DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, PHILADELPHIA DISTRICT
1650 ARCH STREET
PHILADELPHIA, PENNSYLVANIA 19103-2004

OPR February 24, 2025

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Approved Jurisdictional Determination in accordance with the "Revised Definition of 'Waters of the United States'"; (88 FR 3004 (January 18, 2023) as amended by the "Revised Definition of 'Waters of the United States'; Conforming" (8 September 2023) ,[1] NAP-2024-00580-103

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.[2] AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.[3]

On January 18, 2023, the Environmental Protection Agency (EPA) and the Department of the Army ("the agencies") published the "Revised Definition of 'Waters of the United States,'" 88 FR 3004 (January 18, 2023) ("2023 Rule"). On September 8, 2023, the agencies published the "Revised Definition of 'Waters of the United States'; Conforming", which amended the 2023 Rule to conform to the 2023 Supreme Court decision in *Sackett v. EPA*, 598 U.S., 143 S. Ct. 1322 (2023) ("*Sackett*").

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. For the purposes of this AJD, we have relied on Section 10 of the Rivers and Harbors Act of 1899 (RHA),[4] the 2023 Rule as amended, as well as other applicable guidance, relevant case law, and longstanding practice in evaluating jurisdiction.

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[1] While the Revised Definition of "Waters of the United States"; Conforming had no effect on some categories of waters covered under the CWA, and no effect on any waters covered under RHA, all categories are included in this Memorandum for Record for efficiency.
[2] 33 CFR 331.2.
[3] Regulatory Guidance Letter 05-02.
[4] USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.

1. SUMMARY OF CONCLUSIONS.

   a. Provide a list of each individual feature within the review area and the jurisdictional status of each one (i.e., identify whether each feature is/is not a water of the United States and/or a navigable water of the United States).

      i. Wetland A, non-jurisdictional

      ii. Wetland B, non-jurisdictional

      iii. Wetland C, non-jurisdictional

      iv. Pond A, non-jurisdictional

      v. Pond B, non-jurisdictional

      vi. Pond C, non-jurisdictional

      vii. Pond D, non-jurisdictional

2. REFERENCES.

   a. "Revised Definition of 'Waters of the United States,'" 88 FR 3004 (January 18, 2023) ("2023 Rule")

   b. "Revised Definition of 'Waters of the United States'; Conforming" 88 FR 61964 (September 8, 2023))

   c. *Sackett v. EPA*, 598 U.S., 143 S. Ct. 1322 (2023)

3. REVIEW AREA. The project review area includes a 103 acre site located at approximately 1309 Calcon Hook Rd, Sharon Hill, PA 19079 (39.89557, -75.261294) including Tax Parcels 15000205100 and 15000205200. A site visit was conducted on December 12, 2024. The goal of the site visit was to assess the ponds on site, and if there are any continuous surface connections from the waters/wetlands to an (a)(1) through (a)(3) water. Specifically, Pond A through D required field assessment.

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), THE TERRITORIAL SEAS, OR INTERSTATE WATER TO WHICH THE AQUATIC RESOURCE IS

CONNECTED. Darby Creek. Darby Creek is influenced by the ebb and flow of the tide.

5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, THE TERRITORIAL SEAS, OR INTERSTATE WATER. N/A, the subject aquatic resources do not flow to a TNW.

6. SECTION 10 JURISDICTIONAL WATERS[5]: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10.[6] N/A

7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the 2023 Rule as amended, consistent with the Supreme Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the 2023 Rule as amended. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.

    a. Traditional Navigable Waters (TNWs) (a)(1)(i): N/A

    b. The Territorial Seas (a)(1)(ii): N/A

    c. Interstate Waters (a)(1)(iii): N/A

    d. Impoundments (a)(2): N/A

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[5] 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.
[6] This MFR is not to be used to make a report of findings to support a determination that the water is a navigable water of the United States. The district must follow the procedures outlined in 33 CFR part 329.14 to make a determination that water is a navigable water of the United States subject to Section 10 of the RHA.

e. Tributaries (a)(3): N/A

f. Adjacent Wetlands (a)(4): N/A

g. Additional Waters (a)(5): N/A

8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

a. Describe aquatic resources and other features within the review area identified in the 2023 Rule as amended as not "waters of the United States" even where they otherwise meet the terms of paragraphs (a)(2) through (5). Include the type of excluded aquatic resource or feature, the size of the aquatic resource or feature within the review area and describe how it was determined to meet one of the exclusions listed in 33 CFR 328.3(b).[7]

   N/A

b. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the 2023 Rule as amended (e.g., tributaries that are non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).

   1. Wetland A is a 0.28 acre non-tidal wetland located entirely within the site. This wetland lacks a continuous surface connection to any other aquatic resources, leaving it geographically separated. Because Wetland A does not have a continuous surface connection to an (a)(1) through (a)(3) waters it does not meet the definition of an (a)(4) adjacent wetland.

   2. Wetland B is a 0.59 acre non-tidal wetland located entirely within the site. Wetland B formed within Pond D due to sediment buildup and continuous inundation. This wetland lacks a continuous surface connection to an (a)(1) through (a)(3) water, leaving it geographically separated. Because Wetland B does not have a continuous surface connection to an (a)(1) through (a)(3) waters it does not meet the definition of an (a)(4) adjacent wetland.

   3. Wetland C is a 0.19 acre non-tidal wetland located entirely within the site. Wetland C formed within Pond A due to sediment buildup and continuous inundation. This wetland lacks a continuous surface connection to an

[7] 88 FR 3004 (January 18, 2023)

(a)(1) through (a)(3) water, leaving it geographically separated. Because Wetland C does not have a continuous surface connection to an (a)(1) through (a)(3) waters it does not meet the definition of an (a)(4) adjacent wetland.

4. Pond A is a 4.86 acre stormwater/fire management pond. Pond A is entirely within the review area. During the USACE site visit, no evidence of the pond connecting to Darby Creek was observed. Wetland C formed in the southern portion of Pond A. The pond was primarily used to collect stormwater from the entire site. Additionally, this pond has been utilized by local fire companies as a stock watering fire storage pond. The pond was created from excavation and man-made gravel berms. The berm is approximately 1-2 ft higher in elevation than the area to the east of Pond A. This was measured using USACE National Regulatory Viewer. Because Pond A does not have a continuous surface connection to a (a)(1) through (a)(3) water it does not meet the definition of an (a)(5) water.

5. Pond B is a 1.88 acre stormwater/fire management pond. Pond B is entirely within the review area. During the USACE site visit, no evidence of the pond connecting to Darby Creek was observed. The pond was primarily used to collect stormwater from the entire site. Additionally, this pond has been utilized by local fire companies as a stock watering fire storage pond. The pond was created from excavation and man-made gravel berms. The berm is approximately 1-2 ft higher in elevation than the area to the east of Pond B. This was measured using USACE National Regulatory Viewer. Because Pond B does not have a continuous surface connection to a (a)(1) through (a)(3) water it does not meet the definition of an (a)(5) water.

6. Pond C is a 0.42 acre stormwater/fire management pond. Pond C is entirely within the review area. During the USACE site visit, no evidence of the pond connecting to Darby Creek was observed. The pond was primarily used to collect stormwater from the entire site. Additionally, this pond has been utilized by local fire companies as a stock watering fire storage pond. The pond was created from excavation and man-made gravel berms. The berm is approximately 4-5 ft higher in elevation than the area to the east of Pond C. This was measured using USACE National Regulatory Viewer. Because Pond C does not have a continuous surface connection to a (a)(1) through (a)(3) water it does not meet the definition of an (a)(5) water.

7. Pond D is a 3.17 acre stormwater/fire management pond. Pond D is entirely within the review area. During the USACE site visit, no evidence of the pond connecting to Darby Creek was observed. Wetland B formed in the southern portion of Pond D. The pond was primarily used to collect stormwater from the entire site. Additionally, this pond has been utilized by local fire companies as a stock watering fire storage pond. The pond was created from excavation and man-made gravel berms. The berm is approximately 4-5 ft higher in elevation than the area to the east of Pond D. This was measured using USACE National Regulatory Viewer. Because Pond D does not have a continuous surface connection to a (a)(1) through (a)(3) water it does not meet the definition of an (a)(5) water.

9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.

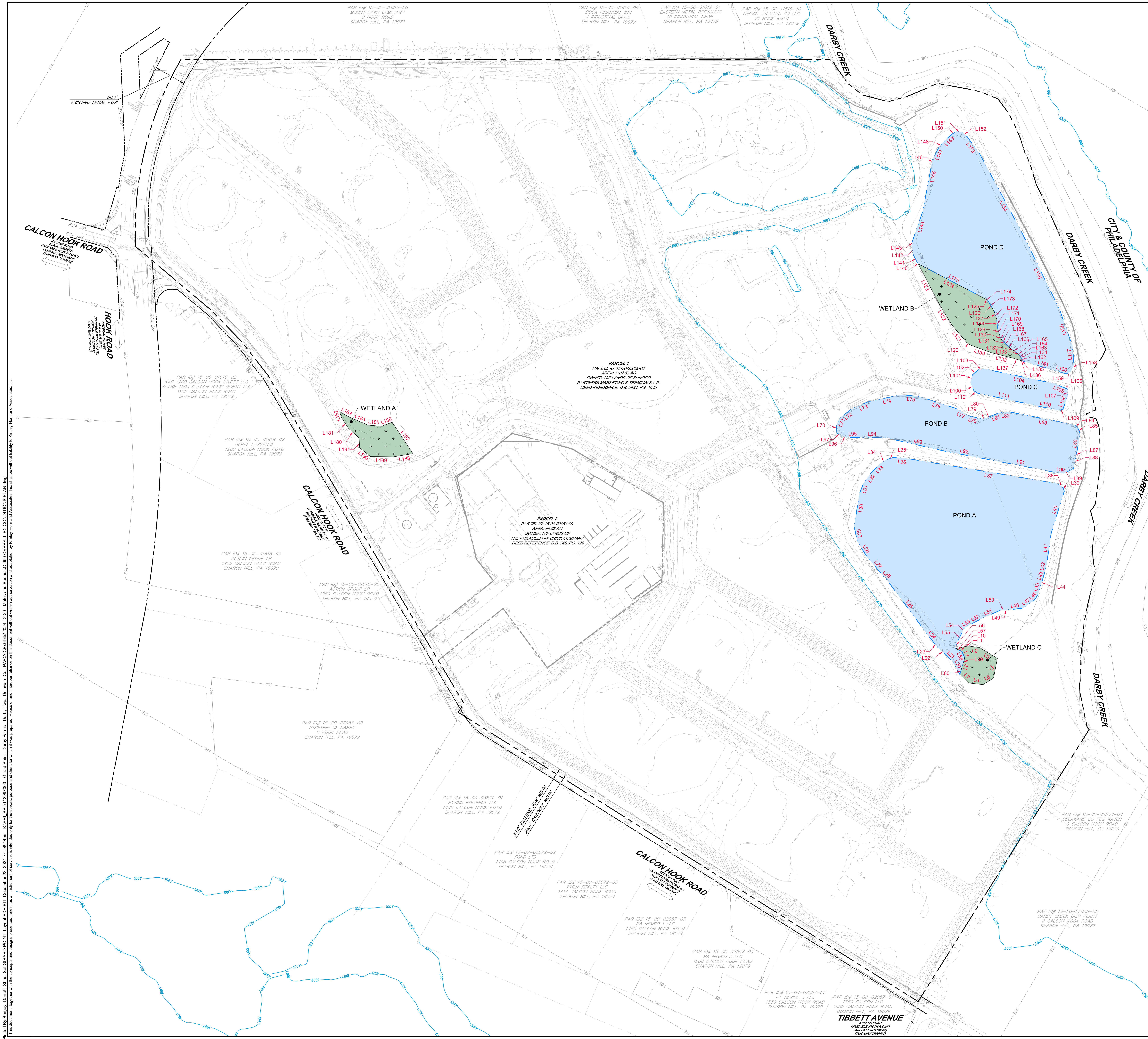
   a. USACE Site Visit on December 12, 2024.

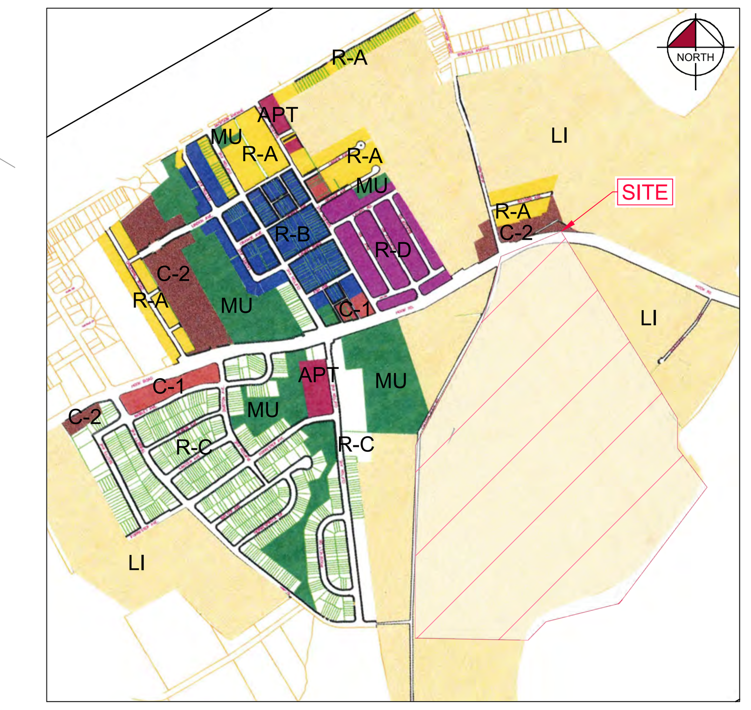
   b. Wetland Delineation Plan titled “Metes and Bounds Plan”; prepared by Kimley Horn Associates, Incorporated; dated December 20, 2024; unrevised; 2 sheets.

   c. Wetland Delineation Report titled “Girard Point- Darby Farms, Aquatic Resource Delineation Report”; prepared by Kimley Horn Associates, Incorporated; dated October 30, 2024; revised January 2, 2025; 72 sheets.

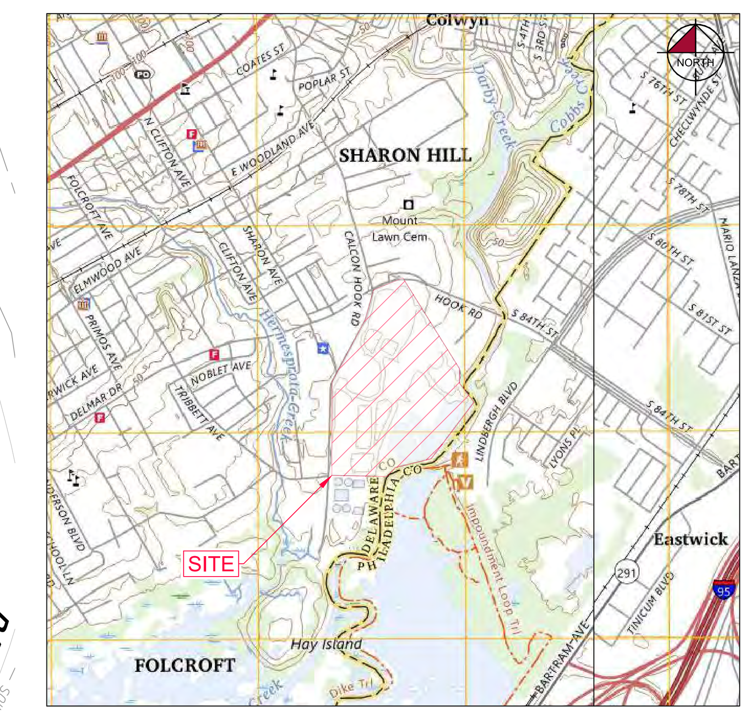
10. OTHER SUPPORTING INFORMATION. N/A

11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR’s structure and format may be subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.





ZONING MAP OF TOWNSHIP OF DARBY
(DELAWARE COUNTY,PENNSYLVANIA)
SCALE: 1" = 1000'



USGS MAP
(LANSDOWNE & PHILADELPHIA QUADRANGLE)
SCALE: 1" = 2,000'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING LEGAL RIGHT-OF-WAY
- EXISTING MAJOR CONTOUR – 10'
- EXISTING MINOR CONTOUR – 2'
- EXISTING BUILDING
- EXISTING CURB
- EXISTING SOIL LIMITS AND SOIL TYPE
- EXISTING EDGE OF ASPHALT
- EXISTING OVERHEAD ELECTRIC LINE (WITH UTILITY POLE)
- EXISTING NATURAL GAS SERVICE PIPE
- EXISTING STORM SEWER PIPING
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPING
- EXISTING FENCELINE
- EXISTING TREELINE
- EXISTING 100-YR FEMA FLOODPLAIN
- EXISTING CALCULATED DARBY CREEK FLOODWAY
- EXISTING WETLANDS FIELD DELINEATED
- EXISTING WATERCOURSE FIELD DELINEATED

EXISTING CONDITIONS NOTES

1. THIS PLAN SET REPRESENTS AN ALTA/NSPS LAND TITLE SURVEY BY CONTROL POINT ASSOCIATES, INC. PERFORMED ON JUNE 19, 2024, LAST REVISED JUNE 19, 2024.

   - THE HORIZONTAL DATUM IS PER NAD83, PA STATE PLANE COORDINATE SYSTEM.
   - THE VERTICAL DATUM IS PER NAVD88
   - BENCHMARK #1 TBM-A: MAG NAIL SET IN ASPHALT PAVEMENT AT ELEVATION 34.49'
   - BENCHMARK #2 TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT AT ELEVATION 19.65'

2. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
3. PARCEL SHOWN HERON IS LOCATED IN FLOOD ZONE AE, PER FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 0119G, MAP NUMBER 42045C0119G, MAP EFFECTIVE DATE SEPTEMBER 2, 2015.
4. ON SEPTEMBER 5, 2024, KIMLEY-HORN WETLAND SCIENTISTS PERFORMED AN AQUATIC RESOURCE DELINEATION ON THE STUDY AREA. THE DELINEATION WAS DONE IN ACCORDANCE WITH THE ROUTINE ONSITE METHOD DETAILED IN THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE) WETLAND DELINEATION MANUAL (1987), AS WELL AS THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAIN REGION VERSION 2.0 (NOVEMBER 2010). THE RESULTS OF THE FIELD INVESTIGATION ARE SHOWN ON THIS PLAN, PER THE OCTOBER 20, 2024 AQUATIC RESOURCE DELINEATION REPORT.
5. ALL STEEP SLOPES AND VERY STEEP SLOPES ON THIS SITE WERE MAN MADE STRUCTURES AS A RESULT OF PRIOR LAND USE AND THEREFORE DO NOT QUALIFY AS STEEP SLOPES UNDER SECTION 816.A.9 OF THE DELAWARE COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, DATED AUGUST 13, 2016.

GRAPHIC SCALE IN FEET
0 50 100 200
1 INCH = 100 FEET

CALL BEFORE YOU DIG!
PA 1

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

PRELIMINARY

KHA PROJECT 112997000
DATE 12/20/2024
SCALE: AS SHOWN
DESIGNED BY: MMS
DRAWN BY: MMS
CHECKED BY: AAC

METES AND BOUNDS PLAN

GIRARD POINT LOGISTICS CENTER

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
SITUATED IN
TOWNSHIP OF DARBY
DELAWARE COUNTY, PENNSYLVANIA

SHEET NUMBER
EXHIBIT

GIRARD POINT LOGISTICS CENTER

METES AND BOUNDS PLAN

WETLAND C		
Line #	Length	Direction
L1	37.167	N43° 56' 21.03"W
L2	32.189	N23° 35' 42.49"W
L3	57.565	N00° 48' 16.18"W
L4	55.948	N68° 57' 04.80"E
L5	34.733	S63° 57' 12.07"E
L6	40.207	S25° 12' 48.19"E
L7	34.368	S12° 00' 13.55"W
L8	47.944	S74° 33' 22.76"W
L9	19.960	S34° 04' 49.71"W
L10	19.682	S10° 11' 06.99"E

POND A		
Line #	Length	Direction
L20	44.792	S27° 54' 23.93"W
L21	25.827	S11° 06' 43.28"W
L22	30.993	S11° 06' 43.27"W
L23	20.605	S19° 21' 57.75"W
L24	15.973	S19° 22' 03.10"W
L25	202.326	S21° 20' 35.37"W
L26	5.630	S05° 38' 58.48"W
L27	72.187	S17° 24' 45.42"W
L28	51.312	S25° 56' 13.65"W
L29	42.167	S45° 55' 07.06"W
L30	92.025	S66° 58' 21.87"W
L31	32.141	S79° 17' 45.46"W
L32	38.589	N86° 12' 26.61"W
L33	36.166	N75° 49' 33.48"W
L34	16.359	N65° 09' 38.65"W
L35	23.376	N49° 22' 34.16"W
L36	43.145	N26° 22' 40.90"W
L37	418.859	N22° 38' 16.98"W
L38	19.021	N04° 33' 28.18"E
L39	10.455	N39° 38' 43.17"E

POND A		
Line #	Length	Direction
L40	121.759	N75° 12' 59.94"E
L41	87.865	N66° 22' 46.78"E
L42	17.153	N69° 23' 14.00"E
L43	32.561	N74° 47' 43.73"E
L44	7.264	N74° 47' 53.39"E
L45	33.220	N74° 47' 47.44"E
L46	18.558	S86° 19' 58.86"E
L47	38.119	S66° 16' 42.90"E
L48	46.016	S38° 25' 37.10"E
L49	2.067	S25° 07' 11.89"E
L50	16.782	S37° 51' 36.99"E
L51	59.382	S56° 24' 25.67"E
L52	34.150	S60° 08' 46.20"E
L53	15.270	S61° 08' 05.95"E
L54	17.660	N85° 00' 16.50"E
L55	29.945	N85° 00' 19.55"E
L56	16.264	N71° 42' 29.83"E
L57	19.682	N10° 11' 06.99"W
L58	19.960	N34° 04' 49.71"E
L59	23.869	N74° 33' 22.67"E

POND A		
Line #	Length	Direction
L60	24.076	N74° 33' 22.84"E

POND B		
Line #	Length	Direction
L70	21.568	S56° 21' 43.42"W
L71	20.773	S82° 33' 38.70"W
L72	41.860	N69° 43' 43.33"W
L73	52.599	N55° 48' 16.06"W
L74	94.357	N43° 36' 13.46"W
L75	51.272	N25° 31' 29.94"W
L76	102.241	N13° 59' 04.42"W
L77	46.568	N03° 46' 14.11"W
L78	33.771	N19° 22' 01.68"W
L79	10.694	N39° 00' 49.52"W
L80	17.593	N54° 05' 16.56"W
L81	25.389	N54° 05' 22.35"W
L82	27.251	N35° 47' 19.81"W
L83	184.278	N20° 47' 50.61"W
L84	13.644	N11° 42' 03.49"E
L85	16.867	N34° 26' 08.96"E
L86	57.671	N68° 51' 45.61"E
L87	3.788	N68° 51' 51.52"E
L88	36.795	N68° 51' 43.94"E
L89	29.720	S59° 51' 33.34"E

POND B		
Line #	Length	Direction
L90	18.312	S28° 11' 16.29"E
L91	223.653	S21° 05' 42.40"E
L92	91.033	S21° 26' 55.84"E
L93	172.943	S19° 18' 40.01"E
L94	82.541	S31° 08' 28.83"E
L95	28.221	S32° 16' 40.51"E
L96	14.890	S18° 52' 46.96"E
L97	15.960	S05° 17' 58.33"W

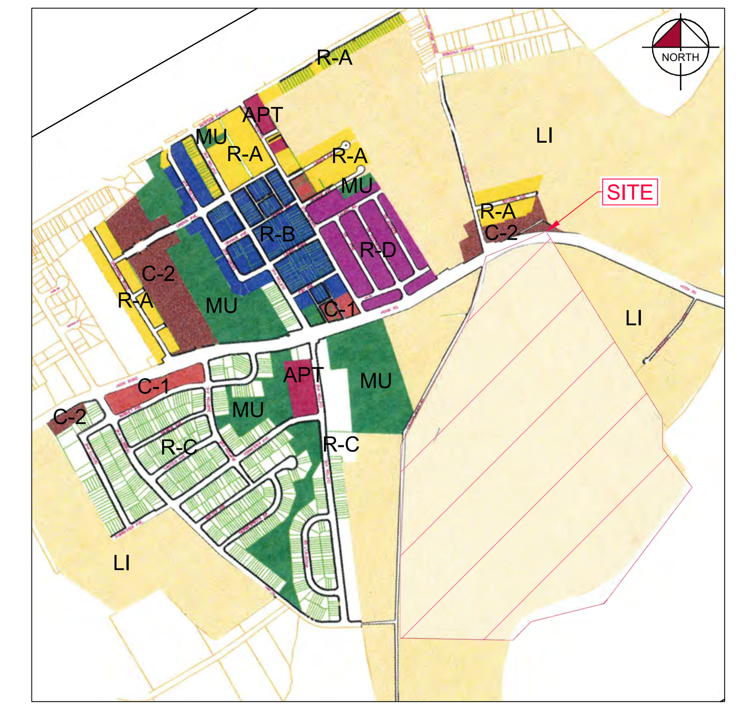
POND C		
Line #	Length	Direction
L100	25.031	S33° 45' 43.41"W
L101	21.750	S72° 43' 09.66"W
L102	21.071	N74° 34' 49.54"W
L103	17.962	N41° 20' 10.04"W
L104	200.953	N20° 14' 29.96"W
L105	35.946	N09° 02' 37.63"W
L106	3.923	N27° 09' 30.76"E
L107	15.193	N51° 49' 55.64"E
L108	41.068	N78° 05' 07.22"E
L109	10.657	S54° 18' 54.87"E
L110	83.976	S19° 49' 52.59"E
L111	148.952	S20° 09' 37.27"E
L112	12.185	S01° 44' 14.22"W

WETLAND B		
Line #	Length	Direction
L120	10.646	N03° 14' 25.48"E
L121	64.744	N17° 47' 23.94"E
L122	72.916	N26° 51' 36.52"E
L123	121.148	N30° 28' 05.77"E
L124	211.388	S04° 34' 46.26"E
L125	6.653	S03° 21' 23.77"E
L126	35.770	S27° 43' 24.73"W
L127	23.876	S39° 42' 26.64"W
L128	22.253	S54° 03' 03.90"W
L129	25.247	S41° 33' 45.85"W
L130	14.069	S31° 55' 26.06"W
L131	34.420	S11° 06' 42.85"W
L132	18.309	S00° 37' 29.03"W
L133	11.473	S11° 06' 42.86"W
L134	11.972	S27° 16' 26.69"W
L135	5.398	S44° 45' 15.11"W
L136	5.012	N15° 36' 44.62"W
L137	24.011	N15° 36' 39.94"W
L138	59.106	N18° 00' 10.63"W
L139	64.618	N12° 04' 25.10"W

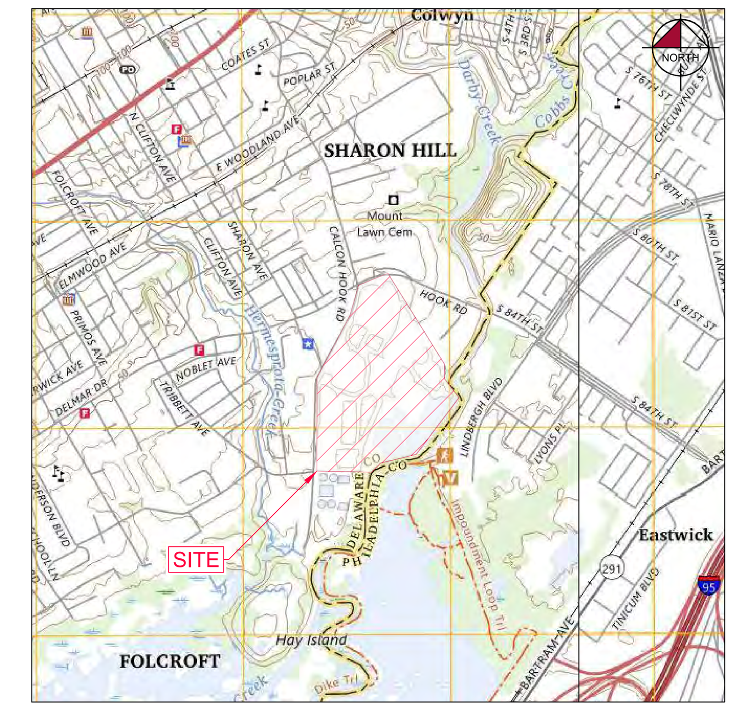
POND D		
Line #	Length	Direction
L140	2.513	S15° 45' 26.58"W
L141	26.571	S30° 35' 07.40"W
L142	24.579	S49° 06' 39.54"W
L143	17.014	S65° 54' 25.73"W
L144	84.730	S77° 03' 56.09"W
L145	128.675	S68° 37' 30.40"W
L146	17.331	S68° 37' 31.31"W
L147	37.877	S84° 30' 40.30"W
L148	16.605	N82° 50' 50.22"W
L149	32.877	N75° 34' 40.29"W
L150	17.995	N65° 29' 25.86"W
L151	15.545	N23° 09' 25.50"W
L152	19.601	N07° 52' 35.62"E
L153	60.552	N22° 03' 20.14"E
L154	248.885	N29° 41' 51.38"E
L155	239.288	N31° 52' 25.73"E
L156	106.649	N38° 37' 12.51"E
L157	51.328	N53° 12' 16.39"E
L158	20.772	N82° 33' 37.37"E
L159	13.785	S61° 08' 16.77"E

POND D		
Line #	Length	Direction
L160	32.981	S16° 27' 52.45"E
L161	95.727	S15° 36' 35.88"E
L162	5.398	S44° 45' 15.11"W
L163	11.972	S27° 16' 26.69"W
L164	11.473	S11° 06' 42.86"W
L165	18.309	S00° 37' 29.03"W
L166	14.752	S11° 06' 42.85"W
L167	11.473	S11° 06' 42.85"W
L168	8.195	S11° 06' 42.85"W
L169	14.069	S31° 55' 26.06"W
L170	25.247	S41° 33' 45.85"W
L171	22.253	S54° 03' 03.90"W
L172	23.876	S39° 42' 26.64"W
L173	35.770	S27° 43' 24.73"W
L174	3.753	S01° 29' 08.42"W
L175	214.309	S04° 38' 50.90"E

WETLAND A		
Line #	Length	Direction
L180	40.532	N10° 17' 07.21"E
L181	35.786	N24° 57' 16.86"E
L182	16.442	N40° 50' 54.19"E
L183	32.336	S02° 56' 58.33"E
L184	55.611	S09° 14' 34.60"E
L185	37.278	S27° 10' 27.73"E
L186	31.796	S52° 26' 39.28"E
L187	104.909	S24° 20' 56.66"W
L188	55.219	N41° 15' 56.63"W
L189	63.509	N31° 27' 28.87"W
L190	39.342	N06° 41' 45.87"E
L191	27.333	N54° 43' 09.14"E



ZONING MAP OF TOWNSHIP OF DARBY
(DELAWARE COUNTY,PENNSYLVANIA)
SCALE: 1" = 1000'



USGS MAP
(LANSDOWNE & PHILADELPHIA QUADRANGLE)
SCALE: 1" = 2,000'

No.	REVISIONS	DATE	BY

Kimley»Horn

620 W GERMANTOWN PIKE, SUITE 320
PLYMOUTH MEETING, PA 19462
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

PRELIMINARY

KHA PROJECT 112997000
DATE 12/20/2024
SCALE: AS SHOWN
DESIGNED BY: MMS
DRAWN BY: MMS
CHECKED BY: AAC

PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
SITUATED IN
TOWNSHIP OF DARBY
DELAWARE COUNTY, PENNSYLVANIA

SHEET NUMBER
EXHIBIT

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PA 1