

Agenda

Township of Marple – Board of Commissioners – Joseph A Rufo, President
Regular Meeting – June 8, 2015 – 7:00 pm

1. Call to Order

2. Pledge of Allegiance

3. Roll Call – Commissioners & Staff

- ♦ **Executive Session** – held at 6 PM prior to the meeting to discuss Real Estate, Litigation and Personnel

4. Presentation to Arlene Hoffman 30 years of service to Library

5. Presentation to June Costello (John Lucas)

6. Public Forum

7. Public Hearing – Proposed Highway Interchange District Ordinance

MOTION: To close the Regular Meeting and open a Public Hearing on the following proposed Highway Interchange District Ordinance.

MOTION: To close the Public Hearing

8. Public Hearing – Proposed Zoning Map Amendment – Highway Interchange District

MOTION: To open a Public Hearing on the following proposed Zoning Map Amendment Ordinance:

MOTION: To close the Public Hearing and re-open the Regular Meeting

9. Board Minutes Regular Meeting – 5-11-15

MOTION: To approve/not approve the Board Minutes of May 11, 2015.

10. Disbursement Report and Check Register #2015-6

MOTION: To approve/not approve the Disbursement Report and Check Register Number 2015-6.

11. Resolution No. 3615 – Transfers Sewer Fund \$97.90

MOTION: To adopt/not adopt Resolution #3615 authorizing the transfers to be made in the Sewer Fund in the amount of \$ 97.90 for the month of May 2015 as outlined in the Resolution and as recommended by the Director of Finance.

**12. Contract 6E - Certificate of Payment # 3- Twp Building HVAC/
Electrical Renovation Project - \$193,500.00**

MOTION: To approve/not approve Certificate of Payment No. 3 for Contract 6E in the amount of \$193,500.00 to AJM Electric, Inc. for work to date on the Township Building HVAC/Electrical Renovation Project as recommended by the Township Engineer.

**13. Contract 6E - Change Order No. 2 - Twp Building HVAC/ Electrical
Renovation Project - \$4,684.00**

MOTION: To approve/not approve Change Order No. 2 for Contract 6E in the amount of \$4,684.00 to AJM Electric for the installation of emergency lighting fixtures as part of the Township Building HVAC/Electrical Renovation Project as recommended by the Township Engineer.

**14. Contract 6M - Certificate of Payment # 1- Twp Building HVAC/ Electrical
Renovation Project - \$126,287.19**

MOTION: To approve/not approve Certificate of Payment No. 1 for Contract 6M in the amount of \$126,287.19 to Clipper Pipe & Services, Inc. for work to date on the Township Building HVAC/Electrical Renovation Project as recommended by the Township Engineer.

15. Bid Award – 2015 Road Resurfacing Program

MOTION: To award/not award the joint 2015 Road Improvement Program with Springfield Township and Swarthmore Borough to _____ of _____ being the lowest responsible bidder and as recommend by the Township Engineer

**16. Driveway Curb Cut Width Waiver Request – Vaughn Jamgochian,
212 Warren Blvd.**

MOTION: To approve/not approve the driveway apron waiver request of Vaughn Jamgochian, 212 Warren Blvd. to increase the maximum residential curb cut width from 14 feet to 20 feet as shown on the submitted plot plan.

17. Permission to Advertise – Flood Plain Ordinance Amendment

MOTION: To authorize the proper Township Officials to advertise a proposed Ordinance amending Chapter 143, Flood Plain Management, of the Township Code to modify the flood plain requirements to comply with current FEMA regulations for consideration at the July 13, 2015 Regular monthly Commissioners Meeting.

18. Permission to Advertise – Comprehensive Plan Amendment

MOTION: To authorize the proper Township Officials and consultants to move forward with the proposed amendments to the Comprehensive Plan to schedule and advertise a public hearing on the proposed amendments at the August 10, 2015 Regular monthly Commissioners Meeting.

19. Policy Adoption – Township Sexual Abuse and Harassment Policy

MOTION: To adopt/not adopt the following Township Policies as recommended by the Township Manager:

- Harassment Policy
- Sexual Abuse Policy

20. Other Business

21. Adjourn

Marple Township
Delaware County, PA

NOTICE

Notice is hereby given that the Board of Commissioners of Marple Township, pursuant to Chapter 300, Section 300-139 of the Township Code, will hold a public hearing on Monday, June 8, 2015 at 7:00PM in the Marple Township Municipal Building, 227 S. Sproul Road, Broomall, PA, on a proposed Zoning Code Amendment establishing a new commercial zoning district entitled Highway Interchange District. The title and a summary of the proposed ordinance prepared by the Township Solicitor follows:

ORDINANCE NO:

AN ORDINANCE OF THE TOWNSHIP OF MARPLE, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF MARPLE, CHAPTER 300, ZONING, BY AMENDING ARTICLE 11, DEFINITIONS, TO ADD THE DEFINITION OF "HIGHWAY INTERCHANGE DISTRICT TRACT" AND BY AMENDING ARTICLE V-COMMERCIAL DISTRICTS, BY ADDING A NEW SECTION 300-43.1 ENTITLED "HIGHWAY INTERCHANGE DISTRICT" AND TO PROVIDE A STATEMENT OF INTENT, USE REGULATIONS, AREA AND BULK REGULATIONS, DEVELOPMENT STANDARDS, SIGNAGE REGULATIONS AND SPECIAL REGULATIONS WITHIN THE ZONING DISTRICT.

Section 1. Amends Section 300-14 to add definition of "Highway Interchange District Tract".

Section 2. Adds new Section 300-43.1 Highway Interchange District and provisions regarding:

A. Intent;

B. Use Regulations. Uses by Right and Uses Permitted as Conditional Use;

C. Area, Bulk Regulations and Development Standards. Requirements for tract location, tract area, maximum building coverage, maximum impervious coverage, maximum height of buildings, minimum building setback from streets, minimum building setback from a Highway Interchange District Tract Boundary, minimum surface parking areas setback from streets, minimum surface parking area setback from Highway Interchange District Tract Boundaries, buffering from a Highway Interchange District Tract boundary adjacent to a residential use in a residential district, buffering and landscaping, existing non-conformities, preservation of environmentally sensitive areas, off-street parking and loading and lighting.

D. Signs. Regulations for permitted signs, main West Chester Pike entrance sign, monument sign, driveway entrance sign, wall mounted signs, directory signs, traffic control, flags, and calculation of sign area.

E. Special Regulations. Regulations for Unified Plan, Ownership, condominium, bus shelters, utilities, traffic and design guidelines.

Section 3. Repeals inconsistent ordinances.

The full text of the ordinance is available for review in the office of the Township Secretary, 227 S. Sproul Road, Broomall, PA., during normal business hours, M-F, 8:30 AM to 4:30 PM; on the Twp Website: www.marpletwp.com; in the Delaware County Law Library and in the offices of this newspaper.

All interested persons may appear and be heard at the scheduled hearing. Any individual wishing to participate in the hearing and needing an auxiliary aid, service or other accommodation should contact the Township Administrative office at 610-356-4040 to determine how the Township can best provide assistance.

Sharon L. Angelaccio
Township Secretary

**TOWNSHIP OF MARPLE
DELAWARE COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF MARPLE, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE "CODE OF THE TOWNSHIP OF MARPLE", CHAPTER 300, ZONING, AS AMENDED, BY AMENDING ARTICLE II, DEFINITIONS, BY ADDING THE DEFINITION OF HIGHWAY INTERCHANGE DISTRICT TRACT AND BY AMENDING ARTICLE V – COMMERCIAL DISTRICTS, BY ADDING A NEW SECTION 300-43.1 ENTITLED "HIGHWAY INTERCHANGE DISTRICT" AND TO PROVIDE A STATEMENT OF INTENT, USE REGULATIONS, AREA AND BULK REGULATIONS AND DEVELOPMENT STANDARDS, SIGNAGE REGULATIONS AND SPECIAL REGULATIONS.

The Board of Commissioners of the Township of Marple, Delaware County, Pennsylvania, does hereby ENACT AND ORDAIN THAT:

Section 1. The Code of the Township of Marple, Article II, Definitions, Section 300-14, is amended by adding the definition of "Highway Interchange District Tract" to be as follows:

"Highway Interchange District Tract" –

"An area of land consisting of one or more lots planned for unified commercial uses considered as a single entity for land development and as shown on one Land Development Plan, whether or not the lots are separated by a street".

Section 2. The Code of the Township of Marple, Article V – Commercial Districts, by adding a new Section 300-43.1 entitled "Highway Interchange District" and providing a Statement of Intent, Use Regulations, Area and Bulk Regulations and Development Standards, Signage Regulations and Special Regulations, as follows:

300-43.1 Highway Interchange District

A. Intent. The Intent of the Highway Interchange District is:

- 1. To provide appropriate locations for a variety of commercial/business uses in a close proximity to major highway interchanges so that vehicular access to the uses will have negligible impact on local roadways.**
- 2. To provide for the development of a well-planned, designed, built and maintained commercial/business complex consisting of a combination of retail, shopping, professional, health and business facilities and offices and entertainment on a large Highway Interchange District Tract of ground.**
- 3. To preserve substantial portions of environmentally sensitive areas on the Highway Interchange District Tract in their existing state by having Conservation Easement Areas consisting of streams, wetlands, woodlands and steep slopes thereby creating viewsapes from the commercially developed areas resulting in a unique blending of a natural and commercial setting.**

B. Use Regulations. The uses permitted in the Highway Interchange District are as follows:

- 1. Uses by Right.**
 - (a) Supermarkets, including a grocery pick-up facility either in a free-standing building or as part of a convenience store or Supermarket.**
 - (b) Convenience store with or without a motor vehicle fuel dispensing facility; provided, however, if the fuel dispensing facility includes diesel fuel, it shall be limited to one (1) diesel dispensing station with not more than two (2) hoses, each hose pumping not more than ten (10) gallons per minute.**

- (c) Retail stores and services.**
- (d) Restaurants.**
- (e) Banks and financial institutions.**
- (f) Pharmacies.**
- (g) Business or professional offices.**
- (h) Outpatient medical facilities.**
- (i) Hotels, provided the hotel is a minimum of three stories.**
- (j) Cinemas or similar recreational or cultural establishments.**
- (k) Health club, fitness or exercise facilities.**
- (l) Educational establishments or studios for dance, art or music.**
- (m) Nursery schools or day care centers.**
- (n) Civic or municipal facilities**
- (o) Accessory uses customarily incidental to the uses listed above.**

2. Uses permitted as a Conditional Use.

- (a) Restaurants with drive-thru facilities and/or outdoor seating.**
- (b) Banks and financial institutions with drive-thru facilities.**
- (c) Pharmacies with drive-thru facilities.**

C. Area, Bulk Regulations and Development Standards

1. The following Area, Bulk and Development Regulations shall control development in the Highway Interchange District:
 - (a) **Highway Interchange District Tract Location.** The Highway Interchange District Tract shall be located within one-third of a mile of an interchange of an interstate highway with a major state highway.
 - (b) **Highway Interchange District Tract Area.** The minimum size of the Highway Interchange District Tract shall be twenty-five (25) acres exclusive of any street rights of way.
 - (c) **Maximum Building Coverage.** Not more than twenty-five percent (25%) of the Highway Interchange District Tract, and each portion thereof separated by a street shall be occupied by buildings.
 - (d) **Maximum Impervious Coverage.** Not more than seventy percent (70%) of the Highway Interchange District Tract shall consist of impervious surfaces, and not more than seventy-five percent (75%) of any portion thereof separated by a street shall consist of impervious surfaces.
 - (e) **Maximum Height of Buildings.** No building shall exceed fifty-five (55) feet in height.
 - (f) **Minimum Building Setback from Streets.** A building shall be set back a minimum of sixty (60) feet from an arterial street and twenty (20) feet from a street traversing the Highway Interchange District Tract.
 - (g) **Minimum Building Setback from a Highway Interchange District Tract Boundary.** A building shall be set back a minimum of one hundred (100) feet from a Highway Interchange District Tract

Boundary adjacent to an existing residential use in a Residential District and thirty-five (35) feet from all other Highway Interchange District Tract Boundaries.

- (h) Minimum Surface Parking Areas Setback from Streets. A Surface Parking Area shall be set back a minimum of ten (10) feet from streets.
- (i) Minimum Surface Parking Area Set Back from Highway Interchange District Tract Boundaries. A Surface Parking Area shall be set back a minimum of eighty (80) feet from a Highway Interchange District Tract Boundary adjacent to an existing residential use in a Residential District and ten (10) feet from all other Highway Interchange District Tract Boundaries.
- (j) Buffering from a Highway Interchange District Tract Boundary Adjacent to an Residential Use in a Residential District. Except as provided in Subparagraph (i) hereof, there shall be an eighty (80) foot buffer area from a Highway Interchange District Tract Boundary adjacent to an existing residential use in a Residential District
- (k) Buffering and Landscaping. In addition to buffering required by Subparagraph (j), and notwithstanding the Buffering and Landscaping Requirements of Article X, due to the complexity of a large Tract required for development in a Highway Interchange District, the Buffering and Landscaping Requirements need to be determined on a site by site basis. Therefore, the Applicant shall submit a detailed Buffering and Landscaping Plan as part of the Land Development Plan to be approved by the Board of Commissioners during the Land Development Plan Application process.
- (l) Existing Non-Conformities. Any roads, structures or buildings existing on the Highway Interchange District Tract which do not conform to the above setback requirements or are located within a

buffer area are deemed to be non-conforming and may remain.

- (m) **Preservation of Environmentally Sensitive Areas.** Any area of the Highway Interchange District Tract designated as Conservation Easement Area on the Land Development Plan shall be preserved in its existing state and a "Declaration of Restrictive Covenants for Conservation" recorded with the Office of the Recorder of Deeds of Delaware County, Pennsylvania, simultaneously with the recording of the Final Land Development Plan.
- (n) **Off-Street Parking and Loading.** All off-street parking and loading standards in Article XI of the Marple Township Zoning Ordinance shall apply to the Highway Interchange District, except the number of required parking spaces, including spaces designated for cart storage, shall be four (4) parking spaces for each one thousand (1,000) square feet of gross floor area of buildings on the Highway Interchange District Tract.
- (o) **Lighting.** A Lighting Plan shall be submitted as part of the Land Development Plan in accordance with the Design Guidelines requirements of Subparagraph E.7.(b) hereof.

D. **Signs.** Notwithstanding Article XII, "Signs" of the Marple Township Zoning Ordinance – the following Sign Regulations shall apply in a Highway Interchange District:

1. Permitted Signs:

- (a) **Main West Chester Pike Entrance Sign** – One (1) main entrance sign at the West Chester Pike entrance identifying the name of the development and Tenants in the Highway Interchange District and/or Tenants with frontage on those portions of Langford Run Road and Langford Road, between West Chester Pike and Lawrence Road, shall be permitted in the Highway Interchange District, subject to the following:

- (1) The maximum surface display area of the sign shall not exceed two hundred fifty (250) square feet on any one face.
- (2) The maximum height shall not exceed twenty-five (25) feet.
- (3) The sign shall not overhang any parking area, drive or pedestrian walkway or be closer than five (5) feet to a street right-of-way or be installed in a sight triangle necessary for the clear view of traffic.

(b) **Monument Sign.** One (1) Monument Sign shall be permitted on one (1) pad site along the Tract frontage on West Chester Pike, subject to the following:

- (1) The maximum total surface display area of the sign shall be fifty (50) square feet on any one face.
- (2) The maximum height shall not exceed twelve (12) feet.
- (3) The sign shall not overhang any parking area, drive or pedestrian walkway or be closer than five (5) feet to a street right-of-way or be installed in a sight triangle necessary for the clear view of traffic.

(c) **Driveway Entrance Sign.** A sign shall be permitted at each driveway entrance to a parking field from the road traversing the Highway Interchange District Tract, subject to the following:

- (1) The maximum surface display area of any one face of the sign shall not exceed one hundred (100) square feet.
- (2) The maximum height shall not exceed ten (10) feet.

- (3) The sign shall not overhang any parking area, drive or pedestrian walkway or be closer than five (5) feet to a street right-of-way or be installed in a sight triangle necessary for the clear view of traffic.
- (d) **Wall Mounted Signs.** Signs mounted on the walls or facades of a building shall be permitted, subject to the following:
- (1) (a) The area of Wall Mounted Signs on the Primary Wall/Façade of a building shall not exceed one (1) square foot of sign area for every ten (10) square feet of the Primary Wall/Façade to which it is attached, including windows, doors and cornices, or three hundred (300) square feet, whichever is less.
- (b) The area of Wall Mounted Signs on one other wall/facade of a building shall not exceed .5 square feet of sign area for every ten (10) square feet of wall/facade to which it is attached, including windows, doors and cornices, or one hundred (100) square feet, whichever is less.
- (2) Wall Mounted signs shall be installed parallel to the supporting wall and project no more than eighteen (18) inches from the face of such wall and shall not extend above the roof line of such building.
- (e) **Directory Signs.** At each of the driveway entrances to the parking fields from the road traversing the Highway Interchange District Tract, one (1) sign for the direction of traffic to parking or identification of individual buildings or tenants within the development shall be permitted, subject to the following:

- (1) The maximum surface display area of each sign shall not exceed forty (40) square feet on any one face.
 - (2) The maximum height shall not exceed five (5) feet.
 - (3) Each sign shall be set back a minimum of five (5) feet from the curb line or edge of paving of any driveway measured from the vertical plane established by the leading edge of the sign. The sign shall not be installed in a sight triangle necessary for the clear view of traffic.
- (f) **Traffic Control.** Signs for the control of vehicular traffic shall be permitted, provided that the area of each sign shall not exceed seven (7) square feet in size.
- (g) **Flags.** Flags of the United States of America, other sovereign nations, the Commonwealth of Pennsylvania, Delaware County, Marple Township, and the corporate flags of the name of the Development or its tenants shall be permitted, provided that the total number and location of such flags shall be subject to the review and approval of the Commissioners and that the square footage of each flag shall not be greater than twenty-five (25) square feet.
- (h) **Calculation of the Sign Area.** For the purposes of this section, "surface display area" or "sign area" shall mean the entire area within a continuous perimeter formed by straight lines joined at right angles which enclose the extreme limits of the writing, background, representation or display of the sign face. The supports, uprights or structure on which any sign is supported shall not be included in determining the surface display area unless such supports, uprights or structure are designed in such a manner as to form an integral background of the display or conveys meaning.

E. Special Regulations.

1. Unified Plan. The Highway Interchange Development Plans shall consist of a unified, harmonious grouping of buildings, parking areas, landscaped areas, buffer areas and Conservation Easement areas planned and designed as an integrated unit. The Tract may be developed in phases under the Highway Interchange District Land Development Plans.
2. Ownership. The Tract of land to be developed shall be in single ownership or shall be the subject of an application filed jointly by all of the owners of the entire Tract, together with an Agreement that the Tract will be developed under single direction in accordance with an approved Land Development Plan.
3. Condominium. The owner/owners of a property in the Highway Interchange District, who have received Land Development Plan approval for a project, shall be permitted to subject their property to the Pennsylvania Uniform Condominium Act without having to obtain separate Land Development Plan approval for the establishment of the condominium.
4. Bus Shelters. Bus Shelter(s) shall be provided at location(s) consistent with area bus routes and subject to approval during Land Development Plan review.
5. Utilities. All utility lines servicing a Highway Interchange District shall be underground.
6. Traffic. A traffic impact study shall be required and submitted as part of the Land Development Plan process. The extent of the traffic study is to be determined by the Township Engineer.
7. Design Guidelines. The owner/owners shall submit Design Guidelines for the development in the Highway Interchange District to the Township during the Land Development Plan process, which shall be reviewed by the Township as part of the land development process and if approved, become a part of the Land

Development Plans. The design guidelines shall include, but not necessarily be limited to, the following:

- (a) Architectural design guidelines for all of the principal buildings, such guidelines providing for façade ornamentation, building offsets, window treatments, variations of roof lines and other elements designed to reduce the horizontal mass of the buildings.**
- (b) Landscape Design Guidelines for proposed trees, shrubs and ground cover, as well as Hardscape Design Guidelines for such features as pavers, benches, waste receptacles and lighting.**

Section 3. All Ordinances or parts of Ordinances inconsistent herewith be and the same are hereby repealed.

ENACTED AND ORDAINED this ____ day of _____ 2015.

TOWNSHIP OF MARPLE

**BY: _____
President
Board of Commissioners**

**ATTEST: _____
Township Secretary**

Marple Township
Delaware County, PA

NOTICE

Notice is hereby given that the Board of Commissioners of Marple Township, pursuant to Chapter 300, Section 300-139 of the Township Code, will hold a public hearing on Monday, June 8, 2015 at 7:00PM in the Marple Township Municipal Building, 227 S. Sproul Road, Broomall, PA, on the following proposed Zoning Map Amendment:

ORDINANCE NO.

AN ORDINANCE OF THE TOWNSHIP OF MARPLE, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE "CODE OF THE TOWNSHIP OF MARPLE", CHAPTER 300, ZONING, BY AMENDING THE ZONING CODE AS AMENDED, BY AMENDING THE ZONING MAP AND CHANGING THE ZONING CLASSIFICATION OF 30.638 ACRES OF LAND FROM THE EXISTING CLASSIFICATIONS OF 0-1 OFFICE IN PART AND R-1 RESIDENTIAL IN PART TO A CLASSIFICATION OF HIGHWAY INTERCHANGE DISTRICT. A LEGAL DESCRIPTION OF THE PROPERTY HEREBY RE-ZONED IS SET FORTH IN THIS ORDINANCE.

The Board of Commissioners of the Township of Marple, Delaware County, Pennsylvania, does hereby ENACT AND ORDAIN THAT:

Section 1. The "Code of the Township of Marple", specifically the Zoning Code, Chapter 300, as amended, and the Zoning Map of the Township of Marple, are hereby amended by changing the zoning classification of the following described lands from 0-1 Office In Part and R-1 Residential In Part to Highway . Interchange District:

ALL THAT CERTAIN parcel of land SITUATE in the Township of Marple Township, Delaware County, Pennsylvania, being described as Overall Tract on Zoning Exhibit for Marple Associates dated June 14, 2012 and last revised September 6, 2012 by Chester Valley Engineers, Inc., Pennsylvania, and being more fully described as follows:
BEGINNING at a the intersection of the easterly right of way line of Langford Run Road, (60 feet wide) with the easterly right of way line of Langford Road, (variable width); thence from the point of beginning, crossing said Langford Road, South 51 degrees 51 minutes 57 seconds West 80.03 feet to a point on the southwesterly right of way line of Langford Run; thence along said right of way line the following two (2) courses and distances: (1) along a curve to the left having a radius of 205.00 feet, an arc distance of 180.98 feet and a chord bearing North 63 degrees 25 minutes 32 seconds West 175.16 feet to a point of tangency; (2) North 88 degrees 43 minutes 00 seconds West 69.01 feet; thence leaving said right of way line, North 13 degrees 25 minutes 00 seconds West 16.50 feet to a point on the title line of Langford Road; thence along said title line the following three (3) courses and distances: (1) South 76 degrees 35 minutes 00

seconds West 158.00 feet to a point of curvature; (2) along a curve to the right having a radius of 336.95 feet, an arc distance of 166.53 feet and a chord bearing North 89 degrees 15 minutes 30 seconds West 164.84 feet to a point of tangency; (3) North 75 degrees 06 minutes 00 seconds West 296.80 feet; thence leaving said title line, North 23 degrees 03 minutes 31 seconds East 202.49 feet; (2) North 44 degrees 12 minutes 00 seconds West 77.00 feet; (3) North 27 degrees 19 minutes 00 seconds West 135.06 feet; (4) North 49 degrees 11 minutes 00 seconds West 145.34 feet; (5) North 71 degrees 55 minutes 00 seconds West 257.73 feet; (6) North 03 degrees 46 minutes 00 seconds West 222.78 feet (7), North 52 degrees 34 minutes 05 seconds East 751.36 feet; (8) North 54 degrees 59 minutes 32 seconds West 65.98 feet; (9) North 28 degrees 36 minutes 43 seconds East 152.24 feet to a point on the southerly right of way line of Vassar Road, (50' feet wide), thence along said right of way line, South 68 degrees 38 minutes 05 seconds East 16.54 feet; thence crossing said Vassar Road, North 21 degrees 21 minutes 55 seconds East 50.00 feet to a point on the northerly right of way; thence along said right of way, North 68 degrees 38 minutes 05 seconds West 40.01 feet thence along lands now or late of Marple Associates, North 21 degrees 21 minutes 55 seconds East 79.49 feet to point on the westerly right of way line of Langford Run Road; thence along said right of way, along a curve to the right having a radius of 205.00 feet, an arc distance of 27.54 feet and a chord bearing North 8 degrees 12 minutes 44 seconds East 27.52 feet to a point of reverse curvature; thence along a curve to the left having a radius of 70.00 feet, an arc distance of 98.60 feet and a chord bearing North 28 degrees 17 minutes 25 seconds West 90.64 feet to a point of cusp, a point on the southerly right of way line of West Chester Pike, PA Route 3, S.R. 0003; thence along said right of way line, South 68 degrees 38 minutes 27 seconds East 374.86 feet; thence leaving said right of way line, along lands now or late of Marple Associates, South 52 degrees 34 minutes 05 seconds West 20.76 feet; thence continuing along other lands of Marple Associates the following two (2) courses and distances: (1) South 34 degrees 00 minutes 40 seconds East 424.22 feet; (2) South 04 degrees 03 minutes 34 seconds West 191.87 feet to a point on the southwesterly right of way line of Langford Run Road, 60 feet wide; thence along said right of way line the following five (5) courses and distances: (1) along a curve to the right having a radius of 325.00 feet, an arc distance of 148.21 feet and a chord bearing South 19 degrees 12 minutes 51 seconds East 146.93 feet to a point of tangency; (2) South 06 degrees 09 minutes 00 seconds East 250.37 feet; (3) South 04 degrees 25 minutes 09 seconds East 499.24 feet to a point of curvature; (4) along a curve to the left having a radius of 425.00 feet, an arc distance of 111.62 feet and a chord bearing South 11 degrees 56 minutes 34 seconds East 111.30 feet to a point of tangency; (5) South 19 degrees 28 minutes 00 seconds

East 26.57 feet to the point and place of beginning; and CONTAINING 30.638 acres of land, be the same, more or less.

Section 2. The Township Engineer is directed to revise the Zoning Map of Marple Township, Delaware County, Pennsylvania, dated April 14, 1997, as last revised, to incorporate the change of the above described property from 0-1 Office In part and R-1 Residential In Part to Highway Interchange Distinct.

Section 3. All Ordinances or parts of Ordinances inconsistent herewith be and the same are hereby repealed.

ENACTED AND ORDAINED THIS day of 2015.

Attest:
Twp Secretary

TOWNSHIP OF MARPLE
BOARD OF COMMISSIONERS

BY:

The full text of the ordinance is also available for review in the office of the Township Secretary, 227 S. Sproul Road, Broomall, PA., during normal business hours, M-F, 8:00 AM to 4:30PM; on the Twp Website: www.marpletwp.com; in the Delaware County Law Library and in the offices of this newspaper.

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Sharon L. Angelaccio
Township Secretary

**TOWNSHIP OF MARPLE
DELAWARE COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

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ALL THAT CERTAIN parcel of land **SITUATE** in the Township of Marple Township, Delaware County, Pennsylvania, being described as Overall Tract on Zoning Exhibit for Marple Associates dated June 14, 2012 and last revised September 6, 2012 by Chester Valley Engineers, Inc., Pennsylvania, and being more fully described as follows:

BEGINNING at a the intersection of the easterly right of way line of Langford Run Road, (60 feet wide) with the easterly right of way line of Langford Road, (variable width); thence from the point of beginning, crossing said Langford Road, South 51 degrees 51 minutes 57 seconds West 80.03 feet to a point on the southwesterly right of way line of Langford Run; thence along said right of way line the following two (2) courses and distances: (1) along a curve to the left having a radius of 205.00 feet, an arc distance of 180.98 feet and a chord bearing North 63 degrees 25 minutes 32 seconds West 175.16 feet to a point of tangency; (2) North 88 degrees 43 minutes 00 seconds West 69.01

feet; thence leaving said right of way line, North 13 degrees 25 minutes 00 seconds West 16.50 feet to a point on the title line of Langford Road; thence along said title line the following three (3) courses and distances: (1) South 76 degrees 35 minutes 00 seconds West 158.00 feet to a point of curvature; (2) along a curve to the right having a radius of 336.95 feet, an arc distance of 166.53 feet and a chord bearing North 89 degrees 15 minutes 30 seconds West 164.84 feet to a point of tangency; (3) North 75 degrees 06 minutes 00 seconds West 296.80 feet; thence leaving said title line, North 23 degrees 03 minutes 31 seconds East 202.49 feet; (2) North 44 degrees 12 minutes 00 seconds West 77.00 feet; (3) North 27 degrees 19 minutes 00 seconds West 135.06 feet; (4) North 49 degrees 11 minutes 00 seconds West 145.34 feet; (5) North 71 degrees 55 minutes 00 seconds West 257.73 feet; (6) North 03 degrees 46 minutes 00 seconds West 222.78 feet (7), North 52 degrees 34 minutes 05 seconds East 751.36 feet; (8) North 54 degrees 59 minutes 32 seconds West 65.98 feet; (9) North 28 degrees 36 minutes 43 seconds East 152.24 feet to a point on the southerly right of way line of Vassar Road, (50' feet wide), thence along said right of way line, South 68 degrees 38 minutes 05 seconds East 16.54 feet; thence crossing said Vassar Road, North 21 degrees 21 minutes 55 seconds East 50.00 feet to a point on the northerly right of way; thence along said right of way, North 68 degrees 38 minutes 05 seconds West 40.01 feet thence along lands now or late of Marple Associates, North 21 degrees 21 minutes 55 seconds East 79.49 feet to point on the westerly right of way line of Langford Run Road; thence along said right of way, along a curve to the right having a radius of 205.00 feet, an arc distance of 27.54 feet and a chord bearing North 8 degrees 12 minutes 44 seconds East 27.52 feet to a point of reverse curvature; thence along a curve to the left having a radius of 70.00 feet, an arc distance of 98.60 feet and a chord bearing North 28 degrees 17 minutes 25 seconds West 90.64 feet to a point of cusp, a point on the southerly right of way line of West Chester Pike, PA Route 3, S.R. 0003; thence along said right of way line, South 68 degrees 38 minutes 27 seconds East 374.86 feet; thence leaving said right of way line, along lands now or late of Marple Associates, South 52 degrees 34 minutes 05 seconds West 20.76 feet; thence continuing along other lands of Marple Associates the following two (2) courses and distances: (1) South 34 degrees 00 minutes 40 seconds East 424.22 feet; (2) South 04

degrees 03 minutes 34 seconds West 191.87 feet to a point on the southwesterly right of way line of Langford Run Road, 60 feet wide; thence along said right of way line the following five (5) courses and distances: (1) along a curve to the right having a radius of 325.00 feet, an arc distance of 148.21 feet and a chord bearing South 19 degrees 12 minutes 51 seconds East 146.93 feet to a point of tangency; (2) South 06 degrees 09 minutes 00 seconds East 250.37 feet; (3) South 04 degrees 25 minutes 09 seconds East 499.24 feet to a point of curvature; (4) along a curve to the left having a radius of 425.00 feet, an arc distance of 111.62 feet and a chord bearing South 11 degrees 56 minutes 34 seconds East 111.30 feet to a point of tangency; (5) South 19 degrees 28 minutes 00 seconds East 26.57 feet to the point and place of beginning; and **CONTAINING 30.638 acres of land, be the same, more or less.**

Section 2. The Township Engineer is directed to revise the Zoning Map of Marple Township, Delaware County, Pennsylvania, dated April 14, 1997, as last revised, to incorporate the change of the above described property from O-1 Office In part and R-1 Residential In Part to Highway Interchange District.

Section 3. All Ordinances or parts of Ordinances inconsistent herewith be and the same are hereby repealed.

ENACTED AND ORDAINED THIS day of 2015.

TOWNSHIP OF MARPLE
BOARD OF COMMISSIONERS

BY: _____
President
Board of Commissioners

ATTEST: _____
Township Secretary

Resolution No. 3615

RESOLVED, that the Board of Commissioners of the Township of Marple, County of Delaware, Pennsylvania, hereby authorize transfers to be made in the Sewer Fund between the following accounts for the month of May of 2015.

<u>Transfer From</u>	<u>Transfer To</u>	<u>Account Name</u>	<u>Transfer Amount</u>
008-0429-3000-000-0000	008-0429-2380-000-0000	Uniform Rentals	\$ 97.90
			<u>\$ 97.90</u>

RESOLVED, this 8th day of June 2015.

**TOWNSHIP OF MARPLE
BOARD OF COMMISSIONERS**

By:

Michael K. Molinaro President
Board of Commissioners

ATTEST:

Sharon L. Angelaccio
Township Secretary

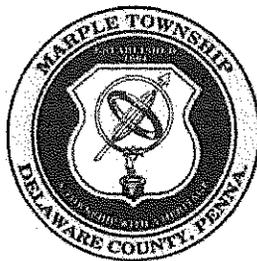
Board of Commissioners

Michael K. Molinaro, President
John J. Lucas, Vice President
Joseph A. Rufo
Jan G. Ceton
Robert Fortebuono
John R. Longacre, II
Daniel D. Leefson

Anthony T. Hamaday
Township Manager

Sharon L. Angelaccio
Township Secretary

J. Adam Matlawski, Esq.
Township Solicitor



227 South Sproul Road
Broomall, PA 19008-2397
www.marpletwp.com

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Treasurer

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Edward T. Cross
Director of Public Works

Joseph A. Mastronardo, P.E.
Township Engineer

Jan G. Ceton
Emergency Management Coordinator

June 3, 2015

MRPL 0601

Anthony Hamaday, Township Manager
Township of Marple
227 South Sproul Road
Broomall, Pa 19008-2397

**RE: Contract No. 6E – Marple Township Administration and Library Building
HVAC, Lighting and Electrical Renovation
Certificate for Payment #3 – AJM Electric, Inc.**

Dear Mr. Hamaday:

Please find attached three (3) copies of Certificate for Payment No. 3 in the amount of \$193,500.00 for the referenced project submitted for the Township's review and approval.

If you agree with this amount, please have all three copies of the certificates signed where indicated. Retain one (1) copy for your records, send a copy along with payment to AJM Electric, Inc. and return the remaining copy to Pennoni for our records.

Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Sincerely,

Joseph A. Mastronardo, PE
Senior Engineer
PENNONI ASSOCIATES INC.
Township Engineer

Enclosures (2)

JAM/epj



PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

CERTIFICATE FOR PAYMENT

Date of Issuance: 06/03/2015 Project No.: MRPL 0601 Contract No.: 6E

Project: HVAC, Lighting and Electrical Renovation Certificate No.: 3

Contractor: AJM Electric, Inc.

Address: 2333 Concord Rd Chester Township, PA 19013

For Period:

From: April 28, 2015

To: May 15, 2015

To: The Township of Marple OWNER

In accordance with the subject contract and the attached Application For Payment named contractor is entitled to payment in the amount stipulated below.

The present status of the account for the subject contract is as follows:

In providing this information as to the status of construction, Pennoni Associates and the municipality make no representations (except where expressly stated herein to the contrary) as to the final quality of the construction to date; its final conformance with applicable plans, specifications or municipal requirements; its ability to pass any final applicable test requirements, or the cost or degree of future work, which will be required to complete the work to conform with final applicable requirements. Pennoni Associates and the municipality expressly disclaim and all liability for claims or damages arising from any construction deficiencies hereafter discovered before final approval.

ORIGINAL CONTRACT SUM	<u>\$604,900.00</u>
Change Orders	
Total Additions	<u>\$45,500.00</u>
Sub Total	<u>\$650,400.00</u>
Total Deductions	<u>\$0.00</u>
TOTAL CONTRACT TO DATE	<u>\$650,400.00</u>
Balance to Finish	<u>\$316,900.00</u>
TOTAL COMPLETED TO DATE	<u>\$333,500.00</u>
Materials Stored	<u>\$0.00</u>
Total Completed & Stored	<u>\$333,500.00</u>
Less <u>10%</u> Retainage	<u>\$33,350.00</u>
Total Earned Less Retainage	<u>\$300,150.00</u>
Less Previous Payments	<u>\$106,650.00</u>
THIS CERTIFICATE	<u>\$193,500.00</u>

This certificate is not negotiable, it is payable only to the payee named herein and its issuance, payment and acceptance are without prejudice to any rights of the owner or contractor under their contract.

ENGINEER: Pennoni Associates Inc. DATE: 06/03/2015

BY: [Signature]

OWNER'S ACCEPTANCE

OWNER: Township of Marple DATE: _____

BY: _____

PAYMENT APPLICATION

TO: Marple Township 227 South Sprout Road Broomall, Pa. 19008-2397 Attn:	PROJECT NAME AND LOCATION: Marple Township Admin. Library Marple Township Library building HVAC Lightin 227 S. Sprout Road Broomall , Pa. 19008-2397	APPLICATION # 3 PERIOD THRU: 05/15/2015 PROJECT #s: 6E	Distribution to: <input type="checkbox"/> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> ENGINEER <input type="checkbox"/>
FROM: AJM Electric, Inc. 2333 CONCORD RD CHESTER TWP PA 19013	ARCHITECT: Pennoni Associates, Inc. One Drexel Plaza 3001 Market Street Phila., PA 19104-2897	DATE OF CONTRACT: 01/19/2015	
FOR: Marple Township Library			

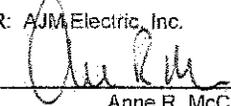
CONTRACTOR'S SUMMARY OF WORK

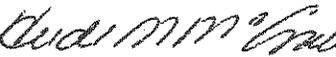
Application is made for payment as shown below.
Continuation Page is attached.

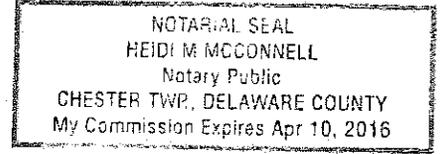
1. CONTRACT AMOUNT	\$604,900.00
2. SUM OF ALL CHANGE ORDERS	\$45,500.00
3. CURRENT CONTRACT AMOUNT (Line 1 +/- 2)	\$650,400.00
4. TOTAL COMPLETED AND STORED (Column G on Continuation Page)	\$333,500.00
5. RETAINAGE:	
a. 10.00% of Completed Work (Columns D + E on Continuation Page)	\$33,350.00
b. 0.00% of Material Stored (Column F on Continuation Page)	\$0.00
Total Retainage (Line 5a + 5b or Column I on Continuation Page)	\$33,350.00
6. TOTAL COMPLETED AND STORED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$300,150.00
7. LESS PREVIOUS PAYMENT APPLICATIONS	\$106,650.00
8. PAYMENT DUE	\$193,500.00
9. BALANCE TO COMPLETION (Line 3 minus Line 6)	\$350,250.00

SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$45,500.00	\$0.00
Total approved this month	\$0.00	\$0.00
TOTALS	\$45,500.00	\$0.00
NET CHANGES	\$45,500.00	

Contractor's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) the Work has been performed as required in the Contract Documents, (2) all sums previously paid to Contractor under the Contract have been used to pay Contractor's costs for labor, materials and other obligations under the Contract for Work previously paid for, and (3) Contractor is legally entitled to this payment.

CONTRACTOR: AJM Electric, Inc.
By:  Date: 05/15/2015
Anne R. McConnell

State of: PENNSYLVANIA
County of: DELAWARE
Subscribed and sworn to before
me this 15th day of May 2015
Notary Public: 
My Commission Expires: APRIL 10, 2016



ARCHITECT'S CERTIFICATION

Architect's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) Architect has inspected the Work represented by this Application, (2) such Work has been completed to the extent indicated in this Application, and the quality of workmanship and materials conforms with the Contract Documents, (3) this Application for Payment accurately states the amount of Work completed and payment due therefor, and (4) Architect knows of no reason why payment should not be made.

CERTIFIED AMOUNT.....
(If the certified amount is different from the payment due, you should attach an explanation. Initial all the figures that are changed to match the certified amount.)

ARCHITECT: Joseph A. Mastronardo, PE
By:  Date: 6/3/15
Neither this Application nor payment applied for herein is assignable or negotiable. Payment shall be made only to Contractor, and is without prejudice to any rights of Owner or Contractor under the Contract Documents or otherwise.

PROJECT: Marple Township Admin. Library
 Marple Township Library building HVAC
 Lighting

APPLICATION #: 3
 DATE OF APPLICATION: 05/15/2015
 PERIOD THRU: 05/15/2015
 PROJECT #s: 6E

Payment Application containing Contractor's signature is attached.

A ITEM #	B WORK DESCRIPTION	C SCHEDULED AMOUNT	D COMPLETED WORK		F STORED MATERIALS (NOT IN D OR E)	G		H BALANCE TO COMPLETION (C-G)	I RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD		TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)		
1	MOBILIZATION	\$35,000.00	\$35,000.00	\$0.00	\$0.00	\$35,000.00	100%	\$0.00	
2	LIGHTING REPLACEMENT	\$222,000.00	\$0.00	\$125,000.00	\$0.00	\$125,000.00	56%	\$97,000.00	
3	TRANSFORMER	\$153,000.00	\$18,000.00	\$90,000.00	\$0.00	\$108,000.00	71%	\$45,000.00	
4	NAS FIRED GENERATOR	\$170,000.00	\$20,000.00	\$0.00	\$0.00	\$20,000.00	12%	\$150,000.00	
5	REFLECTIVE CEILING	\$69,900.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$69,900.00	
6	DELETE HT SERVICE CONVERT TO PECO GS	(\$45,000.00)	\$0.00	\$0.00	\$0.00	\$0.00	0%	(\$45,000.00)	
7	Change Order # 1	\$45,500.00	\$45,500.00	\$0.00	\$0.00	\$45,500.00	100%	\$0.00	
TOTALS		\$650,400.00	\$118,500.00	\$215,000.00	\$0.00	\$333,500.00	51%	\$316,900.00	

Board of Commissioners

Michael K. Molinaro, President
John J. Lucas, Vice President
Joseph A. Rufo
Jan G. Ceton
Robert Fortebuono
John R. Longacre, II
Daniel D. Leefson

Anthony T. Hamaday
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J. Adam Matlawski, Esq.
Township Solicitor



227 South Sproul Road
Broomall, PA 19008-2397
www.marpletwp.com

June 3, 2015

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Treasurer

Kathleen M. Yanoshak
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Joseph A. Mastronardo, P.E.
Township Engineer

Jan G. Ceton
Emergency Management Coordinator

MRPL 0601

Anthony Hamaday, Township Manager
Township of Marple
227 South Sproul Road
Broomall, Pa 19008-2397

**RE: Contract No. 6E – Marple Township Administration and Library Building
HVAC, Lighting and Electrical Renovation
Contract Change Order #2 – AJM Electric, Inc.**

Dear Mr. Hamaday:

Please find attached three (3) copies of Contract Change Order No. 2 for the referenced project submitted for the Township's review and approval. The change order is required to furnish and install new emergency lighting fixtures.

The change order increases the contract price by a net total of \$4,684.00.

The enclosed copies have been recommended by our office. If you agree with this amount, please have all three copies of the certificates signed where indicated and return to our office for completion by AJM Electric, Inc.

Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Sincerely,

Joseph A. Mastronardo, PE
Senior Engineer
PENNONI ASSOCIATES INC.
Township Engineer

Enclosures (2)

JAM/epj



CONTRACT CHANGE ORDER

Contract No. 6E

Date 06/03/2015

Change Order No. 2

Project No. MRPL 0601

Location Marple Township Building

To: (Contractor) AJM Electric, Inc. - 2333 Concord Rd Chester Township, PA 19013

You are hereby requested to comply with the following changes from the contract plans and specifications:

Item No. (1)	Description of changes – quantities, units, unit prices, change in completion schedule, etc. (2)	Decrease in Contract Price (3)	Increase in Contract Price (4)
1	Emergency Lighting Fixtures		\$4,684.00
	Change in contract price due to this Change Order:		
	Total decrease	\$0.00	
	Total increase		\$4,684.00
	Difference between Col. (3) and (4)		\$4,684.00
	Net (increase/decrease) contract price		\$4,684.00

The sum of \$4,684.00 is hereby added to, deducted from, the total contract price and the total adjusted contract price to date thereby \$655,084.00.

The time provided for completion in the contract is unchanged, increased, decreased, by - calendar days. This document shall become an amendment to the contract and all provisions of the contract will apply hereto.

REQUEST AND JUSTIFICATION OF CHANGE

Project No.: MRPL 0601

Contract No.: 6E

Change Order No.: 2

NECESSITY FOR CHANGE:

Item No. 1 - Furnish and install twenty-nine (29) new emergency lighting fixtures.

Accepted by: _____
CONTRACTOR DATE

Recommended by:  _____
ENGINEER 06/03/2015
DATE

Approved by: _____
TOWNSHIP MANAGER DATE

CHANGE ORDER

OWNER
 ARCHITECT
 CONTRACTOR
 FIELD
 OTHER

PROJECT: Marple Township Admin. Library
 Marple Township Library building HVAC Lighti
 227 S. Sproul Road Broomall , Pa. 19008-239

CHANGE ORDER #: 2
 CHANGE ORDER DATE: 05/14/2015
 PROJECT #s: 6E

TO: AJM Electric, Inc.
 2333 CONCORD RD
 CHESTER TWP PA 19013

DATE OF CONTRACT: 01/19/2015
 FOR: Marple Township Library

The Contract is changed as follows:

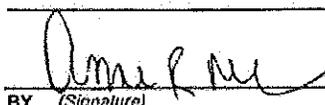
Add 29 EM light fixtures
 Material Cost:
 29 -EM units \$65.00 each = \$1885.00
 Material 10% profit = \$189.00

Labor;
 29 hours x \$90.00/hour = \$2610.00

Change Order Total = \$4684.00

The original Contract Sum was	\$604,900.00
The net change by previously authorized Change Orders is	\$45,500.00
The Contract Sum prior to this Change Order was	\$650,400.00
The Contract Sum will be increased by this Change Order in the amount of	\$4,684.00
The new Contract Sum including this Change Order will be	\$655,084.00
The Contract Time will be increased by	0 days.
The date of Substantial Completion as of this Change Order therefore is	Unchanged

Not valid until signed by all parties below.

Pennoni Associates, Inc. ARCHITECT One Drexel Plaza 3001 Market Street ADDRESS Phila., PA 19104-2897 <hr/>  BY (Signature) Joseph A. Mastronardo, PE (Typed Name) <hr/> DATE 6/3/15	AJM Electric, Inc. CONTRACTOR 2333 CONCORD RD ADDRESS CHESTER TWP PA 19013 <hr/>  BY (Signature) Anne R. McConnell (Typed Name) <hr/> DATE 5/14/15	Marple Township OWNER 227 South Sproul Road ADDRESS Broomall, Pa. 19008-2397 <hr/> BY (Signature) (Typed Name) <hr/> DATE
---	--	---



CONTRACT CHANGE ORDER

Contract No. 6E

Date 06/03/2015

Change Order No. 2

Project No. MRPL 0601

Location Marple Township Building

To: (Contractor) AJM Electric, Inc. - 2333 Concord Rd Chester Township, PA 19013

You are hereby requested to comply with the following changes from the contract plans and specifications:

Item No. (1)	Description of changes – quantities, units, unit prices, change in completion schedule, etc. (2)	Decrease in Contract Price (3)	Increase in Contract Price (4)
1	Emergency Lighting Fixtures		\$4,684.00
	Change in contract price due to this Change Order:		
	Total decrease	\$0.00	
	Total increase		\$4,684.00
	Difference between Col. (3) and (4)		\$4,684.00
	Net (increase/decrease) contract price		\$4,684.00

The sum of \$4,684.00 is hereby added to, deducted from, the total contract price and the total adjusted contract price to date thereby \$655,084.00.

The time provided for completion in the contract is unchanged, increased, decreased, by - calendar days. This document shall become an amendment to the contract and all provisions of the contract will apply hereto.

REQUEST AND JUSTIFICATION OF CHANGE

Project No.: MRPL 0601

Contract No.: 6E

Change Order No.: 2

NECESSITY FOR CHANGE:

Item No. 1 - Furnish and install twenty-nine (29) new emergency lighting fixtures.

Accepted by: _____
CONTRACTOR DATE

Recommended by:  _____
ENGINEER 06/03/2015
DATE

Approved by: _____
TOWNSHIP MANAGER DATE

CHANGE ORDER

OWNER
 ARCHITECT
 CONTRACTOR
 FIELD
 OTHER

PROJECT: Marple Township Admin. Library CHANGE ORDER #: 2
 Marple Township Library building HVAC Lighti
 227 S. Sproul Road Broomall, Pa. 19008-239 CHANGE ORDER DATE: 05/14/2015
 PROJECT #s: 6E
 TO: AJM Electric, Inc. DATE OF CONTRACT: 01/19/2015
 2333 CONCORD RD
 CHESTER TWP PA 19013 FOR: Marple Township Library

The Contract is changed as follows:

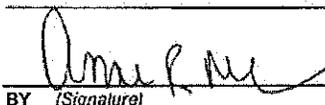
Add 29 EM light fixtures
 Material Cost:
 29 -EM units \$65.00 each = \$1885.00
 Material 10% profit = \$189.00

Labor;
 29 hours x \$90.00/hour = \$2610.00

Change Order Total = \$4684.00

The original Contract Sum was	\$604,900.00
The net change by previously authorized Change Orders is	\$45,500.00
The Contract Sum prior to this Change Order was	\$650,400.00
The Contract Sum will be increased by this Change Order in the amount of	\$4,684.00
The new Contract Sum including this Change Order will be	\$655,084.00
The Contract Time will be increased by	0 days.
The date of Substantial Completion as of this Change Order therefore is	Unchanged

Not valid until signed by all parties below.

Pennoni Associates, Inc. <hr/> ARCHITECT One Drexel Plaza 3001 Market Street <hr/> ADDRESS Phila., PA 19104-2897 <hr/> BY  (Signature) <hr/> Joseph A. Mastronardo, PE (Typed Name) <hr/> DATE 6/3/15	AJM Electric, Inc. <hr/> CONTRACTOR 2333 CONCORD RD <hr/> ADDRESS CHESTER TWP PA 19013 <hr/> BY  (Signature) <hr/> Anne R. McConnell (Typed Name) <hr/> DATE 5/14/15	Marple Township <hr/> OWNER 227 South Sproul Road <hr/> ADDRESS Broomall, Pa. 19008-2397 <hr/> BY _____ (Signature) <hr/> _____ (Typed Name) <hr/> DATE _____
--	---	---



CONTRACT CHANGE ORDER

Contract No. 6E

Date 06/03/2015

Change Order No. 2

Project No. MRPL 0601

Location Marple Township Building

To: (Contractor) AJM Electric, Inc. - 2333 Concord Rd Chester Township, PA 19013

You are hereby requested to comply with the following changes from the contract plans and specifications:

Item No. (1)	Description of changes – quantities, units, unit prices, change in completion schedule, etc. (2)	Decrease in Contract Price (3)	Increase in Contract Price (4)
1	Emergency Lighting Fixtures		\$4,684.00
	Change in contract price due to this Change Order:		
	Total decrease	\$0.00	
	Total increase		\$4,684.00
	Difference between Col. (3) and (4)		\$4,684.00
	Net (increase/decrease) contract price		\$4,684.00

The sum of \$4,684.00 is hereby added to, deducted from, the total contract price and the total adjusted contract price to date thereby \$655,084.00.

The time provided for completion in the contract is unchanged, increased, decreased, by _____ calendar days. This document shall become an amendment to the contract and all provisions of the contract will apply hereto.

REQUEST AND JUSTIFICATION OF CHANGE

Project No.: MRPL 0601

Contract No.: 6E

Change Order No.: 2

NECESSITY FOR CHANGE:

Item No. 1 - Furnish and install twenty-nine (29) new emergency lighting fixtures.

Accepted by:		
	CONTRACTOR	DATE
Recommended by:		06/03/2015
	ENGINEER	DATE
Approved by:		
	TOWNSHIP MANAGER	DATE

CHANGE ORDER

OWNER
 ARCHITECT
 CONTRACTOR
 FIELD
 OTHER

PROJECT: Marple Township Admin. Library CHANGE ORDER #: 2
 Marple Township Library building HVAC Lighti
 227 S. Sproul Road Broomall, Pa. 19008-239 CHANGE ORDER DATE: 05/14/2015
 PROJECT #s: 6E
 TO: AJM Electric, Inc. DATE OF CONTRACT: 01/19/2015
 2333 CONCORD RD
 CHESTER TWP PA 19013 FOR: Marple Township Library

The Contract is changed as follows:

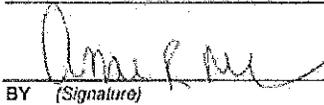
Add 29 EM light fixtures
 Material Cost:
 29 -EM units \$65.00 each = \$1885.00
 Material 10% profit = \$189.00

Labor;
 29 hours x \$90.00/hour = \$2610.00

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The original Contract Sum was	\$604,900.00
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The Contract Time will be increased by	0 days.
The date of Substantial Completion as of this Change Order therefore is	Unchanged

Not valid until signed by all parties below.

Pennoni Associates, inc.	AJM Electric, Inc.	Marple Township
ARCHITECT	CONTRACTOR	OWNER
One Drexel Plaza 3001 Market Street	2333 CONCORD RD	227 South Sproul Road
ADDRESS	ADDRESS	ADDRESS
Phila., PA 19104-2897	CHESTER TWP PA 19013	Broomall, Pa, 19008-2397
 (Signature)	 (Signature)	BY (Signature)
Joseph A. Mastronardo, PE	Anne R. McConnell	(Typed Name)
(Typed Name)	(Typed Name)	
DATE 6/3/15	DATE 5/14/15	DATE

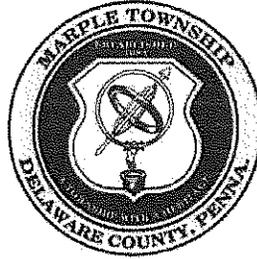
Board of Commissioners

Michael K. Molinaro, President
John J. Lucas, Vice President
Joseph A. Rufo
Jan G. Ceton
Robert Fortebuono
John R. Longacre, II
Daniel D. Leefson

Anthony T. Hamaday
Township Manager

Sharon L. Angelaccio
Township Secretary

J. Adam Matlawski, Esq.
Township Solicitor



227 South Sproul Road
Broomall, PA 19008-2397
www.marpletwp.com

John P. Capuzzi, Jr.
Treasurer

Kathleen M. Yanoshak
Controller

Edward E. O'Lone, CPA
Director of Finance

Joseph C. Romano
Director of Code Enforcement

Edward T. Cross
Director of Public Works

Joseph A. Mastronardo, P.E.
Township Engineer

Jan G. Ceton
Emergency Management Coordinator

June 3, 2015

MRPL 0601

Anthony Hamaday, Township Manager
Township of Marple
227 South Sproul Road
Broomall, Pa 19008-2397

**RE: Contract No. 6M – Marple Township Administration and Library Building
HVAC, Lighting and Electrical Renovation
Certificate for Payment #1 – Clipper Pipe & Service, Inc.**

Dear Mr. Hamaday:

Please find attached three (3) copies of Certificate for Payment No. 1 in the amount of \$126,287.19 for the referenced project submitted for the Township's review and approval.

If you agree with this amount, please have all three copies of the certificates signed where indicated. Retain one (1) copy for your records, send a copy along with payment to Clipper Pipe & Service, Inc. and return the remaining copy to Pennoni for our records.

Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Sincerely,

Joseph A. Mastronardo, PE
Senior Engineer
PENNONI ASSOCIATES INC.
Township Engineer

Enclosures (2)

JAM/epj



PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

CERTIFICATE FOR PAYMENT

Date of Issuance: 06/03/2015 Project No.: MRPL 0601 Contract No.: 6M

Project: HVAC, Lighting and Electrical Renovation Certificate No.: 1

Contractor: Clipper Pipe & Service, Inc.

Address: P.O. Box 148 Crum Lynne, PA 19022

For Period:

From: February 10, 2015

To: April 30, 2015

To: The Township of Marple OWNER

In accordance with the subject contract and the attached Application For Payment named contractor is entitled to payment in the amount stipulated below.

The present status of the account for the subject contract is as follows:

In providing this information as to the status of construction, Pennoni Associates and the municipality make no representations (except where expressly stated herein to the contrary) as to the final quality of the construction to date; its final conformance with applicable plans, specifications or municipal requirements; its ability to pass any final applicable test requirements, or the cost or degree of future work, which will be required to complete the work to conform with final applicable requirements. Pennoni Associates and the municipality expressly disclaim and all liability for claims or damages arising from any construction deficiencies hereafter discovered before final approval.

ORIGINAL CONTRACT SUM	\$655,300.00
Change Orders	
Total Additions	\$0.00
Sub Total	\$655,300.00
Total Deductions	\$0.00
TOTAL CONTRACT TO DATE	\$655,300.00
Balance to Finish	\$514,980.90
TOTAL COMPLETED TO DATE	\$140,319.10
Materials Stored	\$0.00
Total Completed & Stored	\$140,319.10
Less 10% Retainage	\$14,031.91
Total Earned Less Retainage	\$126,287.19
Less Previous Payments	\$0.00
THIS CERTIFICATE	\$126,287.19

This certificate is not negotiable, it is payable only to the payee named herein and its issuance, payment and acceptance are without prejudice to any rights of the owner or contractor under their contract.

ENGINEER: Pennoni Associates Inc. DATE: 06/03/2015

BY: 

OWNER'S ACCEPTANCE

OWNER: Township of Marple DATE: _____

BY: _____

A1A Document G702 - 1992

Application and Certificate for Payment

TO OWNER: Township of Marple 227 South Sproul Road Broomall, PA 19008	PROJECT: Marple Township Library/Administration Building HVAC Upgrades MRPL0601 6-M-HVAC	APPLICATION NO: 1 PERIOD TO: 4/30/2015 CONTRACT FOR: 0 CONTRACT DATE: 0 PROJECT NOS: 0	<u>Distribution to:</u> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER <input type="checkbox"/>
FROM CONTRACTOR: Clipper Pipe & Service, Inc. P.O. Box 148 Crum Lynne, PA 19022	VIA ARCHITECT: Pennoni Associates		

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract continuation Sheet, A1A Document G703, is attached

1. ORIGINAL CONTRACT SUM	\$ 655,300.00
2. Net change by Change Orders	\$ 0.00
3. CONTRACT SUM TO DATE (Line 1+2).....	\$ 655,300.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703).....	\$ 140,319.10
5. RETAINAGE:	
a. 10 % of Completed Work (Column D + E on G703)	\$ 14,031.91
b. 10 % of Stored Material (Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703).....	\$ 14,031.91
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 126,287.19
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 0.00
8. CURRENT PAYMENT DUE	\$ 126,287.19
9. BALANCE TO FINISH INCLUDING RETAINAGE (Line 3 less line 6)	\$ 529,012.81

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 0.00	-\$ 0.00
Total approved this Month	\$ 0.00	-\$ 0.00
TOTALS	\$ 0.00	-\$ 0.00
Net Changes by Change Order	\$	0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for payment has been completed in accordance with the Contract documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payments were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____

Date: _____

State of: _____

County of: _____

Subscribed and sworn to before

me this day of _____

Notary Public:

My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quantity of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ _____

(Attached explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____

Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract

AIA Document G703

Continuation Sheet

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line item may apply.

APPLICATION NO: 1
 APPLICATION DATE: 5/1/2015
 PERIOD TO: 4/30/2015
 ARCHITECT'S PROJECT NO: 0

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)		BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G / C)			
1	Bonds/Insurance	\$16,000.00	\$0.00	\$16,000.00	\$0.00	\$16,000.00	100.0	\$0.00	\$1,600.00
2	General Conditions	\$15,500.00	\$0.00	\$7,750.00	\$0.00	\$7,750.00	50.0	\$7,750.00	\$775.00
3	Demolition	\$33,213.00	\$0.00	\$23,249.10	\$0.00	\$23,249.10	70.0	\$9,963.90	\$2,324.91
4	Sheet Metal Material	\$24,000.00	\$0.00	\$9,600.00	\$0.00	\$9,600.00	40.0	\$14,400.00	\$960.00
5		\$38,000.00	\$0.00	\$15,200.00	\$0.00	\$15,200.00	40.0	\$22,800.00	\$1,520.00
6	Hydronic Piping Material	\$32,000.00	\$0.00	\$12,800.00	\$0.00	\$12,800.00	40.0	\$19,200.00	\$1,280.00
7	Hydronic Piping Labor	\$46,200.00	\$0.00	\$18,480.00	\$0.00	\$18,480.00	40.0	\$27,720.00	\$1,848.00
8	VAV Units (14) Material	\$12,000.00	\$0.00	\$12,000.00	\$0.00	\$12,000.00	100.0	\$0.00	\$1,200.00
9	VAV Units (14) Labor	\$12,800.00	\$0.00	\$10,240.00	\$0.00	\$10,240.00	80.0	\$2,560.00	\$1,024.00
10	Air Handlers (3) Material	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$30,000.00	\$0.00
11	Air Handlers (3) Labor	\$32,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$32,000.00	\$0.00
12	Chiller Material	\$27,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$27,000.00	\$0.00
13	Chiller Labor	\$9,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$9,000.00	\$0.00
14	Pumps, Starters, Acc. Material	\$24,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$24,500.00	\$0.00
15	Pumps, Starters, Acc. Labor	\$13,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$13,000.00	\$0.00
16	Grills, Registers, Diffusers Material	\$11,290.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$11,290.00	\$0.00
17	Grills, Registers, Diffusers Labor	\$9,900.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$9,900.00	\$0.00
18	Exhaust Fans Material	\$1,231.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$1,231.00	\$0.00
19	Exhaust Fans Labor	\$2,800.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$2,800.00	\$0.00
20	Rooftop Units (2) Material	\$33,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$33,000.00	\$0.00
		\$423,434.00	\$0.00	\$125,319.10	\$0.00	\$125,319.10		\$298,114.90	\$12,531.91

AIA Document G703

Continuation Sheet

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line item may apply.

APPLICATION NO: 1

APPLICATION DATE: 42125

PERIOD TO: 42124

ARCHITECT'S PROJECT NO: 0

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)		
21	Rooftop Units (2) Labor	\$7,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$7,000.00	\$0.00
22	Steelwork for RTU's	\$14,200.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$14,200.00	\$0.00
23	Roof Work Including Access Hatch	\$19,870.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$19,870.00	\$0.00
24	Duct Cleaning	\$7,584.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$7,584.00	\$0.00
25	Pipe and Duct Insulation Material	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$10,000.00	\$0.00
26	Pipe and Duct Insulation Labor	\$32,400.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$32,400.00	\$0.00
27	Natural Gas Piping Material	\$4,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$4,500.00	\$0.00
28	Natural Gas Piping Labor	\$12,600.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$12,600.00	\$0.00
29	HVAC Controls Material	\$35,000.00	\$0.00	\$3,500.00	\$0.00	\$3,500.00	10.0	\$31,500.00	\$350.00
30	HVAC Controls Labor	\$57,500.00	\$0.00	\$11,500.00	\$0.00	\$11,500.00	20.0	\$46,000.00	\$1,150.00
31	Balancing/Testing	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$5,000.00	\$0.00
32	Punchlist	\$13,106.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$13,106.00	\$0.00
33	Closeout	\$6,553.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$6,553.00	\$0.00
34	As-Builts	\$6,553.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$6,553.00	\$0.00
35		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
36		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
37		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
38		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
39		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
40		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
		\$655,300.00	\$0.00	\$140,319.10	\$0.00	\$140,319.10		\$514,980.90	\$14,031.91



CERTIFICATE FOR PAYMENT

PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

Date of Issuance: 06/03/2015 Project No.: MRPL 0601 Contract No.: 6M

Project: HVAC, Lighting and Electrical Renovation Certificate No.: 1

Contractor: Clipper Pipe & Service, Inc.

Address: P.O. Box 148 Crum Lynne, PA 19022

For Period:

From: February 10, 2015

To: April 30, 2015

To: The Township of Marple OWNER

In accordance with the subject contract and the attached Application For Payment named contractor is entitled to payment in the amount stipulated below.

The present status of the account for the subject contract is as follows:

In providing this information as to the status of construction, Pennoni Associates and the municipality make no representations (except where expressly stated herein to the contrary) as to the final quality of the construction to date; its final conformance with applicable plans, specifications or municipal requirements; its ability to pass any final applicable test requirements, or the cost or degree of future work, which will be required to complete the work to conform with final applicable requirements. Pennoni Associates and the municipality expressly disclaim and all liability for claims or damages arising from any construction deficiencies hereafter discovered before final approval.

ORIGINAL CONTRACT SUM	\$655,300.00
Change Orders	
Total Additions	<u>\$0.00</u>
Sub Total	<u>\$655,300.00</u>
Total Deductions	<u>\$0.00</u>
TOTAL CONTRACT TO DATE	\$655,300.00
Balance to Finish	<u>\$514,980.90</u>
TOTAL COMPLETED TO DATE	\$140,319.10
Materials Stored	<u>\$0.00</u>
Total Completed & Stored	<u>\$140,319.10</u>
Less <u>10%</u> Retainage	<u>\$14,031.91</u>
Total Earned Less Retainage	<u>\$126,287.19</u>
Less Previous Payments	<u>\$0.00</u>
THIS CERTIFICATE	\$126,287.19

This certificate is not negotiable, it is payable only to the payee named herein and its issuance, payment and acceptance are without prejudice to any rights of the owner or contractor under their contract.

ENGINEER: Pennoni Associates Inc. DATE: 06/03/2015

BY: [Signature]

OWNER'S ACCEPTANCE

OWNER: Township of Marple DATE: _____

BY: _____

AIA Document G702 - 1992

Application and Certificate for Payment

TO OWNER: Township of Marple 227 South Sproul Road Broomall, PA 19008	PROJECT: Marple Township Library/Administration Building HVAC Upgrades MRPL0601 6-M-HVAC	APPLICATION NO: 1 PERIOD TO: 4/30/2015 CONTRACT FOR: 0 CONTRACT DATE: 0 PROJECT NOS: 0	<u>Distribution to:</u> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER <input type="checkbox"/>
FROM CONTRACTOR: Clipper Pipe & Service, Inc. P.O. Box 148 Crum Lynne, PA 19022	VIA ARCHITECT: Pennoni Associates		

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract continuation Sheet, AIA Document G703, is attached

1. ORIGINAL CONTRACT SUM.....	\$ 655,300.00
2. Net change by Change Orders.....	\$ 0.00
3. CONTRACT SUM TO DATE (Line 1+2).....	\$ 655,300.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703).....	\$ 140,319.10
5. RETAINAGE:	
a. 10 % of Completed Work (Column D + E on G703)	\$ 14,031.91
b. 10 % of Stored Material (Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703).....	\$ 14,031.91
6. TOTAL EARNED LESS RETAINAGE..... (Line 4 Less Line 5 Total)	\$ 126,287.19
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT..... (Line 6 from prior Certificate)	\$ 0.00
8. CURRENT PAYMENT DUE.....	\$ 126,287.19
9. BALANCE TO FINISH INCLUDING RETAINAGE (Line 3 less line 6)	\$ 529,012.81

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 0.00	-\$ 0.00
Total approved this Month	\$ 0.00	-\$ 0.00
TOTALS	\$ 0.00	-\$ 0.00
Net Changes by Change Order	\$ 0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for payment has been completed in accordance with the Contract documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payments were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____

Date: _____

State of: _____

County of: _____

Subscribed and sworn to before
me this day of _____

Notary Public:

My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quantity of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ _____

(Attached explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____

Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract

AIA Document G703

Continuation Sheet

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line item may apply.

APPLICATION NO: 1
 APPLICATION DATE: 5/1/2015
 PERIOD TO: 4/30/2015
 ARCHITECT'S PROJECT NO: 0

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)		
1	Bonds/Insurance	\$16,000.00	\$0.00	\$16,000.00	\$0.00	\$16,000.00	100.0	\$0.00	\$1,600.00
2	General Conditions	\$15,500.00	\$0.00	\$7,750.00	\$0.00	\$7,750.00	50.0	\$7,750.00	\$775.00
3	Demolition	\$33,213.00	\$0.00	\$23,249.10	\$0.00	\$23,249.10	70.0	\$9,963.90	\$2,324.91
4	Sheet Metal Material	\$24,000.00	\$0.00	\$9,600.00	\$0.00	\$9,600.00	40.0	\$14,400.00	\$960.00
5		\$38,000.00	\$0.00	\$15,200.00	\$0.00	\$15,200.00	40.0	\$22,800.00	\$1,520.00
6	Hydronic Piping Material	\$32,000.00	\$0.00	\$12,800.00	\$0.00	\$12,800.00	40.0	\$19,200.00	\$1,280.00
7	Hydronic Piping Labor	\$46,200.00	\$0.00	\$18,480.00	\$0.00	\$18,480.00	40.0	\$27,720.00	\$1,848.00
8	VAV Units (14) Material	\$12,000.00	\$0.00	\$12,000.00	\$0.00	\$12,000.00	100.0	\$0.00	\$1,200.00
9	VAV Units (14) Labor	\$12,800.00	\$0.00	\$10,240.00	\$0.00	\$10,240.00	80.0	\$2,560.00	\$1,024.00
10	Air Handlers (3) Material	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$30,000.00	\$0.00
11	Air Handlers (3) Labor	\$32,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$32,000.00	\$0.00
12	Chiller Material	\$27,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$27,000.00	\$0.00
13	Chiller Labor	\$9,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$9,000.00	\$0.00
14	Pumps, Starters, Acc. Material	\$24,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$24,500.00	\$0.00
15	Pumps, Starters, Acc. Labor	\$13,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$13,000.00	\$0.00
16	Grills, Registers, Diffusers Material	\$11,290.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$11,290.00	\$0.00
17	Grills, Registers, Diffusers Labor	\$9,900.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$9,900.00	\$0.00
18	Exhaust Fans Material	\$1,231.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$1,231.00	\$0.00
19	Exhaust Fans Labor	\$2,800.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$2,800.00	\$0.00
20	Rooftop Units (2) Material	\$33,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$33,000.00	\$0.00
		\$423,434.00	\$0.00	\$125,319.10	\$0.00	\$125,319.10		\$298,114.90	\$12,531.91

AIA Document G703

Continuation Sheet

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line item may apply.

APPLICATION NO: 1
 APPLICATION DATE: 42125
 PERIOD TO: 42124
 ARCHITECT'S PROJECT NO: 0

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)		BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G / C)			
21	Rooftop Units (2) Labor	\$7,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$7,000.00	\$0.00
22	Steelwork for RTU's	\$14,200.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$14,200.00	\$0.00
23	Roof Work Including Access Hatch	\$19,870.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$19,870.00	\$0.00
24	Duct Cleaning	\$7,584.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$7,584.00	\$0.00
25	Pipe and Duct Insulation Material	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$10,000.00	\$0.00
26	Pipe and Duct Insulation Labor	\$32,400.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$32,400.00	\$0.00
27	Natural Gas Piping Material	\$4,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$4,500.00	\$0.00
28	Natural Gas Piping Labor	\$12,600.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$12,600.00	\$0.00
29	HVAC Controls Material	\$35,000.00	\$0.00	\$3,500.00	\$0.00	\$3,500.00	10.0	\$31,500.00	\$350.00
30	HVAC Controls Labor	\$57,500.00	\$0.00	\$11,500.00	\$0.00	\$11,500.00	20.0	\$46,000.00	\$1,150.00
31	Balancing/Testing	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$5,000.00	\$0.00
32	Punchlist	\$13,106.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$13,106.00	\$0.00
33	Closeout	\$6,553.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$6,553.00	\$0.00
34	As-Builts	\$6,553.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$6,553.00	\$0.00
35		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
36		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
37		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
38		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
39		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
40		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
		\$655,300.00	\$0.00	\$140,319.10	\$0.00	\$140,319.10		\$514,980.90	\$14,031.91



CERTIFICATE FOR PAYMENT

PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

Date of Issuance: 06/03/2015 Project No.: MRPL 0601 Contract No.: 6M

Project: HVAC, Lighting and Electrical Renovation Certificate No.: 1

Contractor: Clipper Pipe & Service, Inc.

Address: P.O. Box 148 Crum Lynne, PA 19022

For Period:

From: February 10, 2015

To: April 30, 2015

To: The Township of Marple OWNER

In accordance with the subject contract and the attached Application For Payment named contractor is entitled to payment in the amount stipulated below.

The present status of the account for the subject contract is as follows:

In providing this information as to the status of construction, Pennoni Associates and the municipality make no representations (except where expressly stated herein to the contrary) as to the final quality of the construction to date; its final conformance with applicable plans, specifications or municipal requirements; its ability to pass any final applicable test requirements, or the cost or degree of future work, which will be required to complete the work to conform with final applicable requirements. Pennoni Associates and the municipality expressly disclaim and all liability for claims or damages arising from any construction deficiencies hereafter discovered before final approval.

ORIGINAL CONTRACT SUM	\$655,300.00
Change Orders	
Total Additions	\$0.00
Sub Total	\$655,300.00
Total Deductions	\$0.00
TOTAL CONTRACT TO DATE	\$655,300.00
Balance to Finish	\$514,980.90
TOTAL COMPLETED TO DATE	\$140,319.10
Materials Stored	\$0.00
Total Completed & Stored	\$140,319.10
Less <u>10%</u> Retainage	\$14,031.91
Total Earned Less Retainage	\$126,287.19
Less Previous Payments	\$0.00
THIS CERTIFICATE	\$126,287.19

This certificate is not negotiable, it is payable only to the payee named herein and its issuance, payment and acceptance are without prejudice to any rights of the owner or contractor under their contract.

ENGINEER: Pennoni Associates Inc. DATE: 06/03/2015

BY:

OWNER'S ACCEPTANCE

OWNER: Township of Marple DATE: _____

BY: _____

AIA Document G702 - 1992

Application and Certificate for Payment

TO OWNER: Township of Marple 227 South Sproul Road Broomall, PA 19008	PROJECT: Marple Township Library/Administration Building HVAC Upgrades MRPL0601 6-M-HVAC	APPLICATION NO: 1 PERIOD TO: 4/30/2015 CONTRACT FOR: 0 CONTRACT DATE: 0 PROJECT NOS: 0	Distribution to: OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER <input type="checkbox"/>
FROM CONTRACTOR: Clipper Pipe & Service, Inc. P.O. Box 148 Crum Lynne, PA 19022	VIA ARCHITECT: Pennoni Associates		

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM.....	\$ 655,300.00
2. Net change by Change Orders.....	\$ 0.00
3. CONTRACT SUM TO DATE (Line 1+2).....	\$ 655,300.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703).....	\$ 140,319.10
5. RETAINAGE:	
a. 10 % of Completed Work (Column D + E on G703)	\$ 14,031.91
b. 10 % of Stored Material (Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703).....	\$ 14,031.91
6. TOTAL EARNED LESS RETAINAGE..... (Line 4 Less Line 5 Total)	\$ 126,287.19
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT..... (Line 6 from prior Certificate)	\$ 0.00
8. CURRENT PAYMENT DUE.....	\$ 126,287.19
9. BALANCE TO FINISH INCLUDING RETAINAGE (Line 3 less line 6)	\$ 529,012.81

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 0.00	-\$ 0.00
Total approved this Month	\$ 0.00	-\$ 0.00
TOTALS	\$ 0.00	-\$ 0.00
Net Changes by Change Order	\$ 0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for payment has been completed in accordance with the Contract documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payments were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____

Date: _____

State of: _____

County of: _____

Subscribed and sworn to before
me this _____ day of _____

Notary Public:

My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quantity of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ _____

(Attached explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____

Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA Document G703

Continuation Sheet

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line item may apply.

APPLICATION NO: 1
APPLICATION DATE: 5/1/2015
PERIOD TO: 4/30/2015
ARCHITECT'S PROJECT NO: 0

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G / C)			
1	Bonds/Insurance	\$16,000.00	\$0.00	\$16,000.00	\$0.00	\$16,000.00	100.0	\$0.00	\$1,600.00
2	General Conditions	\$15,500.00	\$0.00	\$7,750.00	\$0.00	\$7,750.00	50.0	\$7,750.00	\$775.00
3	Demolition	\$33,213.00	\$0.00	\$23,249.10	\$0.00	\$23,249.10	70.0	\$9,963.90	\$2,324.91
4	Sheet Metal Material	\$24,000.00	\$0.00	\$9,600.00	\$0.00	\$9,600.00	40.0	\$14,400.00	\$960.00
5		\$38,000.00	\$0.00	\$15,200.00	\$0.00	\$15,200.00	40.0	\$22,800.00	\$1,520.00
6	Hydronic Piping Material	\$32,000.00	\$0.00	\$12,800.00	\$0.00	\$12,800.00	40.0	\$19,200.00	\$1,280.00
7	Hydronic Piping Labor	\$46,200.00	\$0.00	\$18,480.00	\$0.00	\$18,480.00	40.0	\$27,720.00	\$1,848.00
8	VAV Units (14) Material	\$12,000.00	\$0.00	\$12,000.00	\$0.00	\$12,000.00	100.0	\$0.00	\$1,200.00
9	VAV Units (14) Labor	\$12,800.00	\$0.00	\$10,240.00	\$0.00	\$10,240.00	80.0	\$2,560.00	\$1,024.00
10	Air Handlers (3) Material	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$30,000.00	\$0.00
11	Air Handlers (3) Labor	\$32,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$32,000.00	\$0.00
12	Chiller Material	\$27,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$27,000.00	\$0.00
13	Chiller Labor	\$9,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$9,000.00	\$0.00
14	Pumps, Starters, Acc. Material	\$24,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$24,500.00	\$0.00
15	Pumps, Starters, Acc. Labor	\$13,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$13,000.00	\$0.00
16	Grills, Registers, Diffusers Material	\$11,290.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$11,290.00	\$0.00
17	Grills, Registers, Diffusers Labor	\$9,900.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$9,900.00	\$0.00
18	Exhaust Fans Material	\$1,231.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$1,231.00	\$0.00
19	Exhaust Fans Labor	\$2,800.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$2,800.00	\$0.00
20	Rooftop Units (2) Material	\$33,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$33,000.00	\$0.00
		\$423,434.00	\$0.00	\$125,319.10	\$0.00	\$125,319.10		\$298,114.90	\$12,531.91

A1A Document G703

Continuation Sheet

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line item may apply.

APPLICATION NO: 1
 APPLICATION DATE: 42125
 PERIOD TO: 42124
 ARCHITECT'S PROJECT NO: 0

ITEM NO.	DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)		
21	Rooftop Units (2) Labor	\$7,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$7,000.00	\$0.00
22	Steelwork for RTU's	\$14,200.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$14,200.00	\$0.00
23	Roof Work Including Access Hatch	\$19,870.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$19,870.00	\$0.00
24	Duct Cleaning	\$7,584.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$7,584.00	\$0.00
25	Pipe and Duct Insulation Material	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$10,000.00	\$0.00
26	Pipe and Duct Insulation Labor	\$32,400.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$32,400.00	\$0.00
27	Natural Gas Piping Material	\$4,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$4,500.00	\$0.00
28	Natural Gas Piping Labor	\$12,600.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$12,600.00	\$0.00
29	HVAC Controls Material	\$35,000.00	\$0.00	\$3,500.00	\$0.00	\$3,500.00	10.0	\$31,500.00	\$350.00
30	HVAC Controls Labor	\$57,500.00	\$0.00	\$11,500.00	\$0.00	\$11,500.00	20.0	\$46,000.00	\$1,150.00
31	Balancing/Testing	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$5,000.00	\$0.00
32	Punchlist	\$13,106.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$13,106.00	\$0.00
33	Closeout	\$6,553.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$6,553.00	\$0.00
34	As-Builts	\$6,553.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$6,553.00	\$0.00
35		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
36		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
37		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
38		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
39		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
40		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0	\$0.00	\$0.00
		\$655,300.00	\$0.00	\$140,319.10	\$0.00	\$140,319.10		\$514,980.90	\$14,031.91

TOWNSHIP OF MARPLE
227 S. Sproul Road
Broomall, PA 19008
610-356-4040 Fax 610-356-8751

APPROVED/REJECTED
Signature of Inspector/ Date

Permit Fee: \$ _____
Ucc Fee: _____
CO Fee: _____
TOTAL: \$ _____

Approved U&O Class _____

Approved Construction Type _____

PERMIT FORM

DATE: _____ PERMIT NUMBER: _____ ZONING DISTRICT: _____ MAX.IMP.CO.V. _____

Is property on Historical Resource List? Y N Historical Commission _____

Building Permit/General Plumbing _____ Electrical _____ Mechanical _____ Sprinkler _____

Low Voltage Wiring _____ Accessory Structure _____ Pod/Temp.Stor.Unit _____ Other _____ Accessibility _____

Property Owners Information: Name: Vaughn M. Jamgochian

Address: 212 WARREN BL Broomall Pa. 19008

Property Location: Same AS ABOVE Phone Number: 610 356 5363 Home
610 637 1937 Cell

Give definite particulars as to work proposed and materials used. For additions please attach plot plan and building details on 8x11 sheet of paper. For fencing permits you are required to have your property surveyed. Survey date: _____

MILL AND OVERLAY EXISTING DRIVE-WAY

Extend Drive-way at left side By 450 sq ft

w/ new curbing on left side and widened apron

Estimated Project Cost: \$ 4,045.00

AS Per TWP.
Date of Commencing: Tentatively June 2015

Notwithstanding the issuance of this permit, all provisions of the Building and Zoning Codes must be complied with, whether specified herein or not. Certified copies of all contracts must be presented in conjunction with permit application. Further, the department of Code Enforcement has the right to conduct a re-evaluation of cost at completion of the project or prior to issuance of Certificate of Occupancy, when deemed necessary. Construction sites must be kept clean at all times. Overflowing dumpsters and unkempt sites will result in permits being revoked. Signs are only allowed 2 days prior to construction and 48 hours after completion of work.

Contractor Information: Building/General J. Scott Paving ID# _____

Address: 920 W. Sproul Rd. Springfield Pa. 19064 Phone Number: 610 359-1810

ELECTRICAL: _____ ID# _____ Phone #: _____

PLUMBER: _____ ID# _____ Phone #: _____

MECHANICAL: _____ ID# _____ Phone #: _____

SPRINKLER: _____ ID# _____ Phone #: _____

PROPERTY OWNER'S SIGNATURE: [Signature]

DATE: 05-13-2015

CONTRACTOR'S SIGNATURE: John Scott PA# 003610

DATE: 05-13-15

GEORGE SCOTT
cell: 610-909-6389

JOHN SCOTT
cell: 610-348-0823

J. COTT

920 W. Sproul Road, Lower Level
Springfield, PA 19064

610-359-1810

Fax 610-543-2751

#350003500

- CUSTOM PAVING
- RESIDENTIAL & COMMERCIAL
- SEAL COATING
- PARKING LOTS
- ROADS

- LICENSED & INSURED
- COBBLESTONE
- EDGING
- DRIVEWAYS
- WORK GUARANTEED

CONTRACT PROPOSAL AND AGREEMENT

Date: 5/17/15

Customer's Name VAUGHN JAMGOCHIAN
 Address 212 WARREN BLVD
 City Broomall State PA Zip 19008
 Phone: Evening X Cell 637-1937 Day X

- Remove existing pavement as needed for tight flush finish at garage floor - walkways to assure proper drainage (unless otherwise required)
- Edge and remove grass and clean and prep surface
- Install tack coat adhesive for proper adhesion to the surface
- Apply vegetation killer if needed
- Install base coat of blacktop as needed in order to provide a strong foundation and level surface
- Blacktop to be laid at 3 1/2 to 4 " thick Super Ave
- Extend size of existing pavement To 20 ft.
- Excavate ground as needed, add up to 6 " of crushed stone and compact
- Remove blacktop where necessary. Check base and add up to _____ " of crushed stone if needed
- Clean and prep surface. install _____ seal coating
- N/A
- Add crushed stone up to _____ grade & compact

- Install 2 coats of blacktop
- Apply Petramat® as specified for crack prevention
- Blacktop machine installed and vibratory compacted
- Coarse finish on hill for traction
- Grade and compact existing stone
- Install keyways as specified
- Patch _____ sq. ft. as specified
- Infrared all patches
- Fill cracks as specified
- Hand-made curbing installed
- Remove excavated material from job site (Clean fill only - No Wood or Metal)
- Barricade new paving
- Only PennDOT approved paving used
- Install new parking lines
- Remove and reset parking bumpers

Ad AMax 39 FT. Jumbo Curb Set in 3500 PSI
Concrete NATURAL JOINTS. PER 81060

Ad 875 For Runner Plus
Permit

Includes All material Labor

For consideration of \$ 2985 to be paid in full upon completion of job.

The sum of \$ 0 PAID IN ADVANCE. \$ 2985 IS THE BALANCE DUE.

This proposal will constitute a contract if signed and accepted by both parties. If, for any reason, customer decides not to have said job done, 10% of price will be paid for services rendered. We guarantee 90% water drainage. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate.

Signed By [Signature] Owner

Signed By [Signature] Purchaser 05/13/2015

Signed By _____ Spouse or Joint Purchaser

5/13/2015

Mr. Vaughn Jamgochian
212 Warren Bl.
Broomall, Pa 19008

Marple Twp. Code Enforcement Dept.
227 S. Sproul Rd.
Broomall, Pa 19008

Dear Sir, or Madam,

Please accept this letter as it describes my reasons for wanting my driveway widened as well as wanting to go wider than 14feet on the Apron.

Please consider the following:

- Currently with two cars in the driveway the bumpers have to touch and the first car has to be right up against a picture window so that the rear car isn't out on the sidewalk
- Our home is on a *Snow Emergency Route* so street parking is not an option when it snows.
- Safety sake - Family and friends have to be careful entering their cars when parked out front due to the speed and proximity of cars coming from Lawrence Rd. In the 16 years that I have lived here I lost a side view mirror, and my van was rear-ended (while parked) by an intoxicated driver. A car was flipped over just this past winter. There was even a fatality involving a Marple township employee in 1999 two doors down from my home. So keeping the cars off of the street will keep them out of harms way.
- Courtesy - the neighbor to my left has requested that I do not park my van on the street because it blocks their view of the cars coming from Lawrence Rd. while they are pulling out.

Additionally, I am requesting permission to widen the driveway's apron to a finished width of 18'-20' exceeding the 14' suggested by our township. I believe it will be more efficient pulling onto my property with traffic close behind. I am moving toward a three car household in the fall and a tapered driveway design created by the smaller apron will force the rear car to be moved out to accommodate the backing out of the car parked in the upper left hand spot. I think a wider apron will have a cleaner look and will be a more efficient use of space.

Thank you for your consideration,

Sincerely,

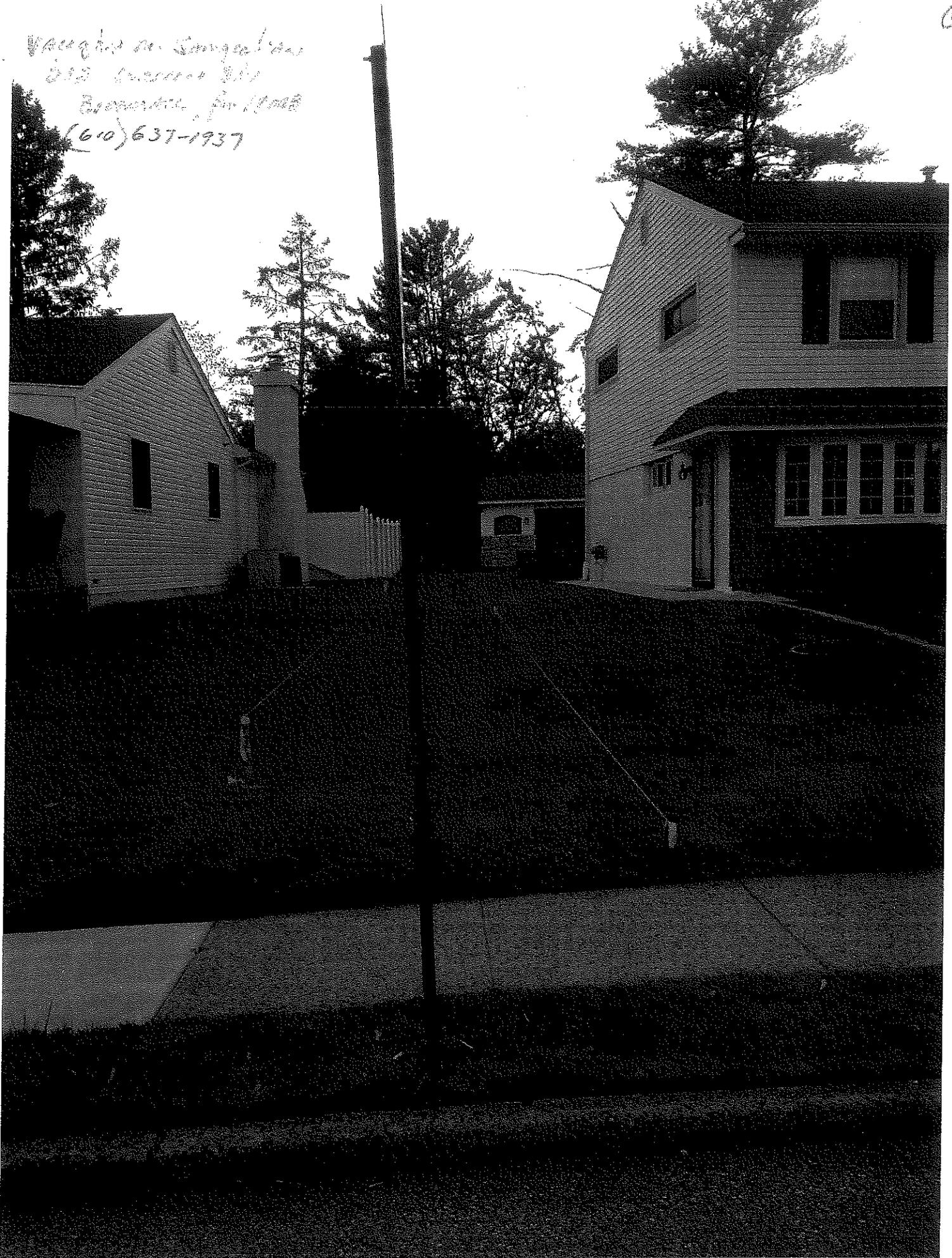
Vaughn M. Jamgochian



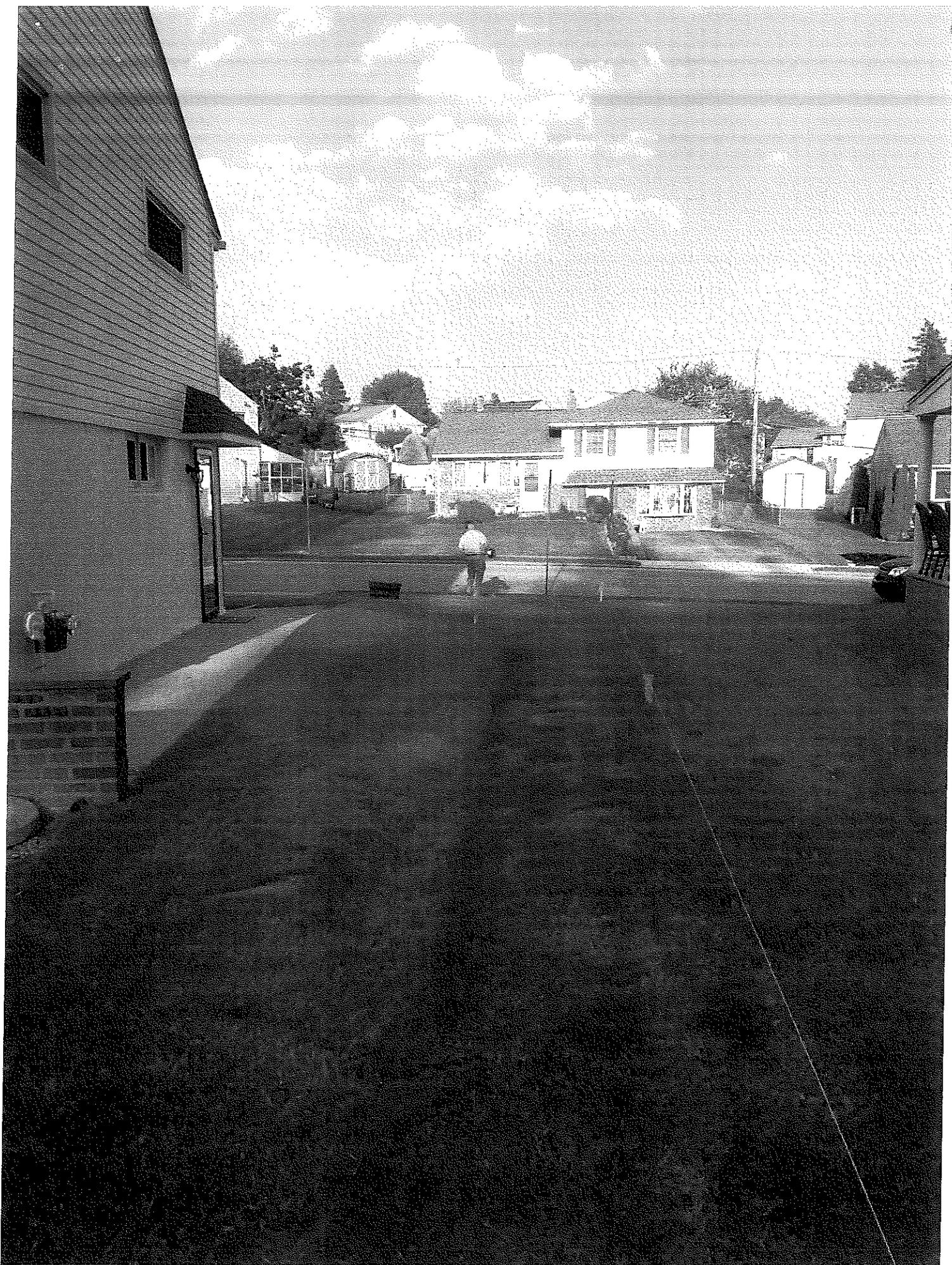
05/13/2015

Vacchio or Sangre
212
Bromfield, for 11/11/11
(610) 637-1937

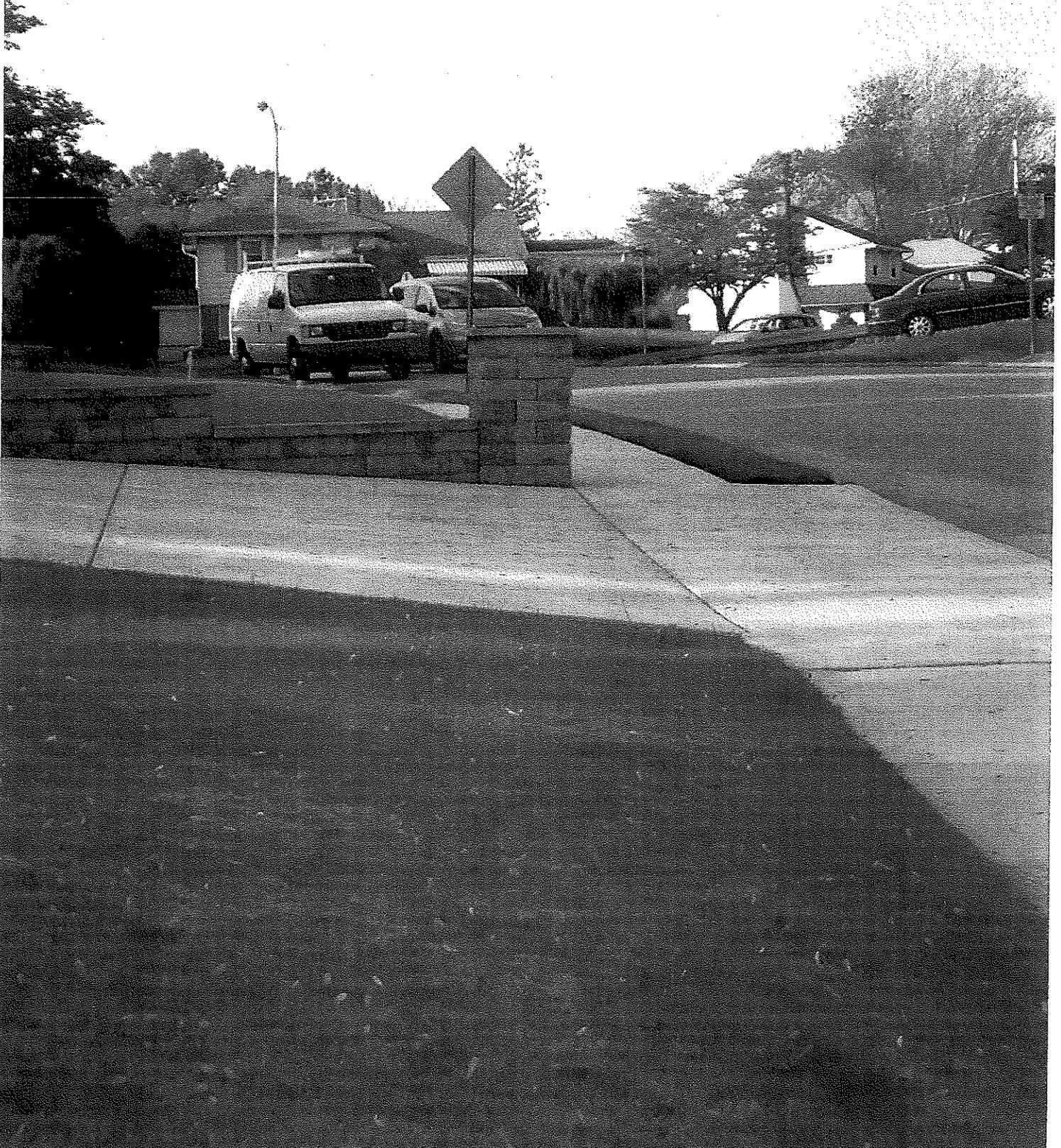
1



Left Property Line and Left edge of Proposed New
Dr. VEWAY



Property line and new driveway's line as seen from Dan's house



Neighbors perspective. NOTE: ON COMING TRAFFIC HAVING TO NEGOTIATE MY VAN and how close it is

Vaughn M. James, Inc.
215 Anderson St.
Birmingham, Ala. 35203

610 637-1937 phone

MAXIMUM IMPERVIOUS COVERAGE SURFACE CALCULATION SHEET

ALL PERMIT APPLICATIONS FOR BUILDING ADDITIONS, ACCESSORY STRUCTURES, POOLS, POOL DECKS, DECKS, DWELLINGS, WALKWAYS, DRIVEWAYS, PAVERS OR ANYTHING ELSE COVERING THE LAND MUST BE ACCOMPANIED BY A PLOT PLAN INDICATING ALL STRUCTURES AND IMPERVIOUS SURFACES THAT EXIST ON THE PROPERTY.

PLEASE COMPLETE THE FOLLOWING

- | | |
|---|--------------------|
| A. SQUARE FOOTAGE OF EXISTING HOUSE (FOOTPRINT ONLY) | <u>1120</u> |
| B. SQUARE FOOTAGE OF CARPORT/GARAGE | <u>0</u> |
| C. SQUARE FOOTAGE OF SHED OR DETACHED STRUCTURE | <u>240</u> |
| D. SQUARE FOOTAGE OF DECK OR COVERED PORCH | <u>0</u> |
| E. SQUARE FOOTAGE OF DRIVEWAY | <u>450</u> |
| F. SQUARE FOOTAGE OF ALL CONCRETE AREAS
(EXCLUDING THE PEDESTRIAN SIDEWALK) | <u>360</u> |
| G. SQUARE FOOTAGE OF POOL AND POOL DECKING | <u>0</u> |
| H. SQUARE FOOTAGE OF PROPOSED IMPERVIOUS AREA
(500 sq. ft. of new or replacement impervious requires a
Storm water management plan and 1000 sq. ft. or over
Requires an engineered storm water management plan.) | <u>450</u> |
| I. TOTAL SQUARE FOOTAGE OF IMPERVIOUS COVERAGE
(A+B+C+D+E+F+G+H) | <u>2620</u> |
| J. TOTAL SQUARE FOOTAGE OF LOT | <u>8320</u> (3328) |

TO COMPLETE THE MAXIMUM SQUARE FOOTAGE OF IMPERVIOUS COVERAGE ALLOWED ON A LOT, MULTIPLY THE PERCENTAGE ALLOWED IN YOUR ZONING DISTRICT BY THE TOTAL SQUARE FOOTAGE OF THE LOT (EXPAMPLE: A LOT MEASURING 7,500 SQ.FT. WITH A 40% ALLOWABLE COVERAGE WOULD HAVE AN ALLOWABLE MAXIMUM IMPERVIOUS COVERAGE OF 3,000 SQ. FT.)

Left
PROPERTY
LINE

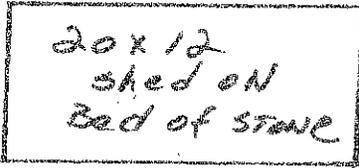
218 WATSON BL
Bloomfield, Pa. 19008

W. H. G. O. C. H. W. H.
Residence

Chain Link Fence

Notes:

- New Drive-way Apron To Be 21-22 ft. wide
- Home is Along A Snow emergency route
- Now Drive Area is an approximate 10'-11' extension to the left of the existing drive
- it is in from the left property line 8' at its narrowest point
- we would like to have the Apron's width to be as wide as Drive perhaps a couple extra inches as Apron will taper at edges



32x4
WALK

Concrete
PATIO,
13x13

CONCRETE WALK

House 40x28'

20 1/2 x 3'
Concrete walk
to front door

EXISTING
41 x 11 1/2'
ASPHALT DRIVE-WAY
includes
APRON

Side walk 80' x 4'

Proposed
New
DRIVE-WAY

8'
AT
NARROWEST
POINT

77'

TOWNSHIP OF MARPLE

ORDINANCE NO.: _____

AN ORDINANCE REPEALING AND REPLACING CHAPTER 143: FLOODPLAIN MANAGEMENT REQUIRING ALL PERSONS, PARTNERSHIPS, BUSINESSES, AND CORPORATIONS TO OBTAIN A PERMIT FOR ANY CONSTRUCTION OR DEVELOPMENT; PROVIDING FOR THE ISSUANCE OF SUCH PERMITS; SETTING FORTH CERTAIN MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION AND DEVELOPMENT WITHIN AREAS OF THE TOWNSHIP OF MARPLE WHICH ARE SUBJECT TO FLOODING; AND ESTABLISHING PENALTIES FOR ANY PERSONS WHO FAIL, OR REFUSE TO COMPLY WITH, THE REQUIREMENTS OR PROVISIONS OF THIS ORDINANCE.

Chapter 143. FLOODPLAIN MANAGEMENT

§ 143-1. Intent.

- A. The intent of this chapter is to protect areas of floodplain subject to and necessary for the containment of floodwaters, provide adequate protection for flood-prone properties and comply with federal and state floodplain management requirements.
- B. Specific objectives include the following:
- (1) Promotion of the general health, welfare, and safety of the community;
 - (2) Encouragement of the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future;
 - (3) Prevention of the construction of structures in areas unfit for human usage by reason of danger from flooding, unsanitary conditions or other hazard;
 - (4) Minimization of danger to public health by protecting the quality and quantity of surface and subsurface water supplies adjacent to and underlying flood hazard areas and promoting safe and sanitary drainage;
 - (5) Permitting only those uses that can be appropriately located in the floodplain and that will not impede the flow or storage of floodwaters, or otherwise cause danger to life and property at, above or below site locations along the floodplain;
 - (6) Protection of landowners adjacent to a floodplain and those upstream and downstream from a site along the floodplain from damages resulting from development within a floodplain and the consequent obstruction or increase in flow of floodwaters;

- (7) Reduction in the financial burdens imposed on the community, its governmental units and its residents, by preventing excessive development in areas subject to flooding, and the protection of the entire township from uses of land that may result in subsequent expenditures for public works and disaster relief and that may adversely affect the economic well-being of the township;
- (8) Maintenance of an ecological balance among natural systems, including wildlife, vegetation and marine life, that are dependent upon watercourses and water areas;
- (9) Protection of other municipalities within the same watershed from the impact of improper development and the consequent increased potential for flooding;
- (10) Provision of areas for the deposition of flood-borne sediment;
- (11) Protection of uses vulnerable to floods, including public facilities, in accordance with the requirement of the National Flood Insurance Program and the Pennsylvania Flood Plain Management Act. *Editor's Note: See 32 P.S. § 679.101 et seq.*

§ 143-2. Applicability and scope; definitions.

A. This chapter regulates the circumstances in which any use may occur in a floodplain.

B. Overlay

- 1) The floodplain conservation district shall be an overlay to the underlying existing zoning – as shown on the official zoning map accompanying this ordinance - in those areas identified as floodplain areas of the Township in Section 143-3. In those identified floodplain areas the requirements of the Floodplain Conservation district shall be met in addition those of the underlying district.
- 2) In the case of a conflict between any of the provisions or requirements of the floodplain district and those of any underlying district, the more restrictive provisions shall apply.

C. It shall be unlawful of any person, partnership, business or corporation to undertake, or cause to be undertaken, any construction or development anywhere within the Township unless a permit has been obtained from the Floodplain Administrator.

D. A permit shall not be required for minor repairs to existing buildings or structures.

E. Definitions. As used in this chapter, the following terms shall have the meanings indicated:

[Added 11-9-2009 by Ord. No. 2009-9]

ACCESSORY USE OR STRUCTURE

A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

BASE FLOOD

A flood which has a one percent chance of being equaled or exceeded in any given year (also called the "100-year flood" or one-percent (1%) annual chance flood).

BASE FLOOD DISCHARGE

The volume of water resulting from a base flood as it passes a given location within a given time, usually expressed in cubic feet per second (cfs).

BASE FLOOD ELEVATION (BFE)

The elevation shown on the Flood Insurance Rate Map (FIRM) for Zones AE, AH, A1-30 that indicates the water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year.

BASEMENT

Any area of a building having its floor below ground level on all sides.

BUILDING

A combination of materials to form a permanent structure having walls and a roof. Included shall be all manufactured homes and trailers to be used for human habitation.

COMPLETELY DRY SPACE

A space that will remain totally dry during flooding; the structure is designed and constructed to prevent the passage of water and water vapor.

DEVELOPMENT

Any man-made change to improved or unimproved real estate, including but not limited to the construction, reconstruction, renovation, repair, expansion or alteration of buildings or other structures; the placement of manufactured homes; streets and other paving; utilities; filling; grading and excavation; mining; dredging; drilling operations; storage of equipment or materials; and the subdivision of land.

ESSENTIALLY DRY SPACE

A space that will remain dry during flooding, except for the passage of some water vapor or minor seepage; the structure is substantially impermeable to the passage of water.

EXISTING MANUFACTURED HOME PARK OR SUBDIVISION

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by the Township.

EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION

The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FLOOD

A temporary inundation of normally dry land areas.

FLOOD INSURANCE RATE MAP (FIRM)

The official map on which the Federal Emergency Management Agency has delineated both the areas of special food hazards and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS)

The official report provided by the Federal Emergency Management Agency that includes flood profiles, the Flood Insurance Rate Map, the Flood Boundary and Floodway Map, and the water surface elevation of the base flood.

FLOODPLAIN AREA

A relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river, or watercourse; and/or any area subject to the unusual and rapid accumulation of surface waters from any source.

FLOODPROOFING

Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

FLOODWAY

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

HIGHEST ADJACENT GRADE

The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE

Any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (a) By an approved state program as determined by the Secretary of the Interior; or
 - (b) Directly by the Secretary of the Interior in states without approved programs.

LOWEST FLOOR

The lowest floor of the lowest fully enclosed area (including basement) of a building. An unfinished, flood-resistant, partially enclosed area, used solely for parking of vehicles, building access and incidental storage, in an area other than a basement area, is not considered the lowest floor of a building, provided that such space is not designed and built so that the structure is in violation of the applicable non-elevation design requirements of this chapter.

MANUFACTURED HOME

A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term includes park trailers, travel trailers, recreational and other similar vehicles which are placed on a site for more than 180 consecutive days.

MANUFACTURED HOME PARK OR SUBDIVISION

A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

MINOR REPAIR

The replacement of existing work with equivalent materials for the purpose of its routine maintenance and upkeep, but not including the cutting away of any wall partition or portion thereof, the removal or cutting of any structural beam or bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the exitway requirements; nor shall minor repairs include addition to, alteration of, replacement or

relocation of any standpipe, water supply, sewer, drainage leader, gas, oil, waste, vent, or similar piping, electric wiring, mechanical or other work affecting public health or general safety.

NEW CONSTRUCTION

Structures for which the start of construction commenced on or after the effective date of this Ordinance, and includes any subsequent improvements thereto. Any construction started after September 1, 1977 and before the effective date of this Ordinance is subject to the ordinance in effect at the time the permit was issued, provided the start of construction was within 180 days of permit issuance.

NEW MANUFACTURED HOME PARK OR SUBDIVISION

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

PERSON

An individual, partnership, public or private association or corporation, firm, trust, estate, municipality, governmental unit, public utility or any other legal entity whatsoever, which is recognized by law as the subject of rights and duties

POST-FIRM STRUCTURE

A structure for which construction or substantial improvement occurred after December 31, 1974 or on or after the Township's initial Flood Insurance Rate Map (FIRM) dated September 1, 1977, whichever is later, and, as such, would be required to be compliant with the regulations of the National Flood Insurance Program.

PRE-FIRM STRUCTURE

A structure for which construction or substantial improvement occurred on or before December 31, 1974, or before the Township's initial Flood Insurance Rate Map (FIRM) dated September 1, 1977, whichever is later, and, as such, would not be required to be compliant with the regulations of the National Flood Insurance Program.

RECREATIONAL VEHICLE

A vehicle which is:

- (1) Built on a single chassis;
- (2) Not more than 400 square feet, measured at the largest horizontal projections;
- (3) Designed to be self-propelled or permanently towable by a light-duty truck;
- (4) Not designed for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

REGULATORY FLOOD ELEVATION

The base flood elevation (BFE) or estimated flood height as determined using simplified methods plus a freeboard safety factor of one and a half (1 ½) feet.

REPETITIVE LOSS

Flood related damages sustained by a structure on two or more separate occasions during a 10-year rolling period for which the cost of repairs cumulatively equals or exceeds 50% of the market value of the structure before the damages occurred.

SPECIAL PERMIT

A special approval which is required for hospitals, nursing homes, jails, and new manufactured home parks and subdivisions and substantial improvements to such existing parks, when such development is located in all, or a designated portion of a floodplain.

SPECIAL FLOOD HAZARD AREA (SFHA)

coordination purposes, references to the above are made specifically to various sections of the IRC and the IBC.

VIOLATION

The failure of a structure or other development to be fully compliant with the Township's floodplain management regulations. A structure or other development without the elevation certificate, or other certifications, or other evidence of compliance required in 44 CFR §60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

§ 143-3. Identification of floodplain areas.

[Amended 11-9-2009 by Ord. No. 2009-9]

A. The identified floodplain area shall be:

(1) Any areas of Marple Township classified as Special Flood Hazard Areas (SFHAs) in the Flood Insurance Study (FIS) dated November 18, 2009, and the accompanying Flood Insurance Rate Maps (FIRMs), dated November 18, 2009 or the most recent revision thereof as issued by the Federal Emergency Management Agency (FEMA), including all digital data developed as part of the Flood Insurance Study; and

(2) Any Community Identified Flood Hazard Areas.

The above referenced FIS and FIRMs, and any subsequent revisions and amendments are hereby adopted by the Township and declared to be part of this ordinance

§ 143-4. Description and special requirements of identified floodplain areas.

A. The identified floodplain area shall consist of the following specific areas:

(1) FW (Floodway Area) -- the areas identified in the FIS which represents the channel of a watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation by more than one (1) foot at any point. This term shall also include floodway areas which have been identified in other available studies or sources of information for those Special Flood Hazard Areas where no floodway has been identified in the FIS.

a. Within any floodway area, encroachments, including fill, new construction, substantial improvements, or other development shall not be permitted unless it has been demonstrated through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of base flood discharge.

b. No new construction or development shall be allowed, unless a permit is obtained from the Department of Environmental Protection.

(2) The AE Area/District shall be those areas identified as an AE Zone on the FIRM included in the FIS prepared by FEMA for which base flood elevations have been provided.

- a. The AE Area adjacent to the floodway shall be those areas identified as an AE Zone on the FIRM included in the FIS prepared by FEMA for which base flood elevations have been provided and a floodway has been delineated.
 - b. No new construction of development shall be located within the area measured fifty (50) feet landward from the top-of-bank of any watercourse, unless a permit is obtained from the Department of Environmental Protection Regional Office.
- (3) A Area -- areas identified as an A Zone on the FIRM included in the FIS prepared by FEMA and for which no one-percent (1%) annual chance flood elevations have been provided. For these areas, elevation and floodway information from other Federal, State, or other acceptable sources shall be used when available. When other acceptable information is not available, the base flood elevation shall be determined by using the elevation of a point on the boundary of the identified floodplain area which is nearest the construction site.

In lieu of the above, the municipality may require the applicant to determine the elevation with hydrologic and hydraulic engineering techniques. Hydrologic and hydraulic analyses shall be undertaken only by professional engineers or others of demonstrated qualifications, who shall certify that the technical methods used correctly reflect currently accepted technical concepts. Studies, analyses, computations, etc., shall be submitted in sufficient detail to allow a thorough technical review by the municipality.

- (4) Shallow Flooding Area -- the areas identified as Zones AO and AH on the FIRM and in the FIS. These areas are subject to inundation by 1-percent-annual chance shallow flooding where average depths are between one (1) and three (3) feet. In Zones AO and AH, drainage paths shall be established to guide floodwaters around and away from structures on slopes.
- (5) Community Identified Flood Hazard Areas shall be those areas where Marple Township has identified local flood hazard or ponding areas, as delineated and adopted on a "Local Flood Hazard Map" using best available topographic data and locally derived information such as flood of record, historic high water marks, soils or approximate study methodologies§ 143-5. Changes in identification of area.

[Amended 11-9-2009 by Ord. No. 2009-9]

§143-5. Changes in Identification Area

The identified floodplain area may be revised or modified by the Board of Commissioners where studies or information provided by a qualified agency or person documents the need for such revision. However, prior to any such change to the Special Flood Hazard Area, approval must be obtained from the Federal Emergency Management Agency. Additionally, as soon as practicable, but not later than six (6) months after the date such information becomes available, a community shall notify FEMA of the changes to the Special Flood Hazard Area by submitting technical or scientific data.

§143-6. Jurisdictional Boundary Changes

Prior to development occurring in areas where annexation or other corporate boundary changes are proposed or have occurred, the community shall review flood hazard data affecting the lands subject to

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boundary changes. The Township shall adopt and enforce floodplain regulations in areas subject to annexation or corporate boundary changes which meet or exceed CFR 44 60.3.

§ 143-7. Boundary disputes.

- A. In the case of any dispute concerning the boundaries of a floodplain, an initial determination shall be made by the Township Code Enforcement Officer.
- B. Any party aggrieved by the decision of the Code Enforcement Officer as to the boundaries of the floodplain, which may include the grounds that the maps referred to in § 143-3 are or have become incorrect because of changes due to natural or other causes, or changes indicated by detailed hydrologic and hydraulic studies, may appeal to the Zoning Hearing Board as provided in Article XVII of Chapter 300 and §§ 143-11 and 143-12 herein. The burden of proof in such an appeal shall be on the appellant.
- C. Insofar as various natural conditions, including the floodplain as herein defined, may change, such changes may be validated by detailed on-site survey techniques approved by the U.S. Army Corps of Engineers, Philadelphia District. Whether a proposed use is within the floodplain shown on the Floodplain Overlay Map of the Flood Insurance Study shall, upon appeal from the decision of the Code Enforcement Officer, be determined by the Zoning Hearing Board upon receipt of the findings of the detailed on-site survey by the petitioner. The Zoning Hearing Board, in addition to other evidence and standards, shall consider the recommendations of the Township Planning Commission and the Delaware County Planning Department.
- D. All changes to the boundaries of the floodplain are subject to the review and approval of the Federal Emergency Management Agency.

[Amended 11-9-2009 by Ord. No. 2009-9]

§ 143-7. Permitted uses.

- A. Cultivation and harvesting of crops in accordance with recognized soil conservation practices.
- B. Outdoor plant nursery or orchard in accordance with accepted soil conservation practices.
- C. Game preserve, wildlife sanctuary, woodland preserve, arboretum and passive recreation or parks, including hiking, bicycle and bridle trails, but including no facilities subject to damage by flooding.
- D. Utility transmission lines.
- E. Sealed water supply wells, subject to the approval of the Township Engineer.
- F. Sanitary sewers, subject to the approval of the Township Engineer.
- G. Front, side or rear yards, and required lot area, for any district, provided that such yards are not to be used for on-site sewage disposal systems or for non-wire fences or any other structure.

§ 143-8. Prohibited uses.

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The following uses and activities are specifically prohibited in floodplains. No variance shall be granted:

- A. Freestanding structures, buildings and retaining walls, with the exception of flood retention dams, culverts and bridges as approved by the Pennsylvania Department of Environmental Protection.
- B. Sanitary landfills, dumps, junkyards, outdoor storage of vehicles and materials.
- C On-site sewage disposal systems.
- D The construction, placement, enlargement or expansion of manufactured homes.
- E The construction, enlargement or expansion of hospitals (public or private).
- F The construction, enlargement or expansion of nursing homes (public or private).
- G The construction, enlargement or expansion of jails or prison.
- H Any new or substantially improved structure that will be used for the production or storage of any of the following dangerous materials or substances or that will be used for any activity requiring the maintenance of a supply (of more than 550 gallons or other comparable volume) of any of the following dangerous materials or substances on the premises, or that will involve the production, storage, or use of any amount of radioactive substances shall be subject to the provisions of this section, in addition to all other applicable provisions. The following list of materials and substances are considered dangerous to human life:

Acetone

Ammonia

Benzene

Calcium carbide

Carbon disulfide

Celluloid

Chlorine

Hydrochloric acid

Hydrocyanic acid

Hydrofluoric acid

Magnesium

Nitric acid and oxides of nitrogen

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Petroleum products (gasoline, fuel, oil, etc.)

Phosphorus

Potassium

Sodium

Sulfur and sulfur products (including sulfuric and sulphurous acids)

Pesticides (including insecticides, fungicides and rodenticides)

Radioactive substances, insofar as such substances are not otherwise regulated

Any other dangerous materials or substances regulated by the appropriate federal or state agencies.

§ 143-9. Conditional uses.

The Board of Commissioners is authorized to grant conditional uses for the following uses, subject to recommendations of the Planning Commission and Township Engineer and pursuant to the standards in § 143-10:

- A.** Commercial recreation use, whether open to the public or restricted to private membership, such as parks, camps, picnic areas, golf courses, fishing, sport or boating clubs; not to include enclosed structures excepting toilet facilities but permitting piers, docks, floats or shelters usually found in developed outdoor recreational areas. No toilet facilities provided shall be connected to an on-site sewage disposal system.
- B.** Storm sewers or impoundment basins.
- C.** Outlet installations for sewage treatment plants and sewage pumping stations, with approval of the appropriate sewer authorities.
- D.** Dams, bridges and culverts, approved by the Commonwealth of Pennsylvania, Department of Environmental Protection or its successor agency.
- E.** Paved roads, driveways and parking lots, where required by the regulations for the district applicable to the lot without consideration of this chapter, provided that:
 - (1)** In the case of roads and driveways no such facilities shall be permitted as a conditional use if practicable alternative alignments exist;
 - (2)** In the case of parking facilities, no such facility shall be permitted as a conditional use unless satisfactory evidence is submitted that such parking will not be utilized during periods of flood flow, thus posing no threat to the safety of the vehicles, their users, and/or to downstream properties. Temporary parking for periods not to exceed one hour and/or parking for recreation uses would be examples of such exceptions.

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- F. Grading or regrading of lands, including the deposit of topsoils and the grading thereof and the construction of retaining walls. An application for a conditional use for such use shall also be accompanied by a plan indicating the deposition of any fill or material proposed to be deposited by the grading or regrading of land; such fill or other materials shall be protected against erosion by rip-rap, vegetation cover or bulkheading.
- G. Forestry, lumbering and reforestation in accordance with recognized natural resource conservation practices, but permitting no structures.

§ 143-10. Standards for conditional uses or variances.

The Board of Commissioners, in considering a use as a conditional use and the Zoning Hearing Board, in considering a variance, shall bear in mind the objectives of § 143-1 and shall consider the following:

- A. No conditional use or variance shall be granted for construction, development, use or activity within any floodway area that would cause any increase in the BFE.
- B. If granted, any variance shall involve only the least modification necessary to provide relief.
- C. Lands abutting the waterway, both upstream and downstream, shall not be adversely affected by the proposed use.
- D. The general welfare or public interest of Marple Township or of other municipalities in the same watershed shall not be adversely affected.
- E. Any new structures or substantial improvements to existing structures permitted by conditional use or by variance shall be constructed and placed on the lot so as to offer the minimum obstruction to the flow of water, be designed to have a minimum effect upon the flow and height of floodwater and comply with the requirements of §§ 143-14 through 143-17.
- F. Any new structure or substantial improvement permitted as a conditional use or by variance shall be subject to the requirements of § 143-17.
- G. Any additions to existing structures permitted as a conditional use or by variance shall have all utilities and facilities floodproofed in accordance with the provisions contained herein and in the Marple Township Building Code. *Editor's Note: See Ch. 108, Art. I.*
- H. In granting a conditional use or variance, the township shall attach whatever reasonable conditions and safeguards it considers necessary in order to protect the public health, safety and welfare and to achieve the objectives of this chapter.
- I. No variance shall be granted for development regulated by prohibited activities.
- K. Notwithstanding any of the above, however, all structures shall be designed and constructed so as to have the capability of resisting the one-percent (1%) annual chance flood.

§ 143-11. Additional standards for variances.

A property owner of a lot of record, as of the date of the enactment of this chapter, who is able to prove that the strict enforcement of this section would create undue hardship by denying a reasonable use of an existing lot that is situated either wholly or partially in the floodplain, may seek relief by applying for a variance from the Zoning Hearing Board. The Zoning Hearing Board, after deciding upon the merits of the application, may permit the applicant to make some reasonable use of the property in question, while ensuring that such use will not violate the basic objectives of § 143-1 and will be consistent with the standards of § 143-10. An affirmative decision shall be issued by the Zoning Hearing Board only upon a determination that it is the minimum necessary, considering the flood hazard, to provide relief and that:

- A. Good and sufficient cause has been shown;
- B. Failure to grant the variance would result in exceptional hardship to the applicant; and
- C. Granting of the variance will neither:
 - (1) Result in an unacceptable or prohibited increase in flood height, additional threats to public safety or extraordinary public expense; nor
 - (2) Create nuisances, cause fraud on or victimize the public or conflict with any other applicable state or local ordinances and regulations.
- D. A complete record of all variance requests and related actions shall be maintained by the Township. In addition, a report of all variances granted during the year shall be included in the annual report to FEMA.

§ 143-12. Application procedures for conditional uses or variances.

- A. Whenever a variance is granted, the township shall notify the applicant in writing that:
 - (1) The granting of the variance may result in increased premium rates for flood insurance;
 - (2) Such variances may increase the risks to life and property.
- B. A complete record of all variance requests and related actions shall be maintained by the township. In addition, a report of all variances granted during the year shall be included in the annual report to the Federal Emergency Management Agency.

[Amended 11-9-2009 by Ord. No. 2009-9]

- C. Notwithstanding any of the above, however, all structures shall be designed and constructed so as to have the capacity of resisting the base flood

§ 143-13. Procedures for consideration of conditional uses or variances.

- A. An application for a zoning permit shall be filed with the Code Enforcement Officer who shall make an initial determination on the application. For a use other than those permitted in § 143-7, an application seeking approval of a conditional use or variance shall be forwarded to the Board of Commissioners or

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Zoning Hearing Board, as appropriate, along with required studies or information and the findings of the Code Enforcement Officer.

B. The application for conditional use or use by variance shall be accompanied by the following:

- (1) Detailed engineering studies indicating the effects on drainage and streams on all adjacent properties as well as the property in question;
- (2) An application for amending the boundaries of the floodplain if the boundaries will be affected by the proposed conditional use or use by variance.

C. A building and/or zoning permit shall be required before any construction or development is undertaken within any area of the Township.

[Amended 11-9-2009 by Ord. No. 2009-9]

D. Prior to the issuance of any building or zoning permit, the Building Code Official, Permit Officer and Township Engineer shall review the application for any permit to determine if all other government agency permits required by state and federal laws have been obtained, such as those required by the Pennsylvania Sewage Facilities Act *Editor's Note: See 35 P.S. § 750.1 et seq.* (Act 1966-537, as amended); the Pennsylvania Dam Safety and Encroachments Act *Editor's Note: See 32 P.S. § 693.1 et seq.* (Act 1978-325, as amended); the Pennsylvania Clean Streams Act *Editor's Note: See 35 P.S. § 691.1 et seq.* (Act 1937-394); and the U.S. Clean Water Act, Section 404, 33, U.S.C. § 1334. No permit shall be issued until this determination has been made, and the application shall contain the following minimum information plus any other pertinent information as may be required by the Building Code Official, Permit Officer and/or Township Engineer to make the above determination:

[Added 11-9-2009 by Ord. No. 2009-9]

- (1) A completed building permit application form.
- (2) A plan of the entire site, clearly and legibly drawn at a scale of one inch being equal to 100 feet or less, showing the following:
 - (a) North arrow, scale, and date;
 - (b) Topographic contour lines, if available;
 - (c) All property and lot lines, including dimensions, and the size of the site expressed in acres or square feet;
 - (d) The location of all existing and proposed buildings, structures, and other improvements, including the location of any existing or proposed subdivision and land development;
 - (e) The location of all existing streets, drives, and other accessways; and

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- (f) The location of any existing bodies of water or watercourses, identified floodplain areas, and, if available, information pertaining to the floodway, and the flow of water, including direction and velocities.
- (3) Plans of all proposed buildings, structures and other improvements, drawn at suitable scale, showing the following:
 - (a) The proposed lowest floor elevation of any proposed building based upon North American Vertical Datum of 1988;
 - (b) The elevation of the base flood;
 - (c) If available, information concerning flood depths, pressures, velocities, impact and uplift forces and other factors associated with a base flood; and
 - (d) Detailed information concerning any proposed floodproofing measures.
 - (e) Supplemental information as may be necessary under 34 Pa. Code, Chapters 401 to 405, as amended, and Sections 1612.5.1, 104.7 and 109.3 of the 2003 IBC *Editor's Note: "IBC" refers to the International Building Code.* and Sections R106.1.3 and R104.7 of the 2003 IRC. *Editor's Note: "IRC" refers to the International Residential Code.*

§ 143-14. Technical provisions.

- A. No encroachment, alteration or improvement of any kind shall be made to any watercourse until all adjacent municipalities that may be affected by such action have been notified by the municipality and until all required permits or approvals have been first obtained from the Department of Environmental Protection, Bureau of Dams, Waterways and Wetlands. In addition, the Federal Emergency Management Agency and Pennsylvania Department of Community and Economic Development, Bureau of Community Planning, shall be notified prior to any alteration or relocation of any watercourse. No encroachment, alteration, or improvement of any kind shall be made to any watercourse unless it can be shown that the activity will not reduce or impede the flood carrying capacity of the watercourse in any way.
- B. Any new construction, development, uses or activities allowed within any identified floodplain area shall be undertaken in strict compliance with the provisions contained in this chapter and any other applicable codes, ordinances and regulations.
- C. Technical or scientific data shall be submitted by the applicant to FEMA for a Letter of Map Revision (LOMR) as soon as practicable but within six (6) months of any new construction, development, or other activity resulting in changes in the BFE. The situations when a LOMR or a Conditional Letter of Map Revision (CLOMR) are required are:
 - (1) Any development that causes a rise in the base flood elevations within the floodway; or
 - (2) Any development occurring in Zone AE without a designated floodway, which will cause a rise of more than one (1) foot in the base flood elevations; or

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(3) Alteration or relocation of a stream, including but not limited to installing culverts and bridges.

D. Within any identified floodplain area, no new construction or development shall be located within the area measured fifty (50) feet landward from the top-of-bank of any watercourse, unless a permit is obtained from the Department of Environmental Protection.

§ 143-15. Elevation and floodproofing requirements.

A. Residential structures.

1. In AE, Zones, any new construction or substantial improvement shall have the lowest floor elevated up to, or above, the regulatory flood elevation.

2. In A Zones, where there are no Base Flood Elevations specified on the FIRM, any new construction or substantial improvement shall have the lowest floor elevated up to, or above, the regulatory flood elevation, determined in accordance with Section §143-4.A(3) of this ordinance.

4. The design and construction standards and specifications contained in the 2009 International Building Code (IBC) and in the 2009 International Residential Code (IRC) or the most recent revisions thereof and ASCE 24 and 24 PA Code (Chapters 401-405 as amended) shall be utilized.

B. Nonresidential structures.

(1) In AE, Zones, any new construction or substantial improvement of a non-residential structure shall have the lowest floor elevated up to, or above, the regulatory flood elevation, or be designed and constructed so that the space enclosed below the regulatory flood elevation:

(a) Is floodproofed so that the structure is watertight with walls substantially impermeable to the passage of water; and

(b) Has structural components with the capability of resisting hydrostatic and hydrodynamic load and effects of buoyancy

(2) In A Zones, where no base flood elevations are specified on the FIRM, any new construction or substantial improvement shall have the lowest floor elevated or completely floodproofed up to, or above, the regulatory flood elevation determined in accordance with Section §143-4.A(3) of this ordinance.

4. Any non-residential structure, or part thereof, made watertight below the regulatory flood elevation shall be floodproofed in accordance with the W1 or W2 space classification standards contained in the publication entitled "Flood-Proofing Regulations" published by the US Army Corp of Engineers (June 1972, as amended March 1992) or with some other equivalent standard. All plans and specifications for such floodproofing shall be accompanied by a statement certified by a registered professional engineer or architect which states that the proposed design and methods of construction are in conformance with the above referenced standards.

5. The design and construction standards and specifications contained in the 2009 International Building Code (IBC) and in the 2009 International Residential Code (IRC) or the most recent revisions thereof and ASCE 24 and 34 PA Code (Chapters 401-405 as amended) shall be utilized.

C. Space below the lowest floor.

- (1)** Fully enclosed space below the lowest floor (including basement) is prohibited.
- (2)** Partially enclosed space below the lowest floor (excluding basement) that will be used solely for parking of a vehicle, building access or incidental storage in an area other than a basement, shall be designed and constructed to allow for the automatic entry and exit of floodwaters for the purpose of equalizing hydrostatic forces on exterior walls. The term "partially enclosed space" also includes crawl spaces. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
 - (a)** A minimum of two openings having a net total area of not less than one square inch for every square foot of enclosed space;
 - (b)** The bottom of all openings shall be no higher than one foot above grade;
 - (c)** Openings may be equipped with screens, louvers, etc., or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.
- (3)** Accessory structures. Structures accessory to a principal building need not be elevated or floodproofed to remain dry, but shall comply, at a minimum, with the following:
 - (a)** The structure shall not be designed or used for human habitation, but shall be limited to the parking of vehicles or to the storage of tools, material and equipment related to the principal use or activity;
 - (b)** Floor area shall not exceed 200 square feet;
 - (c)** The structure will have low damage potential;
 - (d)** The structure will be located on the site so as to create the least obstruction to the flow of floodwaters;
 - (e)** Power lines, wiring and outlets will be elevated to the regulatory flood elevation;
 - (f)** Permanently affixed utility equipment and appliances such as furnaces, heaters, washers, dryers, etc., are prohibited;
 - (g)** Sanitary facilities are prohibited;
 - (h)** The structure shall be adequately anchored to prevent flotation or movement and shall be designed to automatically provide for entry and exit of floodwaters for the purposes of equalizing

hydrostatic forces on the walls. Designs for meeting this requirement must either be certified by a registered engineer or architect or meet or exceed the following minimum criteria:

- [1] A minimum of two openings have a net total area of not less than one square inch for every square foot of enclosed space;
- [2] The bottom of all openings shall be no higher than one foot above grade;
- [3] Openings may be equipped with screens, louvers, etc., or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.

(3) Historic structures. Historic structures undergoing repair or rehabilitation that would constitute a substantial improvement as defined in this ordinance must comply with all ordinance requirements that do not preclude the structure's continued designation as a historic structure. Documentation that a specific ordinance requirement will cause removal of the structure from the National Register of Historic Places or the State Inventory of Historic Places must be obtained from the Secretary of the Interior or the State Historic Preservation Officer. Any exemption from ordinance requirements will be the minimum necessary to preserve the historic character and design of the structure.

§ 143-16. Design and construction standards.

The following minimum standards shall apply for all construction and development proposed within any identified floodplain area:

A. Fill. If fill is used, it shall:

- (1) Extend laterally at least 15 feet beyond the building line from all points;
- (2) Consist of soil or small rock materials only -- sanitary landfills shall not be permitted;
- (3) Be compacted to provide the necessary permeability and resistance to erosion, scouring or settling;
- (4) Be no steeper than one vertical to two horizontal feet, unless substantiated data, justifying steeper slopes, are submitted to and approved by the Code Enforcement Officer; and
- (5) Be used to an extent to which it does not adversely affect the adjacent properties.

B. Drainage facilities. Storm drainage facilities shall be designed to convey the flow of stormwater runoff in a safe and efficient manner. The system shall ensure proper drainage along streets and provide positive drainage away from buildings. The system shall also be designed to prevent the discharge of excess runoff onto adjacent properties.

C. Water and sanitary sewer facilities and systems.

- (1) All new or replacement water and sanitary sewer facilities and systems shall be located, designed and constructed to minimize or eliminate flood damages and the infiltration of floodwaters;

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- (2) Sanitary sewer facilities and systems shall be designed to prevent the discharge of untreated sewage into floodwaters;
 - (3) No part of any on-site sewage system shall be located within any identified floodplain area except in strict compliance with all state and local regulations for such systems. If any such system is permitted, it shall be located so as to avoid impairment to it or contamination from it, during a flood.
 - (4) The design and construction provisions of the UCC and FEMA #348, "Protecting Building Utilities from Flood Damages" and "The International Private Sewage Disposal Code" shall be utilized.
- D. Other utilities.** All other utilities such as gas lines and electrical and telephone systems shall be located, elevated (where possible) and constructed to minimize the chance of impairment during a flood.
- E. Streets.** The finished elevation of all new streets shall be no more than one foot below the regulatory flood elevation.
- F. Storage.** All materials that are buoyant, flammable, explosive or, in times of flooding, could be injurious to human, animal or plant life, and not listed in §143-8, shall be stored at or above the regulatory flood elevation and/or floodproofed to the maximum extent possible.
- G. Placement of buildings and structures.** All buildings and structures shall be designed, located and constructed so as to offer the minimum obstruction to the flow of water and shall be designed to have the minimum effect upon the flow and height of floodwater.
- H. Anchoring.**
- (1) All buildings and structures shall be firmly anchored in accordance with accepted engineering practices to prevent flotation, collapse or lateral movement; and
 - (2) All air ducts, large pipes, storage tanks and other similar objects or components located below the regulatory flood elevation shall be securely anchored or affixed to prevent flotation.
- I. Floors, walls and ceilings.**
- (1) Wood flooring used at or below the regulatory flood elevation shall be installed to accommodate a lateral expansion of the flooring, perpendicular to the flooring grain, without causing structural damage to the building.
 - (2) Plywood used at or below the regulatory flood elevation shall be of a marine or water-resistant variety.
 - (3) Walls and ceilings at or below the regulatory flood elevation shall be designed and constructed of materials that are water-resistant and will withstand inundation.
 - (4) Windows, doors and other components at or below the regulatory flood elevation shall be made of metal or other water-resistant material.

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J. Paints and adhesives.

- (1) Paints and other finishes used at or below the regulatory flood elevation shall be of marine or water-resistant quality.
- (2) Adhesives used at or below the regulatory flood elevation shall be of marine or water-resistant variety.
- (3) All wooden components (doors, trim, cabinets, etc.) used at or below the regulatory flood elevation shall be finished with a marine or water-resistant paint or other finishing material.

K. Electrical components.

- (1) Electrical distribution panels shall be at least three feet above the base flood elevation.
- (2) Separate electrical circuits shall serve lower levels and shall be dropped from above.

L. Equipment. Water heaters, furnaces, air-conditioning and ventilating units and other electrical, mechanical or utility equipment or apparatus shall not be located below the regulatory flood elevation.

M. Fuel supply systems. All gas and oil supply systems shall be designed to prevent the infiltration of floodwaters into the system and discharges from the system into floodwaters. Additional provisions shall be made for the drainage of these systems in the event that floodwater infiltration occurs.

N. Reasonably safe from flooding. All such proposals are consistent with the need to minimize flood damage and conform with the requirements of this and all other applicable codes and ordinances, and adequate drainage is provided so as to reduce exposure to flood hazards.

O. Uniform Construction Code Coordination. The standards and specifications contained in 34 PA Code (Chapters 401-405) as amended and not limited to the following provisions shall apply to the above and other sections and sub-sections of this ordinance, to the extent that they are more restrictive and supplement the requirements of this ordinance.

International Building Code (IBC) 2009 or the latest edition thereof: Secs. 801, 1202, 1403, 1603, 1605, 1612, 3402, and Appendix G.

International Residential Building Code (IRC) 2009 or the latest edition thereof: Secs. R104, R105, R109, R323, Appendix AE101, Appendix E and Appendix J.

§ 143-17. Existing structures in identified floodplain areas.

A. Uses and/or structures rendered nonconforming. Following the adoption of this chapter, any use or structure that is situated within the boundaries of a floodplain and that does not conform to the permitted uses specified in § 143-7 herein, shall become a nonconforming use or structure, regardless of its conformance to the district in which it is located without consideration of this chapter.

B. Existing structures or uses. The provisions of this chapter do not require any changes or improvements to be made to lawfully existing structures. However, when an improvement is made to an existing structure or when a reconstruction of an existing structure, destroyed by fire or other catastrophe, is proposed, the provisions of this chapter shall apply.

C. Expansion or continuance of nonconforming structures or uses.

(1) The expansion or continuance of a nonconforming use or structure that is nonconforming with respect to the district in which is located without consideration of this chapter shall be governed by the requirements of Article XV of Chapter 300, Zoning. However, the Zoning Hearing Board shall ensure that the standards contained in §§ 143-11 and 143-12, as well as the provisions of this section are applied to the expansion or continuance of said use or structure.

(2) The expansion or continuance of a nonconforming use or structure that is rendered a nonconforming use or structure by adoption of this chapter shall be governed by the standards contained in §§ 143-11 and 143-12 as well as the provisions of this section. The Zoning Hearing Board shall ensure that these standards are enforced with respect to said nonconforming use or structure.

D. Standards for improvements and reconstruction. The following provisions shall apply whenever any improvement is made to an existing structure located within any identified floodplain area:

(1) No expansion, enlargement or reconstruction of an existing structure shall be allowed within any floodway area that would cause any increase in the BFE;

(2) Any modification, alteration, reconstruction or improvement of any kind to an existing structure, to an extent or amount of 50% or more of its market value, shall constitute a substantial improvement and shall be undertaken only in full compliance with the provisions of this chapter;

(3) Any modification, alteration, reconstruction or improvement of any kind to an existing structure, to an extent or amount of less than 50% of its market value, shall be elevated and/or floodproofed to the greatest extent possible.

(4) The above activity shall also address the requirements of the 34 PA Code, as amended and the 2009 IBC and the 2009 IRC.

(5) Within any floodway area, no new construction or development shall be allowed, unless a permit is obtained from the Department of Environmental Protection Regional Office.

§143-18. Special requirements for subdivisions.

All subdivision proposals and development proposals containing at least fifty (50) lots or at least five (5) acres, whichever is the lesser, in identified floodplain areas where base flood elevation data are not available, shall be supported by hydrologic and hydraulic engineering analyses that determine base flood elevations and floodway information. The analyses shall be prepared by a licensed professional engineer in a format required by FEMA for a Conditional Letter of Map Revision (CLOMR) or Letter of Map Revision (LOMR). Submittal requirements and processing fees shall be the responsibility of the applicant.

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§143-19. Special requirements for recreational vehicles.

A. Recreational vehicles in Zones A and AE must either:

- (1) Be on the site for fewer than 180 consecutive days; and
- (2) Be fully licensed and ready for highway use, and
- (3) Be removed from the floodplain when a flood warning is issued.

§ 143-20. Abrogation and greater restrictions.

This chapter supersedes any other conflicting provisions that may be in effect in identified floodplain areas. However, any other ordinance provisions shall remain in full force and effect to the extent that those provisions are more restrictive. If there is any conflict between any of the provisions of this chapter, the more restrictive shall apply.

§ 143-21. Warning and disclaimer of liability.

The degree of flood protection sought by the provisions of this chapter is considered reasonable for regulatory purposes and is based on acceptable engineering methods of study. Larger floods may occur or flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This section does not imply that areas outside any identified floodplain areas or that land uses permitted within such areas will be free from flooding or flood damages. This section shall not create liability on the part of the township or any officer or employee thereof for any flood damages that result from reliance on this section or any administrative decision made thereunder.

§ 143-22. Violations and penalties.

[Amended 6-12-2000 by Ord. No. 2000-10]

Any person violating any of the provisions of this chapter shall, upon conviction thereof, be punishable by a fine of not more than \$1,000, plus costs of prosecution and in default of payment of such fine and costs by imprisonment for not more than 30 days.

§ 143-23. Severability

If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance shall be declared invalid for any reason whatsoever, such a decision shall not affect the remaining portions of the Ordinance, which shall remain in full force and effect, and for this purpose the provisions of this Ordinance are hereby declared to be severable.

§ 143-24. Floodplain Administrator

The Zoning Officer is hereby appointed to administer and enforce this ordinance and is referred to herein as the Floodplain Administrator. The Floodplain Administrator may: (A) Fulfill the duties and responsibilities set forth in these regulations, (B) Delegate duties and responsibilities set forth in these regulations to qualified technical personnel, plan examiners, inspectors, and other employees, or (C) Enter

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into a written agreement or written contract with another agency or private sector entity to administer specific provisions of these regulations. Administration of any part of these regulations by another entity shall not relieve the community of its responsibilities pursuant to the participation requirements of the National Flood Insurance Program as set forth in the Code of Federal Regulations at 44 C.F.R. Section 59.22.

In the absence of a designated Floodplain Administrator, the Floodplain Administrator duties are to be fulfilled by the Township Manager.

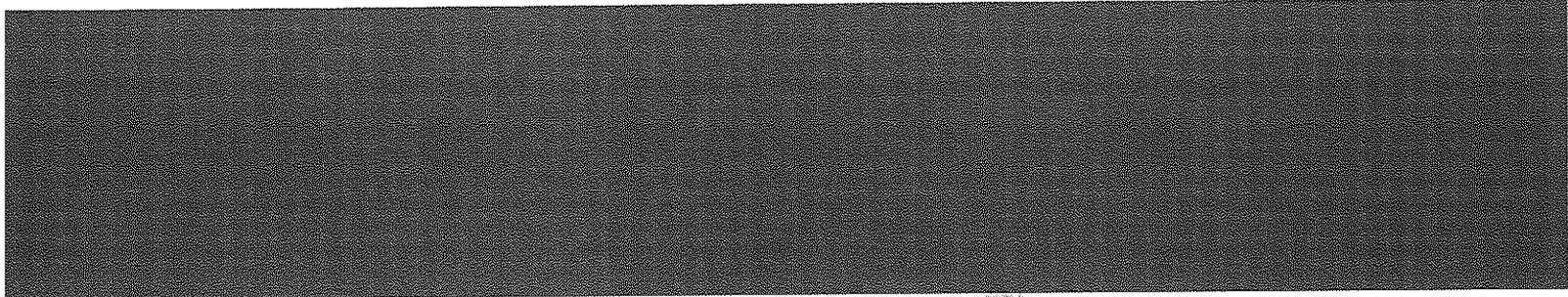
§ 143-25. Duties and Responsibilities of the Floodplain Administrator

- A. The Floodplain Administrator shall issue a Permit only after it has been determined that the proposed work to be undertaken will be in conformance with the requirements of this and all other applicable codes and ordinances.
- B. Prior to the issuance of any permit, the Floodplain Administrator shall review the application for the permit to determine if all other necessary government permits required by state and federal laws have been obtained, such as those required by the Pennsylvania Sewage Facilities Act (Act 1966-537, as amended); the Pennsylvania Dam Safety and Encroachments Act (Act 1978-325, as amended); the Pennsylvania Clean Streams Act (Act 1937-394, as amended); and the U.S. Clean Water Act, Section 404, 33, U.S.C. 1344. No permit shall be issued until this determination has been made.
- C. In the case of existing structures, prior to the issuance of any Development/Permit, the Floodplain Administrator shall review the history of repairs to the subject building, so that any repetitive loss concerns can be addressed before the permit is issued.
- D. During the construction period, the Floodplain Administrator or other authorized official shall inspect the premises to determine that the work is progressing in compliance with the information provided on the permit application and with all applicable municipal laws and ordinances. He/she shall make as many inspections during and upon completion of the work as are necessary.
- E. In the discharge of his/her duties, the Floodplain Administrator shall have the authority to enter any building, structure, premises or development in the identified floodplain area, upon presentation of proper credentials, at any reasonable hour to enforce the provisions of this ordinance.
- F. In the event the Floodplain Administrator discovers that the work does not comply with the permit application or any applicable laws and ordinances, or that there has been a false statement or misrepresentation by any applicant, the Floodplain Administrator shall revoke the Permit and report such fact to the *Board* for whatever action it considers necessary.
- G. The Floodplain Administrator shall maintain in perpetuity all records associated with the requirements of this ordinance including, but not limited to, finished construction elevation data, permitting, inspection and enforcement.
- H. The Floodplain Administrator is the official responsible for submitting a biennial report to

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FEMA concerning community participation in the National Flood Insurance Program.

- I. The responsibility, authority and means to implement the commitments of the Floodplain Administrator can be delegated from the person identified. However, the ultimate responsibility lies with the person identified in the floodplain ordinance as the floodplain administrator/manager.
- J. The Floodplain Administrator shall consider the requirements of the 34 PA Code and the 2009 IBC and the 2009 IRC or the latest edition thereof adopted by the State of Pennsylvania.



Comprehensive Plan Addendum

Marple Township – Delaware County, PA

6/1/2015

Acknowledgments

Marple Township Board of Commissioners

Joseph Rufo, President

Robert Fortebueno, Vice President

Jan Ceton

Dan Leefson

John Longacre

John Lucas

Michael Molinaro

Township Manager

Anthony Hamaday

Prepared By:



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

With the Assistance of



PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

Marple Township Engineer

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Introduction: Why undertake a Comprehensive Plan Addendum?

The Comprehensive Plan is a policy tool intended to guide decision making and provide a vision for a community's future, particularly in regards to land use and development. Marple Township's current Comprehensive Plan dates to 2007. Whereas the Pennsylvania Municipalities Planning Code (MPC) requires review of the Comprehensive Plan every ten years, the pace of growth or an unforeseen turn of events may lead a community to reevaluate its policies at other intervals.

The Township's 2007 Comprehensive Plan assumed that the bustling community was effectively built out and that any remaining development would be small scale infill and redevelopment. However, the Archdiocese of Philadelphia's sale of more than 200 acres in the Lawrence Park area of the Township has turned this assumption on its head.

The purpose of this Addendum is to allow the Township to:

Review current land use policies. With particular focus on land use, natural resources, transportation, and open space and recreation, the Township uses the Comprehensive Plan Addendum as an opportunity to reinforce certain longstanding policies, while adapting other policies to current conditions;

Evaluate the challenges and opportunities presented by new development. This Addendum reviews the Township's current

strengths and weaknesses and presents recommendations for building on its strengths as well as how to mitigate weaknesses moving forward; and

Be Proactive. In undertaking this Addendum, it is assumed that some form of development will take place. This Addendum is the Township's opportunity to assert its vision for future development, including overall impact on Township infrastructure, services and natural resources, and design characteristics.



The intersection of the Lawrence Park neighborhood, shopping center, and the former Archdiocese property along Reed Road

Overview of the Comprehensive
Plan Addendum

The Comprehensive Plan Addendum is organized into five sections:

1. Demographic Summary;
2. Goals and Objectives;
3. Mixed-Use Growth Areas;
4. Open Space and Recreation; and
5. Circulation.

The **Demographic Summary** briefly explores recent trends and the impact new development may have on population and employment. Like many Delaware County communities, the Township dipped dramatically between 1970 and 1980, but has been increasing ever since.

The **Goals Section** is a statement of overall policies for the Township's future. While reinforcing many of the existing Goals and Objectives from the 2007 Plan, revisions and additions are offered.

The **Mixed-Use Growth Areas** are the proposed areas for future growth, particularly for nonresidential development. Building on the existing "Commercial Cores" policy, with some expansion of the Lawrence Park Core, and more specific guidance on the type of development that is desirable.

The **Open Space and Recreation** chapter is geared towards the Township's network of active and passive Park opportunities, and how it relates to the Mixed-Use Growth Areas. This chapter is intended to satisfy the requirements for a stand-alone plan by providing recommendations for maintaining, expanding, and improving the system to better meet resident needs in the future.

Finally, the **Circulation Chapter** examines the Township's existing transportation network and the links between land use and transportation, in order to recommend policy improvements. Emphasis is placed on how the Mixed-Use Growth Areas will impact transportation and circulation in the Township; however an overall view of transportation trends in the Township is needed to set the stage.

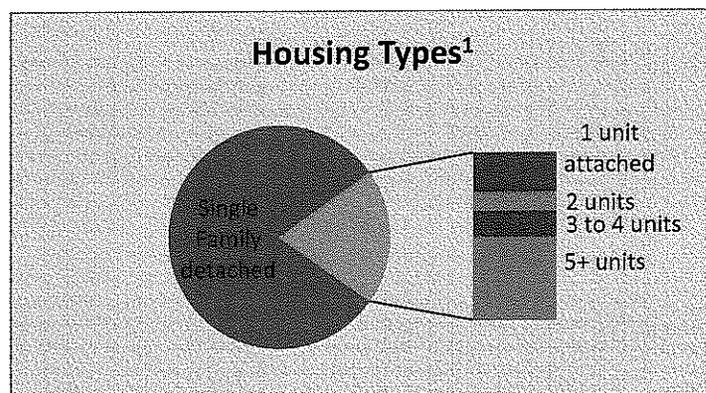
Chapter Two: Demographic Summary

Marple Township Population & Housing

	Population	Housing Units
Actual¹		
1980	22,661	7,833
1990	23,123	8,433
2000	23,735	8,797
2010	23,428	8,940
Projected²		
2020	23,382	8,957
Revised Projected³		
2020	24,187	9,267

1. U.S. Census Bureau, 2010 Census
2. Per the Delaware Valley Regional Planning Commission (DVRPC) Projections.
3. This revision is based upon the DVRPC projections plus the as-of-right development (309 dwelling units) permitted within the Mixed-Use Growth Areas under current Zoning.

AVERAGE HOUSEHOLD SIZE IN MARPLE TOWNSHIP DECREASED FROM 2.73 PERSONS PER HOUSEHOLD IN 2000, TO 2.63 PERSONS PER HOUSEHOLD IN 2010.

Chapter Three: Goals & Objectives

The Goals of the 2007 Comprehensive Plan are as stated below. The Township continues to support and advocate these goals and their corresponding objectives (listed in the 2007 Plan).

1. To achieve an overall land use pattern that promotes the fully productive utilization of land, allowing for appropriate concentrations that are well designed and aesthetically pleasing.
2. Encourage adequate, safe and diverse housing over a range of affordability that is in harmony with existing development and the physical environment.
3. To improve the safety, appeal, and efficiency of all modes of transportation available to Marple residents, as well as the integration of these various modes into a more cohesive transportation network.
4. Enhance and protect natural and historic resources; and
5. Provide sufficient, efficient and dependable levels of service for the current and future requirements of the community.

In addition to these goals, the Township proposes the following additional goals and objectives.

GOAL: Preserve and enhance the natural, historic and cultural qualities that make Marple Township a distinct, cohesive community, while balancing the rights of property owners and the needs of existing and prospective residents.

OBJECTIVE: Direct new development and redevelopment to the Mixed-Use Growth Areas in order to maximize use of existing infrastructure, create walkable neighborhoods, provide housing for all ages, and maintain a diverse tax base.

OBJECTIVE: Create a tiered approach to resource protection, whereas the highest levels of protection are provided first to resources outside of the Mixed-use Growth Areas, and second to areas within the Growth Areas that contain multiple natural resources.

OBJECTIVE: Maintain and enhance a connected network of wooded riparian corridors that encourage ecological health, recreational use, and as a key contributor to the Township's beauty and aesthetics.

OBJECTIVE: Provide mitigation standards for natural resources that are encroached upon in the Growth Areas.

GOAL: To improve the safety, appeal, and efficiency of all modes of transportation available to Marple residents, as well as the integration of these various modes into a more cohesive transportation network.

OBJECTIVE: Encourage pedestrian access by providing a continuous sidewalk and crosswalk network, enhancing the pedestrian experience through streetscape improvements, and implementing comprehensive traffic calming.

OBJECTIVE: Promote SEPTA bus service.

OBJECTIVE: Increase the efficiency and Safety of Major Corridors.

GOAL: Ensure the adequacy of land and facilities for both passive and active recreational activities that appeal to all ages and abilities, including but not limited to parks, sports fields, natural areas with trails, and playgrounds.

OBJECTIVE: Provide park, open space and/or recreational opportunities within the Mixed-use Growth Areas that will ensure

adequacy of recreational opportunities to existing and future residents and employees and adjoining neighborhoods.

OBJECTIVE: Plan for an on and off-road trail system that will connect users to community institutions, facilities and destinations, as well as the planned Delaware County Greenway and its connection to regional recreational assets and destinations.

Chapter Four: Mixed-Use Growth Areas

For nearly twenty-five years, the Township has advocated a pattern of residential and commercial development that reinforces the way residents see their Township: a series of well-established neighborhoods, such as Lawrence Park, the historic West Chester Pike commercial corridor, the Lawrence Park Shopping Center and Industrial Park, strong institutions, and an array of public and private open spaces in the form of parks, nature preserves, and community services.

This land use pattern has been reinforced through current Township land use policy which focuses intensive, nonresidential development and redevelopment into five (5) core areas: three (3) Commercial Cores and two (2) Interchange Cores.

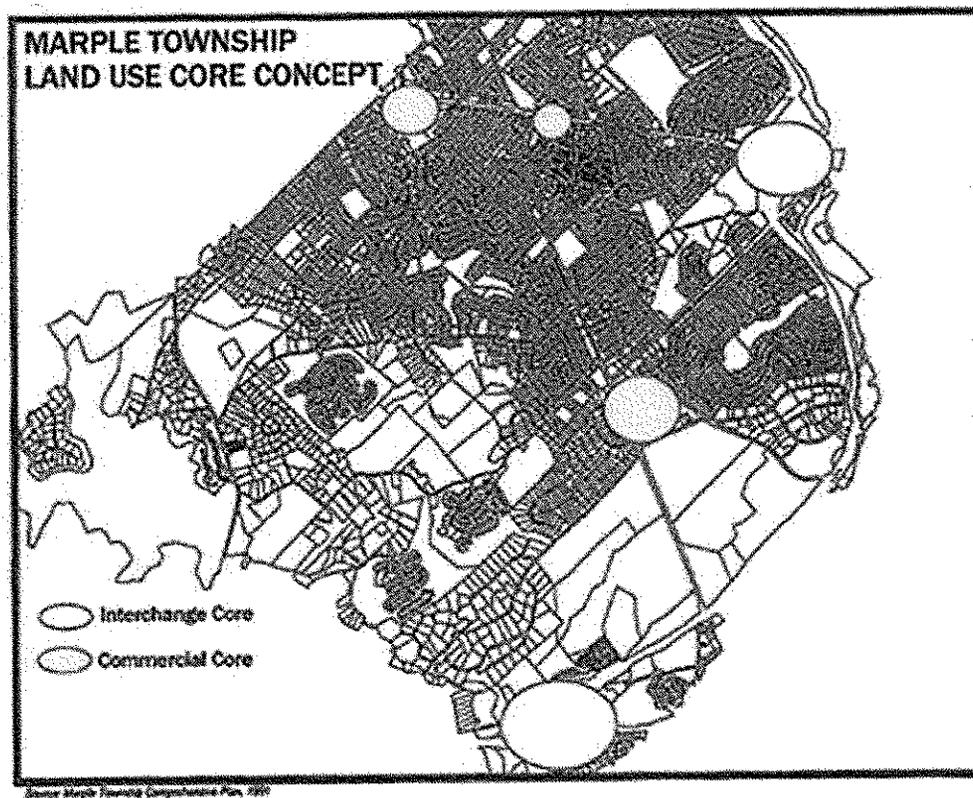
These areas include:

- the historic center of Broomall along Route 3 at Sproul Road;
- the intersection of Route 3 and Springfield Road;
- the Lawrence Park Shopping Center area (Lawrence Park Core);

- the Interchange between I-476 and Route 1 at Marple Crossroads area (Marple Crossroads Core); and

the land surrounding the interchange of Route 3 and I-476 (Langford Run Road Core).

Land Use Core Concept Map from 1991 Comprehensive Plan



As it has for nearly three decades, the Township continues to view these Core Areas as suitable locations for appropriate growth and development. However, whereas conventional, single-use development was once the preferred land use type for these areas, the many negative consequences associated with this type of development are now better understood.

As an alternative, the benefits of Mixed-use development are many. By putting residential, commercial and recreational uses in close proximity to one another, alternatives to driving, such as walking or biking, become viable. It attracts pedestrians and helps support community life by making streets, public spaces and pedestrian-oriented retail become places where people gather. By increasing the number and activity of people on the street, mixed use can increase the vitality and perceived security of an area.

The Future Land Use Map, shown on page, depicts the Core Areas as **Mixed-Use Growth Areas** to demonstrate the

Township's desire for a better outcome to the conventional single-use development.

The extension of the Lawrence Park Core to encompass the newly sold Archdiocese property will provide better flexibility in the uses permitted on the site, and promote the Township's vision for appropriate mixed-use development.

Characteristics of a Mixed-Use Growth Area

The three Mixed-Use Growth Areas should embody the following Planning Principles:

1. Provide a Mix of Uses.
2. Balance development with Natural Resource Protection.
3. Create Adequate and Efficient Transportation Options.
4. Respect and enhance adjoining Neighborhoods.
5. Enhance the Township Open Space network.
6. Exemplify Good Design.
7. Provide a positive Fiscal Impact.

Each of these principles is explained further below.

Provide a Mix of Uses: 'Mixed-use' refers to locating a variety of uses, such as residential, office, retail, restaurant, and recreational uses within walking distance. Providing this opportunity to "live, work, shop, and play" decreases reliance on vehicles to complete everyday tasks and has been shown to more efficiently use infrastructure.

Seek Balance: Development in the Growth Areas is intended to be balanced with the protection of critical natural resources and address mitigation of unavoidable negative impacts. The Township values its woodland and water resources. To the greatest degree feasible, new development should provide for tree protection and replacement, protection of wooded riparian buffers, surface waters, and steep slopes from the earliest design stages.

Create Adequate and Efficient Transportation Options: Discussed in more depth in Chapter 6, new development and redevelopment in the Growth Areas shall maximize walkability and public transit options and amenities, while mitigating negative impacts to the existing road network.

Respect and enhance adjoining neighborhoods: The Growth Areas serve as central gathering areas for adjacent neighborhoods and can enhance them through the addition of pedestrian connections (sidewalks and crosswalks, crossing signals) and destinations, including access to public gathering areas, open space, and recreation. Design elements related to this include providing transition zones so that the height and massing of buildings along boundaries with existing neighborhoods is complimentary and providing adequate landscape screening between nonresidential uses and existing neighborhoods.

Enhance the Township Open Space network: Connect Open space within the

development to the existing network of open space and recreational opportunities. Where areas of the Township are underserved in terms of recreational opportunities, alleviation of this need should be considered as part of the development application.

Exemplify Good Design: “Good design” is an essential component in creating the attractive, yet functional community that the Township desires. Design elements to be considered include: streetscape elements (sidewalks, street trees, lighting, banners, etc.); pedestrian amenities; on-street parking, parking lot landscaping, public space amenities (plazas and greens); and building design and location.

Provide a positive Fiscal Impact: New development and redevelopment should provide a positive fiscal impact to the Township by efficiently using existing infrastructure and providing a mix of uses.

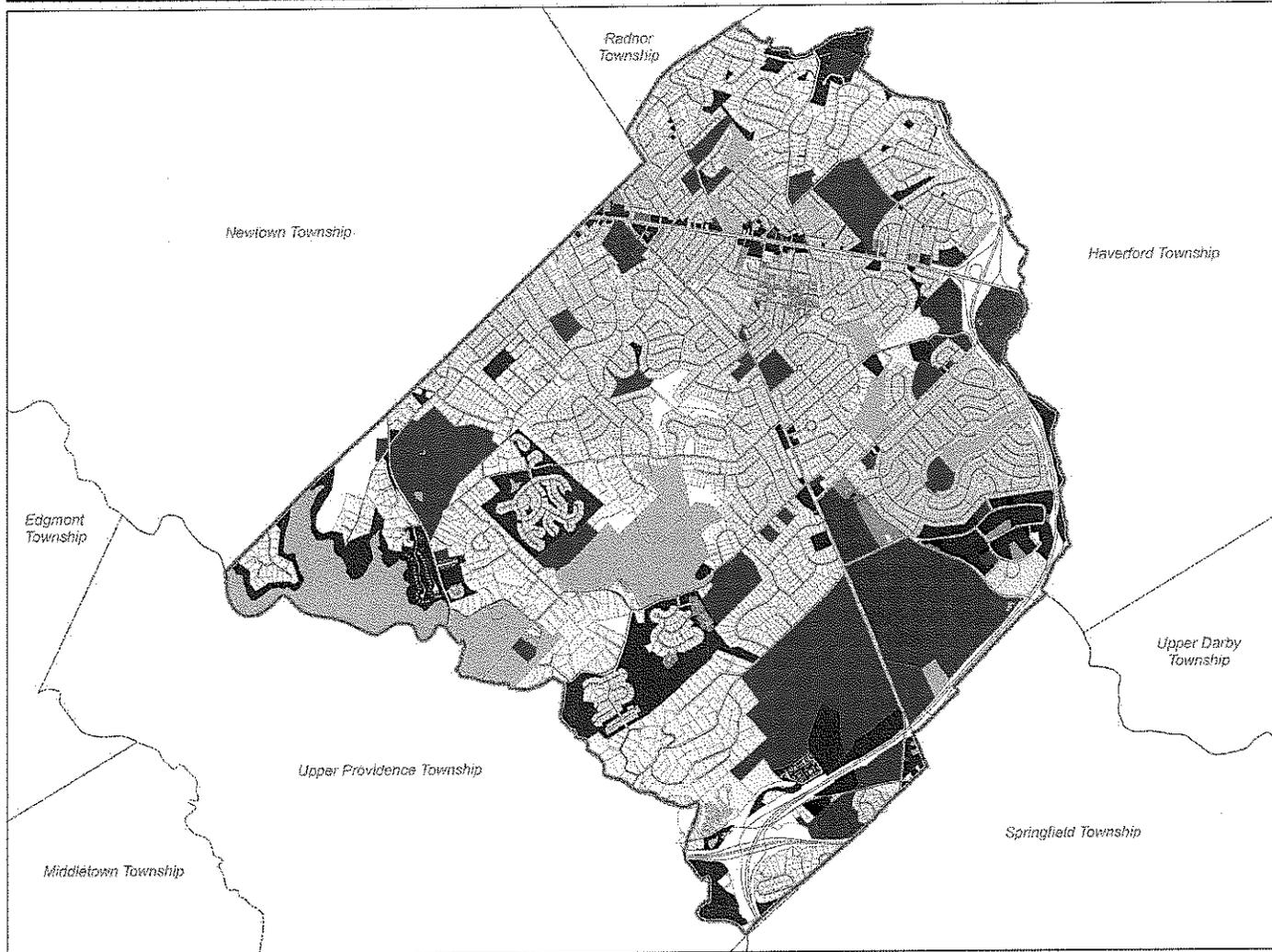


Well-designed pedestrian path with lighting and landscaping



Inviting central green with pedestrian amenities

PROPOSED FUTURE LAND USE MAP

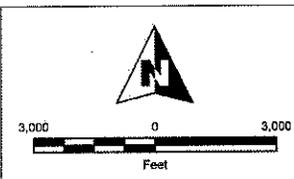


Marple Township

Delaware County
Pennsylvania

Legend

- Roads
- Water Bodies
- Adjacent Municipalities
- Township Boundary
- Land Use Designations**
- Open Space
- Parks & Recreation
- Residential Single-Family
- Residential Multi-Family
- Mixed Use
- Commercial
- Industrial
- Community Services
- Utility
- Parking
- Vacant



Data Sources:
 Base Data - Marple Township
 Parcels - Marple Township, 2005
 Adjacent Municipalities - U.S. Census Bureau, 2014
 Draft: March 25, 2015
 Revised: April 22, 2015



Other Considerations for the Mixed-Use Growth Areas

Natural Resources

The varied natural resources within Marple Township contribute not only to the ecological health of the region, but also to the scenic beauty and character of the Township. These resources include:

- Topography and steep slopes;
- Woodlands,
- Riparian buffers,
- Surface Waters and watersheds;
- Floodplains; and
- Wetlands.

Protection and preservation of these resources has been a Township priority for many years and will continue to be so. Development within the Mixed-use growth areas should protect critical resources by giving highest priority to:

- Locations characterized by multiple resources;
- Resources that will form and maintain a continuous network of open space, both on and off site, for wildlife habitat and movement, primarily along stream corridors; and
- maintain and enhance wooded riparian buffers.

Additional strategies and best practices recommended as policy for the Township include:

- encourage the use of native species for the majority of landscaping needs;
- revising tree replacement standards to address new development and redevelopment;
- promote green building techniques and site design; and
- provide innovative strategies for developing on steep slopes.

Wildlife Management

Deer populations are a statewide concern. The lack of predators leads to an overabundance of deer that threaten the health of our woodlands and the habitat of many other animals. Deer feed heavily on the young growth of native plants, giving invasive, nonnative species an advantage. They also prove challenging to humans in terms of property damage, auto accidents, and the spread of disease. The wooded areas within the Mixed-Use Growth Areas are home to a sizeable deer population. Management of this population should be proactively addressed as development occurs in order to avoid increased conflicts and raise the overall health of remaining woodlands.

Greenways

Greenways are landscape corridors that follow the patterns of existing natural resources across a region. Following up on its 1985 plan, Delaware County has recently published a draft Open Space, Recreation and Greenways Plan, March 2015. Included in this plan

are the County's proposed Primary Trails, including the Blue Route Bikeway and Darby Creek Trail which traverse the southern borders of Marple Township along Springfield and Haverford Townships. Development within the Growth Areas should proactively plan for trail connections to this broader regional network.

Sanitary Sewer System

The availability of central sewer service is essential for sustainable development within the Mixed-use growth areas. With the exception of low density, large lot developments utilizing on-site sewage disposal systems, approximately 97% of the Township properties are served by the municipal sewer system. The existing sewer infrastructure for Marple Township includes:

1. Collection system - the Marple Township Department of Public Works operates and maintains approximately 100 miles of sanitary sewer collection lines and one pump station servicing Township properties.
2. Conveyance system - the Township maintains service agreements with surrounding municipalities and authorities to provide sewer conveyance. The eastern portion of the Township (4.5 square miles) discharges to the Radnor-Haverford-Marple (RHM) Interceptor, and the western portion of the Township (6.0 square miles) discharges to the Central Delaware County Authority (CDCA) Interceptor.

3. Treatment system - in 2013, the Township adopted the Delaware County Act 537 Sewage Facilities Plan Update – Eastern Plan of Study, which sustains sewer treatment services in part by the Delaware County Regional Authority (DELCORA) Western Regional Control Plant and the Philadelphia Water Department's Southwest Water Pollution Control Plant (SWWPCP).

The collection system provides adequate capacity for peak sewage flows from the current urbanized area; however improvements may be necessary to support the demand from the anticipated development within the Mixed-use growth areas. The Township and/or prospective developers should assess the collection system hydraulic conditions and implement a strategy for system modifications to accommodate the projected increase in peak sewage flows.

The CDCA conveyance system was upgraded in 2013 to expand the service area to additional municipalities within Delaware County. The capacity of the CDCA conveyance system was increased in connection with the project; however development within the Mixed-use growth areas will require confirmation of adequate sewer capacity from CDCA. In 200X, the Pennsylvania Department of Environmental Protection (DEP) instituted a Corrective Action Plan, managing new connections to the RHM conveyance system. In addition to the removal of infiltration and inflow (I/I), capacity improvements to the RHM system will be necessary to provide service for new connections associated with development within the Mixed-use growth areas.

On April 1, 2013, DELCORA entered into a 15-year agreement with the Philadelphia Water Department for the continued treatment of wastewater at the SWWPCP. Although the treatment capacity is available for the Mixed-use growth areas, continued efforts to reduce I/I are necessary to limit costly exceedances to the permit limits set by the DELCORA agreement with the Philadelphia Water Department. The Township should develop an I/I reduction strategy to minimize sewage flows to DELCORA.

In accordance with DEP requirements, the Township should continue to maintain the existing collection system in good working order; remove I/I from the sewer mains and laterals; disconnect prohibited discharges to the sanitary sewer system; and, develop a long term plan to provide adequate capacity for future peak sewage flows.

Chapter Five: Open Space, Parks, and Recreation

The Municipalities Planning Code (MPC) requires that a Plan for Community Facilities include open space and recreation. Established communities typically have limited opportunities to add and enhance to their open space network.

As municipalities grow, natural resources are invariably threatened or compromised, while demand for recreational opportunities rises. An open space and recreation element is a blueprint for balancing the benefits of development with valued environmental assets and a community's basic need for recreation and leisure opportunities.

This chapter provides an overview of the existing Marple Township Open Space and Recreational facilities by providing an inventory of facilities and amenities. These facilities are classified according to a framework developed by the National Recreation and Parks Association (NRPA). Additional NRPA standards are used to evaluate the Township Park System in terms of:

- Parkland provided by type (Neighborhood Park, Community Park, etc);
- Adequate Parkland provided per 1,000 persons of population; and
- Distribution of parkland geographically.

The Chapter concludes with a Summary of Key Findings and Recommendations.

NRPA Guidelines and Existing Township Facilities

The NRPA recommends standards and a classifications system for local governments to use in planning and evaluating their open space and recreation networks and services. This classification includes the following categories of parks and open space: Mini-Park, Neighborhood Park, Community Park, Special Use Park, Greenways/trails, and Natural Resource Area/Preserve. The typical attributes of these park classifications, in terms of intent, size and service area, and appropriate amenities are described in Table 5-1.

Marple Township currently owns and operates 12 parks, totaling 183.5 acres, (excluding the Paxon Hollow Golf Club). Additionally, the Hildacy Farm Preserve adds another 66 acres of permanently preserved land that is open to the public. These are inventoried in Table 5-2 and shown on the Open Space, Parks and Recreation Map on page 17. To categorize Township park facilities by NRPA categories, each park was evaluated in terms of its overall characteristics and amenities, and not solely on acreage. This is especially true as many parks contain substantial amounts of natural resource areas. Such areas add value to the Township in terms of its beauty and character, as well as playing critical roles in water and air quality, biodiversity, etc. However, in terms of recreational pursuits, these areas may not be suitable unless trails are provided. On Table 5-2 provides total acreage and "useable acreage" for each park as a way of gaining some perspective on the amount of open area.

Table 5-1. NRPA Parks Classification

Park Type and Intent	Size/Service Area	Amenities
Mini-Park: Addresses targeted or isolated recreational needs close to home	< 1 acre Serves a small (1/4 mile or less), secluded area or neighborhood	Playground equipment, benches
Neighborhood Park: Provides a variety of “close to home” recreational activities; typically serving the need of a single neighborhood; contributes to neighborhood identity and sense of community	5 to 15 acres in size Serves up to a ½ mile radius	Play areas Sports fields/courts Picnic areas Community Gardens Walking trails/pathways
Community/Regional Park: Provides a variety of passive and active activities for multiple neighborhoods; accommodates large groups; easily accessible	20 to 50 acres in size Serves a 1 to 2 mile radius	Same as Neighborhood Park + Organized sports facilities Pavilions Permanent restrooms Lighting Parking Amphitheater
School Park: Expands the recreational opportunities for an area within the community	Variable	Play areas Youth oriented sports fields/courts Seating Track Lighting/Parking
Special Use Park: Facility for a single purpose	Variable	Variable
Greenways and Trails: Connects open spaces, parks, and other community destinations into a single network	Variable	Multi-purpose pathways Trailheads Signage
Nature Preserves: Preserved areas for the protection and management of natural resources	Variable	Trails Signage

Table 5-2 Marple Township Parks and Recreation Inventory

Park	Total Acreage/Active Recreation Land	Park Type	Amenities	Notes/Condition
Municipal Parkland				
Green Bank Farm	32.94/32.94	Nature Preserve	Natural Areas, Trails, Horse Stables	Location of Delaware County Historical Society Office; Contiguous to Hildacy Farm Preserve
Highland Ave Park	5.33/5.33	Neighborhood	Basketball court Roller hockey rink Tennis backboard	Adjacent to Worrall Elementary School
Kent Park	27.43/15.94	Neighborhood with Natural Resource Area	Children's Play Area Dog-Friendly Picnic Area with grills Gazebo Walking Path Tennis Courts	Newly renovated stream crossing; Trail is in fair condition
Malin Road Tot Lot	1.49/1.49	Mini-Park	Children's Play Area Picnic Area Open Space Play Area	
Marple Gardens Park	4.91/4.91	Neighborhood	Children's Play Area Picnic Area Basketball court Baseball fields	
New Ardmore Ave Park	14.98/4.71	Neighborhood with Natural Resource Area	Children's Play Area Picnic Area Basketball court Open Space Play Area	
Old Marple School Park	9.55/7.74	Neighborhood with Natural Resource Area	Children's Play Area Picnic area Walking Trail Sledding Hill	
Paxon Hollow Golf Club		Special Use	18-hole Golf Course Clubhouse	
South Marple Little League	34.48/8.74	Neighborhood	Baseball fields Basketball Court	

			Tennis Court Snack bar	
Thomas Ball Fields	17.98/7.01	Neighborhood	Youth Baseball fields Children's Play Area Snack bar	
Veterans Park	25.03/7.21	Community Park/Natural Resource Area	Children's Play Area Walking circuit Gazebo Bocce Court (new)	Planned Master Plan Update in 2015; Location of Community-wide events
Total				
School Facilities	Total Acreage/Active Recreation Land	Park Type	Amenities	Notes/Condition
Cardinal O'Hara High School	103.36	School	Tennis Courts Multi-purpose fields Ball fields Track	
DE County Community College	122.14	School	Ballfield Basketball Court Multipurpose Field Tennis Courts	
Loomis Elementary	12.33	School	Play Equipment Ball Fields	Contiguous with South Marple Little League
Paxon Hollow Middle School	37.37	School	Multi-purpose Fields Tennis Courts	
Russell Elementary	13.52	School	Play Equipment Ball Fields	
Worrall Elementary	5.00	School/Neighborhood	Play Equipment	See Highland Ave. Park
Other Public Recreation Areas				
Broomall Fields	9.34/4.88	Special Use	Baseball Fields Snack Bar	Owned by the adjacent sites, but maintained by the Township under a long term agreement
Hildacy Farm Preserve	65.58	Nature Preserve		

Marple Township's parkland primarily falls into the Neighborhood and School categories, providing a wide variety of facilities and playgrounds at the local level. While several Township parks meet the overall size guideline for a community park, the areas constrained by natural resources or inaccessible are taken into account. With this in mind, Veterans Park is the primary facility which could meet the combination of usable open space and accessibility necessary to serve several neighborhoods. Veterans Park is also the location of Township-wide events and celebrations, including the Easter Egg Hunt, Special Olympics, and Santa's Arrival.

South Marple Little League, which shares space with Loomis Elementary in the geographic center of the Lawrence Park neighborhood meets the overall size of a Community Park, but functions more as a Neighborhood Park. The diverse array of facilities, share very limited parking with the adjoining Loomis Elementary school. The remainder of the park acreage is steeply sloped and heavily wooded along a small tributary. Additionally it is landlocked by adjoining residences, giving it a very intimate, neighborly feel. Kent Park also contains a significant acreage that could be considered Community Park, but is limited in parking and amenities.

Marple Township is fortunate in its cooperative partnership with the Marple Newtown School District. While school facilities are an asset to the community, they are not typically available when school is in session and receive heavy usage for school events. Also, these facilities should not be relied upon as permanent links in the open space network, since particularly for private schools and facilities, conditions and needs may change over time.

Parkland Service Areas

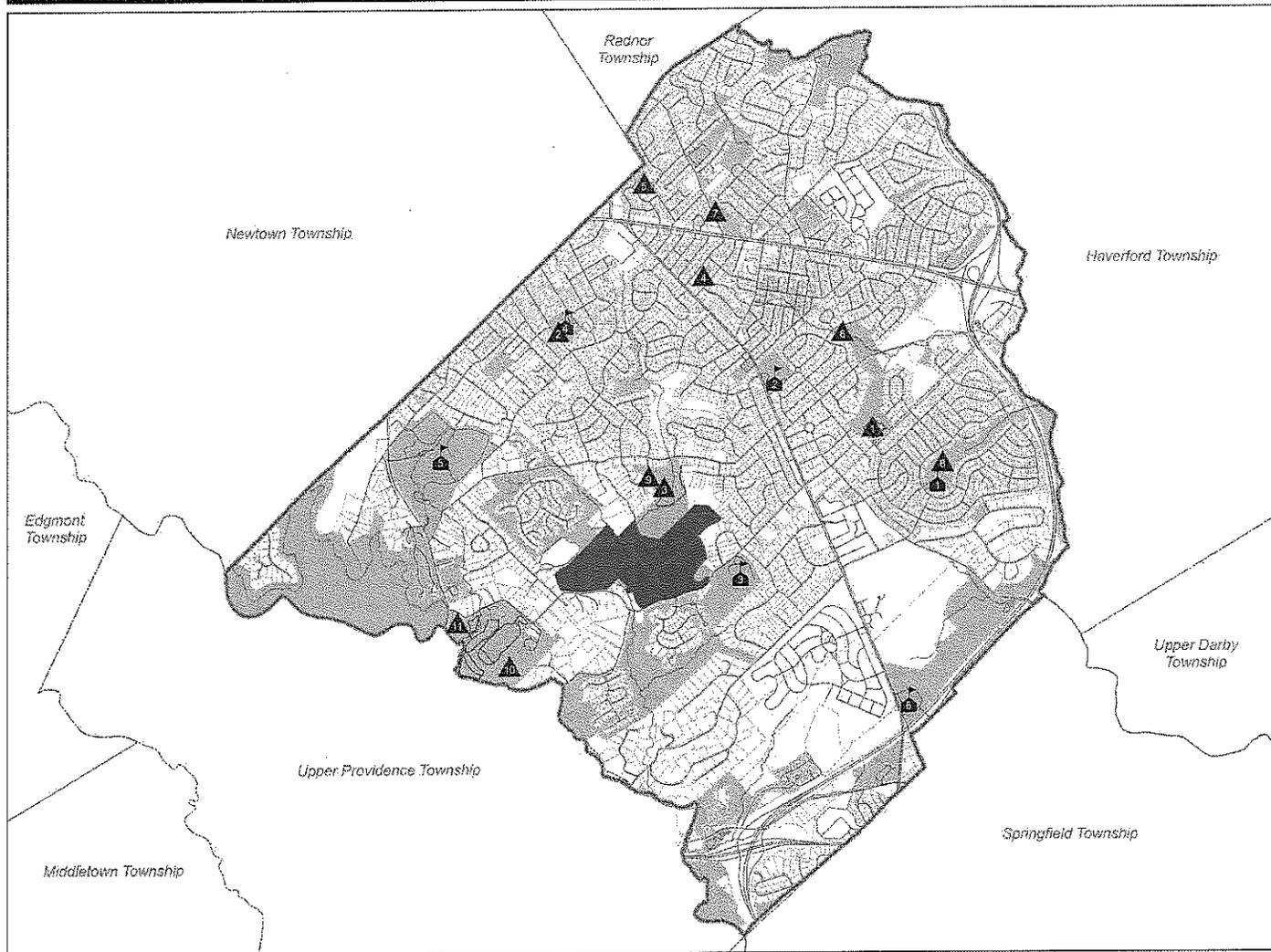
The Parkland Service Area Map on page 18 depicts the service areas of each of the Township parks. This type of analysis helps highlight areas that may be underserved, especially at the neighborhood level. This map shows that there are areas of the Township that do not have sufficient access to local recreational opportunities. These are located:

- Along the Northern border with Haverford Township;
- To the north of DE Community College; and
- Most visibly in the southern portion of the Township, to the north and west of the Saint Peter and Paul cemetery.

Parkland and the Mixed-Use Growth Areas

The three Mixed-use Growth Areas advocated as part of this Comprehensive Plan Addendum provide opportunities to enhance the Township's network of Open Space and Recreational Opportunities. The Langford Run Road Core area is currently served by both the New Ardmore Avenue Neighborhood Park and by Veterans Park. However, development of the Lawrence Park Core extension as well as any redevelopment of the Marple Crossroads Core should be strongly encouraged to include park resources in order to better serve adjoining areas with recreational opportunities that are available to the public in perpetuity. Facilities and programs provided within these areas should reflect neighborhood needs and desires.

OPEN SPACE, PARKS, AND RECREATION MAP

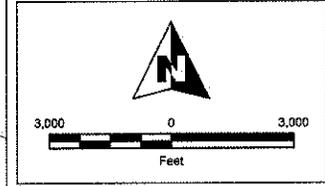


Marple Township
Delaware County
Pennsylvania

Legend

- Roads
- ~ Streams
- Water Bodies
- Parcels
- Township Boundary
- Adjacent Municipalities
- Existing Trails
- Open Space (Public & Private)
- Golf Courses (Public & Private)
- Cemetery

Parks	Schools
1 Veterans Memorial Park	1 Loomis Elementary
2 Highland Ave. Park	2 Russell Elementary
3 Kent Park	3 Paxton Hollow Middle School
4 Mastin Road Tot Lot	4 Vermont Elementary
5 Marple Gardens Park	5 DE County Community College
6 New Ardmore Ave. Park	6 Cardinal O'Hara High School
7 Old Marple School Park	
8 South Marple Little League	
9 Thomas Bell Field	
10 Green Bank Farm	
11 Historic Farm Preserve (NLT)	

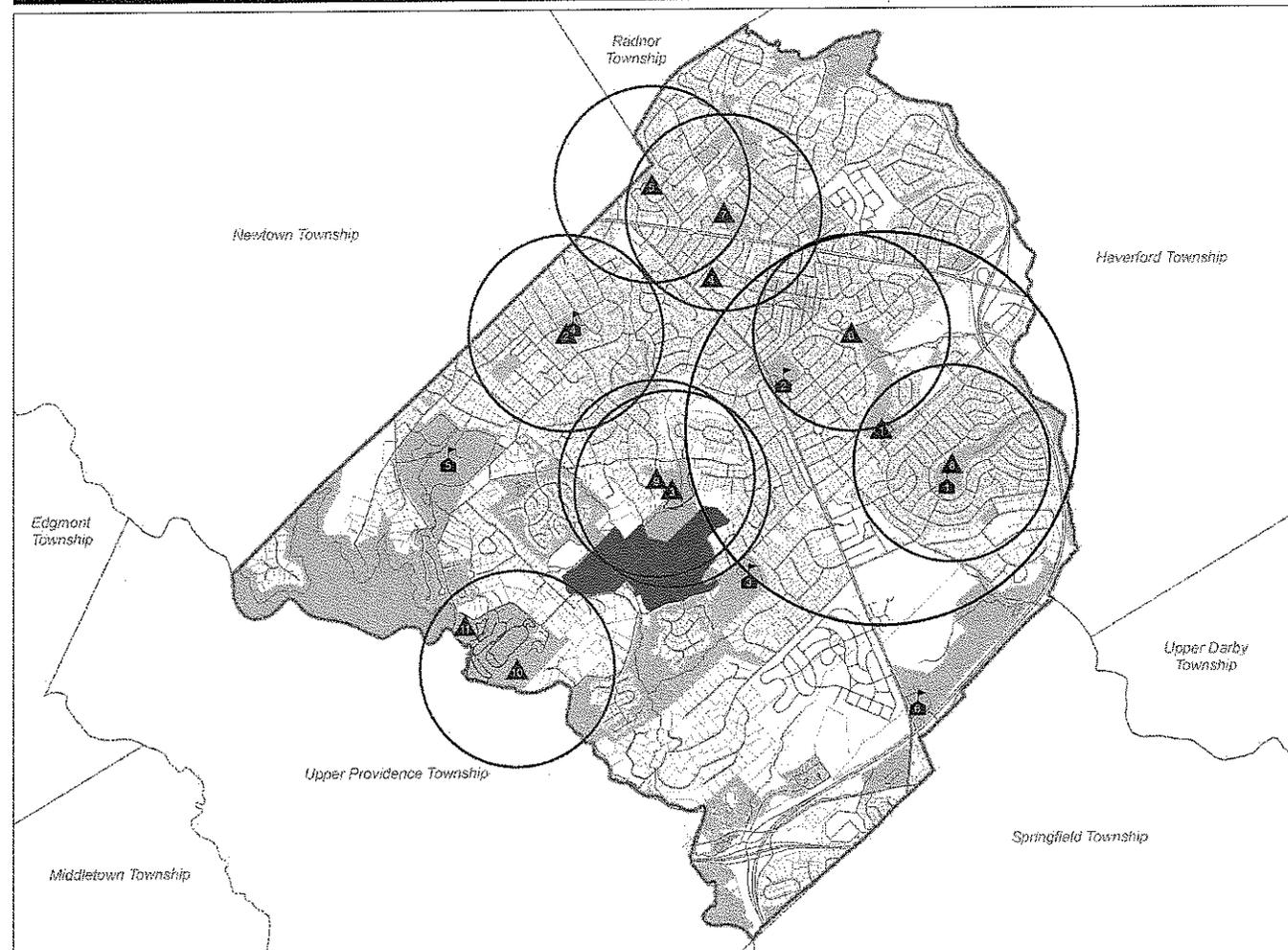


Data Sources:
Base Data, Existing Trails, Open Space /
Recreational Land, Parks - Marple Township;
Parcels - Marple Township, 2005;
Adjacent Municipalities - U.S. Census Bureau, 2014;

Draw: March 25, 2015
Revised: April 22, 2016; May 12, 2015

TCA THOMAS COSSETTA ASSOCIATES, INC.
Town Planners & Landscape Architects

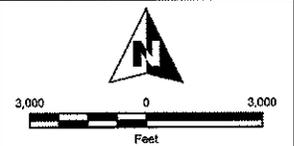
PARK SERVICE AREA MAP



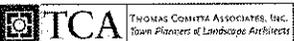
Marple Township
 Delaware County
 Pennsylvania

Legend

- Roads
- ~ Streams
- Water Bodies
- Parcels
- Township Boundary
- Adjacent Municipalities
- Existing Trails
- Open Space (Public & Private)
- Golf Courses (Public & Private)
- Cemetery
- Parks**
 - 1 Neveus Memorial Park
 - 2 Highland Ave. Park
 - 3 Kent Park
 - 4 Hillin Road Tot Lot
 - 5 Marple Gardens Park
 - 6 New Ambrose Ave. Park
 - 7 Old Marple School Park
 - 8 South Marple Little League
 - 9 Thomas Bull Field
 - 10 Green Bank Farm
 - 11 Heddy Farm Preserve (MLT)
- Schools**
 - 1 Leomis Elementary
 - 2 Russel Elementary
 - 3 Pagan Horace Middle School
 - 4 Vernal Elementary
 - 5 DE County Community College
 - 6 Cardinal O'Hara High School
- Parks Service Area**
 - Mini Park (1/4 mile)
 - Neighborhood Park (1/2 mile)
 - Community Park (1 mile)



Data Sources:
 Base Data, Existing Trails, Open Space /
 Recreational Land - Marple Township;
 Parcels - Marple Township, 2005;
 Adjacent Municipalities - U.S. Census Bureau, 2014;
 Draft: March 25, 2015
 Revised: April 22, 2015; May 12, 2015



Recreation Fee-in-lieu

The Township currently has a Recreation Fee-in-lieu Ordinance as enabled under the Municipalities Planning Code, Section 503(11). This ordinance allows the Township to assess a fee on developers who are not able to provide appropriate open space as part of the land development process. This fee is escrowed into a specific account designated for capital improvements to existing Township parks and acquisition of additional parkland, but not for operating costs. As this chapter has explored, there is a need for both of renovation to existing parkland and acquisition of parkland to better serve underserved areas.

The fee is based upon an estimated cost for recreational needs, now and in the future, proportionately divided into expected residential and nonresidential populations. A table showing this calculations and a proposed recreation fee-in-lieu can be found in Appendix 1. This fee should be evaluated on an annual or biannual basis and increased with inflation.

Key Findings and Recommendations

- Marple Township's existing open space resources generally meet the needs of the recreational needs of the population, falling into the categories of neighborhood park or school park. However, a large proportion of Township parkland is constrained, natural resource land that does not contribute to

active recreation. In addition, many of the parks and facilities are in need of wholesale renovation and equipment upgrades.

- The NRPA guidelines would indicate a need for additional active recreational lands and trails, especially as the Township population grows, ages, and becomes more ethnically diverse.
- There are several areas of the Township that appear to have insufficient access to local recreational opportunities. These areas include the southernmost portion of the Township, along the Haverford Township border to the north, and small areas along the Newtown Township border.
- Development and redevelopment within the Mixed-Use Growth Areas should serve as opportunities to enhance the existing open space network, provide better opportunities in the underserved areas of the Township, and provide pedestrian and natural resource links to adjoining neighborhoods and their recreational resources, including any planned regional trails.
- The Township should update its recreation fee-in-lieu ordinance to address both residential and nonresidential development and raise the fee to match the current conditions and needs of the municipal parkland explained in this Chapter.

Chapter Six: Circulation

The intent of the Comprehensive Plan's Circulation Element is to provide a description of the existing transportation network and examine current links between land use and transportation. Understanding this relationship identifies the needs of future development and redevelopment initiatives and guarantees more effective future transportation investments through the application of access management principles to provide a more efficient and balanced transportation network.

Marple Township's transportation and circulation plan focuses on the current road systems, daily traffic volumes and the related impacts associated with local land uses, mass transit, pedestrians and bicycles. Most of the roadways within the Township function as a cohesive traffic network serving the personal automobile, the primary transportation mode in the Township. Thus, issues addressed in the Township's transportation plan are improved coordination and maintenance of traffic signals to facilitate both safety and efficiency concerns, and the necessities of bicycle routes, pedestrian paths, and public transit (bus). While transportation alternatives to the personal automobile may only nominally relieve congestion and reduce vehicular emissions, providing transportation options for the Township's residents is important to shorten trips within the Township and to encourage and provide for shared parking when and where possible.

Existing Circulation Characteristics

Access and mobility are the focal point of a useful circulation study. Investigating the accessibility of Marple Township's businesses and the mobility of Marple Township's residents across all modes of transportation provides a holistic approach to transportation planning as well as a framework for coordinating land use and future redevelopment opportunities. Increased mobility and maximized access can only be attained through an overall understanding of the existing circulation characteristics.

Roadway Inventory & Assessment

Marple Township is an intensely developed community that reflects land use patterns which parallel the older townships and boroughs located east of I-476 (The Blue Route). These communities are characterized by small lot residential development and traditional commercial structures along the region's historic arteries. One such artery, Route 3 (West Chester Pike), cuts across the northern portion of the Township and follows the historic trolley route which linked Philadelphia to West Chester and served as Marple Township's catalyst for creation and growth. The epicenter of this creation and growth was the intersection of West Chester Pike and Sproul Road up until the completion of the Blue Route. New developments flocked to the newly constructed I-476 corridor shifting growth patterns in the southeastern and southwestern quadrants of the Township.

Table 6-1 indicates the classification of Marple’s roadways in descending levels of intensity.

Table 6-1: Classification of Marple Township Roadways

EXPRESSWAYS	
Interstate 476 (Blue Route)	
ARTERIALS	
Church Lane	Lawrence Road
Media Bypass	Media Line Road
Newton Street Road	Reed Road
Route 3 (West Chester Pike)	Springfield Road
Sproul Road	
COLLECTORS	
Cedar Grove Road	Crum Creek Road
Eagle Road	Gradyville Road
Malin Road	Marple Road
New Ardmore Avenue	Old Marple Road
Old State Road	Palmers Mill Road
Paxon Hollow Road	
LOCAL STREETS	
All other roadways	

Township-Wide Circulation Findings & Projections

Marple Township’s zoning districts and roadway classifications are wholly compatible; where intensive commercial and industrial districts – O-1, B-1 and I- abut arterial roadways or expressways and collector roadways provide greater access throughout the Township. The oldest of these commercial districts lies along West Chester Pike, parking for which is provided by diagonal parking spaces within the right-of-way that forces drivers to back up onto the arterial. A solution must be sought which provides greater access to these businesses and creates a safer more pleasant experience for residents as one step in an overall revitalization strategy for the area. New public lots that extend across the rear of the commercial lots could divert drivers away from the main thoroughfare and alleviate the pinch points caused by the angled parking within the right-of-way.

With the major exception of the Mixed-use Growth Areas, future development will depend mostly upon the infill of scattered parcels and redevelopment activities. Typically, development of this type does not cause the same impact on the existing transportation network that a major multi-acre development would, however any impact should still be addressed during the plan review process. Mixed-use Developments, when the required combination of uses is properly balanced, can have a reduced impact on the transportation network than comparable size developments that are single-use sites (i.e, completely residential, office, or retail) due to the balance of directionally oriented traffic entering and exiting the development, and the ability to complete multiple trips without leaving the site. New developments should be designed to minimize residential cut-through and utilize traffic calming measures where possible. The use of roundabouts and adaptive traffic signal corridor upgrades should be considered to aid in easing congested roadways. The proposed roundabout on State Route 320 at Swarthmore College should be studied as a possible example for future intersection upgrades.

The Delaware Valley Regional Planning Commission's population and employment projections for the next 25 years predict minimal population and employment change in Marple Township but a rise in population in municipalities to the west, translating to additional pressure on the existing transportation system as a result of increased regional commuting. These projections, most likely did not account for newly realized potential development in the Mixed-Use growth Areas of Marple Township. Mixed-use development, which typically consists of residential uses in close proximity to employment centers, has the potential to relieve pressure on the transportation system, if alternative modes of transportation (discussed below) are available, safe, and convenient.

Support of regional initiatives such as improvements to Route 1 (State Road) will promote partnerships with neighboring communities as well as increase the continuity of safety and beautification of major arterials. Incorporation of landscaping upgrades along major roadways will brighten up the area and promote aesthetic improvements throughout the Township. The Circulation Element articulates strategies and policies designed to enhance use of the Township's mass transit bus lines to relieve some of the projected pressure on the transportation system.

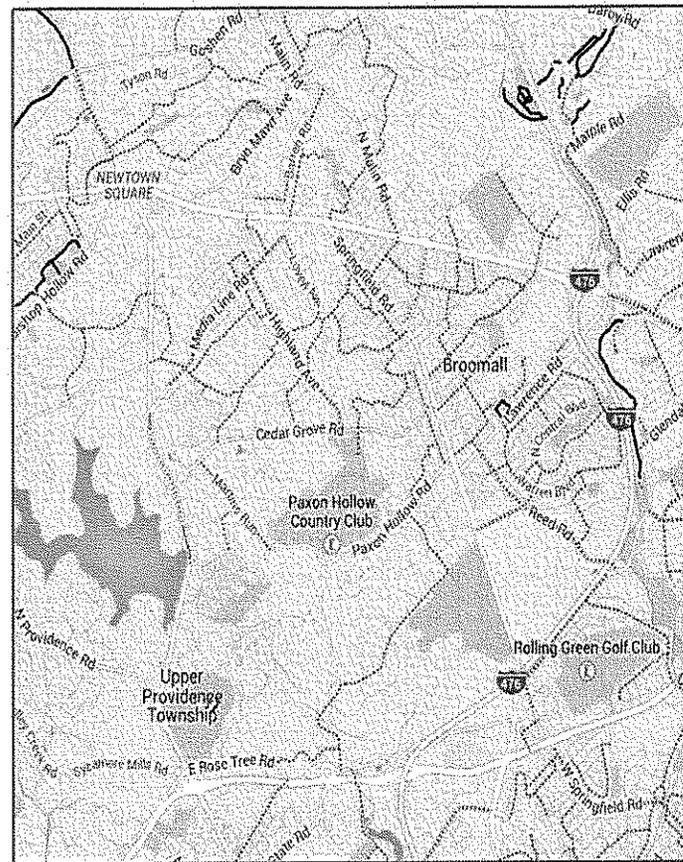
Description of Alternate Modes

Public transit options in Marple Township are limited to 5 bus routes operated by the Southeastern Pennsylvania Transportation Authority (SEPTA): Routes 104, 110, 112, 118 & 120. Two of these routes, 104 and 120, run along West Chester Pike. Route 104 offers service from West Chester to 69th Street Terminal which allows access to Center City via the Market-Frankfort Line. Route 120 is an express route between Cheyney University and the 69th Street Terminal with limited stops within Marple Township. The longest bus route in Marple, Route 112, serves Delaware County Community College, Lawrence Park Industrial Park, Lawrence Park Shopping Center and continues on to the 69th Street Terminal. Routes 110 and 118 only skirt the edges of the Township providing limited benefit for Marple residents. Route 110 serves Penn State University's Delaware County campus from the 69th Street Terminal, only entering Marple Township to serve the Marple-Springfield Shopping Center. Route 118 primarily serves as a link between Media and Newtown making a stop in the Township at Delaware County Community College.

Sidewalks are present throughout most of the older sections of Marple Township, yet due to the long distances separating structures and uses, their lack of buffers (shields for pedestrians from high-speed vehicular traffic on major thoroughfares) and a lack of substantial shade, Marple Township should pursue efforts to enhance the pedestrian experience. New development and redevelopment should also be required to connect to the existing sidewalk network.

Currently Marple Township does not have any proposed links to the Philadelphia Area Bike network, but does have the potential to tie into this network in the future (<http://connectthecircuit.org/>).

Figure 6-2. Marple Township Bicycle Friendly Roads (Courtesy of Google Earth Images)



Discussion of Objectives

OBJECTIVE: Increase the Efficiency and Safety of Major Corridors

Existing Conditions and Recommendations

The major corridors in Marple Township, such as West Chester Pike and Sproul Road, are lined by heavily concentrated commercial districts, with more such development under consideration. Parking is limited for many of these businesses and occasionally spaces are located directly in the right-of-way. One such location on West Chester Pike is located between Sproul Road and Church Lane and causes drivers to back up right onto the heavily traveled artery. As mentioned earlier, providing public parking in the rear of businesses frees up the flow of traffic on the arterials while eliminating the potential for serious accidents.

Like many similar communities, peak hour traffic congestion occurs on many of the Township's roadways and intersections. While there exists the ability to improve this condition in several areas, most of the intersections and roadways within the Township have limitations to potential capacity increases through conventional methods, such as widening and the addition of auxiliary lanes.

Implementation Strategies

In order to continue to provide a safe and efficient roadway network within the Township, a continuously updated Capital Improvement Plan (CIP) should be considered to identify areas in need of improvement, as well as recommendations regarding potential enhancement projects, including both conventional infrastructure projects and other potential operational improvements.

West Chester Pike and Sproul Road are candidate corridors for upgraded signal interconnection and coordination. Upgrading existing traffic signals would increase the effectiveness of green light time through the use of vehicle detection and coordination with consecutive signals along the corridor. Intelligent traffic corridors promote an increased flow of traffic even when existing conditions limit the ability to add lanes and increase capacity.

Other types of roadway network improvements that could be considered include:

- Supplemental interchanges and ramp facilities to the area's Interstate Highway System;
- The construction and/or upgrade of left-turn lanes on several sections of major corridors, including Route 320;
- The implementation of upgraded interconnection and coordination of signal systems within the Township;
- The consideration of adaptive traffic signal control at intersections where determined to be beneficial;
- The consideration of modern roundabouts in place of traffic signals at appropriate intersections;

In addition, safe and efficient arterials can be maintained by implementing any or all of the following zoning techniques:

- Regulate driveway spacing and curb cuts;
- Encourage joint access and rear lot public parking;
- Minimize commercial strip zoning and promote mixed use and flexible zoning; and
- Develop a unified circulation and parking plan for major arterials like West Chester Pike and Sproul Road.

OBJECTIVE: Encourage Pedestrian Access

Existing Conditions and Recommendations

The pedestrian experience in Marple Township is marked by a lack of buffers, an absence of shade and empty expanses along sidewalks. Under the Pennsylvania Vehicle Code (Title 75, Chapter 35, Section 3542[a]), vehicles are required to yield to pedestrians in crosswalks where no signalization is present. Accordingly, as part of a recommended program of crosswalk improvements, this plan encourages the installation of new signage within the cartway where crosswalks are to be provided mid-block – where pedestrian walkways meet the street – instructing traffic to yield to pedestrians. This type of signage may also be installed at signalized intersections where high levels of pedestrian traffic occur, and the potential for vehicle/pedestrian conflicts is greatest. If the funds exist, consider utilizing decorative pavers or other materials such as slate to better integrate these two modes as well as enhance the aesthetic nature of the crosswalks. To further enhance walkability throughout the Township, and particularly where residential areas are close to commercial, recreational and community uses, this plan recommends the provision of sidewalks along all right-of-ways. The vicinity of Marple-Springfield Shopping Center is one area in particular that would benefit from pedestrian-

friendly improvements. The Center is located directly across Route 1, a heavily traveled arterial, from a residential area. This plan recommends consideration of a pedestrian signal and/or a cross-walk to aid pedestrians seeking to cross Route 1 to the entrance of the shopping center. Additionally, the shopping center parking lot is unfriendly to walkers. Sidewalks within the parking lot would provide a pedestrian connection between the complex entrance and the stores of the shopping center.

Implementation Strategies

The Township should pursue multimodal grants such as those offered by the DCED like the Greenways, Trails and Recreation Program as may be available for the provision of crosswalks as many intersections as possible, with special emphasis on crossings where pedestrian traffic is already encouraged by streetscape improvements. These funding sources may also be used to help service the need for safe bike lanes and trails throughout the Township.

The installation of sidewalks along right-of-ways can be encouraged through the development review process, during which the Planning Board could require such improvements as a condition of approval. The township

should also consider amending its land development ordinance to require the provision of sidewalks or the repair of existing sidewalks.

Enforcement of posted speed limits and other traffic regulations along West Chester Pike and Sproul Road should be made a top priority as well as enhancing the pedestrian experience along these corridors through streetscape improvements. Traffic calming techniques should be implemented along collector streets throughout the Township, specifically Parkway South, Media Line Road and New Ardmore Avenue, making this class of streets safer for both pedestrians and cyclists. These techniques, including speed humps and bump outs, also ensure that the majority of through traffic remains on the arterial streets, preserving collectors for local traffic only.

Traffic calming principles can be implemented in areas experiencing problems with speeding or high cut-through traffic. The Pennsylvania Department of Transportation's Center for Program Development developed a Traffic Calming Handbook (PennDOT Publication 383) that contains information on various traffic calming issues. The Traffic Calming Handbook provides a comprehensive description of traffic calming objectives.

Traffic calming measures are mainly used to address speeding and high cut-through traffic volumes on neighborhood streets. These issues can create an atmosphere in which non-motorists are intimidated, or even endangered, by motorized traffic. Additionally, high cut-through volumes become an increased concern when larger commercial vehicles are involved. Along with the additional amount of traffic generated within the neighborhood, cut-through motorists are often perceived as driving faster than local motorists. By addressing high speeds and cut-through volumes, traffic calming can increase both the real and perceived safety of residents, pedestrians and bicyclists, and improve/enhance the quality of life within the neighborhood.

The role of physical measures in traffic calming has been emphasized because they are “self-policing”. This means that traffic calming measures, such as speed humps and traffic circles, have the ability to slow motor vehicles in the absence of enforcement. On the other hand, traffic control devices, such as turn prohibition signs, weight limits, and one-way streets, depend upon the level of police enforcement and the willingness of motorists to comply with the posted restrictions to be effective. Therefore, the use of traffic calming measures can often lead to a more certain accomplishment of the neighborhood’s goals.

In order to initiate traffic calming projects, the Township should consider developing a traffic calming policy. The policy should include guidelines for implementing the “three E” stages of traffic calming: Education, Enforcement and Engineering. This policy can then be utilized if cut-through or speeding problems arise on one of the Township’s residential or local roadways.

OBJECTIVE: Promote SEPTA Bus Service

Existing Conditions and Recommendations

As noted previously, Marple Township is served by several Septa bus routes. The Delaware Valley Regional Planning Commission’s (DVRPC) West Chester Pike Land Use and Access Management Strategies Study found ridership on these routes to be relatively low; however there are still residents who rely solely on SEPTA for transportation to and from work. One recommendation to come out of the study suggested the acquisition of land near I-476 for use as a park and ride lot. This lot would help reduce traffic flow into the Township by offering commuters the option of transferring to SEPTA service rather than contributing to the congestion of local roadways. The recommendation becomes even more essential when considered in tandem with DVRPC’s projected 30% employment growth in Marple Township over the next two decades. It is projected that commuters will fill the majority of the new jobs, which will put an additional strain on the network and heavily increase congestion in the area. Promoting public transportation will take cars off the road and ease traffic

while transporting the same number of people efficiently throughout the Township.

Implementation Strategies

SEPTA ridership should be made more attractive and accessible to Marple residents. The Township should partner with the appropriate agencies and developers to add context sensitive, aesthetically pleasing bus shelters along major arterial such as West Chester Pike (Route 3) and Sproul Road to promote safety and comfort to transit riders.

The plan also reiterates its recommendation for implementing a fixed development/redevelopment fee that is based on construction or redevelopment costs or square footage. The funds produced could then be channeled towards the acquisition of transportation enhancements like park-n-ride facilities and updated bus stop shelters.

Coordination with SEPTA for the expansion and integration of services for development within the Mixed Use Growth Areas is recommended to provide adequate public transportation services and promote ridership.

In addition, as part of any traffic signal upgrade projects within the Township, low-priority Transit signal pre-emption could be considered. This practice has been recently supported by the Pennsylvania Department of Transportation, and is the subject of a Feasibility Study

conducted for West Chester Pike (Route 3) by the Delaware County Transportation Management Association (DCTMA) in 2011.

Appendix 1

COMPREHENSIVE PLAN ADDENDUM:
RECREATION PLAN – FACT SHEET
Marple Township, Delaware County, PA

1. Population: Current and proposed

	2010	2020 ¹	2030 ¹	2030 (Revised) ²
Population	23,428	23,382	23,221	24,034

2. Household Size
- a. 2010: 2.61
3. Proposed Dwelling Units/Pop Not accounted for in current forecast:
- a. 2015 Proposed dwelling units (conservative): 309
- b. Total estimated population in 2030: (309 * 2.61) = 24,034
4. Existing Park & Recreation Land:
- a. Public, protected, active: 174.16 ac, excluding Golf Course
- b. Other public recreation land: 149 acres for PHGC
5. Park & Recreation Area Needs:
- a. NPPA Standards
- i. Recommended: 10-12.5 acres of active recreation land/1,000 residents
- ii. 2010 recommendation: 234- 293 acres
- iii. 2030 recommendation: 240-300 acres
- iv. Several underserved areas are recognized
- b. Rehabilitation and renovation of Park and Recreation Facilities:\$70,000 per ac of active recreation; \$30,000 per ac of passive recreation
- c. Rehabilitation and renovation of Other Public Recreation at \$50,000 per ac
6. Total Cost for Recreation Area Needs:
- a. Acquisition and improvement of 10 ac of new parkland: 10 acres at \$170,000 per acre = \$1,700,000
- b. Rehabilitation and renovation (active): \$7,700,000
- c. Rehab and renovation (PHGC): \$7,450,000
- d. Rehab and Renovation (passive/natural): \$1,811,100
- e. Total: \$18,661,100
7. Total Cost per Unit for Cash Contribution in Lieu of Recreation Area:
- a. 90%/10% breakdown residential/nonresidential per Future Land Use
- b. Residential: (\$18,661,100 ÷ 9,267) * .90 = \$1,812/dwelling unit
- c. Nonresidential (10%): \$1,100.00 per 2,500 Square Feet Gross Floor Area

Notes:

1. Per U.S. Census Bureau and Delaware Valley Regional Planning Commission population forecasts
2. Revised to account for potential development, including the recent sale of the Archdiocese property.
3. The current recreation fee-in-lieu is set as \$1,500 per dwelling unit. There is currently no fee for nonresidential development.

Marple Township
Sexual Abuse Policy

The Township of Marple prohibits and does not tolerate sexual abuse in the workplace or in any organization related activity. The Township provides procedure for employees, volunteers, family members, victims of sexual abuse, or others to report sexual abuse and disciplinary penalties for those who commit such acts. No employee, volunteer, or third party, no matter his or her title or position has the authority to commit or allow sexual abuse.

The Township has a Zero-Tolerance policy for any sexual abuse committed by an employee, volunteer, or third party. Upon completion of the investigation, disciplinary action up to and including termination of employment and criminal prosecution may ensue.

Sexual abuse is inappropriate sexual contact of criminal nature or interaction for gratification of the adult who is a caregiver and responsible for the child's care. Sexual abuse includes sexual molestation, sexual assault, sexual exploitation or sexual injury. Any incidents of sexual abuse reasonably believed to have occurred will be reportable to appropriate law enforcement agencies and regulatory agencies.

Physical and behavioral evidence or signs that someone is being sexually abused are listed below.

Physical evidence of abuse:

- Difficulty in walking
- Torn, stained or bloody clothing /undergarments
- Pain or itching in genital area
- Bruises or bleeding of the external genitalia
- Sexually transmitted diseases
-

Behavioral signs of sexual abuse:

- Reluctance to be left alone with a particular person
- Wearing lots of clothing
- Fear of touch
- Nightmares or fear of night

Reporting Procedure:

If you are aware of or suspect sexual abuse taking place, you must immediately report it to Township Manager and the Marple Township Police Department. Appropriate family members will be notified of alleged instances of sexual abuse.

Anti-retaliation:

The Township prohibits retaliation made against any employee or volunteer who reports a good faith complaint of sexual abuse or who participates in any related investigation. Making false accusations of sexual abuse in bad faith can have serious consequences for those who are wrongly accused. The Township prohibits making false and/or malicious sexual abuse allegations, as well as

deliberately providing false information during an investigation. Anyone who violates this rule is subject to disciplinary action, up to and including termination.

Investigation and Follow-up:

The Township will take all allegations of sexual abuse seriously and will promptly and thoroughly investigate whether sexual abuse has taken place. The Township will cooperate fully with any investigation conducted by law enforcement or other regulatory agencies. It is the Township's objective to conduct a fair and impartial investigation. The Township will have the option of placing the accused on a leave of absence or on a reassignment to non-child contact.

The Township will make every reasonable effort to keep the matters involved in the allegation as confidential as possible while still allowing for a prompt and thorough investigation.

Acknowledging Receipt and Understanding of Sexual Abuse Policy:

I acknowledge that I have received and read the sexual abuse policy and/or have had it explained to me. I understand that the Township will not tolerate any employee, volunteer, or third party who commits sexual abuse. Disciplinary actions will be taken against those who are found to have committed sexual abuse.

I understand that it is my responsibility to abide by all rules contained in the policy. I also understand how to report incidents of sexual abuse as set forth in the abuse policy, including retaliating against any employee/volunteer exercising his or her rights under the policy.

Employee/ Volunteer

Printed Name: _____

Signature: _____

Date: _____

Definitions of Child Abuse:

Pennsylvania state statutes describe physical and sexual abuse, neglect and endangerment. In general, they can be described this way:

Physical abuse is any act(s) which results in non-accidental injuries to a child including patterns of unexplained injuries and injuries that appear to have been caused in a manner inconsistent with the explanation. Physical abuse includes unreasonably restraining a child with tying, caging or chaining and excessive or unreasonably forceful discipline that leave injuries or marks on a child. Physical abuse is also defined as assaultive behavior not usually associated with discipline such as shaking, kicking, cutting and burning.

Sexual abuse is any act(s) of sexual assault or sexual exploitation of a child including intentional touching of the child's intimate parts; causing the child to touch the abuser's intimate parts; sexual intercourse, anal intercourse, fellatio and cunnilingus; any intrusion into the genital or anal opening of the child; or causing any intrusion into the genital or anal opening of the abuser by the child.

Neglect is the failure of a parent to provide for the child's physical, emotional, medical and educational well being. Pennsylvania law states that a parent or caretaker who willfully deprives a child of necessary food, clothing, shelter, health care, or supervision appropriate to the child's age, when the parent is reasonably able to make the necessary provisions and the deprivation harms or is likely to substantially harm the child's physical, mental, or emotional health is guilty of neglect of a child. A parent who knowingly fails to protect a child from continuing physical or sexual abuse is also guilty of neglect.

Endangerment is when a parent or caretaker intentionally or recklessly causes or permits a child to be placed in a situation likely to substantially harm the child's physical, mental, or emotional health or cause the child's death including allowing a child to be present where illegal drugs are being made, kept, sold or used and recklessly allowing a child under 14 years of age access to a loaded firearm.

How do I recognize child abuse:

Signs of physical abuse include unexplained or unreasonable bruises, burns, cuts, abrasions and broken bones. Patterned marks made by objects like belts, cords, teeth, handprints, and clothes or curling irons can be strongly indicative of physical abuse especially when combined with a child's description of how the injury was inflicted. Another strong indicator of child abuse is an explanation for injuries that would be unusual in a given age group. For example, a broken arm or leg in a four-month old child is blamed on a fall down the stairs.

The best indicator of sexual abuse is a disclosure by the child regarding the sexual activity. Other indicators may be a detailed, age-inappropriate knowledge of sexual acts, changes in established behaviors like sleeping, eating and toileting, complaints of genital pain or irritation, and infection with a sexually transmitted disease.

Neglect can be indicated by a child who is chronically dirty or dressed inappropriately for the weather, a child who is frequently hungry or sleepy and reports being unable to eat or sleep regularly at home, a child who does not attend school regularly or one who has not been enrolled in school, a child who remains untreated or is treated inappropriately for a medical problem or a child who describes being left alone and unable to care for himself.

A good indicator of endangerment is a description by a child of events that may place him in danger such as being involved in a physical, domestic fight between adults in the home, seeing illegal drugs being used or sold or having access to loaded guns kept in the home.

Why should I report child abuse?

The most important reason to report child abuse is to protect the child from further abuse. Children have few resources for changing the circumstances of their lives and children who are being hurt by their caretakers rely on the intervention of others to protect them. Reporting abuse is also a way to ensure that parents who need help but are not able to ask for it are offered parenting resources.

I'm not sure if the situation is serious enough to report.

Describe the situation to child protection or the police. Remember that often the most serious abuse occurs in private and away from anyone but the children involved. What you have seen or heard may be only the tip of the iceberg.

How do I report suspected child abuse?

The Marple Township Police Department and Delaware County Children and Youth Services are the two agencies charged with receiving reports of child abuse occurring in the Township. These agencies are also responsible for the joint investigation of child abuse allegations. You may report suspicions of child abuse to the Township Police Department 24 hours a day by calling 911. The operator will ask you to describe the circumstances and then dispatch a squad to take a report.

You may also call the Child Line & Abuse Registry at 800-932-0313.

When reporting suspicions of child abuse, be prepared to provide information as much information as you have including the names and addresses of the child and parents and specific data about what happened, who was involved, and when and where the events took place. Other helpful information is what school the child attends, who else might have information about the

child's situation, where the child is now and the names of siblings or other members of the household.

Any report made to the Township Police Department will automatically be reported to the Delaware County Children & Youth Services. This is included in the Pennsylvania State Statutes outlining requirements for child abuse investigations. However, there are often times when it is most appropriate to call the police to make the initial report.

If you believe a child is in imminent danger of injury, death or sexual abuse, call 911 and describe the situation to the operator with as much detail as you can. The police have the ability to remove a child from a dangerous situation while a child protection investigation is completed.

If you believe that a child has injuries that need medical attention, call 911 and provide as much information as possible. The operator may dispatch paramedics and the police to insure that the child receives needed medical care.

If you believe that the child would not be safe returning or remaining at home, call 911. The police can make arrangements for the temporary care of a child when his home is unsafe.

If a child has disclosed a sexual assault incident that occurred within the last 72 hours, call 911 for the police to respond. The officers will make a report and arrange for a medical exam to collect any physical evidence of the assault. It is very important to alert the police promptly because as time passes, the chance of obtaining physical evidence diminishes.

In the case of a sexual assault that occurred outside of the 72-hour window, calling 911 for a police response is still appropriate as the officers will take the report to begin an investigation.

Who must report child abuse?

Pennsylvania law requires that any person whose job involves working professionally with children and who knows or has reason to believe that a child is being neglected or physically or sexually abused shall immediately report the suspected incident to the local police and/or child protection. The duty to report extends to childcare workers, school personnel, physical and mental health care providers, and law enforcement officers, among others. The report must be made within 24 hours.

If the allegation of child abuse cannot be proven, will I get into trouble for making the report?

No, you will not. Anyone reporting in good faith (with a reasonable belief) may not be criminally prosecuted or sued in civil court for libel, slander, defamation, invasion of privacy, or breach of confidentiality. A person who knowingly or recklessly makes a false report is not protected from prosecution or civil suit.

What should I do if a child tells me about abuse?

Be calm. If you appear to be angry, upset or very emotional, the child will be frightened. Let the child tell you about that happened in his own words and then reassure him that you believe him. Tell the child that he is not in trouble and that he did the right thing to tell you about what happened. Tell the child that you want to make sure that he will be safe, Let him know that you are going to get help so that this doesn't happen again. Report what the child told you to the police or child protection agency.

Marple Township Harassment Policy

Purpose

It is Marple Township's policy to provide a workplace that is safe, comfortable, and free of harassment. It is our policy to prohibit harassment or discrimination based on age, race or ethnicity, religion, gender, sexual orientation, national origin, disability, veteran status, or any other "protected class" as defined by the Commonwealth of Pennsylvania and/or Federal law.

The Township's harassment policy extends to employees, elected officials, vendors, volunteers, and members of the public (when interacting with Township employees or officials).

The Township recognizes that many employees have long term working relationships with each other and a level of familiarity is to be expected, however, employees, elected officials, and volunteers must be mindful and respectful of each other and an increasingly diverse workforce. It is also expected that the same or greater level of courtesy is extended to volunteers, vendors, contractors, and members of the public.

What Is Harassment?

Sexual Harassment is defined by the PA Human Relations Commission as: "unwelcome sexual advances, request for sexual favors and other verbal or physical conduct of a sexual nature, when":

1. submission to such conduct is made either explicitly or implicitly a term or condition of employment; or
2. submission to or rejection of such conduct by an individual is used as the basis for employment decisions affecting such individual; or
3. such conduct has the purpose or effect of unreasonably interfering with an individual's work performance or creating an intimidating, hostile, or offensive working environment.

Harassment may not necessarily be sexual in nature. It may include, but is not limited to: speech, gestures, jokes, "catcalls", pranks, intimidation, physical contact, or violence.

Some examples of harassment are:

- obscene or suggestive comments about a person's appearance or body;
- jokes, slurs, threats, or other offensive verbal or physical contact relating to an individual's gender, sexual orientation (or perceived orientation), disability, ethnicity, religion, etc.
- displays of explicit or offensive photographs, cartoons, greeting cards, magazines, or other printed materials;
- repeated, unwelcome communication and/or physical contact;
- dissemination of electronic communications (email, website links, text messages) that are of an offensive nature.

The most critical aspect of harassment is that it is “unwelcome.” If an individual does not verbalize their objection to a behavior, this does not mean they are accepting of it.

Policy

1. Physical, sexual, and other forms of harassment at work or at Township sponsored events are strictly prohibited, whether committed by employees (supervisors or non-supervisors), elected officials, vendors, citizens, or volunteers. Under this policy, department heads, supervisors, and elected officials cannot threaten or imply that giving into or rejecting sexual advances will influence any decision regarding employment, awarding of contracts, volunteering, etc.
2. Sexual and other forms of harassment by an employee will result in disciplinary action up to and including dismissal, and may lead to personal legal and financial liability for that employee.
3. Employees are encouraged to report any incidents in which they have been subjected to any form of harassment at work, or during a work related activity.
4. Complaints of sexual and other forms of harassment will be promptly, carefully, and confidentially investigated. Under this policy, a supervisor or elected official cannot retaliate or try to cause harm to any employee, vendor, or volunteer filing a harassment complaint.
5. If any employee, elected official, or volunteer has concerns about harassment at work by anyone, including supervisors, co-employees, elected officials, citizens, volunteers, or visitors, they should immediately bring those concerns to their supervisor's attention. An employee may contact ANY supervisor or elected official with whom they feel comfortable discussing the situation.
6. Investigations may include interviews with all persons having direct knowledge of the unwelcome behavior, including the person who made the complaint, the person accused of sexual or other harassment, and other potential witnesses.
7. The complainant's privacy and the privacy of the person accused of harassment will, to the extent possible, be kept strictly confidential.
8. At the conclusion of the investigation, the investigator will review the findings with the person(s) who made the complaint. If the investigation reveals that the complaint is factual, appropriate corrective action will be taken to prevent the harassment from occurring again, up to and including discharge of the employee. In the case of a vendor committing harassment, their contract with the Township may be terminated. Prior to any disciplinary action, the Township Manager and any other parties investigating the harassment claim will review the case with the Township Solicitor.
9. No adverse actions will be taken against any party making a “good faith” report of harassment, even if the allegations prove to be untrue or the investigation inconclusive. False, malicious, or deliberately misleading reports of harassment will be subject to immediate disciplinary action.

10. Marple Township accepts no liability for harassment of one employee by another employee, nor a supervisor or elected official harassing another, or a subordinate. Any individual who makes unwelcome advances, threatens, in any way harasses another employee, or creates a hostile work environment is personally liable for such actions and their consequences. The Township will not provide legal, financial, or any other assistance to an individual accused of harassment if a legal complaint is filed.

Training

All current employees and new hires will be required to read and acknowledge they understand the Township's harassment policy. The Township will provide training on an annual basis on workplace harassment, the Township's policies on harassment, and resources for employees.

Acknowledging Receipt and Understanding of Sexual Abuse Policy

I acknowledge that I have received and read the sexual abuse policy and/or have had it explained to me. I understand that the Township will not tolerate any employee, volunteer, or third party who commits sexual abuse. Disciplinary actions will be taken against those who are found to have committed sexual abuse.

I understand that it is my responsibility to abide by all rules contained in the policy. I also understand how to report incidents of sexual abuse as set forth in the abuse policy, including retaliating against any employee/volunteer exercising his or her rights under the policy.

Employee/ Volunteer

Printed Name: _____

Signature: _____

Date: _____