



*Excellence Delivered **As Promised***

Date: September 24, 2018

To: Stephen Norcini, P.E. – Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Mary Eberle, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: Wawa – Preliminary Plan
Wayne Property Acquisitions Inc. – Applicant

Date Accepted: September 4, 2018

90 Day Review: December 3, 2018

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

The applicant is proposing to demolish the existing gas station 2,223 SF building and gas canopy, as well as the existing 2,007 SF Gentle Touch Car Wash building and gas canopy and construct a 4,736 SF retail store with the retail sale of gas. The two lots will be consolidated as part of this project. This project is located in the C2 district of the Township.

Site Development – Preliminary Plans

Plans Prepared By: Bohler Engineering

Dated: 07/13/2018, and last revised 08/31/2018

The applicant has indicated in an August 31, 2018 letter that they are requesting the following waivers:

1. §255-27.I.(2) – To permit less than 200 feet between points of access.
2. §255-29.A(12)(c) and §255-30.C – To permit the width of entrance and exit drives greater than 25 feet at the street.
3. §255-30.A – To permit a loading space less than 14 feet in width.
4. §255-31.F – To permit grading of slopes less than three feet from property or right-of-way lines.
5. §255.37.G – To permit sidewalks that are laterally pitched at a slope less than ¼ inch per foot.



Sewage Facilities Planning

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

Zoning

1. §280-52.G. – A breakdown of the proposed impervious coverage must be shown on the plans.
2. §280-112.C. – Areas of steep slopes containing slopes steeper than 14% shall be outlined as following (1) Areas containing slopes steeper than 14% but less than 20% shall be distinguished from the areas containing slopes of 20% or steeper. (2) Areas containing slopes of 20% and steeper shall be separately identified.
3. §280-122 – All signs provided must be in accordance with this section.

Subdivision and Land Development

1. §255.20.B(1)(b) – The name and address of the owner/applicant must be shown on the plans.
2. §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).
3. §255-20.B(1)(o)[9] – The locations of fire hydrants must be shown on the plans.
4. §255.20.B(5)(a) – A transportation impact study shall be undertaken for all major subdivisions and land developments in the Township.
5. §255-27.C(2) – Additional right-of way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and to promote the general welfare.
6. §255.27.I(2) – Access to parking areas on commercial, institutional, planned business and industrial sites shall be controlled and shall be so located to provide a minimum of 200 feet between points of access. There is less than 200 feet existing between the access points along Lancaster Avenue. The applicant has requested a waiver from this requirement.

7. §255-29.A(12)(c) – The width of entrance and exit drives shall be a maximum of 25 feet at the street line and 35 feet at the curblines. The applicant has requested a waiver from this requirement.
8. §255.29.A(13) – Tire bumpers shall be installed as to prevent vehicle overhang on any sidewalk area.
9. §255.29.A(14) – No less than a five-foot radius of curvature shall be permitted for all curblines in parking areas. The radii of all curb lines must be clearly identified on the plans.
10. §255.29.A(19) – All artificial lighting used to illuminate any parking space or spaces shall be arranged so that no direct rays from such lighting shall fall upon any neighboring property or streets, nor shall any high brightness surface of the luminaries be visible from neighboring residential properties or from a public street,
11. §255-30.A – Each off street loading space shall be no less than 14 feet wide, 60 feet long and 17 feet high, exclusive of drives and maneuvering spaces, and located entirely on the lot being served. The applicant has requested a waiver from this requirement.
12. §255-30.C – The maximum width of driveways and sidewalk openings measured at the street lot line shall be 35 feet; the minimum shall be 20 feet. The applicant has requested a waiver from this requirement.
13. §255-31.F – The top or bottom edge of slopes shall be a minimum of three feet from the property right-of-way lines of street or alleys in order to permit the normal rounding of the edge without encroaching on the abutting property. The applicant has requested a waiver from this requirement.
14. §255.37.G – Sidewalks and pedestrian paths shall be laterally pitched at a slope of not less than ¼ inch per foot to provide for adequate surface drainage. The applicant has requested a waiver from this requirement.
15. §255.39.B – 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. The applicant has excluded the driveway width in the street tree calculations on sheet 7. This must be revised, or a waiver requested.
16. §255.39.H – All trees provided on the plan must be listed in this section of the code. If the applicant in proposing a different species, a waiver from this requirement must be requested.

17. §255.41.B – Additional width of streets adjacent to areas proposed for nonresidential use may be required as deemed necessary by the Board of Commissioners to assure the free flow of through traffic from vehicles entering or leaving parking and loading areas.
18. §255-43.1.E(2) – The fee for non-residential subdivisions or land developments shall be \$3,307 per 6,400 square feet of floor area (existing or proposed), or portion thereof, which is based upon the estimated value of the land that would have to be dedicated for that amount of floor area.
19. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Board of Commissioners.
20. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided.

Stormwater Management

1. The plans must include a detail of the Slow Release Underground Stormwater Basin. Items that must be shown in the detail include the length, width, and depth of the basin, number of chambers (rows and columns), and location of outlet orifice.
2. §245-22(C) - Stormwater hotspots. If a site is designated as a hotspot, it has important implications for how stormwater is managed. First and foremost, untreated stormwater runoff from hotspots shall not be allowed to recharge into ground water where it may contaminate water supplies. Therefore, the Re_v requirement shall NOT be applied to development sites that fit into the hotspot category (the entire WQ_v must still be treated). Second, a greater level of stormwater treatment shall be considered at hotspot sites to prevent pollutant washoff after construction. The parking area and gas service bays shall be considered stormwater hotspots.

The proposed Cultec Recharger 280HD has an open bottom design which would permit untreated stormwater to leave the system, which is not permitted for stormwater hotspots. The stormwater system must be redesigned such that no stormwater can infiltrate into the ground. In addition, we note that the geotechnical report in Appendix A found a high water table at the site which inhibits the natural filtration of stormwater. Therefore, no stormwater shall leave the site uncontrolled without first being filtered to remove oil contaminants.

3. §245-23(D)(1) - The following calculation formula is to be used to determine the water quality storage volume (WQ_v) in acre-feet of storage required by this chapter:
WQ_v = [(P)(R_v)(A)]/12, where:
WQ_v = Water quality volume (acre-feet)
P = 1 inch
A = Area of the project contributing to the water quality BMP (acres)
R_v = 0.05 + 0.009(I) where I is the percent of the area that is impervious surface [(impervious area/A)x100]
Calculations must be provided showing that the water quality storage volume is met.
4. §245-27(J) - Underground stormwater management systems must be designed to store the two- through one-hundred-year storms within a pipe or other open system that will permit the inspection and maintenance of the system. The entire storm must be placed in the pipe (i.e., the stone bedding around the pipe is not to be included in the volume calculations). The Cultec Internal Manifold Optional Inspection Port Detail must be revised to show that the inspection port is required and not optional. Also, please show that the stone bedding around the chambers is not included in the total storage volume.
5. Appendix A includes BMP 6.4.11: Slow Release Concept (SRC) which outlines the sizing criteria in Table 1 (page 144 of the PCSM Report). Calculations must be provided to show that the SRC meets the sizing criteria.
6. Stormwater profiles must be provided showing all utility crossings.
7. Please clarify what manhole MH-01 ties into.
8. More information must be provided on the BMP 6.6.4 Water Quality Filters BMP 6.6.4 to be installed at the stormwater inlets. Please clarify if these filters are to be left in place permanently. Please provide manufacturer information for the filters showing that oils will be filtered from the stormwater.
9. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

Sanitary Sewer

1. Grease trap sizing calculations must be provided for the proposed 1,500-gallon grease trap.
2. Commercial lateral must be a minimum of 6" in diameter. The diameter of the 4" lateral must be revised.
3. A profile of the proposed sanitary sewer lateral must be provided.

Steve Norcini, Township Engineer
Wawa
September 24, 2018

4. The manhole frame and cover detail on sheet 17 of 19 must be replaced with the Radnor Township frame and cover detail.

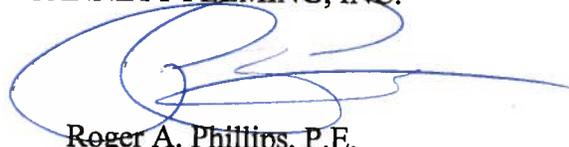
General

1. The Radnor Township tree protection detail must be shown on the plans.

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

Very truly yours,

GANNETT FLEMING, INC.



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



MEMORANDUM

Date: October 26, 2018

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

From: Amy Kaminski, P.E., PTOE
Gilmore & Associates, Inc.

cc: Superintendent Christopher Flanagan, Radnor Township Police Department
Kevin Kochanski, ASLA, R.L.A., Director of Community Development
John Rice, Esq. – Grim, Biehn & Thatcher
Roger Phillips, P.E., Senior Associate, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.
Leslie A. Salsbury, E.I.T., Gilmore & Associates, Inc.

Reference: Wawa – 302-306 E. Lancaster Avenue (S.R. 0030) & Aberdeen Avenue
Radnor Township Escrow No. 2018-D-04
Transportation Impact Study Review 1
Radnor Township, Delaware County, PA
G&A No. 18-06057

We have reviewed the Preliminary Land Development submission prepared for Wayne Property Acquisitions, Inc., and offer the following comments for your consideration:

I. BACKGROUND

The subject properties are situated in the C-2 Commercial Zoning District operating under the permitted By-Right retail use. The parcels are located along the south side of Lancaster Avenue, east of Aberdeen Avenue at 302 E. Lancaster Avenue and 306 E. Lancaster Avenue. The parcel located at 302 E. Lancaster Avenue currently operates as a retail gasoline station with a full-service motor vehicle repair shop and the parcel located at 306 E. Lancaster Avenue operates as a gas station with a car wash. The Applicant proposes consolidating the two parcels, demolishing the existing structures and constructing a new retail convenience store of 4,736 SF, with 55 parking spaces and retail gasoline station with 12 gas pumps.

II. DOCUMENTS REVIEWED

1. Transportation Impact Study prepared for Wawa Lancaster Avenue & Aberdeen Avenue, prepared by Traffic Planning and Design, Inc., dated October 9, 2018.

2. PennDOT Scoping Application Response Letter addressed to Ms. Susan LaPenta, District Traffic Services Division Manager, prepared by Traffic Planning and Design, Inc., dated October 9, 2018.
3. PennDOT TIS Submission Letter addressed to Mr. Fran Hanney, Traffic Services Manager, prepared by Traffic Planning and Design, Inc., dated October 9, 2018.
4. TIS Scoping Response Letter addressed to Mr. Steve F. Norcini, P.E., Township Engineer, prepared by Traffic Planning and Design, Inc., dated October 9, 2018.

III. TRANSPORTATION IMPACT STUDY SUMMARY

1. Based on traffic counts included in the study, the existing site generates 130 Total AM Peak Hour Trips, 202 Total PM Peak Hour Trips, 209 Total Saturday Peak Hour Trips and 124 Total Sunday Peak Hour Trips.
2. The proposed Wawa is anticipated to generate 438 AM Peak Hour Trips (104 **New** AM Peak Hour Trips), 354 PM Peak Hour Trips (84 **New** PM Peak Hour Trips), 331 Saturday Peak Hour Trips (113 **New** Saturday Peak Hour Trips), 331 Sunday Peak Hour Trips (113 **New** Sunday Peak Hour Trips) and a total of 4,282 vehicle trips during an average weekday.
3. Noted Improvements:
 - a. Northbound right turn lane on Aberdeen Avenue (PennDOT requested this improvement)
 - b. Upgrade Pedestrian Facilities at the intersection of Lancaster Avenue and Aberdeen Avenue.
 - c. Optimize intersection signal timings and provide traffic adaptive signal equipment at intersection of Lancaster Avenue and Aberdeen Avenue.

IV. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. §255-20.B(5) –Based on the requirements of this section of the Township Ordinance, the Applicant shall address the following items in the Transportation Impact Study:
 - a. Update Table 1 *Roadway Characteristics Within Study Area* to reflect the collected ADT and 85th percentile speed data for both Lancaster Avenue and Aberdeen Avenue.
 - b. The Applicant's engineer's response to our continued comment indicating the distribution and assignment should be similar to the existing site traffic patterns indicates the Applicant intends on treating the proposed site as a new site based on existing street patterns as opposed to our preferred recommendation to base the distribution and assignment on the existing site traffic patterns. While we agree the existing and proposed uses are not identical, the distribution and assignment appears to shift the majority of the exiting traffic from the Wawa site to exit north on Aberdeen Avenue. Reassess the existing driveway volumes against the existing street patterns and provide a more reasonable distribution and assignment.

- c. As requested in the Scoping Application review, the study was to include a left turn signal phase analysis for all signalized intersections on all approaches. No left turn phasing analysis was provided for any intersections in this submission, including approaches with dedicated left turn lanes already constructed but without a left turn arrow phase. Given the anticipated queues and additional delay predicted with the construction of the northbound right turn lane on Aberdeen Avenue at Lancaster Avenue, investigate altering the northbound approach to include a dedicated left turn lane and a combined through/right lane with a mirrored lane assignment on the opposing northern leg of Aberdeen Avenue at Lancaster Avenue. Also, include a left turn analysis for all signalized approaches that currently include a dedicated left turn lane but no left turn arrow phase.
 - d. The site trip generation (Table 6) does not match the identified equations or the scoping application. The site trips are higher than calculated by the rates/equations. Although this is a more conservative approach, please provide additional justification or an explanation for the noted difference.
2. §255-20.B(5)(d)[2][a] – This section of the Township Ordinance requires the transportation impact study include a discussion regarding the internal pedestrian circulation. We note several pedestrian generators are located within near proximity of the proposed development: St. Katharine of Siena Parish, St. Mary's Episcopal Church, St. Katharine School (Kindergarten – 8th grade), and Radnor Middle School (6th - 8th grade). We recommend the Applicant investigate reversing the site layout to locate the Wawa building to the northeast corner of the site. This would inherently reduce the number of pedestrian and vehicle conflicts attributed to pedestrians crossing the gas pump area in order to access the Wawa market. If the layout remains as currently shown, investigate a safe and convenient pedestrian walkway to provide a direct route from the nearby schools for student access to the retail building.
 3. §255-20.B(5)(d)[4] This section requires calculating the vehicular trip generation utilizing SALDO Attachment 4, *Township of Radnor Trip Generation Rates*. The Applicant has utilized rates obtained from the industry standard Institute of Transportation Engineers Trip Generation 10th Edition, 2017, which is more appropriate for this development; therefore, we have no objection to a waiver from this requirement.

V. GENERAL COMMENTS

1. As was previously noted Radnor Township may want to consider prohibiting left turns out of the access to Aberdeen Avenue through the construction of a channelized island. The Applicant has reasoned the left turn exit to Aberdeen Avenue will negatively impact access for patrons from the neighborhoods, churches, businesses and schools and will create an additional burden on Lancaster Avenue. However, we are more concerned with patrons utilizing Midland Avenue to avoid the congestion on Lancaster Avenue to gain access to and from the proposed Wawa. We recommend continued discussions with Radnor Township regarding the elimination of this movement.

2. The Township is intending on installing a Traffic Adaptive System along Lancaster Avenue that will extend from the Radnor Township municipal line beginning at County Line Road and continuing west and including all signalized intersections to the Radnor Financial Center/St. David's Square Shopping Center intersection on Lancaster Avenue. St. Davids Road/Chamounix Road, Aberdeen Avenue, Louella Avenue and Wayne Avenue are the next logical intersections to be included in the Traffic Adaptive System. The study notes an improvement to include providing traffic adaptive equipment at the intersection of Lancaster Avenue and Aberdeen Avenue; however, the equipment would not provide a benefit without connection to adjacent intersections. We recommend the Applicant continue discussions with the Township on this transportation benefit.
3. Revise Tables 11 and 12 to include the seconds of delay for each movement where there is a drop in LOS in order to clearly identify the increase in delay for each movement.
4. Provide the detailed crash data under separate cover for review directly to the Township Engineer. Provide the safety confidentiality notes recommended by PennDOT as this report is for an engineering safety review only and not for public review.
5. Revise the report to use the latest HCM 6th edition in all capacity analyses, where possible and Identify which signalized intersections are not supported by HCM 6th edition.
6. Provide the HCM 2000 results for the Lancaster Avenue and Wayne Avenue intersection and revise the LOS tables accordingly.
7. Add a discussion in the report regarding any modifications to the parking restrictions along Aberdeen Avenue. Consider relocating parking from the northbound approach to the southbound departure of Aberdeen Avenue south of Lancaster Avenue.
8. As noted in the previous review, the Township is requesting the Applicant fully investigate a shared driveway access with several businesses located along E. Lancaster Avenue to the east (Verizon and CVS). The intent of a shared driveway access is to:
 - a. To reduce the number of curb cuts along the south side of E. Lancaster Avenue.
 - b. Shift the left turn movements into and out of the proposed Wawa further away from the signalized intersection (further east) and eliminate the need for the "courtesy gap left turn movement".
 - c. Allow internal retail interaction between the three retail sites.

The Applicant has indicated the CVS driveways are configured currently for an entrance only and a separate exit only driveway and approval will be required to share the access. We understand a shared access will likely result in a

modification to the existing access located between CVS and Verizon; however, this would be a benefit for all parties for the reasons listed above.

9. We remind the Applicant the above comments are in addition to our Preliminary Land Development review dated September 24, 2018.



MEMORANDUM

Date: September 24, 2018

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

From: Amy Kaminski, P.E., PTOE
Gilmore & Associates, Inc.

cc: Superintendent Christopher Flanagan, Radnor Township Police Department
Officer Ken Piree, Radnor Township Police Officer
Kevin Kochanski, ASLA, R.L.A., Director of Community Development
Roger Phillips, P.E., Senior Associate, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.
Leslie A. Salsbury, E.I.T., Gilmore & Associates, Inc.

Reference: Wawa – 302-306 E. Lancaster Avenue (S.R. 0030) & Aberdeen Avenue
Preliminary Land Development Plan Review 1
2018-D-04
Radnor Township, Delaware County, PA
G&A 18-06057

We have reviewed the Preliminary Land Development submission prepared for Wayne Property Acquisitions, Inc., (Wawa near West Lancaster Avenue and Aberdeen Avenue) and offer the following comments for your consideration:

A. BACKGROUND

The subject properties are situated in the C-2 Commercial Zoning District operating under the permitted By-Right retail use. The parcels are located along the south side of Lancaster Avenue, east of Aberdeen Avenue at 302 E. Lancaster Avenue and 306 E. Lancaster Avenue. The parcel located at 302 E. Lancaster Avenue currently operates as a retail gasoline station with a full-service motor vehicle repair shop and the parcel located at 306 E. Lancaster Avenue operates as a a gas station with a car wash. The Applicant proposes consolidating the two parcels, demolishing the existing structures and constructing a new retail convenience store of 4,736 SF, with 55 parking spaces and retail gasoline station with 12 gas pumps.

B. DOCUMENTS REVIEWED

1. Preliminary Land Development plans, prepared for Wayne Property Acquisition Inc., prepared by Bohler Engineering, dated July 13, 2018, last revised August 31, 2018.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901
Phone: 215-345-4330 | Fax: 215-345-8606

www.gilmore-assoc.com

2. Response Letter addressed to Mr. Stephen F. Norcini, P.E., Township Engineer, prepared by Bohler Engineering dated August 31, 2018.
3. Waiver Request letter addressed to Mr. Stephen F. Norcini, P.E., Township Engineer, prepared by Bohler Engineering dated August 31, 2018.
4. Subdivision and Land Development Application.

C. TRANSPORTATION COMMENTS

We note several traffic and pedestrian generators are located within near proximity of the proposed development: St. Katherines of Siena Parish, St. Mary's Episcopal Church, St. Katherines School (Kindergarten – 8th grade), and Radnor Middle School (6th - 8th grade). We recommend the Applicant address the following comments in the impending Transportation Impact Study. The Applicant has indicated the project Traffic Engineer will respond to these comments; however, "C. Transportation Comments" shall remain until adequately addressed by the Applicant.

1. §255-26 – In addition to the reviewed information proposed by the Applicant in the Transportation Impact Study Scoping Application and based on the requirements of this section of the Township Ordinance, the Applicant shall also address the following items in the Transportation Impact Study:
 - i) All traffic counts must be performed while local schools are in session.
 - ii) Pedestrian counts must be obtained for all studied intersections.
 - iii) Weekday traffic counts must capture the morning arrival and afternoon dismissal for both schools. Please contact the identified schools to ensure the count period is extended to include 30 minutes prior to and after the start of school along with 30 minutes prior to and after the afternoon dismissal.
 - iv) Sunday counts must be obtained; contact both church offices to determine the peak attendance period on Sunday. Obtain vehicular and pedestrian counts 30 minutes prior to and after the noted attendance period.
 - v) Expand the study area to include the following additional intersections:
 - Lancaster Avenue & Wayne Avenue
 - Lancaster Avenue & Louella Avenue
 - Lancaster Avenue & St. Davids Road/Chamounix Road
 - Aberdeen Avenue and Midland Avenue
 - Midland Avenue & Louella Avenue
 - vi) Include the 24 hour ADT volumes and speed data for the following roadway segments:
 - Lancaster Avenue
 - Aberdeen Avenue

- vii) Verify the size of the proposed building. The scoping application notes the retail building as 4,736 SF in size while the provided concept plan notes the retail building as 5,112 SF in size.
- viii) The Scoping Application indicates the distribution and assignment will be based on the existing traffic patterns, roadways surrounding the site and the proposed site driveway location and configuration. We would prefer the Distribution and Assignment more heavily favor the existing site distribution because we anticipate the traffic associated with future retail use will behave similar to the current retail use.
- ix) Section 17 *Other Needed Analyses*; left turn signal phasing analysis shall be prepared for all signalized intersections on all approaches.

D. REVIEW OF REQUESTED WAIVERS

1. §255-27.1(2) – Access to parking areas on commercial sites shall be controlled and shall be so located as to provide a minimum of 200 feet between points of access. **The Applicant is requesting a waiver from this requirement.** We do not recommend support of this waiver; minimally, we recommend the Applicant revise the western most driveway to a right-in only and eliminate the right out. We note the eastern full access driveway accommodates all movements, and the right exit movements can be performed at the full access driveway east of the proposed site. Although the Applicant indicates it does not appear feasible to provide a shared access; we continue to recommend the Applicant investigate a shared access with the adjacent property owners as opposed to noting it does not appear feasible.
2. §255-30.A – Off-street loading spaces shall be no less than 14 feet wide, 60 feet long and 17 feet high, exclusive of drives and maneuvering space and located entirely on the lot being served. **The Applicant is requesting a waiver from this requirement to provide a loading space with a width of 12.9 feet.**
3. §255-30.C – The maximum width of driveways measured at the street lot line shall be 35 feet; the minimum width shall be 20 feet. **The Applicant is requesting a waiver from this requirement.**
4. §255-31.F – The top or bottom edge of slopes shall be a minimum of three feet from property or right-of-way lines of streets or alleys in order to permit the normal rounding of the edge without encroaching on the abutting property. **The Applicant is requesting a waiver from this requirement.**
5. §255-37.G – Sidewalks and pedestrian paths shall be laterally pitched at a slope of not less than ¼ inch per foot to provide for adequate surface drainage. **The Applicant is requesting a waiver from this requirement.**

E. SUBDIVISION AND LAND DEVELOPMENT COMMENTS

1. §255-20.B(1)(n) – The preliminary plan shall show existing principal buildings, and their respective uses, and driveways on the adjacent peripheral strip and other significant man-made features within 500 feet of and within the site. Revise the plans to include the existing Verizon Wireless/CVS driveway adjacent to the site and any other man-made features within 500 feet of the site.

2. §255-27.A(8) – Any applicant who encroaches within the legal right-of-way of a state highway is required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation. The Applicant shall copy the Township on all correspondence with PennDOT and extend an invitation to the Township for all meetings. Additionally, in order to facilitate the Township review of the HOP submission, the Applicant shall include Gilmore & Associates as an “Engineering Firm” (BP ID No. 0288) on the permit application within the PennDOT ePermitting System.
3. §255-27.B(3)(b) – The Township ultimate legal Right-of-Way on Lancaster Avenue (S.R. 0030) is 80 feet. Although the Applicant has stated that the right-of-way width shall be deferred to PennDOT, section §255-27.C(4) states that where a subdivision or land development contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform to the above standards. The Township should determine if the right-of-way should be 60 feet (as currently proposed) or 80 feet (30 and 40 foot half-width respectively).
4. §255-27.H(3) – No structure, fence, planting or other structure shall be maintained between a plane two feet above curb level and a plane seven feet above curb level so as to interfere with traffic visibility across the corner within that part of the required front, side or rear yard which is within the clear sight triangle. Revise the landscaping plans to include 30 foot clear sight triangles at each of the site driveways. Numerous trees appear to be proposed within these limits.
5. §255-27.H(6) – Minimum curb radii at street intersections shall be 10 feet for driveways. Revise the plans to clearly label all driveway radii and verify compliance with this section.
6. §255-27.I(2) – Access to parking areas on commercial sites shall be controlled and shall be so located as to provide a minimum of 200 feet between points of access. We recommend revising the western-most Lancaster Avenue access from a right in/right out to a right in only; the full access east of this limited access is sufficient for the exiting movements to Lancaster Avenue.
7. §255-27.I(5) & §255-28 – Driveways shall be so located and designed as to provide a reasonable sight distance at street intersections. Revise the plans to include the required and proposed sight distances at each site driveway. Per the Township standards, 275 feet shall be provided along Aberdeen Avenue. However, PennDOT requirements exceed the Township standards along Lancaster Avenue and should therefore be used at this location. Refer to PA Code §441.8 for further guidance.
8. §255-29.A(14) – No less than a five-foot radius of curvature shall be permitted for all curblines in parking areas. Revise the plans to label all radii throughout the site.
9. §255-30.E – We recommend relocating the loading area to a more optimal onsite location; the current location is too close to both proposed driveways to Lancaster Avenue and will likely disrupt onsite circulation. Although the Applicant’s engineer indicates anticipates a “general off-peak delivery” if the loading area remains at the current proposed location; we recommend a condition to the record plan to ensure deliveries will be made outside the AM, Middy and PM Peak hours.

10. §255-37.F – The grades and paving of sidewalks and pedestrian paths shall be continuous across driveways. Revise the plans to provide a maximum 2% cross slope as an extension of the pedestrian path across all driveways.

F. GENERAL COMMENTS

1. Radnor Township may want to consider prohibiting left turns out of the access to Aberdeen Avenue through the construction of a channelized island. The Applicant has reasoned the left turn exit to Aberdeen Avenue will negatively impact access for patrons from the neighborhoods, churches, businesses and schools and will create an additional burden on Lancaster Avenue. We disagree with this argument and note the restriction may actually reduce the residents' concerns with increased traffic volumes related to the proposed land development. We recommend further discussion with the Planning Commission and Board of Commissioners.
2. Given the land development project is located along Aberdeen Avenue and which is included in the Wayne Business Overlay District (WBOD), the Township may want to consider requesting the Applicant include similar site amenities to the standards required in the WBOD, in particular but not limited to street trees, and ornamental lighting. The Applicant has indicated their understanding this site is not within the WBOD which appears to imply an unwillingness to include similar site amenities included in the WBOD standards. We recommend further discussion with the Planning Commission and Board of Commissioners.
3. The Township is intending on installing a Traffic Adaptive System along Lancaster Avenue that will extend from the Radnor Township municipal line beginning at County Line Road and continuing west and including all signalized intersections to the Radnor Financial Center/St. David's Square Shopping Center intersection on Lancaster Avenue. St. Davids Road/Chamounix Road, Louella Avenue and Wayne Avenue are the next three logical intersections to be included in the Traffic Adaptive System.
4. The Applicant has included a northbound right-turn lane on Aberdeen Avenue; we note the mast arm and the traffic signal cabinet on the southeast corner will need to be replaced.
5. Revise general Note 12 on Sheet 2, "CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: **"PENNDOT PUB 213, TEMPORARY TRAFFIC CONTROL GUIDELINES**, THE MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
6. The air machine and associated concrete pad located adjacent to the Aberdeen Avenue entrance does not match the detail on Sheet 18 of the plans. Revise the plans and/or detail sheet accordingly.

7. A detectable warning surface should be provided within the channelized island at the Lancaster Avenue western driveway.
8. Install an R3-7R RIGHT LANE MUST TURN RIGHT sign, size 30"x30", along Aberdeen Avenue adjacent to the proposed right-turn auxiliary lane.
9. Revise the plans to clearly indicate the location of all proposed signage. Verify all sign details included on Sheet 18 are required and remove any extraneous details.
10. The Applicant should revise the submission to include 10-scale plans of all proposed ADA facilities or modifications to existing facilities. The 10-scale plans should show the spot elevations and slopes of critical points to verify constructability.
11. Revise the plans to include a detail for the proposed mountable curb.
12. In accordance with PennDOT standards, the sidewalk should be provided with a six (6) inch stone sub-base. Revise the detail accordingly.
13. Revise the turning templates as follows:
 - a. Truck turning templates must be provided to ensure that the driveway intersection can safely accommodate the WB-62 design vehicle. If the largest permitted vehicle type to utilize the proposed site access is a WB-50 as shown on the plans, a note must be included on the plans indicating the WB-50 will be the largest permitted vehicle.
 - b. Provide a Turning Template for trucks (fuel tanker, WB-50, and fire trucks) entering the site via a right-turn from eastbound and left-turn from westbound, on Lancaster Avenue.
 - c. Show the fuel tanker exiting the site driveway from the exit lane onto Lancaster Avenue.

**PIERCE, CANIGLIA & TAYLOR
ATTORNEYS AT LAW
125 Strafford Avenue - Suite 110
P. O. Box 312
Wayne, Pennsylvania 19087**

**JAMES M. PIERCE
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**TELEPHONE (610) 688-2626
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EMAIL: Nick@piercecانigliataylor.com**

November 30, 2018

Steve Norcini, P.E.
Engineering Department
Township of Radnor
301 Iven Avenue
Wayne, Pa. 19087

**RE: Aberdeen and Lancaster - Wawa
Preliminary Land Development Plan
Number: 2018-D-04**

Dear Steve:

This will confirm that I have been authorized by the Applicant to confirm that the Applicant has granted to the Township an extension until February 11, 2019 to take action on the above.

Thank you for your time and consideration.

Very truly yours,



NICHOLAS J. CANIGLIA

c. Roger Phillips, P.E.
Patti Kaufman
Mary C. Eberle, Esquire

**PIERCE, CANIGLIA & TAYLOR
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November 5, 2018

Steve Norcini, P.E.
Engineering Department
Township of Radnor
301 Iven Avenue
Wayne, Pa. 19087

**RE: Aberdeen and Lancaster - Wawa
Preliminary Land Development Plan
Number: 2018-D-04**

Dear Steve:

This will confirm that I granted the township a thirty-five (35) day (October 1 – November 5) extension of time to take action on the above as a result of the continuance requested by the Applicant from the October 1, 2018 Planning Commission meeting.

Thank you for your time and consideration.

Very truly yours,



NICHOLAS J. CANIGLIA

c. Roger Phillips, P.E.
Patti Kaufman



October 30, 2018
Via Email

Radnor Township
301 Iven Avenue
Wayne, PA 19087

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

Re: Proposed Retail Store with Retail Sale of Gas
Lancaster Avenue & Aberdeen Avenue
Radnor Township
Delaware County, PA
PC181016

Dear Mr. Norcini:

On behalf of Wayne Property Acquisition Inc. (the Applicant), and in anticipation of the November 5th Planning Commission Meeting, please find responses to the following review letters for the subject site:

- Gilmore & Associates, Inc., dated September 24, 2018
- Gannett Fleming, dated September 24, 2018

We provide response to the review comments found in Gilmore & Associates, Inc., dated September 24, 2018 listed below in **bold** typeface:

A. BACKGROUND

The subject properties are situated in the C-2 Commercial Zoning District operating under the permitted By-Right retail use. The parcels are located along the south side of Lancaster Avenue, east of Aberdeen Avenue at 302 E. Lancaster Avenue and 306 E. Lancaster Avenue. The parcel located at 302 E. Lancaster Avenue currently operates as a retail gasoline station with a full-service motor vehicle repair shop and the parcel located at 306 E. Lancaster Avenue operates as a gas station with a car wash. The Applicant proposes consolidating the two parcels, demolishing the existing structures and constructing a new retail convenience store of 4,736 SF, with 55 parking spaces and retail gasoline station with 12 gas pumps.

Response: Acknowledged.

B. DOCUMENTS REVIEWED

1. *Preliminary Land Development plans, prepared for Wayne Property Acquisition Inc., prepared by Bohler Engineering, dated July 13, 2018, last revised August 31, 2018.*

Response: Acknowledged

2. *Response Letter addressed to Mr. Stephen F. Norcini, P.E., Township Engineer, prepared by Bohler Engineering dated August 31, 2018.*

Response: Acknowledged

3. *Waiver Request letter addressed to Mr. Stephen F. Norcini, P.E., Township Engineer, prepared by Bohler Engineering dated August 31, 2018.*

Response: Acknowledged.

4. *Subdivision and Land Development Application.*

Response: Acknowledged.

C. TRANSPORTATION COMMENTS

We note several traffic and pedestrian generators are located within near proximity of the proposed development: St. Katherines of Siena Parish, St. Mary's Episcopal Church, St. Katherines School (Kindergarten – 8th grade), and Radnor Middle School (6th - 8th grade). We recommend the Applicant address the following comments in the impending Transportation Impact Study. The Applicant has indicated the project Traffic Engineer will respond to these comments; however, "C. Transportation Comments" shall remain until adequately addressed by the Applicant.

Response: So Noted/Will Comply.

1. §255-26 – *In addition to the reviewed information proposed by the Applicant in the Transportation Impact Study Scoping Application and based on the requirements of this section of the Township Ordinance, the Applicant shall also address the following items in the Transportation Impact Study:*

i) *All traffic counts must be performed while local schools are in session.*

Response: Will Comply. All traffic counts were conducted while schools were in session.

ii) *Pedestrian counts must be obtained for all studied intersections.*

Response: Will Comply. Pedestrian counts were conducted at all study area intersections.

iii) *Weekday traffic counts must capture the morning arrival and afternoon dismissal for both schools. Please contact the identified schools to ensure the count period is extended to include 30 minutes prior to and after the start of school along with 30 minutes prior to and after the afternoon dismissal.*

Response: Will Comply – Based on further discussions/research, the Radnor Middle School day is 8:00AM to 3:00PM, and the St. Katherine School is 8:15AM to 2:30PM. Therefore, the 7:00-9:00AM time period is still appropriate. However, the 4:00-6:00PM time period was extended to 2:00-6:00PM.

iv) *Sunday counts must be obtained; contact both church offices to determine the peak attendance period on Sunday. Obtain vehicular and pedestrian counts 30 minutes prior to and after the noted attendance period.*

Response: Will Comply - Based on coordination with the adjacent churches, TPD counted 9:00-11:30AM on Sunday to capture the busiest service as well as the overlap between that service and 11:30 A.M. service.

v) *Expand the study area to include the following additional intersections:*

- *Lancaster Avenue & Wayne Avenue*
- *Lancaster Avenue & Louella Avenue*
- *Lancaster Avenue & St. Davids Road/Chamounix Road*
- *Aberdeen Avenue and Midland Avenue*
- *Midland Avenue & Louella Avenue*

Response: Will Comply. These additional intersections were included in the completed Traffic Study.

- vi) *Include the 24 hour ADT volumes and speed data for the following roadway segments:*
- *Lancaster Avenue*
 - *Aberdeen Avenue*

Response: Will Comply – See Appendix C of the completed Traffic Study.

- vii) *Verify the size of the proposed building. The scoping application notes the retail building as 4,736 SF in size while the provided concept plan notes the retail building as 5,112 SF in size.*

Response: Will Comply

- viii) *The Scoping Application indicates the distribution and assignment will be based on the existing traffic patterns, roadways surrounding the site and the proposed site driveway location and configuration. We would prefer the Distribution and Assignment more heavily favor the existing site distribution because we anticipate the traffic associated with future retail use will behave similar to the current retail use.*

Response: The existing use is technically different from the proposed use as it contains automobile service and less associated pass-by traffic. The existing access is different than the proposed access as there will be less access points, more turning restrictions, and no cross-access between the two existing sites. Therefore, it is TPD's opinion that the proposed site needs to be treated as a new site based on existing patterns.

- ix) *Section 17 Other Needed Analyses; left turn signal phasing analysis shall be prepared for all signalized intersections on all approaches.*

Response: Will Comply as feasible at the adjacent intersection of Lancaster/Aberdeen. It should be noted that, based on TPD's recent experience, left-turn phases will not be permitted by PennDOT without separate dedicated left turn lanes, which are difficult to provide along Lancaster Avenue due to a number of physical constraints.

D. REVIEW OF REQUESTED WAIVERS

1. *§255-27.1(2) – Access to parking areas on commercial sites shall be controlled and shall be so located as to provide a minimum of 200 feet between points of access. **The Applicant is requesting a waiver from this requirement.** We do not recommend support of this waiver; minimally, we recommend the Applicant revise the western most driveway to a right-in only and eliminate the right out. We note the eastern full access driveway accommodates all movements, and the right exit movements can be performed at the full access driveway east of the proposed site. Although the Applicant indicates it does not appear feasible to provide a shared access; we continue to recommend the Applicant investigate a shared access with the adjacent property owners as opposed to noting it does not appear feasible.*
1. **Response: A waiver from §255-27.I(2) is requested to permit less than 200 ft. between points of access. The site is currently non-conforming in the number of existing driveways. There exist two (2) driveways on Aberdeen Avenue and four (4) driveways on Lancaster Avenue (six (6) total). The proposal calls for one (1) driveway on Aberdeen Avenue and two (2) driveways on Lancaster Avenue (three (3) total). The number of proposed driveways reduces an existing non-conformity. Furthermore, the four (4) existing driveways on Lancaster are as close as 40 ft. apart (centerline to centerline), and ± 53 ft. from the centerline of Aberdeen Avenue. The proposal calls for two (2) proposed driveways, one being limited access, separated approximately 135 ft. apart, and approximately 140 ft. from Aberdeen Avenue, and as permitted by PennDOT. This waiver is also requested for the proposed Aberdeen Avenue Access Driveway proposed at ±180 ft. from the centerline of Lancaster Avenue. One of the two (2) existing Aberdeen Avenue driveways is ±98 ft. from the centerline of Lancaster Avenue and the two (2) driveways are ±86 feet apart from each other. It should be noted that while the proposed limited access point on Lancaster Avenue is less than the 200 feet required, it is the opinion of the Applicant's Traffic Engineer that this access point will help to reduce the amount of traffic accessing the site via Aberdeen Avenue, thus alleviating some of the concerns raised by the residents. Furthermore, strict conformance with the Ordinance**

would not allow any access points to/from this property along Lancaster Avenue due to the distance from Aberdeen Avenue to the west and the Verizon Wireless/CVS driveway to the east. The Aberdeen Avenue access could not be constructed in accordance with PennDOT standards and still comply with this provision given limited frontage along Aberdeen Avenue. At this time, the Applicant is continuing to pursue a Right-In/Right-Out at this location, but will coordinate further with the Township and PennDOT on the design/movements allowed at the subject driveway location.

2. §255-30.A – *Off-street loading spaces shall be no less than 14 feet wide, 60 feet long and 17 feet high, exclusive of drives and maneuvering space and located entirely on the lot being served. The Applicant is requesting a waiver from this requirement to provide a loading space with a width of 12.9 feet.*

Response: A waiver from §255.30A is requested to permit loading space less than 14 ft. wide. The width of the proposed space is 12.9 feet which complies with the 12-foot width Zoning Code requirement of §280-104(A). Conservative vehicle turning templates show the proposed width to be adequate. The width of the site, other code requirements and vehicular movement needs restrict the ability to comply with this section of the code.

3. §255-30.C – *The maximum width of driveways measured at the street lot line shall be 35 feet; the minimum width shall be 20 feet. The Applicant is requesting a waiver from this requirement.*

Response: A waiver from §255-29.A(12)(c) and §255-30.C is requested to permit a width of entrance and exit drives greater than 25 feet at the street line and 35 feet at the curb line (for all driveways) and to permit a maximum width of driveways measured at the street lot line greater than 35 feet at the limited access driveway to provide for safe access to and from the site in accordance with PennDOT regulations.

4. §255-31.F – *The top or bottom edge of slopes shall be a minimum of three feet from property or right-of-way lines of streets or alleys in order to permit the normal rounding of the edge without encroaching on the abutting property. The Applicant is requesting a waiver from this requirement.*

Response: A waiver is requested from §255-31.F to tie into the existing grades of the adjacent property commercial property to the East as well as to grade within the ROW of both roads as required to install the proposed roadway improvements. The proposed modification has no negative impact on the neighboring properties. The intent of the ordinance is observed and the proposed grading improves drainage away from the neighbor's building from that of the existing conditions.

5. §255-37.G – *Sidewalks and pedestrian paths shall be laterally pitched at a slope of not less than ¼ inch per foot to provide for adequate surface drainage. The Applicant is requesting a waiver from this requirement.*

Response: A waiver is requested from §255-37.G to permit sidewalks that are laterally pitched at a slope less than ¼ inch per foot to meet ADA requirements on sidewalk slopes. The minimum slope required by this section of the code is equal to the maximum slope recommended by ADA requirements, thus leaving no construction tolerance.

E. SUBDIVISION AND LAND DEVELOPMENT COMMENTS

1. §255-20.B(1)(n) – *The preliminary plan shall show existing principal buildings, and their respective uses, and driveways on the adjacent peripheral strip and other significant man-made features within 500 feet of and within the site. Revise the plans to include the existing Verizon Wireless/CVS driveway adjacent to the site and any other man-made features within 500 feet of the site.*

Response: A partial waiver from §255-20.B(1)(n) is requested to address this section thru utilization of aerial imagery available at the time of plan preparation and supplemented by information available from the respective utility providers, in lieu of survey in all areas within 500 ft of the property. We will work closely with the Township Engineer to show all that is necessary from an engineering standpoint for this proposed development.

2. *§255-27.A(8) – Any applicant who encroaches within the legal right-of-way of a state highway is required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation. The Applicant shall copy the Township on all correspondence with PennDOT and extend an invitation to the Township for all meetings. Additionally, in order to facilitate the Township review of the HOP submission, the Applicant shall include Gilmore & Associates as an “Engineering Firm” (BP ID No. 0288) on the permit application within the PennDOT ePermitting System.*

Response: Will Comply.

3. *§255-27.B(3)(b) – The Township ultimate legal Right-of-Way on Lancaster Avenue (S.R. 0030) is 80 feet. Although the Applicant has stated that the right-of-way width shall be deferred to PennDOT, section §255-27.C(4) states that where a subdivision or land development contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform to the above standards. The Township should determine if the right-of-way should be 60 feet (as currently proposed) or 80 feet (30 and 40 foot half-width respectively).*

Response: The plan complies with respect to Aberdeen Avenue. We respectfully disagree with this comment regarding Lancaster Avenue. Section 255.27.B(3)(b) merely lists Lancaster Avenue as an Arterial Street. Code Section 255-27(C)(1) indicates that Arterial Streets, such as Lancaster Avenue, shall have a Right-of-Way as recommended by the Pennsylvania Department of Transportation (PennDOT). In review, we have found that legal ROW, as recommended by PennDOT and identified on the plans, is conservatively shown to be 60 feet wide. This is based on the most recent available mapping showing the Legal ROW along Lancaster Avenue as either 50 feet (2012 PennDOT signal plan) or 60 feet wide (1993 Subdivision Plan from the subject property’s title commitment report) and based on physical monumentation and surveyor’s experience of nearby properties along Lancaster Avenue.

4. *§255-27.H(3) – No structure, fence, planting or other structure shall be maintained between a plane two feet above curb level and a plane seven feet above curb level so as to interfere with traffic visibility across the corner within that part of the required front, side or rear yard which is within the clear sight triangle. Revise the landscaping plans to include 30 foot clear sight triangles at each of the site driveways. Numerous trees appear to be proposed within these limits.*

Response: Will comply with respect to the street intersection as per this section of the code. However, we respectfully disagree with the application of this code section with respect to proposed site driveways. Section 255-6D{9} indicates that “an area within a triangle bounded by two intersecting streetlines and a straight line drawn between points on each such line 30 ft from the intersection of said lines or extension thereof (see diagram)”. In review, all of section “H” pertains to intersecting streets and not to driveways intersecting streets (which are covered in section “I” of the code). Additionally, and more specifically, there are no “streetlines” applicable to driveways thus making this requirement non-applicable to driveways. However, the applicant intends to provide clear sight distances in accordance with PennDOT regulations.

5. *§255-27.H(6) – Minimum curb radii at street intersections shall be 10 feet for driveways. Revise the plans to clearly label all driveway radii and verify compliance with this section.*

Response: Will comply. While we respectfully disagree with the application of this code section with respect to proposed site driveways, the plan will be revised so that no driveway radii are less than 10ft, PennDOT permitting.

6. *§255-27.I(2) – Access to parking areas on commercial sites shall be controlled and shall be so located as to provide a minimum of 200 feet between points of access. We recommend revising the western-most Lancaster Avenue access from a right in/right out to a right in only; the full access east of this limited access is sufficient for the exiting movements to Lancaster Avenue.*

Response: Please see response to comment D.1 above.

7. *§255-27.I(5) & §255-28 – Driveways shall be so located and designed as to provide a reasonable sight distance at street intersections. Revise the plans to include the required and proposed sight distances at*

each site driveway. Per the Township standards, 275 feet shall be provided along Aberdeen Avenue. However, PennDOT requirements exceed the Township standards along Lancaster Avenue and should therefore be used at this location. Refer to PA Code §441.8 for further guidance.

Response: Will Comply – See Table 4 of the completed Traffic Study.

8. *§255-29.A(14) – No less than a five-foot radius of curvature shall be permitted for all curblines in parking areas. Revise the plans to label all radii throughout the site.*

Response: Will comply. The plan will be revised accordingly.

9. *§255-30.E – We recommend relocating the loading area to a more optimal onsite location; the current location is too close to both proposed driveways to Lancaster Avenue and will likely disrupt onsite circulation. Although the Applicant's engineer indicates anticipates a "general off-peak delivery" if the loading area remains at the current proposed location; we recommend a condition to the record plan to ensure deliveries will be made outside the AM, Midday and PM Peak hours.*

Response: Will comply. In review, given the general off-peak delivery hours anticipated, the large size of the proposed loading area, and that the loading area is buffered from the adjoining residential uses to the south by the Wawa building itself, it is our opinion that the location proposed meets the intent of the Ordinance. A note will be added to the plan indicating that Wawa will minimize large truck (WB-50) store deliveries (loading area) deliveries during the 7-9a and 4-6p peak hours.

10. *§255-37.F – The grades and paving of sidewalks and pedestrian paths shall be continuous across driveways. Revise the plans to provide a maximum 2% cross slope as an extension of the pedestrian path across all driveways.*

Response: Will comply. The plans will be revised accordingly in coordination of TPD's HOP plan set preparation once complete.

F. GENERAL COMMENTS

1. *Radnor Township may want to consider prohibiting left turns out of the access to Aberdeen Avenue through the construction of a channelized island. The Applicant has reasoned the left turn exit to Aberdeen Avenue will negatively impact access for patrons from the neighborhoods, churches, businesses and schools and will create an additional burden on Lancaster Avenue. We disagree with this argument and note the restriction may actually reduce the residents' concerns with increased traffic volumes related to the proposed land development. We recommend further discussion with the Planning Commission and Board of Commissioners.*

Response: It is TPD's opinion that, based on existing patterns, only 6% of new trips and 4%-7% of pass-by trips attributable to the Proposed Site will travel to the south via Aberdeen Avenue. Therefore, this restriction will only serve to force these vehicles out to Lancaster Avenue via a left-turn, and a left-turn at the existing traffic signal to travel back to the neighborhood(s). Thus impacting multiple additional intersections. TPD will continue to coordinate with the Township on the potential left turn exit restriction from the Aberdeen Avenue access.

2. *Given the land development project is located along Aberdeen Avenue and which is included in the Wayne Business Overlay District (WBOD), the Township may want to consider requesting the Applicant include similar site amenities to the standards required in the WBOD, in particular but not limited to street trees, and ornamental lighting. The Applicant has indicated their understanding this site is not within the WBOD which appears to imply an unwillingness to include similar site amenities included in the WBOD standards. We recommend further discussion with the Planning Commission and Board of Commissioners.*

Response: Acknowledged.

3. *The Township is intending on installing a Traffic Adaptive System along Lancaster Avenue that will extend from the Radnor Township municipal line beginning at County Line Road and continuing west and including all signalized intersections to the Radnor Financial Center/St. David's Square Shopping Center*

intersection on Lancaster Avenue. St. Davids Road/Chamounix Road, Louella Avenue and Wayne Avenue are the next three logical intersections to be included in the Traffic Adaptive System.

Response: Acknowledged.

- 4. The Applicant has included a northbound right-turn lane on Aberdeen Avenue; we note the mast arm and the traffic signal cabinet on the southeast corner will need to be replaced.*

Response: Will comply. This will be incorporated into the HOP plans to be prepared by TPD.

- 5. Revise general Note 12 on Sheet 2, "CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: "PENNDOT PUB 213, TEMPORARY TRAFFIC CONTROL GUIDELINES, THE MANUAL ON UNIFORM TRAFFIC CONTROL,"AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.*

Response: Will Comply. The plan will be revised accordingly.

- 6. The air machine and associated concrete pad located adjacent to the Aberdeen Avenue entrance does not match the detail on Sheet 18 of the plans. Revise the plans and/or detail sheet accordingly.*

Response: Will Comply. The plan will be revised accordingly.

- 7. A detectable warning surface should be provided within the channelized island at the Lancaster Avenue western driveway.*

Response: Will comply. The plans will be revised accordingly in coordination of TPD's HOP plan set preparation once complete.

- 8. Install an R3-7R RIGHT LANE MUST TURN RIGHT sign, size 30"x30", along Aberdeen Avenue adjacent to the proposed right-turn auxiliary lane.*

Response: Will comply. The plans will be revised accordingly in coordination of TPD's HOP plan set preparation once complete.

- 9. Revise the plans to clearly indicate the location of all proposed signage. Verify all sign details included on Sheet 18 are required and remove any extraneous details.*

Response: Will comply. The plans will be revised accordingly in coordination of TPD's HOP plan set preparation once complete.

- 10. The Applicant should revise the submission to include 10-scale plans of all proposed ADA facilities or modifications to existing facilities. The 10-scale plans should show the spot elevations and slopes of critical points to verify constructability.*

Response: Will comply. 10-scale details of the ADA curb ramps in the right of way will be incorporated into the HOP plans to be prepared by TPD.

- 11. Revise the plans to include a detail for the proposed mountable curb.*

Response: Will comply. This will be incorporated into the HOP plans to be prepared by TPD. The Land development plans merely reference the TPD plans for all improvements within the ROW, where the mountable curb is proposed.

12. *In accordance with PennDOT standards, the sidewalk should be provided with a six (6) inch stone sub-base. Revise the detail accordingly.*

Response: Will comply. This detail applicable to the frontage sidewalks, will be incorporated into the HOP plans to be prepared by TPD. The Land development plans merely reference the TPD plans for all improvements within the ROW, where the this sidewalk requirement is applicable.

13. *Revise the turning templates as follows:*

- a. *Truck turning templates must be provided to ensure that the driveway intersection can safely accommodate the WB-62 design vehicle. If the largest permitted vehicle type to utilize the proposed site access is a WB-50 as shown on the plans, a note must be included on the plans indicating the WB-50 will be the largest permitted vehicle.*

Response: Will comply. The plan will be revised to indicated that “the WB-50 vehicle is the largest vehicle anticipated to access this development for deliveries.

- b. *Provide a Turning Template for trucks (fuel tanker, WB-50, and fire trucks) entering the site via a right-turn from eastbound and left-turn from westbound, on Lancaster Avenue.*

Response: Will comply. The plan will be revised accordingly.

- c. *Show the fuel tanker exiting the site driveway from the exit lane onto Lancaster Avenue.*

Response: Will comply. The plan will be revised accordingly.

We provide response to the review comments found in Gannett Fleming, dated September 24, 2018 listed below in **bold** typeface:

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

The applicant is proposing to demolish the existing gas station 2,223 SF building and gas canopy, as well as the existing 2,007 SF Gentle Touch Car Wash building and gas canopy and construct a 4,736 SF retail store with the retail sale of gas. The two lots will be consolidated as part of this project. This project is located in the C2 district of the Township.

Site Development - Preliminary Plans

Plans Prepared By: Bohler Engineering

Dated: 07/13/2018, and last revised 08/31/2018

The applicant has indicated in an August 31, 2018 letter that they are requesting the following waivers:

1. *§255-27 .l.(2) - To permit less than 200 feet between points of access.*
2. *§255-29.A(l2)(c) and §255-30.C- To permit the width of entrance and exit drives greater than 25 feet at the street.*
3. *§255-30.A- To permit a loading space less than 14 feet in width.*
4. *§255-31.F - To permit grading of slopes less than three feet from property or right-of-way lines.*
5. *§255.37.G- To permit sidewalks that are laterally pitched at a slope less than Y4 inch per foot.*

Response: Agreed.

Sewage Facilities Planning

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

Response: Acknowledged. Given the anticipated significant decrease in flows anticipated from this site compared to that which exists today, a PADEP sewer planning waiver has been applied for and is anticipated for this site.

Zoning

1. §280-52.G. - *A breakdown of the proposed impervious coverage must be shown on the plans.*

Response: Will comply. The plan will be revised accordingly.

2. §280-112.C.- *Areas of steep slopes containing slopes steeper than 14% shall be outlined as following (1) Areas containing slopes steeper than 14% but less than 20% shall be distinguished from the areas containing slopes of 20% or steeper. (2) Areas containing slopes of 20% and steeper shall be separately identified.*

Response: Will comply. The plan will be revised accordingly.

3. §280-122 -*All signs provided must be in accordance with this section.*

Response: Acknowledged.

Subdivision and Land Development

1. §255.20.B(1)(b)- *The name and address of the owner/applicant must be shown on the plans.*

Response: Will comply. The plan will be revised accordingly.

2. §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).*

Response: A partial waiver from §255-20.B(1)(n) is requested to address this section thru utilization of aerial imagery available at the time of plan preparation and supplemented by information available from the respective utility companies / authorities, in lieu of survey in all areas within 500 ft of the property. We will work closely with the Township Engineer to show all that is necessary from an engineering standpoint for this proposed development.

3. §255-20.B(1)(o)[9]- *The locations of fire hydrants must be shown on the plans.*

Response: Will comply. The plan will be revised accordingly

4. §255.20.B(5)(a) - *A transportation impact study shall be undertaken for all major subdivisions and land developments in the Township.*

Response: Will comply. The updated study was submitted to the Township on 10/9/18.

5. §255-27.(C2)- *Additional right-of way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and to promote the general welfare.*

Response: Acknowledged.

6. §255.27.I(2)- *Access to parking areas on commercial, institutional, planned business and industrial sites shall be controlled and shall be so located to provide a minimum of 200 feet between points of access. There is less than 200 feet existing between the access points along Lancaster Avenue. The applicant has requested a waiver from this requirement.*

Response: A waiver is requested from this section of the code. Please see response to comment D.1 of Gilmore's letter above.

7. *§255-29.A(12)(c)- The width of entrance and exit drives shall be a maximum of 25 feet at the street line and 35 feet at the curbline. The applicant has requested a waiver from this requirement.*
2. **Response: A waiver from §255-29.A(12)(c) and §255-30.C is requested to permit a width of entrance and exit drives greater than 25 feet at the street line and 35 feet at the curb line (for all driveways) and to permit a maximum width of driveways measured at the street lot line greater than 35 feet at the limited access driveway to provide for safe access to and from the site in accordance with PennDOT regulations.**
8. *§255.29.A(13)- Tire bumpers shall be installed as to prevent vehicle overhang on any sidewalk area.*

Response: The plan proposes bollards to achieve this requirement around the building and thus it is our opinion that we meet the intent of the code.

9. *§255.29.A(14)- No less than a five-foot radius of curvature shall be permitted for all curblines in parking areas. The radii of all curb lines must be clearly identified on the plans.*

Response: Will comply. The plan will be revised accordingly

10. *§255.29.A(19)- All artificial lighting used to illuminate any parking space or spaces shall be arranged so that no direct rays from such lighting shall fall upon any neighboring property or streets, nor shall any high brightness surface of the luminaries be visible from neighboring residential properties or from a public street.*

Response: Will comply. The plan proposes no "direct rays" into the street or neighboring properties and is proposing full cutoff fixtures as is the standard to address visibility of the luminaire surface. The lighting design does propose lighting levels above zero (0) foot-candles within the Right of Way and within the neighboring commercial property similar to that but less intrusive to that of the existing conditions. However, as designed, no light levels above zero (0) foot -candles are proposed to emit from this property onto the neighboring residential properties to the South.

11. *§255-30.A- Each off street loading space shall be no less than 14 feet wide, 60 feet long and 17 feet high, exclusive of drives and maneuvering spaces, and located entirely on the lot being served. The applicant has requested a waiver from this requirement.*

Response: A waiver from §255.30A is requested to permit loading space less than 14 ft. wide. The width of the proposed space is 12.9 feet which complies with the 12-foot width Zoning Code requirement of §280-104(A). Conservative vehicle turning templates show the proposed width to be adequate. The width of the site, other code requirements and vehicular movement needs restrict the ability to comply with this section of the code.

12. *§255-30.C - The maximum width of driveways and sidewalk openings measured at the street lot line shall be 35 feet; the minimum shall be 20 feet. The applicant has requested a waiver from this requirement.*

Response: A waiver from §255-29.A(12)(c) and §255-30.C is requested to permit a width of entrance and exit drives greater than 25 feet at the street line and 35 feet at the curb line (for all driveways) and to permit a maximum width of driveways measured at the street lot line greater than 35 feet at the limited access driveway to provide for safe access to and from the site in accordance with PennDOT regulations.

13. *§255-31.F- The top or bottom edge of slopes shall be a minimum of three feet from the property right-of-way lines of street or alleys in order to permit the normal rounding of the edge without encroaching on the abutting property. The applicant has requested a waiver from this requirement.*

Response: A waiver is requested from §255-31.F to tie into the existing grades of the adjacent property commercial property to the East as well as to grade within the ROW of both roads as required to install the proposed roadway improvements. The proposed modification has no negative impact on the neighboring properties. The intent of the ordinance is observed and the proposed grading improves drainage away from the neighbor's building from that of the existing conditions.

14. §255.37.G- Sidewalks and pedestrian paths shall be laterally pitched at a slope of not less than ¼ inch per foot to provide for adequate surface drainage. The applicant has requested a waiver from this requirement.

3. **Response: A waiver is requested from §255-37.G to permit sidewalks that are laterally pitched at a slope less than ¼ inch per foot to meet ADA requirements on sidewalk slopes. The minimum slope required by this section of the code is equal to the maximum slope recommended by ADA requirements, thus leaving no construction tolerance.**

15. §255.38.B- 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. The applicant has excluded the driveway width in the street tree calculations on sheet 7. This must be revised, or a waiver requested.

Response: Will comply. The plan will propose an informal arrangement due to conflicts with existing utilities and proposed driveways.

16. §255.39.H- All trees provided on the plan must be listed in this section of the code. If the applicant in proposing a different species, a waiver from this requirement must be requested.

Response: Will comply. The plan will be revised accordingly.

17. §255.41.B- Additional width of streets adjacent to areas proposed for nonresidential use may be required as deemed necessary by the Board of Commissioners to assure the free flow of through traffic from vehicles entering or leaving parking and loading areas.

Response: Acknowledged.

18. §255-43.1.E(2)- The fee for non-residential subdivisions or land developments shall be \$3,307 per 6,400 square feet of floor area (existing or proposed), or portion thereof, which is based upon the estimated value of the land that would have to be dedicated for that amount of floor area.

Response: Acknowledged.

19. §255-49- Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Board of Commissioners.

Response: Acknowledged

20. §255-54.B- The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided.

Response: Acknowledged.

Stormwater Management

1. The plans must include a detail of the Slow Release Underground Stormwater Basin. Items that must be shown in the detail include the length, width, and depth of the basin, number of chambers (row~ and columns), and location of outlet orifice.

Response: Will comply, the plan will be revised accordingly

2. §245-22(C) - Stormwater hotspots. If a site is designated as a hotspot, it has important implications for how stormwater is managed. First and foremost, untreated stormwater runoff from hotspots shall not be allowed to recharge into ground water where it may contaminate water supplies. Therefore, the Re_v requirement shall NOT be applied to development sites that fit into the hotspot category (the entire WQ_v must still be treated). Second, a greater level of stormwater treatment shall be considered at hotspot sites to prevent pollutant washoff after construction. The parking area and gas service bays shall be considered stormwater hotspots.

Response: Will comply. We will work closely with the Township Engineer to address this comment to the satisfaction of the Township Engineer.

The proposed Cultec Recharger 280HD has an open bottom design which would permit untreated stormwater to leave the system, which is not permitted for stormwater hotspots. The stormwater system must be redesigned such that no stormwater can infiltrate into the ground. In addition, we note that the geotechnical report in Appendix A found a high water table at the site which inhibits the natural filtration of stormwater. Therefore, no stormwater shall leave the site uncontrolled without first being filtered to remove oil contaminants.

Response: Will comply. The design proposes the basin to be lined in an effort to prevent untreated stormwater from leaving the system. We will work closely with the Township Engineer to address this comment to the satisfaction of the Township Engineer.

3. §245-23(0)(1)- The following calculation formula is to be used to determine the water quality storage volume (WQ_v) in acre-feet of storage required by this chapter:

$$WQ_v = [(P)(R_v)(A)]/12, \text{ where:}$$

WQ_v = Water quality volume (acre-feet)
 P = 1 inch
 A = Area of the project contributing to the water quality BMP (acres)
 $R_v = 0.05 + 0.009(I)$ where I is the percent of the area that is impervious surface
[(impervious area/A)x100]

Calculations must be provided showing that the water quality storage volume is met.

Response: Will comply. The Stormwater Management Report will be revised accordingly.

4. §245-27(J)- Underground stormwater management systems must be designed to store the two- through one-hundred-year storms within a pipe or other open system that will permit the inspection and maintenance of the system. The entire storm must be placed in the pipe (i.e., the stone bedding around the pipe is not to be included in the volume calculations). The Cultec Internal Manifold Optional Inspection Port Detail must be revised to show that the inspection port is required and not optional. Also, please show that the stone bedding around the chambers is not included in the total storage volume.

Response: Will comply. The plans and report will be revised accordingly.

5. Appendix A includes BMP 6.4.11: Slow Release Concept (SRC) which outlines the sizing criteria in Table 1 (page 144 of the PCSM Report). Calculations must be provided to show that the SRC meets the sizing criteria.

Response: Will comply. The Stormwater Management Report will be revised accordingly.

6. Stormwater profiles must be provided showing all utility crossings.

Response: Will comply. The plans will be revised accordingly.

7. Please clarify what manhole MH-01 ties into.

Response: Will comply. The plans will be revised accordingly.

8. *More information must be provided on the BMP 6.6.4 Water Quality Filters BMP 6.6.4 to be installed at the stormwater inlets. Please clarify if these filters are to be left in place permanently. Please provide manufacturer information for the filters showing that oils will be filtered from the stormwater.*

Response: Will comply. The plans will be revised accordingly.

9. *Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.*

Response: Acknowledged.

Sanitary Sewer

1. *Grease trap sizing calculations must be provided for the proposed 1,500-gallon grease trap.*

Response: Will comply. The plans will be revised accordingly.

2. *Commercial lateral must be a minimum of 6" in diameter. The diameter of the 4" lateral must be revised.*

Response: Will comply. The plans will be revised accordingly.

3. *A profile of the proposed sanitary sewer lateral must be provided.*

Response: Will comply. The plans will be revised accordingly.

4. *The manhole frame and cover detail on sheet 17 of 19 must be replaced with the Radnor Township frame and cover detail.*

Response: Will comply. The plans will be revised accordingly.

General

1. *The Radnor Township tree protection detail must be shown on the plans.*

Response: Will comply. The plans will be revised accordingly.

Should you have any comments, questions or concerns, or require any additional information, please feel free to contact me directly at (215) 996-9100.

Sincerely,

BOHLER ENGINEERING PA, LLC



Eric A. Britz, P.E.
Project Manager

cc: Roger Phillips, Gannett Fleming, Inc.
Gary Karakelian, Wayne Property Acquisition Inc. (via email)
Peter Karakelian, Wayne Property Acquisition Inc. (via email)
Nicholas J. Caniglia, Esq. (via email)
Matthew Hammond, Traffic, Planning, & Design, Inc. (via email)



October 30, 2018
Via Email

Radnor Township
301 Iven Avenue
Wayne, PA 19087

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

Re: Proposed Retail Store with Retail Sale of Gas
Lancaster Avenue & Aberdeen Avenue
Radnor Township
Delaware County, PA
PC181016

Dear Mr. Norcini:

On behalf of Wayne Property Acquisition Inc., below please find below updated list of waivers requested from the Radnor Township Subdivision and Land Development Ordinance for the proposed Preliminary Land Development Plan noted above.

The following waivers, as noted in our 8/31/18 waiver letter accompanying our initial plan submission are requested from the Subdivision and Land Development Ordinance:

1. Waiver from §255-27.I(2) to permit less than 200 ft. between points of access. The site is currently non-conforming in the number of existing driveways. There exist two (2) driveways on Aberdeen Avenue and four (4) driveways on Lancaster Avenue (six (6) total). The proposal calls for one (1) driveway on Aberdeen Avenue and two (2) driveways on Lancaster Avenue (three (3) total). The number of proposed driveways reduces an existing non-conformity. Furthermore, the four (4) existing driveways on Lancaster are as close as 40 ft. apart (centerline to centerline), and ± 53 ft. from the centerline of Aberdeen Avenue. The proposal calls for two (2) proposed driveways, one being limited access, separated approximately 135 ft. apart, and approximately 140 ft. from Aberdeen Avenue, and as permitted by PennDOT. This waiver is also requested for the proposed Aberdeen Avenue Access Driveway proposed at ± 180 ft. from the centerline of Lancaster Avenue. One of the two (2) existing Aberdeen Avenue driveways is ± 98 ft. from the centerline of Lancaster Avenue and the two (2) driveways are ± 86 feet apart from each other. It should be noted that while the proposed limited access point on Lancaster Avenue is less than the 200 feet required, it is the opinion of the Applicant's Traffic Engineer that this access point will help to reduce the amount of traffic accessing the site via Aberdeen Avenue, thus alleviating some of the concerns raised by the residents. Furthermore, strict conformance with the Ordinance would not allow any access points to/from this property along Lancaster Avenue due to the distance from Aberdeen Avenue to the west and the Verizon Wireless/CVS driveway to the east. The Aberdeen Avenue access could not be constructed in accordance with PennDOT standards and still comply with this provision given limited frontage along Aberdeen Avenue.
2. Waiver from §255-29.A(12)(c) and §255-30.C to permit a width of entrance and exit drives greater than 25 feet at the street line and 35 feet at the curb line (for all driveways) and to permit a maximum width of driveways measured at the street lot line greater than 35 feet at the limited access driveway to provide for safe access to and from the site in accordance with PennDOT regulations.
3. Waiver from §255.30A to permit loading space less than 14 ft. wide. The width of the proposed space is 12.9 feet which complies with the 12-foot width Zoning Code requirement of §280-104(A). Conservative vehicle turning templates show the proposed width to be adequate. The width of the site, other code requirements and vehicular movement needs restrict the ability to comply with this section of the code.

4. Waiver from §255-31.F to permit grading of slopes less than three feet from property or right-of way lines due to proposed improvements within the Right-of-Ways (ROWs) and in an effort to rectify the prior development's undesirable conditions. Due to the existing grades and the grades of adjacent properties a Waiver is necessary to tie into the existing grades. The proposed modification has no impact on the neighboring properties and the intent of the ordinance is observed and in fact improves drainage away from the neighbor's building.
5. Waiver from §255-37.G to permit sidewalks that are laterally pitched at a slope less than ¼ inch per foot to meet ADA requirements on sidewalk slopes. The minimum slope required by this section of the code is equal to the maximum slope recommended by ADA requirements, thus leaving no construction tolerance.

The following list of partial waivers has been added to the list of requested waivers following receipt and review of the Township Staff review letters:

1. Partial waiver from §255-20.B(1)(n) to address this section thru utilization of aerial imagery available at the time of plan preparation and supplemented by information available from the respective utility authorities, in lieu of survey in all areas within 500 ft of the property.

Should you have any comments, questions or concerns, or require any additional information, please feel free to contact me directly at (215) 996-9100.

Sincerely,

BOHLER ENGINEERING PA, LLC



Eric A. Britz, P.E.
Project Manager

cc: Roger Phillips, Gannett Fleming, Inc. (via email)
Gary Karakelian, Wayne Property Acquisition Inc. (via email)
Peter Karakelian, Wayne Property Acquisition Inc. (via email)
Nicholas J. Caniglia, Esq. (via email)
Matthew Hammond, Traffic, Planning, & Design, Inc. (via email)
File



DELAWARE COUNTY PLANNING COMMISSION

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

COUNCIL

JOHN P. McBLAIN
CHAIRMAN

COLLEEN P. MORRONE
VICE CHAIRMAN

MICHAEL F. CULP
KEVIN M. MADDEN
BRIAN P. ZIDEK

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

LINDA F. HILL
DIRECTOR

October 18, 2018

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

RE: Name of Dev't: Wawa Food Market
DCPD File No.: 34-7363-18
Developer: Wayne, PA 19087-5297
Location: Southeast corner of Lancaster and South
Aberdeen Avenues
Recv'd in DCPD: September 14, 2018

Dear Mr. Zienkowski:

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on October 18, 2018, 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: Wayne, PA 19087-5297
Bohler Engineering PA, LLC



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

Date: October 18, 2018
File No.: 34-7363-18

PLAN TITLE: Wawa Food Market

DATE OF PLAN: August 31, 2018

OWNER OR AGENT: Wayne, PA 19087-5297

LOCATION: Southeast corner of Lancaster and South Aberdeen Avenues

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Subdivision and land development

ZONING DISTRICT: C-2

SUBDIVISION ORDINANCE: Local

PROPOSAL: Subdivision: Incorporate two lots totaling 1.71 acres into one lot

Land development: Develop a Wawa store and associated gas pumps

UTILITIES: Public

RECOMMENDATIONS: Subdivision: Proceed to final; plan notes must indicate that a parcel consolidation is occurring

Land development: Proceed to final, with consideration given to staff comments

STAFF REVIEW BY: Michael A. Leventry



Date: October 18, 2018
File No.: 34-7363-18

REMARKS:

CURRENT PROPOSAL

The applicant proposes to construct a new Wawa food market and gas pumps on two existing parcels.

SITE CHARACTERISTICS

The site is located within a commercial corridor, but is bounded from behind by residential development.

APPLICABLE ZONING

The proposal is located within the C-2 district and is subject to applicable regulations set forth in the Township zoning code.

NONCONFORMITIES

One lot's existing side yard does not appear to comply with the regulations established in the Township zoning code. It should be noted that this proposal cures said nonconformity.

COMPLIANCE

The proposal appears to comply with the C-2 district provisions.

WAIVERS

The applicant is seeking waiver relief for the following:

- Section 255-27.I(2): To allow less than 200' between curb cuts.
- Section 255-29.A(12)(c) and 255-30.C: To allow curb-cuts that are larger than what is required.

Date: October 18, 2018
File No.: 34-7363-18

REMARKS (continued):

REFUSE RECEPTACLES

Store-maintained trash cans should be placed near the sidewalks at the northeast and southwest corners of the property to help minimize litter on or around the site. The Township should be consulted as to the preferred style of the trash cans to maintain a streetscape consistency.

SEWAGE FACILITIES

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

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

STORMWATER MANAGEMENT

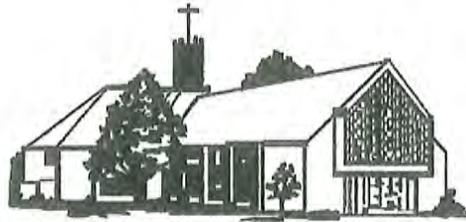
The Township Engineer must verify the adequacy of all proposed stormwater management facilities.

MULTIMODAL SITE ACCESS

The applicant should install bike racks to provide better multimodal access to the site.

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.



SKS

St. Katharine of Siena Parish

ESTABLISHED 1893

104 South Aberdeen Avenue, Wayne, PA 19087 Phone: 610-688-4584 Fax: 610-688-7951
rectory@sksparish.org

20 September 2018

Ms. Lisa Borowski
Chair
Radnor Township Board
301 Iven Avenue
Wayne, PA 19087-5297

COPY

Dear Ms. Borowski:

I am the pastor of St. Katharine of Siena parish, whose facilities are located on the southwest corner of Lancaster and Aberdeen Avenues. I wish to indicate my interest in the proposed construction of a Wawa filling station and convenience store on the southeast corner of Lancaster and Aberdeen Avenues, replacing the current Sunoco filling station and BP filling station and car wash. This is of concern for me, as pastor, not only because of the anticipated increase in traffic on northbound Aberdeen Avenue and both east and westbound Lancaster Avenue - roadways that are already congested during rush hour - but more important, because of safety issues for many of the 400 children in our school, and the many other children who traverse Aberdeen Avenue and Lancaster Avenue from the nearby Radnor Middle School before and after the times when crossing guards are on duty.

At the request of Mr. Nicholas J. Caniglia, Esq., who is representing Mr. Gary Karakelian and Mr. Peter Karakelian, Mr. Bud Tosti, the principal of our school and I met with Mr. Caniglia, Mr. Gary Karakelian and Mr. Peter Karakelian, owners of the property, as well as Mr. Matthew I. Hammond, P.E., the Executive Vice President of Traffic Planning and Design, Inc., last Tuesday, 11 September, to review their proposal. During this meeting, we were assured that the following improvements to the area would be included in the proposed project:

- 1) a new, right-turn lane for the northbound traffic on Aberdeen Avenue approaching Lancaster Avenue - this would be made possible by taking the necessary footage from the west side of the property and closing the current entrance into the property from Aberdeen Avenue closest to Lancaster Avenue;
- 2) a new storm-water management system to capture the rainwater runoff from the property and its surrounding area that currently pours onto Aberdeen Avenue;
- 3) a new real-time adaptive traffic light system at the intersection of Lancaster and Aberdeen Avenues, as well as several other nearby intersections on Lancaster Avenue; and
- 4) a 15' wide buffer with tall shrubbery between the property and the homes on Midland Avenue that back into the property.

Mr. Tosti and I were pleased to hear about these improvements to address many of our concerns about traffic and storm water runoff as well as the light and sound pollution for our neighbors, and most especially how they will mitigate the impact on Aberdeen Ave, our church and our school. In the name of the parish, I am expecting that the Township, together with PennDOT, ensure that these commitments to me and Mr. Tosti are incorporated into the final design.

Nevertheless, we wish to express our concerns regarding the increased traffic near our school and the safety of children. Allow me to explain.

Currently, 125 to 140 cars line up on west-bound Midland Avenue approaching our school, before and after school, to drop off and pick up children. Additionally, two dozen buses converge onto the school's Midland Avenue entrance at these times. This makes travel on Midland Avenue very difficult twice a day, five days a week during the entire school year. It is our fear that with this proposed Wawa, Midland Avenue will become even more congested as Wawa patrons traveling west-bound on Lancaster Avenue turn left onto either St. David's Avenue or Pembroke Avenue and then right on Midland Avenue and right on Aberdeen Avenue to avoid making a left directly into the proposed Wawa facilities from Lancaster Avenue. This is one more reason why we believe that the committed improvement to Aberdeen Avenue must be part of the project.

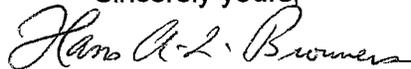
More important, however, is our concern for the safety of the children. Currently, dozens of children from our school and the Radnor Middle School walk along Aberdeen Avenue and cross over Lancaster Avenue to go to the Rite Aid on the northeast corner. It is our concern that the new Wawa convenience store will draw children after school, which will have them walking between cars that are being filled up at the Wawa gas pumps. Even more serious, however, is our concern that, after patronizing the Wawa store, some children will cross over Lancaster Avenue to visit some of the stores (e.g., So Fun, Five Below and Five Guys) directly across the street.

We have no solution for the possibility of children crossing over Lancaster Avenue in the middle of traffic. However, sidewalks with a three foot buffer along both Aberdeen and Lancaster Avenues are essential. In addition, in order to make jay walking on Lancaster Avenue less attractive, we urge that the traffic engineers designing the new traffic light system at Aberdeen Avenue incorporate into it a walk only cycle similar to that at North Wayne Avenue.

Additionally, I would like to suggest serious consideration of an architectural style for the facilities that would be in keeping with the architecture of downtown Wayne, as was done with the new Rite Aid.

Thank you for your attention to these concerns. I look forward to cooperating with all interested parties, so that a reasonable solution can be found to address these concerns regarding traffic congestion and child safety. To this goal, please consider me a "stake holder" or party of interest. I would appreciate being informed of subsequent hearings and receiving proposed plans.

Sincerely yours,



Reverend Monsignor Hans A. L. Brouwers
Pastor

Cc: Lucas A. Clarke, IV, Esq., Vice Chair, Ward 3 Commissioner
Stephen F. Norcini, PE, Township Engineer ✓
Nicholas J. Caniglia, Esq.

LISA BOROWSKI
President

LUCAS A. CLARK, ESQ.
Vice President

JAKE ABEL

RICHARD F. BOOKER, ESQ.

SEAN FARHY

MATTHEW MARSHALL

JOHN NAGLE



RADNOR TOWNSHIP
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www.radnor.com

ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

KATHRYN GARTLAND
Treasurer

April 27, 2018

Nick Caniglia
PO Box 312
Wayne, PA 19087

SUBJECT: 302-306 EAST LANCASTER AVENUE

Mr. Caniglia,

I have received and reviewed your letter dated April 17, 2018 requesting a Zoning Opinion for the above subject property. Currently, the site consists of 2 properties. The use of these properties includes the retail sale of gasoline, a full-service motor vehicle repair station, and a car wash. The owner is proposing to consolidate the two (2) parcels; demolish the existing structures and construct a new retail store and new retail sales of gasoline. I offer the following for your consideration:

1. The subject site is located in the C-2 General Commercial Zoning District.
2. Retail uses are permitted By-Right in the C-2 district.
3. The Use provisions of ZO Section 280-49.A requiring all uses to be completely enclosed within a building is an existing non-conformity; which is proposed to be reduced. Currently, the two (2) sites maintain 20 retail gas pumps. The proposed condition would contain 12 retail gas pumps.
4. The Use provision of ZO Section 280-49.D requiring no goods shall be displayed or offered for sale beyond the front lines of a building is an existing non-conformity; which is proposed to be reduced.

A thorough zoning review has not been completed. This opinion applies only to the issue noted above. The property owner is responsible for securing all other necessary permits and approvals; as well as compliance with all applicable Municipal Codes/Regulations. If you have any questions regarding this determination, please contact me.

Sincerely,

Kevin W. Kochanski, RLA, CZO
Director of Community Development

cc: Property File

PIERCE, CANIGLIA & TAYLOR

ATTORNEYS AT LAW

125 STRAFFORD AVENUE - SUITE 110

P. O. Box 312

WAYNE, PENNSYLVANIA 19087

JAMES M. PIERCE
NICHOLAS J. CANIGLIA
KENNETH C. TAYLOR

TELEPHONE
(610) 688-2626
FAX
(610) 688-5761

April 16, 2018

Kevin W. Kochanski
Director of Community Development
Radnor Township
301 Iven Avenue
Wayne, PA 19087

**Re: Zoning Determination Opinion
302-306 E. Lancaster Avenue, Wayne**

Dear Kevin:

Kindly issue a determination letter indicating the compliance of the attached Plan with the provisions of the Radnor Township Zoning Code. In your opinion please provide what relief, if any, including the type of relief, is required from the provisions of the Zoning Code. Enclosed is the fee of \$100.00.

302 E. Lancaster Avenue and 306 E. Lancaster Avenue are adjacent parcels located on the south side of Lancaster Avenue. 302 E. Lancaster currently houses a full-service motor vehicle repair shop and the retail sale of gasoline. 306 E. Lancaster Avenue is operated as a car wash and also includes the retail sale of gasoline. The owner of the lots intends to combine the lots into one lot and maintain a retail convenience store together with the retail sale of gasoline. The motor vehicle repair use and the car wash use will be discontinued.

The Plan attached indicates the existing zoning conditions and the proposed development of the site. The proposed parking and loading calculations are also provided.

Thank you for your time and consideration. If you have any questions or need any further information please do not hesitate to contact me.

Very truly yours,



NICHOLAS J. CANIGLIA
Enc.





August 31, 2018
Via Hand Delivery

Radnor Township
301 Iven Avenue
Wayne, PA 19087

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

Re: Proposed Retail Store with Retail Sale of Gas
Lancaster Avenue & Aberdeen Avenue
Radnor Township
Delaware County, PA
PC181016

Dear Mr. Norcini:

On behalf of Wayne Property Acquisition Inc. (the Applicant), please find enclosed Preliminary Land Development Application Package for the property located at the southeast corner of Lancaster Avenue and Aberdeen Avenue (Folio # 36-03-01682-00 and Folio #36-03-01683-00).

The application proposes a 4,736 SF retail Wawa store (5,124 SF including retail store canopies) with retail gas, consisting of six (6) MPDs (multi-product dispensers), along with associated access, parking, lighting, landscaping, utility connections, and stormwater management controls necessary to support the site. The development proposes to replace the two (2) existing facilities on the site, inclusive of retail/retail gas stores: one (1) Sunoco motor vehicle repair shop and one (1) BP car wash, with buildings from both facilities totaling 4,230 SF, also inclusive of two (2) fuel canopies covering eleven (11) MPDs. As part of the application, the project proposes to consolidate the two (2) properties into one (1) property. The BP property is currently owned by the Applicant and the Sunoco property is currently owned by the president of the Applicant's entity as detailed in the enclosed title report. The consolidated property is proposed to remain under the ownership of the Applicant and/or its successors. Pending required approvals, the Applicant hopes to start construction in the spring of 2019 and complete construction in the spring of 2020.

Please note that the Professional Services Agreement (PSA) prepared for the subject site, including a signed Escrow Deposit slip and a check in the amount of \$15,000.00 for the PSA, was submitted to the Radnor Township Engineering Department under separate cover by Nicholas J. Caniglia, Esq. on 7/31/2018.

The application package includes the following materials:

- One (1) signed original Subdivision and Land Development Application.
- Required fees payable to Radnor Township:
 - \$350 payable to Radnor Township for Lot Consolidation Fee.
 - \$10,000 payable to Radnor Township for the Land Development Fee.
- One (1) signed original Delaware County Planning Commission SALDO application.
 - \$400.00 payable to the Treasurer of Delaware County for the Act 247 non-residential land development application fee.
- Twenty-two (22) full size sets of the Preliminary Land Development Plans, dated 7/13/2018, last revised 8/31/2018, Sheets 1-19 of 19, eight (8) copies of which have been signed and notarized by Applicant.
- Seven (7) 11"x17" copies of the Preliminary Land Development Plans, dated 7/13/2018, last revised 8/31/2018.
- Two (2) copies of the Post-Construction Stormwater Management Report, last revised 8/31/2018.
- Two (2) copies of the Title Report, listing encumbrances and including property deeds.
- Two (2) copies of the Waiver Request letter.
- Thirteen (13) thumb drives containing PDF copies of all submission materials.

Our office is in receipt of a review memorandum, prepared by Amy Kaminski, P.E., PTOE Gilmore & Associates, Inc., dated 7/31/2018, and we provide response to the review comments as listed below in **bold** typeface:

A. BACKGROUND

Response not required.

B. DOCUMENTS REVIEWED

Response not required.

C. TRANSPORTATION COMMENTS

We note several traffic and pedestrian generators are located within near proximity of the proposed development: St. Katherines of Siena Parish, St. Mary's Episcopal Church, St. Katherines School (Kindergarten – 8th grade), and Radnor Middle School (6th - 8th grade). We recommend the Applicant address the following comments in the impending Transportation Impact Study. If the Applicant is agreeable to the following modifications, we find it unnecessary to schedule a Scoping Application meeting to discuss the project with PennDOT:

1. §255-26 – In addition to the reviewed information proposed by the Applicant in the Transportation Impact Study Scoping Application and based on the requirements of this section of the Township Ordinance, the Applicant shall also address the following items in the Transportation Impact Study:
 - i. All traffic counts must be performed while local schools are in session.

Response: Will comply. All traffic study comments will be addressed under separate cover by the Applicant's Traffic Engineer, Traffic, Planning & Design, Inc. (TPD) upon completion of the revised traffic study.

- ii. Pedestrian counts must be obtained for all studied intersections.

Response: Will comply. All traffic study comments will be addressed under separate cover by the Applicant's Traffic Engineer, Traffic, Planning & Design, Inc. (TPD) upon completion of the revised traffic study.

- iii. Weekday traffic counts must capture the morning arrival and afternoon dismissal for both schools. Please contact the identified schools to ensure the count period is extended to include 30 minutes prior to and after the start of school along with 30 minutes prior to and after the afternoon dismissal.

Response: Will comply. All traffic study comments will be addressed under separate cover by the Applicant's Traffic Engineer, Traffic, Planning & Design, Inc. (TPD) upon completion of the revised traffic study.

- iv. Sunday counts must be obtained; contact both church offices to determine the peak attendance period on Sunday. Obtain vehicular and pedestrian counts 30 minutes prior to and after the noted attendance period.

Response: Will comply. All traffic study comments will be addressed under separate cover by the Applicant's Traffic Engineer, Traffic, Planning & Design, Inc. (TPD) upon completion of the revised traffic study.

v. Expand the study area to include the following additional intersections:

- Lancaster Avenue & Wayne Avenue
- Lancaster Avenue & Louella Avenue
- Lancaster Avenue & St. Davids Road/Chamounix Road
- Aberdeen Avenue and Midland Avenue
- Midland Avenue & Louella Avenue

Response: Will comply. All traffic study comments will be addressed under separate cover by the Applicant's Traffic Engineer, Traffic, Planning & Design, Inc. (TPD) upon completion of the revised traffic study.

vi. Include the 24 hour ADT volumes and speed data for the following roadway segments:

- Lancaster Avenue
- Aberdeen Avenue

Response: Will comply. All traffic study comments will be addressed under separate cover by the Applicant's Traffic Engineer, Traffic, Planning & Design, Inc. (TPD) upon completion of the revised traffic study.

vii. Verify the size of the proposed building. The scoping application notes the retail building as 4,736 SF in size while the provided concept plan notes the retail building as 5,112 SF in size.

Response: Will comply. As shown on the Site Plan (Sheet 3), the proposed building footprint is 4,736 SF. Including overhangs and canopies, the building is 5,124 SF in size. The prior concept plan referenced an erroneous figure.

viii. The Scoping Application indicates the distribution and assignment will be based on the existing traffic patterns, roadways surrounding the site and the proposed site driveway location and configuration. We would prefer the Distribution and Assignment more heavily favor the existing site distribution because we anticipate the traffic associated with future retail use will behave similar to the current retail use.

Response: All traffic study comments will be addressed under separate cover by the Applicant's Traffic Engineer, Traffic, Planning & Design, Inc. (TPD) upon completion of the revised traffic study.

ix. Section 17 Other Needed Analyses; left turn signal phasing analysis shall be prepared for all signalized intersections on all approaches.

Response: Will comply. All traffic study comments will be addressed under separate cover by the Applicant's Traffic Engineer, Traffic, Planning & Design, Inc. (TPD) upon completion of the revised traffic study.

D. REVIEW OF PROVIDED CONCEPT PLAN

The following comments are based on a sketch plan review of the provided concept plan; any comments identified as a Subdivision and Land Development Ordinance comment (identified by the "\$") shall be addressed during the eventual Land Development process or the Applicant will be required to seek a waiver.

1. §255-27.B(3)(b) (Lancaster Avenue) and (d) (Aberdeen Avenue); and §255- 27.C(1) – The Township legal Right-of-Way on Lancaster Avenue (S.R. 0030) is 80'; and on Aberdeen Avenue, the Township legal Right-of-Way is 60'.

Response: The plan complies with respect to Aberdeen Avenue. We respectfully disagree with this comment regarding Lancaster Avenue. Section 255.27.B(3)(b) merely lists Lancaster Avenue as an Arterial Street. Code Section 255-27(C)(1) indicates that Arterial Streets, such as Lancaster Avenue, shall have a Right-of-Way as recommended by the Pennsylvania Department of Transportation

(PennDOT). In review, we have found that legal ROW, as recommended by PennDOT and identified on the plans, is conservatively shown to be 60 feet wide. This is based on the most recent available mapping showing the Legal ROW along Lancaster Avenue as either 50 feet (2012 PennDOT signal plan) or 60 feet wide (1993 Subdivision Plan from the subject property's title commitment report) and based on physical monumentation and surveyor's experience of nearby properties along Lancaster Avenue.

2. §255-27.I(2) – Access to parking areas on commercial sites shall be controlled and shall be so located as to provide a minimum of 200 feet between points of access. We recommend eliminating the western-most Lancaster Avenue access.

Response: A waiver is requested from §255-27.I(2) to permit less than 200 ft. between points of access. The site is currently non-conforming in the number of existing driveways. There exist two (2) driveways on Aberdeen Avenue and four (4) driveways on Lancaster Avenue (six (6) total). The proposal calls for one (1) driveway on Aberdeen Avenue and two (2) driveways on Lancaster Avenue (three (3) total). The number of proposed driveways reduces an existing non-conformity. Furthermore, the four (4) existing driveways on Lancaster are as close as 40 ft. apart (centerline to centerline), and ± 53 ft. from the centerline of Aberdeen Avenue. The proposal calls for two (2) proposed driveways, one being limited access, separated approximately 135 ft. apart, and approximately 140 ft. from Aberdeen Avenue, and as permitted by PennDOT. This waiver is also requested for the proposed Aberdeen Avenue Access Driveway proposed at ± 180 ft. from the centerline of Lancaster Avenue. One of the two (2) existing Aberdeen Avenue driveways is ± 98 ft. from the centerline of Lancaster Avenue and the two (2) driveways are ± 86 feet apart from each other. It should be noted that while the proposed limited access point on Lancaster Avenue is less than the 200 feet required, it is the opinion of the Applicant's Traffic Engineer that this access point will help to reduce the amount of traffic accessing the site via Aberdeen Avenue, thus alleviating some of the concerns raised by the residents. Furthermore, strict conformance with the Ordinance would not allow any access points to/from this property along Lancaster Avenue due to the distance from Aberdeen Avenue to the west and the Verizon Wireless/CVS driveway to the east. The Aberdeen Avenue access could not be constructed in accordance with PennDOT standards and still comply with this provision given limited frontage along Aberdeen Avenue.

3. §255-30.E – We recommend relocating the loading area to a more optimal onsite location; the current location is too close to both proposed driveways to Lancaster Avenue and will likely disrupt onsite circulation.

Response: In review, given the general off-peak delivery hours anticipated, the large size of the proposed loading area, and that the loading area is buffered from the adjoining residential uses to the south by the Wawa building itself, it is our opinion that the location proposed meets the intent of the Ordinance.

4. 255-37.B. – The Township requires a minimum 4' sidewalk width; in addition, the Township requires a 2' grass verge between the face of curb and the closest edge of the sidewalk. It may be necessary to increase the width of the sidewalk to 5' if traffic counts indicate a significant presence of pedestrian traffic volumes.

Response: Will comply. The plan has been revised to propose 5 ft. wide sidewalks.

5. Radnor Township may want to consider prohibiting left turns out of the access to Aberdeen Avenue through the construction of a channelized island and request the Applicant investigate a dedicated northbound right turn lane on Aberdeen Avenue at Lancaster Avenue.

Response: With regard to the provision of a dedicated northbound right turn lane on Aberdeen Avenue approaching Lancaster Avenue, the applicant will comply as shown in the plans and pending results of the of the forthcoming traffic impact study and upon review by PennDOT. With regard to the prohibition of left turns out of the proposed Aberdeen Avenue access point, it is the opinion of the Applicant's Traffic Engineer that doing so would negatively affect the ability for the surrounding neighborhoods, inclusive of the nearby Church(es), Business(es) and School(s), to travel from the site to their respective destinations without utilizing Lancaster Avenue. This would put additional undue burden on the Lancaster Avenue corridor.

6. Radnor Township may want to consider prohibiting onstreet parking along the northbound approach of the eastern curbline on Aberdeen Avenue; we are concerned with the interaction between turn movements at the proposed site driveway and parking maneuvers into and out the parking spaces. Eliminating the onstreet parking spaces would also ensure Wawa patrons use the proposed off- street parking spaces: at various existing Wawas, we have observed large trucks, tractor-trailers, and landscaping trucks parking onstreet in favor of utilizing off- street parking.

Response: Will comply. Given the proposed right-turn lane, parking is proposed to be restricted, as suggested.

7. Given the land development project is located along Aberdeen Avenue and which is included in the Wayne Business Overlay District (WBOD), the Township may want to consider requesting the Applicant include similar site amenities to the standards required in the WBOD, in particular but not limited to street trees, and ornamental lighting.

Response: It is our understanding that the site is not within the WBOD District.

8. We recommend the Applicant relocate the Air Machine (tire filling station) further away from the proposed driveway access on Aberdeen Avenue and the neighborhood to minimize: the potential conflicts with vehicles utilizing this driveway and the potential noise associated with the machine, respectively.

Response: Wawa wishes to maintain the current proposed location as per their prototypical program to maintain visibility from within the building and, in this case, to be located furthest from what is anticipated to be the busier Lancaster Avenue full access driveway.

9. The Township is intending on installing a Traffic Adaptive System along Lancaster Avenue that will extend from the Radnor Township municipal line beginning at County Line Road and continuing west and including all signalized intersections to the Radnor Financial Center/St. David's Square Shopping Center intersection on Lancaster Avenue. St. Davids Road/Chamounix Road, Louella Avenue and Wayne Avenue are the next three logical intersections to be included in the Traffic Adaptive System.

Response: The Applicant wishes to discuss this following issuance of the updated Traffic Study.

10. Radnor Township has requested the Applicant provide an updated controller cabinet and a controller capable of Traffic Adaptive. In addition, the intersection of Lancaster Avenue and Aberdeen Avenue should be upgraded to include an Accessible Pedestrian Signal (APS) with audible messaging and a Lead Pedestrian Interval.

Response: The Applicant wishes to discuss this following issuance of the updated Traffic Study.

11. The Township is requesting the Applicant fully investigate a shared driveway access with several businesses located along E. Lancaster Avenue to the east (Verizon and CVS). The intent of a shared driveway access is to:

- i. To reduce the number of curb cuts along the south side of E. Lancaster Avenue
- ii. Shift the left turn movements into and out of the proposed Wawa further away from the signalized intersection (further east) and eliminate the need for the "courtesy gap left turn movement".
- iii. Allow internal retail interaction between the three retail sites.

Response: The Applicant hopes to maintain the two (2) proposed driveways as may be permitted by PennDOT as it does not appear feasible from the perspective of either business to share access.

Should you have any comments, questions or concerns, or require any additional information, please feel free to contact me directly at (215) 996-9100.

Sincerely,

BOHLER ENGINEERING PA, LLC

A handwritten signature in black ink, appearing to read "Eric Britz", written over a horizontal line.

Eric A. Britz, P.E.
Project Manager

cc: Gary Karakelian, Wayne Property Acquisition Inc. (via email)
Peter Karakelian, Wayne Property Acquisition Inc. (via email)
Nicholas J. Caniglia, Esq. (via email)
Matt Hammond, P.E., TPD (via email)



August 31, 2018
Via Hand Delivery

Radnor Township
301 Iven Avenue
Wayne, PA 19087

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

Re: Proposed Retail Store with Retail Sale of Gas
Lancaster Avenue & Aberdeen Avenue
Radnor Township
Delaware County, PA
PC181016

Dear Mr. Norcini:

On behalf of Wayne Property Acquisition Inc., below please find a list of waivers requested from the Radnor Township Subdivision and Land Development Ordinance for the proposed Preliminary Land Development Plan noted above.

The following waivers are requested from the Subdivision and Land Development Ordinance:

1. Waiver from §255-27.I(2) to permit less than 200 ft. between points of access. The site is currently non-conforming in the number of existing driveways. There exist two (2) driveways on Aberdeen Avenue and four (4) driveways on Lancaster Avenue (six (6) total). The proposal calls for one (1) driveway on Aberdeen Avenue and two (2) driveways on Lancaster Avenue (three (3) total). The number of proposed driveways reduces an existing non-conformity. Furthermore, the four (4) existing driveways on Lancaster are as close as 40 ft. apart (centerline to centerline), and ± 53 ft. from the centerline of Aberdeen Avenue. The proposal calls for two (2) proposed driveways, one being limited access, separated approximately 135 ft. apart, and approximately 140 ft. from Aberdeen Avenue, and as permitted by PennDOT. This waiver is also requested for the proposed Aberdeen Avenue Access Driveway proposed at ± 180 ft. from the centerline of Lancaster Avenue. One of the two (2) existing Aberdeen Avenue driveways is ± 98 ft. from the centerline of Lancaster Avenue and the two (2) driveways are ± 86 feet apart from each other. It should be noted that while the proposed limited access point on Lancaster Avenue is less than the 200 feet required, it is the opinion of the Applicant's Traffic Engineer that this access point will help to reduce the amount of traffic accessing the site via Aberdeen Avenue, thus alleviating some of the concerns raised by the residents. Furthermore, strict conformance with the Ordinance would not allow any access points to/from this property along Lancaster Avenue due to the distance from Aberdeen Avenue to the west and the Verizon Wireless/CVS driveway to the east. The Aberdeen Avenue access could not be constructed in accordance with PennDOT standards and still comply with this provision given limited frontage along Aberdeen Avenue.
2. Waiver from §255-29.A(12)(c) and §255-30.C to permit a width of entrance and exit drives greater than 25 feet at the street line and 35 feet at the curb line (for all driveways) and to permit a maximum width of driveways measured at the street lot line greater than 35 feet at the limited access driveway to provide for safe access to and from the site in accordance with PennDOT regulations.
3. Waiver from §255.30A to permit loading space less than 14 ft. wide. The width of the proposed space is 12.9 feet which complies with the 12-foot width Zoning Code requirement of §280-104(A). Conservative vehicle turning templates show the proposed width to be adequate. The width of the site, other code requirements and vehicular movement needs restrict the ability to comply with this section of the code.
4. Waiver from §255-31.F to permit grading of slopes less than three feet from property or right-of way lines due to proposed improvements within the Right-of-Ways (ROWs) and in an effort to rectify the prior development's undesirable conditions. Due to the existing grades and the grades of adjacent properties a Waiver is necessary to tie into the existing grades. The proposed modification has no impact on the neighboring properties and the intent of the ordinance is observed and in fact improves drainage away from the neighbor's building.

5. Waiver from §255-37.G to permit sidewalks that are laterally pitched at a slope less than ¼ inch per foot to meet ADA requirements on sidewalk slopes. The minimum slope required by this section of the code is equal to the maximum slope recommended by ADA requirements, thus leaving no construction tolerance.

Should you have any comments, questions or concerns, or require any additional information, please feel free to contact me directly at (215) 996-9100.

Sincerely,

BOHLER ENGINEERING PA, LLC



Eric A. Britz, P.E.
Project Manager

cc: Gary Karakelian, Wayne Property Acquisition Inc. (via email)
Peter Karakelian, Wayne Property Acquisition Inc. (via email)
Nicholas J. Caniglia, Esq. (via email)
File

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 Rt. 30 & Aberdeen Ave.

Zoning District C-2

Application No. _____
(Twp. Use)

Fee \$10,000

Ward No. 3

Is property in HARB District No.

Applicant: (Choose one)

Owner X*

Equitable Owner _____

Name Wayne Property Acquisition Inc. (*Owner/Equitable Owner)

Address 1747 Spring House Road, Chester Springs, PA 19425

Telephone 484.252.1318 Fax Prefer email. Cell _____

Email wnautowash@yahoo.com; gkmanagement@verizon.net

Designer: (Choose one)

Engineer X

Surveyor _____

Name Bohler Engineering PA, LLC

Address 1600 Manor Drive, Suite 200, Chalfont, PA 18914

Telephone 215.996.9100 Fax 215.966.9102

Email ebritz@bohlereng.com

Area of property 1.71 Acres

Area of disturbance +/- 1.50 Acres

Number of proposed buildings 1

Proposed use of property Retail store with retail sale of gas

Number of proposed lots 1

Plan Status: Sketch Plan _____ Preliminary X Final _____ Revised _____

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

See attached waiver request letter.

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

See attached waiver request letter.

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

Individual/Corporation/Partnership Name
Wayne Property Acquisition Inc.

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 GARY KARAKELIAN

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 Wayne Property Acquisition Inc. E-mail wnautowash@yahoo.com; gkmanagement@verizon.net

Address 1747 Spring House Road, Chester Springs, PA 19425 Phone 484.252.1318

Name of Development Retail store with retail sale of gas.

Municipality Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Bohler Engineering PA, LLC Phone 215.996.9100

Address 1600 Manor Drive, Suite 200, Chalfont, PA 18914

Contact Eric A. Britz, P.E., Project Manager E-mail ebritz@bohlereng.com

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

Zoning District C-2

Tax Map # 36 / 00 / 015 36-13-419
36-13-417

Tax Folio # / / / / /
36-03-01682-00
36-03-01683-00

STATEMENT OF INTENT

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

Wayne Property Acquisition Inc. proposes to demolish the existing Sunoco gas station, consisting of a 2,223 SF 1 story building and gas canopy, as well as the existing 2,007 SF 1 story Gentle Touch Car Wash building and gas canopy, and construct a 4,736 SF retail store with retail sale of gas, along with utilities, landscaping and stormwater management controls necessary to support the development. The project also involves the consolidation of the two (2) lots noted on above.

Total Site Area	<u>1.71</u>	Acres
Size of All Existing Buildings	<u>4,230</u>	Square Feet
Size of All Proposed Buildings	<u>4,736</u>	Square Feet
Size of Buildings to be Demolished	<u>4,230</u>	Square Feet

GARY KARAKELIAN
Print Developer's Name


Developer's Signature

MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting _____

Local Governing Body Regular Meeting _____

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

Actual Date Needed _____

IMPORTANT: If previously submitted, show assigned DCPD File # _____

Print Name and Title of Designated Municipal Official

Phone Number

Official's Signature

Date

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.



Fidelity National Title Insurance Company
486 Norristown Road, Suite 230
Blue Bell, PA 19422
Phone: 610-825-5720
Fax: 610-825-5722

COMMITMENT FOR TITLE INSURANCE

Fidelity National Title Insurance Company

Effective Date: 07/06/2018

Schedule A

1. Policy or Policies to be issued:
 - A. Policy to be Issued:
ALTA Owners 2006 (as modified by TIRBOP)
Proposed Insured: Wawa, Inc., a New Jersey Corporation
Amount of Insurance: \$2,000,000.00
Effective Date:
 - B. Policy to be Issued:
ALTA Loan 2006 (as modified by TIRBOP)
Proposed Insured:
Amount of Insurance:
Effective Date:

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

Garabet Karakelian and Constance Karakelian (Premises A) and Wayne Property Acquisition Inc. (Premises B)

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

For Information Purposes Only:
302 East Lancaster Avenue
Radnor Township
Delaware County, PA 306 East Lancaster Avenue
Radnor Township
Delaware County, PA



Schedule B Section 1 Requirements

This Title Insurance Commitment (the "Commitment") is issued pursuant to the Agreement to Issue Policy contained on the American Land Title Insurance Commitment (2016) front cover form (the "Form") and is subject to the Conditions stated therein. Any title search and examination conducted by or for the Company in connection with the issuance of this Commitment is solely for the benefit of the Company. The sole liability of Company and its agent shall arise under and be governed by the Commitment and/or Policy subsequently issued. If this copy of the Commitment is not accompanied by the Form, a copy of the Form may be obtained from this Company upon request.

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

THE FOLLOWING REQUIREMENTS MUST BE MET:

1. THIS TITLE REPORT TO BE USED FOR LEASEHOLD PURPOSES ONLY.
2. Instrument(s) satisfactory to us, creating the estate or interest to be insured must be executed, delivered and filed for record.
 - A. LEASE FROM: Garabet Karakelian and Constance Karakelian(Premises A) Wayne Property Acquisition Inc. (Premises B)
TO: Wawa, Inc., a New Jersey Corporation
DATED: _____
RECORDED: _____
3. Title of Record to be the Fee Interest of the leased premises hereinafter described is in Garabet Karakelian and Constance Karakelian, his wife by Deed dated 01/25/1988 and recorded in Deed Book Volume 546 page 637. (Premises A).
4. Title of Record to be the Fee Interest of the leased premises hereinafter described is in Wayne Property Acquisition Inc. by Deed dated 12/12/2016 and recorded in Deed Book 5922 page 948. (Premises B).
5. Payment of full consideration to or for the account of the grantors or mortgagors.
6. Payment of the premiums, fees and charges for the policy.
7. Possible unfiled mechanics liens and municipal claims.
8. Terms of any unrecorded lease or rights of parties in possession.
9. Proof that all natural persons in this transaction are of full age and legally competent.
10. Proof of identity of parties as set forth in Recital.



Schedule B Section 1
Requirements continued

11. POWERS OF ATTORNEY: If any party to the settlement intends to use a Power of Attorney at settlement, a copy of such Power of Attorney must be submitted for review in advance of settlement. Failure to comply with this requirement may result in the postponement of the settlement. Acceptability of the Power of Attorney for purposes of completion of settlement is within the discretion of the insurer.
12. Proof that no parties to this transaction are involved in bankruptcy proceedings; if bankruptcy has been filed, same to be examined; possible additional requirements/exceptions to be added.
13. Satisfactory evidence should be provided that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor material.
14. TAXES:
Receipts for Township, County and School Taxes for the three prior years to be produced.
Township, County and School Taxes for the current year 2017
Assessment \$688,900.00 (Premises A) and \$1,102,300.00 (Premises B)
Tax ID / Parcel No. 36-03-01682-00 (Premises A) and 36-03-01683-00 (Premises B)
15. WATER AND SEWER RENTS:
Receipts for Water and Sewer Rents for the three prior years to be produced.
Water and Sewer Rents for the current year 2017.
16. MECHANICS AND MUNICIPAL CLAIMS: NONE
17. MORTGAGES:
 - A. Amount: \$1,240,000.00
Mortgagor: Garabet Karakelian and Constance Karakelian
Mortgagee: Wilmington Savings Fund Society
Dated: 12/18/2013 and Recorded 01/08/2014 in Volume 5450 Page 1458. Assignment of Rents recorded 01/08/2014 in Volume 5450 page 1471. (Premises A)
 - B. Amount: \$1,600,000.00
Mortgagor: Wayne Property Acquisition Inc.
Mortgagee: TD Bank N.A.
Dated: 11/21/2016 and Recorded 12/12/2016 in Volume 5922 Page 951. (Premises B)
18. JUDGMENTS: NONE
19. Names of all relevant parties to the within real estate transaction to be searched prior to closing to verify that they are not Specially Designated Nationals subject to the provisions of President's Executive Order Targeting Terrorist Assets.
20. Owner's Affidavit on Company form to be executed by sellers or mortgagors and filed with Company.
21. Last Insured: West Hills Closing Services LLC; No. ; Dated: 11/21/2016; Amount: \$1,450,000.00. (Premises B)
22. Possible additional Company approvals, which approvals depend on liability amount as shown on Schedule A, currently designated as TBD.
Commitment

Schedule B Section 1
Requirements continued

23. Certificate of Incorporation of grantor corporation.
24. Omitted.
25. Certified copy of resolution of Board of Directors of grantor corporation authorizing execution and delivery of deed, and approval of shareholders if same is not in regular course of business.
26. Omitted.
27. Taxes settled by the Commonwealth of Pennsylvania against Wawa, Inc., a New Jersey Corporation.
28. Taxes settled by the Commonwealth of Pennsylvania against Wayne Property Acquisition Inc.

Schedule B Section 2 Exceptions

In the event that one or more of the Exceptions listed below references covenants, conditions and/or restrictions, please note that the Exception(s) specifically exclude any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
2. Rights or claims of parties in possession of the land not shown by the public record.
3. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Easements, encroachments, overlaps, shortages of area, boundary line disputes and other matters affecting title that an accurate and complete survey would disclose.
5. Real estate taxes for the current and prior tax years which are hereafter assessed and are not yet due and payable.
6. Rights of the public and others entitled thereto in and to the use of that portion of the premises within the bounds of Lancaster Avenue and Aberdeen Avenue.
7. Intentionally omitted.
8. Traffic Signal Equipment Easement Agreement dated 10/06/2008 recorded in Volume [4501 page 875](#) . (Premises A)
9. Intentionally omitted.
10. Conditions, Restrictions and Right of First Refusal as set forth in Volume [Vol 2888p.1263](#) (Premises B) Company hereby insures that the paragraph titled "**Right of Refusal**", is deleted in its entirety having expired. In addition, the restrictions set forth in the last paragraph of Exhibit B of said document, are deleted in their entirety, having expired.
11. Right of Entry Agreement : BP Products North America Inc. and Gentle Touch Inc. dated 08/05/2003 and recorded 08/12/2003 in Volume [2888 page 1271](#) .(Premises B)
12. Conditions disclosed by ALTA/NSPS Land Title Survey made by Control Point Associates, Inc. for Wawa, Inc. , a New Jersey Corporation dated 2/22/2018 and last revised 7/31/2018 discloses the following: (1) Fence off southwest corner projects into lands of others and fence is off southern title line. (Company assume no liability by reason hereof), (2) Building and concrete **pad encroaches at eastern title line, (3) 40' Right of Way across northern portion of premises.** (Premises B)



Schedule C Description and Recital

(Premises A) 302 East Lancaster Ave.)

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, Situate in the Township of Radnor, County of Delaware and State of Pennsylvania, bounded and described as follows, to wit: -

BEGINNING at the intersection of the middle line of Lancaster Avenue and the middle line of Aberdeen Avenue; thence along said middle line of Lancaster Avenue, South 86 degrees 14 minutes and 15 seconds East, 132.68 feet to a point; thence by land now or late of Ernest Halbach the two following courses and distances: South 3 degrees 45 minutes 45 seconds West 233.57 feet to a point and North 83 degrees 38 minutes West 125.85 feet to the middle line of Aberdeen Avenue; thence along said middle line of Aberdeen Avenue North 2 degrees 1 minute and 50 seconds East 228 feet to the place of beginning.

(Premises B) 306 East Lancaster Avenue)

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE in Wayne, in the Township of Radnor, County of Delaware and State of Pennsylvania, bounded and described according to a certain Survey thereof made by George B. Mifflin, Esq., Surveyor as follows, to wit: -

BEGINNING in the middle line of Lancaster Avenue at the distance of 132.68 feet Eastwardly from the intersection of the middle line of Aberdeen Avenue; thence along the middle line of Lancaster Avenue South 86 degrees 14 minutes 15 seconds East 187.5 feet; thence by other land now or formerly of Herman Wendell and Walter B. Smith, South 3 degrees 45 minutes 45 seconds West 242.05 (erroneously stated in prior deed as 142.05 feet;) thence by land formerly of the said Herman Wendell and Walter B. Smith North 83 degrees 38 minutes West 187.694 feet; thence by land now or late of George T. Stockham North 3 degrees 45 minutes 45 seconds East 233.57 feet to the first mentioned point and place of beginning.

Tax ID / Parcel No.: 36-03-01682-00 36-03-01683-00

Premises A (302 East Lancaster)

Being the same premises which Exxon Corporation, a New Jersey corporation by Deed dated 1/25/1988 and recorded 1/25/1988 in Delaware County in [Volume 546 page 637](#) conveyed unto Garabet Karakelian and Constance Karakelian, his wife, in fee.

Premises B (306 East Lancaster)

Being the same premises which Gentile Touch Inc. by Deed dated and recorded 12/12/2016 in Delaware County in [Volume 5922 page 948](#) conveyed unto Wayne Property Acquisition Inc., in fee.



NOTICES

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

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

Fidelity National Title Insurance Company
486 Norristown Road, Suite 230
Blue Bell, PA 19422
Phone: 610-825-5720



Traffic Signal Equipment Easement Agreement

THIS AGREEMENT made this 6 day of OCTOBER 2008 A.D. by and between GARABET & CONSTANCE KARAKELIAN, hereinafter called "OWNER" and the Township of Radnor, hereinafter called "TOWNSHIP", and,

WITNESSETH THAT:

WHEREAS, OWNER is possessor in title of those premises located at 302 E LANCASTER AVE, Wayne, (Folio 36- 030168200), (Map # 3613 419000) Radnor Township, Delaware County, PA.

WHEREAS, the TOWNSHIP previously installed traffic signal equipment to serve the public traveling through Radnor Township on this property, and the Township now wishes to upgrade some of it's equipment in this location.

AND WHEREAS, it is in the interest of the project that the traffic signal equipment be upgraded or installed within the existing area of your property at 302 E LANCASTER AVE in order to minimize the cost of installing the signal equipment:

NOW, THEREFORE, for and in the consideration of the sum of One Dollars (\$ 1.00) and in further consideration of the following covenants, OWNER, their heirs, executors and assigns, do hereby grant and convey to the TOWNSHIP, its successors and assigns, a traffic signal equipment easement across as strip of OWNER'S land for the purpose of installing, constructing, reconstructing, inspecting, operating, repairing, connecting to and maintaining perpetually traffic signal equipment. The easements granted comprising of a permanent easement described below, across the aforesaid tract of land belonging to OWNER, the said strip to be located as shown on Exhibit "A" and more particularly described on Exhibit "B" attached hereto and made a part hereof to effect and carry out the foregoing purposes, and the right to remove such trees or other plantings as may be reasonably necessary for such purposes.

RD BK04501-0875 DE-DEED MISCELLANEOUS
2008011122 03/03/2008 10:33:11 AM 3
FILE REF 98170


DELAWARE COUNTY
THOMAS J. JUDGE SR. REC.

TOWNSHIP does, however, agree that it shall at all times during the construction, reconstruction, repair, or maintenance of the traffic signal equipment, cause every reasonable means to be used to protect from injury or damage all property, including lawns, trees, shrubbery, fences, buildings, walls, driveways, watercourses, natural features, or any existing improvements thereto, and will at all times after doing any work in connection with the construction, reconstruction, repair, or maintenance of the traffic signal equipment, cause the said premises to be restored to the existing grade in which the same were found before such work was undertaken, and the portion of the yard disturbed to be seeded to the extent reasonably possible under the circumstances and consistent with the right and privileges herein granted to the TOWNSHIP.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

Witness:

OWNER:


Justine Jacobson

TOWNSHIP OF RADNOR

Attest:



Township Manager

DEM

Exhibit B

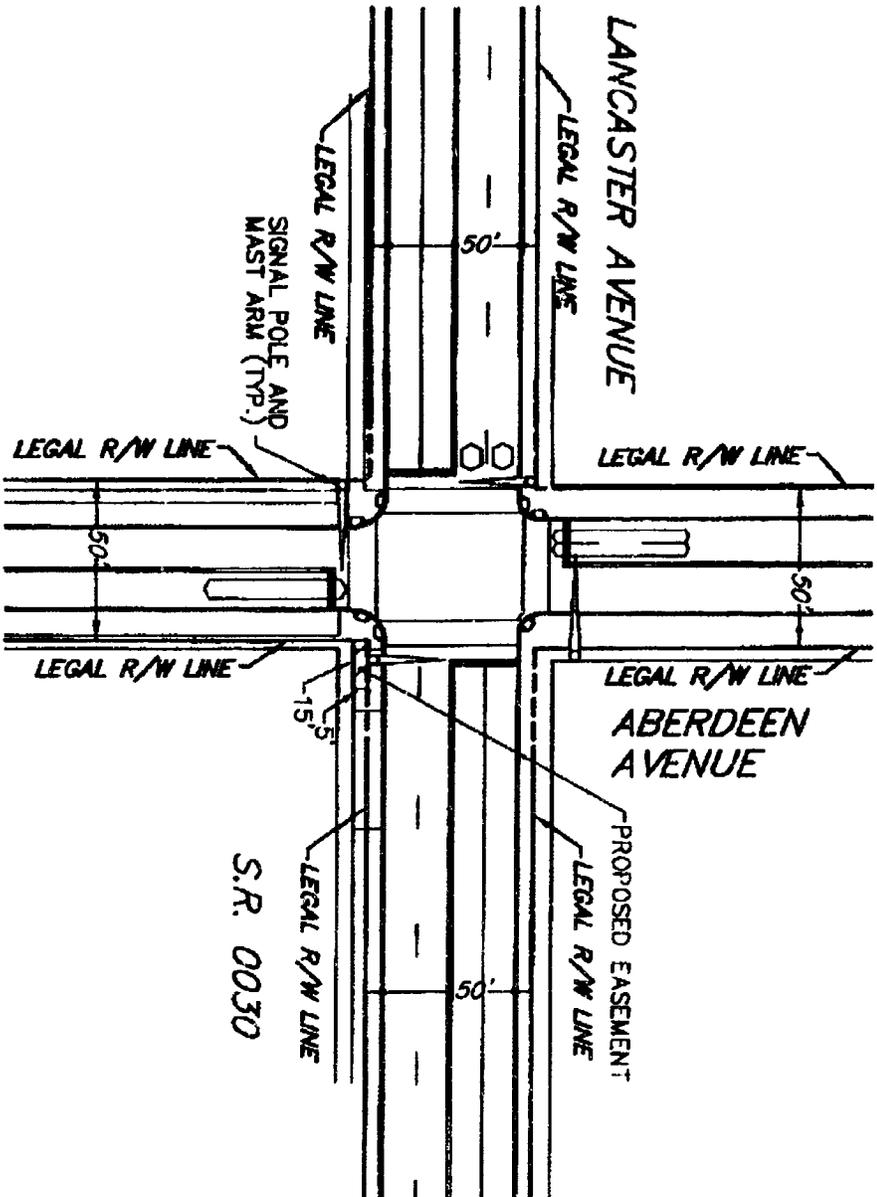
LEGAL DESCRIPTION

Beginning at the intersection of the legal right-of-way lines at the intersection of E Lancaster Ave and S Aberdeen Ave; thence proceeding in a southerly direction along the ROW of S Aberdeen Ave a distance of 5 feet; thence turning in an easterly direction for a distance of 15 feet; thence turning north for a distance of 5 feet; thence turning westerly along the existing ROW of E Lancaster Ave for a distance of 15 feet and back to the point of beginning.

END OF DESCRIPTION

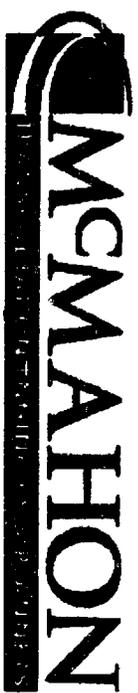


AREA OF REQUIRED TRAFFIC SIGNAL EASEMENT

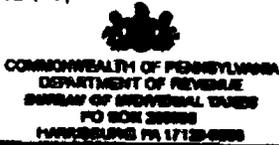


TRAFFIC SIGNAL EASEMENT PLAN
 FOR
 N/F LANDS OF
 GARABET & CONSTANCE KARAKELIAN

DRAWN BY: RMG
 CHECKED BY: MMK
 DATE: 7/1/08
 JOB #803041



RADNOR TOWNSHIP
 DELAWARE COUNTY, PA
 SCALE 1" = 50'
 EXHIBIT 1 OF 1



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Use Field	
Book Number	4381
Page Number	1875
Date Recorded	5-3-09

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: DANIEL E. MALLOY, TOWNSHIP ENGINEER Telephone Number: (610) 688-5600

Street Address: 301 IVEN AVE. City: WAYNE State: PA Zip Code: 19087

B. TRANSFER DATA

Grantor(s)/Lessor(s) Garabet + Constance Karakelian	Date of Acceptance of Document RADNOR TOWNSHIP
Street Address 1747 Spring House Rd	Street Address 301 IVEN AVENUE
City Chester Springs PA Zip Code 19425	City WAYNE State: PA Zip Code 19087

C. PROPERTY LOCATION

Street Address: 302 E. Lancaster Ave. City/Township: RADNOR TOWNSHIP

County: Delaware School District: RADNOR Tax Parcel Number: 360.30168200

D. VALUATION DATA

1. Actual Cash Consideration \$ 1.00	2. Other Consideration + 0.00	3. Total Consideration = \$ 1.00
4. County Assessed Value \$ 1.00 EASEMENT ONLY	5. Common Level Ratio Factor x 1.08	6. Fair Market Value = 0.00

E. EXEMPTION DATA

1a. Amount of Exemption Claimed \$ 1.08	1b. Percentage of Interest Conveyed 100 %
--	--

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 a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) _____

TRANSFER OF EASEMENT ONLY TO TOWNSHIP AUTHORITY

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: 2/9/09

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

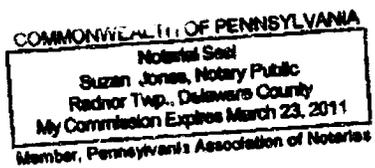
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF *Delaware*

ON THIS the *10* day of *October* 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared **Garabet & Constance Karakelian** 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 purpose therein contained, and desired the same might be recorded as such.

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

Suzan Jones
Notary Public



COMMONWEALTH OF PENNSYLVANIA

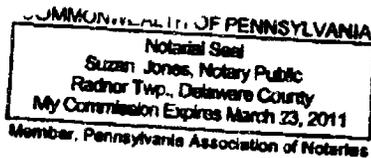
COUNTY OF Delaware

ON THIS the 10th day of October 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared **David Bashore, Township Manager** 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 purpose therein contained, and desired the same might be recorded as such.

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



Notary Public



TRIDENT LAND TRANSFER CO. ^A
431 West Lancaster Ave.
Devon, PA 19333
(610) 889-7660
PH 058706 DC
COMMONWEALTH LAND
TITLE INSURANCE COMPANY

SPECIAL WARRANTY DEED

THE GRANTOR, BP PRODUCTS NORTH AMERICA INC., (formerly known as Amoco Oil Company), a Maryland corporation ("Grantor") with its principal office address at 28100 Torch Parkway, Third Floor, Warrenville, Illinois 60555, for the consideration of One Million One Hundred Sixty Eight Thousand Five Hundred Dollars (\$1,168,500.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board Of Directors of said corporation, by these presents does hereby grants, conveys and assigns to GENTLE TOUCH, INC., a Pennsylvania corporation ("Grantee") as of August 5, 2003 (the "Effective Date") the following described real estate (the "Property"), situated in the Township of Radnor, County of Delaware, Commonwealth of Pennsylvania, more particularly described as follows, to wit:

See legal description set forth on Exhibit A, attached hereto and incorporated herein.
Address of Real Estate: 306 East Lancaster Avenue, Wayne, PA
Tax Parcel Number(s): 36-03-01683-00

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances; **TO HAVE AND TO HOLD** the Property as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever, in **FEE SIMPLE**, subject to the provisions and restrictions contained herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs, executors and assigns, that Grantor has not done or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited; and that the Property, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject to the Permitted Exceptions (as such term is defined in the hereinafter defined Sale Agreement).

Use and Operation Restrictions.

This conveyance is made by Grantor and accepted by Grantee upon the express condition and subject to the restrictions and covenants described on Exhibit B attached hereto ("Use and Operation Restrictions"). Notwithstanding the foregoing, the Use and Operation Restrictions do not prohibit the installation or use of any compliance wells, or any underground monitoring, recovery or extraction wells or similar devices used for or related to the performance of any remediation or any corrective action work on the Property now or in the future. Grantee, for and on behalf of itself and its successors and assigns, by acceptance of this Deed, hereby agrees to indemnify, defend and hold harmless the Grantor, its parents, affiliates and subsidiaries, and their respective directors, officers, partners, employees, contractors, agents, representatives, successors and assigns, (collectively, the "Grantor



36-RADNOR \$17,527.50

THOMAS J. JUDGE SR. ROD

DELAWARE
COUNTY

RD BK02888-1263

DT-DEED

2003102291 08/12/2003 02:35:07 PM:1

RCD FEE: \$72.00 POL SUB TAX: \$17,527.50 ST TAX: \$11,665.00

Entities”), from and against any and all actions or causes of action at law or in equity, claims, demands, expenses, obligations, losses, damages (including, without limitation, business interruption), costs, payments, liabilities, liens, environmental remediation costs and expenses, fines, penalties, and costs and expenses of litigation and reasonable attorneys’ fees arising out of or relating to any use of the Property from and after the Effective Date which is in violation of or inconsistent with the Use and Operation Restrictions. The Use and Operation Restrictions shall run with the Property and each portion thereof for the benefit of the Grantor Entities and shall bind Grantee, its successors, assigns and all future owners of the Property, and their respective directors, officers, employees, contractors, agents, representatives, lessees, licensees, invitees, and any user or occupant of all or any portion of the Property. Grantor shall, at Grantee’s request, release a portion or portions of the Use and Operation Restrictions from the Property, upon Grantor’s receipt of a no further action letter issued by the Government, or Grantor’s receipt from Grantee of an acknowledgment from any governmental agency, entity, body, instrumentality, department or representative which has jurisdiction over the Property (herein, the “Government”), obtained by Grantee at its sole cost and expense, that test results demonstrate that the Property meets the then-current soil and groundwater standards for property without that portion or portions of the Use and Operation Restrictions and that the Government approves the releasing of that portion or portions of the Use and Operation Restrictions.

Condition of Property.

Grantee does, by its acceptance of this Deed, represent and warrant that it is familiar with the condition of the Property and that, GRANTOR HAS NOT MADE AND MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE PROPERTY, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ITS HABITABILITY, CONDITION OR FITNESS FOR ANY PARTICULAR USE OR PURPOSE. GRANTEE AGREES THAT THE PROPERTY IS HEREBY CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE IN ITS “AS-IS, WHERE-IS” CONDITION.

Right of First Refusal.

Grantee has granted to Grantor a continuing right of first refusal (“Refusal Option”) to purchase or lease all or part of the Premises or any additions thereto or any improvements or personal property then located thereon, on the same terms and conditions as contained in any bona fide offer made to Grantee within ten (10) years after the Effective Date (“Refusal Term”), all as more fully required in the Sale Agreement. Any sale or lease of such property by Grantee shall be null and void unless and until Grantee has fully complied with such requirements. Without limiting Grantor’s rights under the Sale Agreement: (a) the Refusal Option shall run with the land during the Refusal Term and shall bind Grantee and Grantee’s heirs, devisees, representatives, successors and assigns, and the failure of Grantor to exercise its Refusal Option in any one case shall not affect Grantor’s right to exercise its Refusal Option thereafter; and (b) any sale or lease of such property to any third party during the Refusal Term shall be subject to this Refusal Option and all of the provisions, rights and options herein

contained. No failure by Grantor to exercise its Refusal Option, nor any waiver by Grantor thereof, shall in any event be deemed or construed to be a waiver or release of any of Grantee's other obligations to Grantor under the Sale Agreement or any other agreement between Grantor and Grantee or Jobber.

Entire Understanding.

This Deed, the Exhibits annexed hereto and the Purchase and Sale Agreement dated as of July 31, 2003 by and between Grantor, Grantee, and American Auto Wash, Inc. (and attachments, the "Sale Agreement") contain the entire understanding and agreement between the parties hereto relative to the subject matter hereof. No representations or statements, other than those expressly set forth herein, were relied upon by the parties in entering into this Deed. No modification, waiver of, addition to, or deletion from the terms of this Deed shall be effective unless reduced to writing and signed by Grantor and Grantee or their respective successors and assigns, each of whom expressly waives, releases and forever forswears any right under the law in the State in which the Property is located which permits a contract, by its terms amendable only in writing, to be orally amended. This Deed shall be binding upon and inure to the benefit of the Grantor Entities, and Grantee and its successors, assigns, heirs, devisees and legal representatives, as the case may be, and any other person or entity expressly noted herein.

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EXHIBIT A
TO
SPECIAL WARRANTY DEED
(Legal Description)

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE in Wayne, in the Township of Radnor, County of Delaware and State of Pennsylvania, bounded and described according to a certain Survey thereof made by George B. Mifflin, Esq., Surveyor as follows, to wit:-

BEGINNING in the middle line of Lancaster Avenue at the distance of 132.68 feet Eastwardly from the intersection of the middle line of Aberdeen Avenue; thence along the middle line of Lancaster Avenue South 86 degrees 14 minutes 15 seconds East 187.5 feet; thence by other land now or formerly of Herman Wendell and Walter B. Smith, South 3 degrees 45 minutes 45 seconds West 142.05 feet; thence by land formerly of the said Herman Wendell and Walter B. Smith North 83 degrees 38 minutes West 187.694 feet; thence by land now or late of George T. Stockham North 3 degrees 45 minutes 45 seconds East 233.57 feet to the first mentioned point and place of beginning.

Being Folio #36-03-01683-00.

Being A the same premises which Robert A. Morrison by his Attorney in Fact, Robert A. Morrison by Deed dated February 25, 1987 and recorded March 19, 1987 in Delaware County in Volume 443 Page 62 conveyed unto Amoco Oil Company, in fee. And by Articles of Amendment to its charter filed in the Department of State the name of said corporation has been changed to BP Products North America Inc., a Maryland Corporation.

EXHIBIT B
TO
SPECIAL WARRANTY DEED
(Use and Operating Restrictions)

- i. The Grantee herein covenants and agrees, for itself, and its grantees, successors, and assigns that no water wells, either for potable or other use, with the exception of remediation, monitoring or investigation wells, will be installed on any part of the real estate conveyed herein.
- ii. The Grantee herein covenants and agrees, for itself, and its grantees, successors, and assigns, that the real estate conveyed herein will be used solely and exclusively for commercial and/or industrial purposes. If the applicable state environmental laws and regulations define commercial and/or industrial use, any use which is deemed not to be a commercial or industrial use by such laws and regulations will also not be a commercial or industrial use as the terms are used herein.
- iii. The Grantee herein hereby further covenants and agrees, for itself, and its grantees, successors, and assigns, that no basements or other underground improvements, with the exception of building footings, buried utilities, and anchors for signage, will be constructed on the real estate herein conveyed. This provision shall not preclude the replacement of underground storage tanks and related pipelines in compliance with all applicable federal, state and local laws, rules and regulations. No part of the real estate herein conveyed will be used for the purpose of operating a child care or elder care facility, a nursing home facility or hospice, a medical or dental facility, a school, a church, a park or a hospital.
- iv. The Grantee herein covenants and agrees, for itself, and its grantees, heirs, successors, and assigns that Grantee shall not remove any soil from the Property herein conveyed, unless the soil is moved to a disposal facility which is one of Grantor's approved disposal facilities. Grantee is solely responsible for any and all soil disposal costs related to such soil removal.

All of the covenants and restrictions set forth above bind and restrict the Property as covenants and restrictions running with the land and are deemed to benefit Grantor as an owner or lessee of lands in Delaware County, Pennsylvania or as an operator or supplier of retail operations in the foregoing counties. All such restrictive covenants will remain in full force and effect for a term of twenty (20) years from the date of this conveyance whereupon these restrictive covenants will automatically lapse and terminate and be of no further force or effect.

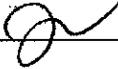
The Property is also conveyed and accepted subject to the following restriction and covenant prohibiting, for a period of ten (10) years from the date the Deed, is recorded, and except as set forth below, the use of the Property in whole or in part, directly or indirectly, for automobile service station, convenience store, car wash or automobile repair purposes, or for the sale, offering for sale, storage or distribution of any gasoline, motor vehicle fuels, lubricants, tires, batteries, automotive parts and accessories, other petroleum products or convenience store items.

Such restriction and covenant shall run with the Property for the benefit and protection of any property used, operated or supplied, directly or indirectly, by Grantor, its parents, affiliates or subsidiaries or their respective representatives for such purposes within a distance of five (5) miles from a Property, whether owned or leased or supplied by Grantor, its parents, affiliates or subsidiaries or their respective representatives during said ten (10) year period. Such restriction and covenant shall not, however, prohibit the storage of motor fuels, lubricants, other petroleum products or convenience store items on the Property solely for the use or consumption by Grantee or other occupants of the Property. The foregoing use restriction shall not apply so long as American Auto Wash, Inc. ("Jobber") is supplying the Property pursuant to the terms of the Branded Jobber Agreement between Grantor and Jobber and that certain Real Estate Contract among Grantor, Grantee and Jobber.. Nor shall the such use restriction apply if Grantor no longer makes such supplies available to Jobber (A) because the Jobber has terminated the Branded Jobber Agreement for cause due to a default thereunder by Grantor, or (B) because Grantor no longer supplies locations such as the Property in the ordinary course of its business and the reason for such failure to supply is not due to Jobber's actions, conduct, inactions or failure or unwillingness to renew the Branded Jobber Agreement.

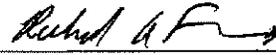
IN WITNESS WHEREOF, said Grantor has caused this Special Warranty Deed to be executed by an authorized representative of Grantor this 5th day of August, 2003.

BP PRODUCTS NORTH AMERICA INC.,
(formerly known as Amoco Oil Company), a
Maryland corporation

Witness: _____



By: _____



Name: Richard A. Froehlinger, III

Title: Assistant Secretary

(Corporate Seal)



PH 58706 DC
SS#339
Wayne

RIGHT-OF-ENTRY AGREEMENT

KNOW ALL MEN BY THIS PRESENTS THAT:

WHEREAS, BP Products North America Inc., (formerly Amoco Oil Company), a Maryland corporation ("Seller") with offices at 28100 Torch Parkway, Third Floor, Warrenville, Illinois 60555, GENTLE TOUCH, INC., a Pennsylvania corporation ("Purchaser") whose address is 512 East King Road, Malvern, PA 19355, and American Auto Wash, Inc., a Pennsylvania corporation, entered into a Purchase and Sale Agreement dated as of July 31, 2003 (the "Sale Agreement"), covering, among other things, certain real estate and the improvements thereon described as set forth on Exhibit A attached hereto and made a part hereof (the "Property").

AND WHEREAS, Seller has agreed to sell and Purchaser has agreed to purchase the Property "as is" in its present condition without any representations or warranties regarding its fitness for any purpose

AND WHEREAS, Seller has provided or made available to Purchaser a copy of any environmental assessment performed by or at the request of Seller with respect to the Property, as set forth in the Sale Agreement;

AND WHEREAS, Seller has further provided to Purchaser access to and the opportunity to inspect the Property and to perform such soil, groundwater or other tests upon the Property as Purchaser deemed necessary or appropriate;

AND WHEREAS, Seller has agreed to perform certain environmental assessment, monitoring, and remediation measures pursuant to the Sale Agreement to address hydrocarbon contamination, if any, existing on the Property prior to the Closing Date and/or any migration of the hydrocarbon contamination existing on the Property prior to the Closing Date;

AND WHEREAS, Purchaser and Seller desire to provide a continuing right of access to the Property to allow Seller to perform assessment, monitoring and remediation measures after conveyance of the Property.

NOW, THEREFORE, in consideration of the mutual covenants of the parties and the express undertaking by Seller as set forth in the Sale Agreement, Seller and Purchaser do hereby agree as follows

Seller reserves the right, for itself, its agents, employees, successors, and assigns, to enter upon the Property from and after the date hereof for the purpose of:

RD BK0288 1271
2003102202
DELAWARE COUNTY
THOMAS J. ADAMS JR. REC

2003102202 Page: 1271.00

EXHIBIT "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE in Wayne, in the Township of Radnor, County of Delaware and State of Pennsylvania, bounded and described according to a certain Survey thereof made by George B. Mifflin, Esq., Surveyor as follows, to wit:

BEGINNING in the middle line of Lancaster Avenue at the distance of 132.68 feet Eastwardly from the intersection of the middle line of Aberdeen Avenue, thence along the middle line of Lancaster Avenue South 86 degrees 14 minutes 15 seconds East 187.5 feet; thence by other land now or formerly of Herman Wendell and Walter B. Smith, South 3 degrees 45 minutes 45 seconds West 142.05 feet, thence by land formerly of the said Herman Wendell and Walter B. Smith North 83 degrees 38 minutes West 187.694 feet; thence by land now or late of George T. Stockham North 3 degrees 45 minutes 45 seconds East 233.57 feet to the first mentioned point and place of beginning

Being Folio #36-03-01683-00 *300 Lancaster*

Being A the same premises which Robert A. Morrison by his Attorney in Fact, Robert A. Morrison by Deed dated February 25, 1987 and recorded March 19, 1987 in Delaware County in Volume 443 Page 62 conveyed unto Amoco Oil Company, in fee. And by Articles of Amendment to its charter filed in the Department of State the name of said corporation has been changed to BP Products North America Inc., a Maryland Corporation

MAR 19 1987

6

2003102292 Page 1272.00

A. engaging in environmental assessment, inspection, monitoring and remediation, including, without limitation, the installation of such facilities and the conduct of such activities as are necessary for Seller to fulfill its obligations, or exercise its rights, under the Sale Agreement, or as are required by any applicable governmental authority having jurisdiction over the Property, and

B. removing from the Property any remediation equipment including, without limitation, monitoring and observation equipment and any other property and equipment not sold pursuant to the Sale Agreement.

Seller further reserves the right to enter the Property to conduct environmental remediation and/or monitoring activities after the termination of this Right of Entry in the event Seller is directed by any governmental authority having jurisdiction over the Property to perform such work, after reasonable prior notice to Purchaser.

Purchaser consents to Seller's rights hereunder and agrees to reasonably cooperate with Seller in the performance of the activities authorized herein so as to minimize the time and expense to Seller, including, without limitation, the grant of access to on-site utilities, if required for such activities.

This Right of Entry may be executed in one or more counterparts, each of which shall constitute an original but which when taken together shall be deemed one instrument.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

This Right of Entry, and each of the covenants herein, shall run with the land and be binding upon the Purchaser and assigns and other successors in title or interest of the Purchaser.

Dated this 5th day of August, 2003.

BP PRODUCTS NORTH AMERICA INC.,
(formerly known as Amoco Oil Company), a
Maryland corporation

Witness: [Signature]

By: [Signature]
Name: Richard A. Froehlinger, III
Title: Assistant Secretary

(Corporate Seal)

Attest: [Signature]

GENTLE TOUCH, INC., a Pennsylvania
corporation

By: [Signature]
Name: Richard A. Froehlinger, III
Title: President

COMMONWEALTH OF PENNSYLVANIA

SS

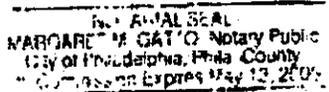
COUNTY OF PHILADELPHIA

On this 5th day of August, 2003, before me a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Richard A. Froehlinger, III, who acknowledged himself to be the Assistant Secretary of **BP Products North America Inc.**, a Maryland corporation, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

In Witness Whereof, I hereunto set my hand and official seal

 [SEAL]
Notary Public

My Commission Expires:



10114 * 1140

2003102292 Page: 1275.00

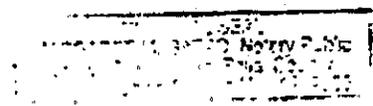
COMMONWEALTH OF PENNSYLVANIA :
 : SS
COUNTY OF PHILADELPHIA

On this 5th day of August, 2003, before me a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Routrons Bets, who acknowledged himself to be the President of GENTLE TOUCH, INC., a Pennsylvania corporation, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

In Witness Whereof, I hereunto set my hand and official seal.

 [SEAL]
Notary Public

My Commission Expires.



PLEASE RETURN TO:
TICOR TITLE INSURANCE CO.
3 Glenhardie Corp Center
1265 Drummers Lane, Box 919
Valley Forge, Pa. 19482
207-709-4

55,162.25
6,875.00
17,391.25

Buy 35
R/S #2-2089

①

SPECIAL WARRANTY DEED

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DELAWARE

KNOW ALL MEN BY THESE PRESENTS: THAT

RECORDER OF DEEDS
DELAWARE CO., PA
JAN 25 10 18 AM '88

004359

EXXON CORPORATION, a New Jersey corporation, having an office at 800 Bell Street, Houston, Texas 77002-7426, hereinafter called "Grantor," for and in consideration of the sum of Five Hundred Fifty Thousand and NO/100 Dollars (\$550,000.00) cash to it in hand paid by GARABET KARAKELIAN AND CONSTANCE KARAKELIAN, of 1527 High Meadow Lane, West Chester, Pennsylvania 19380, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, subject to the further provisions of this Deed, all that certain tract or parcel of land (the "Property") lying and being in the City of Wayne, County of Delaware, Commonwealth of Pennsylvania, being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

This conveyance is made by Grantor and accepted by Grantee subject to all valid and subsisting conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements of record and all laws, regulations and restrictions, including building and zoning ordinances, of municipal or other governmental authorities applicable to and enforceable against the above-described Property.

Grantee acknowledges that the Property described herein has been used as an automobile service station for the storage, sale, transfer and distribution of motor vehicle fuel, petroleum products or derivatives which may contain hydrocarbons, and that such fuel, products or derivatives may have been spilled, leaked, or otherwise discharged onto or into the Property.

Grantor expressly reserves, for a reasonable period of time which shall be deemed to be not less than 90 days from the date hereof, (1) the full and unencumbered right to enter upon the Property for the purpose of removing all signs, goods, equipment and fixtures, including underground tanks and lines, not sold to Grantee, and (2) the right to enter upon the Property to conduct such tests for possible surface or subsurface contamination as Grantor, in its sole judgment and discretion, determines to be necessary, including the right to place, maintain and monitor observation wells (the number and locations to

Parcel # 36-03-01682-00

1942L

VOL 0546 PG 0637

SCHEDULE A EXHIBIT A

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Township of Radnor, County of Delaware and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the intersection of the middle line of Lancaster Avenue and the middle line of Aberdeen Avenue; thence along said middle line of Lancaster Avenue, South eighty-six degrees fourteen minutes and fifteen seconds East, one hundred and thirty-two feet and sixty-eight one-hundredths of a foot to a point; thence by land now or late of Ernest Halbach the two following courses and distances: South three degrees forty-five minutes, forty-five seconds West two hundred and thirty-three feet and fifty-seven one-hundredths of a foot to a point and North eighty-three degrees thirty-eight minutes West one hundred and twenty-five feet and eighty-five one-hundredths of a foot to the middle line of Aberdeen Avenue; thence along said middle line of Aberdeen Avenue North two degrees one minute and fifty seconds East two hundred and twenty-eight feet to the place of beginning.

BEING Tax Parcel Number 36-03-01682-00

UNDER AND SUBJECT to certain reservations, easements and building restrictions set forth in a certain Indenture between Anthony J. Drexel, et al, and George T. Stockham dated October 20, 1890 and recorded in the Office of the Recorder of Deeds in and for Delaware County in Deed Book O. No. 7, page 18, etc.

BEING the same premises which Mary W. Lincoln, widow, by Deed dated 12-22-47 and recorded 12-30-47 in the Office for the Recording of Deeds in and for the County of Delaware in Deed Book 1430 page 316 granted and conveyed unto Standard Oil Company of Pennsylvania.

Standard Oil Company of Pennsylvania, a Delaware corporation, subsequently changed its name to Esso Standard Oil Company of Pennsylvania filed by Certificate of Amendment in the State of Delaware on 28 January 1948.

Esso Standard Oil Company of Pennsylvania subsequently assigned its rights to Esso Standard Oil Company by merger filed in the State of Delaware on 30 December 1949.

Esso Standard Oil Company subsequently assigned its right to Humble Oil & Refining Company by merger filed in the State of Delaware on 31 December 1959.

Humble Oil & Refining Company, a Delaware corporation, merged into Exxon Corporation, a New Jersey corporation, on 1 January 1973.

Being known as 302 East Lancaster Ave., Wayne, PA 19087 Township of Radnor

Date- 1-25-88 *state*
Transfer Tax in the amount of \$5500.-
6875 has been paid on account of Radnor Sup

Ticor Title Insurance Company

107473 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE
REALTY TRANSFER JAN25'88 TAX 900.00 RB.11276

107463 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE
REALTY TRANSFER JAN25'88 TAX 100.00 RB.11276

107470 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE
REALTY TRANSFER JAN25'88 TAX 900.00 RB.11276

107472 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE
REALTY TRANSFER JAN25'88 TAX 900.00 RB.11276

be determined in Grantor's sole judgment and discretion). If contamination is found and if Grantor elects to remove any of said contamination, Grantor shall have the right, but not the duty, to take such action to accomplish such removal in the order and over the period Grantor, in its sole discretion, deems appropriate.

As further consideration for this conveyance, Grantee does hereby remise, release and forever discharge Grantor, its representatives, successors and assigns, from any and all claims, demands and causes of action, at law or in equity, for injury (including death), destruction, loss or damage of any kind or character, to the person or property of Grantee and Grantee's employees, agents, servants and representatives, arising out of, or in relation to, any actual or alleged spills, leaks, or other discharges onto or into the Property which may have resulted in surface or subsurface contamination.

As further consideration for this conveyance, Grantee agrees to be responsible for and indemnify and hold Grantor harmless from any and all claims, demands and causes of action, at law or in equity, brought by any and all third parties, including (without limitation) Grantee's employees, agents, servants, invitees and representatives, and also including (without limitation) any private citizens, persons, organizations and any agency, branch or representative of federal, state or local government, on account of any injury (including death), destruction, loss or damage of any kind or character to person, property or natural resources, arising out of, or in relation to, any actual or alleged spills, leaks or other discharges onto or into the Property which occur at any time after the effective date of this conveyance.

The conditions, reservations and other provisions set out hereinabove shall be covenants running with the land and shall be binding upon and shall inure to the benefit of the parties, their subsidiaries, affiliates, legal representatives, heirs, successors and assigns.

Ad valorem taxes and special assessments, if any, against the Property herein conveyed for the current year shall be pro-rated between Grantor and Grantee as of the effective date hereof, and Grantee hereby assumes and agrees to pay same.

107475 COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALTY TRANSFER JAN 25 '88 TAX
PB.11276  900.00

107474 COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALTY TRANSFER JAN 25 '88 TAX
PB.11276  900.00

TO HAVE AND TO HOLD the above-described Property, together with the appurtenances, estate, title and interest thereto, unto the said Grantee, Grantee's heirs and assigns, forever, subject to the provisions hereof, and in lieu of all other warranties, express or implied, Grantor does hereby bind itself, its successors and assigns to warrant and forever defend the title to the Property unto the said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this deed this 14th day of December, 1987, but EFFECTIVE as of this _____ day of _____, 19____.

ATTEST:

EXXON CORPORATION

FORM APPROVED

 B. E. Gunther
Assistant Secretary

By: Joe T. McMillan
Joe T. McMillan
Vice President

AM
RL

CERTIFICATE

I hereby certify that the foregoing instrument was executed pursuant to a duly adopted resolution by the Board of Directors of Exxon Corporation and do further certify that the foregoing instrument is not part of a transaction in which there is a sale, lease exchange or other transfer of all, or substantially all, of the property and assets of said corporation.

ATTEST:

EXXON CORPORATION

FORM APPROVED

 B. E. Gunther
Assistant Secretary

By: Joe T. McMillan
Joe T. McMillan
Vice President

AM
RL

THE STATE OF TEXAS

COUNTY OF HARRIS

On this the 14TH day of December, 19 87, before me
CHRISTINE M. RAGLAND, the undersigned officer, personally
appeared Joe T. McMillan, who acknowledged himself to be a Vice President of
EXXON CORPORATION, and that he, as such Vice President, being authorized so to
do, executed the foregoing instrument for the purposes therein contained, by
signing the name of the corporation by himself as a Vice President.

In Witness Whereof, I hereunto set my hand and official seal.



Christine M. Ragland
Notary Public, State of Texas

My commission expires:

8-11-90

James F. McMillan



RETURN TO:

WEST HILLS CLOSING SERVICES, LLC
300 Corporate Ctr. Dr., Ste 130
Moon Township, PA 15108

RD BK05922-0948 DT-DEED
2016066362 12/12/2016 10:36:55 AM:1
RCD FEE: \$96.50 POL SUB TAX: \$21,750.00 ST TAX: \$14,500.00
36-RADNOR \$21,750.00 THOMAS J. JUDGE SR. ROD
DELAWARE COUNTY

Special Warranty Fee Simple Deed:
Tax Parcel Number: 36-03-01683-00

THIS INDENTURE made the 21st day of November, 2016.

BETWEEN, GENTLE TOUCH, INC., a Pennsylvania corporation, (hereinafter called the Grantor), party of the first part,

AND

WAYNE PROPERTY ACQUISITION, INC., a Pennsylvania corporation, (hereinafter called the Grantee), party of the second part,

WITNESSETH that the said grantor, for and in consideration of the sum of **ONE MILLION FOUR HUNDRED AND FIFTY THOUSAND AND 00/100 DOLLARS (\$1,450,000.00)** lawful money of the United States of America unto it well and truly paid by the said Grantee, at or before the sealing and delivery thereof, 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 heirs and assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE in Wayne, in the Township of Radnor, County of Delaware, and State of Pennsylvania, bounded and described according to a certain survey thereof made by George B. Mifflin, Esq., Surveyor as follows, to wit:-

BEGINNING in the middle line of Lancaster Avenue at the distance of 132.68 feet Eastwardly from the intersection of the middle line of Aberdeen Avenue; thence along the middle line of Lancaster Avenue South 86 degrees 14 minutes 15 seconds East 187.5 feet; thence by other land now or formerly of Herman Wendell and Walter B. Smith, South 3 degrees 45 minutes 45 seconds West 142.05 feet; thence by land formerly of the said Herman Wendell and Walter B. Smith North 83 degrees 38 minutes West 187.694 feet; thence by land nor or late of George T. Stockham North 3 degrees 45 minutes 45 seconds East 233.57 feet to the first mentioned point and place of beginning.

BEING Folio # 36-03-01683-00.

BEING COMMONLY KNOWN AS 306 East Lancaster Avenue, Wayne, PA 19087.

UNDER AND SUBJECT TO the Use and Operating Restrictions set forth in the Special Warranty Deed, dated August 5, 2003 and recorded on August 12, 2003 in Deed Book Volume 2888, Page 1263 in the Recorder of Deeds Office of Delaware County, Pennsylvania.

BEING the same property that BP PRODUCTS NORTH AMERICA INC., (formerly known as Amoco Oil Company), a Maryland corporation, by deed dated August 5, 2003 and recorded August 12, 2003 in Deed Book Volume 2888, Page 1263, in Recorder of Deeds Office of Delaware County, Commonwealth of Pennsylvania, granted and conveyed to GENTLE TOUCH, INC., a Pennsylvania corporation, Grantor herein.

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances; **TO HAVE AND TO HOLD** the Property as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever, in **FEE SIMPLE**, subject to the provisions and restrictions contained herein.

AND the said grantor, its successors, or assigns do covenant, promise and agree, to and with the said Grantee, its heirs and assigns by these presents, that the Grantor, its successors and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended to be, with the appurtenances, unto the said Grantee, its heirs and assigns, against the said grantor, its successors and assigns against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, it shall and will Subject as aforesaid, **SPECIALLY WARRANT AND FOREVER DEFEND.**

IN WITNESS WHEREOF, the said party of the first part to these presents hereunder set its hand and seal,

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

ATTEST:



Gentle Touch, Inc.

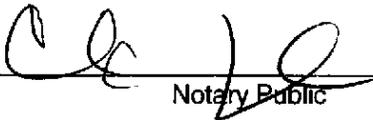
By: 

Katherine Kan, President

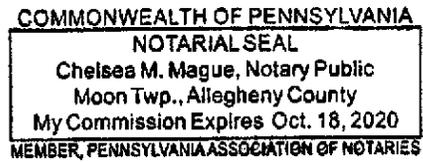
**STATE OF PENNSYLVANIA
COUNTY OF DELAWARE**

On this 21st day of November, 2016, before me, the undersigned officer, personally appeared **Katherine Kan**, who acknowledged herself to be the **President of Gentle Touch, Inc.**, and in that capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by herself as **President**.

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


Notary Public

My Commission Expires
10/18/2020



CERTIFICATE OF RESIDENCE

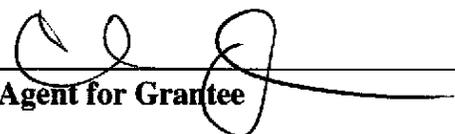
I, do hereby certify that the **TAX BILL ADDRESS** of the within named Grantee is:

Wayne Properties Acquisition, Inc., 1747 Spring House Road, Chester, Pa 19425.

I, do hereby certify that the **OWNER MAILING ADDRESS** of the within named Grantee is:

Wayne Properties Acquisition, Inc., 1747 Spring House Road, Chester, Pa 19425.

Witness my hand this 21st day of November, 2016.


Agent for Grantee

U.S. POSTAGE PAID
SOUTHEASTERN, PA
19399
SEP 15, 18
AMOUNT
\$16.00
R2305K136938-20



Affix Stamps
(if issued
certificates
or for add
copies or
Postnet
Date of,

Check type of mail or service:

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

WAWA

0000

Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Actual Value if Registered	Handling Charge	Insured Value	Fee	Fee	Fee	Fee
1.									
2.									
3.									
4.									
5.									
6.									
7.									
8.									

U.S. POSTAGE PAID
SOUTHEASTERN, PA
19399
SEP 15, 18
AMOUNT
\$16.00
R2305K136938-20



0000

U.S. POSTAGE PAID
SOUTHEASTERN, PA
19399
SEP 15, 18
AMOUNT
\$16.00
R2305K136938-20



0000

SEP 17 2018
RAJNOR TOWNSHIP
ENGINEERING DEPARTMENT

RECEIVED

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

PS Form 3877, February 2002 (Page 1 of 2)

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

SEP 15 2018

Name and Address of Sender	Check type of mail or service: <input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured	Recorded Delivery (International) <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation	Postage	Fee	Affix Stamp Here (If issuer certifies or for add copies of Postmaster Date of /)
1. Article Number		Address (Name, Street, City, State, & ZIP Code)		0000	<p>U.S. POSTAGE PAID SOUTHEASTERN, PA 19399 SEP 15 18 AMOUNT \$16.00 R2305K136938-20</p>
2.					
3.				0000	<p>U.S. POSTAGE PAID SOUTHEASTERN, PA 19399 SEP 15 18 AMOUNT \$16.00 R2305K136938-20</p>
4.					
5.					
6.				0000	<p>U.S. POSTAGE PAID SOUTHEASTERN, PA 19399 SEP 15 18 AMOUNT \$4.80 R2305K136938-20</p>
7.					
8.					

SEP 15 2018

SEP 15 2018

See Privacy Act Statement on Reverse

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Complete by Typewriter, Ink, or Ball Point Pen

LACROCE NICOLE
2 ABERDEEN TERR
WAYNE, PA 19087

THE SAINT DAVIDS TRUST
50 PARK ROW WEST #113
PROVIDENCE, RI 02903

MCCABE ROBERT & DOROTHY
443 ST DAVIDS AV
WAYNE, PA 19087

BARR WILLIAM & MARTHA
15 ABERDEEN TERR
WAYNE, PA 19087

MERRIMAN LORETTA & J FREDERICK
P O BOX 7357
ST DAVIDS, PA 19087

CHOI PETER B & CLARA H W
200 STERLINE PLACE - 3E
BROOKLYN, NY 11238

RICHARDS FRANK GARRIGUES 3RD
427 ST DAVIDS AVE
ST DAVIDS, PA 19087

SPOFFORD VIRGINIA S
435 ST DAVIDS AVE
ST DAVIDS, PA 19087

HAMMOND MADELINE D
441 ST DAVIDS AVE
ST DAVIDS, PA 19087

SCHMIEG DANIEL G & ANDREA L
447 ST DAVIDS AVE
WAYNE, PA 19087

MALCEIN MARK
460 ST DAVIDS AVE
WAYNE, PA 19087

MESSLER MICHAEL & LESLIE
458 ST DAVIDS AVE
ST DAVIDS, PA 19087

LAN KEVIN & ELEANOR
456 ST DAVIDS AVE
WAYNE, PA 19087

ALLEN PAUL N & PAMELA J
454 ST DAVIDS AVE
WAYNE, PA 19087

KURTZ JAMES W
452 ST DAVIDS AVE
WAYNE, PA 19087

BARIKOE FAMILY TRUST
P O BOX 484
BRYN MAWR, PA 19010

MCGINLEY DOUGLAS M & CAROLYN G
444 ST DAVIDS AVE
WAYNE, PA 19087

BREEN CAROLYN
444 ST DAVIDS AVE
WAYNE, PA 19087

GRAY BRIAN & STACEY
442 ST DAVIDS AVE
WAYNE, PA 19087

BISSETT THOMAS M & DEBORAH C
220 ITHAN CREEK RD
VILLANOVA, PA 19085

SADLEIR THOMAS A III
438 ST DAVIDS AVE
WAYNE, PA 19087

THOMPSON JOSEPH E & SUSAN C
436 ST DAVIDS AVE
WAYNE, PA 19087

ADE RYAN D
239 CHAMOUNIX RD
WAYNE, PA 19087

ALBER ERIC M
432 ST DAVIDS AVE
WAYNE, PA 19087

KUHN NANCY A
430 ST DAVIDS AVE
WAYNE, PA 19087

MORRIS DAVID W
295 W SWEDES FORD ROAD #170
WAYNE, PA 19087

FOLEY MARTHA A & STEPHEN L
304 PENNSYLVANIA AVE
WAYNE, PA 19087

NOLL BRIAN
390 GENERAL WASHINGTON RD
WAYNE, PA 19087

BRIGHT KATHLEEN
308 PENNSYLVANIA AVE
WAYNE, PA 19087

428 ST DAVIDS LLC
260 CHAMOUNIX RD
ST DAVIDS, PA 19087

CELLUCCI EDNA HOBSON & JOHN H &
JOHN R
426 ST DAVIDS AVE
WAYNE, PA 19087

MILNAR MICHAEL J & JACKSON
MARGARET E
424 ST DAVIDS AVE
WAYNE, PA 19087

MORRIS DAVID W
295 SWEDES FORD RD #270
WAYNE, PA 19087

WINNEMORE LEWIS R & NORA A
309 PENNSYLVANIA AVE
WAYNE, PA 19087

HALEY STEPHEN J & M LOUISE
422 ST DAVIDS AVE
WAYNE, PA 19087

ANDEN MARIO L & PAR T
305 PENNSYLVANIA AVE
WAYNE, PA 19087

LYNCH SHAWN & LORI
420 ST DAVIDS AVE
ST DAVIDS, PA 19087

THOMAS JENNIFER
80 CRESTLINE RD
STRAFFORD, PA 19087

PATNIK MOLLY MARIE
301 PENNSYLVANIA AVE
WAYNE, PA 19087

GADOWIK BARBIS & MARQUARDT
MARGARET
418 ST DAVIDS AVE
WAYNE, PA 19087

LENNON PAUL & MARGARET M
416 ST DAVIDS AVE
WAYNE, PA 19087

ZHOU WEI & KE MIN
414 ST DAVIDS AVE
WAYNE, PA 19087

SOUTH ANDREW P & CLARE L
412 ST DAVIDS AVE
WAYNE, PA 19087

MIRAGLIA JULIAN V & BETSY J
529 FAYETTE ST
CONSHOHOCKEN, PA 19428

MIRAGLIA JULIAN V
529 FAYETTE ST
CONSHOHOCKEN, PA 19428

MIRAGLIA JULIAN V & BETSY J
408 ST DAVIDS AVE
WAYNE, PA 19087

MCNELIS STEPHEN & MARK
406 ST DAVIDS AVENUE
WAYNE, PA 19087

DOEMLING GREGORY A & AVERY
ASHLEE A
404 ST DAVIDS AVE
WAYNE, PA 19087

DISTEFANO ANTHONY ROCCO &
MELINDA A
402 ST DAVIDS AVE
WAYNE, PA 19087

JAKIELASZEK JOHN J JR & DEBORAH E
1 ABERDEEN TERRACE
WAYNE, PA 19087

MAGUIRE DANIEL J & RYAN P
5 LONGWOOD DR
WAYNE, PA 19087

HIRSCHLE SUSAN
213 N ABERDEEN AVE
WAYNE, PA 19087

YOUNG JOCELYN
295 SWEDES FORD RD #159
WAYNE, PA 19087

MCCLAIN GARY E & CHRISTINE E
P O BOX 236
CLAYTON, NJ 08312

KELLY JAMES J JR
401 EVERGREEN RD
KING OF PRUSSIA, PA 19406

201 ABERDEEN LP
P.O. BOX 428
VILLANOVA, PA 19085

210 N ABERDEEN ASSOCIATES LLC
124 E STATE ST
MEDIA, PA 19063

SHERYL SUE LLC
4 PRINCETON RD
WAYNE, PA 19087

REIMEL THEODORE L III
525 BROOKSIDE AVE
WAYNE, PA 19087

SMITH DAVID & SUZANNE E
212 N ABERDEEN AVE
WAYNE, PA 19087

DEMITIS DOMINIC JR
206 POPLAR AVE
WAYNE, PA 19087

TROSINI FULVIO & MILENA TRUSTEES
13 DEEPDALE RD
WAYNE, PA 19087

ROSEDON HOLDING CO LP
161 PENNSYLVANIA AVE
WAYNE, PA 19087

LAMENT ELIZABETH A
200 PENNSYLVANIA AVE
WAYNE, PA 19087

CALVARESE VINCENT L JR & JOANNE
121 CALVARESE LN
WAYNE, PA 19087

SMITH TRACEY
315 S VALLEY FORGE ROAD - B2
DEVON, PA 19333

TUDO ANDREW A & JOAN K
39 LOUELLA CT
WAYNE, PA 19087

BYRNE SUSAN
37 LOUELLA CT
WAYNE, PA 19087

PEREZ EMILIO & MARIA C
35 LOUELLA CT
WAYNE, PA 19087

EDGAR AMANDA J
33 LOUELLA CT
WAYNE, PA 19087

MUNGER CYNTHIA
31 LOUELLA CT
WAYNE, PA 19087

WAYNE HOTEL ASSOC LP
595 E LANCASTER AVE #303
ST DAVIDS, PA 19087

NOLAN PATRICK
27 LOUELLA CT
WAYNE, PA 19087

HARRIS KATHY/LEFKOWITZ M
420 MORRIS RD APT 102
WAYNE, PA 19087

REILLY JOHN H III & GILLIAN A
P O BOX 529
GLENSIDE, PA 19038

ONEIL MICHAEL & JEANNIE
217 E LANCASTER AVE
WAYNE, PA 19087

FLEMING CLIFFORD L & NANCY L
17 LOUELLA CT
WAYNE, PA 19087

EADEH FAMILY LTD PARTNERSHIP
511 OLD LANCASTER AVE #8
BERWYN, PA 19312

COWAN CORA K & CHARLES M II &
MICHAEL J & STEPHEN & MARGARET
195 E LANCASTER AVE
WAYNE, PA 19087

TURECK PAMELA & BRETT
2-4 LOUELLA CT
WAYNE, PA 19087

NEIGHBORHOOD LEAGUE SHOPS INC
8 LOUELLA CT
WAYNE, PA 19087

A & H PROPERTIES LLC
203 E LANCASTER AVE
WAYNE, PA 19087

DIMAIO SAVERIO A
1209 N ASHBROOKE DR
WEST CHESTER, PA 19380

EADEH FAMILY LIMITED PARTNERSHIP
511 OLD LANCASTER AVE #8
BERWYN, PA 19312

TEHRANI ROBEN & YOUNG &
BENJAMIN CO PARTNERS
1820 N 69TH ST
PHILADELPHIA, PA 19151

ONEILL MICHAEL & JEANNIE
217 E LANCASTER AVE
WAYNE, PA 19087

219 LANCASTER HOLDINGS LLC
118 E 25TH STREET - 11TH FLR
NEW YORK, NY 10010

ENRICO WAYNE LP
795 E LANCASTER AVE
VILLANOVA, PA 19085

VASILADIS THEODORE & ANATOLI
30 N NEW ARDMORE AVE
BROOMALL, PA 19008

ENRICO WAYNE LP
795 E LANCASTER AVE #200
VILLANOVA, PA 19085

RADNOR TOWNSHIP
301 IVEN AVE
WAYNE, PA 19087

RADNOR TWP
301 IVEN AVE
WAYNE, PA 19087

MASTROPIERI PAUL
137 ST ANDREWS DR
EGG HARBOR TWP, NJ 08215

MASTROPIERI PAUL
137 ST ANDREWS DR
EGG HARBOR TWP, NJ 08234

RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PA 19087

WAYNE HOTEL ASSOC
595 E LANCASTER AVE #303
ST DAVIDS, PA 19087

MCKEE RAIHALL PRPERTIES LLC
436 INVERARAY RD
VILLANOVA, PA 19085

MCKEE RAIHALL PROPERTIES LLC
436 INVERARAY RD
VILLANOVA, PA 19085

KATSANIS ELENI E & ELEFThERIOS P
3811 ATLANTIC AVENUE
WILDWOOD, NJ 08260

KIM YOUNG S & KWANG J
208 MIDLAND AVE
WAYNE, PA 19087

7 ELEVEN INC
8111 WESTCHESTER
DALLAS, TX 75225

MY SUNSHINE LLC
1901 LAFAYETTE RD
GLADWYNE, PA 19035

THE PET VILLAGE OF WAYNE LP
469 MARLBIDGE RD
BRYN MAWR, PA 19010

PHILA NATIONAL BANK C/O
CORESTATES FINANCIAL CORP
FC 1 1 18 7 PO BOX 7618
PHILADELPHIA, PA 19101

LANCASTER WAYNE ASSOCIATES LP
763 W LANCASTER AVE #250
BRYN MAWR, PA 19010

LANCASTER WAYNE ASSOCIATES LP
763 W LANCASTER AVE #500
BRYN MAWR, PA 19010

LEN WAYNE PROPERTIES
ONE S BROAD ST
PHILADELPHIA, PA 19107

LEN WAYNE PROPERTIES
ONE S BROAD ST #1700
PHILADELPHIA, PA 19107

LENWAYNE PROPERTIES LP
300 BARR HARBOR DR #460
CONSHOHOCKEN, PA 19428

BATEMAN GALLAGHER AMERICAN
LEGION POST 668
401 E LANCASTER AVE
WAYNE, PA 19087

EMERSON SCOTT
407 E LANCASTER AVENUE
WAYNE, PA 19087

EMERSON SCOTT R
407 E LANCASTER AVE
WAYNE, PA 19087

EMERSON SCOTT
409 E LANCASTER AVE
WAYNE, PA 19087

TUMOLA JOHN J & CHERYL GRAFF
411 MIDLAND AVENUE
WAYNE, PA 19087

CAPERS JOHN G III & ANN B
407 MIDLAND AVE
WAYNE, PA 19087

404 ASSOCS A PA LTD PARTNERSHIP
1265 DRUMMERS LN STE 208
WAYNE, PA 19087

NICHOLS HENRY O
403 MIDLAND AVE
ST DAVIDS, PA 19087

THE BRYN MAWR TRUST CO
801 LANCASTER AVE
BRYN MAWR, PA 19010

HEE MICHAEL E & PERRIN LYNNSEY A
401 MIDLAND AVENUE
WAYNE, PA 19087

BERNABEO GLENN & ELIZABETH
327 MIDLAND AVE
WAYNE, PA 19087

BRYN MAWR TRUST CO C/O JOSEPH
REBEL - CONTROLLER
801 LANCASTER AVENUE
BRYN MAWR, PA 19010

HIGGINS DAVID P & JENNIFER H
323 MIDLAND AVE
WAYNE, PA 19087

THE BRYN MAWR TRUST CO
801 E LANCASTER AVE
BRYN MAWR, PA 19010

DOONER THOMAS A & JANE E
321 MIDLAND AVE
WAYNE, PA 19087

FOGEL LIMITED PARTNERSHIP
137 DORAL DR
BLUE BELL, PA 19422

BAUER ANDREW P & PATRICIA A
317 MIDLAND AVE
WAYNE, PA 19087

FOGEL EVELYN TRUST c/o JOYCE
GAMBURG TRUSTEE
137 DORAL DR
BLUE BELL, PA 19422

STERGE MARYLOUISE A
311 MIDLAND AVE
WAYNE, PA 19087

FINLEY DANIEL
309 MIDLAND AVE
WAYNE, PA 19087

GENTLE TOUCH INC
512 W KING RD
MALVERN, PA 19355

MCMANUS MICHAEL J
301 MIDLAND AVE
ST DAVIDS, PA 19087

KARAKELIAN GARABET & CONSTANCE
1747 SPRING HOUSE RD
CHESTER SPRINGS, PA 19425

ST KATHARINE OF SIENA
104 S ABERDEEN AVE
WAYNE, PA 19087

ST KATHARINE OF SIENA
104 S ABERDEEN AVE
WAYNE, PA 19087

MASCIANGELO ALBERT A JR
3 LIMEKILN DR
MALVERN, PA 19355

HARBOB LLC
2610 FRANKLIN AVE
BROOMALL, PA 19008

COSTELLO MARTIN P & DOROTHY E
12 LOCUST DR
MALVERN, PA 19355

GREGOR RICHARD M
4930 GLEN HOLLOW STREET
SUGAR LAND, TX 77479

JONES-CORREA MICHAEL A & DAVIDIS
MARIA M
219 MIDLAND AVE
WAYNE, PA 19087

JONES-CORREA MICHAEL A & DAVIDIS
MARIA M
219 MIDLAND AVE
WAYNE, PA 19087

STEARNS MARK E & MONA
503 CHAUMONT DR
VILLANOVA, PA 19085

SCHNAUFFER, JOHN P
128 BROOKE FARM RD
ST DAVIDS, PA 19087

JOME LLC
226 E LANCASTER AVE
WAYNE, PA 19087

KENT BRENDAN D & DYMOND AMY J
215 MIDLAND AVE
WAYNE, PA 19087

BOOKBINDER SAMUEL C IV & EILEEN W
213 MIDLAND AVE
WAYNE, PA 19087

RYAN TERRENCE R & VICTORIA R
211 MIDLAND AVE
WAYNE, PA 19087

WAYNE CENTER LP
216 E LANCASTER AVE
WAYNE, PA 19087

DESAI RONAK G & SANDHYA K
209 MIDLAND AVE
WAYNE, PA 19087

TWO FORTY ASSOC c/o TD BANK
380 WILLINGTON ST, TOWER B, 12th
FLR
LONDON, ON N6A454 - CANADA,

GAGLIARDI CHRISTOPHER P
207 MIDLAND AVE
WAYNE, PA 19087

CONNOR NATHANIEL W & ELIZABETH
205 MIDLAND AVE
WAYNE, PA 19087

GARCIA ALBERT
203 MIDLAND AVE
WAYNE, PA 19087

ST MARYS RECTORY
103 LOUELLA AVE
WAYNE, PA 19087

MURDOCK JAMES D & CATHERINE
201 WINDERMERE AVE
WAYNE, PA 19087

STERN SUSAN E
202 MIDLAND AVE
WAYNE, PA 19087

EHART DANIEL
204 MIDLAND AVE
WAYNE, PA 19087

FOOTE CATHERINE M
206 MIDLAND AVE
WAYNE, PA 19087

LIBERT JOHN & ROSEMARY
211 WINDERMERE AVE
WAYNE, PA 19087

ROE REBECCA & ALEXANDER
213 WINDERMERE AVE
WAYNE, PA 19087

KIM YOUNG S & KWANG J
208 MIDLAND AVENUE
WAYNE, PA 19087

SAVINI DANIEL J
210 MIDLAND AVE
WAYNE, PA 19087

DECK HOWARD & ANNARITA
215 WINDERMERE AVE
WAYNE, PA 19087

WOOD WILLIAM H & REBECCA W
212 MIDLAND AVE
WAYNE, PA 19087

HAYES PAUL H & AGNES M
214 MIDLAND AVE
WAYNE, PA 19087

GRAHAM STEPHEN P & NANCY E
217 WINDERMERE AVE
WAYNE, PA 19087

ALDERFER R BRENT & DEIRDRE F
227 WINDERMERE AVE
WAYNE, PA 19087

KORZEKWA KEN R & PERRONE ANDREA
M
216 MIDLAND AVE
WAYNE, PA 19087

YEARLEY DOUGLAS C JR & YEARLEY
SUSAN S
301 ST DAVIDS RD
ST DAVIDS, PA 19087

ENDERLE DAMIEN R & LISA M
300 MIDLAND AVE
WAYNE, PA 19087

OTT LOUIS V III & DANA N
308 MIDLAND AVE
WAYNE, PA 19087

GREGITIS JOHN & ROSE MARY
305 ST DAVDS RD
WAYNE, PA 19087

PYLE DOUGLAS H & REBECCA G
310 MIDLAND AVENUE
WAYNE, PA 19087

AYRES WARREN W & SUSAN W
314 MIDLAND AVE
WAYNE, PA 19087

IACONE JOSEPH IACONE VIRGINIA R
313 ST DAVIDS RD
WAYNE, PA 19087

WULFSOHN WILLIAM A & STEPHANIE A
TRUSTEES
319 ST DAVIDS RD
ST DAVIDS, PA 19087

PAGE L RODMAN III
318 MIDLAND AVENUE
WAYNE, PA 19087

NOONE MICHAEL & BRENDA A
320 MIDLAND AVE
WAYNE, PA 19087

WHITMORE WILLIAM C JR & JEANNE L
1 S WINDS LA
MALVERN, PA 19355

LEHANE WILLIAM & CYNTHIA M
324 MIDLAND AVENUE
ST DAVIDS, PA 19087

STROBECK MARK & COURTNEY ANNE
403 MEADOWBROOK AVE
WAYNE, PA 19087

GEYELIN SUSAN H
323 ST DAVIDS RD
WAYNE, PA 19087

MORTENSEN BRADLEY J
325 PEMBROKE AVE
WAYNE, PA 19087

ELORTEGUI NAPOLEON T & GEORGINA
C
254 PEMBROKE AVE
WAYNE, PA 19087

FRAZIER KIRSTEN S
250 PEMBROKE AVE
WAYNE, PA 19087

BEERS MICHAEL F & SAMANTHA P
402 MIDLAND AVE
WAYNE, PA 19087

CONGLETON JONATHAN P & CONNIE C
408 MIDLAND AVE
WAYNE, PA 19087

BROWN ADAM & KRISTIN
407 ST DAVIDS RD
WAYNE, PA 19087

FARBER JOHN & SUSAN R
239 PENNBROOK ROAD
ST DAVIDS, PA 19087

MOORE GORDON P & BERGER SHELLEY
L
249 PEMBROKE AVE
WAYNE, PA 19087

MOORE JEFFREY D & MICKELONIS
KATHLEEN A
330 ST DAVIDS RD
RADNOR, PA 19087

328 ST DAVIDS LLC
211 ORCHARD WAY
WAYNE, PA 19087

SUBAK MICHAEL & BRIDGET
326 ST DAVIDS RD
WAYNE, PA 19087

HURLEY JOHN G & ELLEN C
316 ST DAVIDS RD
ST DAVIDS, PA 19087

GRECO MARK B & FARLEY FAITH A
201 S ABERDEEN AVE
WAYNE, PA 19087

GALLAGHER THOMAS J III & COE MARY
B
203 S ABERDEEN AVE
ST DAVIDS, PA 19087

SPRAY CRAIG B & CONI J
205 S ABERDEEN AVE
WAYNE, PA 19087

MUTSCHLER JEFFREY D & SUSAN F
246 UPLAND WAY
WAYNE, PA 19087

MALENFANT MATTHEW & TERESA C
236 UPLAND WAY
WAYNE, PA 19087

BLAZEY DOUGLAS R & ZEKAN JULIANNA
J
215 UPLAND WAY
WAYNE, PA 19087

LACASALE GREGORY T & ANNE JARRELL
225 UPLAND WAY
WAYNE, PA 19087

TWITMYER ROBERT T
229 UPLAND WAY
WAYNE, PA 19087

STUUT STEPHEN U & SUZANNE B
200 S ABERDEEN AVE
WAYNE, PA 19087

FISCHER JOHN W & NANCY M
234 WINDERMERE AVE
WAYNE, PA 19087

NEESON PETER J & MARLA D
230 WINDERMERE AVE
WAYNE, PA 19087

SCHRAUDENBACH THOMAS &
BARBARA
226 WINDERMERE AVENUE
WAYNE, PA 19087

KIEFER HOWARD H & IRENE BROWN
222 WINDERMERE AVE
WAYNE, PA 19087

STAHL PETER F
218 WINDERMERE AVE
WAYNE, PA 19087

DILELLA DANIEL M & JENNIFER S
214 WINDERMERE AVE
WAYNE, PA 19087

MCSHEA KEVIN M
210 WINDERMERE AVE
WAYNE, PA 19087

SREBRO ALAN E
206 WINDERMERE RD
WAYNE, PA 19087

40 LOUELLA CT HOLDING CO LP
110 GALLAGHER RD
WAYNE, PA 19087

CRORLEY JOHN G & PAULA R
40 LOUELLA CT - 1A
WAYNE, PA 19087

WAWA

WAVE

Name and Address of Sender

U.S. POSTAGE PAID
SOUTHEASTERN, PA
19399
OCT 19 18
AMOUNT
\$6.40
R2303S100238-20

U.S. POSTAGE PAID
SOUTHEASTERN, PA
19399
OCT 19 18
AMOUNT
\$19.60
R2303S100238-20



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0000

Article Num

Value

RD ; RR

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 00

U.S. POSTAGE PAID
SOUTHEASTERN, PA
19399
OCT 19 18
AMOUNT
\$19.60
R2303S100238-20



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U.S. POSTAGE PAID
SOUTHEASTERN, PA
19399
OCT 19 18
AMOUNT
\$19.60
R2303S100238-20



0000

U.S. POSTAGE PAID
SOUTHEASTERN, PA
19399
OCT 19 18
AMOUNT
\$19.60
R2303S100238-20



0000

Total Number of Pieces Listed by Sender **212**

Total Number of Pieces Received at Post Office **212**

Postmaster, Per (Name of receiving employee) **LM**

PS Form 3877, February 2002. (Page 1 of 2)

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

Name and Address of Sender

Check type of mail or service:

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here
(If issued as a certificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.												
2.												
3.												
4.												
5.												
6.												
7.												
8.												

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

Complete by Typewriter, Ink, or Ball Point Pen

Name and Address of Sender

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- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here
(if issued as a
certificate of mailing,
or for additional
copies of this bill)
Postmark and
Date of Receipt

Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.												
2.												
3.												
4.												
5.												
6.												
7.												
8.												

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

Name and Address of Sender

Check type of mail or service:

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here
(if issued as a certificate of mailing, or for additional copies of this bill)
Postmark and Date of Receipt

Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee	Postmark and Date of Receipt	
												Fee	Fee
1.													
2.													
3.													
4.													
5.													
6.													
7.													
8.													
Total Number of Pieces Listed by Sender		Postmaster, Per (Name of receiving employee)											
Total Number of Pieces Received at Post Office		See Privacy Act Statement on Reverse											

Complete by Typewriter, Ink, or Ball Point Pen

Wayne Property Acquisitions, Inc.

October 15, 2018

**RE: Land Development Application #2018-D-04
Preliminary Plan - Proposed Redevelopment of 302-306 Lancaster Avenue**

Dear Neighbor,

By way of this letter, I wanted to notify you that we are currently in the Land Development process with Radnor Township to redevelop the properties located at 302 and 306 Lancaster Avenue. We have applied to Radnor Township to demolish the existing Sunoco Gas and Service Station and the BP Gas Station and Car Wash and combine the properties to construct a 4,736 square feet Retail Store and Gas Station. This project will significantly enhance the Southeast corner of Lancaster and Aberdeen Avenues from both an engineering and aesthetic standpoint, and the plans are currently available for public viewing in the Engineering Department at Radnor Township.

The Planning Commission will review these plans at a scheduled meeting on Monday November 5, 2018. The meeting will begin at 7:00 PM and be held in the Radnor Township Municipal Building located at 301 Iven Avenue, Wayne, PA 19087.

Sincerely,



Gary Karakelian
Wayne Property Acquisitions, Inc.

LACROCE NICOLE
2 ABERDEEN TERR
WAYNE, PA 19087

BARR WILLIAM & MARTHA
15 ABERDEEN TERR
WAYNE, PA 19087

RICHARDS FRANK GARRIGUES 3RD
427 ST DAVIDS AVE
ST DAVIDS, PA 19087

SCHMIEG DANIEL G & ANDREA L
447 ST DAVIDS AVE
WAYNE, PA 19087

LAN KEVIN & ELEANOR
456 ST DAVIDS AVE
WAYNE, PA 19087

BARIKOE FAMILY TRUST
P O BOX 484
BRYN MAWR, PA 19010

GRAY BRIAN & STACEY
442 ST DAVIDS AVE
WAYNE, PA 19087

THOMPSON JOSEPH E & SUSAN C
436 ST DAVIDS AVE
WAYNE, PA 19087

KUHN NANCY A
430 ST DAVIDS AVE
WAYNE, PA 19087

NOLL BRIAN
390 GENERAL WASHINGTON RD
WAYNE, PA 19087

THE SAINT DAVIDS TRUST
50 PARK ROW WEST #113
PROVIDENCE, RI 02903

MERRIMAN LORETTA & J FREDERICK
P O BOX 7357
ST DAVIDS, PA 19087

SPOFFORD VIRGINIA S
435 ST DAVIDS AVE
ST DAVIDS, PA 19087

MALCEIN MARK
460 ST DAVIDS AVE
WAYNE, PA 19087

ALLEN PAUL N & PAMELA J
454 ST DAVIDS AVE
WAYNE, PA 19087

MCGINLEY DOUGLAS M & CAROLYN G
444 ST DAVIDS AVE
WAYNE, PA 19087

BISSETT THOMAS M & DEBORAH C
220 ITHAN CREEK RD
VILLANOVA, PA 19085

ADE RYAN D
239 CHAMOUNIX RD
WAYNE, PA 19087

MORRIS DAVID W
295 W SWEDES FORD ROAD #170
WAYNE, PA 19087

BRIGHT KATHLEEN
308 PENNSYLVANIA AVE
WAYNE, PA 19087

MCCABE ROBERT & DOROTHY
443 ST DAVIDS AV
WAYNE, PA 19087

CHOI PETER B & CLARA H W
200 STERLINE PLACE - 3E
BROOKLYN, NY 11238

HAMMOND MADELINE D
441 ST DAVIDS AVE
ST DAVIDS, PA 19087

MESSLER MICHAEL & LESLIE
458 ST DAVIDS AVE
ST DAVIDS, PA 19087

KURTZ JAMES W
452 ST DAVIDS AVE
WAYNE, PA 19087

BREEN CAROLYN
444 ST DAVIDS AVE
WAYNE, PA 19087

SADLEIR THOMAS A III
438 ST DAVIDS AVE
WAYNE, PA 19087

ALBER ERIC M
432 ST DAVIDS AVE
WAYNE, PA 19087

FOLEY MARTHA A & STEPHEN L
304 PENNSYLVANIA AVE
WAYNE, PA 19087

428 ST DAVIDS LLC
260 CHAMOUNIX RD
ST DAVIDS, PA 19087

CELLUCCI EDNA HOBSON & JOHN H &
JOHN R
426 ST DAVIDS AVE
WAYNE, PA 19087

WINNEMORE LEWIS R & NORA A
309 PENNSYLVANIA AVE
WAYNE, PA 19087

LYNCH SHAWN & LORI
420 ST DAVIDS AVE
ST DAVIDS, PA 19087

GADOWIK BARBIS & MARQUARDT
MARGARET
418 ST DAVIDS AVE
WAYNE, PA 19087

SOUTH ANDREW P & CLARE L
412 ST DAVIDS AVE
WAYNE, PA 19087

MIRAGLIA JULIAN V & BETSY J
408 ST DAVIDS AVE
WAYNE, PA 19087

DISTEFANO ANTHONY ROCCO &
MELINDA A
402 ST DAVIDS AVE
WAYNE, PA 19087

HIRSCHLE SUSAN
213 N ABERDEEN AVE
WAYNE, PA 19087

KELLY JAMES J JR
401 EVERGREEN RD
KING OF PRUSSIA, PA 19406

SHERYL SUE LLC
4 PRINCETON RD
WAYNE, PA 19087

MILNAR MICHAEL J & JACKSON
MARGARET E
424 ST DAVIDS AVE
WAYNE, PA 19087

HALEY STEPHEN J & M LOUISE
422 ST DAVIDS AVE
WAYNE, PA 19087

THOMAS JENNIFER
80 CRESTLINE RD
STRAFFORD, PA 19087

LENNON PAUL & MARGARET M
416 ST DAVIDS AVE
WAYNE, PA 19087

MIRAGLIA JULIAN V & BETSY J
529 FAYETTE ST
CONSHOHOCKEN, PA 19428

MCNELIS STEPHEN & MARK
406 ST DAVIDS AVENUE
WAYNE, PA 19087

JAKIELASZEK JOHN J JR & DEBORAH E
1 ABERDEEN TERRACE
WAYNE, PA 19087

YOUNG JOCELYN
295 SWEDES FORD RD #159
WAYNE, PA 19087

201 ABERDEEN LP
P.O. BOX 428
VILLANOVA, PA 19085

REIMEL THEODORE L III
525 BROOKSIDE AVE
WAYNE, PA 19087

MORRIS DAVID W
295 SWEDES FORD RD #270
WAYNE, PA 19087

ANDEN MARIO L & PART
305 PENNSYLVANIA AVE
WAYNE, PA 19087

PATNIK MOLLY MARIE
301 PENNSYLVANIA AVE
WAYNE, PA 19087

ZHOU WEI & KE MIN
414 ST DAVIDS AVE
WAYNE, PA 19087

MIRAGLIA JULIAN V
529 FAYETTE ST
CONSHOHOCKEN, PA 19428

DOEMLING GREGORY A & AVERY
ASHLEE A
404 ST DAVIDS AVE
WAYNE, PA 19087

MAGUIRE DANIEL J & RYAN P
5 LONGWOOD DR
WAYNE, PA 19087

MCCLAIN GARY E & CHRISTINE E
P O BOX 236
CLAYTON, NJ 08312

210 N ABERDEEN ASSOCIATES LLC
124 E STATE ST
MEDIA, PA 19063

SMITH DAVID & SUZANNE E
212 N ABERDEEN AVE
WAYNE, PA 19087

DEMITIS DOMINIC JR 206 POPLAR AVE WAYNE, PA 19087	TROSINI FULVIO & MILENA TRUSTEES 13 DEEPPDALE RD WAYNE, PA 19087	ROSEDON HOLDING CO LP 161 PENNSYLVANIA AVE WAYNE, PA 19087
LAMENT ELIZABETH A 200 PENNSYLVANIA AVE WAYNE, PA 19087	CALVARESE VINCENT L JR & JOANNE 121 CALVARESE LN WAYNE, PA 19087	SMITH TRACEY 315 S VALLEY FORGE ROAD - B2 DEVON, PA 19333
TUDO ANDREW A & JOAN K 39 LOUELLA CT WAYNE, PA 19087	BYRNE SUSAN 37 LOUELLA CT WAYNE, PA 19087	PEREZ EMILIO & MARIA C 35 LOUELLA CT WAYNE, PA 19087
EDGAR AMANDA J 33 LOUELLA CT WAYNE, PA 19087	MUNGER CYNTHIA 31 LOUELLA CT WAYNE, PA 19087	WAYNE HOTEL ASSOC LP 595 E LANCASTER AVE #303 ST DAVIDS, PA 19087
NOLAN PATRICK 27 LOUELLA CT WAYNE, PA 19087	HARRIS KATHY/LEFKOWITZ M 420 MORRIS RD APT 102 WAYNE, PA 19087	REILLY JOHN H III & GILLIAN A P O BOX 529 GLENSIDE, PA 19038
ONEIL MICHAEL & JEANNIE 217 E LANCASTER AVE WAYNE, PA 19087	FLEMING CLIFFORD L & NANCY L 17 LOUELLA CT WAYNE, PA 19087	EADEH FAMILY LTD PARTNERSHIP 511 OLD LANCASTER AVE #8 BERWYN, PA 19312
COWAN CORA K & CHARLES M II & MICHAEL J & STEPHEN & MARGARET 195 E LANCASTER AVE WAYNE, PA 19087	TURECK PAMELA & BRETT 2-4 LOUELLA CT WAYNE, PA 19087	NEIGHBORHOOD LEAGUE SHOPS INC 8 LOUELLA CT WAYNE, PA 19087
A & H PROPERTIES LLC 203 E LANCASTER AVE WAYNE, PA 19087	DIMAIO SAVERIO A 1209 N ASHBROOKE DR WEST CHESTER, PA 19380	EADEH FAMILY LIMITED PARTNERSHIP 511 OLD LANCASTER AVE #8 BERWYN, PA 19312
TEHRANI ROBEN & YOUNDA & BENJAMIN CO PARTNERS 1820 N 69TH ST PHILADELPHIA, PA 19151	ONEILL MICHAEL & JEANNIE 217 E LANCASTER AVE WAYNE, PA 19087	219 LANCASTER HOLDINGS LLC 118 E 25TH STREET - 11TH FLR NEW YORK, NY 10010
ENRICO WAYNE LP 795 E LANCASTER AVE VILLANOVA, PA 19085	VASILADIS THEODORE & ANATOLI 30 N NEW ARDMORE AVE BROOMALL, PA 19008	ENRICO WAYNE LP 795 E LANCASTER AVE #200 VILLANOVA, PA 19085

RADNOR TOWNSHIP 301 IVEN AVE WAYNE, PA 19087	RADNOR TWP 301 IVEN AVE WAYNE, PA 19087	MASTROPIERI PAUL 137 ST ANDREWS DR EGG HARBOR TWP, NJ 08215
MASTROPIERI PAUL 137 ST ANDREWS DR EGG HARBOR TWP, NJ 08234	RADNOR TOWNSHIP 301 IVEN AVENUE WAYNE, PA 19087	WAYNE HOTEL ASSOC 595 E LANCASTER AVE #303 ST DAVIDS, PA 19087
MCKEE RAIHALL PRPERTIES LLC 436 INVERARAY RD VILLANOVA, PA 19085	MCKEE RAIHALL PROPERTIES LLC 436 INVERARAY RD VILLANOVA, PA 19085	KATSANIS ELENI E & ELEFThERIOS P 3811 ATLANTIC AVENUE WILDWOOD, NJ 08260
KIM YOUNG S & KWANG J 208 MIDLAND AVE WAYNE, PA 19087	7 ELEVEN INC 8111 WESTCHESTER DALLAS, TX 75225	MY SUNSHINE LLC 1901 LAFAYETTE RD GLADWYNE, PA 19035
THE PET VILLAGE OF WAYNE LP 469 MARLBIDGE RD BRYN MAWR, PA 19010	PHILA NATIONAL BANK C/O CORESTATES FINANCIAL CORP FC 1 1 18 7 PO BOX 7618 PHILADELPHIA, PA 19101	LANCASTER WAYNE ASSOCIATES LP 763 W LANCASTER AVE #250 BRYN MAWR, PA 19010
LANCASTER WAYNE ASSOCIATES LP 763 W LANCASTER AVE #500 BRYN MAWR, PA 19010	LEN WAYNE PROPERTIES ONE S BROAD ST PHILADELPHIA, PA 19107	LEN WAYNE PROPERTIES ONE S BROAD ST #1700 PHILADELPHIA, PA 19107
LENWAYNE PROPERTIES LP 300 BARR HARBOR DR #460 CONSHOHOCKEN, PA 19428	BATEMAN GALLAGHER AMERICAN LEGION POST 668 401 E LANCASTER AVE WAYNE, PA 19087	EMERSON SCOTT 407 E LANCASTER AVENUE WAYNE, PA 19087
EMERSON SCOTT R 407 E LANCASTER AVE WAYNE, PA 19087	EMERSON SCOTT 409 E LANCASTER AVE WAYNE, PA 19087	TUMOLA JOHN J & CHERYL GRAFF 411 MIDLAND AVENUE WAYNE, PA 19087
CAPERS JOHN G III & ANN B 407 MIDLAND AVE WAYNE, PA 19087	404 ASSOCS A PA LTD PARTNERSHIP 1265 DRUMMERS LN STE 208 WAYNE, PA 19087	NICHOLS HENRY O 403 MIDLAND AVE ST DAVIDS, PA 19087
THE BRYN MAWR TRUST CO 801 LANCASTER AVE BRYN MAWR, PA 19010	HEE MICHAEL E & PERRIN LYNNSEY A 401 MIDLAND AVENUE WAYNE, PA 19087	BERNABEO GLENN & ELIZABETH 327 MIDLAND AVE WAYNE, PA 19087

BRYN MAWR TRUST CO C/O JOSEPH
REBEL - CONTROLLER
801 LANCASTER AVENUE
BRYN MAWR, PA 19010

HIGGINS DAVID P & JENNIFER H
323 MIDLAND AVE
WAYNE, PA 19087

THE BRYN MAWR TRUST CO
801 E LANCASTER AVE
BRYN MAWR, PA 19010

DOONER THOMAS A & JANE E
321 MIDLAND AVE
WAYNE, PA 19087

FOGEL LIMITED PARTNERSHIP
137 DORAL DR
BLUE BELL, PA 19422

BAUER ANDREW P & PATRICIA A
317 MIDLAND AVE
WAYNE, PA 19087

FOGEL EVELYN TRUST c/o JOYCE
GAMBURG TRUSTEE
137 DORAL DR
BLUE BELL, PA 19422

STERGE MARYLOUISE A
311 MIDLAND AVE
WAYNE, PA 19087

FINLEY DANIEL
309 MIDLAND AVE
WAYNE, PA 19087

GENTLE TOUCH INC
512 W KING RD
MALVERN, PA 19355

MCMANUS MICHAEL J
301 MIDLAND AVE
ST DAVIDS, PA 19087

KARAKELIAN GARABET & CONSTANCE
1747 SPRING HOUSE RD
CHESTER SPRINGS, PA 19425

ST KATHARINE OF SIENA
104 S ABERDEEN AVE
WAYNE, PA 19087

ST KATHARINE OF SIENA
104 S ABERDEEN AVE
WAYNE, PA 19087

MASCIANGELO ALBERT A JR
3 LIMEKILN DR
MALVERN, PA 19355

HARBOB LLC
2610 FRANKLIN AVE
BROOMALL, PA 19008

COSTELLO MARTIN P & DOROTHY E
12 LOCUST DR
MALVERN, PA 19355

GREGOR RICHARD M
4930 GLEN HOLLOW STREET
SUGAR LAND, TX 77479

JONES-CORREA MICHAEL A & DAVIDIS
MARIA M
219 MIDLAND AVE
WAYNE, PA 19087

JONES-CORREA MICHAEL A & DAVIDIS
MARIA M
219 MIDLAND AVE
WAYNE, PA 19087

STEARNS MARK E & MONA
503 CHAUMONT DR
VILLANOVA, PA 19085

SCHNAUFFER, JOHN P
128 BROOKE FARM RD
ST DAVIDS, PA 19087

JOME LLC
226 E LANCASTER AVE
WAYNE, PA 19087

KENT BRENDAN D & DYMOND AMY J
215 MIDLAND AVE
WAYNE, PA 19087

BOOKBINDER SAMUEL C IV & EILEEN W
213 MIDLAND AVE
WAYNE, PA 19087

RYAN TERENCE R & VICTORIA R
211 MIDLAND AVE
WAYNE, PA 19087

WAYNE CENTER LP
216 E LANCASTER AVE
WAYNE, PA 19087

DESAI RONAK G & SANDHYA K
209 MIDLAND AVE
WAYNE, PA 19087

TWO FORTY ASSOC c/o TD BANK
380 WILLINGTON ST, TOWER B, 12th
FLR
LONDON, ON N6A454 - CANADA,

GAGLIARDI CHRISTOPHER P
207 MIDLAND AVE
WAYNE, PA 19087

CONNOR NATHANIEL W & ELIZABETH
205 MIDLAND AVE
WAYNE, PA 19087

MURDOCK JAMES D & CATHERINE
201 WINDERMERE AVE
WAYNE, PA 19087

FOOTE CATHERINE M
206 MIDLAND AVE
WAYNE, PA 19087

KIM YOUNG S & KWANG J
208 MIDLAND AVENUE
WAYNE, PA 19087

WOOD WILLIAM H & REBECCA W
212 MIDLAND AVE
WAYNE, PA 19087

ALDERFER R BRENT & DEIRDRE F
227 WINDERMERE AVE
WAYNE, PA 19087

ENDERLE DAMIEN R & LISA M
300 MIDLAND AVE
WAYNE, PA 19087

PYLE DOUGLAS H & REBECCA G
310 MIDLAND AVENUE
WAYNE, PA 19087

WULFSOHN WILLIAM A & STEPHANIE A
TRUSTEES
319 ST DAVIDS RD
ST DAVIDS, PA 19087

WHITMORE WILLIAM CJR & JEANNE L
1 S WINDS LA
MALVERN, PA 19355

GARCIA ALBERT
203 MIDLAND AVE
WAYNE, PA 19087

STERN SUSAN E
202 MIDLAND AVE
WAYNE, PA 19087

LIBERT JOHN & ROSEMARY
211 WINDERMERE AVE
WAYNE, PA 19087

SAVINI DANIEL J
210 MIDLAND AVE
WAYNE, PA 19087

HAYES PAUL H & AGNES M
214 MIDLAND AVE
WAYNE, PA 19087

KORZEKWA KEN R & PERRONE ANDREA
M
216 MIDLAND AVE
WAYNE, PA 19087

OTT LOUIS V III & DANA N
308 MIDLAND AVE
WAYNE, PA 19087

AYRES WARREN W & SUSAN W
314 MIDLAND AVE
WAYNE, PA 19087

PAGE L RODMAN III
318 MIDLAND AVENUE
WAYNE, PA 19087

LEHANE WILLIAM & CYNTHIA M
324 MIDLAND AVENUE
ST DAVIDS, PA 19087

ST MARYS RECTORY
103 LOUELLA AVE
WAYNE, PA 19087

EHART DANIEL
204 MIDLAND AVE
WAYNE, PA 19087

ROE REBECCA & ALEXANDER
213 WINDERMERE AVE
WAYNE, PA 19087

DECK HOWARD & ANNARITA
215 WINDERMERE AVE
WAYNE, PA 19087

GRAHAM STEPHEN P & NANCY E
217 WINDERMERE AVE
WAYNE, PA 19087

YEARLEY DOUGLAS C JR & YEARLEY
SUSAN S
301 ST DAVIDS RD
ST DAVIDS, PA 19087

GREGITIS JOHN & ROSE MARY
305 ST DAVDS RD
WAYNE, PA 19087

IACONE JOSEPH IACONE VIRGINIA R
313 ST DAVIDS RD
WAYNE, PA 19087

NOONE MICHAEL & BRENDA A
320 MIDLAND AVE
WAYNE, PA 19087

STROBECK MARK & COURTNEY ANNE
403 MEADOWBROOK AVE
WAYNE, PA 19087

GEYELIN SUSAN H 323 ST DAVIDS RD WAYNE, PA 19087	MORTENSEN BRADLEY J 325 PEMBROKE AVE WAYNE, PA 19087	ELORTEGUI NAPOLEON T & GEORGIN, C 254 PEMBROKE AVE WAYNE, PA 19087
FRAZIER KIRSTEN S 250 PEMBROKE AVE WAYNE, PA 19087	BEERS MICHAEL F & SAMANTHA P 402 MIDLAND AVE WAYNE, PA 19087	CONGLETON JONATHAN P & CONNIE C 408 MIDLAND AVE WAYNE, PA 19087
BROWN ADAM & KRISTIN 407 ST DAVIDS RD WAYNE, PA 19087	FARBER JOHN & SUSAN R 239 PENNBROOK ROAD ST DAVIDS, PA 19087	MOORE GORDON P & BERGER SHELLY L 249 PEMBROKE AVE WAYNE, PA 19087
MOORE JEFFREY D & MICKELONIS KATHLEEN A 330 ST DAVIDS RD RADNOR, PA 19087	328 ST DAVIDS LLC 211 ORCHARD WAY WAYNE, PA 19087	SUBAK MICHAEL & BRIDGET 326 ST DAVIDS RD WAYNE, PA 19087
HURLEY JOHN G & ELLEN C 316 ST DAVIDS RD ST DAVIDS, PA 19087	GRECO MARK B & FARLEY FAITH A 201 S ABERDEEN AVE WAYNE, PA 19087	GALLAGHER THOMAS J III & COE MARY B 203 S ABERDEEN AVE ST DAVIDS, PA 19087
SPRAY CRAIG B & CONI J 205 S ABERDEEN AVE WAYNE, PA 19087	MUTSCHLER JEFFREY D & SUSAN F 246 UPLAND WAY WAYNE, PA 19087	MALENFANT MATTHEW & TERESA C 236 UPLAND WAY WAYNE, PA 19087
BLAZEY DOUGLAS R & ZEKAN JULIANNA J 215 UPLAND WAY WAYNE, PA 19087	LACASALE GREGORY T & ANNE JARRELL 225 UPLAND WAY WAYNE, PA 19087	TWITMYER ROBERT T 229 UPLAND WAY WAYNE, PA 19087
STUUT STEPHEN U & SUZANNE B 200 S ABERDEEN AVE WAYNE, PA 19087	FISCHER JOHN W & NANCY M 234 WINDERMERE AVE WAYNE, PA 19087	NEESON PETER J & MARLA D 230 WINDERMERE AVE WAYNE, PA 19087
SCHRAUDENBACH THOMAS & BARBARA 226 WINDERMERE AVENUE WAYNE, PA 19087	KIEFER HOWARD H & IRENE BROWN 222 WINDERMERE AVE WAYNE, PA 19087	STAHL PETER F 218 WINDERMERE AVE WAYNE, PA 19087
DILELLA DANIEL M & JENNIFER S 214 WINDERMERE AVE WAYNE, PA 19087	MCSHEA KEVIN M 210 WINDERMERE AVE WAYNE, PA 19087	SREBRO ALAN E 206 WINDERMERE RD WAYNE, PA 19087

40 LOUELLA CT HOLDING CO LP
110 GALLAGHER RD
WAYNE, PA 19087

CRORLEY JOHN G & PAULA R
40 LOUELLA CT - 1A
WAYNE, PA 19087

Wanda

Name and Address of Sender

Wanda
Georgetown
Georgetown

Check type of mail or service:

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here
(If issued as a certificate of mailing, or for additional copies of this bill)

Postmark and Date of Receipt

Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.												
2.												
3.												
4.												
5.												
6.												
7.												
8.												

Total Number of Pieces Listed by Sender: 49

Total Number of Pieces Received at Post Office: 49

Postmaster, Per (Name of receiving employee): J.R.

PS Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

RECEIVED

NOV 30 2018

RADNOR TOWNSHIP
ENGINEERING DEPARTMENT



0000

U.S. POSTAGE PAID
SOUTHEASTERN, PA
NOV 30 18
AMOUNT
\$19.60
R2305K133147-18

Name and Address of Sender

WAYNE
RECURSIVE

Check type of mail or service:

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here
(If issued as a certificate of mailing or for additional copies of this bar)

0000



U.S. POSTAGE PAID
 SOUTH EASTERN, PA
 NOV 30 18
 AMOUNT
\$19.60
 R2305K133147-18

Article Number

Address (Name, Street, City, State, & ZIP Code)

Postage

Fee

Handling Charge

Actual Value if Registered

Insured Value

Due Sender if COD

DC Fee

SC Fee

SH Fee

RD Fee

RR Fee

1.	2.	3.	4.	5.	6.	7.	8.

Total Number of Pieces Listed by Service: 29

Total Number of Pieces Received at Post Office: 29

Postmaster, Per (Name of receiving employee)

[Signature]

See Privacy Act Statement on Reverse



Complete by Typewriter, Ink, or Ball Point Pen

Name and Address of Sender

Waring Property Acquisition

Check type of mail or service:

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here
(If issued as a certificate of mailing, or for additional copies of this bill)

Postmark and Date of Receipt



0000

U.S. POSTAGE PAID
SOUTHEASTERN, PA
19399
NOV 30 18
AMOUNT
\$19.60
R2305KI33147-18

Article Number	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.											
2.											
3.											
4.											
5.											
6.											
7.											
8.											

Total Number of Pieces Listed by Sender: 49

Total Number of Pieces Received at Post Office: 49

Postmaster, Per (Name of receiving employee):

SPD

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse



Name and Address of Sender

WIKING
PUBLISHER
PENNSYLVANIA

Check type of mail or service:

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here
(If issued as a certificate of mail or for additional copies or this bill)



0000

U.S. POSTAGE PAID
SOUTHEASTERN, PA
19399
NOV 30 18
AMOUNT
\$19.60
R2305K133147-18

Article Number	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.											
2.											
3.											
4.											
5.											
6.											
7.											
8.											

Total Number of Pieces Listed by Sender: 49

Total Number of Pieces Received at Post Office: 49

Postmaster, Per (Name of receiving employee):

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse



Name and Address of Sender

WAYNE
PROBERT
ACRUITION

Check type of mail or service:

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here
(If issued as a certificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt



0000

U.S. POSTAGE PAID
SOUTHEASTERN, PA
19399
NOV 30 18
AMOUNT
\$19.60
R2305K133147-18

Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.												
2.												
3.												
4.												
5.												
6.												
7.												
8.												

Total Number of Pieces Listed by Sender

49

Total Number of Pieces Received/Postage

49

Postmaster: Per (Name of receiving employee)

JH

PS Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse



Name and Address of Sender:

WYNNE ROBERT
 ATKINS INC
 Inc

Check type of mail or service:

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here
 (If issued as a certificate of mailing, or for additional copies of this bill Postmark and Date of Receipt)

0000



U.S. POSTAGE PAID
 SOUTH EASTERN, PA
 NOV 30 18
 AMOUNT
\$8.00
 R2305K133147-18

Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charges	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.												
2.												
3.												
4.												
5.												
6.												
7.												
8.												

Total Number of Pieces Listed by Sender: *2*

Total Number of Pieces Received at Post Office: *2*

Postmaster, Per (Name of receiving employee):

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)



Complete by Typewriter, Ink, or Ball Point Pen

CHOO WOONG KIL & MICHAEL Y &
CHOO SUSANNA S
100 IRON WORKS WAY #111
WAYNE, PA 19087

DREHER JANET H TRUSTEE
100 IRON WORKS WAY #112
WAYNE, PA 19087

OLSEN SUSAN G
100 IRON WORKS WAY #113
WAYNE, PA 19087

DOUGHERTY MICHAEL F
DOUGHERTY CATHERINE K
100 IRON WORKS WAY #114
WAYNE, PA 19087

RICHARD LARRY & DARCY LYNESS
100 IRON WORKS WAY #115
WAYNE, PA 19087

HAGER GEORGE V JR
100 IRON WORKS WAY #116
WAYNE, PA 19087

HILL GREGORY J TRUSTEE
HILL GREGORY J PERSONAL TRUST
100 IRON WORKS WAY #121
WAYNE, PA 19087

WEINTRAUB WILLIAM HENRY &
FRANEE A
100 IRON WORKS WAY #122
WAYNE, PA 19087

KRAFCEK ADAM B
100 IRON WORKS WAY #123
WAYNE, PA 19087

BOWLER PETER M
BOWLER COLLEEN M
300 IRON WORKS WAY #313
WAYNE, PA 19087

LENWAYNE PROPERTIES LP
c/o FIVE TOWER BRIDGE
100 IRON WORKS WAY #124
WAYNE, PA 19087

SCOWCROFT GEOFFREY L & LOIS M
100 IRON WORKS WAY #125
WAYNE, PA 19087

GARGER WALTER F & MICHELE
100 IRON WORKS WAY #126
WAYNE, PA 19087

OLIVER KIRK R & MARY C
100 IRON WORKS WAY #131
WAYNE, PA 19087

OBRIEN EDWARD D & JOANNE F
100 IRON WORKS WAY #132
WAYNE, PA 19087

ELDERKIN BENJAMIN B
100 IRON WORKS WAY #133
WAYNE, PA 19087

OLIVER KIRK R
OLIVER MARY C
100 IRON WORKS WAY #134
WAYNE, PA 19087

ROACH CHARLES G JR
ROACH NANCY O
100 IRON WORKS WAY #135
WAYNE, PA 19087

EVOLI LISA M
100 IRON WORKS WAY #136
WAYNE, PA 19087

RAWDEN CHRISTIAN
200 IRON WORKS WAY #211
WAYNE, PA 19087

RIZZO JOHN F & LYNNE M
200 IRON WORKS WAY #212
WAYNE, PA 19087

EMERSON SCOTT R
200 IRON WORKS WAY #213
WAYNE, PA 19087

BLOOM ANN YOUNG
200 IRON WORKS WAY #214
WAYNE, PA 19087

HAMM WILLIAM R & NORMA
200 IRON WORKS WAY #215
WAYNE, PA 19087

MMMM APARTMENT LLC
200 IRON WORKS WAY #216
WAYNE, PA 19087

WHITE MARK & DIANE
200 IRON WORKS WAY #221
WAYNE, PA 19087

BENSON MARYNELL F & JOHN F
200 IRON WORKS WAY #222
WAYNE, PA 19087

RACKEL EUGENE J & MICHAELA K
200 IRON WORKS WAY #223
WAYNE, PA 19087

BRUNO JULIA M
200 IRON WORKS WAY #224
WAYNE, PA 190867

GIACOMUZZI BARBARA JEAN
200 IRON WORKS WAY #225
WAYNE, PA 19087

VANN SANDRA J
200 IRON WORKS WAY #226
WAYNE, PA 19087

CARROLL BENEDICT L & CAROL
200 IRON WORKS WAY #232
WAYNE, PA 19087

ATKINS PAUL C & ELAINE S
200 IRON WORKS WAY #233
WAYNE, PA 19087

HILL MATTHEW W
200 IRON WORKS WAY #234
WAYNE, PA 19087

PAPPAS CHRISTOPHER D
200 IRON WORKS WAY #235
WAYNE, PA 19087

LENWAYNE PROPERTIES LP
c/o FIVE TOWER BRIDGE
200 IRON WORKS WAY #236
WAYNE, PA 19087

EMERSON SCOTT R
300 IRON WORKS WAY #311
WAYNE, PA 19087

KELLER ANDREW
300 IRON WORKS WAY #312
WAYNE, PA 19087

MCCULLEN WILLIAM L & SHARON B
300 IRON WORKS WAY #314
WAYNE, PA 19087

ANBARI KEVIN K
300 IRON WORKS WAY #315
WAYNE, PA 19087

LENWAYNE PROPERTIES LP
c/o FIVE TOWER BRIDGE
300 IRON WORKS WAY #316
WAYNE, PA 19087

ROBERTS DOUGLAS J & CYNTHIA S
300 IRON WORKS WAY #321
WAYNE, PA 19087

BRADLEY ANNE CHRISTINA & LLOYD
JOSEPH A
300 IRON WORKS WAY #322
WAYNE, PA 19087

GRAZIANO THOMAS H & JACQUELIN
300 IRON WORKS WAY #323
WAYNE, PA 19087

TERLIZZI CHRISTOPHER P & JANE BYRD
W
300 IRON WORKS WAY #324
WAYNE, PA 19087

OTT ANDREW DOUGLAS & MICHAEL
RYAN
300 IRON WORKS WAY #325
WAYNE, PA 19087

NORDEN GREGORY
300 IRON WORKS WAY #326
WAYNE, PA 19087

GLEASON HELEN
300 IRON WORKS WAY #331
WAYNE, PA 19087

DEMING PHILIP SCHUYLER & NANCY
JAMES
300 IRON WORKS WAY #332
WAYNE, PA 19087

STEVENS ROBERT L & SYDNEY D
300 IRON WORKS WAY #333
WAYNE, PA 19087

MCCAFFERTY JOHN J JR & REGINA
300 IRON WORKS WAY #334
WAYNE, PA 19087

MAUDE HAROLD E JR & CATHERINE K
300 IRON WORKS WAY #335
WAYNE, PA 19087

GHENG LESLIE C
300 IRON WORKS WAY #336
WAYNE, PA 19087

LACROCE NICOLE
2 ABERDEEN TERR
WAYNE, PA 19087

THE SAINT DAVIDS TRUST
50 PARK ROW WEST #113
PROVIDENCE, RI 02903

MCCABE ROBERT & DOROTHY
443 ST DAVIDS AV
WAYNE, PA 19087

BARR WILLIAM & MARTHA
15 ABERDEEN TERR
WAYNE, PA 19087

MERRIMAN LORETTA & J FREDERICK
P O BOX 7357
ST DAVIDS, PA 19087

CHOI PETER B & CLARA H W
200 STERLINE PLACE - 3E
BROOKLYN, NY 11238

RICHARDS FRANK GARRIGUES 3RD
427 ST DAVIDS AVE
ST DAVIDS, PA 19087

SPOFFORD VIRGINIA S
435 ST DAVIDS AVE
ST DAVIDS, PA 19087

HAMMOND MADELINE D
441 ST DAVIDS AVE
ST DAVIDS, PA 19087

SCHMIEG DANIEL G & ANDREA L
447 ST DAVIDS AVE
WAYNE, PA 19087

MALCEIN MARK
460 ST DAVIDS AVE
WAYNE, PA 19087

MESSLER MICHAEL & LESLIE
458 ST DAVIDS AVE
ST DAVIDS, PA 19087

LAN KEVIN & ELEANOR
456 ST DAVIDS AVE
WAYNE, PA 19087

ALLEN PAUL N & PAMELA J
454 ST DAVIDS AVE
WAYNE, PA 19087

KURTZ JAMES W
452 ST DAVIDS AVE
WAYNE, PA 19087

BARIKOE FAMILY TRUST
P O BOX 484
BRYN MAWR, PA 19010

MCGINLEY DOUGLAS M & CAROLYN G
444 ST DAVIDS AVE
WAYNE, PA 19087

BREEN CAROLYN
444 ST DAVIDS AVE
WAYNE, PA 19087

GRAY BRIAN & STACEY
442 ST DAVIDS AVE
WAYNE, PA 19087

BISSETT THOMAS M & DEBORAH C
220 ITHAN CREEK RD
VILLANOVA, PA 19085

SADLEIR THOMAS A III
438 ST DAVIDS AVE
WAYNE, PA 19087

THOMPSON JOSEPH E & SUSAN C
436 ST DAVIDS AVE
WAYNE, PA 19087

ADE RYAN D
239 CHAMOUNIX RD
WAYNE, PA 19087

ALBER ERIC M
432 ST DAVIDS AVE
WAYNE, PA 19087

KUHN NANCY A
430 ST DAVIDS AVE
WAYNE, PA 19087

MORRIS DAVID W
295 W SWEDES FORD ROAD #170
WAYNE, PA 19087

FOLEY MARTHA A & STEPHEN L
304 PENNSYLVANIA AVE
WAYNE, PA 19087

NOLL BRIAN
390 GENERAL WASHINGTON RD
WAYNE, PA 19087

BRIGHT KATHLEEN
308 PENNSYLVANIA AVE
WAYNE, PA 19087

428 ST DAVIDS LLC
260 CHAMOUNIX RD
ST DAVIDS, PA 19087

CELLUCCI EDNA HOBSON & JOHN H &
JOHN R
426 ST DAVIDS AVE
WAYNE, PA 19087

MILNAR MICHAEL J & JACKSON
MARGARET E
424 ST DAVIDS AVE
WAYNE, PA 19087

MORRIS DAVID W
295 SWEDESFORD RD #270
WAYNE, PA 19087

WINNEMORE LEWIS R & NORA A
309 PENNSYLVANIA AVE
WAYNE, PA 19087

HALEY STEPHEN J & M LOUISE
422 ST DAVIDS AVE
WAYNE, PA 19087

ANDEN MARIO L & PAR T
305 PENNSYLVANIA AVE
WAYNE, PA 19087

LYNCH SHAWN & LORI
420 ST DAVIDS AVE
ST DAVIDS, PA 19087

THOMAS JENNIFER
80 CRESTLINE RD
STRAFFORD, PA 19087

PATNIK MOLLY MARIE
301 PENNSYLVANIA AVE
WAYNE, PA 19087

GDOWIK BARBIS & MARQUARDT
MARGARET
418 ST DAVIDS AVE
WAYNE, PA 19087

LENNON PAUL & MARGARET M
416 ST DAVIDS AVE
WAYNE, PA 19087

ZHOU WEI & KE MIN
414 ST DAVIDS AVE
WAYNE, PA 19087

SOUTH ANDREW P & CLARE L
412 ST DAVIDS AVE
WAYNE, PA 19087

MIRAGLIA JULIAN V & BETSY J
529 FAYETTE ST
CONSHOHOCKEN, PA 19428

MIRAGLIA JULIAN V
529 FAYETTE ST
CONSHOHOCKEN, PA 19428

MIRAGLIA JULIAN V & BETSY J
408 ST DAVIDS AVE
WAYNE, PA 19087

MCNELIS STEPHEN & MARK
406 ST DAVIDS AVENUE
WAYNE, PA 19087

DOEMLING GREGORY A & AVERY
ASHLEE A
404 ST DAVIDS AVE
WAYNE, PA 19087

DISTEFANO ANTHONY ROCCO &
MELINDA A
402 ST DAVIDS AVE
WAYNE, PA 19087

JAKIELASZEK JOHN J JR & DEBORAH E
1 ABERDEEN TERRACE
WAYNE, PA 19087

MAGUIRE DANIEL J & RYAN P
5 LONGWOOD DR
WAYNE, PA 19087

HIRSCHLE SUSAN
213 N ABERDEEN AVE
WAYNE, PA 19087

YOUNG JOCELYN
295 SWEDESFORD RD #159
WAYNE, PA 19087

MCCLAIN GARY E & CHRISTINE E
P O BOX 236
CLAYTON, NJ 08312

KELLY JAMES J JR
401 EVERGREEN RD
KING OF PRUSSIA, PA 19406

201 ABERDEEN LP
P.O. BOX 428
VILLANOVA, PA 19085

210 N ABERDEEN ASSOCIATES LLC
124 E STATE ST
MEDIA, PA 19063

SHERYL SUE LLC
4 PRINCETON RD
WAYNE, PA 19087

REIMEL THEODORE L III
525 BROOKSIDE AVE
WAYNE, PA 19087

SMITH DAVID & SUZANNE E
212 N ABERDEEN AVE
WAYNE, PA 19087

DEMITIS DOMINIC JR
206 POPLAR AVE
WAYNE, PA 19087

TROSINI FULVIO & MILENA TRUSTEES
13 DEEPDALE RD
WAYNE, PA 19087

ROSEDON HOLDING CO LP
161 PENNSYLVANIA AVE
WAYNE, PA 19087

LAMENT ELIZABETH A
200 PENNSYLVANIA AVE
WAYNE, PA 19087

CALVARESE VINCENT L JR & JOANNE
121 CALVARESE LN
WAYNE, PA 19087

SMITH TRACEY
315 S VALLEY FORGE ROAD - B2
DEVON, PA 19333

TUDO ANDREW A & JOAN K
39 LOUELLA CT
WAYNE, PA 19087

BYRNE SUSAN
37 LOUELLA CT
WAYNE, PA 19087

PEREZ EMILIO & MARIA C
35 LOUELLA CT
WAYNE, PA 19087

EDGAR AMANDA J
33 LOUELLA CT
WAYNE, PA 19087

MUNGER CYNTHIA
31 LOUELLA CT
WAYNE, PA 19087

WAYNE HOTEL ASSOC LP
595 E LANCASTER AVE #303
ST DAVIDS, PA 19087

NOLAN PATRICK
27 LOUELLA CT
WAYNE, PA 19087

HARRIS KATHY/LEFKOWITZ M
420 MORRIS RD APT 102
WAYNE, PA 19087

REILLY JOHN H III & GILLIAN A
P O BOX 529
GLENSIDE, PA 19038

ONEIL MICHAEL & JEANNIE
217 E LANCASTER AVE
WAYNE, PA 19087

FLEMING CLIFFORD L & NANCY L
17 LOUELLA CT
WAYNE, PA 19087

EADEH FAMILY LTD PARTNERSHIP
511 OLD LANCASTER AVE #8
BERWYN, PA 19312

COWAN CORA K & CHARLES M II &
MICHAEL J & STEPHEN & MARGARET
195 E LANCASTER AVE
WAYNE, PA 19087

TURECK PAMELA & BRETT
2-4 LOUELLA CT
WAYNE, PA 19087

NEIGHBORHOOD LEAGUE SHOPS INC
8 LOUELLA CT
WAYNE, PA 19087

A & H PROPERTIES LLC
203 E LANCASTER AVE
WAYNE, PA 19087

DIMAIO SAVERIO A
1209 N ASHBROOKE DR
WEST CHESTER, PA 19380

EADEH FAMILY LIMITED PARTNERSHIP
511 OLD LANCASTER AVE #8
BERWYN, PA 19312

TEHRANI ROBEN & YOUNG &
BENJAMIN CO PARTNERS
1820 N 69TH ST
PHILADELPHIA, PA 19151

ONEILL MICHAEL & JEANNIE
217 E LANCASTER AVE
WAYNE, PA 19087

219 LANCASTER HOLDINGS LLC
118 E 25TH STREET - 11TH FLR
NEW YORK, NY 10010

ENRICO WAYNE LP
795 E LANCASTER AVE
VILLANOVA, PA 19085

VASILADIS THEODORE & ANATOLI
30 N NEW ARDMORE AVE
BROOMALL, PA 19008

ENRICO WAYNE LP
795 E LANCASTER AVE #200
VILLANOVA, PA 19085

RADNOR TOWNSHIP
301 IVEN AVE
WAYNE, PA 19087

RADNOR TWP
301 IVEN AVE
WAYNE, PA 19087

MASTROPIERI PAUL
137 ST ANDREWS DR
EGG HARBOR TWP, NJ 08215

MASTROPIERI PAUL
137 ST ANDREWS DR
EGG HARBOR TWP, NJ 08234

RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PA 19087

WAYNE HOTEL ASSOC
595 E LANCASTER AVE #303
ST DAVIDS, PA 19087

MCKEE RAIHALL PRPERTIES LLC
436 INVERARAY RD
VILLANOVA, PA 19085

MCKEE RAIHALL PROPERTIES LLC
436 INVERARAY RD
VILLANOVA, PA 19085

KATSANIS ELENI E & ELEFThERIOS P
3811 ATLANTIC AVENUE
WILDWOOD, NJ 08260

KIM YOUNG S & KWANG J
208 MIDLAND AVE
WAYNE, PA 19087

7 ELEVEN INC
8111 WESTCHESTER
DALLAS, TX 75225

MY SUNSHINE LLC
1901 LAFAYETTE RD
GLADWYNE, PA 19035

THE PET VILLAGE OF WAYNE LP
469 MARLBIDGE RD
BRYN MAWR, PA 19010

PHILA NATIONAL BANK C/O
CORESTATES FINANCIAL CORP
FC 1 1 18 7 PO BOX 7618
PHILADELPHIA, PA 19101

LANCASTER WAYNE ASSOCIATES LP
763 W LANCASTER AVE #250
BRYN MAWR, PA 19010

LANCASTER WAYNE ASSOCIATES LP
763 W LANCASTER AVE #500
BRYN MAWR, PA 19010

LEN WAYNE PROPERTIES
ONE S BROAD ST
PHILADELPHIA, PA 19107

LEN WAYNE PROPERTIES
ONE S BROAD ST #1700
PHILADELPHIA, PA 19107

LENWAYNE PROPERTIES LP
300 BARR HARBOR DR #460
CONSHOHOCKEN, PA 19428

BATEMAN GALLAGHER AMERICAN
LEGION POST 668
401 E LANCASTER AVE
WAYNE, PA 19087

EMERSON SCOTT
407 E LANCASTER AVENUE
WAYNE, PA 19087

EMERSON SCOTT R
407 E LANCASTER AVE
WAYNE, PA 19087

EMERSON SCOTT
409 E LANCASTER AVE
WAYNE, PA 19087

TUMOLA JOHN J & CHERYL GRAFF
411 MIDLAND AVENUE
WAYNE, PA 19087

CAPERS JOHN G III & ANN B
407 MIDLAND AVE
WAYNE, PA 19087

404 ASSOCS A PA LTD PARTNERSHIP
1265 DRUMMERS LN STE 208
WAYNE, PA 19087

NICHOLS HENRY O
403 MIDLAND AVE
ST DAVIDS, PA 19087

THE BRYN MAWR TRUST CO
801 LANCASTER AVE
BRYN MAWR, PA 19010

HEE MICHAEL E & PERRIN LYNNSEY A
401 MIDLAND AVENUE
WAYNE, PA 19087

BERNABEO GLENN & ELIZABETH
327 MIDLAND AVE
WAYNE, PA 19087

BRYN MAWR TRUST CO C/O JOSEPH
REBEL - CONTROLLER
801 LANCASTER AVENUE
BRYN MAWR, PA 19010

HIGGINS DAVID P & JENNIFER H
323 MIDLAND AVE
WAYNE, PA 19087

THE BRYN MAWR TRUST CO
801 E LANCASTER AVE
BRYN MAWR, PA 19010

DOONER THOMAS A & JANE E
321 MIDLAND AVE
WAYNE, PA 19087

FOGEL LIMITED PARTNERSHIP
137 DORAL DR
BLUE BELL, PA 19422

BAUER ANDREW P & PATRICIA A
317 MIDLAND AVE
WAYNE, PA 19087

FOGEL EVELYN TRUST c/o JOYCE
GAMBURG TRUSTEE
137 DORAL DR
BLUE BELL, PA 19422

STERGE MARYLOUISE A
311 MIDLAND AVE
WAYNE, PA 19087

FINLEY DANIEL
309 MIDLAND AVE
WAYNE, PA 19087

GENTLE TOUCH INC
512 W KING RD
MALVERN, PA 19355

MCMANUS MICHAEL J
301 MIDLAND AVE
ST DAVIDS, PA 19087

KARAKELIAN GARABET & CONSTANCE
1747 SPRING HOUSE RD
CHESTER SPRINGS, PA 19425

ST KATHARINE OF SIENA
104 S ABERDEEN AVE
WAYNE, PA 19087

ST KATHARINE OF SIENA
104 S ABERDEEN AVE
WAYNE, PA 19087

MASCIANGELO ALBERT A JR
3 LIMEKILN DR
MALVERN, PA 19355

HARBOB LLC
2610 FRANKLIN AVE
BROOMALL, PA 19008

COSTELLO MARTIN P & DOROTHY E
12 LOCUST DR
MALVERN, PA 19355

GREGOR RICHARD M
4930 GLEN HOLLOW STREET
SUGAR LAND, TX 77479

JONES-CORREA MICHAEL A & DAVIDIS
MARIA M
219 MIDLAND AVE
WAYNE, PA 19087

JONES-CORREA MICHAEL A & DAVIDIS
MARIA M
219 MIDLAND AVE
WAYNE, PA 19087

STEARNS MARK E & MONA
503 CHAUMONT DR
VILLANOVA, PA 19085

SCHNAUFFER, JOHN P
128 BROOKE FARM RD
ST DAVIDS, PA 19087

JOME LLC
226 E LANCASTER AVE
WAYNE, PA 19087

KENT BRENDAN D & DYMOND AMY J
215 MIDLAND AVE
WAYNE, PA 19087

BOOKBINDER SAMUEL C IV & EILEEN W
213 MIDLAND AVE
WAYNE, PA 19087

RYAN TERRENCE R & VICTORIA R
211 MIDLAND AVE
WAYNE, PA 19087

WAYNE CENTER LP
216 E LANCASTER AVE
WAYNE, PA 19087

DESAI RONAK G & SANDHYA K
209 MIDLAND AVE
WAYNE, PA 19087

TWO FORTY ASSOC c/o TD BANK
380 WILLINGTON ST, TOWER B, 12th
FLR
LONDON, ON N6A454 - CANADA,

GAGLIARDI CHRISTOPHER P
207 MIDLAND AVE
WAYNE, PA 19087

CONNOR NATHANIEL W & ELIZABETH
205 MIDLAND AVE
WAYNE, PA 19087

GARCIA ALBERT
203 MIDLAND AVE
WAYNE, PA 19087

ST MARYS RECTORY
103 LOUELLA AVE
WAYNE, PA 19087

MURDOCK JAMES D & CATHERINE
201 WINDERMERE AVE
WAYNE, PA 19087

STERN SUSAN E
202 MIDLAND AVE
WAYNE, PA 19087

EHART DANIEL
204 MIDLAND AVE
WAYNE, PA 19087

FOOTE CATHERINE M
206 MIDLAND AVE
WAYNE, PA 19087

LIBERT JOHN & ROSEMARY
211 WINDERMERE AVE
WAYNE, PA 19087

ROE REBECCA & ALEXANDER
213 WINDERMERE AVE
WAYNE, PA 19087

KIM YOUNG S & KWANG J
208 MIDLAND AVENUE
WAYNE, PA 19087

SAVINI DANIEL J
210 MIDLAND AVE
WAYNE, PA 19087

DECK HOWARD & ANNARITA
215 WINDERMERE AVE
WAYNE, PA 19087

WOOD WILLIAM H & REBECCA W
212 MIDLAND AVE
WAYNE, PA 19087

HAYES PAUL H & AGNES M
214 MIDLAND AVE
WAYNE, PA 19087

GRAHAM STEPHEN P & NANCY E
217 WINDERMERE AVE
WAYNE, PA 19087

ALDERFER R BRENT & DEIRDRE F
227 WINDERMERE AVE
WAYNE, PA 19087

KORZEKWA KEN R & PERRONE ANDREA
M
216 MIDLAND AVE
WAYNE, PA 19087

YEARLEY DOUGLAS C JR & YEARLEY
SUSAN S
301 ST DAVIDS RD
ST DAVIDS, PA 19087

ENDERLE DAMIEN R & LISA M
300 MIDLAND AVE
WAYNE, PA 19087

OTT LOUIS V III & DANA N
308 MIDLAND AVE
WAYNE, PA 19087

GREGITIS JOHN & ROSE MARY
305 ST DAVDS RD
WAYNE, PA 19087

PYLE DOUGLAS H & REBECCA G
310 MIDLAND AVENUE
WAYNE, PA 19087

AYRES WARREN W & SUSAN W
314 MIDLAND AVE
WAYNE, PA 19087

IACONE JOSEPH IACONE VIRGINIA R
313 ST DAVIDS RD
WAYNE, PA 19087

WULFSOHN WILLIAM A & STEPHANIE A
TRUSTEES
319 ST DAVIDS RD
ST DAVIDS, PA 19087

PAGE L RODMAN III
318 MIDLAND AVENUE
WAYNE, PA 19087

NOONE MICHAEL & BRENDA A
320 MIDLAND AVE
WAYNE, PA 19087

WHITMORE WILLIAM C JR & JEANNE L
1 S WINDS LA
MALVERN, PA 19355

LEHANE WILLIAM & CYNTHIA M
324 MIDLAND AVENUE
ST DAVIDS, PA 19087

STROBECK MARK & COURTNEY ANNE
403 MEADOWBROOK AVE
WAYNE, PA 19087

GEYELIN SUSAN H
323 ST DAVIDS RD
WAYNE, PA 19087

MORTENSEN BRADLEY J
325 PEMBROKE AVE
WAYNE, PA 19087

ELORTEGUI NAPOLEON T & GEORGINA
C
254 PEMBROKE AVE
WAYNE, PA 19087

FRAZIER KIRSTEN S
250 PEMBROKE AVE
WAYNE, PA 19087

BEERS MICHAEL F & SAMANTHA P
402 MIDLAND AVE
WAYNE, PA 19087

CONGLETON JONATHAN P & CONNIE C
408 MIDLAND AVE
WAYNE, PA 19087

BROWN ADAM & KRISTIN
407 ST DAVIDS RD
WAYNE, PA 19087

FARBER JOHN & SUSAN R
239 PENNBROOK ROAD
ST DAVIDS, PA 19087

MOORE GORDON P & BERGER SHELLEY
L
249 PEMBROKE AVE
WAYNE, PA 19087

MOORE JEFFREY D & MICKELONIS
KATHLEEN A
330 ST DAVIDS RD
RADNOR, PA 19087

328 ST DAVIDS LLC
211 ORCHARD WAY
WAYNE, PA 19087

SUBAK MICHAEL & BRIDGET
326 ST DAVIDS RD
WAYNE, PA 19087

HURLEY JOHN G & ELLEN C
316 ST DAVIDS RD
ST DAVIDS, PA 19087

GRECO MARK B & FARLEY FAITH A
201 S ABERDEEN AVE
WAYNE, PA 19087

GALLAGHER THOMAS J III & COE MARY
B
203 S ABERDEEN AVE
ST DAVIDS, PA 19087

SPRAY CRAIG B & CONI J
205 S ABERDEEN AVE
WAYNE, PA 19087

MUTSCHLER JEFFREY D & SUSAN F
246 UPLAND WAY
WAYNE, PA 19087

MALENFANT MATTHEW & TERESA C
236 UPLAND WAY
WAYNE, PA 19087

BLAZEY DOUGLAS R & ZEKAN JULIANNA
J
215 UPLAND WAY
WAYNE, PA 19087

LACASALE GREGORY T & ANNE JARRELL
225 UPLAND WAY
WAYNE, PA 19087

TWITMYER ROBERT T
229 UPLAND WAY
WAYNE, PA 19087

STUUT STEPHEN U & SUZANNE B
200 S ABERDEEN AVE
WAYNE, PA 19087

FISCHER JOHN W & NANCY M
234 WINDERMERE AVE
WAYNE, PA 19087

NEESON PETER J & MARLA D
230 WINDERMERE AVE
WAYNE, PA 19087

SCHRAUDENBACH THOMAS &
BARBARA
226 WINDERMERE AVENUE
WAYNE, PA 19087

KIEFER HOWARD H & IRENE BROWN
222 WINDERMERE AVE
WAYNE, PA 19087

STAHL PETER F
218 WINDERMERE AVE
WAYNE, PA 19087

DILELLA DANIEL M & JENNIFER S
214 WINDERMERE AVE
WAYNE, PA 19087

MCSHEA KEVIN M
210 WINDERMERE AVE
WAYNE, PA 19087

SREBRO ALAN E
206 WINDERMERE RD
WAYNE, PA 19087

40 LOUELLA CT HOLDING CO LP
110 GALLAGHER RD
WAYNE, PA 19087

CORLEY JOHN G & PAULA R
40 LOUELLA CT - 1A
WAYNE, PA 19087

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

- a) CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 100 CHALFONT, PA 18914
b) TRAFFIC PLANNING AND DESIGN INC. 2500 EAST HIGH STREET, SUITE 650 POTTSVILLE, PA 19464
PREPARED FOR: WAWA, INC. PROJECT NO.: 2018-08-09 CAD FILE DWG NO.: 2018005-00 DATED: 02-22-2018 LAST REVISED: 07-12-2018

c) REPORT OF GEOTECHNICAL INVESTIGATION BY WYHTESSON ASSOCIATES, INC. PREPARED FOR THE AUTOWASH GROUP, DATED JULY 25, 2017.

d) POST CONSTRUCTION STORMWATER MANAGEMENT REPORT BY BOHLER ENGINEERING PLLC. PREPARED FOR WAYNE PROPERTY ACQUISITION INC., DATED JULY 13, 2018. LAST REVISED AUGUST 31, 2018

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HESHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY.

2. ALL ACCESSIBLE ADA PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE 'AMERICANS WITH DISABILITIES ACT' (ADA) CODE (42 U.S.C. § 12101 et seq. AND 42 U.S.C. § 4153 et seq.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

4. THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.

6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

7. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

8. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.

9. CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.

10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE LATEST OVI, PLANS AND THE LATEST ARCHITECTURAL/BUILDING PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND BOHLER ENGINEERING, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.

11. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.

12. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (IT TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.

13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.

14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, REPERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL, INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

15. ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICT/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY. SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.

18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKERS COMPENSATION INSURANCE, EMPLOYERS LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVAANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVAANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.

19. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. HEREUNDER, BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION. IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OR CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

20. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVAANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE FOR JOB SITE SAFETY.

21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH THESE NOTES HEREIN, FOR AND FROM ALL FEES, ATTORNEY'S FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.

22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTORS PRICE.

23. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.

24. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTORS FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.

25. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLANS) AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURES TO OR TO MAINTAIN OR PRESERVE THE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

26. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.

27. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.

28. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURERS STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

29. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

GENERAL DEMOLITION NOTES

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:

- a) CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 100 CHALFONT, PA 18914
b) TRAFFIC PLANNING AND DESIGN INC. 2500 EAST HIGH STREET, SUITE 650 POTTSVILLE, PA 19464
PREPARED FOR: WAWA, INC. PROJECT NO.: 2018005-00 DATED: 02-22-2018 LAST REVISED: 07-12-2018

2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.

3. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.

4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.

5. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.

6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR TO:

A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.

7. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND REFERENCED DOCUMENTS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ENGINEER IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF ACTIVITY.

8. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR TO:

A. ENSURE COPIES OF ALL PERMITS AND APPROVALS ARE ON SITE FOR REVIEW.

B. THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE.

C. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.

D. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.

E. FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENT AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.

F. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.

G. A COMPLETE INSPECTION FOR CONTAMINANTS, BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS SOLELY THE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.

9. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE.

10. IN THE ABSENCE OF SPECIFIC REQUIREMENTS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S GEOTECHNICAL ENGINEER.

11. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.

12. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.

13. THE CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY WHERE REQUIRED.

14. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINES, WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.

15. USE DUST CONTROL MEASURES TO LIMIT THE AMOUNT OF AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR TO WITHIN FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.

16. THE CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.

17. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

18. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.

19. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL PROPERLY REMOVE AND DISPOSE OF HAZARDOUS/UNUSABLE MATERIAL, OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.

GENERAL GRADING & UTILITY NOTES

1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADES TO EXISTING PROPOSED EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL EXISTING UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.

4. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.

5. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

6. THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE THE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-IN CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.

8. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS, TESTING AND APPURTENANCES REQUIRED BY THE UTILITY COMPANY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE UTILITY COMPANY TO CONFIRM THE SIZE AND TYPE OF WATER METER AND/OR VAULT, PRIOR TO COMMENCING CONSTRUCTION.

9. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.

10. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER. AFTER THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR EXISTING PAVEMENT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIAL. ALL SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

11. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY. SPECIFICATIONS WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL.

12. THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.

13. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.

14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, UTILITY VALVES, AND SANITARY CLEANOUTS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

15. DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD FOR EXCAVATION TO IDENTIFY THE EXISTING LOCATION OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THESE PLANS, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.

16. WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2X4 STAKE, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THESE PLANS, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.

17. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS LIMIT GRADES), TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING, TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, THIS SHALL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAME.

18. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.

19. REFER TO SITE PLAN FOR ADDITIONAL NOTES.

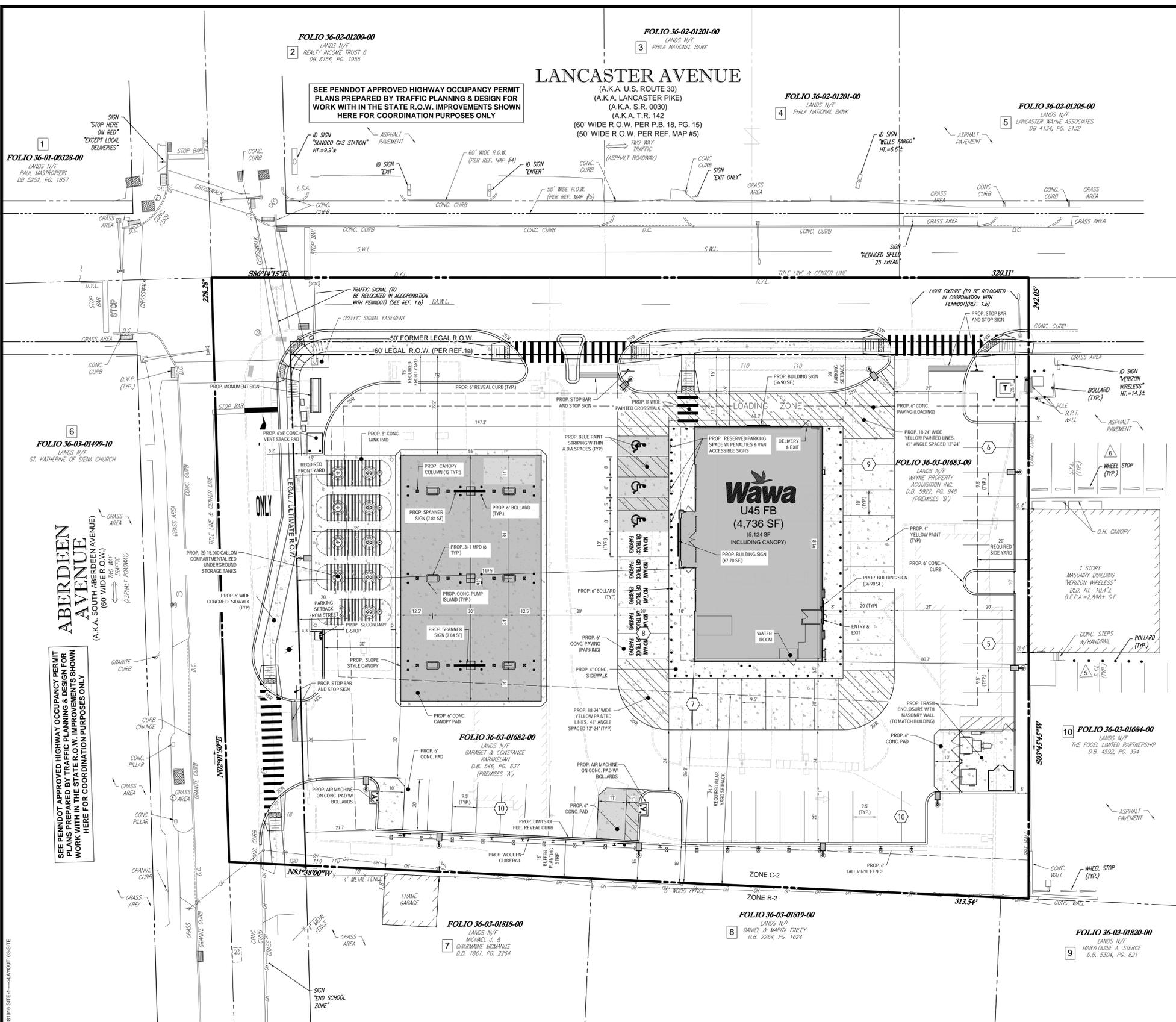
20. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.

21. CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK.

22. TOP AND BOTTOM OF WALL ELEVATIONS (TW & BW) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF WALL AND DO NOT REPRESENT THE ELEVATION OF THE PROPOSED WALL (INCLUDING THE GAP UNIT OR FOOTING). WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN. STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL ENGINEER IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE ALL WALLS SHOWN HEREON MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER AND THAT SIGNED AND SEALED SHOP DRAWINGS ARE APPROVED BY THE MUNICIPALITY PRIOR TO THEIR CONSTRUCTION. FURTHER, THE CONTRACTOR OR SHALL ENSURE THAT THE CONTRACTOR SHALL ENSURE THAT THE UTILITIES, AND OTHER SITE AMENITIES IN THE VICINITY OF THE RETAINING WALL(S), PROPOSED SCHEMATICALLY IN THESE PLANS, SHALL BE CONSIDERED AND INCORPORATED INTO THE RETAINING WALL DESIGN (BY OTHERS).

23. STORM DRAINAGE PIPE: UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO MASH2 M24 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR WATER-TIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.

24. SANITARY SEWER MAIN MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE. SANITARY LATERALS MUST BE PVC SCHEDULE 40 OR PVC SDR



SITE DATA
 TOWNSHIP OF RADNOR, DELAWARE COUNTY, PA
 ZONED: C-2 - GENERAL COMMERCIAL DISTRICT
 LOT AREA (TO TITLE): 1.71 Ac.
 - LEGAL/ULTIMATE ROW: 0.36 Ac.
 LOT AREA (TO LEGAL/ULTIMATE ROW): 1.35a Ac.

SITE DESIGN REQUIREMENTS
 REQUIREMENTS TAKEN FROM:
 - THE RADNOR ZONING ORDINANCE, ENACTED 2/25/1974, AS AMENDED.
 EXISTING ZONING: C-2 GENERAL COMMERCIAL DISTRICT
 PROPOSED USES: RETAIL STORE (PERMITTED BY RIGHT)

REQUIREMENTS	REQUIRED	EXISTING **	PROVIDED
MIN. LOT AREA (TO TITLE)	20,000 SF	74,384 SF (1.71 Ac.)	74,384 SF (1.71 Ac.)
MIN. LOT WIDTH @ BUILDING SETBACK LINE:	100.0 FEET	289.2 FEET	289.2 FEET
MIN. REQUIRED FRONT YARD:	15.0 FEET	LANCASTER AVE: 16.5 FEET ABERDEEN AVE: 36.8 FEET 9.9 FEET	LANCASTER AVE: 27.9 FEET ABERDEEN AVE: 149.5 FEET 80.7 FEET
MIN. REQUIRED SIDE YARD:	20.0 FEET (ABUTTING COMMERCIAL) 30.0 FEET (ABUTTING RESIDENTIAL)	n/a	n/a
MIN. REQUIRED REAR YARD:	35.0 FEET or 35.0% OF LOT DEPTH (74.2 FEET) ¹	18.7 FEET	86.3 FEET
MIN. BUFFER TO RESIDENTIAL:	15.0 FEET	0.0 FEET	15.0 FEET
MAX. BUILDING COVERAGE**:	30.0%	13.8% (10,271 SF)	14.0% (10,392 SF)
MAX. LOT COVERAGE**:	70.0%	66.1% (48,160 SF)	64.8% (48,206 SF)
MAX. BUILDING HEIGHT:	35.0 FEET	<35.0 FEET	<35.0 FEET
MAX. BUILDING DIMENSION:	160.0 FEET	84.7 FEET	91.8 FEET
MIN. PARKING SETBACK (TO STREETS R.O.W.):	20.0 FEET (COMMERCIAL)	LANCASTER AVE: 6.2 FEET ABERDEEN AVE: 4.8 FEET LANCASTER AVE: N/A ABERDEEN AVE: N/A	LANCASTER AVE: 26.1 FEET ABERDEEN AVE: 27.7 FEET LANCASTER AVE: 15.0 FEET ABERDEEN AVE: 147.3 FEET
MIN. LOADING SETBACK:	15.0 FEET	LANCASTER AVE: 3 ABERDEEN AVE: 2	LANCASTER AVE: 2 ABERDEEN AVE: 30.0 FEET
MAX. NUMBER OF DRIVEWAYS (PER 500 FEET OF FRONTAGE):	2	LANCASTER AVE: 3 ABERDEEN AVE: 2	LANCASTER AVE: 2 ABERDEEN AVE: 1
MAX. DRIVEWAY WIDTH:	35.0 FEET	LANCASTER AVE: 47.0 FEET ABERDEEN AVE: 31.2 FEET	ABERDEEN AVE: 30.0 FEET ABERDEEN AVE: 30.0 FEET

NOTES:

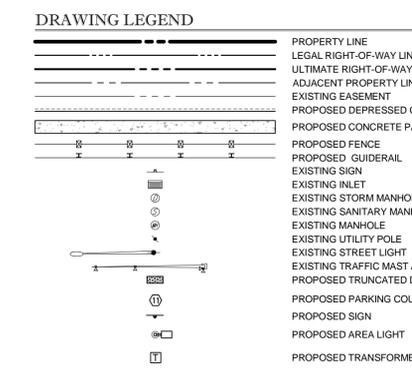
- * LOT DEPTH TAKEN AT DEEPEST PART OF THE PROPERTY ALONG THE EASTERN PROPERTY LINE: 212.1 x 0.36 = 74.2 FEET.
- ** SIGNAGE SHOWN ON THIS PLAN FOR COORDINATION PURPOSES ONLY & SHALL NOT BE CONSIDERED PART OF THE LAND DEVELOPMENT PLAN APPROVAL. SIGNAGE PERMIT AND ZONING APPLICATION REQUIRED FOR ALL SIGNAGE.
- ** FOR THE PURPOSES OF CALCULATING THE EXISTING CONDITIONS, IT HAS BEEN ASSUMED THAT THE TWO LOTS HAVE BEEN CONSOLIDATED.
- ** BUILDING AND IMPERVIOUS AREA PERCENTAGES CALCULATED AS RATIO OF BUILDING / IMPERVIOUS COVER WITHIN LEGAL / ULTIMATE R.O.W. TO THE TITLED LOT.

PARKING REQUIREMENTS
 RETAIL: 1 SPACE / 200 SF + 1 SPACE / 2 EMPLOYEES (MAX. SHIFT)
 5112 x 0.8 / 200 = 20.45 + 5 = 25.45 OR 26 SPACES
 REQUIRED PARKING: 26 SPACES
 PROVIDED PARKING: 55 SPACES (INCLUDING 3 ADA SPACES)

LOADING REQUIREMENTS
 REQUIRED: (2,000 - 8,000 SF RETAIL) = 1 SPACE (12' x 30')
 PROVIDED: 1 SPACE (12.9' x 68.3')

ADJACENT PROPERTY OWNER INFORMATION

FOLIO NUMBER	LANDS N/F	OWNER	MAILING ADDRESS
1	36-01-00328-00	PAUL MASTROPERI	907 SEACREST RD, OCEAN CITY NJ 08226-4735
2	36-02-01200-00	REALTY INCOME TRUST 6	11995 EL CAMINO REAL, SAN DIEGO, CA 92130
3	36-02-01201-00	PHILA NATIONAL BANK	301 MIDLAND AVE, WAYNE, PA 19087-4305
4	36-03-01499-10	CHURCH ST KATHERINE	MIDLAND & ABERDEEN AVE, WAYNE PA 19087
5	36-03-01818-00	DANIEL FINLEY/MARITA FINLEY	309 MIDLAND AVE, WAYNE, PA 19087-4305
6	36-03-01820-00	MARCOUSE A. STERGE	311 MIDLAND AVE, WAYNE, PA 19087-4305
7	36-03-01818-00	THE FOGEL LIMITED PARTNERSHIP	137 DORAL DR, BLUE BELL PA 19422-3258
8	36-03-01818-00	DANIEL FINLEY/MARITA FINLEY	309 MIDLAND AVE, WAYNE, PA 19087-4305
9	36-03-01820-00	MARCOUSE A. STERGE	311 MIDLAND AVE, WAYNE, PA 19087-4305
10	36-03-01818-00	DANIEL FINLEY/MARITA FINLEY	309 MIDLAND AVE, WAYNE, PA 19087-4305



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PROJECT NO.: PC181016
 DRAWN BY: MCM
 CHECKED BY: EAB
 DATE: 2018.07.13
 SCALE: AS NOTED
 CAD ID: PC181016 SITE-1

PRELIMINARY LAND DEVELOPMENT PLANS

FOR

WAYNE PROPERTY ACQUISITION INC.

ROUTE 30 (LANCASTER AVE) & ABERDEEN AVE
 RADNOR TOWNSHIP
 DELAWARE COUNTY, PA

BOHLER ENGINEERING

1600 MANOR DRIVE, SUITE 200
 CHALFONT, PENNSYLVANIA 18914
 Phone: (215) 996-9100
 Fax: (215) 996-9102
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EA BRITZ

PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE # 6877643

SHEET TITLE:

SITE PLAN

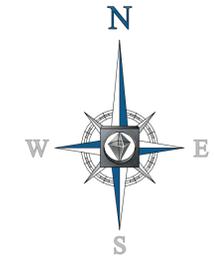
SHEET NUMBER:

3

OF 19

REVISION 1 - 2018.08.31

R:\PROJECTS\181016 DRAWINGS\PLAN SETS\LAND DEV\REV\181016 SITE-1.dwg - 11/14/2018 10:03:51 AM



FOLIO 36-02-01200-00
LANDS N/F
REALTY INCOME TRUST 6
DB 6156, PG. 1955

FOLIO 36-02-01201-00
LANDS N/F
PHILA NATIONAL BANK

FOLIO 36-02-01201-00
LANDS N/F
PHILA NATIONAL BANK

FOLIO 36-02-01205-00
LANDS N/F
LANCASTER WAYNE ASSOCIATES
DB 4134, PG. 2132

LANCASTER AVENUE

(A.K.A. U.S. ROUTE 30)
(A.K.A. LANCASTER PIKE)
(A.K.A. S.R. 0030)
(A.K.A. T.R. 142)
(60' WIDE R.O.W. PER P.B. 18, PG. 15)
(50' WIDE R.O.W. PER REF. MAP #5)

SEE PENNDOT APPROVED HIGHWAY OCCUPANCY PERMIT PLANS PREPARED BY TRAFFIC PLANNING & DESIGN FOR WORK WITH IN THE STATE R.O.W. IMPROVEMENTS SHOWN HERE FOR COORDINATION PURPOSES ONLY

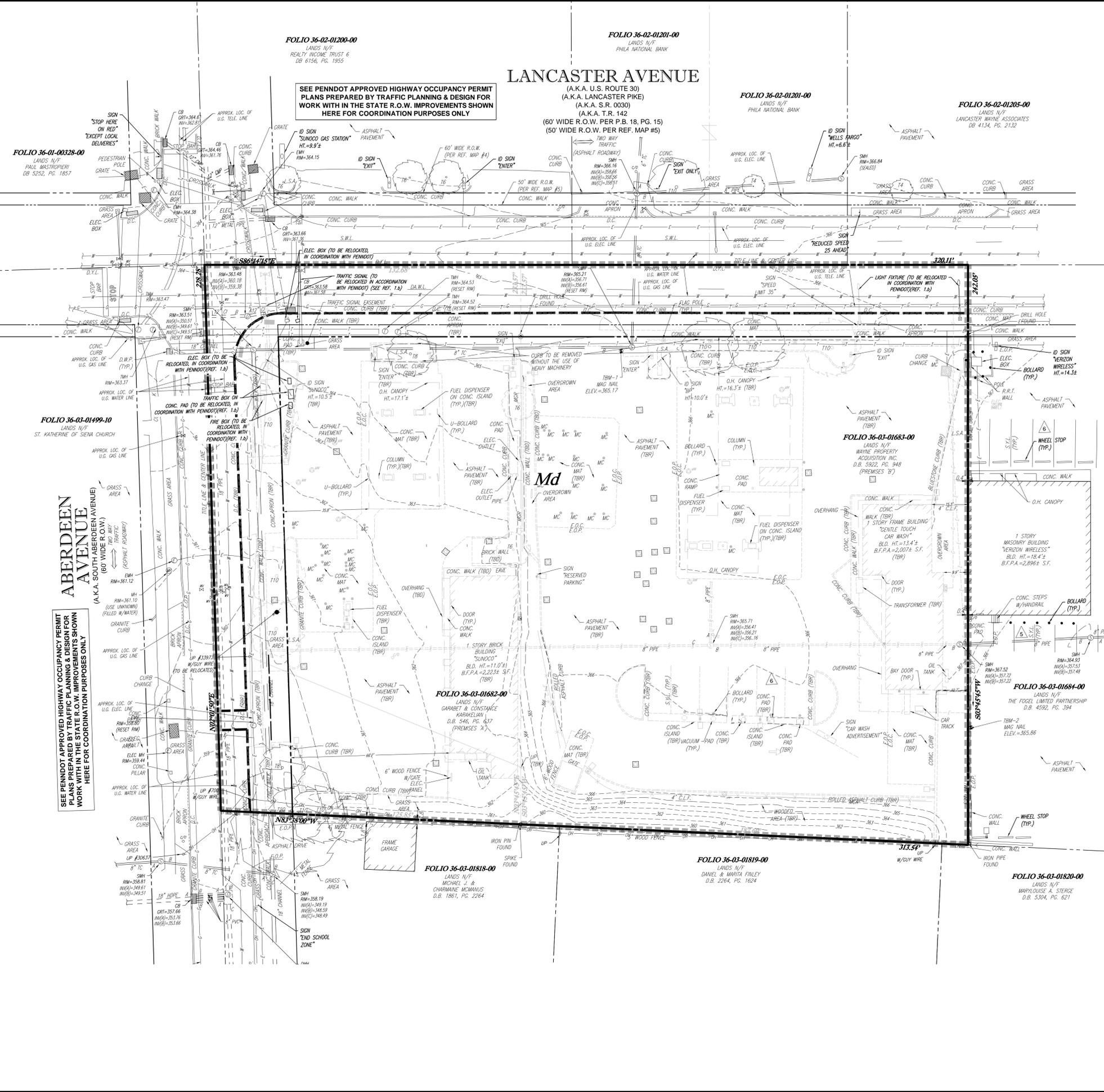
FOLIO 36-01-00328-00
LANDS N/F
PAUL MASTROPieri
DB 5252, PG. 1857

FOLIO 36-03-01499-10
LANDS N/F
ST. KATHERINE OF SIENA CHURCH

ABERDEEN AVENUE

(A.K.A. SOUTH ABERDEEN AVENUE)
(60' WIDE R.O.W.)

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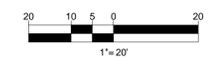
SHEET TITLE:
EXISTING CONDITIONS / DEMOLITION PLAN

SHEET NUMBER:
4
OF 19

REVISION 1 - 2018.08.31

DRAWING LEGEND

	PROPERTY LINE
	PROPOSED LIMIT OF DISTURBANCE/PODS BOUNDARY
	PROPERTY LINE TO BE REMOVED
	LEGAL RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT
	EXISTING PAVEMENT LINE
	EXISTING CONCRETE CURB TO BE REMOVED
	EXISTING SANITARY SEWER
	EXISTING STORMWATER
	EXISTING GAS LINE
	EXISTING OVERHEAD LINE
	EXISTING WATER LINE
	EXISTING GAS LINE TO BE REMOVED
	EXISTING OVERHEAD LINE TO BE REMOVED
	EXISTING ELECTRIC LINE TO BE REMOVED
	EXISTING CONTOUR INDEX
	EXISTING CONTOUR INTERVAL
	EXISTING SPOT ELEVATION
	EXISTING SIGN
	EXISTING INLET
	EXISTING STORM MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING MANHOLE
	EXISTING UTILITY POLE
	EXISTING STREET LIGHT
	EXISTING TRAFFIC MAST ARM
	EXISTING WATER VALVE
	EXISTING LIGHT FIXTURE
	EXISTING MONITORING WELL
	EXISTING METAL COVER
	TO BE REMOVED

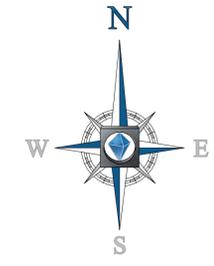


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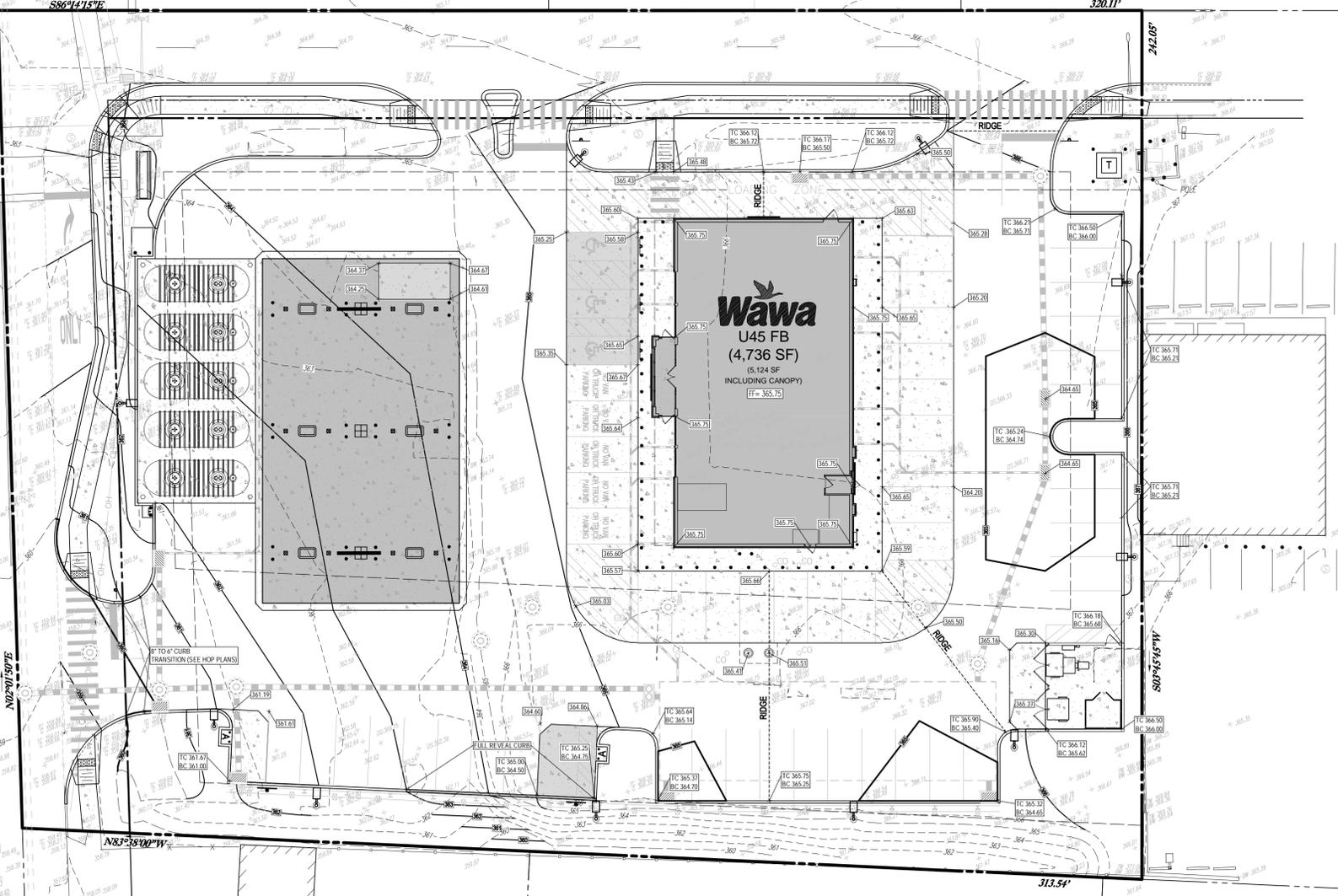
(60' WIDE R.O.W. PER P.B. 18, PG. 15)
(50' WIDE R.O.W. PER REF. MAP #5)
TWO WAY
70477C
(ASPHALT ROADWAY)

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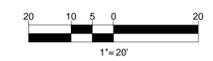
ABERDEEN AVENUE
(A.K.A. SOUTH ABERDEEN AVENUE)
(60' WIDE R.O.W.)
STOP
70477C
(ASPHALT ROADWAY)

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DRAWING LEGEND

	PROPERTY LINE
	EXISTING CONTOUR INDEX
	EXISTING CONTOUR INTERVAL
	EXISTING SPOT ELEVATION
	EXISTING STORMWATER
	PROPOSED CONTOUR INDEX
	PROPOSED CONTOUR INTERVAL
	PROPOSED RIDGE LINE
	PROPOSED SPOT ELEVATION
	PROPOSED TOP / BOTTOM CURB ELEVATION
	PROPOSED STORMWATER PIPE



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E.A. BRITZ
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PE071643

SHEET TITLE:
GRADING PLAN
 SHEET NUMBER:
5
 OF 19
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R:\18PC181016\DRAWINGS\PLAN SETS\LAND DEV\REV\PC181016 SITE-1 - LAYOUT_06-GRADING

LANCASTER AVENUE

(A.K.A. U.S. ROUTE 30)
(A.K.A. LANCASTER PIKE)
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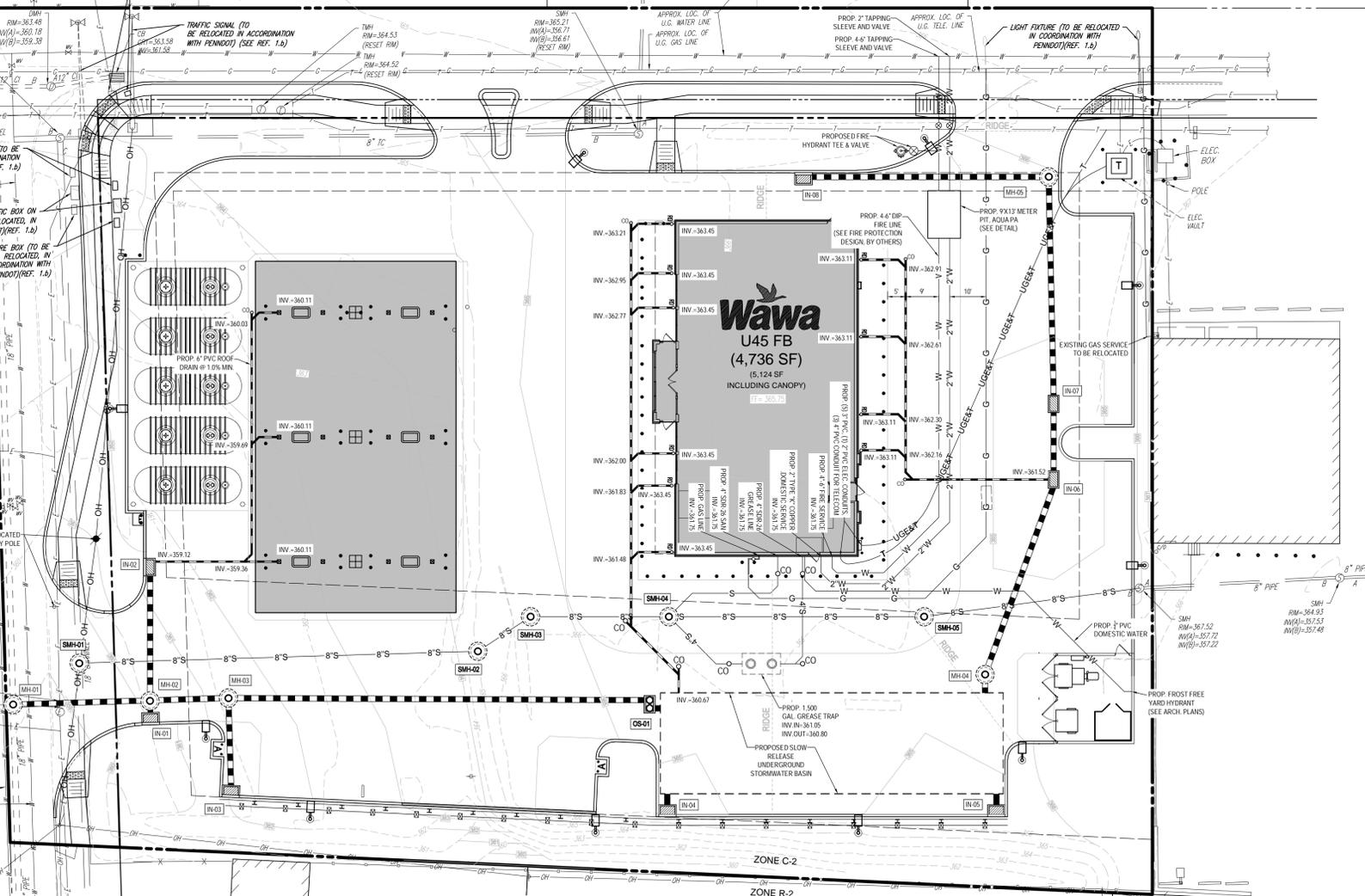
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(50' WIDE R.O.W. PER REF. MAP #5)



SEE PENNDOT APPROVED HIGHWAY OCCUPANCY PERMIT PLANS PREPARED BY TRAFFIC PLANNING & DESIGN FOR WORK WITH IN THE STATE R.O.W. IMPROVEMENTS SHOWN HERE FOR COORDINATION PURPOSES ONLY

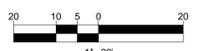
ABERDEEN AVENUE
(A.K.A. SOUTH ABERDEEN AVENUE)
(60' WIDE R.O.W.)
(ASPHALT ROADWAY)

SEE PENNDOT APPROVED HIGHWAY OCCUPANCY PERMIT PLANS PREPARED BY TRAFFIC PLANNING & DESIGN FOR WORK WITH IN THE STATE R.O.W. IMPROVEMENTS SHOWN HERE FOR COORDINATION PURPOSES ONLY



DRAWING LEGEND

- S — S — S — S — S — PROPERTY LINE
- - - - - EXISTING SANITARY SEWER (SDR-28)
- - - - - EXISTING STORMWATER
- - - - - EXISTING GAS LINE
- - - - - EXISTING OVERHEAD LINE
- - - - - EXISTING WATER LINE
- - - - - PROPOSED STORMWATER PIPE
- - - - - PROPOSED SANITARY LINE
- - - - - PROPOSED WATERLINE
- - - - - PROPOSED GAS LINE
- - - - - PROPOSED ELECTRIC & TELEPHONE
- - - - - PROPOSED OVERHEAD UTILITY LINE
- 8" S — 8" S — 8" S — 8" S — PROPOSED CONTOUR LINE
- 8" S — 8" S — 8" S — 8" S — EXISTING INLET
- 8" S — 8" S — 8" S — 8" S — EXISTING STORM MANHOLE
- 8" S — 8" S — 8" S — 8" S — EXISTING SANITARY MANHOLE
- 8" S — 8" S — 8" S — 8" S — EXISTING MANHOLE
- 8" S — 8" S — 8" S — 8" S — EXISTING UTILITY POLE
- 8" S — 8" S — 8" S — 8" S — EXISTING STREET LIGHT
- 8" S — 8" S — 8" S — 8" S — EXISTING TRAFFIC MAST ARM
- 8" S — 8" S — 8" S — 8" S — EXISTING WATER VALVE
- 8" S — 8" S — 8" S — 8" S — PROPOSED UTILITY MANHOLE
- 8" S — 8" S — 8" S — 8" S — PROPOSED STORMWATER INLET
- 8" S — 8" S — 8" S — 8" S — PROPOSED OUTLET STRUCTURE
- 8" S — 8" S — 8" S — 8" S — PROPOSED TRANSFORMER
- 8" S — 8" S — 8" S — 8" S — PROPOSED INLET LABEL
- 8" S — 8" S — 8" S — 8" S — PROPOSED CLEANOUT
- 8" S — 8" S — 8" S — 8" S — PROPOSED ROOF DRAIN



REVISIONS

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1	08/31/2018	PER DOT COMMENTS	MCM

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NOT APPROVED FOR CONSTRUCTION

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DRAWN BY: MCM
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DATE: 2018.07.13
SCALE: AS NOTED
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PRELIMINARY LAND DEVELOPMENT PLANS

FOR

WAYNE PROPERTY ACQUISITION INC.

ROUTE 30 (LANCASTER AVE) & ABERDEEN AVE
RADNOR TOWNSHIP
DELAWARE COUNTY, PA

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1600 MANOR DRIVE, SUITE 200
CHALFONT, PENNSYLVANIA 18914
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SHEET TITLE:
UTILITY PLAN

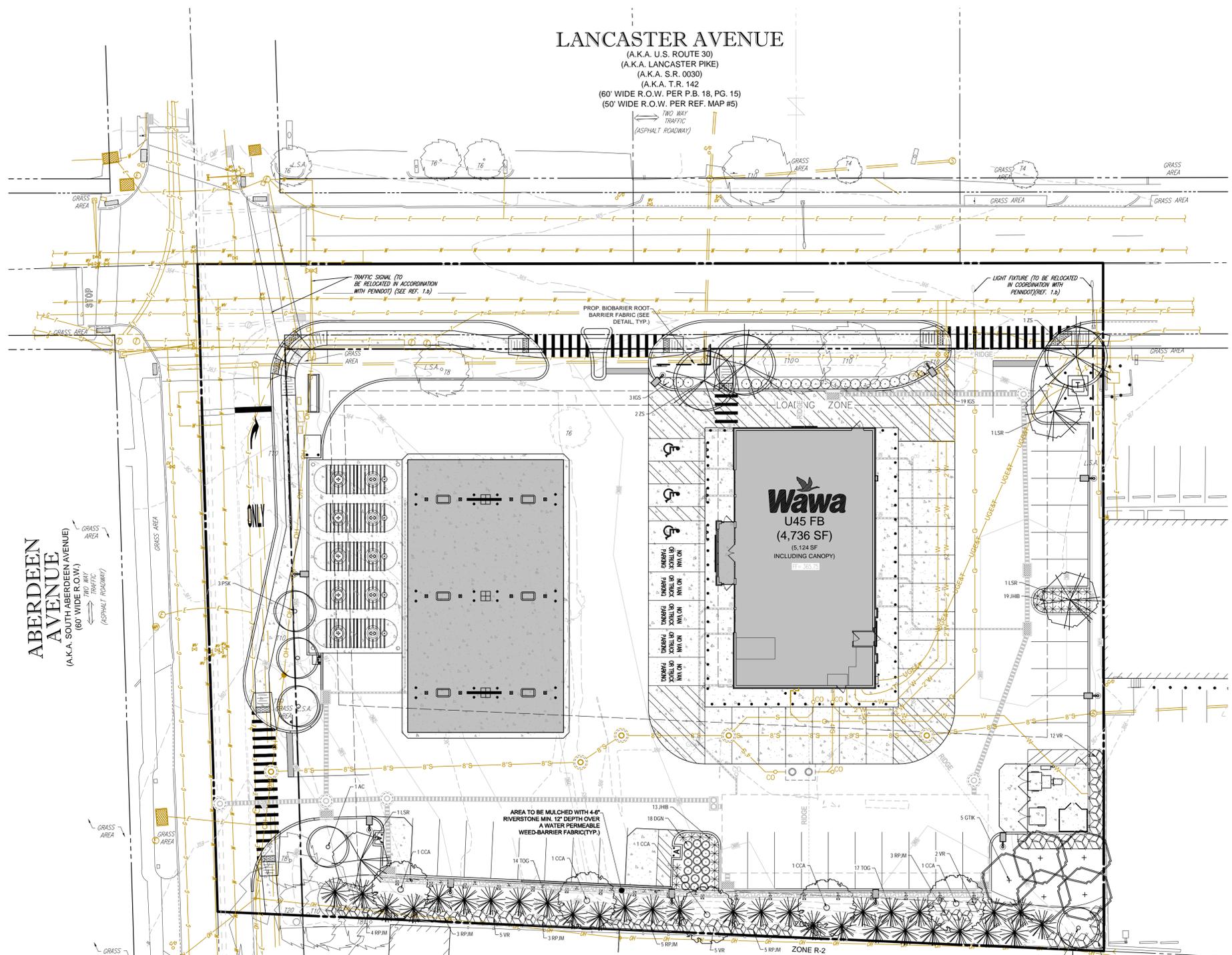
SHEET NUMBER:
6
OF 19

REVISION 1 - 2018.08.31

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LANCASTER AVENUE

(A.K.A. U.S. ROUTE 30)
(A.K.A. LANCASTER PIKE)
(A.K.A. S.R. 0030)
(A.K.A. T.R. 142)
(60' WIDE R.O.W. PER P.B. 18, PG. 15)
(50' WIDE R.O.W. PER REF. MAP #5)



GENERAL NOTES:

- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS SOODED LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION 4.2, UNLESS OTHERWISE STATED ON THIS PLAN.
- CONTRACTOR TO PROVIDE AN IRRIGATION DESIGN FOR BOTH LAWN AND BED AREAS. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRESSURE REDUCING DEVICES REQUIRED TO MEET MAXIMUM PRESSURE REQUIREMENT.
- ALL LANDSCAPE BEDS ARE TO BE INSTALLED WITH WEED BARRIER FABRIC (SEE DETAIL).
- SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF FIVE FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- WHEN APPLICABLE, CENTER OF PROPOSED ORNAMENTAL OR EVERGREEN TREE SHALL BE OFFSET 6' FROM THE BACK OF RETAINING WALLS (1' FOR SHADE TREES) TO PREVENT WALL FAILURE. FINAL PLANTING LOCATIONS SHALL BE COORDINATED WITH THE WALL DESIGNER.
- WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE USED AT THE BOTTOM OR SIDE SLOPES OF STORMWATER BMP FACILITIES.

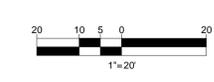
COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS REQUIRED / PROVIDED	COMPLIANCE
255-29 PARKING FACILITIES	B.1. ALL PARKING AREAS SHALL HAVE AT LEAST ONE TREE 2 1/2 INCHES MINIMUM IN CALIPER FOR EVERY FIVE PARKING SPACES IN SINGLE BAYS AND ONE TREE 2 1/2 INCHES MINIMUM IN CALIPER FOR EVERY 10 PARKING SPACES IN DOUBLE BAYS. TREES SHALL BE PLANTED IN SUCH A MANNER TO PROVIDE MAXIMUM PROTECTION FROM THE SUN FOR PARKED VEHICLES. A MINIMUM OF 10% OF ANY PARKING LOT FACILITY OVER 2,000 SQUARE FEET IN GRASS AREA SHALL BE DEVOTED TO LANDSCAPING, INCLUDING OF REQUIRED TREES.	PARKING SPACES PROVIDED: 55 REQUIRED: 55 (5 - 11 SHADE TREES PROVIDED: 5 CCA, 3 GIK, 3 LSR, 11 SHADE TREES)	COMPLIES
255-38 SHADE TREES	B. STREET TREES 2 1/2 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. AN EQUIVALENT NUMBER MAY BE PLANTED IN AN ORIGINAL ARRANGEMENT, SUBJECT TO THE APPROVAL OF THE BOARD OF COMMISSIONERS.	TOTAL LENGTH ALONG LANCASTER AVE.: 175' LF (EXCLUDING 50' LF FROM INTERSECTION OF STREET R.O.W. AND DRIVEWAY WIDTH) REQUIRED: 175' 30" ± 8 OR 6 STREET TREES PROVIDED: 2 EXISTING TREES PLUS 2 CCA (4 STREET TREES)	COMPLIES
255-42 BUFFER SCREENS	A. BUFFER SCREENS ARE REQUIRED BETWEEN SUBDIVISIONS AND LAND DEVELOPMENTS AND ALONG EXISTING STREETS TO SOFTEN VISUAL IMPACT, TO SCREEN CLARE AND TO CREATE A VISUAL BARRIER BETWEEN CONFLICTING LAND USES. THE EXTENT OF SCREENING REQUIRED SHALL BE DETERMINED BY THE TYPE OF USE PROPOSED AND THE ADJACENT USES OR STREETS SURROUNDING THE PROPOSED DEVELOPMENT. THE IMPACT OF THE PROPOSED USE ON ADJACING PROPERTIES IS THE BASIS FOR ESTABLISHING BUFFER SCREEN STANDARDS.	NORTH BOUNDARY BUFFER YARD CLASS: A REQUIRED: STREET TREES AS REQUIRED BY 255-38 PROVIDED: SEE SECTION 255-38 ABOVE EAST BOUNDARY BUFFER YARD CLASS: -- REQUIRED: NONE PROVIDED: NONE SOUTH BOUNDARY BUFFER YARD CLASS: B PROPERTY LINE LENGTH: 283' LF REQUIRED: 283' 15" ± 8 OR 19 EVERGREENS, 283' 8" ± 8 OR 24 EVERGREEN SHRUBS PROVIDED: 30 TOG (20 EVERGREENS), 23 RPJM, 18 VR (41 EVERGREEN SHRUBS)	COMPLIES
256 ATTACHMENT 2	TABLE 1. DETERMINATION OF BUFFER YARD CLASS PROPOSED LAND USE: RETAIL AND CONSUMER SERVICE ADJACENT LAND USE: SINGLE FAMILY DETACHED, RETAIL AND CONSUMER SERVICE ADJACENT STREET CLASSIFICATION: ARTERIAL MINOR COLLECTOR	WEST BOUNDARY BUFFER YARD CLASS: * REQUIRED: STREET TREES AS REQUIRED BY 255-38 PROVIDED: SEE SECTION 255-38 ABOVE	COMPLIES
263-8 REVIEW OF PERMIT APPLICATIONS	D. GJA PLAN SHALL BE SUBMITTED ILLUSTRATING THE SIZE, SPECIES AND LOCATION OF THE TREE THAT IS PROPOSED TO BE REMOVED AND THE SIZE, SPECIES AND LOCATION OF NEW TREES TO BE PLANTED IN COMPLIANCE WITH THE TREE REPLACEMENT FORMULA. 263-4 TREE REPLACEMENT FORMULA 6 TO 18 INCH DBH REMOVED = 1 REPLACEMENT TREE	TREES 6-18" DBH TO BE REMOVED: 4 PROVIDED: 4 x 1 + 4 TREES PROVIDED: 2 AC, 2 GIK, 1 PSK, 1 TOG (6 TREES)	COMPLIES

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES					
CCA	5	CORYMPUS CAROLINIANA	AMERICAN HORSEMAN	2 1/2-3' CAL.	B-B
GIK	5	GLEDITSIA TRACANTHOS INTERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEYLOCUST	2 1/2-3' CAL.	B-B
LSR	3	LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA	SEEDLESS SWEETGUM	2 1/2-3' CAL.	B-B
ZS	3	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2 1/2-3' CAL.	B-B
ORNAMENTAL TREES					
AC	2	AMELANCHIER CANADENSIS	SINGLE STEM SHADBLOW SERVICEBERRY	8-10'	B-B
PSK	3	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	2-12' CAL.	B-B
EVERGREEN TREES					
TOG	31	THUJA 'X' GREEN GIANT'	GREEN GIANT ARBORVITAE	8' MIN	B-B
EVERGREEN SHRUBS					
KS	22	ILEX GLABRA 'SHAMROCK'	SHAMROCK HERRERY HOLLY	30-36" MIN	CONTAINER
RPJM	23	RHOODOXENDRON CAROLINIANA X PAI	PAI RHODOXENDRON	30-36" MIN	B-B
VR	30	VBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VBURNUM	3-4'	B-B
DECIDUOUS SHRUBS					
DN	18	DEUTZIA GRACILIS 'NICKO'	COMPACT DEUTZIA	18-24"	CONTAINER
GROUND COVER					
JHB	32	JUNIPERUS HORIZONTALIS 'MOBIEZ'	ICEE BLUE JUNIPER	15-18" SPRD	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLAN LIST, THE PLAN SHALL DICTATE.



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D.T. NORTH
 REGISTERED LANDSCAPE ARCHITECT
 PENNSYLVANIA LICENSE NO. LA007229

SHEET TITLE:
LANDSCAPE PLAN
 SHEET NUMBER:
7
 OF 19
 REVISION 0 - 2018.07.13

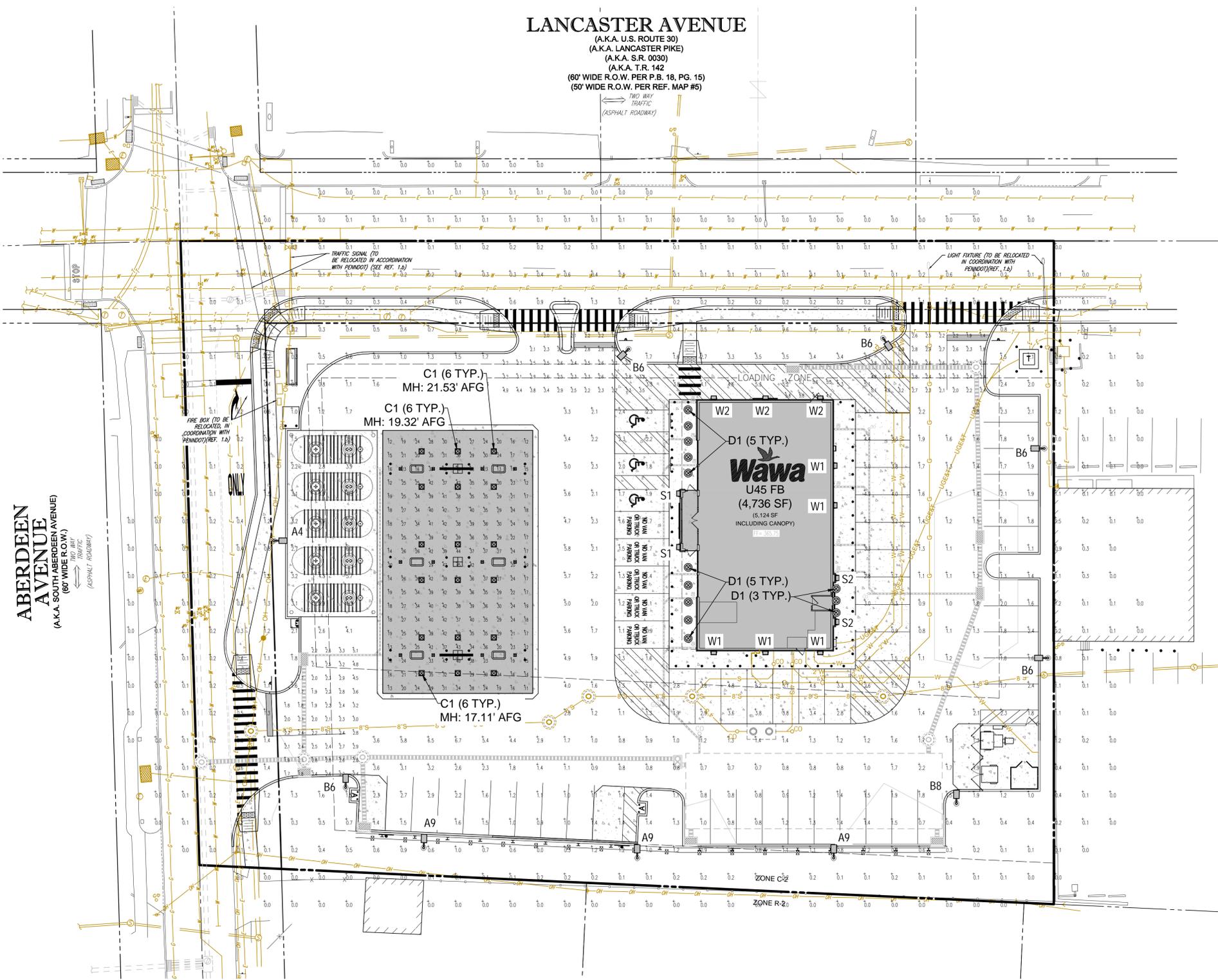
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LANCASTER AVENUE

(A.K.A. U.S. ROUTE 30)
(A.K.A. LANCASTER PIKE)
(A.K.A. S.R. 0030)
(A.K.A. T.R. 142)
(60' WIDE R.O.W. PER P.B. 18, PG. 15)
(50' WIDE R.O.W. PER REF. MAP #5)



ABERDEEN AVENUE
(A.K.A. SOUTH ABERDEEN AVENUE)
(60' WIDE R.O.W.)



LIGHTING COMPLIANCE

SALDO
255-29 PARKING FACILITIES
(18) ALL COMMON PARKING AREAS SHALL BE ADEQUATELY LIGHTED DURING AFTER DARK OPERATING HOURS. ALL LIGHTED STANDARDS SHALL BE LOCATED ON RAISED PARKING ISLANDS AND NOT ON THE PARKING SURFACE. [COMPLIES]

(19) ALL ARTIFICIAL LIGHTING USED TO ILLUMINATE ANY PARKING SPACE OR SPACES SHALL BE SO ARRANGED THAT NO DIRECT RAYS FROM SUCH LIGHTING SHALL FALL UPON ANY NEIGHBORING PROPERTY OR STREETS, NOR SHALL ANY HIGH BRIGHTNESS SURFACE OF THE LUMINAIRES BE VISIBLE FROM NEIGHBORING RESIDENTIAL PROPERTIES OR FROM A PUBLIC STREET. [COMPLIES]

ZONING
280.156 ACCESS AND HIGHWAY FRONTAGE
E. ALL OUTSIDE LIGHTING, INCLUDING SIGN LIGHTING, SHALL BE DIRECTED IN SUCH A WAY AS NOT TO CREATE A NUISANCE IN ANY AGRICULTURAL, INSTITUTIONAL OR RESIDENTIAL DISTRICT, AND IN EVERY DISTRICT ALL SUCH LIGHTING SHALL BE ARRANGED SO AS TO PROTECT THE STREET OR HIGHWAY AND ADJOINING PROPERTY FROM DIRECT GLARE OR HAZARDOUS INTERFERENCE OF ANY KIND. ANY LUMINAIRE SHALL BE EQUIPPED WITH SOME TYPE OF GLARE SHIELDING DEVICE APPROVED BY THE TOWNSHIP ENGINEER. THE HEIGHT OF ANY LUMINAIRE SHALL NOT EXCEED 25 FEET. [COMPLIES]

GENERAL LIGHTING NOTES

- THIS PLAN IS TO BE UTILIZED FOR LIGHTING PURPOSES ONLY. ELECTRICAL ENGINEERING, INCLUDING, BUT NOT LIMITED TO, CIRCUITRY, CONDUIT, WIRING, AND ASSOCIATED SPECIFICATIONS, IS NOT WITHIN THE SCOPE OF THIS DOCUMENT.
- THIS PLAN WAS PREPARED BY: RED LEONARD ASSOCIATES, 1340 KEMPER MEADOW DR, FOREST PARK, OH 45204, PH: 513-574-9500, DRAWING NO. RL-5550-S1-R2
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE PROJECT ENGINEER (BOHLER) FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE FIXTURE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.
- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURERS. ACTUAL SUSTAINED ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOT-CANDELS.
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES TO FUNCTION IMPROPERLY.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- CONTRACTOR MUST BRING TO THE DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

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PENNSYLVANIA LICENSE NO. L000729

LIGHTING PLAN

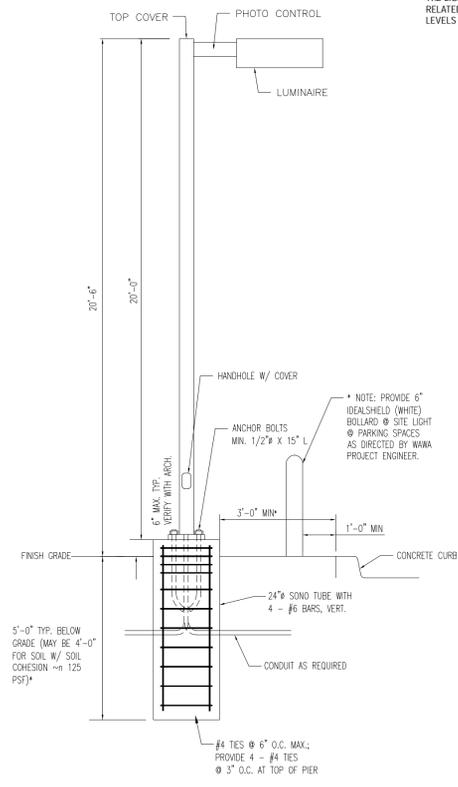
SHEET NUMBER:
9
OF 19
REVISION 0 - 2018.07.13

LUMINAIRE SCHEDULE

LABEL	QTY	MOUNTING HEIGHT	ARRANGEMENT	LUMENS	LLF	BUG RATING	MANUFACTURER	DESCRIPTION
A4	1	20'-6" AFG	SINGLE	8891	1.030	B1-U0-G2	CREE, INC.	ARE-EDG-3MB-DA-06-E-UL-WM-700-5TK
A9	3	17'-6" AFG	SINGLE	2542	1.030	B0-U0-G1	CREE, INC.	ARE-EDG-3MB-DA-02-E-UL-WM-525-5TK
B6	5	20'-6" AFG	SINGLE	5460	1.030	B1-U0-G2	CREE, INC.	ARE-EDG-4MB-DA-04-E-UL-WM-525-5TK
B8	1	17'-6" AFG	SINGLE	3220	1.030	B1-U0-G1	CREE, INC.	ARE-EDG-4MB-DA-04-E-UL-WM-300-5TK
C1	18	VARIES, SEE PLAN	SINGLE	10972	1.030	B2-U0-G1	CREE, INC.	CAN-3M-SL-400-36-E-UL-WM-525-5TK
D1	13	9'-0" AFF	SINGLE	1362	1.030	B0-U0-G2	CREE, INC.	D11-K96-20L-35K-120V-1X81-SS02-FF
S1	2	7'-6" AFF	SINGLE	2011	1.000	B0-U0-G2	SCOTT ARCHITECTURAL LIGHTING	WC1 SCOTT SR131-L23-3K-8S
S2	2	7'-6" AFF	SINGLE	1119	1.000	B0-U0-G1	SCOTT ARCHITECTURAL LIGHTING	WC2 SCOTT SR130-XXX-3K-8S
W1	5	15'-0" AFF	SINGLE	4210	1.030	B1-U0-G1	CREE, INC.	SEC-EDG-3M-WM-04-E-UL-WM-350-5TK
W2	3	15'-0" AFF	SINGLE	3108	1.030	B1-U0-G1	CREE, INC.	SEC-EDG-2M-WM-02-E-UL-WM-525-5TK

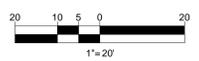
CALCULATION SUMMARY

LABEL	AVG	MAX	MIN	AVGMIN	MAXMIN
CANOPY	28.49	47	11	2.59	4.27
DELIVERY	5.31	5.8	4.7	1.13	1.23
ENTRANCES & EXITS	2.61	5.1	1.4	1.86	3.64
PAVED	2.27	6.7	0.7	3.24	9.57



NOTE: THIS DETAIL IS NOT CERTIFIED. FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO PROVIDE SHOP DRAWINGS CERTIFIED BY STRUCTURAL ENGINEER.

LIGHT POLE WITH STANDARD ANCHORING DETAIL



R:\1\PROJECTS\DRAWINGS\PLAN SETS\LAND DEV\REV\PC181016 LIGHT-1\LAYOUT\DLIGHTING

GENERAL CONSERVATION NOTES AND SPECIFICATIONS

- I. GENERAL INFORMATION
A. THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE AT THE SITE.
B. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING PROPERLY FILTERED.
C. ANY SEDIMENT THAT IS TRACKED ONTO THE ROAD MUST BE CLEANED OFF BEFORE THE END OF THE DAY.
D. DISTURBED AREAS ON WHICH EARTHMOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED SHALL BE STABILIZED IMMEDIATELY BY EITHER RESEEDING OR MULCHING. RESEEDING OF DRAINWAYS, STOCKPILES, OFF-SITE UNDERGROUND UTILITY LINES AND GRADDED PERIMETER AREAS...
E. AREAS THAT TO BE RESEED OR MULCHED.
F. WHERE DISTURBED AREAS ARE DIFFICULT TO STABILIZE, NETTING SHOULD BE USED TO HOLD SEED AND MULCH IN PLACE. THIS IS ESPECIALLY IMPORTANT AROUND WATERCOURSES...
G. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY...
H. STANDARD FOR DISPOSAL OF MATERIALS...
I. STANDARD FOR LAND GRADING
A. DEFINITION: RESHAPING THE GROUND SURFACE BY GRADING TO PLAN GRADES...
B. PROVISIONS SHALL BE MADE TO SAFELY CONDUCT SURFACE WATER TO STORM DRAINS OR SUITABLE WATER COURSES...
C. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS...
D. INSTALLATION REQUIREMENTS
1. TIMBER LOGS: USE FIBERGLASS, ROCKS, STAMPS AND VEGETABLE MATTER WHICH WILL INTERFERE WITH THE GRADING OPERATION...
2. FILL MATERIALS: IS FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT WILL BE DETRIMENTAL TO CONSTRUCTING STABLE FILLS...
3. ALL FILLS SHALL BE COMPACTED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLIPPING, EROSION OR EXCESS SATURATION...
4. ALL DISTURBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SHALL BE PROTECTED FROM EROSION...
5. (SEE I.D.)
II. STANDARD FOR UTILITY TRENCH EXCAVATION
A. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY...
B. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT...
C. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY FINISHING TO A FACILITY FOR REMOVAL OF SEDIMENT AND TRENCH BACKFILLING...
D. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONDITIONS AND APPROPRIATE EROSION AND SEDIMENT POLLUTION CONTROL MEASURES/FACILITIES WILL BE INSTALLED...
E. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, FLAG CONSTRUCTION AND BACKFILLING WILL BE ON THE JOB AND OPERATING THROUGHOUT THE ENTIRE CONSTRUCTION AND STABILIZATION OPERATIONS...
F. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
III. STANDARD FOR TEMPORARY STABILIZATION
A. STANDARD FOR TEMPORARY STABILIZATION WITH FIBERMULCH
1. MULCHING IS MOST APPLICABLE TO THOSE AREAS SUSCEPTIBLE TO PERIODIC DISTURBANCE AND REWORKING IN ADDITION, STABILIZATION WITH FIBER MULCH SHALL BE USED DURING NON-GERMINATION PERIODS...
2. PERFORM ALL CULTURAL OPERATIONS BEFORE DISPOSAL OF MATERIALS...
3. GRADE AS NEEDED AND FEASIBLE...
4. PROTECTIVE MATERIALS TO BE USED...
5. UNWEIGHTED SMALL GRAIN CHOPPED STRAW OR HAY AT 3.0 TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1 AND MARCH 1) SPREAD UNIFORMLY AND ANCHORED WITH LIQUID MULCH BINDER...
6. HYDROMULCHER: USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL...
7. STANDARD FOR TEMPORARY STABILIZATION WITH SOIL
1. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN TWELVE (12) MONTHS MUST BE SEEDED AND MULCHED IMMEDIATELY WITH A TEMPORARY COVER...
2. ALL AREAS TO BE PERMANENTLY SEEDED OR MULCHED SHALL BE RESEEDED CONCURRENTLY...
3. SEEDBED PREPARATION FOR TEMPORARY SEEDING
A. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE...
B. APPLY AGRICULTURAL LIME AT AT A RATE OF 1 TONS PER ACRE...
C. APPLY 10-10-10 FERTILIZER AT A RATE OF 500 POUNDS PER ACRE...
D. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR (4) INCHES...
4. SEEDING: SEE SEEDING SPECIFICATIONS
5. STANDARD FOR PERMANENT STABILIZATION
A. SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER
1. SITE PREPARATION
A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION.

E&S SUPPLEMENTAL NOTES

- EAS PLANNING AND DESIGN §102.4(b)(4)
THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE:
• ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE
• PROTECT WOODLAND/EXISTING TREES WITH TREE PROTECTION FENCING
• SEQUENCE CONSTRUCTION ACTIVITIES BY LIMITING DISTURBANCES TO A SPECIFIC TASK SUCH THAT EACH TASK IS COMPLETED BEFORE THE NEXT TASK IS INITIATED
• MAINTAIN EXISTING GRADES ONE SITE WHERE PRACTICABLE.
THE FOLLOWING MEASURES ARE TAKEN TO MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION:
• ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE
• PROTECT WOODLAND/EXISTING TREES WITH TREE PROTECTION FENCING
• UTILIZE THE EXISTING CONVEYANCE SYSTEMS WITHIN ABERDEEN AVENUE
• MAINTAIN EXISTING FLOW PATHS TO POINTS
THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE SOIL COMPACTION:
• ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE
• USE OF TRACKED MACHINERY WHERE PRACTICAL DURING EARTHMOVING OPERATIONS
THE FOLLOWING MEASURES ARE TAKEN TO PREVENT OR MINIMIZE GENERATION OF INCREASED STORM WATER RUNOFF:
• UTILIZE UNDERGROUND SLOW RELEASE BASIN TO HELP REDUCE RUNOFF RATES AND VOLUME
• UTILIZE PERIMETER CONTROLS SUCH AS SILT SOCK, SILT FENCE AND INLET PROTECTION WHILE NOT OVERLOADING ANY SPECIFIC BMP ENSURING LONGER SUSTAINABILITY OF THE EROSION AND SEDIMENT CONTROLS
RECYCLING OR DISPOSAL OF MATERIALS §102.4(b)(5)(2)
1) ANTICIPATED CONSTRUCTION WASTES INCLUDE BUT ARE NOT LIMITED TO: TWO ONE-STORY BUILDINGS, SIDEWALK AND ASPHALT AREAS.
2) ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR RECYCLED IN ACCORDANCE WITH DEPS SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SE., AND 287.1 ET SEQ.) AND/OR ANY ADDITIONAL LOCAL, STATE, OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WATER MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
POTENTIAL THERMAL IMPACT TO SURFACE WATERS §102.4(b)(5)(2)(ii)
THERMAL IMPACTS HAVE BEEN AVOIDED IN THE E&S CONDITION THROUGH THE USE OF INLET PROTECTION, SILT SOCKS AND AN UNDERGROUND SLOW RELEASE BASIN TO ENSURE THAT RUNOFF FILTERS THROUGH A MEDIA, WHICH SHOULD REDUCE THE WATER TEMPERATURE OR STORMWATER FLOWS THAT WOULD OTHERWISE COME DIRECTLY FROM THE PAVEMENT.
EAS PLAN DESIGNED AND IMPLEMENTED TO BE CONSISTENT WITH PCSM PLAN §102.4(b)(5)(iv)
1) THERE ARE NO EXISTING/PROPOSED RIPARIAN BUFFERS OUTSIDE THE LIMIT OF DISTURBANCE.
2) THERE ARE NO PROPOSED INFILTRATION BMP'S OUTSIDE OF THE PROPOSED GRADING AREAS.
EXISTING/PROPOSED RIPARIAN FOREST BUFFERS §102.4(b)(5)(v)
1) THERE ARE NO EXISTING/PROPOSED RIPARIAN FOREST BUFFERS SHOWN ON THE PLAN MAPS.
2) THERE ARE NO EXISTING/PROPOSED RIPARIAN FOREST BUFFERS OUTSIDE THE LIMIT OF DISTURBANCE.
3) THERE ARE NO NEARBY WETLANDS WITHIN THE RIPARIAN FOREST BUFFER ON THIS SITE.
ANTIDRAINAGE ANALYSIS
EVALUATIONS OF NON-DISCHARGE ALTERNATIVE ONLY PERTAIN TO HQ OR EV WATERS PER THE PADEP & WATER QUALITY ANTIDRAINAGE DOCUMENT DATED NOV. 28, 2003. THE SUBJECT SITE IS LOCATED WITHIN THE DARBY CREEK SUB-BASIN IN THE DELAWARE RIVER MAJOR RIVER BASIN. THE CLOSEST RECEIVING WATER IS THAN CREEK WHICH HAS A CWF AND MF CHAPTER 93 CLASSIFICATION.

SEEDING SPECIFICATIONS

- 1. SEEDING DATES
A. SEEDING SHALL OCCUR BETWEEN MARCH 1ST AND MAY 15TH OR BETWEEN AUGUST 15TH AND NO LATER THAN OCTOBER 15TH
B. IF SEEDING CANNOT BE CONDUCTED DURING THE TIMEFRAMES NOTED ABOVE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE LOCAL CONSERVATION DISTRICT AND ALL APPROPRIATE AGENCIES TO DETERMINE AN ACCEPTABLE MEANS IN WHICH TO STABILIZE THE SITE THROUGH THE NEXT GROWING SEASON.
2. SEED MIXTURES: SEED MIXTURE TO BE USED ON THIS SITE SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE NOTED ON THE PLANS. RATES ARE IN THE FORM OF POUNDS PER ACRE (LBA) PER PURE LIVE SEED (POUNDS / ACRE PLS). CONTRACTOR WILL NEED TO ADJUST ACCORDINGLY BASED ON THE SEED GERMINATION AND PURITY RATING (SEE ITEM #3 BELOW).
A. TEMPORARY SEED MIXTURES: DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE DISTURBED AGAIN WITHIN TWELVE (12) MONTHS MUST BE SEEDED WITH A TEMPORARY SEED MIXTURE AS FOLLOWS:
ANNUAL RYE (40 POUNDS / ACRE PLS) OR SPRING OATS (36 POUNDS / ACRE PLS) OR WINTER RYE (160 POUNDS / ACRE PLS) (REFERENCE: PENN STATE 'EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROP LAND', TABLE 5)
B. PERMANENT SEEDING SHALL CONSIST OF A NURSE CROP PLUS A PERMANENT SEED MIXTURE, AS FOLLOWS:
I. NURSE CROP (SELECT ONE):
ANNUAL RYE (10 POUNDS / ACRE PLS) OR SPRING OATS (10 POUNDS / ACRE PLS) OR WINTER RYE (60 POUNDS / ACRE PLS) (REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11.4, SEED MIX #1)
II. PERMANENT SEED MIX:
TALL FESCUE'S (84 POUNDS / ACRE PLS) OR FINE FESCUE (36 POUNDS / ACRE PLS) OR KENTUCKY BLUEGRASS (26 POUNDS / ACRE PLS) PLUS REDTOP (3 POUNDS / ACRE PLS) OR PERENNIAL RYEGRASS (15 POUNDS / ACRE PLS) (REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11.4, SEED MIX #2)
3. PURE LIVE SEED:
A. SEED USED FOR THE PURPOSE OF PERMANENT STABILIZATION SHALL BE LABELED WITH GERMINATION AND PURITY PERCENTAGES. UNLABELED SEED WILL BE REJECTED. SEED SHALL NOT BE USED MORE THAN ONE (1) YEAR BEYOND THE LABEL DATE.
B. DETERMINING THE PERCENT PURE LIVE SEED (PERCENT PLS) OF A LABELED SEED: MULTIPLY BY THE PERCENTAGE OF PURE SEED BY THE PERCENTAGE OF GERMINATION AND DIVIDE THE RESULT BY 100 ([(PURE % * GERMINATION) / 100]
C. DETERMINING THE ACTUAL SEED RATE: SIMPLY DIVIDE THE PERCENT PLS RATING OF THE SEED INTO THE PLS REQUIRED, AS NOTED ABOVE. THE RESULT IS THE POUNDS OF SEED REQUIRED. FOR EXAMPLE: IF THE REQUIRED RATE IS 84 POUNDS PLS, AND THE SEED IS RATED AT 30% PLS, DIVIDE 84 BY 0.35 TO GET 182.9 POUNDS, WHICH IS THE AMOUNT OF THAT SEED REQUIRED PER ACRE.
4. APPLICATION OF SEED: SEEDING SHALL BE APPLIED AND ESTABLISHED IN ACCORDANCE WITH THE 'EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL', AS PUBLISHED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER QUALITY PROTECTION (MOST RECENT EDITION)
A. SEED SHALL BE APPLIED IN A NON-COMPACTED, ROUGHENED TOPSOIL.
B. SEED MAY BE APPLIED THROUGH ANY OF THE FOLLOWING MEANS AND METHODS, OR OTHER ACCEPTED INDUSTRY PRACTICES, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS:
I. DRILL SEEDING
II. BROADCAST SEEDING (TWO DIRECTIONS)
III. HYDROSEEDING (TWO DIRECTIONS)
C. ALL SEED SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED UNTIL A 70% PERENNIAL COVER IS ACHIEVED.
I. TEMPORARY STABILIZATION WITH STRAW:
1. STRAW MULCH SHALL BE APPLIED ON TOP OF THE FRESHLY SEEDED AREAS AT A RATE OF 3 TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1ST AND MARCH 1ST)
2. STRAW SHALL BE STABILIZED WITH A WOOD OR PAPER FIBER MULCH AND TACKIFIER SOLUTION IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS.
II. TEMPORARY PERMANENT STABILIZATION WITH EROSION CONTROL MATTING/BANKNETS (WHERE SPECIFIED):
1. MATTING/BANKNETS SHALL BE INSTALLED IN AREAS AS NOTED ON THE EROSION & SEDIMENT CONTROL PLAN OR WITHIN 50 FEET OF PONDS, STREAMS OR WETLANDS. THE PRODUCT SHALL BE INSTALLED AND STAPLED ON TOP OF THE SEEDING IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
2. AREAS WITH MATTING/BANKNETS SHALL NOT BE TRACKED (CATWALKED) AFTER INSTALLATION.
3. MATTING/BANKNETS SHALL BE VISUALLY INSPECTED DAILY TO ENSURE THAT THE PRODUCT IS FUNCTIONING PROPERLY, IS HELD FAST TO THE SOIL SURFACE AND IS IN GOOD CONDITION.
D. ONCE SEED HAS BEEN SET, VEHICULAR TRAFFIC OR OTHER SOURCES OF COMPACTION SHALL BE AVOIDED.
E. IRRIGATION: NEW SEED APPLICATIONS SHOULD BE SUPPLIED WITH ADEQUATE WATER, A MINIMUM OF 1/2" TWICE A DAY, UNTIL VEGETATION IS WELL ESTABLISHED (A MINIMUM OF 75% COVER).
5. STANDARD FOR PERMANENT STABILIZATION WITH SOIL
A. SOIL STRIPS SHOULD BE Laid ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE. STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP, ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOIL. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOIL.
B. PLACE SOIL STRIPS WITH SMOKE EVEN EDGES THAT ARE STAGGERED. OPEN SPACES BENEATH EROSION CONTROL MATTING SHALL BE INSTALLED TO INSURE SOIL CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOIL. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT WINDS, WHICH WOULD CAUSE DRYING OF THE ROOTS.
C. ON SLOPES GREATER THAN 1 TO 1, SECURE SOIL TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES OR A BODDGRADABLE FASTER.
D. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUT, OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST TURTLE AND UNDERCUTTING OF SOIL. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOIL IN WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL.
F. IMMEDIATELY FOLLOWING INSTALLATION, SOIL SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SO TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.
G. FOLLOW-UP INSPECTION: AFTER THE FIRST GROWING SEASON, THE SOIL SHOULD BE INSPECTED TO DETERMINE IF ADDITIONAL FERTILIZATION OR LIMING IS NEEDED.

DELAWARE COUNTY SOIL CONSERVATION DISTRICT E&S NOTES

- 1.) STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 3:1 OR FLATTER.
2.) THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
3.) UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES. THE OPERATOR SHALL MAINTAIN AND MAKE AVAILABLE TO LOCAL CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL MAINTENANCE WORK, INCLUDING CLEANUP, REPAIR, REPLACEMENT, REGARDING, AND RE-STABILIZATION SHALL BE PERFORMED IMMEDIATELY.
4.) IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
5.) BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EAS CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE LOCAL CONSERVATION DISTRICT.
6.) THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE LOCAL CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
7.) ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
8.) THE OPERATOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
9.) A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL TROLL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
10.) EROSION AND SEDIMENT BMP'S MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMP'S.
11.) AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY.
12.) AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE MEETING. ALSO, AT LEAST 3 DAYS BEFORE STARTING EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR BURIED UTILITIES LOCATIONS.
13.) ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
14.) IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
15.) AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
16.) SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT.
17.) HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
18.) MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
19.) STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
20.) UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGARDING, RE-SEEDING, RE-MULCHING, AND RE-NETTING, MUST BE PERFORMED IMMEDIATELY, IF EROSION AND SEDIMENT CONTROL BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
21.) SEDIMENT REMOVED FROM BMP'S SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
22.) THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTE IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BLDG. MATERIAL OR WASTES AT THE SITE.
23.) THE NPDES BOUNDARY IS EQUAL TO THE OUTER PERIMETER BOUNDARY OF THE SITE, AND ANY OFF-SITE AREAS WITHIN THE LIMITS OF DISTURBANCE THAT ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL. OFF-SITE FACILITIES SUCH AS UTILITIES AND ROADWAY IMPROVEMENTS.
31.) THE PROJECT'S RECEIVING WATERCOURSE IS THAN CREEK, AND THE CHAPTER 93 CLASSIFICATION IS CWF/MF.

SEQUENCE OF BMP INSTALLATION AND REMOVAL

- §102.4(b)(5)(vi)
ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED FOUR (4) DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.
AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING, BUT NOT LIMITED TO: THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS AND A REPRESENTATIVE OF THE DELAWARE COUNTY CONSERVATION DISTRICT FOR AN ON-SITE PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-242-1776 FOR BURIED UTILITIES LOCATION.
BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EAS CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE DELAWARE COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
1. INSTALL CONSTRUCTION ENTRANCE AS DESIGNATED ON THE PLANS.
2. INSTALL ALL PERIMETER COMPOST FILTER SOCKS, SILT FENCE, TREE PROTECTION FENCING, AND INLET PROTECTION WITHIN THE DESIGNATED LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS. ONLY LIMITED CLEARING AND GRUBBING NECESSARY TO INSTALL THE PERIMETER EROSION AND SEDIMENT POLLUTION CONTROLS IS PERMITTED.
3. DEMOLISH EXISTING SITE FEATURES AND UTILITIES PROPOSED TO BE REMOVED. DURING DEMOLITION OF UTILITIES ALL UTILITY SERVICES MUST BE MAINTAINED FOR NEIGHBORING PROPERTIES WHOSE UTILITIES CURRENTLY TRAVERSE THE SITE AND ARE PROPOSED TO BE REROUTED.
4. INITIATE THE NECESSARY EARTHWORK TO REACH THE GRADES INDICATED ON THE PLANS. BUILDING CONSTRUCTION MAY COMMENCE UPON ACCEPTANCE OF BUILDING PAD BY OWNER. THE CONCRETE WASHOUT MUST BE INSTALLED BEFORE ANY CONCRETE CAN BE POURED ON-SITE. CONTRACTOR MUST PERFORM BULK OF EARTHWORK TO BALANCE CUTS AND FILLS TO THE GREATEST EXTENT POSSIBLE. ALL AREAS DISTURBED DURING THE EARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDED AND STABILIZED IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SEEDING SPECIFICATIONS IF PERMANENT STABILIZATION CANNOT BE ACHIEVED WITHIN FOUR (4) DAYS.
5. CRITICAL STAGE: INSTALLATION OF BMP 6.4.11 (SLOW RELEASE BASIN) INITIATE STORM SEWER AND SUBSURFACE SLOW RELEASE BASIN INSTALLATIONS FOR THE FEATURES SHOWN ON THE PLANS STARTING AT THE FURTHEST DOWNSTREAM STRUCTURE. DO NOT INSTALL THE OUTLET STRUCTURE FILTER MEDIA AT THIS STAGE OF CONSTRUCTION. INLET FILTER MEDIA SHALL BE DISCHARGED TO THE BASIN IMMEDIATELY AFTER INSTALLATION AND REMAIN BLOCKED UNTIL SITE IS FULLY STABILIZED TO PREVENT SEDIMENT FROM ENTERING THE SUBSURFACE SLOW RELEASE BASIN. NO CONSTRUCTION EQUIPMENT, SUCH AS CRANES DURING BUILDING CONSTRUCTION, SHALL BE PARKED ON TOP OF THE SLOW RELEASE BASIN TO AVOID DAMAGING THE BASIN OR OVER-COMPACTING THE SUBSURFACE SOILS. THE PERMITTEE SHALL PROVIDE ENGINEERING OVERSIGHT FOR THE INSTALLATION OF CRITICAL STAGE AND POST CONSTRUCTION STORMWATER BMP'S. A LICENSED PROFESSIONAL OR DESIGNER KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF THE POST CONSTRUCTION BMP'S SHALL CONDUCT THE OVERSIGHT AND SIGN OFF ON THE NOTICE OF TERMINATION.
6. CONTINUE WITH THE BALANCE OF EARTHWORK INCLUDING UTILITY INSTALLATION (SANITARY LATERALS, WATER LATERALS, GAS, ELECTRIC, TELEPHONE, AND CABLE) WHERE APPLICABLE.
7. INSTALL CURBING AND INSTALL STONE BASE COURSE IN THE DRIVEWAY AND PARKING AREAS.
8. INITIATE FINAL GRADING AND PLACEMENT OF TOPSOIL IN ALL LANDSCAPE AREAS. AS SOON AS SLOPES, CHANNELS, DITCHES AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED. ALL LANDSCAPE AREAS MUST BE STABILIZED AND PERMANENT SEEDING OR PLACEMENT OF SOG MUST BE APPLIED. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON. HOWEVER, THE AREA WILL NOT BE CONSIDERED STABILIZED UNTIL A MINIMUM UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED. AS DISTURBED AREAS WITH A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN. IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED. WAITING UNTIL EARTHMOVING IS COMPLETED BEFORE MAKING PREPARATIONS FOR SEEDING AND MULCHING IS NOT ACCEPTABLE. SEEDING AND MULCHING REQUIREMENTS ARE SPECIFIED IN THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.
9. INSTALL BITUMINOUS PAVEMENT AND CONCRETE INCLUDING SIDEWALKS.
10. CRITICAL STAGE: INSTALLATION OF BMP6.4.4 WATER QUALITY FILTERS. INSTALL WATER QUALITY FILTERS IN ALL INLETS ON SITE AS SHOWN ON THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN AS REQUIRED BY MANUFACTURER SPECIFICATIONS.
11. CRITICAL STAGE: INSTALLATION OF BMP6.4.11 SLOW RELEASE FILTER MEDIA IN UNDERGROUND BASIN OUTLET STRUCTURE. INSTALL UNDERDRAINS AND PROPOSED SOG MEDIA TO DEPTHS DETAILED IN THE OUTLET STRUCTURE DETAIL. SURVEY AS-BUILT SLOW RELEASE BASIN AND PROVIDE ENGINEER OF RECORD WITH AS-BUILT CONDITIONS TO CONFIRM VOLUMES HAVE BEEN CONSTRUCTED TO MEET THE PADEP REQUIREMENTS AND RADNOR TOWNSHIP ORDINANCES.
12. CRITICAL STAGE: INSTALLATION OF BMP 6.7.2 LANDSCAPE RESTORATION. INSTALL FINAL VEGETATION AND LANDSCAPING SPECIFIED ON THE LANDSCAPE PLAN.
13. UPON SITE STABILIZATION (UNIFORM COVERAGE OR DENSITY OF 70% ACROSS ALL DISTURBED AREAS) AND NOTIFICATION TO AND INSPECTION FROM DELAWARE COUNTY CONSERVATION DISTRICT, REMOVE REMAINING EROSION AND SEDIMENT CONTROL FACILITIES. ANY AREA DISTURBED DURING THE REMOVAL OF EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE STABILIZED IMMEDIATELY.
14. CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. OPERATOR SHALL REMOVE FROM SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTE AT THIS SITE.
15. DEMOBILIZE.
16. A NOTICE OF TERMINATION FORM SHOULD BE SUBMITTED TO THE DELAWARE COUNTY CONSERVATION DISTRICT UPON STABILIZATION AND FINAL COMPLETION OF THIS PHASE OF THE PROJECT.

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DRAWN BY: MCM
CHECKED BY: EAB
DATE: 2018.07.13
SCALE: AS NOTED
CAD ID: PC181016 DETAIL-1

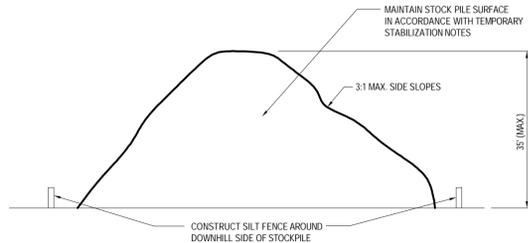
PRELIMINARY LAND DEVELOPMENT PLANS
FOR WAYNE PROPERTY ACQUISITION INC.
ROUTE 30 (LANCASTER AVE) & ABERDEEN AVE
RADNOR TOWNSHIP
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CHALFONT, PENNSYLVANIA 18914
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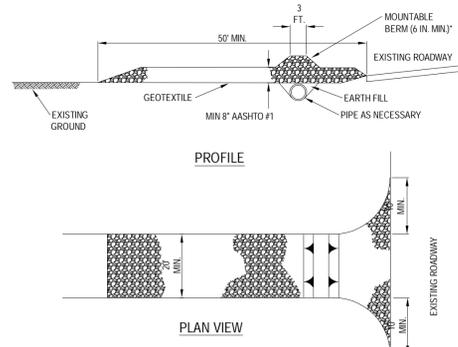
E.A. BRITZ
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE #6 P8071643

SHEET TITLE: EROSION & SEDIMENTATION CONTROL NOTES
SHEET NUMBER: 11 OF 19
REVISION 1 - 2018.08.31

\\PC181016\DRAWINGS\PLAN SETS\LAND DEV\REV\PC181016 DETAIL-1.dwg - LAYOUT: 11 - E&S NOTES

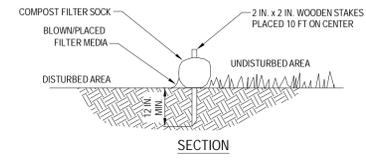


TEMPORARY SOIL STOCKPILE DETAIL
SCALE: N.T.S. REV.: 2015.03.09



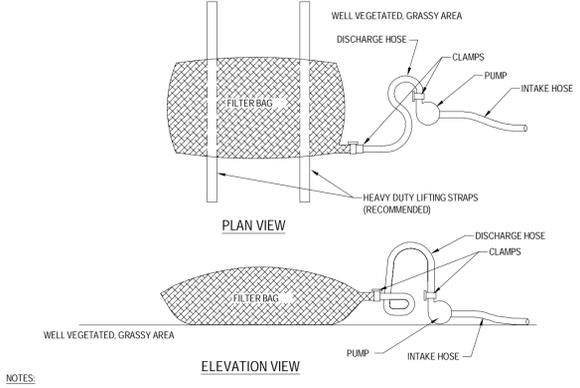
NOTES:
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH ROCK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

**STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE**
NOT TO SCALE



FILTREX NOTES:
• SOCK MATERIAL SHALL MEET THE STANDARDS OF PA DEP EROSION CONTROL MANUAL TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF PA DEP EROSION CONTROL MANUAL TABLE 4.2
• COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST EIGHT (8) FEET UP SLOPE AT 45° TO THE MAIN SOCK ALIGNMENT (PA DEP EROSION CONTROL MANUAL FIGURE 4.1). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON PA DEP EROSION CONTROL MANUAL FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
• TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
• ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
• SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
• BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER SIX (6) MONTHS. PHOTODEGRADABLE SOCKS AFTER ONE (1) YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
• UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

**STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK**
NOT TO SCALE



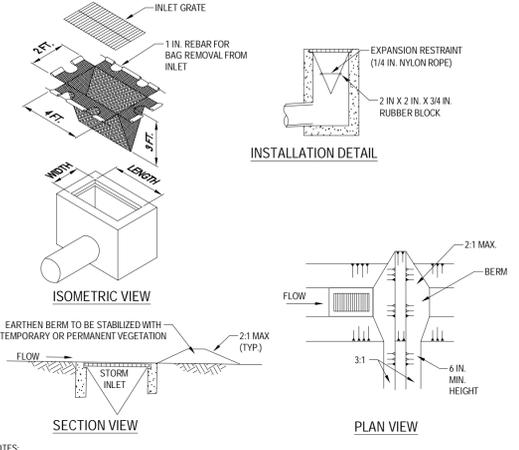
NOTES:
LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	40 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO REMOVE UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HO OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.
FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

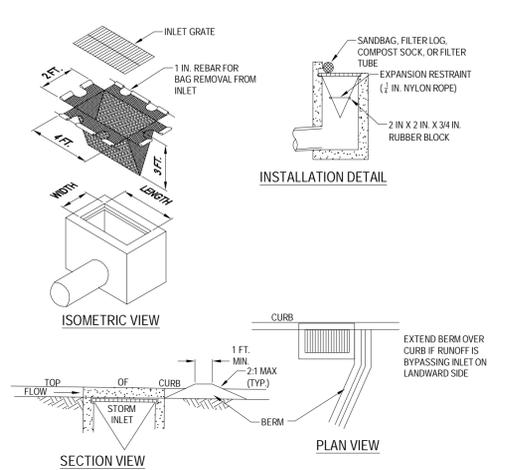
PROPERTY TEST METHOD MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH ASTM D-4884 40 LB/IN
GRAB TENSILE ASTM D-4632 205 LB
PUNCTURE ASTM D-4833 110 LB
MULLEN BURST ASTM D-3786 350 PSI
UV RESISTANCE ASTM D-4355 70%
AOS % RETAINED ASTM D-4751 80 SIEVE

**STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG**
NOT TO SCALE



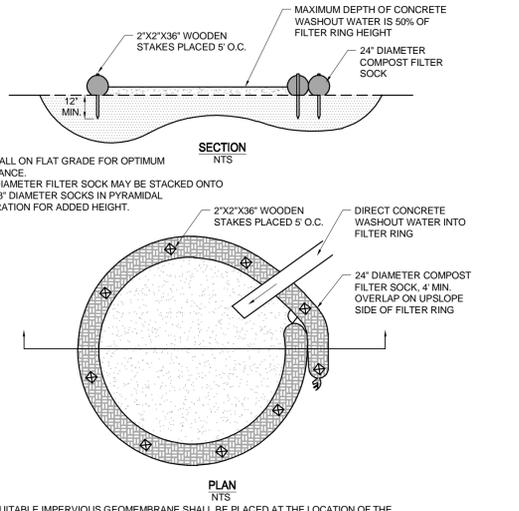
NOTES:
MAXIMUM DRAINAGE AREA - 1/2 ACRE.
INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENT.
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS. A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

**STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET**
NOT TO SCALE



NOTES:
MAXIMUM DRAINAGE AREA - 1/2 ACRE.
INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

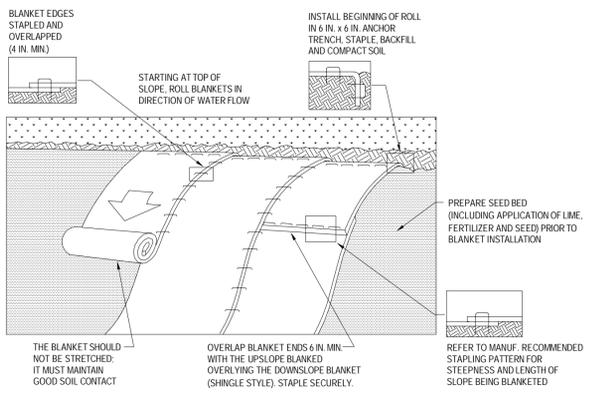
**STANDARD CONSTRUCTION DETAIL #4-15
FILTER BAG INLET PROTECTION - TYPE C INLET**
NOT TO SCALE



CONCRETE WASHOUT NOTES:
-UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS.
-WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS.
-SHOULD BE A MINIMUM OF 10 FEET WIDE AND PROVIDE AT LEAST 12 INCHES OF FREEBOARD ABOVE THE LIQUID AND SOLID WASTE ANTICIPATED BETWEEN CLEANOUT INTERVALS.
-THE PIT SHOULD BE LINED WITH PLASTIC SHEETING OF AT LEAST 10-MIL THICKNESS (WITH NO HOLES OR TEARS) TO PREVENT LEACHING OF LIQUIDS INTO THE GROUND.
-ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
-ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.
-PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

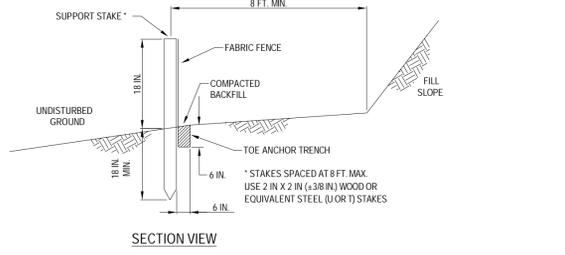
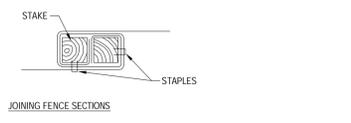
A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

TYPICAL COMPOST SOCK WASHOUT INSTALLATION
SCALE: N.T.S.



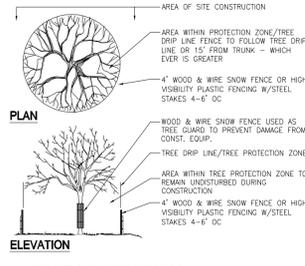
NOTES:
SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
SLOPE SURFACE SHALL BE FREE OF ROCKS, CLOUDS, STICKS, AND GRASS.
BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

**STANDARD CONSTRUCTION DETAIL #11-1
EROSION CONTROL BLANKET INSTALLATION**
NOT TO SCALE



NOTES:
FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.
FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (1/2 OR 1) STAKES.
SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL #4-6).
FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

**STANDARD CONSTRUCTION DETAIL #4-7
STANDARD SILT FENCE (18" HIGH)**
NOT TO SCALE



TREE PROTECTION DURING SITE CONSTRUCTION
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RADNOR TOWNSHIP
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SHEET TITLE:
EROSION & SEDIMENTATION CONTROL DETAILS
SHEET NUMBER:
12
OF 19
REVISION 1 - 2018.08.31

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P.C.S.W.M. B.M.P. INSPECTION AND MAINTENANCE NOTES

1.) UNTIL THE SITE IS STABILIZED AND DURING THE CONSTRUCTION ACTIVITIES, ALL BMPS MUST BE MAINTAINED PROPERLY BY CONTRACTOR. ALL PERMANENT MAINTENANCE PROCEDURES SHALL BE PERFORMED BY THE DESIGNATED HOME OWNERS ASSOCIATION. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BAMS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENITTING MUST BE PERFORMED IMMEDIATELY AND IN ACCORDANCE WITH THESE PROCEDURES, PLANS, AND DETAILS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS. ALL SITE INSPECTIONS MUST BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE INDICATING THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG MUST BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.

2.) STORM WATER MANAGEMENT BASINS - BASINS SHALL BE INSPECTED FOR LITTER AND SEDIMENT ACCUMULATION ON AN ANNUAL BASIS OR AS DIRECTED BY THE TOWNSHIP ENGINEER. NEEDED MAINTENANCE SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. THE LITTER AND SEDIMENT MUST BE REMOVED TO RESTORE DESIGN CAPACITIES. THE LITTER AND SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED MANNER AND IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.

3.) WATER QUALITY (WQ) INLETS - WATER QUALITY INLETS SHALL BE INSPECTED FOR LITTER AND SEDIMENT ACCUMULATION ON AN ANNUAL BASIS OR AS DIRECTED BY THE TOWNSHIP ENGINEER. NEEDED MAINTENANCE SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. THE LITTER AND SEDIMENT MUST BE REMOVED TO RESTORE DESIGN CAPACITIES AND FILTERING CAPABILITIES. THE LITTER AND SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED MANNER AND IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS. SEE MANUFACTURERS SPECIFICATIONS FOR OTHER PERTINENT RECOMMENDATIONS PROVIDED BY THE MANUFACTURER REGARDING MAINTENANCE OF THE DEVICES

4.) SWALES - SWALES SHALL BE INSPECTED FOR EROSION AND/OR SEDIMENT ACCUMULATION ON AN ANNUAL BASIS, AFTER A SIGNIFICANT RUNOFF EVENT OR AS DIRECTED BY THE TOWNSHIP ENGINEER. NEEDED MAINTENANCE SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. AREAS OF EROSION SHALL BE REGRADED AND STABILIZED AND SEDIMENT MUST BE REMOVED TO RESTORE DESIGN CAPACITIES. ANY REMOVED SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED MANNER AND IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS. ALL AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.

5.) STORM DRAINAGE SYSTEMS - THE STORM WATER MANAGEMENT FACILITIES INCLUDING THE INLETS, STORM WATER PIPING, SWALES, AND BASINS ON THIS SITE SHALL BE MAINTAINED IN PROPER WORKING ORDER IN ACCORDANCE WITH THESE PLANS AND PER THE RECOMMENDATION OF THE STRUCTURE(S) MANUFACTURER(S). MAINTENANCE OF THESE STORM WATER MANAGEMENT FACILITIES, AS NOTED BELOW, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) UPON WHOSE PROPERTY THE FACILITIES ARE LOCATED.

6.) ALL ON-SITE INLETS, MANHOLES, AND STORM WATER PIPING SHALL BE CLEARED OF DEBRIS EVERY THREE (3) MONTHS OR WHEN ACCUMULATION HINDERS OPERATION OF THE FACILITY.

7.) ALL SEDIMENT/DEBRIS/LOAM REMOVED FROM THE STORM WATER MANAGEMENT SYSTEM SHALL BE DISPOSED PER LOCAL, STATE, AND FEDERAL STANDARDS.

8.) SHOULD ON-SITE EROSION OCCUR FROM THE LANDSCAPED AREAS, SOURCE OF EROSION SHALL BE IMMEDIATELY STABILIZED AND THE INLETS, MANHOLES, AND STORM WATER PIPING SHALL BE CHECKED FOR ACCUMULATION AND CLEARED IF ACCUMULATION OF SEDIMENT EXISTS.

GENERAL SEQUENCING NOTES FOR P.C.S.W.M. B.M.P.s

1.) A SITE INSPECTION AND APPROVAL BY THE DELAWARE COUNTY CONSERVATION DISTRICT IS REQUIRED PRIOR TO THE REMOVAL OR CONVERSION OF SEDIMENT BASINS AND TRAPS.

2.) BOHLER ENGINEERING PA, LLC SHALL BE NOTIFIED OF PRE-CONSTRUCTION MEETING DATE AND BMP CONSTRUCTION SCHEDULE.

3.) THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO LIMIT THE COMPACTION IN THE PROPOSED B.M.P. BOTTOMS.

4.) INFILTRATION TESTING SHALL BE CONDUCTED UPON SEDIMENT BASIN CONVERSION TO ENSURE THE INFILTRATION RATES HAVE NOT BEEN COMPROMISED DURING CONSTRUCTION.

5.) REFER TO THE BMP CONSTRUCTION DETAILS FOR THE CONSTRUCTION OF ALL PROPOSED STORMWATER MANAGEMENT INFILTRATION/WATER QUALITY BMPS.

6.) REFER TO THE PCSVM PLAN AND DETAILS FOR SPECIFIC BMP CONSTRUCTION GUIDELINES.

7.) AS-BUILT PLANS OF THE STORMWATER BMPS FOR EACH PROJECT PHASE SHALL BE PROVIDED WITHIN SIX MONTHS FOLLOWING THE COMPLETION OF EACH PHASE. THE AS-BUILT PLANS SHALL BE SIGNED AND SEALED BY A PA REGISTERED PROFESSIONAL ENGINEER.

8.) A NOTICE OF TERMINATION (NOT) WILL BE REQUIRED TO BE SUBMITTED FOLLOWING APPROVAL OF THE FINAL AS-BUILT PLANS. PRIOR TO ACCEPTING THE NOT, THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION TO ENSURE SITE STABILIZATION AND VERIFY ADEQUATE INSTALLATION AND FUNCTION OF STORMWATER BMPS.

SLOW RELEASE SYSTEM INSPECTION AND MAINTENANCE NOTES

SLOW RELEASE SLOW RELEASE SYSTEM - SLOW RELEASE SYSTEMS SHALL BE INSPECTED FOR EROSION AND/OR SEDIMENT ACCUMULATION ON AN ANNUAL BASIS, AFTER A SIGNIFICANT RUNOFF EVENT OR AS DIRECTED BY THE TOWNSHIP ENGINEER. NEEDED MAINTENANCE SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. AREAS OF EROSION SHALL BE REGRADED AND STABILIZED AND SEDIMENT MUST BE REMOVED TO RESTORE DESIGN CAPACITIES. ANY REMOVED SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED MANNER AND IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS. ALL AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.

CRITICAL STAGES

LISTED BELOW ARE THE CRITICAL STAGES OF CONSTRUCTION. AN IMMEDIATE INSPECTION SHALL BE CONDUCTED BY A QUALIFIED SITE REPRESENTATIVE, WHERE UPON THE BUCKS COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING.

- CONSTRUCTION SLOW RELEASE BASIN
- INSTALLATION ON WATER QUALITY FILTERS
- INSTALLATION OF SLOW RELEASE FILTER MEDIA IN UNDERGROUND BASIN OUT STRUCTURES
- INSTALLATION OF NATIVE AND ADAPTIVE SPECIES FOR LANDSCAPE RESTORATION BMP

P.C.S.W.M. SUPPLEMENTAL NOTES

GENERAL PCSM PLANNING AND DESIGN §102.8(f)

1. THE FOLLOWING MEASURES WERE TAKEN TO PRESERVE THE INTEGRITY OF STREAM CHANNELS AND TO MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL, AND CHEMICAL QUALITIES OF THE RECEIVING STREAM.
 - DIRECT RUNOFF FROM IMPERVIOUS SURFACES INCLUDING ROADWAYS TO BMPS.
 - USE NATIVE SPECIES, WHICH REQUIRE LESS FERTILIZATION AND CHEMICAL APPLICATION THAN NON-NATIVE SPECIES.
 - MAINTAIN GENERALLY THE SAME DRAINAGE PATTERNS AS IN THE EXISTING CONDITION
 - PERFORM SOIL AMENDMENTS, WHICH RESTORE SOIL POROSITY THROUGH TILLING AND COMPOSTING TO IMPROVE THE SOIL'S CAPACITY FOR INFILTRATION AND POLLUTANT REMOVAL.

2. THE FOLLOWING MEASURES WERE TAKEN TO PREVENT AN INCREASE IN THE RATE OF STORM WATER RUNOFF:
 - UTILIZE UNDERGROUND SLOW RELEASE BASIN TO HELP REDUCE RUNOFF VOLUME.
 - MINIMIZE IMPERVIOUS AREAS WHERE PRACTICAL.
 - MAINTAIN GENERALLY THE SAME DRAINAGE PATTERNS AS IN THE EXISTING CONDITION

3. THE FOLLOWING MEASURES WERE TAKEN TO MINIMIZE ANY INCREASE IN STORM WATER RUNOFF VOLUME:
 - PROVIDE LANDSCAPE RESTORATION TO HELP REDUCE RUNOFF VOLUME.
 - MINIMIZE IMPERVIOUS AREAS WHERE PRACTICAL.
 - MAINTAIN GENERALLY THE SAME DRAINAGE PATTERNS AS IN THE EXISTING CONDITION
 - PROVIDE AMENDED SOILS THROUGHOUT THE SITE TO HELP REDUCE RUNOFF VOLUME.

4. THE FOLLOWING MEASURES WERE TAKEN TO MINIMIZE IMPERVIOUS AREAS:
 - INCREASE IN PERVIOUS AREA WITHIN LIMIT OF DISTURBANCE BY APPROXIMATELY 7%.
 - ONLY PROVIDE SIDEWALK WHERE REQUIRED BY CODE.
 - MAXIMIZE THE NUMBER OF LANDSCAPED ISLAND WITHIN THE SITE.

5. THE FOLLOWING MEASURES ARE TAKEN TO MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION:
 - ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE.
 - PROTECT WOODLANDS/EXISTING TREES WITH TREE PROTECTION FENCING.
 - UTILIZING THE EXISTING CONVEYANCE SYSTEM WITHIN ABERDEEN AVENUE
 - MAINTAIN EXISTING FLOW PATH TO POW2

6. THE FOLLOWING MEASURES WERE TAKEN TO MINIMIZE LAND CLEARING AND GRADING:
 - PROTECT WOODLANDS/EXISTING TREES WITH TREE PROTECTION FENCING.
 - ADJUST ROAD SLOPE AND SITE GRADING SO THERE ARE NO DRASTIC PROPOSED CUTS OR FILLS TO EXISTING GRADES.
 - MAINTAIN EXISTING GRADES WITHIN THE SITE WHERE PLAUSIBLE.

7. THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE SOIL COMPACTION:
 - ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE.
 - AS SPECIFIED IN THE CONSTRUCTION SEQUENCE, USE 'TREADED MACHINERY' WHERE PRACTICAL DURING EARTHMOVING OPERATIONS.
 - GRADE SITE TO MINIMIZE EXTENT OF CUTS/FILLS.

8. THE FOLLOWING MEASURES WERE TAKEN TO UTILIZE OTHER STRUCTURAL OR NONSTRUCTURAL BMPS THAT PREVENT OR MINIMIZE CHANGES IN STORM WATER RUNOFF:
 - DIRECT RUNOFF TO AN ABOVE GROUND STORM WATER BASIN TO CONTROL RUNOFF RATES.
 - UTILIZE UNDERGROUND SLOW RELEASE BASIN TO HELP REDUCE RUNOFF VOLUME.
 - PROVIDE LANDSCAPE RESTORATION TO HELP REDUCE RUNOFF VOLUME.
 - MINIMIZE IMPERVIOUS AREAS WHERE PRACTICAL.

TYPES, DEPTH, SLOPE, LOCATIONS AND LIMITATION OF THE SOILS AND GEOLOGICAL FORMATIONS §102.8(f)(1)

- 1) EXISTING SITE COVERAGE INCLUDES BUT IS NOT LIMITED TO ONE-STORY/MASONRY BUILDINGS, GAS CANOPIES WITH FUEL DISPENSERS, ASPHALT DRIVES, SIDEWALK, PARKING AREAS AND AREAS OF SPARSE VEGETATION.

RECEIVING SURFACE WATERS §102.8(f)(9)

- 1) THERE ARE NO HQ OR EV WATERSHEDS WITHIN THE SITE.
- 2) THERE ARE NO EXISTING WETLANDS ON SITE.
- 3) EXISTING & DESIGNATED USES FOR THE ITHAN CREEK ARE CWF & MF.

RECYCLING OR DISPOSAL OF MATERIALS §102.8(f)(11)

- 1) ANTICIPATED CONSTRUCTION WASTES INCLUDE BUT ARE NOT LIMITED TO: TWO ONE-STORY BUILDINGS, SIDEWALK AND ASPHALT AREAS.
- 2) ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SE., AND 287.1 ET SEQ.) AND/OR ANY ADDITIONAL LOCAL, STATE, OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WATER MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

GEOLOGIC FORMATIONS OR SOIL CONDITIONS §102.8(f)(12)

- 1) THERE ARE NO KNOWN GEOLOGICAL FORMATIONS/SOIL CONDITION ISSUES THAT HAVE THE POTENTIAL TO CAUSE POLLUTION.

POTENTIAL THERMAL IMPACT TO SURFACE WATERS §102.8(f)(13)

A POTENTIAL FOR THERMAL IMPACTS EXISTS IN INSTANCES WHERE SURFACE RUNOFF IS DIRECTLY CONVEYED TO A RECEIVING STREAM WITHOUT ADEQUATE ATTENUATION OR COOLING. TO AVOID THERMAL IMPACTS, THE FOLLOWING HAS BEEN EMPLOYED: UNDERGROUND SLOW RELEASE, AMENDED SOILS, AND LANDSCAPE RESTORATION. ALL OF THESE MEASURES WILL HELP TO CONTROL RUNOFF VOLUME AND RATE AND THEREBY PROVIDE ADDITIONAL COOLING TIME, THEREBY MINIMIZING THERMAL IMPACTS TO THE RECEIVING STREAM.

RIPARIAN FOREST BUFFER MANAGEMENT PLAN §102.8(f)(14)

- 1) THERE ARE NO EXISTING/PROPOSED RIPARIAN FOREST BUFFERS SHOWN ON THE PLAN MAPS.
- 2) THE FOLLOWING IMPAIRMENTS ARE LISTED FOR THIS PORTION OF THE ITHAN CREEK:
 - a. WATER/FLOW VARIABILITY
 - b. SILTATION
 - c. HABITAT MODIFICATION
 - d. PATHOGENS

SEQUENCE OF BMP INSTALLATION AND REMOVAL

§102.8(f)(7)

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED FOUR (4) DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING, BUT NOT LIMITED TO, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS AND A REPRESENTATIVE OF THE DELAWARE COUNTY CONSERVATION DISTRICT FOR AN ON-SITE PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-242-1776 FOR BURIED UTILITIES LOCATION. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE DELAWARE COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

1. INSTALL CONSTRUCTION ENTRANCE AS DESIGNATED ON THE PLANS.
2. INSTALL ALL PERIMETER COMPOST FILTER SOCKS, SILT FENCE, TREE PROTECTION FENCING, AND INLET PROTECTION WITHIN THE DESIGNATED LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS. ONLY LIMITED CLEARING AND GRUBBING NECESSARY TO INSTALL THE PERIMETER EROSION AND SEDIMENT POLLUTION CONTROLS IS PERMITTED.
3. DEMOLISH EXISTING SITE FEATURES AND UTILITIES PROPOSED TO BE REMOVED. DURING DEMOLITION OF UTILITIES ALL UTILITY SERVICES MUST BE MAINTAINED FOR NEIGHBORING PROPERTIES WHOSE UTILITIES CURRENTLY TRAVERSE THE SITE AND ARE PROPOSED TO BE REROUTED.
4. INITIATE THE NECESSARY EARTHWORK TO REACH THE GRADES INDICATED ON THE PLANS. BUILDING CONSTRUCTION MAY COMMENCE UPON ACCEPTANCE OF BUILDING PAD BY OWNER. THE CONCRETE WASHOUT MUST BE INSTALLED BEFORE ANY CONCRETE CAN BE POURED ON-SITE. CONTRACTOR MUST PERFORM BULK OF EARTHWORK TO BALANCE CUTS AND FILLS TO THE GREATEST EXTENT POSSIBLE. ALL AREAS DISTURBED DURING THE EARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDED AND STABILIZED IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS AND SEEDING SPECIFICATIONS IF PERMANENT STABILIZATION CANNOT BE ACHIEVED WITHIN FOUR (4) DAYS.

5. CRITICAL STAGE: INSTALLATION OF BMP 6.4.11 (SLOW RELEASE BASIN) INITIATE STORM SEWER AND SUBSURFACE SLOW RELEASE BASIN INSTALLATIONS FOR THE FEATURES SHOWN ON THE PLANS STARTING AT THE FURTHEST DOWNSTREAM STRUCTURE. **DO NOT INSTALL THE OUTLET STRUCTURE FILTER MEDIA AT THIS STAGE OF CONSTRUCTION.** INLETS DISCHARGING TO THE BASIN MUST BE BLOCKED IMMEDIATELY AFTER INSTALLATION AND REMAIN BLOCKED UNTIL SITE IS FULLY STABILIZED TO PREVENT SEDIMENT FROM ENTERING THE SUBSURFACE SLOW RELEASE BASIN. NO CONSTRUCTION EQUIPMENT, SUCH AS CRANES DURING BUILDING CONSTRUCTION, SHALL BE PARKED ON TOP OF THE SLOW RELEASE BASINS TO AVOID DAMAGING THE BASIN OR OVER-COMPACTING THE SUBSURFACE SOILS. **THE PERMITTEE SHALL PROVIDE ENGINEERING OVERSIGHT FOR THE INSTALLATION OF CRITICAL STAGE AND POST CONSTRUCTION STORMWATER BMPS.** A LICENSED PROFESSIONAL OR DESIGNEE **KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF THE POST CONSTRUCTION BMPS SHALL CONDUCT THE OVERSIGHT AND SIGN OFF ON THE NOTICE OF TERMINATION.**

6. CONTINUE WITH THE BALANCE OF EARTHWORK INCLUDING UTILITY INSTALLATION (SANITARY LATERALS, WATER LATERALS, GAS, ELECTRIC, TELEPHONE, AND CABLE) WHERE APPLICABLE.

7. INSTALL CURBING AND INSTALL STONE BASE COURSE IN THE DRIVEWAY AND PARKING AREAS.

8. INITIATE FINAL GRADING AND PLACEMENT OF TOPSOIL IN ALL LANDSCAPE AREAS. AS SOON AS SLOPES, CHANNELS, DITCHES AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED. ALL LANDSCAPE AREAS MUST BE STABILIZED AND PERMANENT SEEDING OR PLACEMENT OF SOD MUST BE APPLIED. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON. HOWEVER, THE AREA WILL NOT BE CONSIDERED STABILIZED UNTIL A MINIMUM UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN. IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED. WAITING UNTIL EARTHMOVING IS COMPLETED BEFORE MAKING PREPARATIONS FOR SEEDING AND MULCHING IS NOT ACCEPTABLE. SEEDING AND MULCHING REQUIREMENTS ARE SPECIFIED IN THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.

9. INSTALL BITUMINOUS PAVEMENT AND CONCRETE INCLUDING SIDEWALKS.

10. **CRITICAL STAGE: INSTALLATION OF BMP 6.4.4 WATER QUALITY FILTERS.** INSTALL WATER QUALITY FILTERS IN ALL INLETS ON SITE AS SHOWN ON THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN AS REQUIRED BY MANUFACTURER SPECIFICATIONS.

11. **CRITICAL STAGE: INSTALLATION OF BMP 6.4.11 SLOW RELEASE FILTER MEDIA IN UNDERGROUND BASIN OUTLET STRUCTURE.** INSTALL UNDERDRAINS AND PROPOSED SOIL MEDIA TO DEPTHS DETAILED IN THE OUTLET STRUCTURE DETAIL. SURVEY AS-BUILT SLOW RELEASE BASIN AND PROVIDE ENGINEER OF RECORD WITH AS-BUILT CONDITIONS TO CONFIRM VOLUMES HAVE BEEN CONSTRUCTED TO MEET THE PADEP REQUIREMENTS AND RADNOR TOWNSHIP ORDINANCES.

12. **CRITICAL STAGE: INSTALLATION OF BMP 6.7.2 LANDSCAPE RESTORATION.** INSTALL FINAL VEGETATION AND LANDSCAPING SPECIFIED ON THE LANDSCAPE PLAN.

13. UPON SITE STABILIZATION (UNIFORM COVERAGE OR DENSITY OF 70% ACROSS ALL DISTURBED AREAS) AND NOTIFICATION TO AND INSPECTION FROM DELAWARE COUNTY CONSERVATION DISTRICT, REMOVE REMAINING EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE STABILIZED IMMEDIATELY.

14. CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. OPERATOR SHALL REMOVE FROM SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTE AT THIS SITE.

15. DEMOBILIZE.

16. A NOTICE OF TERMINATION FORM SHOULD BE SUBMITTED TO THE DELAWARE COUNTY CONSERVATION DISTRICT UPON STABILIZATION AND FINAL COMPLETION OF THIS PHASE OF THE PROJECT.

Z:\14-PCSVM\1016\DRAWINGS\PLAN SETS\LAND DEV\REV\1016\181016 DETAILS-1.dwg - LAYOUT - 14-PCSVM NOTES

BMP	SCHEDULE	INSPECTION TASK	MAINTENANCE	FAILURE INDICATORS
BMP 6.4.11 SUBSURFACE SLOW RELEASE/DETENTION BASIN	AFTER EACH STORM >1"	- INSPECT STRUCTURES - CONFIRM OUTLET STRUCTURE IS FREE OF DEBRIS - CONFIRM OUTLET STRUCTURE ORIFICE IS NOT CLOGGED	NEEDED MAINTENANCE SHOULD BE CONDUCTED IMMEDIATELY AFTER EACH INSPECTION. ACCUMULATED LITTER AND SEDIMENT MUST BE REMOVED TO RESTORE DESIGN CAPACITIES. THE SEDIMENT AND LITTER SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.	FAILURE INDICATORS OF THE UNDERGROUND STORMWATER BASINS INCLUDE WHEN THE BASIN DOES NOT DEWATER OR SURCHARGING OF INLETS UPSTREAM OF THE BASIN OCCURS. A QUALIFIED INDIVIDUAL, SUCH AS THE BASIN MANUFACTURER SHALL PERFORM AN INVESTIGATION IN ORDER TO DETERMINE THE CAUSE OF FAILURE. REMEDIATION SHALL BE IN ACCORDANCE WITH THE QUALIFIED INDIVIDUAL'S RECOMMENDATIONS BASED ON THEIR INVESTIGATION.
	4 TIMES PER YEAR	- INSPECT STRUCTURES - INSPECT FOR EROSION - INSPECT FOR SEDIMENT ACCUMULATION		
BMP 6.6.4 WATER QUALITY FILTERS	4 TIMES PER YEAR	- INSPECT OPERATION OF DEVICE - INSPECT FOR ACCUMULATION OF COLLECTED MATERIALS	NEEDED MAINTENANCE SHALL BE PERFORMED IMMEDIATELY AFTER THE INSPECTION. ACCUMULATION OF SEDIMENT/DEBRIS SHALL BE REMOVED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS/RECOMMENDATIONS. THE SEDIMENT/DEBRIS SHALL BE REMOVED, RECYCLED OR DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.	SIGNS OF FAILURE INCLUDE SEDIMENT/DEBRIS LADEN RUNOFF FLOWING OUT OF THE FILTER OR STANDING WATER IN THE FILTER. MAINTENANCE SHALL BE PERFORMED IMMEDIATELY IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
BMP 6.7.2 LANDSCAPE RESTORATION	ANNUALLY	- INSPECT FOR DYING/DEAD PLANT MATERIAL - INSPECT FOR INVASIVE SPECIES	REMOVE INVASIVE SPECIES AND DISCARD IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. ANY PLANT THAT IS FOUND TO BE DEAD OR IS DYING AND CANNOT BE SAVED SHALL BE REPLACED IN KIND.	FAILURE INDICATORS INCLUDE AN EXCESSIVE GROWTH OF INVASIVE SPECIES AND VEGETATION THAT FAILS TO ESTABLISH OR DIES OFF. UPON OBSERVING A FAILURE INDICATOR A QUALIFIED INDIVIDUAL (SUCH AS A LANDSCAPE ARCHITECT OR SOIL SCIENTIST/ENGINEER SHALL BE CONSULTED TO DETERMINE THE EXACT CAUSE OF THE FAILURE. REMEDIATION SHALL BE IN ACCORDANCE WITH THE QUALIFIED INDIVIDUAL'S RECOMMENDATIONS BASED ON THEIR INVESTIGATION.



BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES

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PITTSBURGH, PA
BOSTON, MA
NEW YORK, NY
NEW YORK, NY
NEW YORK, NY
WASHINGTON, DC
DALLAS, TX

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REVISIONS

REV	DATE	COMMENT	BY
1	08/31/2018	PER DOT COMMENTS	MCM

CALL BEFORE YOU DIG!

PAENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

PAI
PROFESSIONAL ACQUISITION INC.
1-800-242-1776

POCS SERIAL NUMBER _____

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: PC181016
DRAWN BY: MCM
CHECKED BY: EAB
DATE: 2018.07.13
SCALE: AS NOTED
CAD I.D.: PC181016 DETAILS-1

PROJECT:

PRELIMINARY LAND DEVELOPMENT PLANS

FOR

WAYNE PROPERTY ACQUISITION INC.

ROUTE 30 (LANCASTER AVE) & ABERDEEN AVE
RADNOR TOWNSHIP
DELAWARE COUNTY, PA



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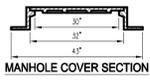
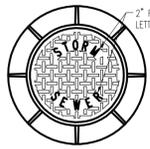


E.A. BRITZ
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE #6-PR07643

SHEET TITLE: **POST CONSTRUCTION STORMWATER MANAGEMENT NOTES**

SHEET NUMBER: **14**
OF 19

REVISION 1 - 2018.08.31



NOTES:
 1. STANDARD MANHOLE FRAMES & COVERS SHALL BE USED ON ALL MANHOLES NOT LOCATED WITHIN CASSEMENTS UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 2. STANDARD MANHOLE FRAME & COVER SHALL BE BROUGHT TO EQUIVALENT, WITH NON-PENETRATING PICK HOLES.
 3. "FLOW-SEAL" MANHOLE COVERS SHALL BE USED ON MANHOLES LOCATED WITHIN CASSEMENTS, IN UNPAVED AREAS, AND OUTSIDE OF THE CENTERLINE OF PAVED ROADS.
 4. ALL MANHOLE FRAME AND COVERS SHALL BE MADE IN THE USA.



TABLE A
BASE SIZE DIMENSIONS

MANHOLE DEPTH FROM TOP OF FOOTING	FOOTING DIAMETER	FOOTING THICKNESS
10'-0"	6'-0"	1'-0"
10'-6"	6'-6"	1'-0"
11'-0"	7'-0"	1'-0"
11'-6"	7'-6"	1'-0"
12'-0"	8'-0"	1'-0"
12'-6"	8'-6"	1'-0"



TABLE B
AS DESIGNER (SEE NOTE 13)

MANHOLE DEPTH FROM TOP OF FOOTING	FOOTING DIAMETER	FOOTING THICKNESS
10'-0"	6'-0"	1'-0"
10'-6"	6'-6"	1'-0"
11'-0"	7'-0"	1'-0"
11'-6"	7'-6"	1'-0"
12'-0"	8'-0"	1'-0"
12'-6"	8'-6"	1'-0"

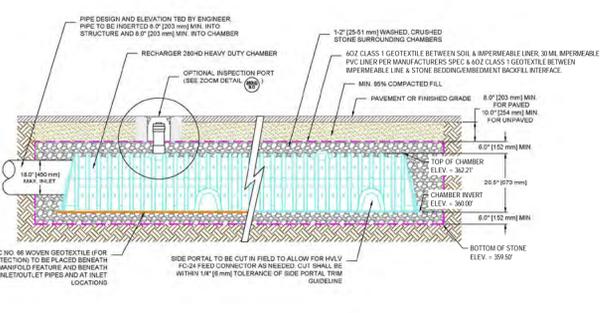
NOTES:
 1. PRECAST MANHOLES MEETING THE REQUIREMENTS OF PUBLICATION 409 SPECIFICATIONS, SECTION 714, MAY BE SUBSTITUTED FOR THE STANDARD CAST-IN-PLACE MANHOLE.
 2. CONSTRUCTION NOTES:
 A. CONCRETE TO ACCORDANCE WITH CONC. SPECIFICATIONS, SECTION 605, 606, 714 AND 715 OF THE 2018 ACI 308.5, STANDARD SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS, AS NOTED HERE IN.
 B. MINIMUM CONCRETE CLASS 4.
 C. PROVIDE 200# COILED STEEL REINFORCEMENT (AS ACCORDANCE WITH ACI 308.5), STEEL WELDED WIRE FABRIC (IN ACCORDANCE WITH ACI 308.5), PLAN BUILT STEEL BARS (IN ACCORDANCE WITH ACI 308.5), OR SCHEDULED BUILT STEEL BARS, PROVIDE MINIMUM YIELD STRENGTH OF 60,000 PSI.
 D. CLEAR COVER FOR STEEL:
 REINFORCING: 2" (TOP BARS), 1 1/2" (BOTTOM BARS), 1 1/2" (SIDE CONCRETE).
 3. PROVIDE 12" MINIMUM HORIZONTAL CLEARANCE BETWEEN OPENINGS LOCATED AT THE SAME DEPTH. PIPES NOT LOCATED AT THE SAME DEPTH MUST BE LOCATED VERTICALLY AT LEAST ONE TIMES MINIMUM OPENING DIAMETER APART.
 4. FOR RISERS OR BASE SECTIONS WITH OPENINGS, PROVIDE A MINIMUM HEIGHT OF SECTION EQUAL TO TWO TIMES THE LARGEST OPENING CENTER TO OPENING TO BE LOCATED AT LEAST ONE TIMES THE OPENING FROM THE CLOSEST JOINT BETWEEN RISERS.
 5. FOR PRECAST RISER OR BASE SECTIONS WITH ONE OPENING LOCATED AT DEPTHS TO 60" OR FOR SECTIONS WITH TWO OR MORE OPENINGS, LOCATED AT A DEPTH OF 15 FEET OR LESS, PROVIDE CIRCUMFERENTIAL REINFORCEMENT IN ACCORDANCE WITH REINFORCEMENT DETAIL AT OPENINGS.
 6. FOR RISERS OR BASE SECTIONS WITH 2 OR MORE OPENINGS, LOCATED AT A DEPTH GREATER THAN 15 FEET, BUT LESS THAN OR EQUAL TO 30 FEET, PROVIDE CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.44 SQ/IN VERTICAL FOOT FOR THE DEPTH OF THE RISER OR BASE SECTION.
 7. FOR RISERS OR BASE SECTIONS WITH 2 OR MORE OPENINGS, LOCATED AT DEPTHS GREATER THAN 30 FEET, USE A 10 INCH THICK WALL RISER OR BASE SECTION WITH CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ/IN VERTICAL FOOT EACH FACE.
 8. RISERS OR BASE SECTIONS WITH HOLES TO BE CLEARLY MARKED WITH MINIMUM ALLOWABLE DEPTH.
 9. PROVIDE ADDITIONAL REINFORCEMENT BARS AROUND OPENINGS AS SHOWN ON REINFORCEMENT DETAILS AT OPENINGS.
 10. PROVIDE MANHOLE STEPS MEETING THE REQUIREMENTS OF PUBLICATION 409 SPECIFICATIONS, SECTION 802(C). ALTERNATE CONDUITWAYS AND UNIFORMS, AS APPROVED BY THE ENGINEER, MAY BE USED.
 11. PROVIDE MINIMUM 1" SECTION DIMENSION FOR METAL STEPS. PROVIDE MINIMUM 3/4" SECTION DIMENSION FOR NON-STEPPED METAL STEPS.
 12. MECHANICAL AND/OR REQUIRED FOR INSULATION OF STEPS WITHOUT HOLES.
 13. FOR FOOTING TOP REINFORCEMENT, BOTH DIRECTIONS, USE NO. 10 (6) BARS AT 12" ON CENTER TO 60" OR 0.32 IN² WF FOR DEPTHS GREATER THAN 30". 6" MAXIMUM SPACING FOR WF.
 14. FOR FOOTING BOTTOM REINFORCEMENT, BOTH DIRECTIONS, USE NO. 13 (4) BARS AT 12" ON CENTER TO 60" OR 0.15 IN² WF FOR DEPTHS TO 30" AND 0.16 IN² WF FOR DEPTHS GREATER THAN 30". 6" MAXIMUM SPACING FOR WF.
 15. A SAFE BEARING CAPACITY OF (1.5x 9000 PSF) UNDER THE ENTIRE SLAB IS ASSUMED TO DETERMINE THE BASE SIZE. WHEN THE SUBSOIL IS OTHERWISE FOUND, PROCEED WITH CONSTRUCTION ONLY AFTER THE ENGINEER SPECIFIES ADEQUATE BASE DESIGN.

CULTEC RECHARGER® 280HD SPECIFICATIONS

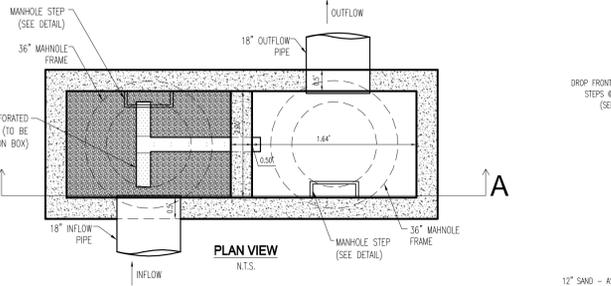
GENERAL
 CULTEC RECHARGER® 280HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

- THE CHAMBERS WILL BE MANUFACTURED IN THE U.S.A. BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4418 OR 1-800-428-5832)
- THE CHAMBER WILL BE VACUUM THERMOFORMED OF BLACK HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE)
- THE CHAMBER WILL BE ARCHED IN SHAPE.
- THE CHAMBER WILL BE OPEN-BOTTOMED.
- THE CHAMBER WILL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 280HD SHALL BE 26.5 INCHES (673 mm) TALL, 47 INCHES (1194 mm) WIDE AND 5 FEET (2.44 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 280HD SHALL BE 7 FEET (2.13 m).
- MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 18 INCHES (450 mm).
- THE CHAMBER WILL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLF/FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. NOMINAL INSIDE DIMENSIONS OF THE SIDE PORTAL SHALL HAVE A WIDTH OF 11.25" (286 mm) AND HEIGHT OF 11.5" (293 mm). THE SIDE PORTAL CAN ACCEPT A MAXIMUM OUTER DIAMETER (O.D.) PIPE SIZE OF 12.25 INCHES (311 mm).
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLF/FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24 INCHES (614 mm) LONG.
- THE NOMINAL STORAGE VOLUME OF THE RECHARGER 280HD CHAMBER WILL BE 6.079 FT³/FT (0.565 m³/m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 280HD SHALL BE 4.2553 FT³/UNIT (1.135 m³/UNIT) - WITHOUT STONE.
- THE NOMINAL STORAGE VOLUME OF THE HVLF/FC-24 FEED CONNECTOR WILL BE 0.913 FT³/FT (0.085 m³/m) - WITHOUT STONE.
- THE RECHARGER 280HD CHAMBERS WILL HAVE EIGHT (8) TWO DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
- THE RECHARGER 280HD CHAMBER SHALL HAVE 15 CORRUGATIONS.
- THE ENDWALL OF THE CHAMBER, WHEN PRESENT, WILL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
- THE RECHARGER 280HD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
- THE RECHARGER 280HD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (889 mm) WIDE.
- THE RECHARGER 280HD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (889 mm) WIDE.
- THE RECHARGER 280HD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
- THE HVLF/FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE RECHARGER 280HD AND ACT AS CROSS FEED CONNECTIONS.
- CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
- HEAVY DUTY UNITS ARE DESIGNATED BY A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
- THE CHAMBER WILL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
- THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
- THE CHAMBER SHALL BE MANUFACTURED IN AN IN AN ISO 9001:2008 CERTIFIED FACILITY.
- THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S INSTALLATION INSTRUCTIONS.
- MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.66 m).

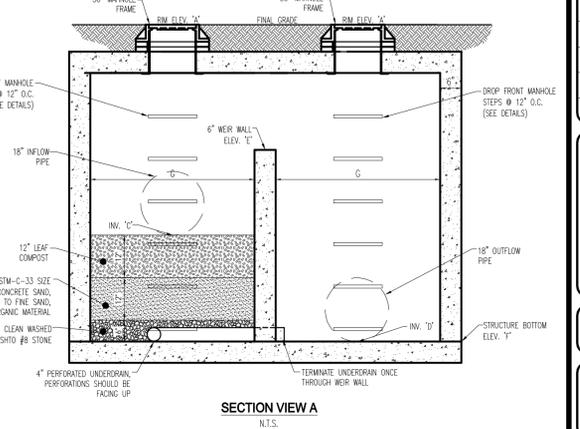


CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL

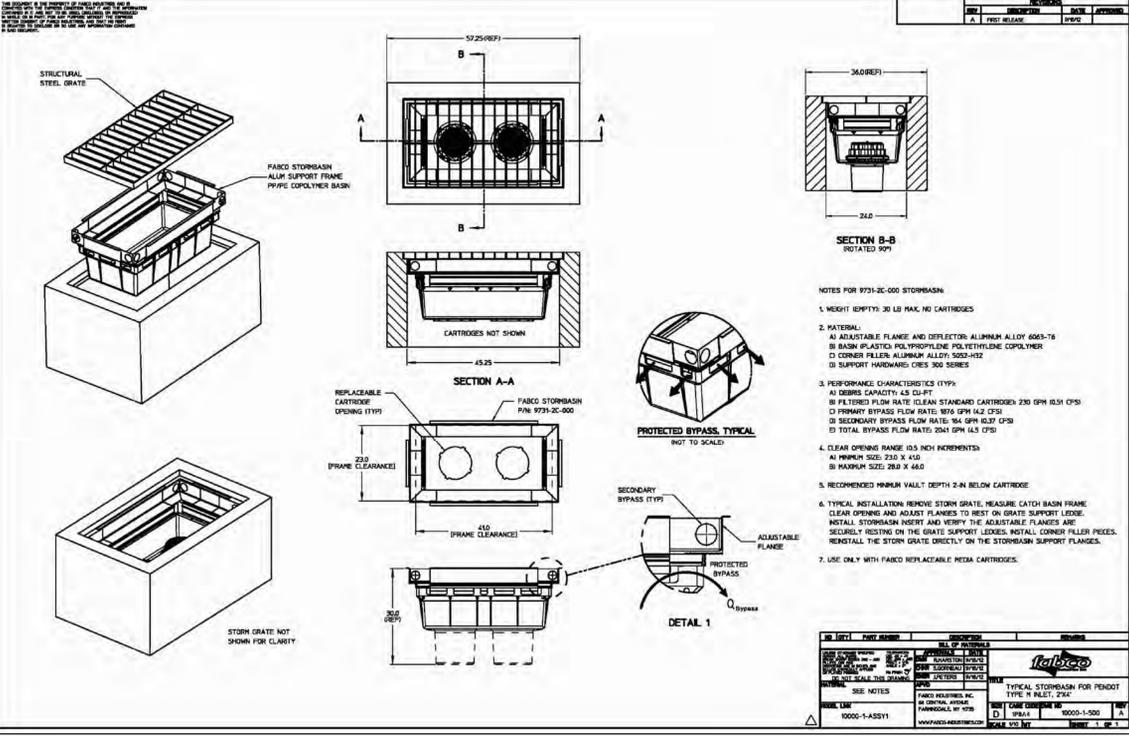
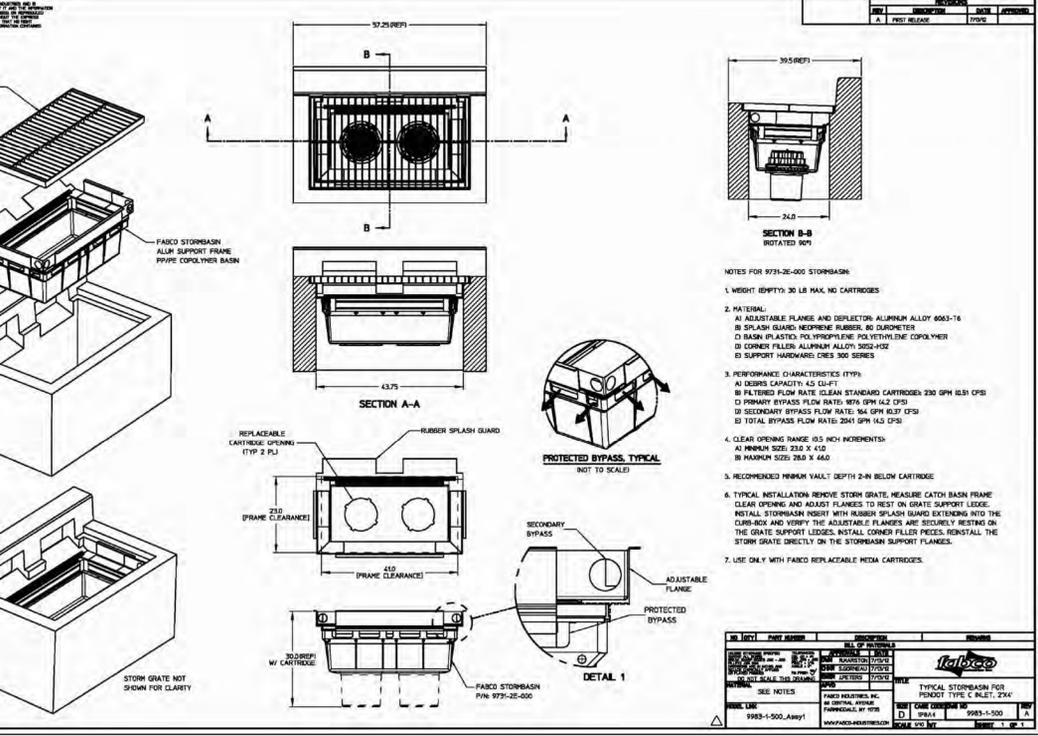


OS-01 - TYPICAL SUBSURFACE CONSTRUCTED FILTER DETAIL

WATER QUALITY OUTLET STRUCTURE	PADOT BOX TYPE	RIM ELEV. 'A'	INFLOW INV. 'C'	OUTFLOW INV. 'D'	TOP OF WEIR ELEV. 'E'	STRUCTURE BOTTOM ELEV. 'F'	DIM. 'G'
OS-01	STANDARD BOX	365.12	360.00	357.50	361.50	357.50	1.64'



PRECAST STORM MANHOLE DETAILS
SCALE: N.T.S. REV.: 2015.03.09



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REV	DATE	COMMENT	BY
1	08/31/2018	PER DOT COMMENTS	MCM

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: PC181016
 DRAWN BY: MCM
 CHECKED BY: EAB
 DATE: 2018.07.13
 SCALE: AS NOTED
 CAD ID.: PC181016 DETAILS-1

PRELIMINARY LAND DEVELOPMENT PLANS

FOR
WAYNE PROPERTY ACQUISITION INC.

ROUTE 30 (LANCASTER AVE) & ABERDEEN AVE
 RADNOR TOWNSHIP
 DELAWARE COUNTY, PA

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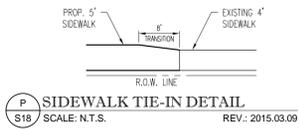
1600 MANOR DRIVE, SUITE 200
 CHALFONT, PENNSYLVANIA 18914
 Phone: (215) 996-9100
 Fax: (215) 996-9102
 www.BohlerEngineering.com

EA BRITZ
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 PENNSYLVANIA LICENSE #6 P807643

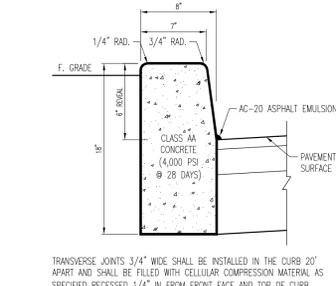
SHEET TITLE: **POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS**

SHEET NUMBER: **15**
 OF 19

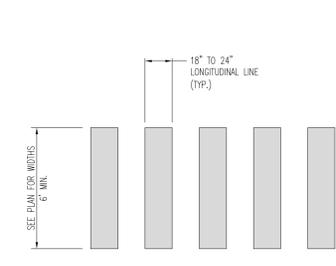
REVISION 1 - 2018.08.31



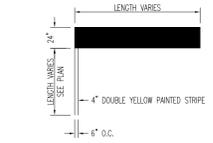
S18 SIDEWALK TIE-IN DETAIL
SCALE: N.T.S. REV: 2015.03.09



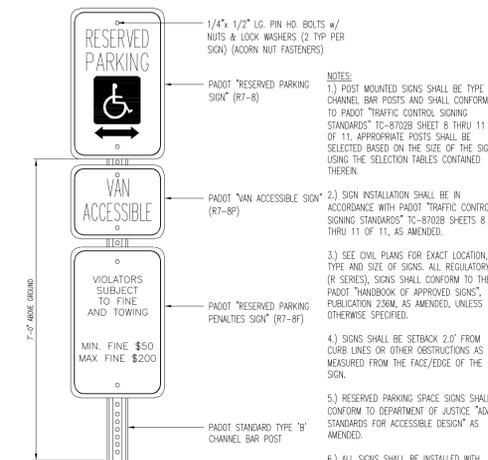
S5 TYPICAL CONCRETE CURB DETAIL
SCALE: N.T.S. REV: 2017.08.02



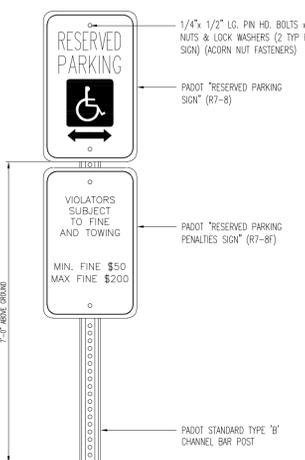
T20 HIGH VISIBILITY CROSSWALK DETAIL (PERPENDICULAR TO INTERSECTION)
SCALE: N.T.S. REV: 2015.03.09



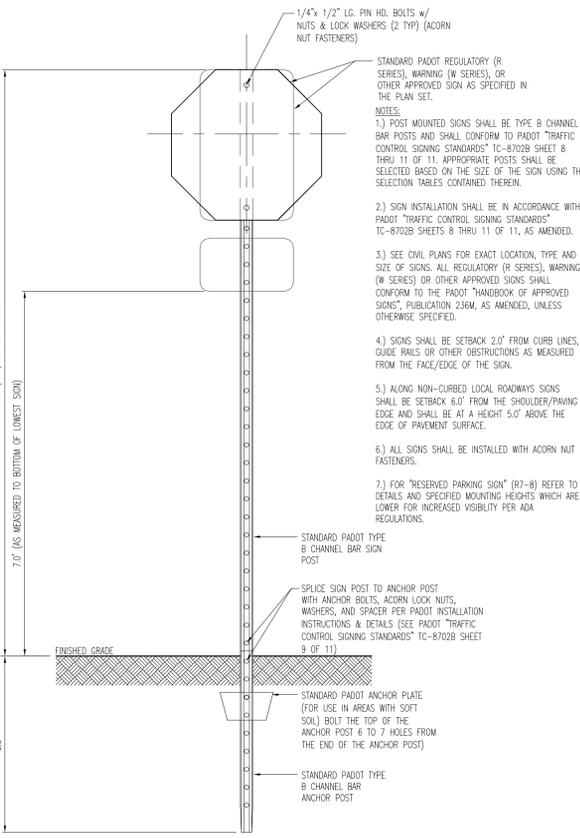
S4 WHITE PAINTED STOP BAR DETAIL
SCALE: N.T.S. REV: 2016.09.29



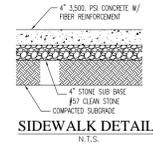
T12 RESERVE PARKING SPACE w/ PENALTIES & VAN ACCESSIBLE SIGNS
SCALE: N.T.S. REV: 2016.01.05



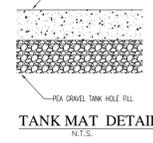
T13 RESERVE PARKING SPACE & PENALTIES SIGNS
SCALE: N.T.S. REV: 2016.01.05



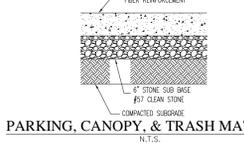
T89 STANDARD POLE MOUNTED SIGN INSTALLATION DETAIL
SCALE: N.T.S. REV: 2015.03.09



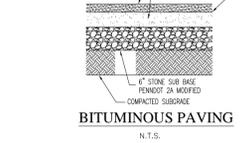
SIDWALK DETAIL
N.T.S.



TANK MAT DETAIL
N.T.S.



PARKING, CANOPY, & TRASH MAT DETAIL
N.T.S.

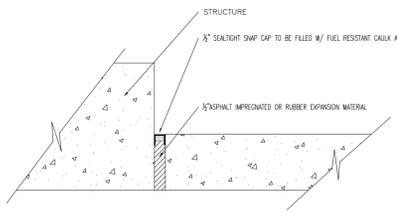


BITUMINOUS PAVING
N.T.S.

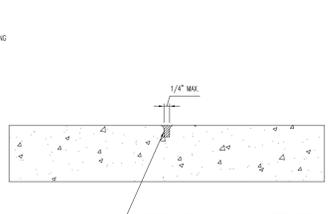
LIST OF APPLICABLE PADOT DETAILS

REFER TO PADOT STANDARD DETAILS AS FOLLOWS:
SIGNAGE - PA D.O.T. PUBLICATION 236 (LATEST EDITION)
DETAILS ARE ASSOCIATED WITH THE FOLLOWING PROPOSED
SITE IMPROVEMENTS FROM PENNDOT PUBLICATION 72M

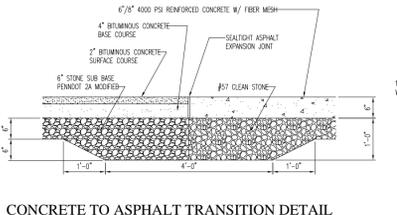
STANDARD DRAWING NUMBER	DESCRIPTION	DRAWING DATE
RC - 39M	MANHOLES	SEPTEMBER 15, 2016
RC - 45M	INLET TOPS & GRATES	SEPTEMBER 15, 2016
RC - 46M	INLET BOXES	SEPTEMBER 15, 2016
RC - 64M	CURBS & GUTTERS	JUNE 1, 2010
RC - 67M	CURB RAMPS	JUNE 10, 2013



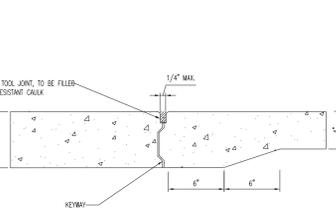
ISOLATION JOINT DETAIL
N.T.S.



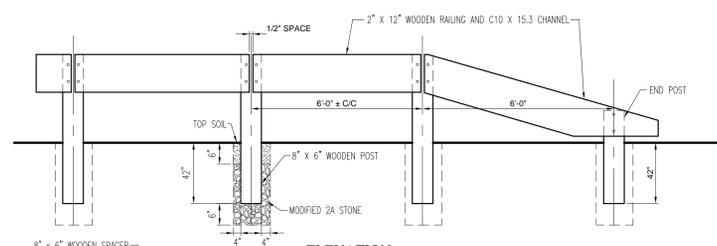
CONTROL JOINT DETAIL
N.T.S.



CONCRETE TO ASPHALT TRANSITION DETAIL
N.T.S.



CONSTRUCTION JOINT DETAIL
N.T.S.



ELEVATION
WOODEN GUIDE RAIL DETAIL
SCALE: N.T.S. REV: 2017.01.25



SECTION
WOODEN GUIDE RAIL DETAIL
SCALE: N.T.S. REV: 2017.01.25

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PROJECT No.: PC181016
DRAWN BY: MCM
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DATE: 2018.07.13
SCALE: AS NOTED
CAD I.D.: PC181016 DETAILS-1

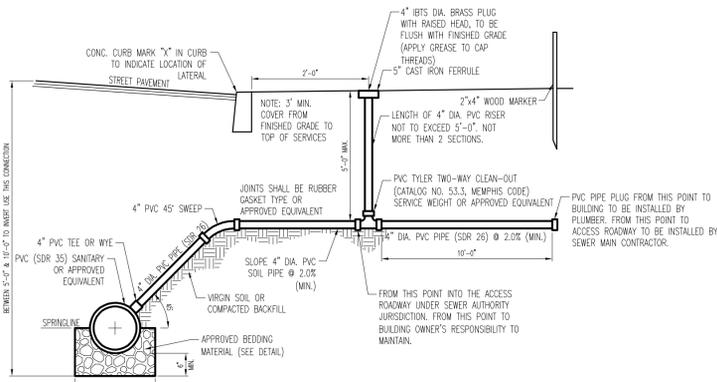
PRELIMINARY LAND DEVELOPMENT PLANS
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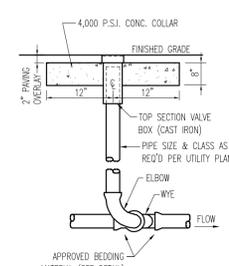
E.A. BRITZ
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE # 6877-043

SHEET TITLE:
DETAILS
SHEET NUMBER:
16
OF 19
REVISION 1 - 2018.08.31

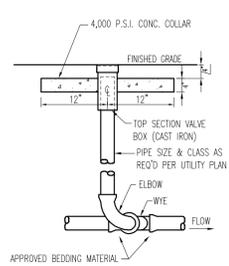
R:\PROJECTS\2018\DRAWINGS\PLAN SETS\LAND DEV\REV\PC181016\DETAILS-1-16-DETAILS



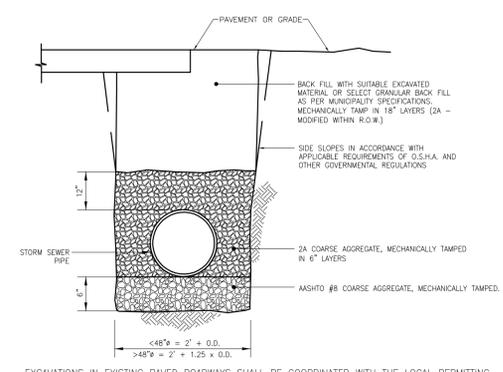
S1 TYPICAL SANITARY SEWER LATERAL DETAIL
SCALE: N.T.S. REV: 2015.03.09



S12 TYPICAL CLEANOUT DETAIL (PAVED AREAS)
SCALE: N.T.S. REV: 2015.03.09



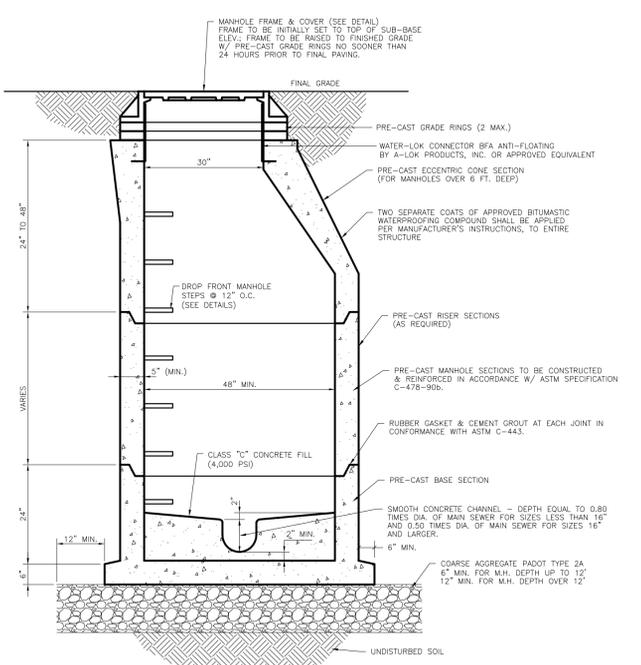
S13 TYPICAL CLEANOUT DETAIL (LANDSCAPED AREAS)
SCALE: N.T.S. REV: 2015.03.09



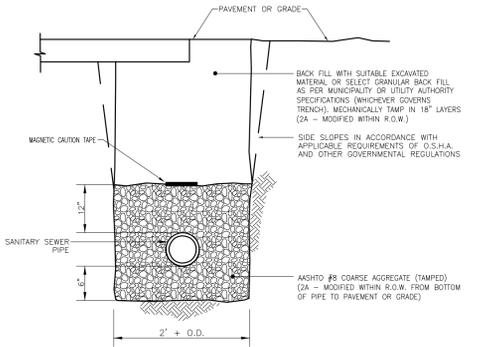
R TRENCH BEDDING CLASSIFICATION (STORM)
SCALE: N.T.S. REV: 2015.03.09

EXCAVATIONS IN EXISTING PAVED ROADWAYS SHALL BE COORDINATED WITH THE LOCAL PERMITTING AGENCY, AND ALL EXCAVATION SHALL BE PAVED WITH TEMPORARY BITUMINOUS PAVEMENT FROM THE DATE OF ORIGINAL EXCAVATION UNTIL PERMANENT PAVEMENT IS INSTALLED. (MINIMUM = 90 DAYS, MAXIMUM = 120 DAYS)

THIS DETAIL IS NOT FOR USE WITHIN A STATE RIGHT-OF-WAY. REFER TO THE LATEST APPROVED DOT SPECIFICATIONS FOR TRENCH BEDDING WITHIN A STATE RIGHT-OF-WAY.



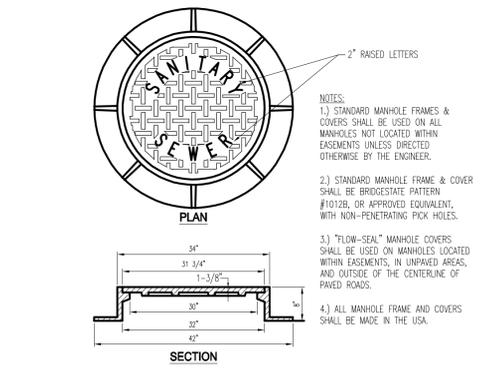
S3 PRECAST SANITARY MANHOLE DETAILS
SCALE: N.T.S. REV: 2015.03.09



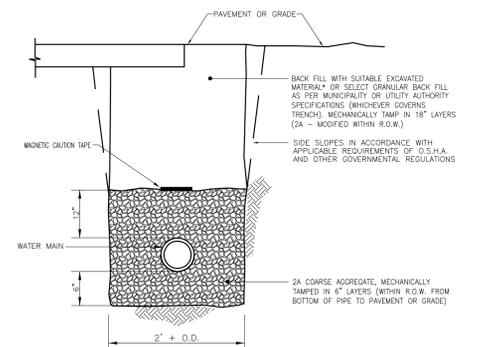
S TRENCH BEDDING CLASSIFICATION (SANITARY MAIN)
SCALE: N.T.S. REV: 2015.03.09

EXCAVATIONS IN EXISTING PAVED ROADWAYS SHALL BE COORDINATED WITH THE LOCAL PERMITTING AGENCY, AND ALL EXCAVATION SHALL BE PAVED WITH TEMPORARY BITUMINOUS PAVEMENT FROM THE DATE OF ORIGINAL EXCAVATION UNTIL PERMANENT PAVEMENT IS INSTALLED. (MINIMUM = 90 DAYS, MAXIMUM = 120 DAYS)

THIS DETAIL IS NOT FOR USE WITHIN A STATE RIGHT-OF-WAY. REFER TO THE LATEST APPROVED DOT SPECIFICATIONS FOR TRENCH BEDDING WITHIN A STATE RIGHT-OF-WAY.



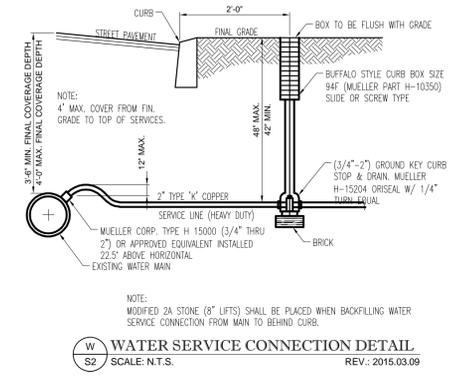
S6 MANHOLE FRAME DETAIL
SCALE: N.T.S. REV: 2015.03.09



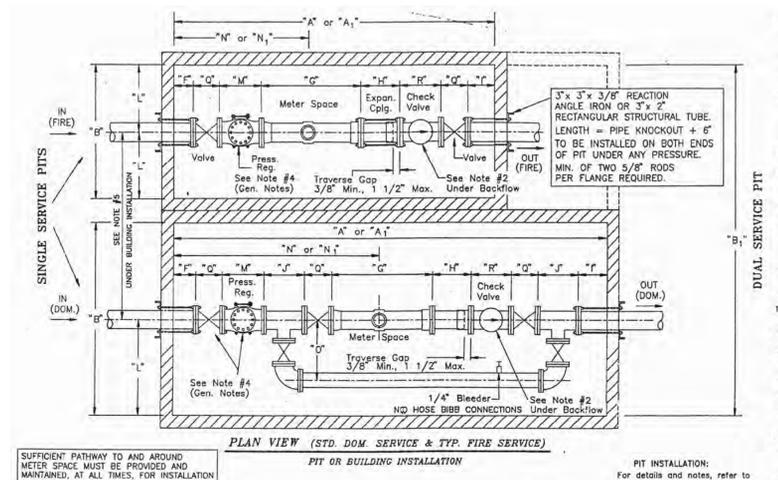
W TRENCH BEDDING CLASSIFICATION (WATER MAIN)
SCALE: N.T.S. REV: 2015.03.09

EXCAVATIONS IN EXISTING PAVED ROADWAYS SHALL BE COORDINATED WITH THE LOCAL PERMITTING AGENCY, AND ALL EXCAVATION SHALL BE PAVED WITH TEMPORARY BITUMINOUS PAVEMENT FROM THE DATE OF ORIGINAL EXCAVATION UNTIL PERMANENT PAVEMENT IS INSTALLED. (MINIMUM = 90 DAYS, MAXIMUM = 120 DAYS)

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W WATER SERVICE CONNECTION DETAIL
SCALE: N.T.S. REV: 2015.03.09



SUFFICIENT PATHWAY TO AND AROUND METER SPACE MUST BE PROVIDED AND MAINTAINED, AT ALL TIMES, FOR INSTALLATION AND MAINTENANCE OF METER.

GENERAL NOTES FOR ALL INSTALLATIONS:

- All meters and strainers to be supplied, maintained, owned and installed by PSW Co.
- For all domestic and fire service lines 3" and larger, a minimum of two 2" x 1600 adjustable pipe supports, or equal, shall be installed by owner. They shall be placed under the inlet & outlet flanges of the meter space, prior to the meter being set. ADF1 supports may be needed.
- All meters must be set level in a horizontal plane.
- On fire service lines 2" and smaller, and domestic service lines, when pressure may exceed 100 psi, a pressure regulator and an outlet valve on the inlet side of the fire are req'd. On fire service lines over 2", when pressure may exceed 150 psi, a pressure regulator is req'd. By-pass around regulator not allowed.
- On domestic service lines, 1 1/2" and larger, a by-pass is required. P.S.W. Co. will determine the exceptions.
- Where domestic meter size is smaller than service size, the meter opening "G" dim. shall be the "G" dim. of the meter size plus the laying length of the reducers. Avg. laying length of reducers: 3/4" (11), 1" (14), 1 1/2" (17), 2" (21).
- Expansion couplings are req'd for pit installations. On expansion cplg's 3" and larger, a Smith Blair #912 adaptor w/flanged tail pce. or a Ford flanged coupling adaptor style FFCA w/flanged tail pce. or equal, shall be used (tail piece must abut meter) on 2" and smaller, a Ford Lock-Flap cplg. or equal, in req'd, except when using a "Special Custom Setter" or equal.
- For 1 1/2" and 2" meters (low pressure), a 36" dia. pit made of Rigid PVC Pipe (Ribbed Const.) may be used, along with a Ford "Special Custom Setter". See PSW Co. plan No. G-18119.
- Butterfly valves are NOT permitted in meter arrangements.
- Victrolite flanges and joints are NOT acceptable in the meter arrangement, or in meter pits.

BUILDING INSTALLATION:

- Expansion coupling not req'd for meters set inside buildings.
- When the dom. meter is installed in the building, the by-pass line must be installed either on the wall side and parallel to the meter, or above the meter.
- The meter location shall NOT be within a closet, crawl space, garage, unheated area or any enclosure not approved by PSW Co.
- In buildings, concrete blocking under bends are to be poured AFTER meter is set.
- The distance between the domestic and fire lines (when laid parallel) shall be twice the "L" dimension of the fire line.

BACKFLOW PREVENTERS:

- If a backflow prevention device is required, as indicated on the water service application form, and/or service approval letter, please contact PSW Co. Cross-Connection Dept. for type of device, location and installation information.
- On all service lines, if a backflow prevention device is required (protecting the entire service line) then the check valve by the meter is not required.
- Backflow preventers are to be installed downstream of the meter and before any outlet or branch connections.

NOTE: IF BUILDER SELECTS TO USE A DUAL-SERVICE PIT, THEN DIM. "A" OR "A1" OF THE DUAL-SERVICE PIT - SHOWS THE "COMMON" DIMENSION OF THE DUAL-SERVICE PIT "A" OR "A1" DIM. FOR FIRE AND DOMESTIC LINE.

DUAL-SERVICE PIT - "B" DIM. (MINIMUM) (Combination Dom. and Fire)

SIZE OF SERVICE LINE	DOMESTIC (STANDARD)								FIRE							
	1 1/2"	2"	4"	6"	8"	10"	1 1/2"	2"	4"	6"	8"	10"				
LENGTH (HIGH PRESSURE)	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"			
LENGTH (LOW PRESSURE)	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"			
WIDTH	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"			
ACCESS DOOR	3' x 3'	3' x 3'	3' x 3'	3' x 3'	3' x 3'	3' x 3'	3' x 3'	3' x 3'	3' x 3'	3' x 3'	3' x 3'	3' x 3'	3' x 3'			
MAX. LENGTH OFF WALL (INLET)	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"			
LAYING LENGTH OF METER (SEE GENERAL NOTE #6)	13"	17"	30 1/4"	40"	53"	68"	13"	17"	33"	33 1/4"	36 1/2"	53"				
EXPANSION COUPLING	1'-0"	6"	6"	15"	15"	15"	6"	6"	15"	15"	15"	15"				
MIN. LENGTH OFF WALL (OUTLET)	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"				
BY-PASS TEE	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"				
PIPE TO FLOOR	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"				
PIPE TO SIDE WALL	1'-0"	1'-0"	2'-0"	2'-0"	2'-0"	2'-0"	1'-0"	1'-0"	2'-0"	2'-0"	2'-0"	2'-0"				
AVG. LAYING LENGTH OF PRESSURE REGULATOR	1'-0"	6 1/2"	7"	13"	18"	24 1/2"	6 1/2"	7"	12"	13"	18"	24 1/2"				
METER TO FRONT WALL (HIGH PRESS.)	1'-0"	2'-0"	2'-0"	4'-0"	5'-0"	6'-0"	2'-0"	2'-0"	4'-0"	5'-0"	6'-0"	7'-0"				
METER TO FRONT WALL (LOW PRESS.)	1'-0"	2'-0"	2'-0"	3'-0"	3'-0"	4'-0"	2'-0"	2'-0"	4'-0"	4'-0"	4'-0"	5'-0"				
AVG. LAYING LENGTH OF VALVE	1'-0"	4"	4"	9"	10 1/2"	11 1/2"	4"	4"	9"	10 1/2"	11 1/2"	11 1/2"				
AVG. LAYING LENGTH OF CHECK VALVE	1'-0"	6"	6"	13"	18 1/2"	19 1/2"	6"	6"	13"	18 1/2"	19 1/2"	19 1/2"				
PIPE TO BY-PASS	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"				

* SEE NOTE #6 UNDER GENERAL NOTES

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE

PERMITTING SERVICES TRANSPORTATION SERVICES

PAID BY: PSW CO. 1000 N. 10TH ST. SUITE 200, PHILADELPHIA, PA 19107

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REVISIONS

REV	DATE	COMMENT	BY
1	08/31/2018	PER DOT COMMENTS	MCM

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

PAI

POCS SERIAL NUMBER

1-800-242-1776

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: PC181016
DRAWN BY: MCM
CHECKED BY: EAB
DATE: 2018.07.13
SCALE: AS NOTED
CAD ID: PC181016 DETAILS-1

PRELIMINARY LAND DEVELOPMENT PLANS

FOR

WAYNE PROPERTY ACQUISITION INC.

ROUTE 30 (LANCASTER AVE) & ABERDEEN AVE
RADNOR TOWNSHIP
DELAWARE COUNTY, PA

BOHLER ENGINEERING

1600 MANOR DRIVE, SUITE 200
CHALFONT, PENNSYLVANIA 18914
Phone: (215) 996-9100
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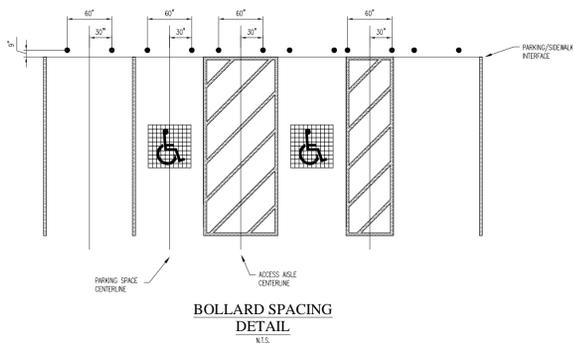
EA BRITZ

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE # 6587-0443

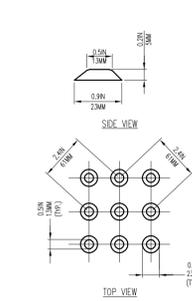
SHEET TITLE: DETAILS

SHEET NUMBER: 17 OF 19

REVISION 1 - 2018.08.31

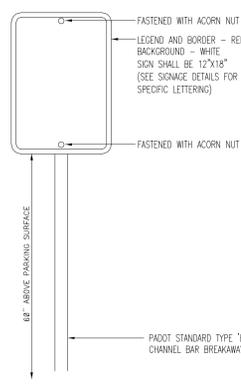


BOLLARD SPACING DETAIL
N.T.S.



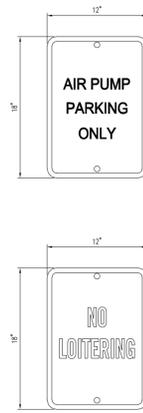
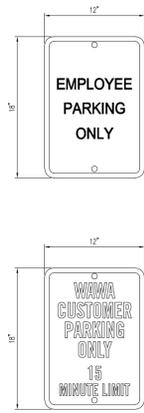
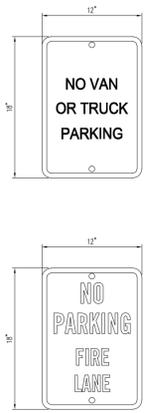
NOTES:
1.) DETECTABLE WARNING SHALL BE A PRE-MANUFACTURED ARMOUR-TILE TACTILE SYSTEM OR APPROVED EQUIVALENT.
2.) CONTRACTOR TO COORDINATE SPECIFIC SYSTEM AND MATERIALS TO BE UTILIZED WITH THE ENGINEER TO ENSURE LOCAL, STATE AND A.D.A. COMPLIANCE PRIOR TO CONSTRUCTION.

TRUNCATED DOME PATTERN FOR A.D.A. DETECTABLE WARNING SURFACES (FOR USE IN DOT ROADWAYS)
SCALE: N.T.S. REV: 2017.04.20

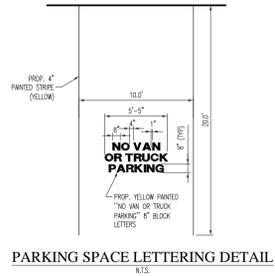


SIGN MOUNTING DETAIL
N.T.S.

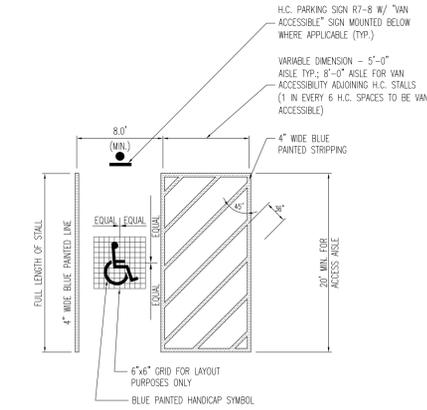
NOTES:
1.) POST MOUNTED SIGNS SHALL BE TYPE B CHANNEL BAR POSTS AND SHALL CONFORM TO PADOT "TRAFFIC CONTROL SIGNING STANDARDS" TC-87028 SHEET 8 THRU 11 OF 11. APPROPRIATE POSTS SHALL BE SELECTED BASED ON THE SIZE OF THE SIGN USING THE SELECTION TABLES CONTAINED THEREIN.
2.) SIGN INSTALLATION SHALL BE IN ACCORDANCE WITH PADOT "TRAFFIC CONTROL SIGNING STANDARDS" TC-87028 SHEETS 8 THRU 11 OF 11, AS AMENDED.
3.) SEE CIVIL PLANS FOR EXACT LOCATION, TYPE AND SIZE OF SIGNS. ALL REGULATORY (R SERIES), SIGNS SHALL CONFORM TO THE PADOT "HANDBOOK OF APPROVED SIGNS", PUBLICATION 3304, AS AMENDED, UNLESS OTHERWISE SPECIFIED.
4.) SIGNS SHALL BE SETBACK 2.0' FROM CURB LINES OR OTHER OBSTRUCTIONS AS MEASURED FROM THE FACE/EDGE OF THE SIGN.
5.) ALL SIGNS SHALL BE INSTALLED WITH ACORN NUT FASTENERS.



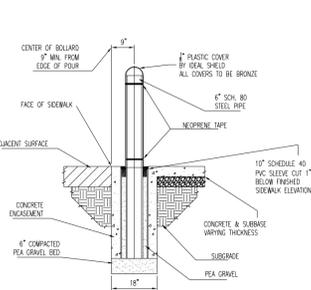
SIGN LETTERING DETAILS
N.T.S.



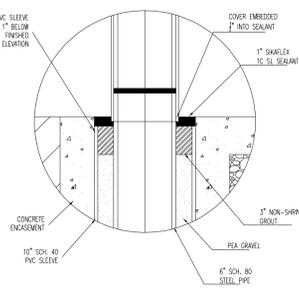
PARKING SPACE LETTERING DETAIL
N.T.S.



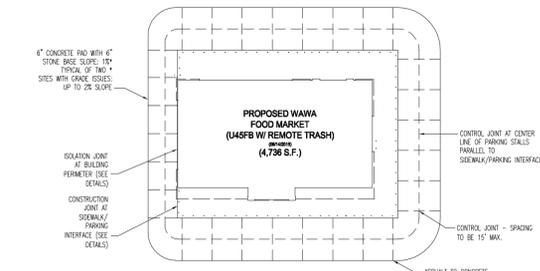
A.D.A. PAINTED MARKINGS
N.T.S.



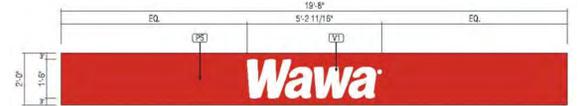
CONCRETE AREAS



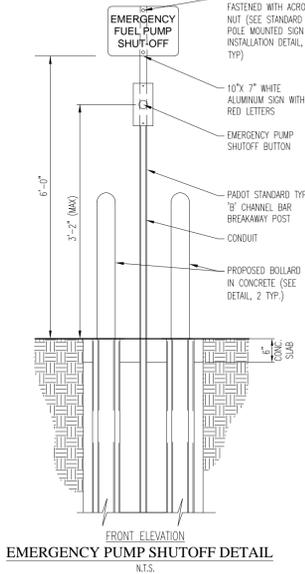
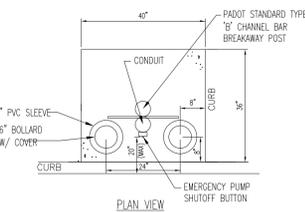
GENERAL DETAILS AND CAULK/GROUT DETAIL FOR CONCRETE AREAS



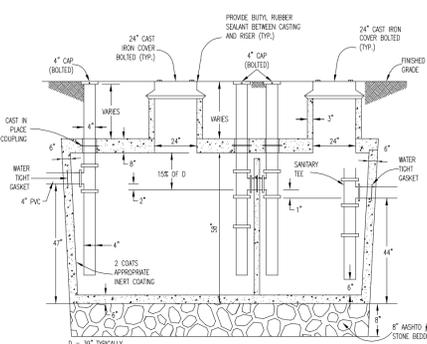
DETAIL OF TYPICAL CONCRETE PAVING AROUND BUILDING (STUCCO U45 F/B TOWER W/ STRIPED ISLANDS)
N.T.S.



PROPOSED GAS PUMP SPANNER (STACKED PUMPS)
TOTAL AREA = 7.84 S.F.

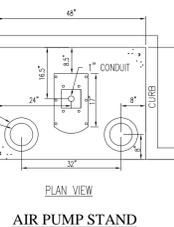
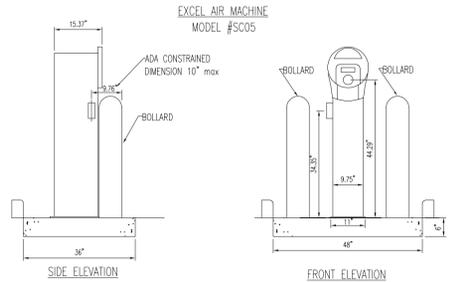


EMERGENCY PUMP SHUTOFF DETAIL
N.T.S.

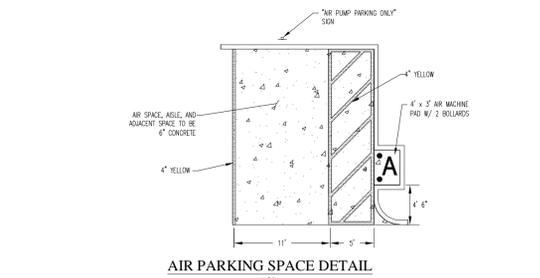


ALL INLET AND OUTLET PIPES SHALL BE INSTALLED NO MORE THAN 6" FROM THE BOTTOM OF THE GREASE TRAP. TANK TAPERS TOP TO BOTTOM AND IS TRAPEZOIDAL IN CROSS SECTION. TANK IS 5000 PSI CONCRETE-STEEL REINFORCED (Ø 28 DAYS) CONCRETE CONFORMS TO ACI 318-16-4.5.1 AND 318-16-4.5.2, ASTM A615 AND A185 - DIMENSION: 151" INTERIOR/ 163" EXTERIOR LENGTH x 72" INTERIOR/ 84" EXTERIOR WIDTH

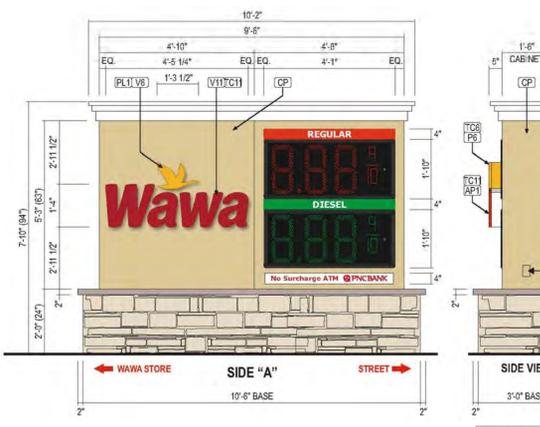
NOTES:
1) WHEN LOCATED IN DRIVEWAYS OR PAVED AREAS, GREASE TRAP TO BE DESIGNED FOR APPROPRIATE LOAD BEARING CONDITIONS. GREASE TRAP SHALL BE CAPABLE OF WITHSTANDING HS-20 LOADING.
2) ALL PIPE PENETRATIONS SHALL BE WATERTIGHT.
3) GREASE TRAP SHALL BE PROVIDED WITH GAS-TIGHT MANHOLE COVERS, IN ACCORDANCE WITH TOWNSHIP STANDARD SPECIFICATIONS.
4) PRECAST CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH 5000 PSI.
5) EXTERIOR CONCRETE SURFACES BELOW GRADE SHALL HAVE 2 COATS OF COAL TAR EPOXY.
6) SPECIFIC SEALANT DETAIL AT CONCRETE RISER TO CONCRETE VAULT INTERFACE SHALL BE WATERTIGHT. AT A MINIMUM, THE JOINT SHALL BE SEALED WITH BUTYL RUBBER SEALANT (KENT SEAL #2 OR APPROVED EQUIVALENT) AND THE EXTERIOR OF THE JOINT SHALL BE SEALED WITH NON-SHRINK GROUT IN CONFORMANCE WITH THE TOWNSHIP STANDARD GREASE TRAP DETAIL.
7) TANK SHALL BE TESTED FOR WATER TIGHTNESS BY FILLING FOR 24 HRS. TO SOAK, THEN TOPPED OFF, AND THEN WATCHED FOR 24 HRS. NO DROP IN WATER IS ALLOWED.
8) CAST IRON SHALL BE BOLTED TO CONCRETE WITH MASTIC TAPE (KENT SEAL OR APPROVED EQUIVALENT) SEALANT.
9) MAXIMUM EARTH COVER=5.0', HS-20 LOADING.
10) INLET AND OUTLET EQUIPPED WITH PIPE SEALS.



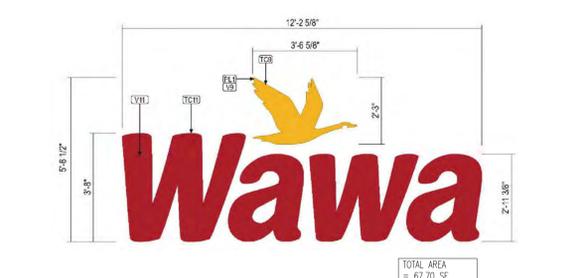
AIR PUMP STAND



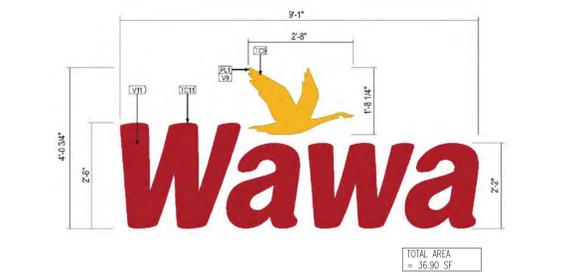
AIR PARKING SPACE DETAIL
N.T.S.



(M-50-OPTION 2A) PROPOSED DOUBLE FACED INTERNALLY ILLUMINATED WAWA MONUMENT SIGN W/L.E.D. PRICE CHANGER
TOTAL AREA = 49.90 SF
N.T.S.



PROPOSED 44" INDIVIDUAL ILLUMINATED CHANNEL LETTERS & LOGO
TOTAL AREA = 67.70 SF
N.T.S.



PROPOSED 32" INDIVIDUAL ILLUMINATED CHANNEL LETTERS & LOGO
TOTAL AREA = 36.90 SF
N.T.S.

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1600 MANOR DRIVE, SUITE 200
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EA BRITZ
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE # PE071643

SHEET TITLE:
DETAILS
SHEET NUMBER:
18
OF 19
REVISION 1 - 2018.08.31

