



*Excellence Delivered **As Promised***

**Date:** October 19, 2020

**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:** Radnor School District – Radnor High School  
Preliminary/Final Land Development Plans

Date Accepted: 10/06/2020

90 Day Review: 01/04/2021

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Gannett Fleming, Inc. has completed a review of the Preliminary/Final Land Development for compliance with the Radnor Township Code. We have reviewed the plans based on the contents of the PLU Zoning code. These Plans were also reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

The applicant is proposing to replace track surfaces and bleachers, construct new accessory buildings, and provide additional ADA features on one lot. This project is located within the PLU district of the Township.

The applicant has indicated in an October 1, 2020 letter to the Township, that the following waivers are being requested:

- §255-12.A – Preliminary Plan Application Process
- §255-20.B(c)[1][e] – Waiver of the Transportation Impact Study

Radnor School District – Radnor High School

Plans Prepared By: ELA Sport Athletic Facilities Design & Consulting

Dated: 09/18/2020

Sewage Facilities Planning

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

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

Zoning

1. The Lot Coverage Data table does not appear to match the areas shown on the plans. The total impervious covers on the table appears to be significantly less than that of the plans. It appears that bleachers, gravel paving, track and related surfaces, tennis courts, and walls were not included in the impervious cover tabulation. Please revise the table to include all impervious areas and to be consistent with the plans. Additionally, the Building area removed on the table is less than the area shown on the plans. This must be revised.
2. §280-87.B – All evergreen vegetation to be planted shall not be less than five feet in height at the time of planting and shall be of such species that the expected height at maturity shall not be less than 15 feet. The landscape plan must be revised to include this note.
3. §280-87.C – All deciduous trees to be planted shall not be less than eight feet in height with a two-inch caliper. The landscape plans must be revised to indicate the caliper of the proposed deciduous trees.
4. §280-103.A – As a general requirement, each use in the Township shall provide sufficient off-street parking area to serve its users. There are 426 existing parking spaces, including 1 van ADA space and 16 standard ADA spaces. The applicant is proposing 432 total parking spaces including 4 van ADA spaces and 16 standard ADA spaces. The applicant has indicated in their October 1, 2020 letter to the Township, that the intent of the project is to address the inadequacies with the existing high school building and athletic fields and not to increase the number of staff or students. Parking should be calculated under §280-103.A(5) and §280-103.A(20). It appears that the site has an existing nonconformity for the current parking. Additional parking must be provided, or a variance requested for this condition.
5. §280-109.A – No fence or wall, except for retaining walls or the walls of a building as permitted under the terms of this chapter, shall exceed a height of six feet. There are numerous locations where the fence is proposed higher than six feet. This must be revised, or a variance requested.
6. §280-112.C – Areas containing slopes steeper than 14% but less than 20% shall be distinguished from areas containing slopes of 20% and steeper. Areas containing slopes of 20% and steeper shall be separately identified. The area of steep slopes must clearly be labeled on the plans.

Subdivision and Land Development

1. §255-20.B(1)(d)[1] – The plans must indicate the zoning district boundaries.
2. §255-20.B(1)(d)[3] –The Zoning Information table on Sheet 1 of the plan must be revised to include the riparian buffer setback and accessory structure setback.
3. §255-20.B(1)(l) – The plans must be revised to show all adjoining properties (with names and addresses of landowners).
4. §255-20.B(1)(n) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip; Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans, or a waiver requested from this section
5. §255-20.B(1)(o)[1] – The plans must be revised indicate the widths of cartways and rights-of-way of adjacent roadways.
6. §255-20.B(1)(o)[2] – The plans must be revised to indicate setback lines and rear and side yard lines.
7. §255-20.B(5)(c)[1][e] – A transportation impact study shall be required for all institutional developments. The applicant has requested a waiver from this requirement.
8. §255-29.A(6) – No more than 10 parking spaces shall be permitted in a continuous row without being interrupted by landscaping and concrete curb. The proposed parking area shows 12 parking spaces in a continuous row. This must be revised, or a waiver requested.
9. §255-32.C – There are no Erosion and Sedimentation control details provided on the plans. The plans must be revised to include the applicable details.
10. §255-37.D – Curb cuts shall be provided at all street crossings. Please revise the plans accordingly and provide a detail of the curb cuts.
11. §255-37.G – Sidewalks and pedestrian paths shall be laterally pitched at a slope not less than ¼ inch per foot of slope to allow for adequate surface drainage. The majority of the sidewalk does not meet this requirement. This must be revised.
12. §255-43.1.B(2) – For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to be dedicated for park and recreational area shall be 2,500 square feet per 6,400 square feet

of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee in lieu of \$3,307 per 6,400 square feet of floor area(existing or proposed).

13. §255-54.B – The plans indicate that there are fire hydrants being removed but not replaced. The locations of app proposed fire hydrants must be shown on the plans.

Stormwater

1. §245-22 – It appears that the Recharge Volume calculations are only accounting for a net increase of impervious surface area of ~50,000 sf. Please revise these calculations to account for the entire increase of impervious area for the project.
2. §245-23 – It appears that the Water Quality Volume was calculated incorrectly. Please revise the calculation to utilize the appropriate area and impervious cover percentage.
3. §245-25 – It appears that the rate control requirements are not entirely met for POI A and POI B. Additionally, it appears that the values for the “Post-Development Allowable Flow Rate” are incorrect. The post-developed flow rate should be less than that of the pre-developed flow rate for the appropriate storms according to the B-2 Stormwater District. No adjustments should be made to the pre-development flows to establish an “allowable” post-development flow rate. Please revise the calculations to meet these requirements.
4. Sheet 44: CS-A2 Detail – The 24” SLCPP Out to Ex. 1-1 Invert appears to be incorrectly labeled as 570.50 in the Section A-A and Section B-B views. Please revise to reflect the correct elevation.
5. Storm Sewer Inventory Report – There are several instances of conveyance pipes that have a slope of 0.0%. Please revise these pipes to have a minimum slope of 0.5%. This does not apply to perforated pipe intended for infiltration.
6. Sheet 17: Subgrade Plan – Please revise the plan to include the structure label (i.e. MH-4), invert elevations and top of grate/rim elevations for all proposed structures. Please ensure that these structure labels and all corresponding dimensional data are consistent with the Storm Sewer Inventory Report.
7. Sheets 22 & 23: Stormwater Plan & Profiles – Several of the profiles contain dimensional information that is inconsistent with the plans. Please revise these inconsistencies.

8. Sheets 22 & 23: Stormwater Plan & Profiles – Please revise all applicable profiles to display utility crossings including but not limited to the proposed water and sanitary sewer lines. There must be a minimum of 18” vertical clearance between the crown of the lower pipe and the invert of the upper pipe.
9. Please provide a detail for the R-Tank Double Access Module.
10. Please provide a detail for the connections to the existing stormwater system.

Sanitary Sewer

1. The Gravity profile appears to show the proposed sanitary sewer line from SSMH-2 to SSMH-1 crossing through a proposed retaining wall along the edge of the concrete plaza. This must be revised to address the conflict.
2. Information regarding the sizing of the proposed 3” forcemain must be provided.

General

1. §263.8.D(2) – A plan must be submitted illustrating the size, species and location of trees that are proposed to be removed and the size, species and location of new trees to be planted in compliance with the tree replacement formula. The tree replacement schedule is inconsistent with the number of trees shown and being removed. Additionally, the tree Replacement table indicates 69 replacement trees to be planted but it appears that only 67 are proposed (4 of which are not labeled). The Plant List indicates 68 trees to be planted but the Zoning Ordinance Requirement for Tree Replacement table indicates 69 trees. Please revise the table and the plans to be consistent.
2. The plans must be revised to include tree protection fence for all trees within 25 feet of disturbance.
3. The construction sequence must be updated to include installation of tree protection fence.
4. The plans contain a callout to the proposed ramp stating, “See Sheet 6 of 52 for Ramp Grading” that appears to be incorrect. Please revise this callout to indicate the correct sheet.
5. The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board of Commissioners.

6. The attached tree protection detail from Rockwell and Associates must be added to the plan.
7. The sanitary sewer notes on Sheet 2 of 53 must be revised to indicate Radnor Township, not Sewer Authority.

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



**MEMORANDUM**

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**Date:** October 23, 2020

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

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

**cc:** Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.  
Leslie Salisbury, P.E., Gilmore & Associates, Inc.

**Reference:** Radnor High School- Stadium Improvements  
Land Development Plan Review  
Radnor Township, Delaware County, PA  
G&A #20-10006

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

**A. BACKGROUND**

The subject parcel is located along Raider Road within Radnor Township, Delaware County. The proposed project consists of replacing the existing football field turf with synthetic turf, downsizing the existing Prevost Stadium seating based on ADA and code compliance, replacing the unsafe seating at Encke Field (multipurpose fields) with ADA accessible seating and some additional seating, enlarging the school's fitness center, providing better building entrance security, and the construction of a field house to serve as home/away locker rooms, concessions, and restrooms for Encke Field and Prevost Stadium.

**B. DOCUMENTS REVIEWED**

1. Land Development Plans for Radnor High School, prepared by Breslin, Ridyar, Federo Architects consisting of 52 sheets, dated September 18, 2020.

**C. SUBDIVISION AND LAND DEVELOPMENT COMMENTS**

1. §255-37 The sidewalk facilities shall accommodate pedestrians with disabilities, in accordance with ADA standards as follows:
  - a. Provide cross slopes and longitudinal slopes for all proposed walkways along the accessible routes to verify ADA compliance.

- b. Provide details for all proposed curb ramps at no more than a 1":10' scale. The details are to include widths, cross slopes, longitudinal slopes and spot elevations. The ramps should be designed in accordance with PennDOT RC 67M.
  - c. The parking area next to the Rowland Baseball Field is likely to be utilized for stadium events. An accessible route should be provided between the baseball lot and the stadium. It is recommended to install an ADA compliant curb ramp at the existing sidewalk south of the driveway. ADA complaint curb ramps should also be installed at the existing raised crosswalk.
  - d. Provide ADA complaint ramps for crosswalk at the service driveway.
2. Parking is not allowed within 20 feet of a crosswalk. The New Parking Spaces/Drop Off Area is within the 20 feet of a crosswalk. Consider installing a curb bump-out at this crosswalk to physically restrict this area from being encroached on.
  3. Identify all existing and proposed signs.
  4. Provide a Stop Sign (R1-1) exiting the service driveway approach.
  5. Sheet 30, identifies multiple handicap parking signs to be used. Clearly identify which handicap parking signs are being as Sheet 13 only identifies them as ADA signage.
  6. Provide a curb detail.

If you have any questions regarding the above, please contact this office.





October 1, 2020

Mr. Steve Norcini, PE  
Township Engineer  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087-5297

Re: Preliminary / Final Land Development Plan Submission  
Radnor Township School District – Accessibility and Wellness Improvements

Dear Mr. Norcini,

As directed by you during our virtual meeting yesterday and on behalf of the Applicant, Radnor Township School District, ELA Sport hereby submits the above-referenced Preliminary / Final Major Land Development Plan for review and processing. This office and the Applicant has submitted through various methods the following documents:

**Hand Delivered**

**Delivered by the School District:**

- One (1) copy of each of the following applications / fees:
  - Completed Township application with original signature
  - Delaware County Planning Commission Municipal Request for Review
  - Township Application fee check written in the amount of \$50.00.
- Three (3) copies of the signed PSA document.
- Required Escrow fee check for \$16,950.

**Delivered by ELA Sport on September 30, 2020:**

- Thirteen (13) full size copies of the Preliminary/Final Major Land Development Plans; dated September 18, 2020.
- Nine (9) 11 x 17 size copies of the Preliminary/Final Major Land Development Plans; dated September 18, 2020.
- One (1) Thumb Drive containing both AutoCAD and PDF electronic files.

### **Electronically Submitted**

- One (1) PDF copy of each of the following available through our FTP site at the following link:  
<https://elagroup.exavault.com/share/view/26aop-amjtr92>
  - Preliminary/Final Major Land Development Plans; dated September 18, 2020. (52 Sheets)
  - Post Construction Stormwater Management Report ; dated September 22, 2020.

These were posted on September 25, 2020

### **Modifications Requested**

The following modifications of the Radnor Township Subdivision and Land Development Ordinance are requested.

**Section 255.12A: Preliminary Plan Application Process.** The Applicant is requesting a modification of this section to allow the plan to be reviewed as a combined Preliminary / Final Land Development Plan for the following reasons:

- The intent of the project is to address the following inadequacies with the existing high school building and athletic fields and not to increase the number of staff and students:
  - Providing proper ADA access to both Prevost Stadium and Encke Field through ramps.
  - Replace the two existing concession stands with a new centrally located fieldhouse that has adequate sewer and water and provides team rooms closer to the fields.
  - Increase the number of ADA parking spaces and their proximity to the athletic fields and natatorium.
  - Better separating the maintenance storage area from student and staff.
  - Allowing pedestrian access from the upper parking lot by the junior varsity baseball field to the stadiums where people currently descend a grass embankment.
  - Remove the existing 60-year-old home grandstand (not code compliant) and replace with a new grandstand that meets applicable building codes and ADA seating. This new grandstand reduces the total number of seats by 10.
  - Eliminating the unsafe concrete seating at Encke and replacing with ADA accessible seating and removing spectators from the walkway and grass banks.
  - Enlarging fitness center to meet the actual number of students in the school.
  - Adding an elevator to the natatorium balcony for ADA access.
  - Providing new secure access to the natatorium including adding ADA access.
  - Expanding locker/toilet facilities to meet building codes by relocation / elimination of underused spaces.
  - Providing the actual number of bathroom facilities for both fields as required by code.

The scope of improvements is not to expand facilities for additional students or staff but to address the shortcomings with both the existing building and athletic fields as identified above. It is felt that all Township and County planning requirements can be met during a combined Preliminary/Final Land Development planning process. An additional reason for the request is the desire by the School District to commence construction Spring 2021 so Prevost Stadium field and track are ready for Fall 2021. Proceeding through a preliminary plan process can jeopardize this schedule hence the request to proceed as a Combined Preliminary/Final Land Development Plan.



**Section 255.20 (b)(c)(1)(e): Waiver of Transportation Impact Study.** The Applicant is requesting a modification of this section requiring a Transportation Impact Study . The applicant offers the following justification for this modification request:

- As noted above this project is primarily to address current accessibility and wellness issues at the High School with both the building and the two stadium facilities. The upgrades are intended to meet current student and staff population requirements and provide facilities that are more code compliant with those numbers. No additional automobile or bus traffic is anticipated to be generated by these improvements.
- The additional parking spaces are intended to provide additional ADA spaces closer to the stadiums and natatorium where a significant shortage exists. They are not being added due to additional usage or change in traffic volume.
- No additional access drives are planned from either Radnor/Chester Road or King of Prussia Road.
- With the addition of the Penn Medicine facility across King of Prussia Road a new traffic signal has been added to the high school access drive (Raider Road). This signal was installed to the current traffic levels generated by the School and no increase in traffic is anticipated with this project.
- The addition of this signal, Raider Road is now controlled by signals at both ends.
- The only non-signalized access drive is the right turn out only drive on Radnor-Chester Road constructed back in 2015 with the upper parking lot project. This is remaining in place.

Please review the enclosures upon receipt and let me know if you require any additional information. I can be contacted at (717) 626-7271 or by e-mail at [hdcadzow@elasport.com](mailto:hdcadzow@elasport.com)

Sincerely,  
**ELA Group, Inc.**



Hugh D. Cadzow, RLA  
Principal and Senior Project Manager  
ELA Sport

CC: William Dolan                      Radnor Township School District  
Stephen Behrens                      Breslin Ridyard Fadero Architects  
James Miller                          Fidevia  
File

# 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 Radnor Twp. School District E-mail William.Dolan@RTSD.org

Address 135 S. Wayne Avenue Wayne, PA 19087 Phone 610-688-8100

Name of Development Accessibility and Wellness Project for Radnor High School

Municipality Radnor Twp.

### ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm ELA Sport Phone 717-626-7271

Address 743 S. Broad Street Lititz, PA 17543

Contact Hugh Cadzow, RLA E-mail hdcadzow@elasport.com

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

Tax Map # 36 / 15 / 043000

Tax Folio # 36 / 02 / 01233 / 10

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

Existing and/or Proposed Use of Site/Buildings:

Existing Radnor HS is being renovated to address existing accessibility issues (both ADA and non-ADA) to the existing Prevost Stadium and Encke Field.

Renovations include a new properly sized weight room with bathroom facilities to meet code requirements at the stadium as well as internal improvements

to address undersized activity rooms, access to the natatorium and improved security at existing entrances.

Total Site Area 69,2220 Acres  
Size of All Existing Buildings 210,514 Square Feet  
Size of All Proposed Buildings 13,347 Square Feet  
Size of Buildings to be Demolished N/A Square Feet

William Dolan  
Print Developer's Name

  
Developer's Signature  
**RADNOR TOWNSHIP SCHOOL DISTRICT ACTING DIRECTOR OF OPERATIONS**

**MUNICIPAL SECTION**  
ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting

Local Governing Body Regular Meeting

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

Actual Date Needed \_\_\_\_\_

IMPORTANT: If previously submitted, show assigned DCPD File # \_\_\_\_\_

Print Name and Title of Designated Municipal Official \_\_\_\_\_ Phone Number \_\_\_\_\_

Official's Signature \_\_\_\_\_ Date \_\_\_\_\_

**FOR DCPD USE ONLY**

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

**Applications with original signatures must be submitted to DCPD.**



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

SUBDIVISION -- LAND DEVELOPMENT

Location of Property 130 KING OF PRUSSIA RD. RADNOR, PA 19081

Zoning District PLU

Application No. \_\_\_\_\_  
(Twp. Use)

Fee \$50.00

Ward No. \_\_\_\_\_

Is property in HARB District NO

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

Name RADNOR TOWNSHIP SCHOOL DISTRICT

Address 135 S. WAYNE AVENUE WAYNE, PA 19081

Telephone 610-688-8100 Fax N/A Cell 610-842-5347

Email WILLIAM DOLAN WILLIAM.DOLAN@RTSD.ORG

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

Name ELA SPORT, DIVISION OF ELA GROUP

Address 743 S. BROAD ST. LITITZ, PA 17543

Telephone 717-626-7271 Fax N/A

Email HDCADZOW@ELASPORT.COM

Area of property 69.2220 AC. Area of disturbance 8.99 ACRES

Number of proposed buildings 1\*

Proposed use of property EX. HIGH SCHOOL

Number of proposed lots 1 EXIST LOT

\* - NEW BLDG IS FIELDHOUSE / ADDITIONS AND INTERNAL RENOVATIONS TO EX. BUILDING PROPOSED AS WELL

Plan Status: Sketch Plan \_\_\_\_\_ Preliminary \_\_\_\_\_ Final  Revised \_\_\_\_\_

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

SEE NEXT SECTION BELOW.

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

TWO MODIFICATIONS ARE BEING REQUESTED -

1. SECTION 255-12A - WAIVER OF PRELIMINARY PLAN PROCESS

2. SECTION 255-20BC1E - WAIVER OF TRAFFIC STUDY

(SEE ATTACHED LETTER )

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

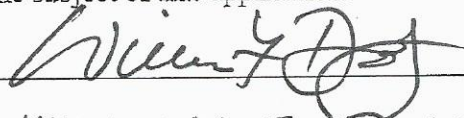
NO

Individual/Corporation/Partnership Name

RADNOR TOWNSHIP SCHOOL DISTRICT

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

Signature



Print Name

WILLIAM F. DOLAN, JR.

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.

**This Indenture** Made this 27<sup>th</sup> day of August 1990

**Between** RADNOR TOWNSHIP SCHOOL AUTHORITY, a municipal authority incorporated, organized and existing under and by virtue of the Pennsylvania Municipality Authorities Act of 1945, as amended, (hereinafter called the Grantor ),  
and THE SCHOOL DISTRICT of the TOWNSHIP OF RADNOR, a school district organized and existing under and by virtue of the laws of Pennsylvania (hereinafter called the Grantee ),

**Witnesseth** That the said Grantor for and in consideration of the sum of One Dollar (\$1.00)

lawful money of the United States of America, unto it well and truly paid by the said Grantee , at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee , ITS SUCCESSORS and assigns,

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, described as follows, to wit:

BEGINNING at an interior point marking a corner of this and in line of land formerly of Radnor Township School Authority, and now of the School District of the Township of Radnor, said point is at the distance of 552.85 feet measured North 66 degrees 21 minutes 50 seconds East along the line dividing lands of the former Rowland School property and lands formerly of Radnor Township School Authority and now of the School District of the Township of Radnor, from an angle point in same; which point is at the distance of 563.52 feet measured North 23 degrees 38 minutes 10 seconds West along said dividing line from a point in the middle of Lancaster Avenue (U.S. Route 30) 40.0 feet wide, ultimate width 80.0 feet; which point is at the distance of 502.57 feet measured South 57 degrees 57 minutes East along the middle of Lancaster Avenue from an angle point in same; which angle point is at the distance of 700.97 feet measured South 55 degrees 58 minutes East along the middle of Lancaster Avenue from its intersection with the middle of Radnor and Chester Road 40.0 feet wide; thence from the beginning point by land of the former Rowland School property North 66 degrees 21 minutes 50 seconds East 932.15 feet to the point in line of land now or formerly of Benjamin Chew, Jr.; thence by same South 17 degrees 32 minutes 50 seconds East 497.71 feet to a point; thence partly along the face of the Senior High School building the following courses and distances:

- South 40 degrees 49 minutes 55 seconds West 81.42 feet to a point;
- North 83 degrees 09 minutes West 203.34 feet to a point;
- South 06 degrees 51 minutes West 22.10 feet to a point;
- North 83 degrees 09 minutes West 18.37 feet to a point;
- North 06 degrees 51 minutes East 4.85 feet to a point;
- North 83 degrees 09 minutes West 34.35 feet to a point;
- South 06 degrees 51 minutes West 4.85 feet to a point;
- North 83 degrees 09 minutes West 11.84 feet to a point;
- North 06 degrees 51 minutes East 129.55 feet to a point;

VOLE 0790 PGT 791



North 83 degrees 09 minutes West 74.0 feet to a point;  
South 66 degrees 51 minutes West 162.48 feet to a point;  
South 23 degrees 09 minutes East 63.72 feet to a point;  
North 66 degrees 51 minutes East 10.71 feet to a point;  
South 23 degrees 09 minutes East 24.0 feet to a point;  
South 66 degrees 51 minutes West 22.71 feet to a point;  
North 23 degrees 09 minutes West 107.12 feet to a point;  
South 66 degrees 51 minutes West 40.67 feet to a point;  
South 23 degrees 09 minutes East 2.83 feet to a point;  
South 66 degrees 51 minutes West 50.34 feet to a point;  
South 23 degrees 09 minutes East 5.50 feet to a point;  
South 66 degrees 51 minutes West 13.0 feet to a point;  
North 23 degrees 09 minutes West 32.82 feet to a point;  
South 66 degrees 51 minutes West 81.44 feet to a point;  
South 23 degrees 09 minutes East 67.70 feet to a point;  
North 66 degrees 51 minutes East 134.65 feet to a point;  
South 23 degrees 09 minutes East 10.10 feet to a point;  
South 66 degrees 51 minutes West 121.12 feet to a point;  
South 23 degrees 09 minutes East 6.75 feet to a point;  
South 66 degrees 51 minutes West 75.08 feet to a point;  
North 23 degrees 09 minutes West 33.92 feet to a point;  
South 66 degrees 51 minutes West 40.88 feet to a point;  
South 23 degrees 09 minutes East 72.60 feet to a point;  
North 66 degrees 51 minutes East 5.0 feet to a point;  
South 23 degrees 09 minutes East 93.87 feet to a point;  
South 66 degrees 51 minutes West 58.88 feet to a point;  
North 23 degrees 09 minutes West 35.0 feet to a point;  
South 66 degrees 51 minutes West 51.75 feet to a point;

Thence by other land formerly of Radnor Township School Authority and now of the School District of the Township of Radnor of which this was a part, North 23 degrees 09 minutes West 397.25 feet to the place of beginning.

CONTAINING: Seven acres and four hundred seventeen one-thousandths part of an acre (7.417 acres) be the same more or less.

BEING part of the same premises which The School District of the Township of Radnor, Grantee herein, by Deed dated October 18, 1956, and recorded in the office for the recording of Deeds of Delaware County in Deed Book 1831, page 556, conveyed unto the Radnor Township School Authority Grantor herein.

UNDER AND SUBJECT to certain rights, easements, rights of way, conditions, reservations and agreements now of record.

The premises were conveyed to the Grantor herein in connection with certain bonds issued by the Grantor to finance certain school projects, and said premises have been released from all applicable Trust Indentures and Leases thereunder, as a result of which the Grantor, the Trustees under said bond issues and the obligees of said bonds have no interest in said premises, wherefore the same may be conveyed to the Grantee herein

Tax Parcel # - 36-020123310

VOL 0790 PG 1192

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

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

**And** the said Grantor, for itself and its successors **does** by these presents, covenant, grant and agree, to and with the said Grantee its successors and Assigns, that **it** the said Grantor and its successors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantee, its successors and Assigns, against **it** the said Grantor and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under **it** or any of them, shall and will under and subject as aforesaid, **WARRANT** and forever **DEFEND**.

(SPECIAL WARRANTY)

-OR-

~~the said~~

~~do~~ covenant, promise and agree, to and with the said

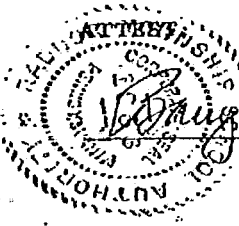
~~and assigns, by these presents, that~~

(TRUSTEE'S WARRANTY)

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

In Witness Whereof, the said Grantor has/have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:



*[Signature]*  
Secretary

RADNOR TOWNSHIP SCHOOL AUTHORITY

By: *[Signature]*  
Chairman

VOLO 7.90 PGI 1.93

REV 10/17/84

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
POST OFFICE BOX 9916  
HARRISBURG, PA 17105-9916

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Field	
Book Number	790
Page Number	1191
Date Recorded	9-13-90

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

**A CORRESPONDENT - All inquiries may be directed to the following person:**

Name: Reese A. Davis Telephone Number: \_\_\_\_\_  
Area Code ( 215 ) 688-6200  
Street Address: 100 West Lancaster Avenue City: Wayne State: PA Zip Code: 19087

**B TRANSFER DATA**

Grantor(s)/Lessor(s)		Grantee(s)/Lessee(s)	
<u>Radnor Township School Authority</u>		<u>School District of the Township of Radnor</u>	
Street Address: <u>135 S. Wayne Avenue</u>		Street Address: <u>135 S. Wayne Avenue</u>	
City: <u>Wayne</u> State: <u>PA</u> Zip Code: <u>19087</u>	City: <u>Wayne</u> State: <u>PA</u> Zip Code: <u>19087</u>		

**C PROPERTY LOCATION**

Street Address: Radnor High School City, Township, Borough: Radnor  
King of Prussia Road  
County: Delaware School District: Radnor Tax Parcel Number: 36-020123310

**D VALUATION DATA**

1. Actual Cash Consideration <u>0</u>	2. Other Consideration <u>+</u> <u>0</u>	3. Total Consideration <u>=</u> <u>0</u>
4. County Assessed Value <u>Tax Exempt</u>	5. Common Level Ratio Factor <u>X</u>	6. Fair Market Value <u>=</u>

**E EXEMPTION DATA**

1a. Amount of Exemption Claimed <u>100%</u>	1b. Percentage of Interest Conveyed <u>100%</u>
--	--

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_
- Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_
- Corrective deed (Attach copy of the prior deed).
- Statutory corporate consolidation, merger or division. (Attach copy of articles).
- Other (Please explain exemption claimed, if other than listed above.) Transfer from a Commonwealth political subdivision or agency (Authority) to a Commonwealth political subdivision or agency (School District) 72 P.S. Section 8102-C.2; 61 Pa. Code Sections 91.192 (a), 91.193 (a).

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date <u>9/4/90</u>
--	-----------------------

(SEE REVERSE)

VOL 0790 PG 1194

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF Montgomery )SS.

On this, the 3<sup>rd</sup> day of December, A.D. 1990, before me, JERE A. YOUNG CHAIRMAN RADNOR SCHOOL DISTRICT  
the undersigned officer, personally appeared JERE A. YOUNG is (are) subscribed to the within  
known to me (or satisfactorily proven) to be the person whose name instrument, and acknowledged that he executed the same for the purposes therein contained.  
In Witness Whereof, I hereunto set my hand and official seal.

Ingrid M. Sofield  
Notary Public  
My Commission Expires: SEP 16 1991  
NOTARIAL SEAL OF INGRID M. SOFIELD, Notary Public, Ambler, Montgomery Co., PA  
My Commission Expires Sept. 16, 1991

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF Montgomery )SS.

On this, the 3<sup>rd</sup> day of December, A.D. 1990, before me, Jere A. Young  
the undersigned officer, personally appeared Jere A. Young who acknowledged  
himself (herself) to be the Chairman of Radnor Township School Authority.  
a corporation and that he as such Chairman being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the  
corporation by himself (herself) as Chairman  
In Witness Whereof, I hereunto set my hand and official seal.

Notary Public  
My Commission Expires:

Premises:  
Radnor High School  
Property  
King of Prussia Road  
Wayne Radnor Township  
Delaware County, PA

Reese A. Davis, Esquire  
Greenwell, Porter, Smaltz &  
Royal  
P. O. Box 191  
Wayne, PA 19087  
RECORDER OF DEEDS  
DELAWARE COUNTY, PA

90 SEP 13 PM 12:37

CL2298

051058

**ACCA**

RADNOR TOWNSHIP SCHOOL  
AUTHORITY

to

THE SCHOOL DISTRICT OF  
THE TOWNSHIP OF RADNOR

Premises:

Ingrid M. Sofield



The address of the above-named Grantee  
is 135 South Wayne Avenue  
Wayne, PA 19087  
On behalf of the Grantee

VOL 0790 PG 1195



## Radnor Township School District

Administration Building • 135 South Wayne Avenue, Wayne, PA 19087-4117  
Phone: 610-688-8100 • Fax: 610-902-0207

---

October 23, 2020

Dear Neighbor,

**RE: Land Development Application #2020-LD-06  
Radnor Township School District High School – Preliminary/Final Land  
Development Plan**

We have applied to Radnor Township for the approval of a preliminary/final land development plan for renovations to the Radnor Highschool Provost Stadium and Encke Field at the above location.

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 November 2, 2020**.

Planning Commission meetings begin at 7:00 P.M. These meetings will be held via Zoom.

Sincerely,

Bill Dolan  
Acting Director of Operations



**Firm Mailing Book For Accountable Mail**

Name and Address of Sender

*RALPH TOWN SHIP  
ENGINECKINGS  
301 EVAN 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. BARIKOE FAMILY TRUST  
PO BOX 484  
BRYN MAWR, PA 19010
2. AUGUSTINIAN FRIARS  
214 ASHWOOD RD  
VILLANOVA, PA 19085
3. BARIKOE FAMILY TRUST  
PO BOX 484  
BRYN MAWR, PA 19010
4. BROTHERS OF THE ORDER OF HERMITS  
OF ST AUGUSTINE  
214-238 ASHWOOD ROAD  
VILLANOVA, PA 19085
5. BARIKOE FAMILY TRUST  
PO BOX 484  
BRYN MAWR, PA 19010
6. ENRICO PARTNERS INC  
795 E LANCASTER AVE #200  
VILLANOVA, PA 19085
- 7.
- 8.

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee

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**\$2.58**  
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# Firm Mailing Book For Accountable Mail

Name and Address of Sender  
**RADNOR TOWNSHIP**  
**ENGINEERING**  
**301 IVAN AVE**  
**WAYNE PA 19082**

- 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
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  - Return Receipt for Merchandise
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Name and Address of Sender		USPS Tracking/Article Number		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	BERNICKER CHUCK B & MARTHA G 107 HILLSIDE CIR VILLANOVA, PA 19085															
2.	OAKBOURNE DEVELOPMENT LP 1171 LANCASTER AVE BERWYN, PA 19312															
3.	BANSAL HIMANSHU & JINDAL RITU 120 HILLSIDE CIR VILLANOVA, PA 19085															
4.	GIOVANIS GEORGE T & JANE S 109 HILLSIDE CIR VILLANOVA, PA 19085															
5.	MAZUK FRANKLIN J & BETTY 215 IVEN AVE SAINT DAVIDS, PA 19087															
6.	SPLENDORE CHARLES P & SPLENDORE LYNNE M 104 QUAKER LN VILLANOVA, PA 19085															
7.	DUNLAP BRET J & CELESTE M 113 QUAKER LN VILLANOVA, PA 19085															
8.	HAXHIU ADMIR 107 WILLOWBURN RD VILLANOVA, PA 19085															



U.S. POSTAGE PAID  
 WAYNE PA  
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 AMOUNT  
**\$3.44**  
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Total Number of Pieces Listed by Sender: **8**

Total Number of Pieces Received at Post Office: **8**

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UNITED STATES POSTAL SERVICE®

Name and Address of Sender

*RADNOR TOWNSHIP  
ENGINEERING  
301 IVAN AVE  
WAYNE PA 19087*

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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™)

- HITSCHLER LYNDA K  
211 S RADNOR CHESTER RD  
VILLANOVA, PA 19085
- STOKES DAVID & LISA B  
207 S RADNOR CHESTER RD  
VILLANOVA, PA 19085
- RADNOR TWP SCHOOL DIST  
SOUTH WAYNE AVE  
WAYNE, PA 19087
- ENRICO PARTNERS LP  
795 E LANCASTER AVE #200  
VILLANOVA, PA 19085
- KELLY BRENNAN T & DIEDRE M  
109 QUAKER LANE  
VILLANOVA, PA 19085
- BROTHERS OF THE ORDER OF HERMITS  
OF ST AUGUSTINE  
P O BOX 340  
VILLANOVA, PA 19085
- SHEILS KEVIN  
100 HIGHFIELD RD  
VILLANOVA, PA 19085
- POVEY LINDA  
265 ITHAN GREEN RD  
VILLANOVA, PA 19085

Postmaster, Per (Name of receiving employee)

*[Signature]*

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		50,000 in value										



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19087  
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**\$3.44**  
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Firm Mailing Book For Accountable Mail

Name and Address of Sender

RADNOR TOWNSHIP  
ENGINEERING  
301 IVAN AVE  
WAYNE, PA 19082

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. TROPEANO ANDREA  
217 SINKLER DR  
WAYNE, PA 19087
2. BHATTACHARYYA AMITABHA & ISHA  
233 SINKLER DR  
WAYNE, PA 19087
3. CLEMENTINE LOUIE BREBIS III LLC  
795 E LANCASTER AVE  
VILLANOVA, PA 19085
4. GLISSON SHAWN D  
805 OSMOORE WOODS PARKWAY  
LOUISVILLE, KY 40222
5. RADNOR TOWNSHIP  
301 IVEN AVE  
WAYNE, PA 19087
6. HANSON C WILLIAM III & BETH M  
634 E LANCASTER AVE  
RADNOR, PA 19087
7. SLATTERY JAMES R & SUZANNE B  
6 MEADOWCREST LN  
RADNOR, PA 19087
8. MATTIE LISA L  
117 S RADNOR CHESTER ROAD  
RADNOR, PA 19087

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8

Postmaster, Per (Name of receiving employee)

*[Signature]*

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Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee





Firm Mailing Book For Accountable Mail

Name and Address of Sender

RADNOR TOWNSHIP  
ENGINEERING  
301 IVAN AVE  
WAYNE, PA 19087

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- 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. MATTERN MICHAEL R  
3814 FAIRFAX PKWY  
ALEXANDRIA, VA 22312
2. CLEMENTINE LOUIE BREBIS III LLC  
795 E LANCASTER AVE #200  
VILLANOVA, PA 19085
3. RADNOR TOWNSHIP  
301 IVEN AVE  
WAYNE, PA 19087
4. HANSON C WILLIAM III & BETH M  
634 E LANCASTER AVE  
RADNOR, PA 19087
5. SLATTERY JAMES & SUZANNE B  
3 MEADOWCREST LANE  
RADNOR, PA 19087
6. MATTIE LISA L  
117 S RADNOR CHESTER ROAD  
RADNOR, PA 19087
7. EBERSOLE THOMAS & KIMM  
203 S RADNOR CHESTE RD  
RADNOR, PA 19087
8. STOKES DAVID & LISA B  
207 S RADNOR CHESTER RD  
VILLANOVA, PA 19085

Postmaster Print (Name of receiving employee)

*[Signature]*

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PS Form 3877, January 2017 (Page 1 of 2)

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Name and Address of Sender

*RADNOR TOWN SHIP  
301 IVAN AVE*

*WAYNE PA 19087*

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. TALUCCI JOHN JOSEPH & CHARLENE W  
113 CHEW LN  
RADNOR, PA 19087
2. RADNOR TOWNSHIP  
301 IVAN AVE  
WAYNE, PA 19087
3. GOLDENBERG ANDREW D & KEY S  
11 MEADOWCREST ROAD  
RADNOR, PA 19087
4. STATON GREGORY E & EMMA DAILEY  
125 CHEW LN  
RADNOR, PA 19087
5. WILMERDING CHARLES T & ANNE P  
201 S RADNOR CHESTER RD  
VILLANOVA, PA 19085
6. HITSCHLER LYNDA K  
211 S RADNOR CHESTER RD  
VILLANOVA, PA 19085
7. OLSAN MICHAEL S  
215 SINKLER DR  
RADNOR, PA 19087
8. WITMER S BENJAMIN  
229 SINKLER DR  
RADNOR, PA 19087

Postmaster, Per (Name of receiving employee)

*[Signature]*

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Name and Address of Sender

RADNOR JOINTSHIP ENGINEERING 301 IVAN AVE WAYNE, PA 19087

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Addressee (Name, Street, City, State, & ZIP Code™)

- 1. KRISHNASWAMY SRIRAM & FAREEZ B 231 IVEN AVE RADNOR, PA 19087
2. BASILE KAREN C & GREGORY T 580 SINKLER DR WAYNE, PA 19312
3. GUTSCHE ANNICHELE & STEPHEN 224 SINKLER DR RADNOR, PA 19087
4. DOMINION PROPERTIES 2 BALA PLAZA #525 BALA CYNWYD, PA 19004
5. DOMINION PROPERTIES 2 BALA PLAZA #525 BALA CYNWYD, PA 19004
6. BHARDWAJ SAURAVH & VEGA CLAUDIA 221 SINKLER DRIVE RADNOR, PA 19087
7. KLINE CHRISTINE M & JOHN C 109 S RADNOR CHESTER RD RADNOR, PA 19087
8. CLEMENTINE LOUIE BREBIS III LLC 795 E LANCASTER AVE VILLANOVA, PA 19085

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Table with 13 columns: Postage, (Extra Service) Fee, Handling Charge, Actual Value, Insured Value, Due Date, ASR Fee, ASRD Fee, RD Fee, RR Fee, SC Fee, SCRD Fee, SH Fee. Includes a 'U.S. POSTAGE PAID' stamp for \$3.44 and a 'UNITED STATES POSTAL SERVICE' logo.

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender, Total Number of Pieces Received at Post Office

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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

*RADNOR, TOWNSHIP  
ENGINEERING  
301 JUAN, 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.	TREBING MICHAEL & LINDA 9 RADNOR WAY RADNOR, PA 19087																		
2.	TANG CHA MIN & MAY LINDA A 6 RADNOR WAY RADNOR, PA 19087																		
3.	TRUSTEE OF THE UNIVERSITY OF PENNSYLVANIA 21 PENN TOWER PHILADELPHIA, PA 19104																		
4.	RADNOR FEE OWNER LLC 200 WEST ST - 38th FLOOR NEW YORK, NY 10282																		
5.	G & I II RADNOR CROSSING LP 284 IVEN AV WAYNE, PA 19087																		
6.	TODD ARTHUR W 219 IVEN AVE WAYNE, PA 19087																		
7.	SHEPPARD FRANK C & PATRICIA 230 SINKLER ROAD RADNOR, PA 19087																		
8.	ALLEN JOEL W & WENDY H 235 IVEN AVE WAYNE, PA 19087																		

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08190  
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PS Form 3877, January 2017 (Page 1 of 2)

PSN 7530-02-000-9098

Postmaster (Name of receiving employee)

*[Signature]*

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Firm Mailing Book For Accountable Mail

Name and Address of Sender

RADNOR TOWNSHIP  
CITY MEETING  
301 IVAN 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. DELANEY STEVEN  
268 N RADNOR CHESTER RD  
RADNOR, PA 19087
2. RADNOR TOWNSHIP SCHOOL DISTRICT  
135 S WAYNE AVE  
WAYNE, PA 19087
3. RADNOR FEE OWNER LLC  
200 WEST ST - 38th FLOOR  
NEW YORK, NY 10282
4. DOMINION PROPERTIES LP  
560 E LANCASTER AVE #108  
ST DAVIDS, PA 19087
5. ITTNER CHRISTOPHER & CAROLINE  
223 IVEN AVE  
ST DAVIDS, PA 19087
6. MITCHELL BROOKE  
233 IVEN AVE  
ST DAVIDS, PA 19087
7. MCCLOSKEY MICHAEL & CHEN EUNICE  
584 SINKLER DR  
WAYNE, PA 19087
8. BARANZANO RONALD J & CONSTANCE  
220 SINKLER DR  
ST DAVIDS, PA 19087

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Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee



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U.S. POSTAGE PAID  
WAYNE, PA  
OCT 23 2017  
AMOUNT  
\$3.44  
R2304-H108210-13

Postmaster, Per (Name of receiving employee)

*[Signature]*  
Complete in Ink

Total Number of Pieces Listed by Sender: 8  
Total Number of Pieces Received at Post Office: 8









UNITED STATES POSTAL SERVICE®

Name and Address of Sender

*RADNOR TOWNSHIP  
ENGINEERING  
301 IVAN AVE  
WAYNE, PA 19087*

USPS Tracking/Article Number

1.

240 RADNOR CHESTER RD INVEST LP  
P.O. BOX 545  
DEERFIELD BEACH, FL 33443

2.

GROSS SHELDON E & DEBORAH  
P O BOX 545  
DEERFIELD BEACH, FL 33443

3.

RADNOR PROPERTIES 555 LA LP  
555 E LANCASTER AVE #100  
RADNOR, PA 19087

4.

RADNOR PROPERTIES  
P.O. BOX 121604  
ARLINGTON, TX 76102

5.

RADNOR PROPERTIES 200 RC LP  
P O BOX 121604  
ARLINGTON, TX 76012

6.

RADNOR PROPERTIES 200 RC LP  
P O BOX 121604  
ARLINGTON, TX 76012

7.

ARCH CARROLL HIGH SCHOOL  
1712 SUMMER STREET  
PHILADELPHIA, PA 19103

8.

TRUSTEE OF UNIVERSITY OF  
PENNSYLVANIA  
250 KING OF PRUSSIA RD - 4th FLR  
RADNOR, PA 19087

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)

PSN 7530-02-000-9098

Firm Mailing Book For Accountable Mail

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 Here  
 (for additional copies of this receipt)  
 Postmark with Date of Receipt.



Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee



U.S. POSTAGE PAID  
 WAYNE, PA  
 OCT 23 2020  
 AMOUNT \$3.44  
 R2304H108210-13

Handling Charge - if Registered and over \$50.00 in value

Adult Signatur  
 Adult Signatur  
 Adult Signatur  
 Signature Con.  
 Signature Con.  
 Signature Con.  
 Special

*Complete in ink*

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**Firm Mailing Book For Accountable Mail**

Name and Address of Sender

**RADNOR TOWNSHIP  
ENGINEERING  
301 TOWN, AVE  
WAYNE, PA 19087**

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. RADNOR PROPERTIES 555 LA LP  
555 E LANCASTER AVE #100  
RADNOR, PA 19087

2. RADNOR PROPERTIES 200 RC LP  
P O BOX 121604  
ARLINGTON, TX 76012

3. RADNOR PROPERTIES  
P.O. BOX 121604  
ARLINGTON, TX 76102

4. RADNOR PROPERTIES  
P.O. BOX 121604  
ARLINGTON, TX 76102

5. KMO 361 REALTY ASSOCIATES C/O  
JANOFF & OLSHAN  
600 MADISON AVE, 14TH FLOOR  
NEW YORK, NY 10022

6. TRUSTEE OF UNIVERSITY OF  
PENNSYLVANIA  
250 KING OF PRUSSIA RD - 4TH FLR  
RADNOR, PA 19087

7. RADNOR RACQUET CLUB  
175 KING OF PRUSSIA RD  
RADNOR, PA 19087

8. PENNA CENTRAL R CO C/O AMTRAK  
PROPERTY TAX DEPT  
400 NORTH CAPITOL ST  
NW WASHINGTON, DC 20001

Total Number of Pieces Listed by Sender: 8 Total Number of Pieces Received at Post Office: 8

Affix Stamp Here  
(for additional copies of this receipt).  
Postmark with Date of Receipt.



Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	DUPLICATE Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
		Handling Charge - If Registered and over \$50,000 in value										



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WAYNE, PA  
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R2304H108210-13