097

**Right of Deletion.** You also have a right to request that we delete the **personal information** we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or by calling toll-free at 1-866-718-0097.

**Verification Process.** For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

**Notice of Sale.** We do not sell California resident information, nor have we sold California resident information in the past 12 months. We have no actual knowledge of selling the information of minors under the age of 16.

**Right of Non-Discrimination.** You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

**Notice of Collection.** To learn more about the categories of **personal information** we have collected about California residents over the last 12 months, please see “What Information Do We Collect About You” in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see “How Do We Collect Your Information”, “How Do We Use Your Information”, and “How Do We Share Your Information” in <https://www.firstam.com/privacy-policy>.

**Notice of Sale.** We have not sold the **personal information** of California residents in the past 12 months.

**Notice of Disclosure.** To learn more about the categories of **personal information** we may have disclosed about California residents in the past 12 months, please see “How Do We Use Your Information” and “How Do We Share Your Information” in <https://www.firstam.com/privacy-policy>.

Prepared by and Return to  
Commonwealth Land Title  
123 N. Olive Street  
Media, PA 19063  
610-566-1335

Parcel #36-01-00015-00 ✓

COMMONWEALTH LAND  
TITLE INSURANCE COMPANY

RD BK04473-1597

DT-DEED

2008086578 12/29/2008 02:16:56 PM:4

RCD FEE: \$69.00 POL SUB TAX: \$4,800.00 ST TAX: \$3,200.00



36-RADNOR \$4,800.00

THOMAS J. JUDGE SR. ROD

DELAWARE  
COUNTY

2724101

**This Indenture** Made this 19<sup>th</sup> day of December, 2008

Between

**DAVID D. BUCKLEY AND SHERRIE B. BURLINGHAM, husband and wife**  
(hereinafter called the Grantors),

And

**CHRISTINE B. FLYNN AND JAMES B. FLYNN, husband and wife**  
(hereinafter called the Grantees),

**Witnesseth** That the said Grantors for and in consideration of the sum of \$320,000.00 ✓

-----**THREE HUNDRED TWENTY THOUSAND DOLLARS**-----  
lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as tenants by the entirety.

(SEE ATTACHED SCHEDULE C)

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

Schedule C

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania.

BEGINNING in the middle of Aberdeen Avenue, formerly Centennial Avenue, 363.52 feet Southwestwardly from the intersection of the middle of Radnor Road; thence extending along the middle of Aberdeen Avenue, South 47 degrees, 33 minutes West, 98.68 feet, thence by land formerly of Emma W. Brooke, North 34 degrees, 20 minutes West, 178.43 feet; thence by land formerly of Francis C. Kelly, North 44 degrees, 46 minutes East, 99.49 feet and thence by land formerly of Rush Beaumont and Martha Beaumont, South 34 degrees, 20 minutes East, 183.3 feet to the place of beginning.

Being known as 236 N. Aberdeen Avenue. ✓

Tax ID / Parcel No. 36-01-00015-00

Being the same premises which Meryl S. Wilkins by Deed dated September 9, 1994 and recorded September 13, 1994 in Delaware County in Volume 1297 Page 1008 conveyed unto David D. Buckley, in fee.

Being the same premises which David D. Buckley by Deed dated February 20, 1998 and recorded February 26, 1998 in Delaware County in Volume 1685 Page 1494 conveyed unto David D. Buckley and Sherrie B. Burlingham, husband and wife, as tenants by the entireties, in fee.

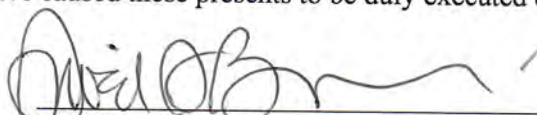
**To have and to hold** the said lot or piece of ground above described with the buildings and improvements thereon erected hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper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

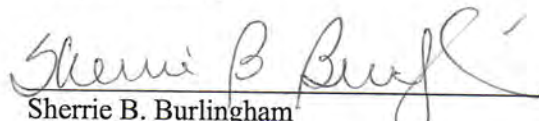
**UNDER AND SUBJECT** to certain restrictions of record.

**And** the said Grantors for themselves, their heirs, executors and administrators do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they the said Grantors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and assigns, against them the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under him, her, it, them or any of them, shall and will subject to aforesaid WARRANT and forever DEFEND.

**In Witness Whereof**, the said Grantors have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered  
In the Presence of us:

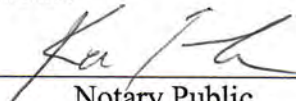
  
\_\_\_\_\_  
David D. Buckley (SEAL)

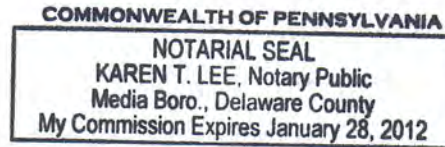
  
\_\_\_\_\_  
Sherrie B. Burlingham (SEAL)

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS.  
COUNTY OF DELAWARE )

On this, the 19<sup>th</sup> day of December, 2008, before me the undersigned officer, personally appeared David D. Buckley and Sherrie B. Burlingham, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

**In Witness Whereof**, I hereunto set my hand and official seal.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:




**PREMISES:**

236 North Aberdeen Avenue  
Radnor Township  
Delaware County, PA

The address of the above-named Grantee is :

236 Aberdeen Ave  
Wayne, PA 19087

  
On the behalf of the Grantee

Dear Neighbor,

**RE: Final Minor Subdivision Plan #2021-SD-01  
236 North Aberdeen Avenue**

We have applied to Radnor Township for the review of a final minor subdivision plan to demolish the existing residence at the above, subdivide the property and construct a new twin dwelling unit.

These plans are available for public viewing in the Engineering Department. These plans will be reviewed by the Planning Commission at a scheduled meeting on **Monday February 7, 2022**.

Planning Commission meetings begin at **6:30 P.M.** These meetings will be held in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087.

Sincerely,



Christy Flynn



**Firm Mailing Book For Accountable Mail**

Name and Address of Sender

Christine Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087



U.S. POSTAGE PAID  
WAYNE, PA  
19087  
JAN 27, 22  
AMOUNT  
**\$3.76**  
R2304H109381-10

USPS Tracking/Article Number	Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery	Addressee (Name, Street, City, State, & ZIP Code™)	Affix St (for addit Postma		SH Fee
			Postage (\$)	Fee (\$)	
1.		WADE BRIAN J 131 PLANT AVE WAYNE, PA 19087			
2.		LACY D CAMERON III & MARION G 126 POPLAR AVE WAYNE, PA 19087			
3.		STEVENS PAUL KEVIN & DIAZ LOURDES 134 POPLAR AVE WAYNE, PA 19087			
4.		WARREN JAMES R 202 POPLAR AVE WAYNE, PA 19087			
5.		GERMAN WILLIAM D & MELINDA B 212 POLAR AVE WAYNE, PA 19087			
6.		SCHMUCKER B ANDREW & LINDA N 218 POPLAR AVE WAYNE, PA 19087			
7.		SKLAR KENNETH A & MCBRIDE CLAUDIA 318 CHAMOUNIX RD ST DAVIDS, PA 19087			
8.		WALKER ROCKLAN & MARY LOU 314 CHAMOUNIX RD WAYNE, PA 19087			
			Handling Charge - If Registered and over \$50,000 in value		
			Adult Signature Required		
			Adult Signature Restricted Delivery		
			Return Receipt		
			Signature Confirmation		
			Signature Confirmation Restricted Delivery		
			Special Handling		

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8

Postmaster, Per (Name of receiving employee): [Signature]

PS Form 3877, January 2017 (Page 1 of 2)

PSN 7530-02-000-9098

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit [usps.com/privacypolicy](http://usps.com/privacypolicy).



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Christine Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087

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WAYNE, PA  
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JAN 27 22  
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USPS Tracking/Article Number

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

Addressee (Name, Street, City, State, & ZIP Code™)

1. NOLAN CHRISTIAN C  
135 PLANT AVE  
WAYNE, PA 19087

2. MANN FREDERICK G & NICOLE K  
130 POPLAR AVE  
WAYNE, PA 19087

3. BOWDEN FRANCIS J III & WHITNEY ANN C  
112 WOODLAND AVE  
WAYNE, PA 19087

4. FLUCK THEODORE W & KAREN LYN  
200 POPLAR AVE  
WAYNE, PA 19087

5. DEMITIS DOMINIC A JR & LISA  
208 POPLAR AVE  
WAYNE, PA 19087

6. HEINZER CHARLES J  
210 POPLAR AVE  
WAYNE, PA 19087

7. MCCONE DOUGLAS M & DAWN  
216 POPLAR AVE  
WAYNE, PA 19087

8. MCDEVITT MEGHAN L  
125 PLANT AVE  
WAYNE, PA 19087

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SCRD Fee

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required  
Adult Signature Restricted Delivery  
Return Receipt  
Signature Confirmation

Signature Confirmation Restricted Delivery  
Signature Confirmation Restricted Delivery  
Special Handling

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Christine Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087

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Postm)

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WAYNE, PA  
19087  
JAN 27 22  
AMOUNT  
**\$3.76**  
R2304H109381-10



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USPS Tracking/Article Number

Check type of mail or service  
 Adult Signature Required  
 Adult Signature Restricted Delivery  
 Certified Mail  
 Certified Mail Restricted Delivery  
 Collect on Delivery (COD)  
 Insured Mail  
 Priority Mail  
 Priority Mail Express  
 Registered Mail  
 Return Receipt for Merchandise  
 Signature Confirmation  
 Signature Confirmation Restricted Delivery

Addressee (Name, Street, City, State, & ZIP Code™)

1. MANLEY DAVID J  
137 PLANT AVE  
WAYNE, PA 19087

2. DAVIS HENRY V & DARRAGH B  
112 WOODLAND AVE  
WAYNE, PA 19087

3. WALTMAN LOUISE  
136 POPLAR AVE  
WAYNE, PA 19087

4. DONATO ARTHUR T JR & GILSON JUNE E  
204 POPLAR AVE  
WAYNE, PA 19087

5. FRISBY JEFFREY D & DEBORAH C  
208 POPLAR AVE  
WAYNE, PA 19087

6. KALLMEYER KATHLEEN M  
214 POPLAR AVE WAYNE,  
PA 19087

7. SURBECK JASON  
123 PLANT AV  
WAYNE, PA 19087

8. SHULTZ OLIVIA ROSE  
129 PLANT AVE  
WAYNE, PA 19087

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Handling Charge - if Registered and over \$50,000 in value

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Fee

Signature Confirmation Restricted Delivery

Signature Confirmation

Return Receipt

Restricted Delivery

Adult Signature Restricted Delivery

Adult Signature Required

Adult Signature Restricted Delivery

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Adult Signature Restricted Delivery

Adult Signature Restricted Delivery

Adult Signature Restricted Delivery

Total Number of Pieces  
Listed by Sender

Total Number of Pieces  
Received at Post Office





Firm Mailing Book For Accountable Mail

Name and Address of Sender

Christine Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

U.S. POSTAGE PAID  
WAYNE, PA 19087  
JAN 22, 22  
AMOUNT  
**\$3.76**  
R2304H109381-10



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		RR Fee	SC Fee	SCRD Fee	SH Fee
1.	BOLES M LAVALETTE 214 WALNUT AVE WAYNE, PA 19087				
2.	MANDERACK JOHN R & SHARON L 221 POPLAR AVE WAYNE, PA 19087				
3.	TAGHAVI KAVEH & NAYAK SANDHYA 227 POPLAR AVE WAYNE, PA 19087				
4.	SPENCER KUSSELL & CLAYE 135 GRUBB RD MALVERN, PA 19355				
5.	BLACKNEY KEVIN ROGER & BARBARA ELLEN KRAUS 211 WALNUT AVE WAYNE, PA 19087				
6.	KEARNS KENNETH 221 WALNUT AVE WAYNE, PA 19087				
7.	LAMBERT CAREN S TRUSTEE 50 PARK ROW WEST - STE 113 PROVIDENCE, RI 02903				
8.	JOHNSON BRIAN K & KIMBERLY L 227 RADNOR ST RD WAYNE, PA 19087				
	Handling Charge - if Registered and over \$50,000 in value				
	Adult Signature Required				
	Adult Signature Restricted Delivery				
	Return Receipt				
	Signature Confirmation				
	Signature Confirmation Restricted Delivery				
	Special Handling				

Total Number of Pieces Listed by Sender

Postmaster, Per (Name of receiving employee)

PS



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Christine Flynn
236 N. Aberdeen Ave.
Wayne, PA 19087

Check type of mail or service

- Adult Signature Required
Adult Signature Restricted Delivery
Certified Mail
Certified Mail Restricted Delivery
Collect on Delivery (COD)
Insured Mail
Priority Mail
Priority Mail Express
Registered Mail
Return Receipt for Merchandise
Signature Confirmation
Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

1.

WALSH PAULA & CINDY C
225 POPLAR AVE
WAYNE, PA 19087

2.

BLACKSTEVEN W
223 RADNOR STREET ROAD
WAYNE, PA 19087

3.

ESELGROTH PETER W
207 WALNUT AVE
WAYNE, PA 19087

4.

K & J PHELAN FAMILY LP
726 CEDAR LA
VILLANOVA, PA 19085

5.

MALVIN PATRICK E
227 WALNUT AVE
WAYNE, PA 19087

6.

GONZALEZ EDUARDO LLORENTE &
ALVAREZ ELENA FERNANDEZ
235 WALNUT AVE
WAYNE, PA 19087

7.

RUBINOFF AMY HOPE
324 WALNUT AVE
WAYNE, PA 19087

8.

MARSHALL MATTHEW
228 WALNUT AVE
WAYNE, PA 19087

Total Number of Pieces Listed by Sender
Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

Affix (for ad Postfr)

U.S. POSTAGE PAID
WAYNE, PA 19087
JAN 27 22 AMOUNT
\$3.76
R2304H109381-10



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Postage \$

Table with 8 columns: Tracking Number, Recipient Name, Postage, Signature Confirmation, Return Receipt, Restricted Delivery, Adult Signature Required, Handling Charge, CRD Fee, SH Fee.

Complete in Ink

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Firm Mailing Book For Accountable Mail

Name and Address of Sender

Christine Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

1. HARTMAN IAN & JULIE MICHELLE  
201 WALNUT AVE  
WAYNE, PA 19087

2. STEELY, JOHN D  
451 GLENMARY RD  
ST DAVIDS, PA 19087

3. FERGUSSON HOLLY B & JEREMY L  
223 WALNUT AVE  
WAYNE, PA 19087

4. MCQUESTEN MARC & PATRICIA  
233 WALNUT AVE  
WAYNE, PA 19087

5. TOOMEY VIRGINIA W  
332 WALNUT AVE  
WAYNE, PA 19087

6. CROMBIE PATRICK & PERRONE CHRISTINA  
234 WALNUT AVE  
WAYNE, PA 19087

7. GRATTON EILEEN B  
216 WALNUT AVE  
WAYNE, PA 19087

8. CONLAN WILLIAM & PATRICIA  
250 RADNOR STREET RD  
WAYNE, PA 19087

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Handling Charge - If Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

PS Form 3877, January 2017 (Page 1 of 2)

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Firm Mailing Book For Accountable Mail

Name and Address of Sender

Christine Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087



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Post)

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WAYNE, PA  
19087  
JAN 27 22  
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Check type of mail or service  
 Adult Signature Required  Priority Mail Express  
 Adult Signature Restricted Delivery  Registered Mail  
 Certified Mail  Return Receipt for Merchandise  
 Certified Mail Restricted Delivery  Signature Confirmation  
 Collect on Delivery (COD)  Signature Confirmation Restricted Delivery  
 Insured Mail  Signature Confirmation Restricted Delivery  
 Priority Mail

Addressee (Name, Street, City, State, & ZIP Code™)

1. FARRANT JOSEPH & MADELINE S  
IACOBUCCI  
265 N ABERDEEN AVE  
WAYNE, PA 19087

2. 259 NORTH ABERDEEN ASSOC LLC  
544 W BEECHTRE LANE  
WAYNE, PA 19087

3. STAUB ROBERT J & JESSICA  
255 N ABERDEEN AVE  
WAYNE, PA 19087

4. LAKE SOLITUDE HOLDINGS  
614 W WAYNE AVE  
WAYNE, PA 19087

5. BEHM KIERAN  
4 ABERDEEN TERR  
WAYNE, PA 19087

6. ORIORDAN MARNI  
10 ABERDEEN TERR  
WAYNE, PA 19087

7. NICOLS VINCENT J & SHEILA D  
16 ABERDEEN TERR  
WAYNE, PA 19087

8. HYDRISKO NANDA WAGEE  
22 ABERDEEN TERR  
WAYNE, PA 19087

Total Number of Pieces Listed by Sender

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Received at Post Office



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Christine Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087



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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation Restricted Delivery	Postage	(Extra Service Fee)	SH Fee	Special Handling										
							Adult Signature Required	Adult Signature Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling					
1.	CIVITELLA MICHAEL J 764 NEWTOWN RD VILLANOVA, PA 19085																
2.	DELUCA MARKA & PAMELA 6 ABERDEEN TERR WAYNE, PA 19087																
3.	HEMCHER HUGH J & JEAN K 273 N ABERDEEN AVE WAYNE, PA 19087																
4.	DENHAM MELISSA & ISAAC 267 N ABERDEEN AVE WAYNE, PA 19087																
5.	VLACHOS PERICLES 261 N ABERDEEN AVE WAYNE, PA 19087																
6.	LACROCE NICOLE 2 ABERDEEN TERR WAYNE, PA 19087																
7.	WATERS SEAN M 369 ROSE GLEN DRIVE WAYNE, PA 19087																
8.	DAVISON JOHN R 271 N ABERDEEN AVE WAYNE, PA 19087																
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)		Handling Charge - If Registered and over \$50,000 in value											





Firm Mailing Book For Accountable Mail

Name and Address of Sender

Christine Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

1.

MCCLAIN GARY  
P O BOX 414  
WAYNE, PA 19087

2.

GILL, JUDITH ANN  
254 WILLOW AVE  
WAYNE, PA 19087

3.

PETER THOMPSON & HAYES JENNIFER  
3092 BROADMOOR DR  
CENTER VALLEY, PA 18034

4.

GROVER NOEL G & MARY E  
230 WILLOW AVE  
WAYNE, PA 19087

5.

MUI COREY KEW GEE  
234 WILLOW AVE  
WAYNE, PA 19087

6.

GUSA ALEXANDRA LEE & ONEILL MAURICE  
F IV  
240 WILLOW AVE  
WAYNE, PA 19087

7.

GILL LAURA J & PATRICK S  
244 N ABERDEEN AVE  
WAYNE, PA 19087

8.

GAUTHRON PATRICK D & NINA  
3 RADNOR WAY  
RADNOR, PA 19087

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of Accounting Firm)

Affix Stamp (for additional Postmark)



U.S. POSTAGE PAID  
WAYNE PA  
JAN 27, 22  
AMOUNT

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Postage (Extra Service Fee)

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SH Fee

Handling Charge - if Registered and over \$50,000 in value

Signature Confirmation Restricted Delivery

Adult Signature Required

Restricted Delivery

Return Receipt

Signature Confirmation

Special Handling



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Christine Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Restraining Charge	if Registered	Value	Insurance COD	Adult Signature Required	Adult Signature Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	SH Fee
1.	PAHIDES STEPHEN M 176 BROOKLEA RD ROSEMONT, PA 19010												
2.	EVERSON MARGARET M 252 WILLOW AVE WAYNE, PA 19087												
3.	AGUILEGIA PROPERTIES LLC 411 N BELLVUE AVE WAYNE, PA 19087												
4.	RUSH PETER & MORRISON ERIC 264 WILLOW AVE WAYNE, PA 19087												
5.	BUZAN VIRGINIE 233 PLANT AVE WAYNE, PA 19087												
6.	MERCURI MICHAEL J 234 N ABERDEEN AVE WAYNE, PA 19087												
7.	SZIVOS JAMES 238 WILLOW AVE WAYNE, PA 19087												
8.	FEELEY MICHAEL J & DOLORES M 244 WILLOW AVE WAYNE, PA 19087												
Total Number of Pieces Listed by Sender		Handling Charge - if Registered and over \$50,000 in value											
Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)											







Firm Mailing Book For Accountable Mail

Name and Address of Sender

Christine Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087



Affix Stamp  
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USPS Tracking/Article Number	Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Charge	COD	SH Fee
1.		AZZARANO MICHAEL J & CARMIN M 243 WILLOW AVE WAYNE, PA 19087					
2.		STARBUCK SUZANNE B & FRISHMAN ERIC 237 WILLOW AVE WAYNE, PA 19087					
3.		OSULLIVAN FRANCIS & MARY 113 WOODLAND AVE WAYNE, PA 19087					
4.		PLANT & WILLOW LLC 110 LOUELLA AVE WAYNE, PA 19087					
5.		LAROCHE ROBERT J & JEANNE M 228 POPLAR AVE WAYNE, PA 19087					
6.		TAGUE JAMES A 253 WILLOW AVE WAYNE, PA 19087					
7.		MCDONALD JOHN F & BRIDGET OBRIEN 247 WILLOW AVE WAYNE, PA 19087					
8.		SORGI RONALD & KATHLEEN B 239 WILLOW AVE WAYNE, PA 19087					
Total Number of Pieces Listed by Sender					Handling Charge - If Registered and over \$50,000 in value		
Total Number of Pieces Received at Post Office	0						

Postmaster, Per (Name of receiving employee)

Complete in Ink

PS Form 3877, January 2017 (Page 1 of 2)

PSN 7530-02-000-9098

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Firm Mailing Book For Accountable Mail

Name and Address of Sender

Christine Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087

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WAYNE, PA  
19087  
JAN 27, 22  
AMOUNT

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Addressee (Name, Street, City, State, & ZIP Code™)

1. WHIDDEN SETH A & REBECCA R  
135 POPLAR AVE.  
WAYNE, PA 19087

2. LINDEN STREET LAWYERS LLC  
P O BOX 428  
VILLANOVA, PA 19085

3. ROTH RYAN L  
131 COMSTOCK TRAIL  
EAST HAMPTON, CT 06424

4. CUNNINGHAM WILLIAM H & GAIL H  
755 N WAYNE AVE  
WAYNE, PA 19087

5. LANE JONATHON ETUX  
224 POPLAR AVE  
WAYNE, PA 19087

6. GORDON ARNOLD & LINDANN  
232 POPLAR AVE  
WAYNE, PA 19087

7. TAGUE JOSEPH & ANNA  
255 WILLOW AV  
WAYNE, PA 19087

8. HESS CHRISTOPHER S & JACQUELYN  
249 WILLOW AVE  
WAYNE, PA 19087

Total Number of Pieces  
Listed by Sender

Postmaster, Per (Name of receiving employee)

*[Signature]*

PS Form 3877, January 2017 (Page 1 of 2)

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Firm Mailing Book For Accountable Mail

Name and Address of Sender

Christine Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Addressee (Name, Street, City, State, & ZIP Code™)

1. WATERS SEAN M  
369 ROSE GLEN DR  
WAYNE, PA 19087
2. BOLTER GEO & MARY  
120 POPLAR AVE  
WAYNE, PA 19087
3. BEHRMANN DARRYL F & INES MAGALI  
312 CHAMOUNIX RD  
ST DAVIDS, PA 19087
4. REICHERT MATTHEW C & CHRISTINA  
130 WALNUT AVE  
WAYNE, PA 19087
5. PAOLANTONIO JACQUELINE & STEPHEN  
206 WALNUT AVE  
WAYNE, PA 19087
6. CHILDS MARION C  
215 POPLAR AVE  
WAYNE, PA 19087
7. HOLIDAY GEROGE K III & ANNE  
209 POPLAR AVE  
WAYNE, PA 19087
8. BERNSTEIN STEWART A & KAREN  
203 POPLAR AVE  
WAYNE, PA 19087

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Total Number of Pieces Listed by Sender

Postmaster, Per (Name of receiving employee)

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PS Form 3877, January 2017 (Page 1 of 2)

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Firm Mailing Book For Accountable Mail

Name and Address of Sender

Christine Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087

Check type of mail or service

- Adult Signature Required
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- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

1. DETHLEFS SVEN & LANGKAFEL ESTHER  
324 CHAMOUNIX RD  
WAYNE, PA 19087

2. DONNELLA MICHAELA  
310 CHAMOUNIX RD  
WAYNE, PA 19087

3. BUSARD JOHN PETER & KAREN MICHELLE  
200 WALNUT AVE  
WAYNE, PA 19087

4. CLEVELAND RICHARD SCOTT & PATRICIA R  
217 POPLAR AVE  
WAYNE, PA 19087

5. WHELAN COLLIN & COLLEEN CASEY  
211 POPLAR AVE  
WAYNE, PA 19087

6. HAWK THOMAS R & ELAINE D  
205 POPLAR AVE  
WAYNE, PA 19087

7. RODRIGUEZ GLENDA CASTANEDA  
46 CRESTLINE RD  
WAYNE, PA 19087

8. REINO JANICE M  
131 POPLAR AVE  
WAYNE, PA 19087

Total Number of Pieces Listed by Sender

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Received at Post Office

PS Form 3877, January 2017 (Page 1 of 2)

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	RR Fee	SC Fee	SCRD Fee	SH Fee
1. DETHLEFS SVEN & LANGKAFEL ESTHER 324 CHAMOUNIX RD WAYNE, PA 19087				
2. DONNELLA MICHAELA 310 CHAMOUNIX RD WAYNE, PA 19087				
3. BUSARD JOHN PETER & KAREN MICHELLE 200 WALNUT AVE WAYNE, PA 19087				
4. CLEVELAND RICHARD SCOTT & PATRICIA R 217 POPLAR AVE WAYNE, PA 19087				
5. WHELAN COLLIN & COLLEEN CASEY 211 POPLAR AVE WAYNE, PA 19087				
6. HAWK THOMAS R & ELAINE D 205 POPLAR AVE WAYNE, PA 19087				
7. RODRIGUEZ GLENDA CASTANEDA 46 CRESTLINE RD WAYNE, PA 19087				
8. REINO JANICE M 131 POPLAR AVE WAYNE, PA 19087				





# Firm Mailing Book For Accountable Mail

Name and Address of Sender

Christine Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087

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- Check type of mail or service
- Adult Signature Required
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  - Collect on Delivery (COD)
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  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

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WAYNE, PA  
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JAN 27, 22  
AMOUNT

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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Adult Signature Required	Adult Signature Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Restricted Mail	Restricted Delivery	Signature Confirmation Restricted Delivery	SH Fee
1.	JAKIELASZEK JOHN J JR & DEBORAH E 1 ABERDEEN TERRACE WAYNE, PA 19087									
2.	MAGUIRE DANIEL J & RYAN P 5 LONGWOOD DR WAYNE, PA 19087									
3.	MCCLAIN GARY E & CHRISTINE E P O BOX 236 CLAYTON, NJ 08312									
4.	201 ABERDEEN LP P.O. BOX 428 VILLANOVA, PA 19085									
5.	WINNEMORE LEWIS R & NORA A 309 PENNSYLVANIA AVE WAYNE, PA 19087									
6.	ANDEN MARIO L & PAR T 305 PENNSYLVANIA AVE WAYNE, PA 19087									
7.	PATNIK MOLLY MARIE 301 PENNSYLVANIA AVE WAYNE, PA 19087									
8.	ZHOU WEI & KE MIN 414 ST DAVIDS AVE WAYNE, PA 19087									

Postmaster, Per (Name of receiving employee)

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Total Number of Pieces  
Listed by Sender

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PS Form 3877, January 2017 (Page 1 of 2)

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Name and Address of Sender

Christine Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087



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WAYNE, PA  
19087  
JAN 27, 22  
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USPS Tracking/Article Number	Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation Restricted Delivery	Addressee (Name, Street, City, State, & ZIP Code™)	Postage I Service Fee	SH Fee
1.	<input type="checkbox"/>	<input type="checkbox"/>	YOUNG NEIL R & AUDREY E 211 N ABERDEEN AVE WAYNE, PA 19087		
2.	<input type="checkbox"/>	<input type="checkbox"/>	MCCLAIN GARY E & CHRISTINE E P O BOX 236 CLAYTON, NJ 08312		
3.	<input type="checkbox"/>	<input type="checkbox"/>	MORRIS DAVID W 295 SWEDES FORD RD #270 WAYNE, PA 19087		
4.	<input type="checkbox"/>	<input type="checkbox"/>	WINNEMORE LEWIS R & NORA A 309 PENNSYLVANIA AVE WAYNE, PA 19087		
5.	<input type="checkbox"/>	<input type="checkbox"/>	THOMAS JENNIFER 80 CRESTLINE RD STRAFFORD, PA 19087		
6.	<input type="checkbox"/>	<input type="checkbox"/>	LENNON PAUL & MARGARET M 416 ST DAVIDS AVE WAYNE, PA 19087		
7.	<input type="checkbox"/>	<input type="checkbox"/>	MIRAGLIA JULIAN V & BETSY J 529 FAYETTE ST CONSHOHOCKEN, PA 19428		
8.	<input type="checkbox"/>	<input type="checkbox"/>	MCNELIS STEPHEN & MARK 406 ST DAVIDS AVENUE WAYNE, PA 19087		
			Handling Charge - If Registered and over \$50,000 in value		
			Adult Signature Required		
			Adult Signature Restricted Delivery		
			Return Receipt		
			Signature Confirmation		
			Signature Confirmation Restricted Delivery		
			Special Handling		

Total Number of Pieces  
Listed by Sender

Postmaster, Per (Name of receiving employee)

Total Number of Pieces  
Received at Post Office

Complete in Ink

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**Firm Mailing Book For Accountable Mail**

Name and Address of Sender  
**Christine Flynn**  
**236 N. Aberdeen Ave.**  
**Wayne, PA 19087**

Amount (in \$)

U.S. POSTAGE PAID

WAYNE, PA  
 19087  
 JAN 27, 2017



**\$3.76**

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USPS Tracking/Article Number

Postage

Check type of mail or service	Priority Mail Express	Registered Mail	Signature Confirmation	Restricted Delivery	SH Fee
<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery				
Addressee (Name, Street, City, State, & ZIP Code™)					
1. HEMLOCK LISA 426 ST DAVIDS AVE WAYNE, PA 19087					
2. MILNAR MICHAEL J & JACKSON MARGARET E 424 ST DAVIDS AVE WAYNE, PA 19087					
3. HALEY STEPHEN J & M LOUISE 422 ST DAVIDS AVE WAYNE, PA 19087					
4. LYNCH SHAWN & LORI 420 ST DAVIDS AVE ST DAVIDS, PA 19087					
5. GDOWIK BARBIS & MARQUARDT MARGARET 418 ST DAVIDS AVE WAYNE, PA 19087					
6. SOUTH ANDREW P & CLARE L 412 ST DAVIDS AVE WAYNE, PA 19087					
7. MIRAGLA JULIAN V & BETSY J 408 ST DAVIDS AVE WAYNE, PA 19087					
8. DISTEFANO ANTHONY ROCCO & MELINDA A 402 ST DAVIDS AVE WAYNE, PA 19087					

Handling Charge - If Registered and over \$50,000 in value

Total Number of Pieces Listed by Sender: \_\_\_\_\_

Total Number of Pieces Received at Post Office: \_\_\_\_\_

Postmaster, Per (Name of receiving employee): \_\_\_\_\_





Firm Mailing Book For Accountable Mail

Name and Address of Sender

Christine Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087



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U.S. POSTAGE PAID  
WAYNE, PA  
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JAN 27, 22  
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USPS Tracking/Article Number	Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extr Servic Fee.	SH Fee
1.	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	SCHMIEG DANIEL G & ANDREA L 447 ST DAVIDS AVE WAYNE, PA 19087			
2.	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	KURTZ JAMES W 452 ST DAVIDS AVE WAYNE, PA 19087			
3.	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	BREEN CAROLYN 444 ST DAVIDS AVE WAYNE, PA 19087			
4.	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	SADLEIR THOMAS A III 438 ST DAVIDS AVE WAYNE, PA 19087			
5.	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	ALBER ERIC M 432 ST DAVIDS AVE WAYNE, PA 19087			
6.	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	FOLEY MARTHA A & STEPHEN L 304 PENNSYLVANIA AVE WAYNE, PA 19087			
7.	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	QUARBERG RYAN P & KRISH B 428 ST DAVIDS AVE WAYNE, PA 19087			
8.	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	ONEILL THOMAS F & FRANCES L 101 ABERDEEN TERR WAYNE, PA 19087			
Total Number of Pieces Listed by Sender			Total Number of Pieces Received at Post Office		

Postmaster, Per (Name of receiving employee)

*[Signature]*



Firm Mailing Book For Accountable Mail

Name and Address of Sender	Check type of mail or service	Affix Stamp (for additional postage) Postmark with	Postage (Extra Service Fee)	1 ie
Christine Flynn 236 N. Aberdeen Ave. Wayne, PA 19087	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery	U.S. POSTAGE PAID WAYNE, PA 19087 JAN 27 22 <b>\$3.76</b> R2304H109381-10 0000 0000		
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)			
1.	MCGINLEY DOUGLAS M & CAROLYN G 444 ST DAVIDS AVE WAYNE, PA 19087			
2.	BISSETT THOMAS M & DEBORAH C 220 ITHAN CREEK RD VILLANOVA, PA 19085			
3.	ADE RYAN D 239 CHAMOUNIX RD WAYNE, PA 19087			
4.	MORRIS DAVID W 295 W SWEDES FORD ROAD #170 WAYNE, PA 19087			
5.	BRIGHT KATHLEEN 308 PENNSYLVANIA AVE WAYNE, PA 19087			
6.	MCCABE ROBERT & DOROTHY 443 ST DAVIDS AV WAYNE, PA 19087			
7.	BARR WILLIAM & MARTHA 15 ABERDEEN TERR WAYNE, PA 19087			
8.	RICHARDS FRANK GARRIGUES 3RD 427 ST DAVIDS AVE ST DAVIDS, PA 19087			
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office			



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Christine Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087

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WAYNE, PA  
19087

JAN 27, 22

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USPS Tracking/Article Number	Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation Restricted Delivery	Postage	SH Fee
1.	MURPHY PHILIP MARTIN & MEGHAN M 121 ABERDEEN TERR WAYNE, PA 19087			
2.	PAPA KATHLEEN M 260 CHAMOUNIX RD ST DAVIDS, PA 19087			
3.	YIM MARK H & LAURA L 109 ABERDEEN TERR WAYNE, PA 19087			
4.	LORD JOHN A & MARY L 105 ABERDEEN TER SAINT DAVIDS, PA 19087			
5.	HAYAKAWA KAZUYA F & CHRISTINA 23 ABERDEEN TERRACE WAYNE, PA 19087			
6.	CHOI PETER B & CLARA H W 200 STERLINE PLACE - 3E BROOKLYN, NY 11238			
7.	HAMMOND MADELINE D 441 ST DAVIDS AVE ST DAVIDS, PA 19087			
8.	ALLEN PAUL N & PAMELA J 454 ST DAVIDS AVE WAYNE, PA 19087			
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		

1.00

Handling Charge - If Registered and over \$50,000 in value

Return Receipt  
Restricted Delivery  
Adult Signature Restricted Delivery  
Adult Signature Required  
Signature Confirmation  
Signature Confirmation Restricted Delivery  
Special Handling

Postmaster, Per (Name of receiving employee)

AS



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Christine Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail
  - Priority Mail Express
  - Registered Mail
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

Affix Stamp H  
(for additional cost)  
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U.S. POSTAGE PAID  
WAYNE, PA  
19087  
JAN 27 22  
AMOUNT  
**\$3.76**  
R2304H109381-10



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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Hazardous Charge	Handling Charge - if Registered and over \$50,000 in value		Signature Confirmation	Return Receipt	Restricted Delivery	Adult Signature Restricted Delivery	Adult Signature Required
					Hand	Ch					
1.	WOOD GEORGES III & BARBARA S 111 ABERDEEN TERR ST DAVIDS, PA 19087										
2.	BOYLE ELIZABETH F 14 ABERDEEN TERR WAYNE, PA 19087										
3.	MCDONOUGH ANN 20 ABERDEEN TER WAYNE, PA 19087										
4.	MACH 26-ABER LLC 443 UPPER GULPH RD RADNOR, PA 19087										
5.	VINAND HOLDINGS, LLC 35 SLEEPY HOLLOW DRIVE NEWTOWN SQUARE, PA 19073										
6.	PASCAU RUBEN C & MARIA DEL MAR TORRES 113 RADNOR STREET RD WAYNE, PA 19087										
7.	DUNN SHARON A 308 CHAMOUNIX ROAD ST DAVIDS, PA 19087										
8.	BUCKLEY PATRICK J & KATHERINE W 306 CHAMOUNIX RD ST DAVIDS, PA 19087										

Postmaster: Per (Name of receiving employee)

*AS*

Total Number of Pieces Listed by Sender: 8  
Total Number of Pieces Received at Post Office: 8



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WAYNE, PA  
19087  
JAN 27 22  
AMOUNT

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Check type of mail or service

Adult Signature Required  Priority Mail Express

Adult Signature Restricted Delivery  Registered Mail

Certified Mail  Return Receipt for Merchandise

Certified Mail Restricted Delivery  Signature Confirmation

Collect on Delivery (COD)  Signature Confirmation Restricted Delivery

Insured Mail

Priority Mail

Addressee (Name, Street, City, State, & ZIP Code™)

1. MURPHY PETER & MARIANNE  
18 ABERDEEN TERR  
WAYNE, PA 19087

2. WITHERS RAYMOND L  
24 ABERDEEN TERR  
WAYNE, PA 19087

3. FALCONE RICHARD L & JULIE A  
102 ABERDEEN TERR  
WAYNE, PA 19087

4. BUTWIN MAUREEN S & JOSEPH F  
109 RADNOR STREET RD  
WAYNE, PA 19087

5. DREXELIUS BRETT  
316 CHAMOUNIX RD  
ST DAVIDS, PA 19087

6. HORNBAKER KENNETH H & TRACY A  
114 ABERDEEN TERR  
WAYNE, PA 19087

7. ANDERSON LAURENCE J & NANCY D  
125 ABERDEEN TERR  
ST DAVIDS, PA 19087

8. GIEGERICH JAMES E & EVELYN C  
115 ABERDEEN TERR  
WAYNE, PA 19087

USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Har COD	Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
1.			Handling Charge - If Registered and over \$50,000 in value								
2.											
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4.											
5.											
6.											
7.											
8.											

Postmaster, Per (Name of receiving employee)

*[Signature]*

Total Number of Pieces Listed by Sender: *[Handwritten]*  
Total Number of Pieces Received at Post Office: *[Handwritten]*



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Christine Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™) Po

1. CNP SELECT REALTY LLC  
26 ABERDEEN TERR  
WAYNE, PA 19087

2. BAKER THOMAS M & SCARAMIELLA ALISON  
C  
109 RADNOR STREET RD  
WAYNE, PA 19087

3. WITZE ERIC S & HEATHER P  
111 RADNOR STREET RD  
WAYNE, PA 19087

4. DEMITIS DOMINIC & GLORIA M  
106 ABERDEEN TERR  
ST DAVIDS, PA 19087

5. VOGGIN RONALD E  
302 CHAMOUNIX ROAD  
ST DAVIDS, PA 19087

6. MAZZIOTTA ALYSSA  
119 ABERDEEN TERRACE  
ST DAVIDS, PA 19087

7. GOODCHILD JOHN C III & KARA H  
451 ST DAVIDS AVE  
WAYNE, PA 19087

8. CMV HOLDINGS LLC  
8 TIVERTON CIR  
WAYNE, PA 19087

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

PS Form 3877, January 2017 (Page 1 of 2)

PSN 7530-02-000-9098

U.S. POSTAGE PAID

WAYNE, PA  
19087  
JAN 27 22  
AMOUNT

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Service/Charge Fee	COD	SC Fee	SCRD Fee	SH Fee
Handling Charge - if Registered and over \$50,000 in value				
Adult Signature Required				
Adult Signature Restricted Delivery				
Return Receipt				
Signature Confirmation				
Signature Confirmation Restricted Delivery				
Special Handling				

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Complete in ink



Firm Mailing Book For Accountable Mail

Name and Address of Sender  
 Christine Flynn  
 236 N. Aberdeen Ave.  
 Wayne, PA 19087

Check type of mail or service  
 Adult Signature Required  
 Adult Signature Restricted Delivery  
 Certified Mail  
 Certified Mail Restricted Delivery  
 Collect on Delivery (COD)  
 Insured Mail  
 Priority Mail

Priority Mail Express  
 Registered Mail  
 Return Receipt for Merchandise  
 Signature Confirmation  
 Signature Confirmation Restricted Delivery

U.S. POSTAGE PAID

WAYNE, PA 19087  
JAN 27, 22  
AMOUNT

\$3.76

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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Service Fee	Handling Charge - If Registered and over \$50,000 in value	Adult Signature Required	Adult Signature Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	SH Fee
1.	ENRICO WAYNE LP 795 E LANCASTER AVE #200 VILLANOVA, PA 19085								
2.	RADNOR TOWNSHIP 301 IVEN AVE WAYNE, PA 19087								
3.	MASTROPIERI PAUL 907 SEACREST ROAD OCEAN CITY, NJ 08226								
4.	KATSANIS ELENI E & ELEFTHERIOS P 3811 ATLANTIC AVENUE WILDWOOD, NJ 08260								
5.	7 ELEVEN INC 8111 WESTCHESTER DALLAS, TX 75225								
6.	THE PET VILLAGE OF WAYNE LP 469 MARLBIDGE RD BRYN MAWR, PA 19010								
7.	LANCASTER WAYNE ASSOCIATES LP ONE TOWN PLACE - SUITE 100 BRYN MAWR, PA 19010								
8.	MASTROPIERI PAUL 137 ST ANDREWS DR EGG HARBOR TWP, NJ 08234								

Postmaster, Per (Name of receiving employee)

*[Signature]*

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

PS Form 3877, January 2017 (Page 1 of 2)

PSN 7530-02-000-9098

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Firm Mailing Book For Accountable Mail

Name and Address of Sender

Christine Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

1. GALLAGHER HELEN  
43 LOUELLA CT  
WAYNE, PA 19087

2. BYRNE SUSAN  
37 LOUELLA CT  
WAYNE, PA 19087

3. MUNGER CYNTHIA  
31 LOUELLA CT  
WAYNE, PA 19087

4. HARRIS KATHY/LEFKOWITZ M  
420 MORRIS RD APT 102  
WAYNE, PA 19087

5. MORRIS DAVID W  
295 E SWEDEFORD RD #170  
WAYNE, PA 19087

6. SMITH TRACEY  
315 S VALLEY FORGE ROAD - B2  
DEVON, PA 19333

7. PEREZ EMILIO & MARIA C  
35 LOUELLA CT  
WAYNE, PA 19087

8. WAYNE HOTEL ASSOC LP  
595 E LANCASTER AVE #203  
ST DAVIDS, PA 19087

U.S. POSTAGE PAID  
WAYNE, PA  
19087  
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Handling Charge - If Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Christine Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087

- Check type of mail or service
- Adult Signature Required
  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail
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U.S. POSTAGE PAID

WAYNE PA 19087

JAN 27 22

AMOUNT

**\$3.76**

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Addressee (Name, Street, City, State, ZIP)

1.	2.	3.	4.	5.	6.	7.	8.	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
CD 426 LLC 4 PRINCETON ROAD WAYNE, PA 19087	SMITH DAVID & SUZANNE E 212 N ABERDEEN AVE WAYNE, PA 19087	ROSEDON HOLDING CO LP 161 PENNSYLVANIA AVE WAYNE, PA 19087	WARD JAMES B 400 W CHURCH RD KING OF PRUSSIA, PA 19406	EPPSW ALAN 511 WOODLAND CT WAYNE, PA 19087	PINCHOCK MARGARET E & KURT D 676 STORE RD HARLEYSVILLE, PA 19438	CD426 LLC 129 PENNSYLVANIA AVE WAYNE, PA 19087	MAGUIRE EUGENE J 127 PENNSYLVANIA AV WAYNE, PA 19087						
Handling Charge - If Registered and over \$50,000 in value								Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling

Postmaster, Per (Name of receiving employee)

*[Signature]*

Total Number of Pieces Received by Sender

Total Number of Pieces Received at Post Office

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UNITED STATES  
POSTAL SERVICE®

Firm Mailing Book For Accountable Mail

Name and Address of Sender

Christine Flynn  
236 N. Aberdeen Ave.  
Wayne, PA 19087

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U.S. POSTAGE PAID  
WAYNE, PA  
19087  
JAN 27, 22  
AMOUNT  
**\$3.76**  
R2304H109881-10



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USPS Tracking/Article Number	Check type of mail or service	Priority Mail Express	Registered Mail	Return Receipt for Merchandise	Signature Confirmation Restricted Delivery	Postage \$	CRD Fee	SH Fee
1.	DOEMLING GREGORY A & AVERY ASHLEE A 404 ST DAVIDS AVE WAYNE, PA 19087	<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Signature Confirmation Restricted Delivery			
2.	HIRSCHLE SUSAN 213 N ABERDEEN AVE WAYNE, PA 19087	<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Insured Mail			
3.	KAMIENSKI JENNIFER ANN & PERAGINE KEVIN MICHAEL 207 N ABERDEEN AVE WAYNE, PA 19087	<input type="checkbox"/> Priority Mail	<input type="checkbox"/> Priority Mail Express	<input type="checkbox"/> Signature Confirmation Restricted Delivery				
4.	KRAMER GREGORY & SUSAN K 200 N ABERDEEN AVE WAYNE, PA 19087							
5.	JAKIELASZEK JOHN J & DEBORAH 202 N ABERDEEN AVE WAYNE, PA 19087							
6.	MASCIANTONIO NICHOLAS 558 HILAIRE RD WAYNE, PA 19087							
7.	DEMITIS DOMINIC JR 206 POPLAR AVE WAYNE, PA 19087							
8.	CIVITELLA MICHAEL J III & BARBARA N 764 NEWTOWN RD VILLANOVA, PA 19085							



Handling Charge - If Registered and over \$50,000 in value

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8

PS Form 3877, January 2017 (Page 1 of 2)

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Firm Mailing Book For Accountable Mail

Name and Address of Sender

Christine Flynn
236 N. Aberdeen Ave.
Wayne, PA 19087

Check type of mail or service

- Adult Signature Required
Adult Signature Restricted Delivery
Certified Mail
Certified Mail Restricted Delivery
Collect on Delivery (COD)
Insured Mail
Priority Mail
Priority Mail Express
Registered Mail
Return Receipt for Merchandise
Signature Confirmation
Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

1. MCKEE RAIHALL PROPERTIES LLC
436 INVERARAY RD
VILLANOVA, PA 19085

2. KIM YOUNG S & KWANG J
208 MIDLAND AVE
WAYNE, PA 19087

3. PHILA NATIONAL BANK C/O CORESTATES
FINANCIAL CORP
FC 1 18 7 PO BOX 7618
PHILADELPHIA, PA 19101

4. MCKEE RAIHALL PRPERTIES LLC
436 INVERARAY RD
VILLANOVA, PA 19085

5. MY SUNSHINE LLC
1901 LAFAYETTE RD
GLADWYNE, PA 19035

6. CRORLEY JOHN G & PAULA R
40 LOUELLA CT -1A
WAYNE, PA 19087

7. 40 LOUELLA CT HOLDING CO LP
110 GALLAGHER RD
WAYNE, PA 19087

8. [Signature]

Total Number of Pieces Listed by Sender
Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

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U.S. POSTAGE PAID

WAYNE, PA
19087
JAN 27, 22
AMOUNT

\$3.29

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Table with columns: Fee, COD, Adult Signature Required, Adult Signature Restricted Delivery, Return Receipt, Signature Confirmation, Signature Confirmation Restricted Delivery, SH Fee. Includes a large watermark: 'Handling Charge - if Registered and over \$50,000 in value'.

Serial Number: 2019-126-2066

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

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.

- REFERENCE PLANS:**
- BOUNDARY AND TOPOGRAPHIC SURVEY PLAN PREPARED FOR CHRISTY FLYNN BY MOMENE SURVEY GROUP, INC., BRYN MAWR, PA. DATED SEPTEMBER 27, 2005 AND LAST REVISED APRIL 25, 2019. FILE NO. 05-357.
  - FLOODPLAIN ANALYSIS FOR 236 N. ABERDEEN AVENUE PREPARED BY MOMENE & ASSOCIATES, INC., BRYN MAWR, PA., DATED FEBRUARY 6, 2008 AND LAST REVISED AUGUST 8, 2008. FILE NO. 07-374.
  - LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PS.EDU.
  - AERIAL PHOTOGRAPHY OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
  - SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

- REFERENCE PLAN #1 NOTES:**
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT PROVIDED BY THE CLIENT.
  - VERTICAL DATUM: RADNOR BENCHMARK RM3 ELEVATION 336.99.

COUNTY OF \_\_\_\_\_

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED CHRISTINE AND JAMES FLYNN, WHO ACKNOWLEDGED TO BE THE OWNERS OF THE PROPERTY SHOWN ON THE PLAN, THAT THE PLAN WAS MADE AT THEIR DIRECTION AND THAT IT IS THEIR INTENTION TO HAVE THE PLAN RECORDED.

CHRISTINE FLYNN (OWNER)

JAMES FLYNN (OWNER)

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

NOTARY SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE RADNOR TOWNSHIP ZONING OFFICER.

RADNOR TOWNSHIP ZONING OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE RADNOR TOWNSHIP ENGINEER.

RADNOR TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE RADNOR TOWNSHIP BOARD OF COMMISSIONERS.

PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

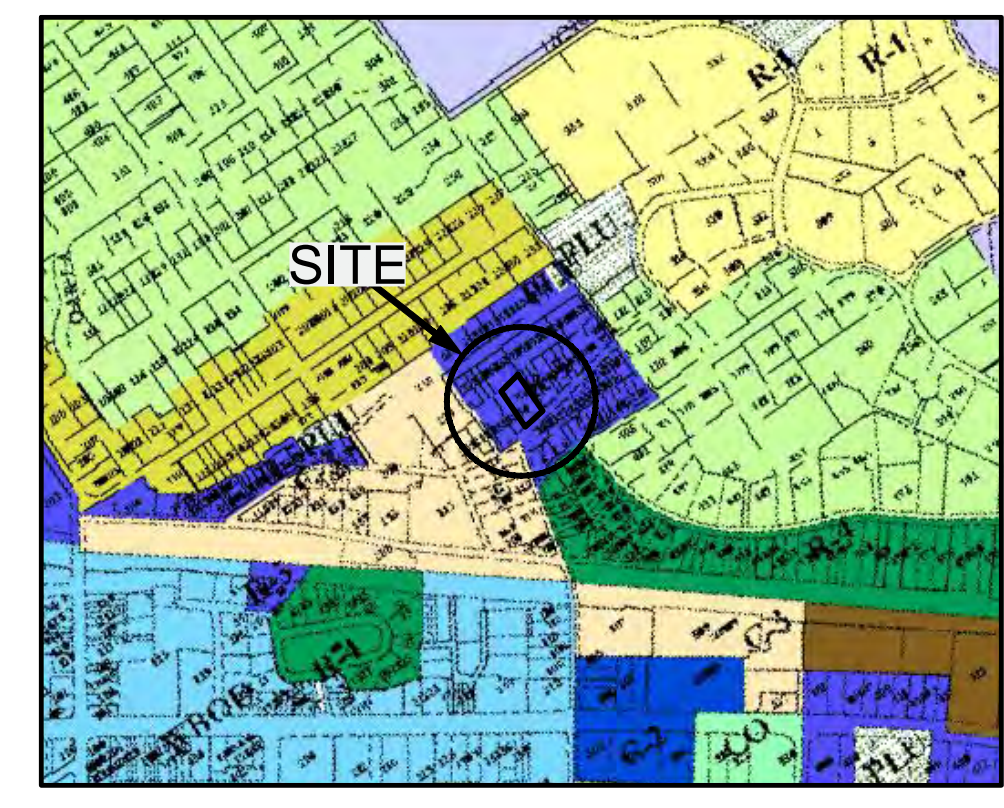
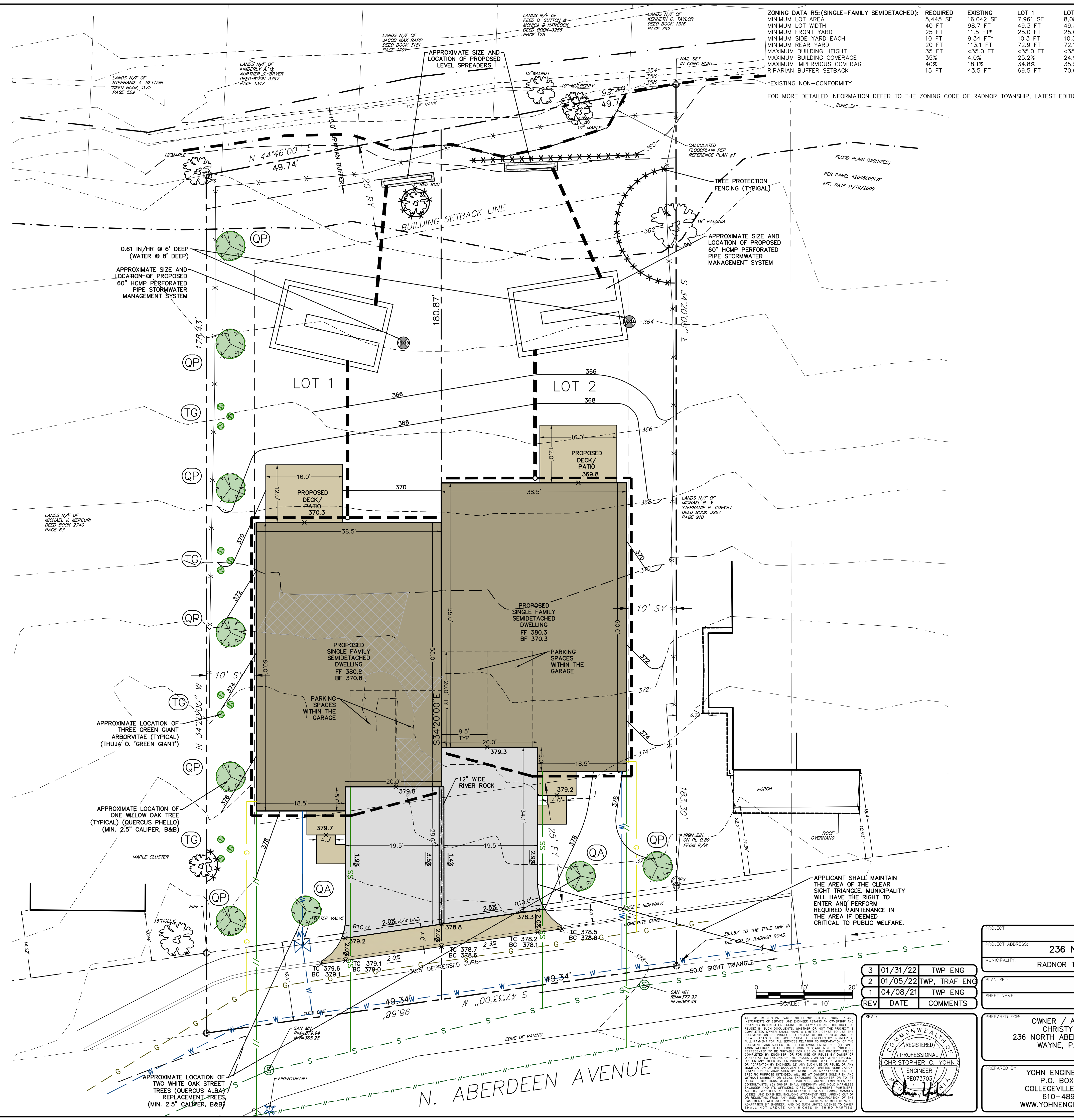
**LINE/TYPE LEGEND**

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- - - -	EXISTING RIGHT OF WAY
- - - - -	EXISTING BUILDING SETBACK
- - - - -	EXISTING FENCE
- - - - -	EXISTING 1' CONTOUR
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- - - - -	EXISTING STORM PIPES
---	SLOPES 20% AND GREATER
- - - - -	PROPOSED OVERHEAD ELECTRIC
- - - - -	PROPOSED ELECTRIC LINE
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- - - - -	PROPOSED STORM PIPES
---	PROPOSED BUILDING
---	PROPOSED DRIVEWAY
---	PROPOSED IMPERVIOUS WALKS, WALLS, ETC.

**SOILS INFORMATION**

SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH WATER	DEPTH TO BEDROCK
Me	MADE LAND CHST AND AND GNESS MATERIALS	NOT RATED	C	4.98	5.41

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**EXISTING LOT DATA:**

RECORD OWNER: CHRISTINE & JAMES FLYNN  
 236 N. ABERDEEN AVENUE  
 WAYNE, PA 19087

PARCEL ID: 36-01-00015-00  
 TAXMAP ID: 36-13-120  
 DEED BOOK & PAGE NO: 4473 & 1597  
 ERROR OF CLOSURE: 1 : 100,000  
 GROSS LOT AREA: 17,870 SF (0.4056 AC)  
 NET LOT AREA: 16,042 SF (0.3683 AC)

**EXISTING IMPERVIOUS COVERAGE:**

BUILDING	715 SF (4.0%)
WALKWAY/SIDEWALK	442 SF
PATIOS, DECKS	0 SF
DRIVEWAY	1,920 SF
OTHER	118 SF
TOTAL	3,195 SF (18.1%)

**PROPOSED LOT 1 DATA:**

GROSS LOT AREA:	8,775 SF (0.2015 AC)
NET LOT AREA:	7,961 SF (0.1828 AC)

**PROPOSED IMPERVIOUS COVERAGE:**

BUILDING	2,210 SF (25.2%)
WALKWAY/SIDEWALK	72 SF
PATIOS, DECKS	192 SF
DRIVEWAY	580 SF
OTHER	0 SF
TOTAL	3,054 SF (34.8%)

**MAXIMUM ALLOWED**

MAXIMUM ALLOWED	3,510 SF (40.0%)
-----------------	------------------

**PROPOSED LOT 2 DATA:**

GROSS LOT AREA:	8,895 SF (0.2042 AC)
NET LOT AREA:	8,081 SF (0.1855 AC)

**PROPOSED IMPERVIOUS COVERAGE:**

BUILDING	2,210 SF (24.9%)
WALKWAY/SIDEWALK	72 SF
PATIOS, DECKS	192 SF
DRIVEWAY	688 SF
OTHER	0 SF
TOTAL	3,162 SF (35.5%)

**MAXIMUM ALLOWED**

MAXIMUM ALLOWED	3,558 SF (40.0%)
-----------------	------------------

- GENERAL NOTES:**
- THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE SUBDIVISION OF THE EXISTING LOT AND THE CONSTRUCTION OF TWO NEW SINGLE FAMILY SEMIDETACHED DWELLINGS.
  - THE PROPERTY WILL BE GRADED SO THAT RUNOFF FROM THE MAJORITY OF THE PROPOSED DEVELOPMENT IS DIRECTED TO AND COLLECTED BY A SERIES OF INLETS AND CONVEYED TO UNDERGROUND STORMWATER MANAGEMENT SYSTEMS. THE COLLECTED RUNOFF WILL BE OVER-CONTROLLED BY THE STORMWATER SYSTEMS TO COMPENSATE FOR THE RUNOFF FROM THE REMAINING SITE AREAS THAT ARE UNCONTROLLED. OVERFLOW FROM THE STORMWATER SYSTEMS IS ANTICIPATED TO BE PIPED TO BUBBLE UP SPREADERS WHERE THE RUNOFF CAN BE DISSIPATED IN AN UNCONCENTRATED MANNER.
  - THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEMS AND OTHER ASSOCIATED FACILITIES WILL BE THE OBLIGATION OF THE PROPERTY OWNER.
  - THE DEVELOPMENT WILL BE SERVICED BY A NEW INDIVIDUAL PRIVATE, GRAVITY SEWER LATERAL AND WATER LATERAL, WHICH WILL CONNECT TO THE EXISTING TOWNSHIP SEWER MAIN AND AQUA WATER MAIN WITHIN NORTH ABERDEEN AVENUE.
  - THE PROPOSED SIDEWALK AND DRIVEWAY APRON SHALL HAVE A MAXIMUM SLOPE OF 2.00%.

**VARIANCE APPROVED NOVEMBER 15, 2021:**

- §280-112(D): TO PERMIT DISTURBANCE OF STEEP SLOPES

- WAIVER REQUESTED:**
- §255-22.8(1)(k): MAN-MADE FEATURES WITHIN 500' OF THE SITE; AN AERIAL SHOWING MAN-MADE FEATURES WITHIN 500' OF THE SITE HAS BEEN PROVIDED ALONG WITH A FIELD SURVEY OF THE SUBJECT PROPERTY.
  - §250-17.D(5): A MINIMUM DISTANCE OF FIVE FEET SHALL BE MAINTAINED BETWEEN THE DRIVEWAY AND THE SIDE LOT LINES. IN ORDER TO PRESERVE THE MAXIMUM AMOUNT OF ON-STREET PARKING THE APPLICANT PROPOSES TO PLACE THE TWO PROPOSED DRIVEWAYS CLOSER THAN FIVE FEET.

**LANDSCAPE REQUIREMENTS:**

§255-38.B: STREET TREES  
 REQUIRED: SPACED 30 FEET APART O.C., 2.5" CAL. TREES SELECTED FROM APPENDIX A.  
 PROVIDED: 4 STREET TREES AT 2.5" CAL.

§255-42: BUFFER SCREEN  
 REQUIRED: CLASS A (WESTERN PROPERTY LINE)  
 1 CANOPY TREE (2.5" CAL.) PER 40 FEET (INFORMALLY ARRANGED)  
 178 LF / 40 = 4 CANOPY TREES  
 1 EVERGREEN TREE (MIN. 6' HT) PER 30 FEET (INFORMALLY ARRANGED)  
 178 LF / 30 = 6 EVERGREEN TREES  
 PROVIDED: 5 CANOPY TREES AND 12 EVERGREEN TREES

**ZONING DATA R5: (SINGLE-FAMILY SEMIDETACHED):**

REQUIRED	EXISTING	LOT 1	LOT 2
MINIMUM LOT AREA	5,445 SF	16,042 SF	7,961 SF
MINIMUM LOT WIDTH	40 FT	49.3 FT	49.3 FT
MINIMUM FRONT YARD	25 FT	25.0 FT	25.0 FT
MINIMUM SIDE YARD EACH	10 FT	9.34 FT*	10.3 FT
MINIMUM REAR YARD	20 FT	11.3 FT	7.21 FT
MAXIMUM BUILDING HEIGHT	35 FT	<35.0 FT	<35.0 FT
MAXIMUM BUILDING COVERAGE	35%	4.0%	24.9%
MAXIMUM IMPERVIOUS COVERAGE	40%	18.1%	35.5%
RIPARIAN BUFFER SETBACK	15 FT	43.5 FT	69.5 FT

\*EXISTING NON-COMFORMITY  
 FOR MORE DETAILED INFORMATION REFER TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

**PROJECT:** RESIDENTIAL SUBDIVISION

**PROJECT ADDRESS:** 236 NORTH ABERDEEN AVENUE, WAYNE PA 19087

**MUNICIPALITY:** RADNOR TOWNSHIP **COUNTY:** DELAWARE COUNTY

**PLAN SET:** FINAL PLANS FOR MINOR SUBDIVISION

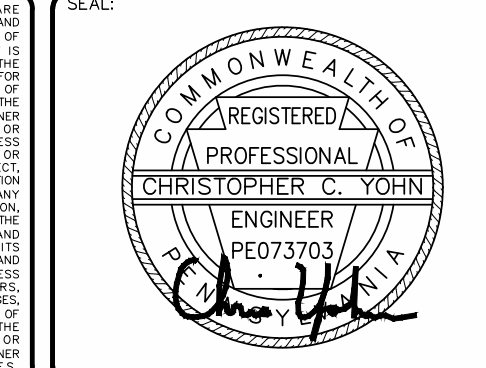
**SHEET NAME:** ILLUSTRATIVE SITE PLAN

3	01/31/22	TWP ENG
2	01/05/22	TWP, TRAF ENG
1	04/08/21	TWP ENG
REV	DATE	COMMENTS

PREPARED FOR: OWNER / APPLICANT  
 CHRISTY FLYNN  
 236 NORTH ABERDEEN AVENUE  
 WAYNE, PA 19087

DATE: JANUARY 11, 2021  
 SCALE: 1" = 10'  
 ONE CALL NUMBER: 2019-126-2066  
 DRAWN BY: CCY  
 PROJECT NUMBER: 18-114

PREPARED BY: YOHN ENGINEERING, LLC  
 P.O. BOX 26094  
 COLLEGEVILLE, PA 19426  
 610-489-4580  
 WWW.YOHNEENGINEERING.COM



ALL DOCUMENTS PREPARED OR FURNISHED BY ENGINEER AND HIS OR HER ASSISTANTS OR EMPLOYEES ARE HEREBY GUARANTEED TO BE CORRECT AND COMPLETE. OWNER SHALL HAVE A LIMITED LICENSE TO USE THE DOCUMENTS FOR THE PROJECT DESCRIBED HEREIN. NO OTHER USE OR REPRODUCTION OF THESE DOCUMENTS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE DOCUMENTS. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN AND DOES NOT INCLUDE ANY LIABILITY FOR CONSTRUCTION DEFECTS, DESIGN DEFECTS, OR OTHER DEFECTS. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN AND DOES NOT INCLUDE ANY LIABILITY FOR CONSTRUCTION DEFECTS, DESIGN DEFECTS, OR OTHER DEFECTS.

Serial Number: 2019-126-2066  
**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

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  
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- REFERENCE PLANS:**
- BOUNDARY AND TOPOGRAPHIC SURVEY PLAN PREPARED FOR CHRISTY FLYNN BY MOMENEY SURVEY GROUP, INC., BRYN MAWR, PA, DATED SEPTEMBER 27, 2005 AND LAST REVISED APRIL 25, 2019, FILE NO. 05-387.
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  - SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

- REFERENCE PLAN #1 NOTES:**
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT PROVIDED BY THE CLIENT.
  - VERTICAL DATUM: RADNOR BENCHMARK RM3 ELEVATION 336.99.

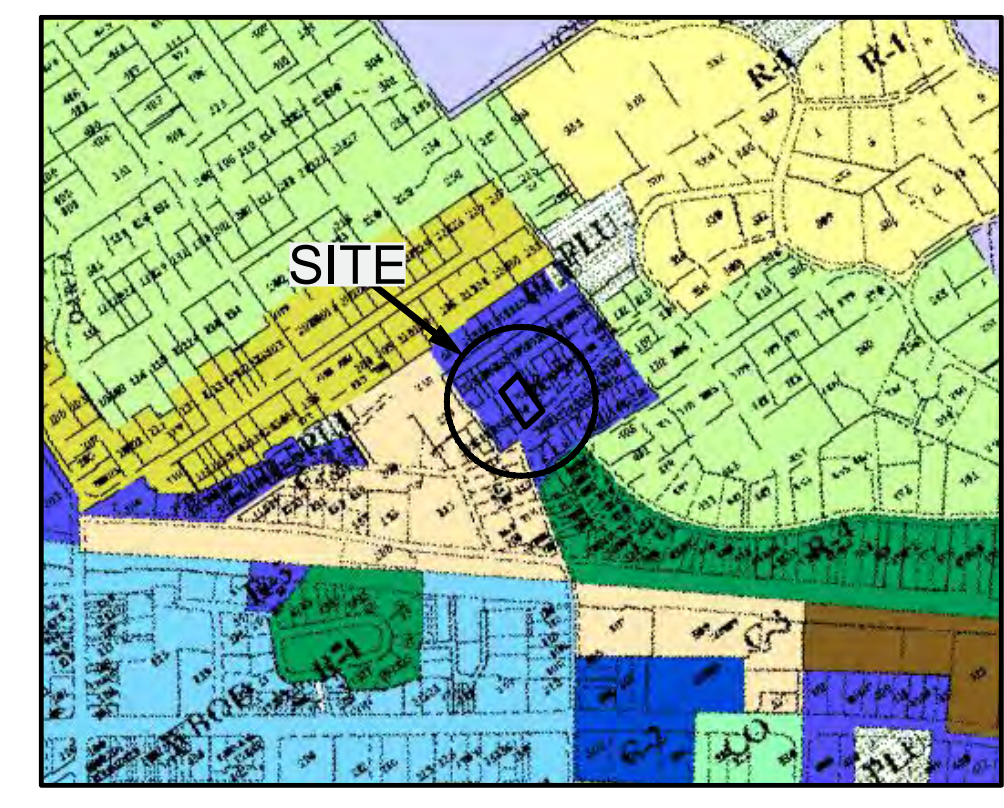
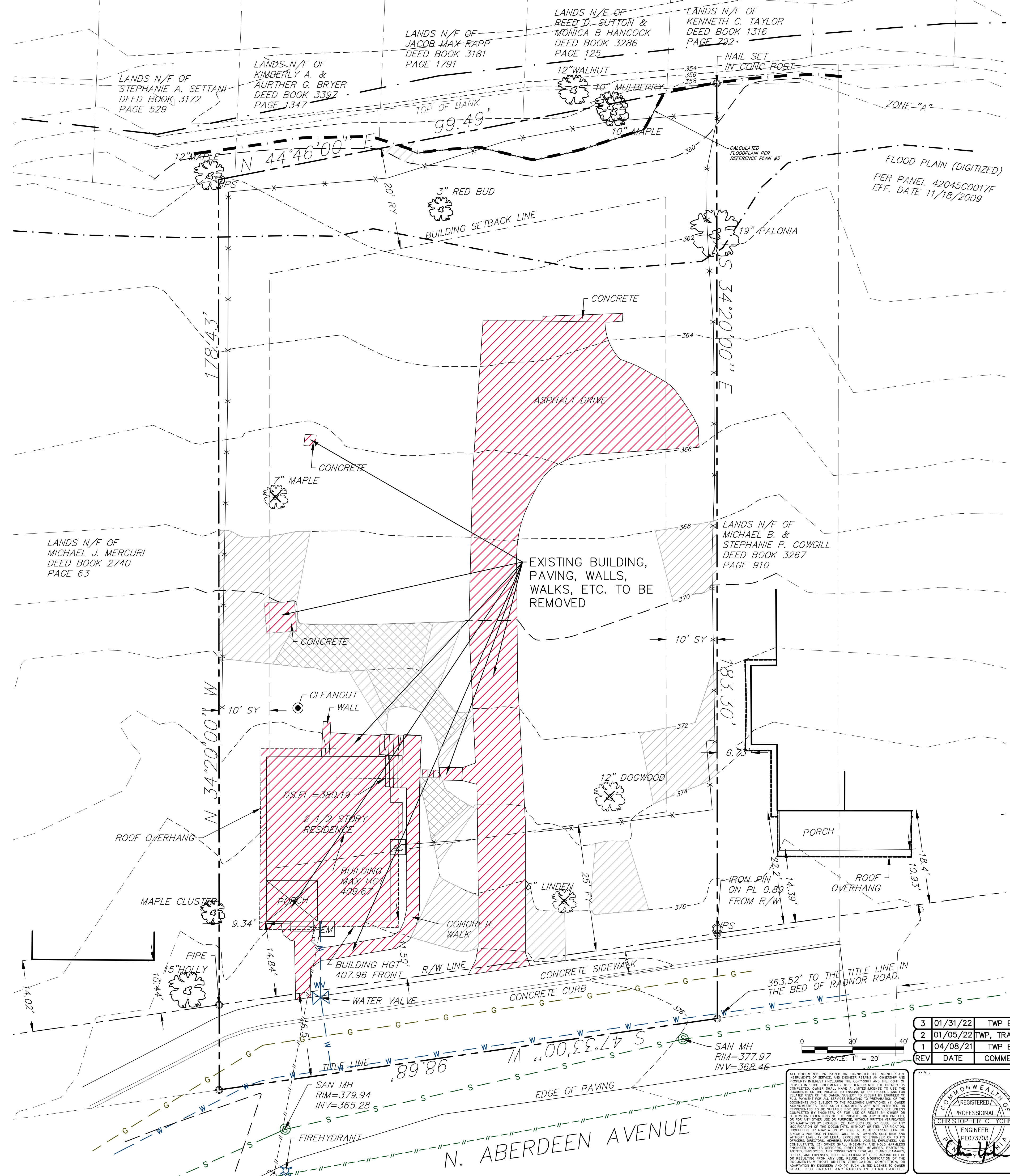
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- - -	EXISTING STORM PIPES
- - -	IMPERVIOUS TO BE REMOVED
- - -	SLOPES 14%-20%
- - -	SLOPES 20% AND GREATER

**SOILS INFORMATION**

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**LOCATION MAP**  
SCALE: 1" = 800'

ZONING DATA R5: (SINGLE FAMILY DISTRICT)	REQUIRED	EXISTING
MINIMUM LOT AREA	5,500 SF	16,042 SF
MINIMUM LOT WIDTH	55 FT	98.7 FT
MINIMUM FRONT YARD	25 FT	11.5 FT*
MINIMUM SIDE YARD EACH	10 FT	9.34 FT*
MINIMUM REAR YARD	20 FT	113.1 FT
MAXIMUM BUILDING HEIGHT	35 FT	<35.0 FT
MAXIMUM BUILDING COVERAGE	35%	4.0%
MAXIMUM IMPERVIOUS COVERAGE	40%	18.1%
RIPARIAN BUFFER SETBACK	15 FT	43.5 FT

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**EXISTING LOT DATA:**  
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 236 N. ABERDEEN AVENUE  
 WAYNE, PA 19087  
 PARCEL ID: 36-01-00015-00  
 TAXMAP ID: 36-13-120  
 DEED BOOK & PAGE NO: 4473 & 1597  
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 NET LOT AREA: 16,042 SF (0.3683 AC)

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BUILDING	715 SF (4.0%)
WALKWAY/SIDEWALK	442 SF
PATIOS, DECKS	0 SF
DRIVEWAY	1,920 SF
OTHER	118 SF
TOTAL	3,195 SF (18.1%)

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DRIVEWAY	1,920 SF
OTHER	118 SF
TOTAL	3,195 SF (18.1%)

**TREES TO BE REMOVED:**  
 6" LINDEN, 7" MAPLE, 12" DOGWOOD

**TREE REPLACEMENT FORMULA:**  
 6 - 18 INCH DBH REMOVED = 1 REPLACEMENT TREE  
 19 - 29 INCH DBH REMOVED = 3 REPLACEMENT TREES, 2 BEING LARGE CANOPY TREES  
 30 INCH DBH & GREATER REMOVED = 6 REPLACEMENT TREES, 4 BEING LARGE CANOPY TREES

**TOTAL TREES BEING REMOVED:**  
 6 - 18 INCH DBH = 3  
 19 - 29 INCH DBH = 0  
 30 INCH DBH & GREATER = 0  
 TOTAL = 3

**REPLACEMENT TREES REQUIRED:**  
 6 - 18 INCH DBH = 0 TREES X 1 = 0 REPLACEMENT TREES  
 19 - 29 INCH DBH = 0 TREES X 3 = 0 REPLACEMENT TREES  
 30 INCH DBH & GREATER = 0 TREES X 6 = 0 REPLACEMENT TREES  
 TOTAL = 0 REPLACEMENT TREES

NO REPLACEMENT TREES ARE REQUIRED BECAUSE LESS THAN SIX TREES ARE PROPOSED TO BE REMOVED.  
 SHOULD ANY ADDITIONAL TREES BE REMOVED, ADDITIONAL REPLACEMENT TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE RADNOR TOWNSHIP ORDINANCE No. 2012-05.

**PROJECT:** RESIDENTIAL SUBDIVISION  
**PROJECT ADDRESS:** 236 NORTH ABERDEEN AVENUE, WAYNE PA 19087  
**MUNICIPALITY:** RADNOR TOWNSHIP **COUNTY:** DELAWARE COUNTY

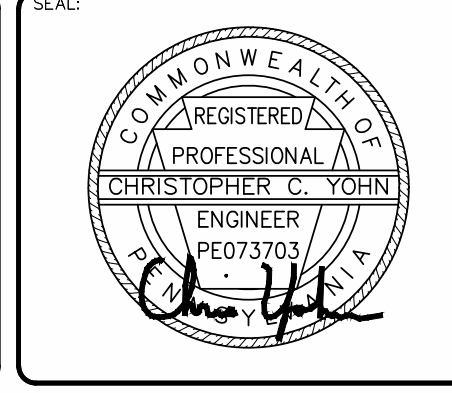
**PLAN SET:** FINAL PLANS FOR MINOR SUBDIVISION  
**SHEET NAME:** EXISTING CONDITIONS/DEMOLITION PLAN

NO.	DATE	COMMENTS
3	01/31/22	TWP ENG
2	01/05/22	TWP, TRAF ENG
1	04/08/21	TWP ENG
REV	DATE	COMMENTS

**PREPARED FOR:** OWNER / APPLICANT  
 CHRISTY FLYNN  
 236 NORTH ABERDEEN AVENUE  
 WAYNE, PA 19087

**DATE:** JANUARY 11, 2021  
**SCALE:** 1" = 20'  
**ONE CALL NUMBER:** 2019-126-2066  
**DRAWN BY:** CCY  
**PROJECT NUMBER:** 18-114

**PREPARED BY:** YOHN ENGINEERING, LLC  
 P.O. BOX 26094  
 COLLEGEVILLE, PA 19426  
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Serial Number: 2019-126-2066



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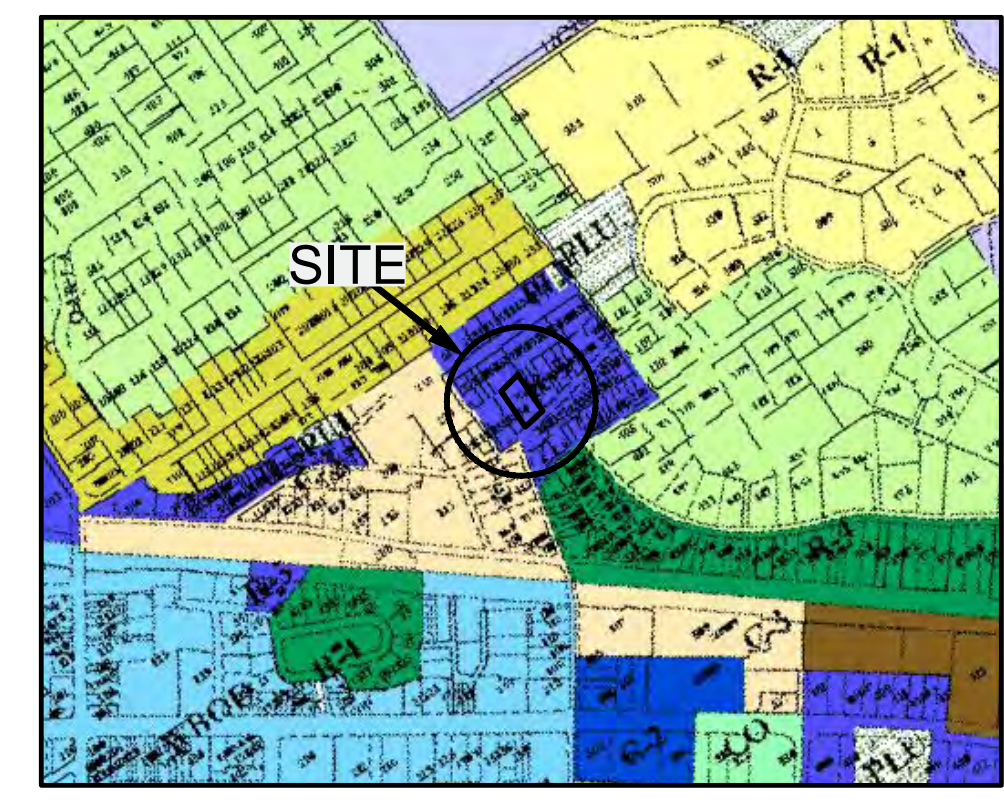
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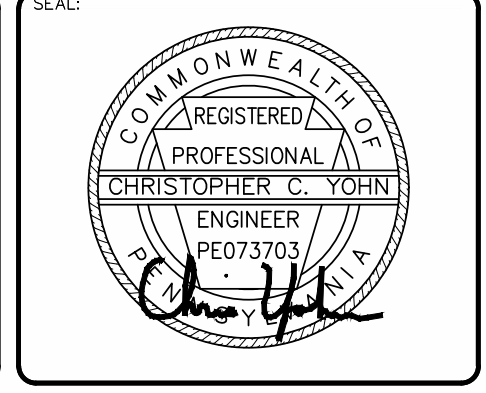
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TOTAL	3,195 SF (18.1%)

**IMPERVIOUS COVERAGE TO BE REMOVED:**

BUILDING	715 SF (4.0%)
WALKWAY/SIDEWALK	442 SF
PATIOS, DECKS	0 SF
DRIVEWAY	1,920 SF
OTHER	118 SF
TOTAL	3,195 SF (18.1%)

3	01/31/22	TWP ENG
2	01/05/22	TWP, TRAF ENG
1	04/08/21	TWP ENG
REV	DATE	COMMENTS



**PROJECT: RESIDENTIAL SUBDIVISION**

**PROJECT ADDRESS: 236 NORTH ABERDEEN AVENUE, WAYNE PA 19087**

MUNICIPALITY: RADNOR TOWNSHIP COUNTY: DELAWARE COUNTY

**PLAN SET: FINAL PLANS FOR MINOR SUBDIVISION**

**SHEET NAME: VICINITY PLAN**

PREPARED FOR: <b>OWNER / APPLICANT</b> CHRISTY FLYNN 236 NORTH ABERDEEN AVENUE WAYNE, PA 19087	DATE: SCALE: ONE CALL NUMBER: DRAWN BY: PROJECT NUMBER:	JANUARY 11, 2021 1" = 50' 2019-126-2066 CCY 18-114
PREPARED BY: <b>YOHN ENGINEERING, LLC</b> P.O. BOX 26094 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNEENGINEERING.COM		SHEET: <b>3 OF 4</b>



**TOWNSHIP OF RADNOR  
DELAWARE COUNTY, PENNSYLVANIA  
ORDINANCE NO. 2022-03**

**AN ORDINANCE OF THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA, CREATING A NEW CHAPTER 228 OF THE CODE OF ORDINANCES OF RADNOR TOWNSHIP, PROHIBITING THE SALE OR DISTRIBUTION OF KRATOM OR DELTA-8 AT ANY LOCATION, DISPENSARY, OR STORE WITHIN 1,000 FEET OF A SCHOOL, PLAYGROUND, OR DAYCARE AND PROVIDING REGULATIONS FOR SUCH LOCATIONS, DISPENSARIES, OR STORES.**

**WHEREAS**, Radnor Township is a Home Rule Municipality within the Commonwealth of Pennsylvania; and

**WHEREAS**, Article 1, Section 1.02 of the Radnor Township Home Rule Charter provides that the Township may exercise any powers and perform any functions not denied by the Constitution of the United States or by the Constitution and applicable laws of the Commonwealth of Pennsylvania; and

**WHEREAS**, the Radnor Township Board of Commissioners (Board) hereby finds that mitragynine and 7-hydroxymitragynine, also known as Kratom, and Delta 8 THC, have the potential for abuse and can pose a health, welfare, and safety concern to the community and its residents; and

**WHEREAS**, the use and/or sale of Kratom has been banned in six states and other local municipalities based upon information which has indicated its use is a health and safety risk; and

**WHEREAS**, on September 11, 2019, the U.S. Food and Drug Administration (FDA) issued a warning about Kratom because of its morphine like properties which could, if misused, expose users to risks of addiction, abuse, and dependence; and

**WHEREAS**, the use and or sale of Delta-8 THC products have been either restricted or banned in eighteen (18) states; and

**WHEREAS**, the FDA and the Centers for Disease Control and Prevention issued drug warnings to the public regarding potential health risks of using Delta-8 THC products on September 14, 2021; and

**WHEREAS**, the FDA issued its warning because: 1) Delta-8 THC products have not been evaluated or approved by the FDA for safe use and may be marketed in ways that put the public at risk; 2) the FDA has received adverse event reports involving Delta-8 THC products; 3) Delta-

8 THC has psychoactive and intoxicating effects; 4) Delta-8 THC products often involve use of potentially harmful chemicals to create the concentrations of Delta-8 THC claimed in the marketplace; and 5) Delta-8 THC products should be kept out of reach of children and pets; and

**WHEREAS**, the Board hereby finds that the manufacturers of Delta-8 THC and Kratom products are packaging and labeling these products in ways that appeal to children, such as gummies, chocolates, cookies, candies; and

**WHEREAS**, neither the federal government nor the Commonwealth of Pennsylvania have established rules or regulations governing the production of Kratom or Delta-8 THC nor its use by or sale to minors; and

**WHEREAS**, it has been determined that it is in the best interests of the health, welfare, and safety of Radnor Township to address the sale of unregulated substances such as Kratom and Delta-8 THC at locations within Radnor Township in close proximity to schools, playgrounds, and daycare facilities.

**NOW THEREFORE**, be it hereby ENACTED and ORDAINED by the Radnor Township Board of Commissioners as follows:

**ARTICLE I - RECITALS.**

The facts and statements contained within the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

**ARTICLE II - AMENDMENT.**

The Radnor Township Code of Ordinances is hereby amended by creating a new Chapter 228, Sale of Unregulated Substances, within the Code of Ordinances that shall read as follows:

**Chapter 228. Sale of unregulated substances.**

**§228-1. Purposes.**

This Chapter is enacted to protect, preserve, and promote the health, safety, and welfare of the citizens of Radnor Township by prohibiting the sale, distribution, or delivery of any substance containing Kratom or Delta-8 THC within close proximity to schools, playgrounds, and daycares. It is the specific finding of Radnor Township that such substances may have a dangerous effect upon anyone using and/or ingesting said substances and that such substances should not be made available for retail sale to minors.

**§228-2. Definitions.**

When used in this Chapter the following words have the meanings as provided below:

**DEALER**

A person that sells, prepares, maintains, or otherwise distributes Kratom or Delta-8 THC products or that advertises, represents, or holds itself out as selling, preparing, maintaining, or otherwise distributing Kratom or Delta-8 THC products from a physical location within Radnor Township.

**DISTRIBUTE**

The actual, constructive, or attempted transfer from one person to another of a substance, whether or not there is an agency relationship, and includes a sale.

**PERSON**

Any individual, corporation, firm, partnership, joint venture, association, agency, or other group acting as a unit, or combination thereof, including, but not limited to, a store, restaurant, hotel, bakery, delicatessen, grocery store, convenience store, bar, gas station, or food or drink company.

**DELTA-8 THC (Delta-8 tetrahydrocannabinol)**

An extract or stimulant that is produced from a naturally occurring cannabinoid found in small traces in hemp and cannabis (marijuana) plants, and includes, but is not limited to, any food product, dietary supplement, or smoke or vape product containing such an extract or stimulant. Concentrated amounts of Delta-8 THC are typically manufactured from hemp-derived cannabidiol (CBD).

**KRATOM**

An extract or stimulant that is produced from the leaves of an evergreen tree (*Mitragyna speciosa*) native to Southeast Asia, which contains mitragynine and/or 7-hydroxymitragynine, including, but not limited to, any food product or dietary supplement containing such an extract or stimulant.

**§228-3. General prohibitions**

- A. It shall be unlawful for any Dealer to offer, sell, distribute, or expose for sale any Kratom product or Delta-8 THC product within 1,000 feet of any school, playground, or daycare facility within Radnor Township. This separation distance shall be measured from the property line of the Dealer location to the property line of the school, playground or daycare.
- B. It shall be unlawful to offer, sell, give, deliver, distribute, or otherwise provide a Kratom product or Delta-8 THC product to any person under the age of twenty-one (21) years.

**§228-4 Violations and penalties.**

Any person who shall violate any of the provisions of this Chapter shall be guilty of a summary offense and, upon conviction thereof in any District Justice Court of the Commonwealth of Pennsylvania, shall be liable to a fine or penalty not to exceed \$1,000.00 for each and every offense and the costs of prosecution thereof. Each violation of any of the provisions of this Chapter shall be deemed to be a separate and distinct offense, and each day a violation continues shall be deemed to be a separate and distinct offense.

**§228-5 Equitable Relief.**

In addition to other remedies, the Township Board of Commissioners may institute suits, in equity or at law, to restrain, prevent, or abate a violation of this Chapter. Such proceedings may be initiated before any court of competent jurisdiction. The expense of such proceedings shall be recoverable from the violator in any manner as may now or hereafter be provided by law.

**ARTICLE III – REPEALER.**

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

**ARTICLE IV - SEVERABILITY.**

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

**ARTICLE V - EFFECTIVE DATE.**

This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

ENACTED AND ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

**RADNOR TOWNSHIP  
BOARD OF COMMISSIONERS:**

\_\_\_\_\_  
Attest:

\_\_\_\_\_  
Name: Moira Mulrone  
Title: President

MARY C. EBERLE  
JOHN B. RICE  
DIANNE C. MAGEE \*  
DALE EDWARD CAYA  
DAVID P. CARO ♦  
DANIEL J. PACI ♦ †  
JONATHAN J. REISS ◊  
GREGORY E. GRIM †  
PETER NELSON \*  
PATRICK M. ARMSTRONG  
KELLY L. EBERLE \*  
JOEL STEINMAN  
MATTHEW E. HOOVER  
COLBY S. GRIM  
MICHAEL K. MARTIN  
MITCHELL H. BAYLARIAN  
WILLIAM D. OETINGER  
FRANK N. D'AMORE, III

\* ALSO ADMITTED IN NEW JERSEY  
◊ ALSO ADMITTED IN NEW YORK  
† MASTERS IN TAXATION  
♦ ALSO A CERTIFIED PUBLIC ACCOUNTANT

LAW OFFICES  
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127TH ANNIVERSARY 1895-2022

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104 S. SIXTH STREET  
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PERKASIE, PA. 18944-0215  
(215) 257-6811  
FAX (215) 257-5374  
  
(215) 536-1200  
FAX (215) 538-9588  
  
(215) 348-2199  
FAX (215) 348-2520

February 24, 2022

**SENT VIA ELECTRONIC CORRESPONDENCE**

Delaware County Daily Times  
Attn: Legal Accounts  
390 Eagleview Road  
Exton, PA 19341

Re: Radnor Township – Wireless Communications Facilities Zoning Ordinance

Dear Legal Department:

Please advertise the enclosed legal notice in the February 28<sup>th</sup> and March 7<sup>th</sup> editions of your newspaper. Kindly provide proof of publication and your invoice for the advertisement directly to Radnor Township, c/o Bill White, 301 Iven Avenue, Wayne, PA 19087. If you have any questions regarding the enclosed, please do not hesitate to contact my office.

Sincerely,

**GRIM, BIEHN & THATCHER**

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

John B. Rice

JBR/hlp

Enclosure

cc: Bill White, Township Manager (via email)  
Peggy Hagan (via email)

## LEGAL NOTICE

Notice is hereby given that the Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania, will consider for possible enactment an ordinance, of which this Notice is a summary, at a hearing on March 14, 2022, providing for the repeal and re-enactment of Article XXVII Wireless Communications Facilities of the Zoning Ordinance of the Township of Radnor as follows:

**Section 280-161 Intent** – This Section sets forth the purposes of the ordinance in accordance with state and federal law, describes the need to establish siting procedures for new wireless technologies while also minimizing adverse effects and protecting health and safety.

**Section 280-162 Applicability** – Describes what facilities must comply with the ordinance.

**Section 280-163 Definitions** – This Section provides definitions for various terms used throughout the ordinance.

**Section 280-164 General Requirements for All Wireless Communications Facilities** – This Section provides for a standard of care for all Wireless Communication Facilities (WCF) to meet all applicable FAA, FCC and any other state and federal statutory requirements. The Section also sets forth a process for applications proposing to modify an existing WCF and a time schedule for the issuance of any required building and zoning permits. This Section also sets forth standards for wind, ice, signs, required inspection reports, permit fees, and notice to all property owners within 500 feet of the proposed WCF. Additionally, this Section requires a performance bond and an indemnification of Township clause and addresses non-commercial usage, historical buildings, change in ownership and abandonment of a WCF. Finally, this Section includes maintenance requirements for all WCFs and establishes a time schedule for application and approval of each type of WCF application in accordance with state and federal law.

**Section 280-165 Specific Requirements for Non-Tower Wireless Communications Facilities** – This Section provides regulations for all non-tower WCFs applications in the Township including approval by the Township Design Review Board, an application procedure, development and design regulations and permissible zoning districts for the proposed use. This Section also provides standards for the timing of such approvals in addition to insurance requirements for non-tower WCFs.

**Section 280-166 General and Specific Requirements for Tower-Based Wireless Communications Facilities** – This Section provides for permissible zoning districts within which a tower based WCF may be established and requires special exception approval and review by both the Township Planning Commission and Citizens Communication Council. This Section sets forth the special exception requirements for a tower based WCF and provides for specific application requirements and development/ design regulations for the proposed use. This Section also requires specific fencing or screening requirements and addresses accessory equipment, additional antenna, lighting, storage, and repair of tower

based WCFs. This Section also provides for the timing of approvals in accordance with state and federal law.

**Section 280-167 Regulations Applicable to Small Wireless Communications Facilities.** This Section provides that all small WCFs are permitted in all Township Zoning Districts subject to the requirements of this Section. This Section sets forth application requirements, approval timings, location and development standards, the relocation and removal of facilities and reimbursement to the Township for use of the Township right of way.

**Section 280-168 Violations and Penalties.** This Section sets forth fines and penalties for violations of the ordinance in accordance with the Pennsylvania Municipalities Planning Code.

**Section 280-169 Miscellaneous.** This Section sets forth the Township's police powers in granting or denying permits and also includes a severability clause and an effective date clause.

The Board of Commissioners will hold the public hearing on March 14, 2022, at 6:30 p.m., at the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087 to consider this 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

**TOWNSHIP OF RADNOR  
DELAWARE COUNTY, PENNSYLVANIA  
ORDINANCE NO. 2021-10**

**AN ORDINANCE OF THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA; PROVIDING FOR THE AMENDMENT OF ARTICLE XXVIII OF THE ZONING ORDINANCE OF THE TOWNSHIP OF RADNOR; PROVIDING FOR PURPOSES RELATED TO THE ADOPTION OF THE AMENDMENTS; PROVIDING FOR DEFINITIONS; ESTABLISHING CERTAIN GENERAL AND SPECIFIC STANDARDS RELATING TO THE LOCATION, PLACEMENT, CONSTRUCTION AND MAINTENANCE OF TOWER-BASED WIRELESS COMMUNICATIONS FACILITIES, NON-TOWER WIRELESS COMMUNICATIONS FACILITIES, AND SMALL WIRELESS COMMUNICATIONS FACILITIES; PROVIDING FURTHER FOR THE REGULATION OF SUCH FACILITIES WITHIN THE PUBLIC RIGHTS-OF-WAY AND OUTSIDE THE PUBLIC RIGHTS-OF-WAY; PROVIDING FOR THE ENFORCEMENT OF SAID REGULATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**NOW THEREFORE**, be it, and it is hereby **ORDAINED** by the Board of Commissioners of the Township of Radnor, Delaware County, Commonwealth of Pennsylvania, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

**SECTION I. AMENDMENT OF WIRELESS COMMUNICATIONS FACILITIES PROVISIONS**

Article XXVIII of the Radnor Township Zoning Ordinance is hereby repealed in its entirety and replaced with a new Article XXVIII entitled and provided for as follows:

**Article XXVIII: *Wireless Communications Facilities***

**§280-161 Intent.**

The intent of this article is to:

- A. Provide for the managed development of *Wireless Communications Facilities* in a manner that enhances the benefits of wireless communication and accommodates the needs of both Township residents and wireless carriers in accordance with federal and state laws and regulations.
- B. Accommodate the need for *Wireless Communications Facilities* while regulating their location and number so as to ensure the provision of necessary services.

- C. Establish procedures for the design, siting, construction, installation, maintenance and removal of *Non-Tower Wireless Communications Facilities*, small *Wireless Communications Facilities*, and *Tower-Based Wireless Communications Facilities* in the Township, including facilities both inside and outside the public rights-of-way.
- D. Address new wireless technologies, including but not limited to, distributed *Antenna* systems, data collection units, *Small Wireless Communications Facilities*, cable Wi-Fi and other *Wireless Communications Facilities*.
- E. Minimize the adverse visual effects and the number of such facilities through proper design, siting, screening, material, color and finish and by requiring that competing providers of wireless communications services collocate their *Wireless Communications Facilities* on existing infrastructure.
- F. Promote the health, safety and welfare of the Township's residents.

**§280-162      Applicability.**

- A. Unless expressly stated herein, wireless communications facilities for which a permit has been issued prior to the effective date of this article shall not be required to meet the minimum requirements of this article.
- B. This article shall not govern the installation of any amateur radio facility that is owned by a federally licensed amateur radio station operator or that is used exclusively for receive-only *Antennas*.
- C. This article shall supersede all conflicting requirements of other codes and ordinances regarding the location and permitting of *Wireless Communications Facilities*.

**§280-163      Definitions.**

As used in this article, the following terms shall have the meanings indicated:

- A. *Accessory Equipment*—any equipment serving or being used in conjunction with a *Wireless Communications Facility* or *Wireless Support Structure*, including but not limited to utility or transmission equipment, power supplies, generators, batteries, cables, equipment buildings, cabinets and storage sheds, shelters or similar structures.
- B. *Antenna* — an apparatus designed for the purpose of emitting radiofrequency (RF) radiation, to be operated or operating from a fixed location pursuant to Federal Communications Commission authorization, for the provision of wireless service and any commingled information services.

- C. *Collocation*—the mounting of one or more *WCFs*, including *Antennas*, on a pre-existing structure, or modifying a structure for the purpose of mounting or installing a *WCF* on that structure.
- D. *Equipment Compound*—an area surrounding or adjacent to a *Wireless Support Structure* within which base stations, power supplies, or *Accessory Equipment* are located.
- E. *FCC*—Federal Communications Commission.
- F. *Modification* or *Modify*—the improvement, upgrade or expansion of existing *Wireless Communications Facilities* or base stations on an existing *Wireless Support Structure* or the improvement, upgrade, or expansion of the *Wireless Communications Facilities* located within an existing *Equipment Compound*, if the improvement, upgrade, expansion or replacement does not *Substantially Change* the physical dimensions of the *Wireless Support Structure*.
- G. *Non-Tower Wireless Communications Facility (Non-Tower WCF)*—*Wireless Communications Facilities* that are *Collocated* on existing structures, such as, but not limited to buildings, water towers, electrical transmission towers, utility poles, light poles, traffic signal poles, flag poles and other similar structures that do not require the installation of a new tower.
- H. *Replacement of a Wireless Communications Facility (Replacement of a WCF)* -- the replacement of existing *Wireless Communications Facilities* on an existing *Wireless Support Structure* or within an existing *Equipment Compound* due to maintenance, repair or technological advancement with equipment composed of the same wind loading and structural loading that is substantially similar in size, weight and height as the *Wireless Communications Facilities* initially installed and that does not substantially change the physical dimensions of the existing *Wireless Support Structure*.
- I. *Small Wireless Communications Facility* – a *Wireless Communications Facility* that meets the following criteria:
  - (1) The *Wireless Support Structure* on which *Antenna* facilities are mounted—
    - (i) is 50 feet or less in height, or
    - (ii) is no more than 10 percent taller than other adjacent structures, or
    - (iii) is not extended to a height of more than 50 feet or by more than 10 percent above its height prior to the *Collocation* of any *WCF* as a result of the *Collocation* of new *Antenna* facilities; and
  - (2) Each *Antenna* associated with the deployment (excluding the *Accessory Equipment*) is no more than three cubic feet in volume; and

(3) All *Accessory Equipment* associated with the *Wireless Support Structure* including the wireless equipment associated with the *Antenna* and any pre-existing associated equipment on the *Wireless Support Structure*, is cumulatively no more than 28 cubic feet in volume.

(4) The *Wireless Communications Facility* does not require *Antenna* structure registration under 47 CFR Part 17;

(5) The *Wireless Communications Facility* is not located on Tribal lands, as defined under 36 CFR 800.16(x); and

(6) The *Wireless Communications Facility* does not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified in 47 CFR 1.1307(b).

- J. *Stealth Technology* — Camouflaging methods applied to *Wireless Communications Facilities* and *Accessory Equipment* which render them more visually appealing or blend the proposed facility into the existing structure or visual backdrop in such a manner as to render it minimally visible to the casual observer. Such methods include, but are not limited to, architecturally screened roof-mounted *Antennas*, building-mounted *Antennas* painted to match the existing structure and facilities constructed to resemble trees, shrubs, and light poles.
- K. *Substantial Change* – A modification substantially changes the physical dimensions of an support structure if it meets the criteria established by 47 CFR §1.6100.
- L. *Tower-Based Wireless Communications Facility (Tower-Based WCF)*—any structure that is used for the primary purpose of supporting one or more *Antennas*, including, but not limited to, self-supporting lattice towers, guy towers and monopoles, and the accompanying *Antenna* and *Accessory Equipment*.
- M. *WBCA* - Pennsylvania Wireless Broadband Collocation Act (53 P.S. §11702.1 *et. seq.*)
- N. *Wireless Communications Facility (WCF)*— an *Antenna* facility or a *Wireless Support Structure* that is used for the provision of wireless service, whether such service is provided on a stand-alone basis or commingled with other wireless communications services.
- O. *Wireless Communications Facility Applicant (WCF Applicant)* -- Any person that applies for a *Wireless Communications Facility* building permit, zoning approval and/or permission to use the public ROW or other Township-owned or third-party land or property.
- P. *Wireless Support Structure*—a pole, tower, base station, or other building, whether or not it has an existing *Antenna* facility, that is used or to be used for the provision of wireless service (whether on its own or comingled with other types of services).

**§280-164      General Requirements for All *Wireless Communications Facilities*.**

A. Standard of care.

- (1) All *WCFs* shall meet or exceed all applicable standards and provisions of the FAA, the *FCC* and any other agency of the state or federal government with the authority to regulate *Wireless Communications Facilities*, the latest National Electrical Safety Code (NESC), American National Standards Institute (ANSI) Code, and the structural standards of the American Association of State Highway and Transportation Officials or any other industry standard applicable to the structure. In case of conflict, the most stringent requirements shall prevail. All necessary certifications shall be obtained by the *WCF Applicant* and provided to the Township.
- (2) If such standards or regulations are changed, the owner of the *WCF* shall bring such *WCF* into compliance with the revised standards within six (6) months of the effective date of such standards or regulations, unless a different compliance schedule is mandated by the controlling state or federal agency. Failure to bring such facilities into compliance shall constitute grounds for the removal of the *WCF* at the owner's expense.
- (3) The *WCF Applicant* shall submit proof of compliance with all applicable federal and state standards, including but not limited to those established by the Federal Communications Commission, as part of any complete *WCF* application.

B. Engineer signature. All plans and drawings included in an application for a *WCF* shall contain a seal and signature of a professional engineer, licensed in the Commonwealth of Pennsylvania and certifying compliance with all local, state and federal laws and regulations applicable to the proposed *WCF*.

C. Eligible Facilities Requests.

(1) *WCF Applicants* proposing a *Modification* to an existing *WCF* shall be required only to obtain permits of general applicability from the Township. In order to be considered for such permits, the *WCF Applicant* must submit permit applications to the Township in accordance with the requirements of the Township Code. Such permit applications shall clearly state that the proposed *Modification* constitutes an Eligible Facilities Request pursuant to the requirements of 47 CFR §1.6100. The permit applications shall detail all dimensional changes being made to the *WCF* and *Wireless Support Structure*.

(2) Timing of Approval.

- (a) Within thirty (30) calendar days of receipt of an application for the *Modification* of an existing *WCF*, the Township Zoning Officer shall notify

the *WCF Applicant* in writing of any information that may be required to complete such application.

(b) Within sixty (60) days of receipt of a complete and compliant application for the *Modification* of an existing *WCF*, the Township Zoning Officer shall issue the required building and zoning permits authorizing construction of the *WCF*.

- D. Wind and ice. All *WCFs* shall be designed to withstand the effects of wind gusts and ice to the standard designed by the American National Standards Institute as prepared by the engineering departments of the Electronics Industry Association, and Telecommunications Industry Association (ANSI/TIA-222, as amended), or to the industry standard applicable to the structure.
- E. Non-conforming *Wireless Support Structures*. *WCFs* shall be permitted to *Collocate* upon existing non-conforming *Wireless Support Structures*. *Collocation* of *WCFs* upon existing *Wireless Support Structures* is encouraged even if the existing *Wireless Support Structure* is non-conforming as to use within a zoning district.
- F. Signs. All existing and new *WCFs* shall post a sign in a readily visible location on each major equipment component identifying the name and phone number of a party to contact in the event of an Emergency as well as the name and contact information of all wireless providers utilizing the *WCF*. The size and design of such signage shall be approved by the Township. The only other signage permitted on the *WCF* shall be those required by the *FCC*, or any other federal or state agency. No advertising may be permitted on any *WCF*. Owners of existing *WCFs* shall post signage in compliance with this requirement on such existing *WCFs* within ninety (90) days of notice by the Township.
- G. Inspections; reports. Inspection reports shall be submitted to the Township by the owner of a *WCF* upon request to ensure structural integrity and compliance with applicable federal, state and local codes and regulations.
- H. Notice. Within ten (10) days of submission of an application for a *WCF*, the *WCF Applicant* shall mail notice to all owners of property within 500 feet of the proposed *WCF*. The *WCF Applicant* shall provide proof of the notification to the Township.
- I. Permit Fees. The Township may assess appropriate and reasonable permit fees directly related to the Township's actual costs in reviewing and processing the application for approval of a *WCF*, as well as related inspection, monitoring, and related costs. Such permit fees shall be established by the Township fee schedule.

- J. Performance Bond. The owner of a *WCF* shall obtain a performance bond in an amount sufficient to guarantee removal of the *WCF*. Evidence of such performance bond shall be provided to the Township as part of a complete *WCF* application.
- K. Indemnification. Each person that owns or operates a *WCF* shall, at its sole cost and expense, indemnify, defend and hold harmless the Township, its elected and appointed officials, employees and agents, at all times against any and all claims for personal injury, including death, and property damage arising in whole or in part from, caused by or connected with any act or omission of the person, its officers, agents, employees or contractors arising out of, but not limited to, the construction, installation, operation, maintenance or removal of the *WCF*. Each person that owns or operates a *WCF* shall defend any actions or proceedings against the Township in which it is claimed that personal injury, including death, or property damage was caused by the construction, installation, operation, maintenance or removal of a *WCF*. The obligation to indemnify, hold harmless and defend shall include, but not be limited to, the obligation to pay judgments, injuries, liabilities, damages, reasonable attorneys' fees, reasonable expert fees, court costs and all other costs of indemnification.
- L. Non-commercial usage exemption. Township residents utilizing satellite dishes, citizen and/or band radios, and *Antennas* for the purpose of maintaining television, phone, and/or internet connections at their residences shall be exempt from the regulations enumerated in this Article XXVIII.
- M. Historic Buildings. No *WCFs* may be located within one hundred (100) feet of any property, building or structure that is listed on either the National or Pennsylvania Registers of Historic Places, or eligible to be so listed under the Pennsylvania Historic District Act or Municipalities Planning Code, located within a historic district, or is included in the official historic structures list maintained by the Township.
- N. Change in Ownership. If ownership of a *WCF* is transferred to a party other than the party designated as the owner on the application for the *WCF*, notice detailing the change in ownership shall be provided to the Township within thirty (30) days of such change in ownership.
- O. Abandonment; Removal. In the event that use of a *WCF* and/or its dedicated *Accessory Equipment* is to be discontinued, the owner shall provide written notice to the Township of its intent to discontinue use and the date when the use shall be discontinued. A *WCF* and/or dedicated *Accessory Equipment* not operated for a period of twelve (12) months shall be considered abandoned. Discontinued or abandoned *WCFs*, or portions of *WCFs*, shall be removed as follows:

- (1) All abandoned or unused *WCFs* and *Accessory Equipment* shall be removed within ninety (90) days of the cessation of operations at the site or receipt of notice that the *WCF* has been deemed abandoned by the Township, unless a time extension is approved by the Township.
- (2) If the *WCF* or *Accessory Equipment* is not removed within ninety (90) days of the cessation of operations at a site, or within any longer period approved by the Township, the *WCF* and/or associated facilities and equipment may be removed by the Township and the cost of removal assessed against the owner of the *WCF* regardless of the owner's or operator's intent to operate the *WCF* in the future.
- (3) The Township reserves the right to pursue all available remedies under the law to ensure removal of the *WCF* and restoration of the site at the expense of the owner. Any delay by the Township in taking action shall not invalidate the Township's right to take action.
- (4) Where there are two or more users of a single *WCF*, this provision shall not become effective until all users have terminated use of the *WCF* for a period of twelve (12) months.

P. Maintenance. The following maintenance requirements shall apply:

- (1) All *WCFs* shall be fully automated and unattended on a daily basis and shall be visited only for maintenance, repair or replacement.
- (2) Such maintenance shall be performed by the owner of the *WCF* to ensure the upkeep of the *WCF* in order to promote the safety and security of the Township's residents and in accordance with all applicable Township, state and federal regulations
- (3) All maintenance activities shall utilize nothing less than the best available technology for preventing failures and accidents. Maintenance logs will be provided to the Township upon request.

Q. Timing of Approval. The following table details the applicable timeframe of approval for each type of *WCF* application:

Type of <i>WCF</i> /Application	Notice of Incompleteness	Final Decision
Eligible Facilities Request	30 calendar days from receipt of initial application; 10 calendar days from receipt of supplemental application for subsequent notices.	60 total calendar days from

		receipt of initial application.
<i>Small WCF (Collocated)</i>	10 business days from receipt of initial or supplemental application.	60 total calendar days from receipt of initial application.
<i>Small WCF (New or Replacement Wireless Support Structure)</i>	10 business days from receipt of initial or supplemental application.	90 total calendar days from receipt of initial application.
<i>Non-Tower WCF</i>	30 calendar days from receipt of application for initial notice; 10 calendar days from receipt of supplemental application for subsequent notices.	90 total calendar days from receipt of initial application.
<i>Tower-Based WCF</i>	30 calendar days from receipt of application for initial notice; 10 calendar days from receipt of supplemental application for subsequent notices.	150 total calendar days from receipt of initial application.

**§280-165 Specific Requirements for *Non-Tower Wireless Communications Facilities*.**

A. The following regulations shall apply to all *Non-Tower WCFs* that do not meet the definition of a *Small WCF*:

- (1) All *Non-Tower WCFs* shall be subject to the approval of the Township Design Review Board.
- (2) Permitted in Certain Districts. *Non-Tower WCFs* shall be permitted outside the public rights-of-way as a secondary use in the following zoning districts:
  - (a) R-5 Residential
  - (b) C-2 General Commercial
  - (c) C-3 Service Commercial
  - (d) PB Planned Business

(e) PLO Planned Laboratory Office

(f) PI Planned Industrial

(3) Application procedures.

(a) Applications for *Non-Tower WCFs* shall be submitted to the Township Zoning Officer. The Township Zoning Officer shall provide all applications for *Non-Tower WCFs* to the Township Planning Commission and Citizens Communications Council for additional review.

(b) All applications for *Non-Tower WCFs* shall include the following information:

[i] The name and contact information, including phone number, for both the *WCF Applicant* and the owner of the proposed *Non-Tower WCF*.

[ii] A site plan, drawn to scale, showing property boundaries, power location, total height of the *Non-Tower WCF*, the entirety of the structure upon which the *Non-Tower WCF* will be *Collocated*, and *Accessory Equipment* locations.

[iii] A before-and-after depiction of the proposed site, such as a construction drawing, showing all equipment being proposed as part of the *Non-Tower WCF*.

[iv] If the *Non-Tower WCF* is proposed for location on a *Wireless Support Structure* that currently supports existing *WCFs* or other attachments, the depiction shall show the location and dimensions of all such attachments.

[v] The manufacturer and model, proposed location, and physical dimensions (including volume) of each piece of equipment proposed as part of the *Non-Tower WCF*.

[vi] An aerial photograph of the proposed site showing the area within 500 feet of the *Non-Tower WCF*. The aerial photograph shall identify all structures within such radius.

[vii] Photo simulations depicting the *Non-Tower WCF* from at least three locations near the proposed site. The photo simulations should reflect the proposed design and location of all equipment associated with the *Non-Tower WCF*.

[viii] A written certification by a structural engineer licensed in the Commonwealth of Pennsylvania confirming that the proposed *Non-Tower WCF* and *Wireless Support Structure* are structurally sound and shall not endanger public health and safety.

[ix] A report by a qualified engineering expert which shows that the *Non-Tower WCF* will comply with applicable FCC regulations, including applicable standards for radiofrequency emissions.

[x] A certificate of insurance as required by Section 280-165A(9).

[xi] Certification of the application's compliance with all requirements of this Section 280-165.

[xii] All application fees required by the Township as detailed in the Township fee schedule.

(4) Development Regulations.

- (a) The total height of any *Non-Tower WCF* shall not exceed fifteen (15) feet above the height of the *Wireless Support Structure* prior to the *Collocation* of any *WCFs*.
- (b) No more than three (3) *Non-Tower WCFs* shall be permitted on any single *Wireless Support Structure* for purposes of mitigating aesthetic impact. The Township may waive this requirement in its sole discretion.
- (c) In accordance with industry standards, all *Non-Tower WCF* applicants must submit documentation to the Township showing that the proposed *Non-Tower WCF* is designed to be the minimum height technically feasible and justifying the total height of the *Non-Tower WCF*.
- (d) If the *WCF Applicant* proposes to locate the *Accessory Equipment* in a separate building, the building shall comply with the minimum requirements for the applicable zoning district.
- (e) A security fence not to exceed eight (8) feet in height shall surround any separate communications equipment building if such communications equipment building is located at ground level. Vehicular access to the communications equipment building shall not interfere with the parking or vehicular circulations on the site for the principal use.

(5) Design.

- (a) In order to assist in evaluating the visual impact, the *WCF Applicant* shall provide color photo simulations showing the proposed site of the *Non-*

*Tower WCF* with a photo-realistic representation of the proposed *WCF* as it would appear viewed from the closest residential property, adjacent roads and from other locations as required by the Township.

- (b) *Non-Tower WCFs and Accessory Equipment* shall employ *Stealth Technology* and be treated to match the *Wireless Support Structure* in order to minimize aesthetic impact. The application of the *Stealth Technology* utilized by the *WCF Applicant* shall be subject to the approval of the Township.
  - (c) *Non-Tower WCFs and Accessory Equipment* shall, to the extent technically feasible, incorporate architectural features, materials and colors which blend with surrounding buildings, structures, terrain or landscape.
  - (d) *Non-Tower WCFs and Accessory Equipment* must be of a neutral color that is identical to or closely compatible with the *Wireless Support Structure* so as to make the *WCF and Accessory Equipment* as visually unobtrusive as possible. Roof-mounted *Non-Tower WCFs* shall match existing air-conditioning units, stairs, elevator towers or other background as nearly as possible.
- (6) Prohibited on Certain Structures. No *Non-Tower WCF* shall be located on single-family detached residences, single-family attached residences, semi-detached residences, duplexes, or any residential accessory structure.
- (7) Third Party *Wireless Support Structures*. Where the *Non-Tower WCF* is proposed for *Collocation* on a *Wireless Support Structure* that is not owned by the *WCF Applicant*, the *WCF Applicant* shall present documentation to the Zoning Officer that the owner of the *Wireless Support Structure* has authorized *Collocation* of the proposed *Non-Tower WCF*.
- (8) Retention of experts. The Township may hire any consultant(s) and/or expert(s) necessary to assist the Township in reviewing and evaluating the application for approval of the *WCF* at its sole discretion and, once approved, in reviewing and evaluating any potential violations of the terms and conditions of these *WCF* provisions. The *WCF* applicant and/or owner of the *WCF* shall reimburse the Township for all costs of the Township's consultant(s) in providing expert evaluation and consultation in connection with these activities. At the sole discretion of the Township Zoning Officer, the establishment of a Professional Services Agreement may be required.
- (9) Insurance. Each person that owns or operates a *Non-Tower WCF* shall annually provide the Township with a certificate of insurance evidencing general liability coverage in the minimum amount of \$1,000,000 per occurrence and property damage coverage in the minimum amount of \$1,000,000 per occurrence covering the *Non-Tower WCF*.

(10) *Substantial Change*. Any *Substantial Change* to a *WCF* shall require notice to be provided to the Township Zoning Officer, and possible supplemental permit approval as determined by the Township Zoning Officer in accordance with the Township Code.

(11) Timing of Approval.

(a) Within thirty (30) calendar days of the date that an application for a *Non-Tower WCF* is filed with the Township Zoning Officer, the Township Zoning Officer shall notify the *WCF Applicant* in writing of any information that may be required to complete such application.

(b) Within ninety (90) days of receipt of a complete application for a *Non-Tower WCF*, the Township Zoning Officer shall make a final decision on whether to approve the application and shall notify the *WCF Applicant* in writing of such decision.

**§280-166      *General and Specific Requirements for Tower-Based Wireless Communications Facilities.***

A. The following regulations shall apply to all *Tower-Based Wireless Communications Facilities* that do not meet the definition of a *Small WCF*.

(1) *Tower-Based WCFs* are permitted outside the public rights-of-way in the following zoning districts as a special exception, subject to the requirements of this Chapter:

(a) AC Agricultural Conservation

(b) PLO Planned Laboratory Office

(c) PLU Public Land Use

(2) The Township shall provide all applications for *Tower-Based WCFs* to the Township Planning Commission and Citizens Communications Council for additional review.

(3) *Special Exception Required*. *Tower-Based WCFs* are permitted outside the public rights-of-way as a special exception and at a height necessary to satisfy their function in the *WCF Applicant's* wireless communications system, subject to the requirements of this Section 280-166.

(a) Prior to the Zoning Hearing Boards' approval of a special exception authorizing the construction and installation of a *Tower-Based WCF*, it shall be incumbent upon the *WCF Applicant* for such special exception approval

to prove to the reasonable satisfaction of the Zoning Hearing Board that the *WCF Applicant* cannot adequately extend or infill its communications system by the use of equipment installed on existing structures, such as utility poles or their appurtenances and other available structures. The *WCF Applicant* shall further demonstrate that the proposed *Tower-Based WCF* must be located where it is proposed in order to serve the *WCF Applicant's* service area and that no other viable, less-intrusive alternative location exists.

- (b) The special exception application shall include the name and contact information, including phone number, for both the *WCF Applicant* and the owner of the proposed *Tower-Based WCF*.
- (c) The special exception application shall include a site plan, drawn to scale, showing property boundaries, power location, total height of the *Tower-Based WCF*, guy wires and anchors, existing structures, elevation drawings, typical design of proposed structures, parking, fences, landscaping and existing uses on adjacent properties.
- (d) The special exception application shall include aerial photographs of the area within a 500' radius of the proposed *Tower-Based WCF* and identify all existing *WCFs* in that area.
- (e) The special exception application shall be accompanied by a description of the type and manufacturer of the proposed transmission/radio equipment, the frequency range (megahertz band) assigned to the *WCF Applicant*, the power in watts at which the *WCF Applicant* transmits, and any relevant related tests conducted by the *WCF Applicant* in determining the need for the proposed site and installation.
- (f) The special exception application shall include evidence that a significant gap in wireless coverage or capacity exists in the applicable area and that the type of *WCF* being proposed is the least intrusive means by which to fill that gap in wireless coverage. The existence or nonexistence of a gap in wireless coverage shall be a factor in the Zoning Hearing Board's decision on an application for approval of *Tower-Based WCF*.
- (g) Where the *Tower-Based WCF* is located on a property that is not owned by the *WCF Applicant*, the *WCF Applicant* shall present evidence to the Zoning Hearing Board that the owner of the property has granted an easement or other property right, if necessary, for the proposed *WCF* and that vehicular access will be provided to the facility.
- (h) The special exception application shall include a written certification by a structural engineer licensed in the Commonwealth of Pennsylvania of the proposed *WCF's* ability to meet the structural standards offered by either

the Electronic Industries Association or the Telecommunication Industry Association and certify the proper construction of the foundation and the erection of the structure.

- (i) An application for a new *Tower-Based WCF* shall demonstrate that the proposed *Tower-Based WCF* cannot be accommodated on an existing *Wireless Support Structure*. Zoning Hearing Board may deny an application to construct a new *Tower-Based WCF* if the *WCF Applicant* has not made a good faith effort to mount the *Antenna(s)* on an existing *Wireless Support Structure*. The *WCF Applicant* shall demonstrate that it contacted the owners of all potentially feasible structures, buildings, and towers within a one (1) mile radius of the site proposed, sought permission to install an *Antenna* on those structures, buildings, and towers and was denied for one of the following reasons:
  - [i] No existing support structure, building or other structure are located within the geographic area which meet the applicant's engineering requirements.
  - [ii] Existing support structures, buildings or other structures are not of sufficient height to meet the applicant's engineering requirements.
  - [iii] Existing support structures, buildings or other structures do not have the strength to support the applicant's equipment.
  - [iv] The applicant's equipment would cause electromagnetic interference with equipment on the existing support structure, building or other structure.
  - [v] Fees, costs or contractual provisions required by the owner in order to share an existing location or to adapt for the applicant are unreasonable. Costs exceeding new construction for a support structure are presumed to be unreasonable.
  - [vi] The applicant demonstrates that there are other limiting factors that render other locations unsuitable.
  - [vii] The applicant demonstrates that an alternative technology that does not require the use of a support structure, such as cable microcell network using multiple low-powered transmitters/receivers attached to a wireline system, is not suitable. Costs of alternative technology that exceed costs for the construction of a *Wireless Support Structure* and *Antenna* development shall not be presumed to render the technology unsuitable.

- (j) The special exception application shall include a report by a qualified engineering expert which shows that the *Tower-Based WCF* will comply with applicable FCC regulations, including applicable standards for radiofrequency emissions.
- (k) The special exception application shall also be accompanied by documentation demonstrating that the proposed *Tower-Based WCF* complies with all applicable provisions of this Article XXVIII.

(4) Development Regulations.

- (a) *Tower-Based WCFs* shall not be located in, or within one hundred (100) feet of an area in which all utilities are located underground.
- (b) In no case shall a *Tower-Based WCF* be located within 200 feet of any adjacent residential zoning district or property used for residential purposes.
- (c) Combined with another use. A *Tower-Based WCF* may be permitted on a property with an existing use, or on a vacant parcel in combination with another use, except residential, subject to the following conditions:
  - [i] The existing use on the property may be any permitted use in the applicable district and need not be affiliated with the *WCF*.
  - [ii] Minimum lot area. The minimum lot shall comply with the requirements for the applicable zoning district and shall be the area needed to accommodate the *Tower-Based WCF* and *Accessory Equipment*, any guy wires, the equipment building, security fence, and applicable screening.

(5) Design Regulations.

- (a) Height. Any *Tower-Based WCF* shall be designed at the minimum functional height. The maximum total height of a *Tower-Based WCF* which is not located in the public ROW shall not exceed 120 feet, as measured vertically from the ground level to the highest point on the *Tower-Based WCF*, including *Antennas* and subsequent alterations.
- (b) Visual Appearance and Land Use Compatibility.
  - [i] *Tower-Based WCFs* shall employ *Stealth Technology* which may include the *Wireless Support Structure* being painted a certain color as approved by Zoning Hearing Board or utilizing a galvanized finish.

[ii] All *Tower-Based WCFs* and *Accessory Equipment* shall be aesthetically and architecturally compatible with the surrounding environment and shall maximize the use of a like facade to blend with the existing surroundings and neighboring buildings to the greatest extent possible.

[iii] The Zoning Hearing Board shall consider whether its decision upon the subject application will promote the harmonious and orderly development of the zoning district involved; encourage compatibility with the character and type of development existing in the area; prevent a negative impact on the aesthetic character of the community; preserve woodlands and trees existing at the site to the greatest possible extent; and encourage sound engineering and land development design and construction principles, practices and techniques.

(c) **Anti-Climbing Device.** If deemed necessary by the Zoning Hearing Board, a *Tower-Based WCF* shall be equipped with an anti-climbing device, as approved by the manufacturer.

(d) **Minimum Setbacks.** The minimum distance between the base of a *Tower-Based WCF* and any adjoining property line or street Right-of-Way line shall equal 75% of the proposed *WCF* structure's height or the applicable principal building setback, whichever is greater, unless the *Applicant* shows to the satisfaction of Zoning Hearing Board that the proposed *Tower-Based WCF* has been designed in such a manner that a lesser setback will have no negative effects on public safety.

(6) **Surrounding Environs.**

(a) The *WCF Applicant* shall ensure that the existing vegetation, trees and shrubs located within proximity to the *WCF* structure shall be preserved to the maximum extent possible.

(b) The *WCF Applicant* shall submit a soil report to Zoning Hearing Board complying with the standards of Appendix I: Geotechnical Investigations, ANSI/TIA-222, as amended, to document and verify the design specifications of the foundation of the *Tower-Based WCF*, and anchors for guy wires, if used.

(7) **Fence/Screen.**

(a) A security fence having a height not to exceed eight (8) feet shall completely surround any *Tower-Based WCF* located outside the Public Rights-of-Way, as well as *Accessory Equipment*, guy wires, or any building housing *Accessory Equipment*.

- (b) Landscaping shall be required to screen as much of a newly constructed *Tower-Based WCF* as possible. Zoning Hearing Board may permit any combination of existing vegetation, topography, walls, decorative fences or other features instead of landscaping, if, in the discretion of Zoning Hearing Board, they achieve the same degree of screening.
- (8) *Accessory Equipment.*
- (a) *Accessory Equipment* shall not intrude into the minimum setback requirements for the district in which the wireless communication facility is located or exceed a maximum height of 15 feet.
  - (b) Ground-mounted *Accessory Equipment* associated or connected with a *Tower-Based WCF* shall not be located within two hundred (200) feet of a lot in residential use.
  - (c) *Accessory Equipment* associated, or connected, with a *Tower-Based WCF* shall be placed underground or screened from public view using *Stealth Technology*. All ground-mounted *Accessory Equipment*, utility buildings and accessory structures shall be architecturally designed to be concealed from public view to the maximum extent possible and be compatible with the architecture of surrounding buildings, structures or landscape.
  - (d) Either one single-story wireless communications equipment building not exceeding five hundred (500) square feet in area or its equivalent may be permitted for each unrelated company sharing *Antenna* space on the *Tower-Based WCF*.
- (9) *Additional Antennas.* As a condition of approval for all *Tower-Based WCFs*, the *WCF Applicant* shall provide the Zoning Hearing Board with a written commitment that it will allow other service providers to *Collocate Antennas* on the *Tower-Based WCF* where technically and economically feasible. To the extent permissible under state and federal law, the owner of a *Tower-Based WCF* shall not install any additional *Antennas* without complying with the applicable requirements of this Article XXVIII.
- (10) *FCC License.* Each person that owns or operates a *Tower-Based WCF* shall submit a copy of its current *FCC* license, including the name, address, and Emergency telephone number for the operator of the facility.
- (11) *Lighting.* No *Tower-Based WCF* shall be artificially lighted, except as required by law. If lighting is required, the *WCF Applicant* shall provide a detailed plan for sufficient lighting, demonstrating as unobtrusive and inoffensive an effect as is permissible under state and federal regulations. The *WCF Applicant* shall

promptly report any outage or malfunction of FAA-mandated lighting to the appropriate governmental authorities and to the Township Secretary.

- (12) Storage. The storage of unused equipment, materials or supplies is prohibited on any *Tower-Based WCF* site.
- (13) Repair of Non-Conforming *Tower-Based WCF*. Non-conforming *Tower-Based WCFs* which are hereafter damaged or destroyed due to any reason or cause may be repaired and restored at their former location but must otherwise comply with the terms and conditions of this section. The *Collocation of Antennas* is permitted on non-conforming structures.
- (14) Retention of experts. The Township may hire any consultant(s) and/or expert(s) necessary to assist the Township in reviewing and evaluating the application for approval of the *WCF* at its sole discretion and, once approved, in reviewing and evaluating any potential violations of the terms and conditions of these *WCF* provisions. The *WCF* applicant and/or owner of the *WCF* shall reimburse the Township for all costs of the Township's consultant(s) in providing expert evaluation and consultation in connection with these activities. At the sole discretion of the Township Zoning Officer, the establishment of a Professional Services Agreement may be required.
- (15) Insurance. Each person that owns or operates a *Tower-Based WCF* shall provide the Township Zoning Officer with a certificate of insurance evidencing general liability coverage in the minimum amount of \$5,000,000 per occurrence and property damage coverage in the minimum amount of \$5,000,000 per occurrence covering the *Tower-Based WCF*.
- (16) Timing of Approval.
  - (a) Within thirty (30) calendar days of the date that an application for a *Tower-Based WCF* is filed with the Township Zoning Officer, the Township Zoning Officer shall notify the *WCF Applicant* in writing of any information that may be required to complete such application.
  - (b) Within one hundred fifty (150) days of receipt of a complete application for a *Tower-Based WCF*, Zoning Hearing Board shall make a decision to approve or deny the proposed *Tower-Based WCF* and the Township Zoning Officer shall issue the required building and zoning permits authorizing construction of the *WCF*.

**§280-167 Regulations Applicable to all *Small Wireless Communications Facilities*. The following regulations shall apply to *Small Wireless Communications Facilities*:**

A. Application Procedures.

- (1) *Small WCFs* shall be a permitted use in all Township zoning districts, subject to the requirements of this Section 280-167 and generally applicable permitting as required by the Township Code.
- (2) Applications for *Small WCFs* shall be submitted to the Township Zoning Officer. The Township Zoning Officer shall provide all applications for *Small WCFs* to the Township Planning Commission and Citizens Communications Council for additional review.
- (3) Applications for *Small WCFs* shall include the following:
  - (a) The name and contact information, including phone number, for both the *WCF Applicant* and the owner of the proposed *Small WCF*.
  - (b) A cover letter detailing the location of the proposed site, all equipment being proposed as part of the *Small WCF*, and a certification that the *WCF Applicant* has included all information required by the Township Code, signed by a representative of the *WCF Applicant*.
  - (c) A before-and-after depiction of the proposed site, such as a construction drawing, showing all equipment being proposed as part of the *Small WCF*.
    - [1] If the *Small WCF* is proposed for location on an existing or replacement Wireless Support Structure that currently supports existing attachments, the depiction shall show the location and dimensions of all such attachments.
    - [2] If installation of a new or replacement *Wireless Support Structure* is being proposed, the depiction shall include the color, dimensions, material and type of *Wireless Support Structure* proposed.
  - (d) The manufacturer and model, proposed location, and physical dimensions (including volume) of each piece of equipment proposed as part of the *Small WCF*.
  - (e) An aerial photograph of the proposed site showing the area within 500 feet of the *Small WCF*. The aerial photograph shall identify all structures within such radius.

- (f) Photo simulations depicting the *Small WCF* from at least three locations near the proposed site. The photo simulations should reflect the proposed design and location of all equipment associated with the *Small WCF*.
  - (g) A written certification by a structural engineer licensed in the Commonwealth of Pennsylvania confirming that the proposed *Small WCF* and *Wireless Support Structure* are structurally sound and shall not endanger public health and safety.
  - (h) A report by a qualified engineering expert which shows that the *Small WCF* will comply with applicable FCC regulations, including applicable standards for radiofrequency emissions.
  - (i) A certificate of insurance as required by Section 280-167J.
  - (j) Certification of the application's compliance with all requirements of this Section 280-167.
  - (k) All application fees required by the Township as detailed in the Township fee schedule.
- (4) Timing of Approval.
- (a) Within ten (10) business days of the date that an application for a *Small WCF* is filed with the Township Zoning Officer, the Township shall notify the *WCF Applicant* in writing of any information that may be required to complete such application. The applicant may then resubmit its application, at which point the applicable timeframe for approval shall restart. Any subsequent notice of incompleteness shall be issued within ten (10) business days of receipt of a resubmitted application and shall toll the applicable timeframe for approval until such time as the application is resubmitted.
  - (b) Within sixty (60) days of receipt of an application for *Collocation* of a *Small WCF* on a preexisting *Wireless Support Structure*, the Township Zoning Officer shall make a final decision on whether to approve the application and shall notify the *WCF Applicant* in writing of such decision.
  - (c) Within ninety (90) days of receipt of an application for a *Small WCF* requiring the installation of a new or replacement *Wireless Support Structure*, the Township Zoning Officer shall make a final decision on whether to approve the application and shall notify the *WCF Applicant* in writing of such decision.
  - (d) If the Township denies an application for a *Small WCF*, the Township shall provide the *WCF Applicant* with written documentation of the basis for

denial, including the specific provisions of the Township Code on which the denial was based, within five (5) business days of the denial.

(e) The *WCF Applicant* may cure the deficiencies identified by the Township and resubmit the application within thirty (30) days of receiving the written basis for the denial without being required to pay an additional application fee. The Township shall approve or deny the revised application within thirty (30) days of the application being resubmitted for review.

(5) Consolidated applications. A single *WCF Applicant* may not submit more than one consolidated or 20 single applications for *Collocated Small WCFs* in a 30-day period. If the Township receives more than one consolidated application or 20 single applications within a 45-day period, the applicable timeframe under Section 280-167A(4) shall be extended by 15 days.

B. Location and development standards.

(1) *Small WCFs* in the public ROW requiring the installation of a new *Wireless Support Structure* shall not be located in front of any building entrance or exit.

(2) All *Small WCFs* shall comply with the applicable requirements of the Americans with Disabilities Act and all Township Code requirements applicable to streets and sidewalks.

C. Time, Place and Manner. Once approved, the Township shall determine the time, place and manner of construction, maintenance, repair and/or removal of all *Small WCFs* in the ROW based on public safety, traffic management, physical burden on the ROW, and related considerations.

D. Attachment to municipal structures. The Township shall allow the *Collocation* of *Small WCFs* to structures owned by the Township in accordance with the hierarchy detailed in this section. If the *WCF Applicant* is proposing the *Collocation* of a *Small WCF* on a lower priority structure, it shall be a condition to the approval of the application that the *WCF Applicant* provide evidence that *Collocation* on a higher priority structure or *Wireless Support Structure* owned by a third-party is not *Technically Feasible*. In order from most preferable to least preferable, the Township's *Collocation* preferences are as follows.

(1) Power poles.

(2) Traffic signage poles without traffic signals.

(3) Traffic signal poles.

(4) Decorative light poles.

- E. Obstruction. *Small WCFs* and *Accessory Equipment* shall be located so as not to cause any physical or visual obstruction to pedestrian or vehicular traffic, create safety hazards to pedestrians and/or motorists, or to otherwise inconvenience public use of the ROW as determined by the Township.
- F. Graffiti. Any graffiti on a *Small WCF*, including the *Wireless Support Structure* and any *Accessory Equipment*, shall be removed at the sole expense of the owner within ten (10) calendar days of notification by the Township.
- G. Design standards. All *Small WCFs* in the Township shall comply with the requirements of the Township *Small Wireless Communications Facility Design Manual*. A copy of such shall be kept on file at the Township Department of Community Development and the Manual is adopted herein by reference.
- H. Obsolete equipment. As part of the construction, *Modification* or *Replacement* of a *Small WCF*, the *WCF Applicant* shall remove any obsolete or abandoned equipment from the *Wireless Support Structure*. *If the WCF Applicant identifies any third party equipment that has been abandoned as part of the construction, the WCF Applicant shall notify the Township of any such equipment.*
- I. Relocation or Removal of Facilities. Within ninety (90) days following written notice from the Township, or such longer period as the Township determines is reasonably necessary or such shorter period in the case of an emergency, an owner of a *Small WCF* in the ROW shall, at its own expense, temporarily or permanently remove, relocate, change or alter the position of any *WCF* when the Township, consistent with its police powers and applicable Public Utility Commission regulations, shall determine that such removal, relocation, change or alteration is reasonably necessary under the following circumstances:
  - (1) The construction, repair, maintenance or installation of any Township or other public improvement in the right-of-way.
  - (2) The operations of the Township or other governmental entity in the right-of-way.
  - (3) Vacation of a street or road or the release of a utility easement; or
  - (4) An emergency that constitutes a clear and immediate danger to the health, welfare, or safety of the public as determined by the Township.
- J. Time limit for completion of construction. The proposed *Collocation*, the *Modification* or *Replacement* of a *Wireless Support Structure* or the installation of a new *Wireless Support Structure* with *Small WCF* attached for which a permit is granted under this section shall be completed within one year of the permit issuance date unless the Township and the *WCF Applicant* agree in writing to extend the period.
- K. Reimbursement for ROW Use. In addition to permit fees as described in this section, every *Small WCF* in the ROW is subject to the Township's right to fix annually a fair and reasonable

fee to be paid for use and occupancy of the ROW. Such compensation for ROW use shall be directly related to the Township's actual ROW management costs including, but not limited to, the costs of the administration and performance of all reviewing, inspecting, permitting, supervising and other ROW management activities by the Township. The owner of each *Small WCF* shall pay an annual fee to the Township to compensate the Township for the Township's costs incurred in connection with the activities described above. Such fees shall comply with the applicable requirements of the Federal Communications Commission.

- L. Insurance. Each person that owns or operates a *Small WCF* shall annually provide the Township with a certificate of insurance evidencing general liability coverage in the minimum amount of \$1,000,000 per occurrence and property damage coverage in the minimum amount of \$1,000,000 per occurrence covering the *Small WCF*.
- M. Permit Term. Permits for Small WCFs shall be valid for a term of five (5) years. Applications for renewal of permits for Small WCFs shall be submitted sixty (60) days prior to expiration of the then current permit term. Permits shall be renewed for two additional five-year periods if the WCF Applicant is in compliance with the criteria set forth in applicable federal, state and township laws/ordinances and provided that the WCF Applicant has obtained all necessary consent from the owner of the structure to which the Small WCF is attached. If the permit for any Small WCF expires and an application for renewal of such permit has not been submitted, the Small WCF shall be considered abandoned and may be removed pursuant to the requirements of Section 280-164 O.
- N. Micro wireless facility. A small wireless facility: (1) does not exceed two cubic feet in volume; and (2) has an exterior antenna no longer than eleven (11) inches. Permits are not required for the installation, placement, maintenance, operation or replacement of micro wireless facilities that are strung on cables between existing utility poles by or for a communications service provider authorized to occupy the right of way, unless the proposed work involves the excavation, closure of a sidewalk or closure of a vehicular lane.

**§280-168      Violations and penalties.**

- A. Penalties. Any person violating any provision of this Article XXVIII shall be subject to a penalty of five hundred dollars (\$500), for each and every offense, together with attorneys' fees and costs. A separate and distinct violation shall be deemed to be committed each day on which a violation occurs or continues to occur.
- B. Determination of Violation. In the event a determination is made that a person has violated any provision of this Article, such person shall be provided written notice of the violation in accordance with Section 616.1 of the Pa. Municipalities Planning Code, 53 P.S. 10616.1. Except in the case of an Emergency, the person shall have thirty (30) days to cure the violation. If the nature of the violation is such that it cannot be fully cured within such time period, the Township may, in its reasonable judgment, extend the time period to cure,

provided the person has commenced good faith efforts to cure and is diligently pursuing such efforts. If the violation has not been cured within the time allowed, the Township may take any and all actions authorized by this Article and/or federal and/or Pennsylvania law and regulations.

**SECTION II. Miscellaneous**

- A. Police powers. The Township, by granting any permit or taking any other action pursuant to this chapter, does not waive, reduce, lessen or impair the lawful police powers vested in the Township under applicable federal, state and local laws and regulations.
- B. Severability. If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held illegal or invalid by any court of competent jurisdiction, such provision shall be deemed a separate, distinct and independent provision, and such holding shall not render the remainder of this Chapter invalid.
- C. Effective Date. This Ordinance shall become effective in accordance with the Township Home Rule Charter.

ENACTED AND ORDAINED this            day of            , 2022.

ATTEST:

RADNOR TOWNSHIP BOARD OF  
COMMISSIONERS:

\_\_\_\_\_  
Manager

\_\_\_\_\_  
Chairperson

**THE TOWNSHIP OF RADNOR**



**SMALL WIRELESS COMMUNICATIONS FACILITY  
DESIGN MANUAL**

## SECTION I. DEFINITIONS

The following terms are defined as follows:

1. *Accessory Equipment* – Any equipment serving or being used in conjunction with a *Wireless Communications Facility* or *Wireless Support Structure*, including but not limited to transmission equipment, power supplies, generators, batteries, cables, equipment buildings, cabinets and storage sheds, shelters or similar structures.
2. *Antenna* – An apparatus designed for the purpose of emitting radiofrequency (RF) radiation, to be operated or operating from a fixed location pursuant to Federal Communications Commission authorization, for the provision of wireless service and any commingled information services.
3. *Collocation* – The mounting of one or more *Wireless Communications Facilities*, including antennae, on a pre-existing structure, or modifying a structure for the purpose of mounting or installing a *Wireless Communications Facility* on that structure.
4. *Decorative Pole* – A Township-owned pole that is specially designed and placed for aesthetic purpose and on which no appurtenances or attachments, other than a *Small Wireless Communications Facility*, lighting, banners, or municipal attachments have been placed or are permitted to be placed.
5. *Front Façade Area* – The area of the public right-of-way directly in front of a structure, identified by drawing a perpendicular line from each corner of the front of the structure to the public right-of-way.
6. *Prior Approved Design* – A design for a small *Wireless Communications Facility* that has been reviewed and deemed to be in accordance with this Design Manual and approved for construction by the Township.
7. *Small Wireless Communications Facility* -- A *Wireless Communications Facility* that meets each of the following criteria:

(1) The *Wireless Communications Facility* —

(i) is mounted on a *Wireless Support Structure* that is 50 feet or less in height,  
or

(ii) is mounted on a *Wireless Support Structure* that is no more than 10 percent taller than other adjacent structures, or

(iii) does not extend an existing *Wireless Support Structure* to a height of more than 50 feet or by more than 10 percent above its preexisting height prior to the installation of any *Wireless Communications Facilities*, whichever is greater; and

(2) Each *Antenna* associated with the deployment of the *Wireless Communications Facility* (excluding the associated equipment) is no more than three cubic feet in volume; and

(3) All wireless equipment associated with the *Wireless Support Structure* including the wireless equipment associated with the *Antenna* and any pre-existing associated equipment on the *Wireless Support Structure*, are cumulatively no more than 28 cubic feet in volume.

(4) The *Wireless Communications Facility* does not require antenna structure registration under 47 CFR Part 17;

(5) The *Wireless Communications Facility* is not located on Tribal lands, as defined under 36 CFR 800.16(x); and

(6) The *Wireless Communications Facility* does not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified in 47 CFR 1.1307(b).

8. *Stealth Technology* — Camouflaging methods applied to *Wireless Communications Facilities* and accessory equipment which render them more visually appealing or blend the proposed facility into the existing structure or visual backdrop in such a manner as to render it minimally visible to the casual observer. Such methods include, but are not limited to, architecturally screened roof-mounted *Antennas*, building-mounted *Antennas* painted to match the existing structure and *Wireless Communications Facilities* constructed to resemble trees, shrubs, and light poles.
9. *Technically Feasible* – By virtue of engineering or spectrum usage, the proposed placement for a small wireless facility or its design or site location can be implemented without a material reduction in the functionality of the *Small Wireless Communications Facility*.
10. *Underground District* – A zoning district in which all utility installations are required to be installed underground on a non-discriminatory basis.
11. *Wireless Communications Facility Applicant (WCF Applicant)* -- Any person that applies for a *Wireless Communications Facility* building permit, zoning approval and/or permission to use the public ROW or other Township-owned or third party land or property.

12. *Wireless Support Structure*—a pole, tower, base station, or other building, whether or not it has an existing *Antenna* facility, that is used or to be used for the provision of wireless service (whether on its own or comingled with other types of services).

## **SECTION II. GENERAL STANDARDS FOR *SMALL WIRELESS COMMUNICATIONS FACILITIES***

1. All *Small WCFs* shall be installed in and maintained in a workmanlike manner in compliance with the National Electric Safety Code, the National Electrical Code, the structural standards of the American Association of State Highway and Transportation Officials, and any other industry standard applicable to the *WCF*, as applicable.
2. All *Small WCFs* shall comply with the Americans with Disabilities Act guidelines adopted by the Township and all applicable requirements relating to streets and sidewalks as established by Chapter 250 of the Township Code.
3. *Wireless Support Structures* installed or replaced in order to accommodate attached *Small WCFs* shall be a minimum of two (2) feet from any sidewalk, path or trail and shall not obstruct vehicular, pedestrian, or cyclist traffic or sight lines.
4. All *Small WCFs* shall comply with applicable federal and state standards regarding pedestrian access and movement.
5. All *Small WCFs* shall be designed and constructed in an effort to minimize aesthetic impact to the extent *Technically Feasible*. All applications for a *Small WCF* shall identify all design features intended to minimize aesthetic impact.
6. No *Small WCFs* shall extend beyond the boundaries of the rights-of-way unless approved on a case-by-case basis by the Township Zoning Officer. If a *Small WCF* or any portion thereof is to be located on private property, the *WCF Applicant* shall provide to the Township evidence that the owner of such private property has granted the *WCF Applicant* an easement or other right to construct the *Small WCF*.
7. All *Small WCFs* shall be designed to withstand the effects of wind gusts and ice to the standard designed by the American National Standards Institute as prepared by the engineering departments of the Electronics Industry Association and Communications Industry Association (ANSI/TIA-222, as amended), or to the industry standard applicable to the structure.

8. If *Collocation* of a *Small WCF* on an existing *Wireless Support Structure* cannot be achieved, a *Small WCF* may be installed on a new or replacement *Wireless Support Structure*.
9. No more than one (1) *Small WCF* shall be permitted on a single *Wireless Support Structure*.
10. *Small WCFs* shall not interfere with seasonal installations, such as holiday lights or banners.

### **SECTION III.            *ANTENNA AND ACCESSORY EQUIPMENT STANDARDS***

#### **1. *Antenna Standards***

- a. Any *Antenna* associated with a *Small WCF* shall not exceed three (3) cubic feet in volume.
- b. The *Collocation* of a *Small WCF* on an existing *Wireless Support Structure* shall not extend more than five (5) feet above the existing *Wireless Support Structure*.
- c. All pole-top *Antennas* shall be flush-mounted as closely to the top of the *Wireless Support Structure* as *Technically Feasible*.
- d. All *Antennas* shall be of a design, style, and color that matches the *Wireless Support Structure* upon which they are attached.
- e. Any necessary pole-top extension shall be of the minimum height necessary to achieve separation from the existing pole attachments in accordance with the National Electric Safety Code and any other industry standard applicable to the *WCF*.
- f. Any *Antenna* mounted on a lateral standoff bracket shall protrude no more than necessary to meet clearances from the pole and existing pole attachments in accordance with the National Electric Safety Code and any other industry standard applicable to the *WCF*.
- g. If mounted on an existing *Wireless Support Structure*, no *Antenna* shall impair the function of said structure.
- h. *Antenna* placement shall not materially impair light, air, or views from adjacent windows.

## 2. *Accessory Equipment Standards*

- a. All *Accessory Equipment* associated with a *Wireless Support Structure* shall not exceed twenty-eight (28) cubic feet in volume. Equipment utilized solely for mitigation of the aesthetic impact of the *Small WCF* or required for utility service shall not be included in the *Accessory Equipment* volume calculation.
- b. *Accessory Equipment* shall be mounted flush to the side of a *Wireless Support Structure*, or as near flush to the side of a *Wireless Support Structure* as *Technically Feasible*.
- c. Pole-mounted *Accessory Equipment* shall be mounted so as to provide a minimum of fifteen (15) feet vertical clearance from ground level.
- d. All *Accessory Equipment* shall be placed underground in residential districts except on arterial roads and expressways, as defined by the Township Design Standards for Subdivision of Land, Article V, Section 255-27 Part B.
- e. *Accessory Equipment* shall be of a color that matches the *Wireless Support Structure* upon which such *Accessory Equipment* is mounted.
- f. All *Accessory Equipment* shall be contained within a single equipment shroud or cabinet. Such equipment shroud or cabinet shall be of the smallest dimensions *Technically Feasible*.
- g. All *Small WCFs* shall post a sign with a maximum size of 1.5 square feet in a readily visible location identifying the name and phone number of a party to contact in the event of an emergency. The only other signage permitted shall be that required by the FCC or any other federal or state agency. All signage associated with a *Small WCF* shall be clearly shown in the application and shall be subject to approval by the Township Zoning Officer.
- h. The placement of *Accessory Equipment* shall not materially impair light, air, or views from adjacent windows.
- i. No *Accessory Equipment* shall feature any visible lighting, including flashing indicator lights, unless required by state or federal law.

### 3. Wiring Standards

- a. Exposed wiring is prohibited on any *Small WCF*, *Accessory Equipment*, or *Accessory Equipment* enclosure.
- b. Transmission, fiber, power cables and any other wiring shall be contained within any *Wireless Support Structure* for which such concealment is *Technically Feasible*. If such wiring cannot be contained within the *Wireless Support Structure*, all wiring shall be contained within conduit or U-guard that is flush-mounted to the *Wireless Support Structure*.
- c. All wiring shall be installed tautly and without excessive slack or extra cable storage on the *Wireless Support Structure*.
- d. Any conduit or U-guard shall be of a color that matches the *Wireless Support Structure* to which the *Small WCF* is attached.
- e. Loops of extra wiring shall not be attached to any *Wireless Support Structure*.

## SECTION IV. WIRELESS SUPPORT STRUCTURE STANDARDS

### 1. Replacement *Wireless Support Structures*

- a. The maximum height of any proposed replacement *Wireless Support Structure* shall be fifty (50) feet above ground level less.
- b. Any replacement *Wireless Support Structure* shall be of comparable materials and design to the existing *Wireless Support Structure* being replaced except as otherwise required by the pole owner.
- c. Any replacement *Wireless Support Structure* shall be placed within a five (5) foot radius of the existing *Wireless Support Structure* being replaced.
- d. Any replacement *Wireless Support Structure* shall be designed to accommodate all uses that existed on the *Wireless Support Structure* being replaced. As part of an application for a *Small WCF*, the applicant shall provide documentation from a structural engineer licensed in the Commonwealth of Pennsylvania confirming that the replacement *Wireless Support Structure*, *Small WCF*, and prior existing uses shall be structurally sound.

## 2. *New Wireless Support Structures*

- a. The maximum height of any new *Wireless Support Structure* shall be fifty (50) feet above ground level.
- b. Any new *Wireless Support Structure* shall be of comparable materials and design to adjacent *Wireless Support Structures* except as required by the pole owner.
- c. Any *Small WCF* requiring the installation of a new *Wireless Support Structure* shall be set back from any residential structure by a minimum distance of at least 100% of the height of the proposed *Small WCF*.
- d. New *Wireless Support Structures* shall be designed to match the design of existing light poles within a five hundred (500) foot radius.
- e. To the extent *Technically Feasible*, no new *Wireless Support Structure* shall be installed:
  - i. In the Front Façade Area of any residential structure;
  - ii. Within ten (10) feet of the edge of any driveway; or
  - iii. In the public rights-of-way directly opposite any driveway.
- f. *Decorative Poles*:
  - i. No *Small WCF* shall be permitted on an existing *Decorative Pole* unless the *WCF Applicant* provides documentation showing that such *Decorative Pole* is the only *Technically Feasible* location for placement and that no suitable alternative sites exist.
  - ii. *Decorative Poles* shall be required:
    1. For the replacement of any existing *Decorative Pole*; and
    2. In any zoning district where all utilities are required to be placed underground on a non-discriminatory basis.
  - iii. For any replacement *Decorative Pole*, the new *Decorative Pole* shall match the existing *Decorative Pole* in shape, design, color, and material to

the extent *Technically Feasible*. The Township shall have final approval of any such replacement *Decorative Pole*.

- iv. No *Small WCF* shall be permitted on an existing *Decorative Pole* unless the applicant provides documentation showing that such *Decorative Pole* is the only *Technically Feasible* location for placement and that no suitable alternative sites exist. The *WCF Applicant* shall provide documentation from a structural engineer that said *Decorative Pole* can support the additional loads.

## **SECTION V. APPROVAL**

1. The Township Zoning Officer shall reasonably determine whether a proposed *Small WCF* design complies with the requirements of this Design Manual. If the proposed *Small WCF* requires the installation of a new or replacement *Wireless Support Structure*, the Township Design Review Board shall make this determination at a scheduled public meeting.
2. Any requests for relief from the requirements of this Design Manual shall be considered on a case-by-case basis by the Township Zoning Officer and shall be approved upon a determination by the Township Zoning Officer that such relief is necessary to prevent the effective prohibition of wireless service pursuant to the rules of the Federal Communications Commission.
3. Upon approval of a design for a *Small WCF* requiring relief from the requirements of this Design Manual, such design shall be incorporated by reference into this Design Manual as a *Prior Approved Design*.
4. All requirements herein shall apply to any *Small WCF* constructed after the date on which the Township adopts this Design Manual. The requirements of this Design Manual shall not apply to any *Small WCF* constructed prior to the date of adoption, except that any modification, repair or replacement shall be performed in compliance with these requirements.

## **SECTION VI. PRIOR APPROVED DESIGNS**

1. A record of *Prior Approved Designs* shall be kept on file at the Township Department of Community Development.

***Small Wireless Communications Facility Design Checklist***

The information detailed in the following checklist shall be included with any application for a *Small Wireless Communications Facility*:

Item	Description	Included in Application?	
		Yes	No
<b>Cover Letter</b>	<ul style="list-style-type: none"> <li>The application shall include a cover letter detailing the location of the proposed site, all equipment being proposed, and a certification that the applicant has included all information required by the Township Code.</li> </ul>		
<b>Site Information</b>	<ul style="list-style-type: none"> <li>Depiction of the proposed site shall show all proposed equipment associated with the <i>Small Wireless Communications Facility</i>.</li> <li>The manufacturer and model, proposed location, and dimensions of each piece of equipment should be clearly shown.</li> <li>Before and after diagrams of the proposed site showing the dimensional changes shall be included.</li> <li>If the proposed <i>Wireless Support Structure</i> supports existing attachments, the depiction of the proposed site shall show the location and dimensions of all such attachments.</li> <li>If installation of a new <i>Wireless Support Structure</i> is being proposed, the depiction of the proposed site shall include the color, dimensions, material and type of <i>Wireless Support Structure</i> proposed.</li> <li>The depiction of the proposed site shall show the location of any existing structures within one hundred (100) feet of the proposed location, including but not limited to residential structures, commercial structures, light poles, traffic signals, traffic signage, and existing <i>Wireless Support Structures</i>.</li> <li>An aerial photograph of the area within a 500' radius of the <i>Small WCF</i> and identify all <i>WCFs</i> in that area.</li> </ul>		

<p><b>Photo Simulations</b></p>	<ul style="list-style-type: none"> <li>• Photo simulations shall depict the <i>Small Wireless Communications Facility</i> from at least three locations near the proposed site at 90 degrees from the other.</li> <li>• The photo simulations should reflect the proposed design and location of all <i>Accessory Equipment</i> associated with the <i>Small Wireless Communications Facility</i> to scale.</li> </ul>		
<p><b>Paint</b></p>	<ul style="list-style-type: none"> <li>• <i>Accessory Equipment</i> shall be painted a color that matches the <i>Wireless Support Structure</i> upon which such <i>Accessory Equipment</i> is mounted.</li> <li>• Application shall include the proposed paint color of any <i>Accessory Equipment</i> necessary to achieve aesthetic uniformity of the site.</li> </ul>		
<p><b>Wiring</b></p>	<ul style="list-style-type: none"> <li>• All proposed wires associated with the <i>Small Wireless Communications Facility</i> shall be clearly shown.</li> <li>• A depiction and description of the concealment methods to be utilized for the wiring shall be included.</li> <li>• No exposed wiring is permitted.</li> </ul>		
<p><b>Signage</b></p>	<ul style="list-style-type: none"> <li>• Signage shall be posted in a readily visible location and identify the owner's permit number and the name and phone number of a party to contact in the event of an emergency.</li> <li>• If required, FCC-mandated signage is permitted. The <i>WCF Applicant</i> shall identify such signage in its application.</li> </ul>		

**Radnor Township**  
**PROPOSED LEGISLATION**

DATE: March 14, 2022

TO: Board of Commissioners

CC: William M. White, Township Manager; Stephen F. Norcini, P.E.,  
Township Engineer

FROM: Dennis P. Capella, Engineering Project Manager

LEGISLATION: Resolution 2022-31 - Authorizing the Payment of Change Order #1 to Donato Spaventa & Sons, Inc., for the Work Required for Rerouting of the Traffic Signal Cables and Additional Sidewalks for the N. Wayne Avenue/West Avenue/Poplar Avenue Pedestrian Improvement Project, in the Amount of \$62,626.60 to be Funded from the Proceeds of the 2019 General Obligation Bond

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**LEGISLATIVE HISTORY:** • Resolution 2015-77: Requesting a Multimodal Transportation Fund (MTF) Grant from the Commonwealth Financing Authority for Pedestrian Improvements at the Signalized Intersections of North Wayne Avenue & Poplar Avenue/Pennsylvania Avenue and North Wayne Avenue & West Avenue/Station Road.

- Resolution 2017-01: Authorizing Gilmore & Associates to Provide Survey, Traffic Design and Permitting Services for the Poplar, Station, West, and North Wayne Avenues' Pedestrian Improvement Project.
- Resolution 2019-56: Authorization to Approve Change Order #1 for Gilmore & Associates Out-of-Scope Services and to Receive Sealed Bids for the Poplar Avenue, Station Avenue, North Wayne Avenue Pedestrian Project. The authorization to receive bids was confirmed at the July 12, 2021 meeting.
- Resolution 2021- 138: Authorizing the Award of Construction Contract to Donato Spaventa & Sons, Inc.
- This change order under consideration at this meeting has not been before the Commissioners previously.

**PURPOSE AND EXPLANATION:** During construction, it was determined that the design to route the traffic signal cables under the Septa overpass to the new controller cabinet north of the Septa tracks could not be implemented due to the weight of the cables (see attached photos). Attempts to use the PECO utility pole as an attachment for the cables requires a lengthy legal agreement process. It was also determined that several sidewalk blocks under the overpass need to be replaced. It was determined that the best solution would be to route the cables under the newly proposed sidewalk and then cross N.

Wayne Avenue to the new cabinet. This change order (attached) is intended to implement the plan.

**IMPLEMENTATION SCHEDULE:** Pending Board of Commissioners approval, a requisition will be entered into the financial system for the cost of this change order.

**FISCAL IMPACT:** The construction cost estimated at the time of the 2019 General Obligation Bond was \$332,212.00. The allocated Bond proceeds will cover \$56,000 of the change order. Remaining funds are available from proceeds allocated but unused for other projects.

**RECOMMENDED ACTION:** Staff requests the Board of Commissioners of Radnor Township to Authorize the Payment of Change Order #1 to Donato Spaventa & Sons, Inc., for the Work Required for Rerouting of the Traffic Signal Cables and Additional Sidewalks for the N. Wayne Avenue/West Avenue/Poplar Avenue Pedestrian Improvement Project, in the Amount of \$62,626.60 to be Funded from the Proceeds of the 2019 General Obligation Bond. The resolution is attached.

**ATTACHMENTS:**

- [2022-31 - CO #1 - Resolution.pdf](#)
- [Change Order #1.pdf](#)
- [Cornerstone Signal Cabinet.pdf](#)
- [Cable bundle.pdf](#)

**RESOLUTION NO. 2022-31**

**A RESOLUTION OF RADNOR TOWNSHIP,  
DELAWARE COUNTY, PENNSYLVANIA,  
AUTHORIZING THE PAYMENT OF CHANGE ORDER #1 TO  
DONATO SPAVENTA & SONS, INC., FOR THE WORK REQUIRED FOR  
REROUTING THE TRAFFIC SIGNAL CABLES AND ADDITIONAL SIDEWALKS FOR  
THE N. WAYNE SVENUE/WEST AVENUE/POPLAR AVENUE PEDESTRIAN  
IMPROVEMENT PROJECT, IN THE ANMOUNT OF \$62,626.60 TO BE FUNDED FROM  
THE PROCEEDS OF THE 2019 GENERAL OBLIGATION BOND**

*WHEREAS*, Radnor Township has initiated the construction of the pedestrian improvements at the intersection of N. Wayne Avenue, West Avenue and Poplar Avenue;

*WHEREAS*, Conditions have been determined such that the deigned route of the traffic signal cables cannot be implemented;

*WHEREAS*, Concurrently, it has been determined that the sidewalk under the Septa overpass need to be replaced; and

*WHEREAS*, A change order is needed to correct these deficiencies.

*NOW, THEREFORE*, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Authorize the Payment of Change Order #1 to Donato Spaventa & Sons, Inc., for the Work Required for Rerouting of the Traffic Signal Cables and Additional Sidewalks for the N. Wayne Avenue/West Avenue/Poplar Avenue Pedestrian Improvement Project, in the Amount of \$62,626.60 to be Funded from the Proceeds of the 2019 General Obligation Bond

*SO RESOLVED* this 14<sup>th</sup> day of March, A.D., 2022.

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name: Moira Mulroney  
Title: President

ATTEST: \_\_\_\_\_  
William M. White  
Manager/Secretary



# RADNOR TOWNSHIP CHANGE ORDER

<b>OWNER:</b> RADNOR TOWNSHIP 301 IVEN AVENUE WAYNE, PA 19087
<b>PROJECT:</b> N. WAYNE, W. AVE & POPLAR PE
<b>CONTRACT NO.:</b> #B-21-003
<b>NOTICE TO PROCEED DATE:</b> 1/24/2022

<b>ENGINEER:</b> GILMORE & ASSOCIATES New Britain, PA 18901
<b>CONTRACTOR:</b> DONATO SPAVENTA & SONS, INC. Philadelphia, PA

<b>CHANGE ORDER NO.:</b> 1
<b>DATE:</b> 3/4/2022

**ORIGINAL CONTRACT AMOUNT:** \$ 276,136.50

**ORIGINAL CONTRACT COMPLETION TIME (CALENDAR DAYS/DATE):** 4/8/2022

This change order, which represents a revision to the above approved contract, documents and constitutes authority to proceed with the revision, as described below.

<b>DESCRIPTION OF CHANGE (attach details, back-up &amp; unit prices as needed):</b> Reroute the traffic signal cables to under the sidewalk to be replaced under the Septa overpass and connect to the new controller cabinet location (see attached sheet).
<b>JUSTIFICATION:</b> Cables could not be routed under the overpass due to weight and sidewalk needs to be replaced.

Contract price prior to this Change Order	\$ 276,136.50
Net change in price resulting from this Change Order	\$ 62,626.60
Current contract price including this Change Order	\$ 338,763.10
Contract completion time (calendar days/date) prior to this Change Order	4/8/2022
Net change in completion time (calendar days/date resulting from this Change Order)	0
Current contract time (calendar days/date) including this Change Order	4/8/2022

Contractor will not be entitled to any additional impact or costs that may result beyond that generated by the performance of the specific work identified in this Change Order, including, but not limited to, acceleration or delay of any of the project work, labor costs, material costs or costs related to inefficiency, financing, subcontractors or vendors, weather, schedule adjustment, sequense of work, lost opportunity and consequential damages.

NOT VALID UNTIL SIGNED BY THE ENGINEER, CONTRACTOR AND RADNOR TOWNSHIP

THE ABOVE CHANGES ARE RECOMMENDED BY: **QUALITY CONTROL INSPECTION, INC.**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Signature

THE ABOVE CHANGES ARE APPROVED BY: **ENGINEER**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Signature

THE ABOVE CHANGES ARE APPROVED BY: **RADNOR TOWNSHIP**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Signature

THE ABOVE CHANGES ARE ACCEPTED BY: **CONTRACTOR**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Signature

**From:** marice <[marice@dssusa.com](mailto:marice@dssusa.com)>  
**Sent:** Monday, March 7, 2022 8:25:47 AM  
**To:** Steve Norcini <[snorcini@radnor.org](mailto:snorcini@radnor.org)>  
**Subject:** RE: N. Wayne & Poplar: Add'al concrete work

Steve,  
 I have added the hang form.

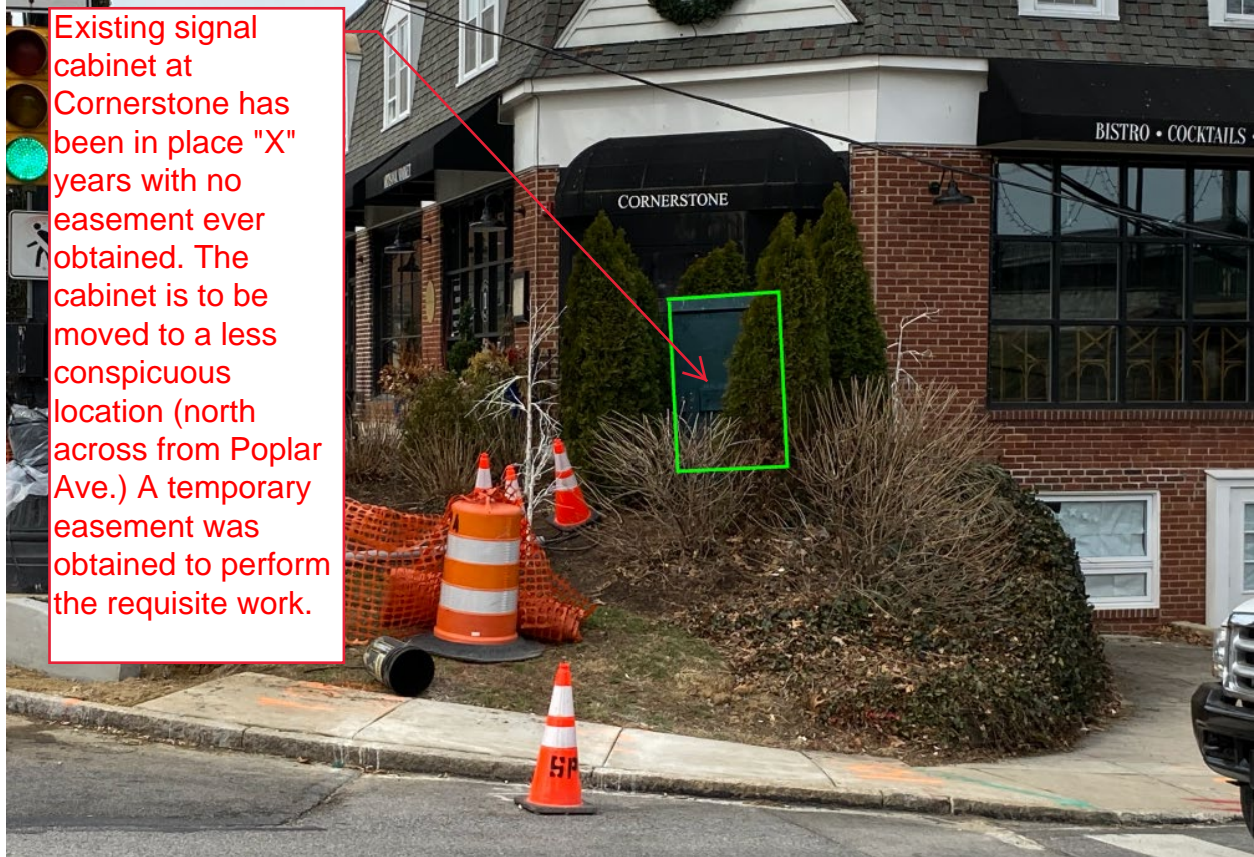
Marice Spaventa

Donato Spaventa & Sons Inc.  
 4258-88 Macalester Street  
 Philadelphia PA 19124  
[marice@dssusa.com](mailto:marice@dssusa.com)  
 P-215-457-2828  
 F-215-457-2111

**From:** Steve Norcini [<mailto:snorcini@radnor.org>]  
**Sent:** Thursday, March 03, 2022 4:17 PM  
**To:** marice  
**Subject:** RE: N. Wayne & Poplar: Add'al concrete work

Reference No.	Description	UOM	Units	Unit Price	Extension	Notes
0954-0013	3" Conduit w/Cable	LF	540	\$15.64	\$8,445.60	
0954-0151	Type 1 trench	LF	20	\$57.50	\$1,150.00	
0954-0152	Type 2 trench	LF	210	\$126.50	\$26,565.00	
0954-0153	Type 3 trench	LF	50	\$126.50	\$6,325.00	
9000-0008	Relocate Fiber (credit)	LS		\$3,500.00	-\$3,500.00	
0676-0001	Additional sidewalk for 3" conduit	SY	59.8	\$225.00	\$13,455.00	
9000-004	Sidewalk under SEPTA overpass	SY	10	\$300.00	\$3,000.00	
9000-004	Sidewalk under SEPTA overpass	SY	6	\$300.00	\$1,800.00	this is in lieu of curb removal...there is no curb
	Hang forms for sidewalk under SEPTA	LF	103	6.00	618.00	
0676-0001	Traffic Control	HR	80	\$59.60	\$4,768.00	For sidewalk under SEPTA, as it meets N Wayne Ave
					\$62,626.60	

Stephen F. Norcini, PE  
 Township Engineer  
 610-688-5600, X130  
<https://www.radnor.com/government/departments/engineering>



Existing signal cabinet at Cornerstone has been in place "X" years with no easement ever obtained. The cabinet is to be moved to a less conspicuous location (north across from Poplar Ave.) A temporary easement was obtained to perform the requisite work.



Existing "single" cable to the signal across from John's for context; note the height above the sidewalk.

Representation of 25 cable bundle. The proposed bundle will hang too low. We are unable to attach to the pole until we obtain PECO and PUC approval; will take months. Even then the cable bundle will be unsightly and low.

**Radnor Township**  
**PROPOSED LEGISLATION**

DATE: March 14, 2022

TO: Board of Commissioners

CC:

FROM: Kevin W. Kochanski, Director of Community Development

LEGISLATION: Ordinance 2022-04 - Introduction - Amending the Township Zoning Ordinance to Permit Parking Within the Front Yard Setback for Single Family and Two-Family Dwelling Units Located in Residential Zoning Districts.

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LEGISLATIVE HISTORY: None

PURPOSE AND EXPLANATION: Over the course of the last month, the department has had to deny several building permit applications for residents wanting to convert their garage space into livable area of their home. Currently, the Zoning Ordinance prohibits parking within the front yard setback. While each of these applications had significant room in their existing driveways to accommodate the required number of off-street parking spaces, these projects would have pushed the required spaces into the portion of the driveway in the front yard setback and thus be in violation of the code. Current remedies would be to either abandon the project, seek ZHB relief or significantly increase the project scope by widening the driveway (increasing project costs and possibly involving significant storm water management improvements).

IMPLEMENTATION SCHEDULE:

FISCAL IMPACT: No impact to the approved budget is expected

RECOMMENDED ACTION: Staff would respectfully request that the draft ordinance be introduced and authorized to be sent to the Township and County Planning Commissions for their required review.

**ATTACHMENTS:**

[Ordinance 2022-04 - Parking rev 2.pdf](#)

**ORDINANCE NO. 2022 - 04**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP ZONING ORDINANCE TO PERMIT PARKING IN THE FRONT YARD SETBACK FOR SINGLE FAMILY AND TWO FAMILY DWELLING UNITS LOCATED IN RESIDENTIAL ZONING DISTRICTS**

**IT IS HEREBY ORDAINED AND ENACTED** by the Board of Commissioners of Radnor Township, Delaware County, Pennsylvania as follows:

**Section 1.** Article XX, Section 280-105.F is hereby amended to read as follows:

F. No parking, loading, or service area shall be located within the required front yard setbacks except as is permitted in the case of PI, PA, PB, PLU, GH-GA, GH-CR, and PLO Districts or unless authorized as a special exception by the Zoning Hearing Board in ~~a Commercial or Commercial-Office~~ the WBOD, GH-BC, CO, C-1, C-2, or C-3 Districts, provided that the restriction against such use is clearly impracticable. In no case, however, shall the distance between the street right-of-way line and the portion of a lot used for parking be less than twenty (20) feet for off street parking areas located in non-residential districts.

**Section 2.** Article XX, Section 280-105 is hereby amended to add a new subsection 280-105.F(1) to read as follows:

- (1) The setbacks and requirements of Subsection F above shall not apply to single family and two family dwelling units located in the AC, R-1, R-1A, R-2, R-3, R-4, R-5, R-6, and GH-N Districts.

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

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

**Section 5.** Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

**ENACTED** and **ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**RADNOR TOWNSHIP  
BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
Name: Moira Mulroneo  
President

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

**Radnor Township**  
**PROPOSED LEGISLATION**

DATE: March 14, 2022

TO: Board of Commissioners

CC: Molly Gallagher, Ian Myers

FROM: William White, Township Manager

LEGISLATION: Resolution 2022-36 - Authorizing the expenditure of \$155,421 from the Township's P.E.G. funding, generated from the existing franchise agreements with Comcast and Verizon to replace the Radnorshire Room technology equipment including cameras, microphones, screens, monitors, wiring/ connections, and the necessary control equipment along with the professional services to install, program, and train Township Staff.

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LEGISLATIVE HISTORY: There is no legislative history on this item.

PURPOSE AND EXPLANATION: << See Presentation Previously Emailed to Commissioners and Attached to this Resolution >>

The technology used in the Radnorshire Room to record and broadcast the Township's public meetings was purchased in 2008 (15+ years ago). Over the last two years, various elements of the programming equipment have begun to fail. Recently, we have lost cameras and monitors, experienced interrupted broadcasts and microphone feedback issues, along with wire shorts and power failures. Given the equipment's age, most of the components are no longer available for replacement and continued failures will only increase. This resolution will authorize the Township to enter into a purchase agreement with Lerro to acquire the necessary equipment components at State Contract prices, along with the professional installation, programming, and training for our Staff. This purchase agreement is replacing existing equipment in-kind, but with today's technology standards. Due to pricing and ongoing upkeep costs, we are not looking to expand / add new technology.

IMPLEMENTATION SCHEDULE: If approved at the March 14, 2022 meeting, given the long lead times for many of the components, the scheduled installation date will be August 2022. Installation will take approximately three weeks at which time, the Radnorshire Room will be out of service. We feel that August is ideal given the summer break many boards and commissions take that month. Any public meetings held in August will need to be done via Zoom (but will still be livestreamed and broadcast).

FISCAL IMPACT: The cost of the equipment, installation, programming, and training is quoted at

\$155,421 and will be paid from the Township's P.E.G. funding. The PEG funds are generated from the franchise agreements in place with both Comcast and Verizon and is required to be used for equipment needs. On an annual basis, the Township deposits roughly \$30K - \$50K in PEG proceeds. As noted, the equipment being replaced was purchased in 2008. Since then, PEG funds have been able to accumulate and are sufficient for this purchase.

All equipment is being purchased off of state bid contracts.

RECOMMENDED ACTION: Given the age and declining reliability of the existing equipment, coupled with the Township's public meeting televising policies, the Administration recommends approving this purchase at the March 14, 2022 meeting to ensure installation in the August 2022 window.

**ATTACHMENTS:**

[Radnorshire Room Equipment Upgrade.pdf](#)

[2022-36 -- Authorizing Expenditure for Radnorshire Room Equip -- March 14, 2022.pdf](#)



# Radnorshire Room Equipment Update

MARCH 2022

# Existing State:

- ▶ Most of the equipment in the room was purchased and installed when the building was first constructed in **2008**
- ▶ Recently, as equipment has aged, we've experienced the following:
  - ▶ **Cameras**: Power adapters are dying, making the cameras unusable until replaced
  - ▶ **Dias Monitors**: Have not worked in years due to loss of power/ signal somewhere in the daisy chain wiring
  - ▶ **Microphones**: Ongoing feedback issues due to aging equipment
  - ▶ **Broadcasting**: Aging equipment has resulted in loss of signal mid-meeting
  - ▶ **Projectors**: Poor resolution, expensive bulbs, light-wash, old aspect ratio formatting causes issues with new software tech.
  - ▶ **Generally**: Equipment age has everything on borrowed time (if it hasn't failed yet, just wait... it will)

# PEG Agreement & Responsibilities

- ▶ Agreements with both Comcast and Verizon to provide PEG (Public, Education, Government) funding and channels:
  - ▶ Requires each to provide a broadcasting signal
  - ▶ Requires each to provide funding specifically for equipment replacement
  - ▶ Requires Township to provide content (Government channel)
  - ▶ Radnor distributes most of it's PEG funding to RS21 (Public Access channel)
- ▶ Radnorshire Room Usage / Meetings:
  - ▶ Used roughly 4 nights per week (except summer months)
  - ▶ Broadcasts all Township meetings and RTSD Board meetings
  - ▶ Rented by outside parties for daytime usage and some weekends

# Funding

▶ PEG Funding since 2010 | Net total 1,686,333 (rounded)



Sum of Amount												
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Source	\$ 162,925	\$ 181,282	\$ 205,312	\$ 205,885	\$ 225,566	\$ 233,384	\$ 236,599	\$ 229,992	\$ 220,651	\$ 219,201	\$ 215,197	\$ 295,237
Comcast	\$ 61,665	\$ 61,665	\$ 70,635	\$ 53,817	\$ 57,405	\$ 57,405	\$ 57,405	\$ 56,059	\$ 56,059	\$ 62,786	\$ 71,756	\$ 193,819
Verizon	\$ 101,260	\$ 119,617	\$ 134,677	\$ 152,069	\$ 168,162	\$ 175,980	\$ 179,194	\$ 173,933	\$ 164,592	\$ 156,415	\$ 143,441	\$ 101,418
Use	\$ (151,027)	\$ (165,713)	\$ (191,895)	\$ (175,472)	\$ (191,934)	\$ (198,188)	\$ (200,750)	\$ (195,205)	\$ (187,732)	\$ (187,918)	\$ (186,508)	\$ (245,247)
RS21	\$ (151,027)	\$ (165,713)	\$ (191,895)	\$ (175,472)	\$ (191,934)	\$ (198,188)	\$ (200,750)	\$ (195,205)	\$ (187,732)	\$ (187,918)	\$ (186,508)	\$ (215,547)
Eadeh Enterprises												\$ (29,700)
<b>Township PEG</b>	<b>\$ 11,898</b>	<b>\$ 15,570</b>	<b>\$ 13,416</b>	<b>\$ 30,414</b>	<b>\$ 33,632</b>	<b>\$ 35,196</b>	<b>\$ 35,849</b>	<b>\$ 34,787</b>	<b>\$ 32,918</b>	<b>\$ 31,283</b>	<b>\$ 28,688</b>	<b>\$ 49,990</b>
% of Township	#REF!	7.3%	8.6%	6.5%	14.8%	14.9%	15.1%	15.2%	15.1%	14.9%	14.3%	13.3%



# Proposed Plan

EQUIPMENT REPLACEMENT, PRICING, TIMING

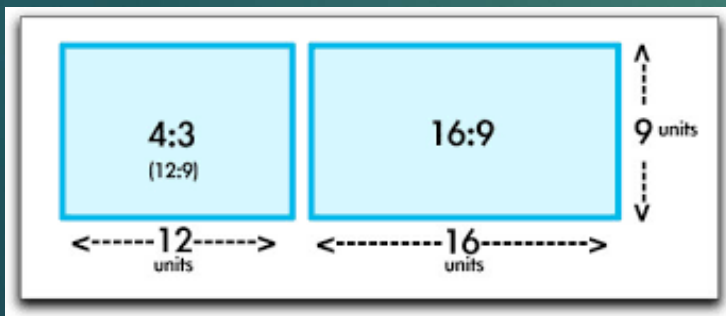
- **NEW:** A new discussion system will replace the current microphone set up (as shown).
- New 22" LED display HD Monitors will be added at each seat. These will support multiple inputs.





# New Panasonic DLP WUXGA Projectors

- **New:** 7,000 Lumen brightness resulting in a brighter, clearer image.  
**Current:** Compared to 4,500 Lumens of current projectors.
- **New:** WUXGA (1920 x 1200) resolution.  
**Current:** Compared to 1024 x 768 resolution of current projectors.
- **New:** Easier compatibility with modern devices.

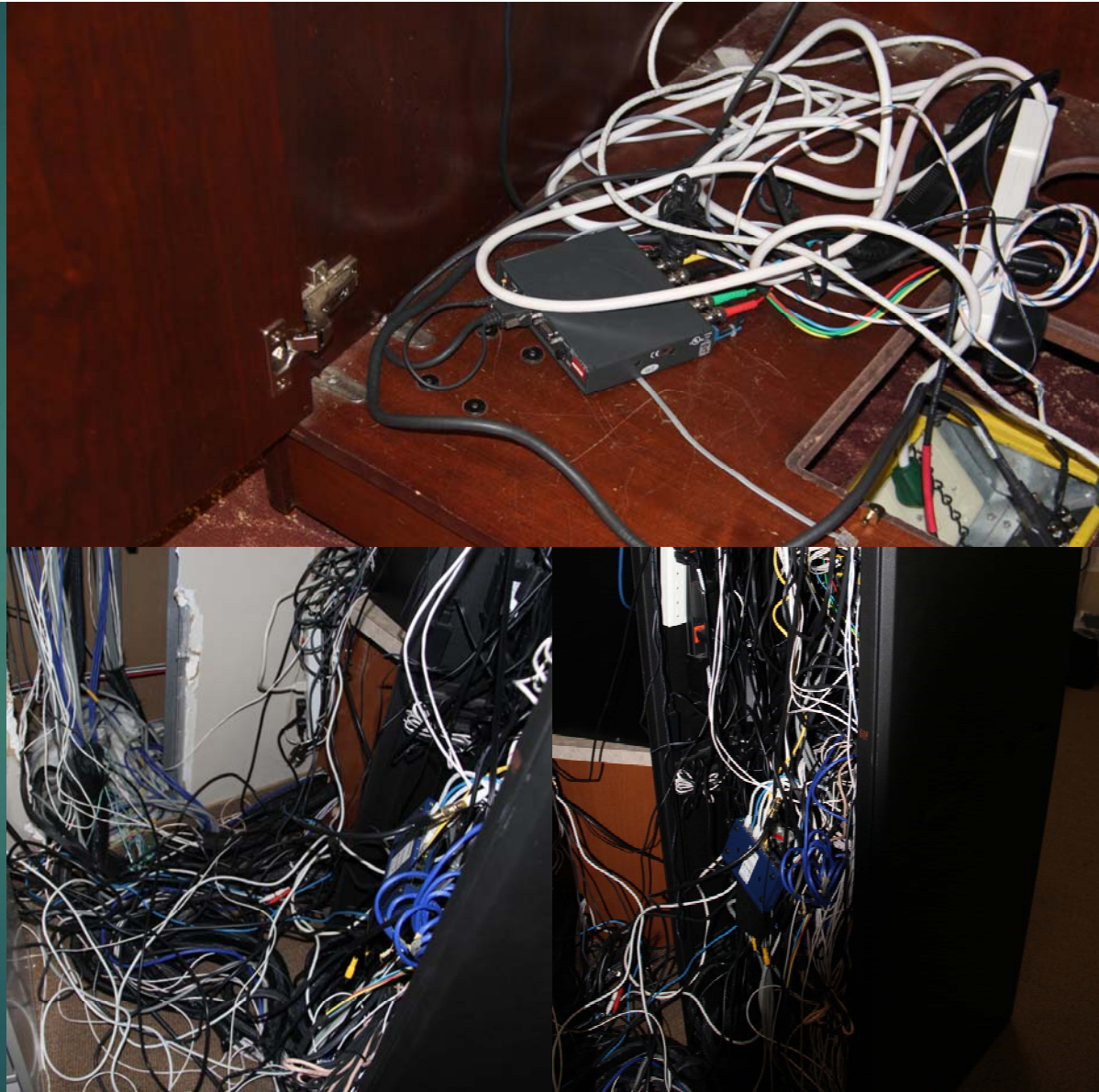


- Both Radnorshire Room projector screens will be replaced. They will be updated from their current 4:3 (square) aspect ratio to a 16:10 (widescreen) aspect ratio.
- This will increase compatibility with modern laptops, tablets and other devices when connecting to the projectors.



- The project scope includes fully replacing the equipment rack in the Audio-Visual Room.
- Much of the current technology is more than 10 years old and second-hand replacement parts are often the only option. (As shown.)

- Updated equipment will utilize a streamlined wiring setup for both the Equipment Rack in the AV Room and the Radnorshire Room.
- **NEW:** Connections in the Radnorshire room will support HDMI and wireless input from devices.
- **Current:** VGA Connections that often require adapters to function with modern devices.





**NEW:** The NewTek TriCaster will replace the current switcher and mixer. (As shown.)

The TriCaster will integrate the video switcher, audio mixer, camera controller and custom graphics overlay into one streamlined system, all controlled via the TriCaster.

# Pricing

Item	Pricing
Equipment (and related cables, accessories, etc)	\$141,320.72
Installation:	
Professional Installation	9,600.00
Programming	3,000.00
Training	1,500.00
<b>GRAND TOTAL</b>	<b>\$155,420.72</b>

To be paid from PEG funding

# Timing



Thank you



**RESOLUTION NO. 2022-36**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZING THE EXPENDITURE OF UP TO \$155,421 IN FRANCHISE / PEG FUNDING FOR THE PURCHASE, INSTALLATION, PROGRAMMING, AND TRAINING OF REPLACEMENT EQUIPMENT IN THE TOWNSHIP BUILDING RADNORSHIRE ROOM.**

*WHEREAS*, the Radnor Township Board of Commissioners have entered into franchise agreements with Comcast and Verizon that includes Public Access, Education, Government channel (“PEG”) funding needed to purchase the necessary equipment to record and broadcast public meetings; and

*WHEREAS*, Radnor Township equipped the “Radnorshire” room in the Township Building with the technology needed to record and broadcast public meetings when the building was constructed in 2008; and

*WHEREAS*, the equipment was last installed in 2008 and has become outdated, has begun to fail, and needs to be replaced in order to ensure continuity in our obligation to record and broadcast meetings; and

*WHEREAS*, this purchase will include replacement equipment at state contract pricing, professional installation, setup programming, and training at a price of \$155,421.

*NOW, THEREFORE*, be it hereby *RESOLVED* that the Board of Commissioners of Radnor Township does hereby authorize the expenditure of PEG funds in the amount of \$155,421 to Lerro for the purchase of replacement equipment, including cameras, projectors, screens, microphones, monitors, wiring, connections, and other necessary appurtenances, along with professional installation, setup programming, and training as outlined in the quote dated February 28, 2022.

*SO RESOLVED*, this 14<sup>th</sup> day of March, A.D. 2022.

RADNOR TOWNSHIP

By: \_\_\_\_\_  
Name: Moira Mulrone  
Title: President

ATTEST: \_\_\_\_\_  
Name: William M White  
Title: Township Manager / Secretary