

**AGENDA**  
**BOARD OF COMMISSIONERS**  
**Monday, November 28, 2016 - 6:30 PM**

Pledge of Allegiance

Notice of Executive Session on November 28, 2016

1. Consent Agenda
  - a) Disbursement Review and Approval: 2016-11B, 2016-11C
  - b) Approval of Board of Commissioners meeting minutes of November 7, 2016
  - c) Acceptance of Monthly Department Reports
  - d) Approval and Acceptance of the 2017 Meeting Dates
  - e) Approval of the 2017 Township Holiday Schedule
  - f) Staff Traffic Committee Meeting Minutes – November 16, 2016
  - g) Resolution #2016-112 – Approving Anti-Defamation League Training for all Township Employees
  - h) Resolution #2016-113 - Award of the parking lot enhancements at Dittmar Park and Friends of the Radnor Trail Park
2. Public Participation
3. Appointment of William Bolla – Special Counsel to the Ethics Board
4. Delaware Riverkeeper Presentation and Discussion of Levin Tract and Stormwater
5. Resolution #2016-114 - Authorizing a grant application to the DEP for an environmental education grant application in the amount of \$3,000 (EAC to present)
6. Committee Reports

**PERSONNEL & ADMINISTRATION**

- A. Ordinance #2016-11 – (**Introduction**) - Amending Section 5-70, Civil Service Provisions, Of Chapter 8 Of The Radnor Township Rules and Regulations

**COMMUNITY DEVELOPMENT**

- B. Ordinance #2016-13 – (**Introduction**) Amending Chapter 280 Zoning, Article XV, PLO Planned Laboratory-Office District, Sections 280-62, 280-63 And 280-64, By Providing for Additional Uses in the PLO Planned Laboratory-Office District Including Mixed Use Developments; Providing for Revised Dimensional Requirements for Mixed Use Developments Including Financial Subdivisions and Providing for Additional Accessory Uses

**PUBLIC WORKS & ENGINEERING**

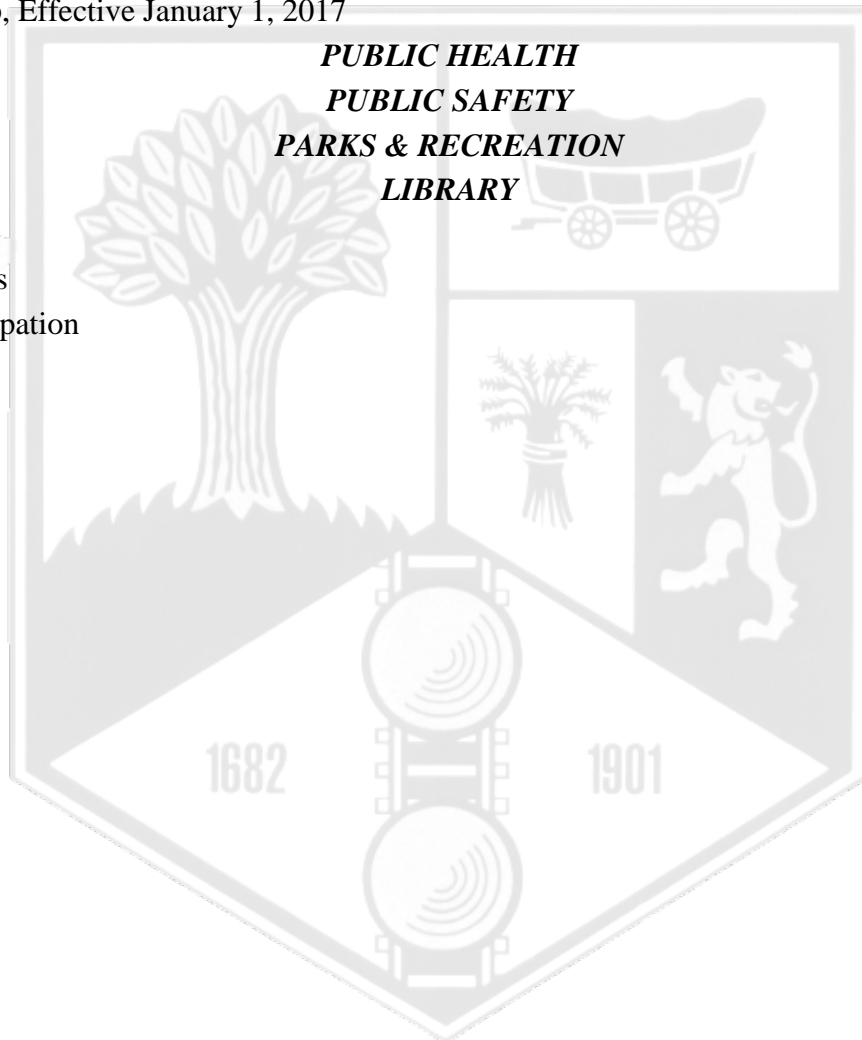
- C. Resolution #2016-115 - Award of the Renovation and Expansion of the Radnor Memorial Library Prime Contracts
- D. Motion to Set Goals for Modification to Stormwater Ordinance
- E. SALDO Application #2016-SD-12 - **Caucus** – Minor Final Subdivision Plan – 824-828 Mill Road
- F. Resolution #2016-116 - SALDO Application #2016-D-13 - **Final - Preliminary Land Development Plan** - Academy of Notre Dame

- G. Resolution #2016-117 - SALDO Application #2016-D-09 - ***Final - Preliminary Land Development Plan*** – Radwyn Apartments
- H. Ordinance #2016-14 – (***Introduction***) - Providing for the Amendment of the Radnor Township Code Of Ordinances By Amending Part 2, General Legislation Creating A New Chapter 224, Adopting Regulations For The Planting, Controlling, And Removal Of Bamboo, Including Penalties And Other Remedies For Violations

***FINANCE & AUDIT***

- I. Ordinance #2016-15 - (***Introduction***) Adoption of the final comprehensive budget for 2017 which includes appropriations for 2017, the Five-Year Capital Plan and Five-Year Forecast, and establishing the Township Real Estate Tax and Sanitary Sewer Rates for 2017
- J. Ordinance #2016-16 - (***Introduction***) Adopting the Consolidated Fee Schedule for the Township, Effective January 1, 2017

Old Business  
New Business  
Public Participation  
Adjournment



***RADNOR TOWNSHIP***  
***DISBURSEMENTS SUMMARY***  
***November 28, 2016***

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The table below summarizes the amount of disbursements made since the last public meeting held on November 14, 2016. As approved by the Board, the Administration is now making weekly accounts payable disbursement batches and publishing those lists on the Township's web site at the following link. Please refer to those files for a detailed listing of the amounts paid by vendor by account code.

Link: <http://www.radnor.com/egov/apps/document/center.egov?path=browse&id=22>

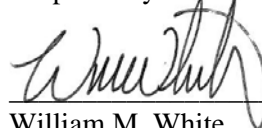
<b>Fund (Fund Number)</b>	<b>2016-11B November 11, 2016</b>	<b>2016-11C November 18, 2016</b>	<b>Total</b>
General Fund (01)	236,980.73	305,375.10	\$542,355.83
Sewer Fund (02)	193,795.35	11,090.27	204,885.62
Liquid Fuels Fund (03)	46,393.06	0.00	46,393.06
Storm Sewer Management (04)	167,462.44	917.61	168,380.05
Capital Improvement Fund (05)	4,046.44	0.00	4,046.44
Police Pension Fund (07)	4,490.80	0.00	4,490.80
OPEB Fund (08)	768.83	125,189.92	125,958.75
Civilian Pension Fund (11)	4,002.71	0.00	4,002.71
Investigation Fund (12)	213.48	0.00	213.48
Police K-9 Fund (17)	48.99	0.00	48.99
\$8 Million Settlement Fund (18)	101,674.20	12,211.56	113,885.76
The Willows Fund (23)	811.12	0.00	811.12
Library Improvement Fund (500)	400.00	0.00	400.00
<b><i>Total Accounts Payable Disbursements</i></b>	<b>\$761,088.15</b>	<b>\$454,784.46</b>	<b>\$1,215,872.61</b>
<i>Electronic Disbursements</i>	n/a	n/a	1,114,479.29
<b><i>Grand Total</i></b>	<b>\$761,088.15</b>	<b>\$454,784.46</b>	<b>\$2,330,351.90</b>

In addition to the accounts payable checks, the Township also has various electronic payments including payroll, debt service, credit card purchases and fees as well as others from time to time. The attached table reflects all of the electronic payments made since the last public Board meeting as well as those anticipated prior to the next Board meeting.

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

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

Respectfully Submitted,



William M. White  
Finance Director

# ELECTRONICALLY PAID DISBURSEMENT LISTING

Estimated Through December 12, 2016

Description	Account No.	Date	Purpose	Amount
Credit Card Revenue Fees - Estimated	Various Funds	12/10/2016	11/16 Credit Card Revenue Processing Fees	\$5,000.00 *
Payroll [Pension] Transaction - Estimated	07-492-4980	12/1/2016	12/16 Police Pension Payments	\$186,839.03
Payroll [Pension] Transaction - Estimated	11-495-4980	12/1/2016	12/16 Civilian Pension Payments	\$129,240.26
Payroll [Bi-Weekly] Transaction - Estimated	01-various	12/1/2016	Salaries and Payroll Taxes - General Fund	\$450,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	12/1/2016	Salaries and Payroll Taxes - Sewer Fund	\$15,000.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	12/1/2016	Salaries and Payroll Taxes - K-9 Fund	\$400.00
Payroll [CBA Special] Transaction - Estimated	01-various	4/1/2016	Longevity - General Fund	\$315,000.00
Payroll [CBA Special] Transaction - Estimated	02-various	4/1/2016	Longevity - Sewer Fund	\$13,000.00
<b>Period Total</b>				<b>\$1,114,479.29</b>

Submitted:

\* Credit card fees are charged to the Township's accounts on the tenth of the month

## Original Estimate

\$450,000.00	11/17/2016	Salaries and Payroll Taxes - General Fund
\$15,000.00	11/17/2016	Salaries and Payroll Taxes - Sewer Fund
\$400.00	11/17/2016	Salaries and Payroll Taxes - K-9 Fund
<b>\$465,400.00</b>		

## Actual Amount

\$450,253.77
\$11,338.41
\$473.28
<b>\$462,065.46</b>



**TOWNSHIP OF RADNOR**  
***Minutes of the Meeting of November 7, 2016***

*The Radnor Township Board of Commissioners met at approximately 6:30 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087*

***Commissioners Present***

*Philip Ahr, President   Luke Clark, Vice President   Donald Curley   John Nagle*  
*Richard F. Booker   James C. Higgins   Elaine Schaefer*

***Also Present:*** *Robert A. Zienkowski, Township Manager; John Rice, Township Solicitor; William White, Finance Director; Steve Norcini, Director of Public Works; William Colarulo, Superintendent of Police; Kevin Kochanski, Director of Community Development; Tammy Cohen, Director of Community Programming & Recreation; Roger Philips, Township Engineer; Amy Kaminski, Traffic Engineer and Jennifer DeStefano, Executive Assistant to the Township Manager.*

*President Ahr called the meeting to order and led the assembly in the Pledge of Allegiance*

*Notice of Executive Session on November 7, 2016*

All commissioners were in attendance with the exception of Commissioner Schaefer at the November 7, 2016 of personnel and litigation were discussed.

Commissioner Ahr announced that Agenda Item 3 has been removed from the agenda for this evening and will be discussed at a later time.

*1. Public Participation*

Susan Stern – She commented in regards to her support of the Radnor Township Library.

*2. Public Hearing #1 on 2017 Preliminary Budget*

Mr. White briefly reviewed the proposed 2017 Township Manager's recommended budget which can be found on the Township website at: <http://radnor.com/DocumentCenter/View/13921>.

There was a discussion amongst the Commissioners and staff in regards to Capital Funding, Pay as you Go, Pay as you Use, Pension, Pension Rate of Return assumptions, MMO and a brief discussion about the Parks and Open Space Fund. The Board heard from Any Laepple, Executive Director and Helen McGrane of the Library as well as members from the Stormwater Advisory Board.

Jerry Linden, CARFAC member commented in regards to the Capital Funding Plan and Historical Perspective. The Library discussed the shortfall of funding the renovation project at the Library as after two rounds of bids they still came in over budget. There was a discussion amongst the Commissioners, Library staff and Township staff in regards to funding the shortfall. Paul Burgmayer and Paige Maz, Stormwater Management Advisory Committee made a brief presentation which can be found on page 3 of the meeting packet at: <http://radnor.com/AgendaCenter/ViewFile/Agenda/11072016-1089>. There were discussions amongst the Commissioners, staff and members of the SWMAC in regards to proposed projects and prioritizing stormwater projects. There was a consensus that 2017 proposed projects would be discussed in detail at the November 21, 2016 Budget Hearing and discussions on future projects will be discussed early in 2017.

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

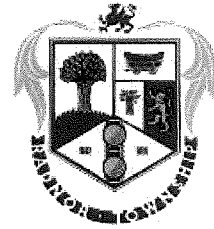
*Respectfully submitted,*  
*Jennifer DeStefano*

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# Interoffice Memorandum

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**TO:** BOARD OF COMMISSIONERS  
**FROM:** KEVIN KOCHANSKI, DIRECTOR  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
**SUBJECT:** OCTOBER MONTHLY REPORT  
**DATE:** NOVEMBER 1, 2016  
**CC:** ROBERT A. ZIENKOWSKI, TOWNSHIP MANAGER



## Community Development Department

Attached for your review is the Community Development Monthly Report for the month of October 2016. Please note the following highlights:

- Building Permit Fee Revenue totaled \$146,586.00 with 71 permits issued
- Electric Permit Fee Revenue totaled \$7,858.00 with 48 permits issued
- Mechanical Permit Fee Revenue totaled \$5,258.00 with 28 permits issued
- Plumbing Permit Fee Revenue totaled \$7,037.00 with 33 permits issued
- Zoning Permit Fee Revenue totaled \$750.00 with 10 permits issued
- Banner Permit Fee Revenue totaled \$100.00 with 2 permits issued
- Design Review Board Application Fee Revenue totaled \$600.00 with 5 applications received
- Historic and Architectural Review Board Revenue totaled \$50.00 with 1 application received
- Zoning Hearing Board Revenue totaled \$2,350.00 with 3 application received
  
- Permit and application revenue for October 2016:       \$ 170,589.00
- Permit and application revenue year to date:           \$1,547,451.00
  
- Permits and applications for October 2016:           201
- Permits and applications year to date:               2,195
  
- Inspections conducted for October 2016:           999
- Inspections conducted year to date:               6,511

**Radnor Township**  
**Public Works Department**  
**Monthly Report for October 2016**

**Building Maintenance    1 man**

Maintains & cleans facilities including trash and recycling removal – Administration and Police Building, Public Works Buildings, and Radnor Activity Center

**Fleet                                3 men**

- Daily routine checkups of police vehicles  
– 28 vehicles
- Vehicle safety inspections for all departments  
– 9 vehicles
- Major Repairs
  - Unit #68 – Repaired bad front left brake line
  - Unit #79 – Replaced 2 batteries
  - Unit #90 – Replaced battery
  - Unit #28 – Replaced muffler and clamps
  - Unit #58 – Replaced trailer connector and wires
  - Unit #23 – Remove all decals from vehicle for Auction
  - Unit #L-2 – Replace 2 batteries and complete service
  - Unit #26 – Replace fan belt and tensioner – road service
  - Unit #56 – Replace front brake pads
  - Unit #50 – Repaired wires for magnesium tank
  - Unit #H-1 – Dismount, mount, and balance 4 tires
  - Unit #8 – Dismount, mount, and balance 4 tires
- Installed all snow equipment to all dump trucks, went over all plows and mag tanks for function, set up leaf trucks, and serviced all leaf vacs. Serviced all loaders and clam buckets for leaf season.
- Hydraulic Hose Assemblies – made 8 assemblies in house
- Scheduled Vehicle Maintenance
  - Unit #79                                Unit #87
  - Unit #35                                Unit #56
  - Unit #NH-1                            Unit #28
  - Unit #8                                 Unit #L-2
  - Unit #105                             Unit #77
  - Unit #H-1
- Repair, Service and Maintain 145 pieces of equipment and vehicles

**Highway                            12 men**

- Attended All Staff meetings
- Installed new traffic signs
- Repaired meters for parking authority
- Installed speed boxes for police dept.
- Cleaned inlets throughout the Township
- Delivered Barricades for various events
- Assisted Sewer Department
- Removed foliage blocking street signs
- Replaced and repaired signs as needed
- Cleaned all gutters @ Township owned buildings
- Pothole crew out filling potholes
- Painted Speed humps throughout the Twp.
- Repaired road in front of Sunoco on S. Aberdeen
- Assisted with painting of long lines throughout Twp.
- Cleared drain on Huston Rd.
- Painted 25 MPH on N. Wayne Ave
- 
- Called Higgins Electric for Traffic Signal Concerns
- Reported Street Light outages to Higgins Electric
- Cleaned Storm Sewer Lines with the Sewer Department
- Cleaned business district
- Assisted Parks Dept with emergency storm damage
- Assisted with trash and recycling
- Washed All Highway Vehicles & Equipment
- Sweeper out cleaning bad spots
- Set up Radnorshire Room for Meetings
- Repaired numerous inlets
- Readied equipment for leaf season
- Installed mailbox damaged by pavers
- Continued manhole replacement ahead of pavers
- Oversaw Paving Project
- District 1 – Leaf Collection Began
- Cleaned Business District & Parking Lots

- Installed handicap ramp & repaired inlet on corner of Woodland & Poplar
- Installed all salt spreaders & spinners on dump trucks before the start of leaf season
- Installed calcium tanks on dump trucks
- Assisted with Pumpkin Festival
- Assisted with Radnor Run
- Assisted with E-recycle event & Shred Event
- Checked plows for operation and changed blades

#### **Parks** *11 men*

- Attended all staff meetings
- Cleaned all Park Restrooms, 3 times per week
- Groomed ballfields, 3 times per week
- Picked up trash at parks and bike trail, 3 times per week
- Checked the Radnor Bike Trail after all storms
- Repaired benches and trash cans
- Cut all playing fields 2 times per week
- Inspected homes for U & O's
- Washed all Vehicles
- Repaired all fences in the parks
- Checked all park playground equipment
- Cleaned Public Works Buildings and Restrooms
- Painted benches and trash cans
- Cut out all ball fields
- Installed clay on all ballfields
- Repaired restroom doors at Parks
- Pruned 8 trees in right of way
- Removed 4 trees in right of way
- Removed 3 trees in parks
- Removed 0 fallen trees from roads at night
- Cleared 1 tree from waterway
- Pruned trees along roadway
- Weeded all flower beds
- Repaired swings at tot-lots
- Repaired small equipment
- Setup and cleaned up after all Recreation Dept. events
- Trimmed bushes and hedges
- Cleaned debris at all Parks & Buildings
- Set up meeting rooms at Twp Building
- Cut & Trimmed all Twp grass
- Cleaned garages
- Washed all Parks Dept Vehicles and Equipment
- Aerated, seeded & fertilized all playing fields

#### **Sewer** *3 men*

- Pumping Stations (5) check and maintain 5 times per week – 100 times per month
- PA One Call markouts – 304 for the month of October
- Cleaned 12 manholes
- Camared sewer lines
- Repaired 11 manholes
- Fueled generators at pumping stations
- 7 stoppages for the month of October
- Assist trash department Monday and Tuesday
- Generators (4) - check and maintain 5 times per week – 80 times per month
- Jet Truck – cleaned 3,940 feet of sewer and storm lines
- Located 2 buried manholes
- Repaired 3 pumping stations
- Repaired 1 sump pumps
- Cleaned garages
- Washed all vehicles
- Installed risers for paving project
- Raise manholes for paving project

#### **Solid Waste** *20 full time and 2 part time man*

- Solid Waste and Recycling collections -7,500 collections 2 times per week
- 118 Open truck collections
- Curbside Yard Waste Collection – Every Wednesday
- Cleaned road side on State Roads
- Picked up paint cans at residences as requested



## RECREATION & COMMUNITY PROGRAMMING DEPARTMENT OCTOBER 2016 REPORT

### Programs/Excursions/Community Events

#### Programs/Excursions

- Jump Start Sports T-Ball Program at Encke Park (30 participants)
- WCSA Junior Soccer at Warren Filipone Park (28 participants/2 sessions)
- After School Chess at Ithan Elementary School (27 participants)
- After School Science at Ithan Elementary School (20 participants)
- Soccer Shots at Dittmar Park (117 participants/3 sessions)
- Junior/Adult Tennis Lessons at Radnor Racquet Club (34 participants)
- New York City Bus Trip (16 registered to date)

#### PRPS Discount Ticket Program

- Amusement Park Tickets (363 sold to date 2016)
- Regal Movie Discount Ticket Program (187 sold to date 2016)

#### Community Events:

- Fall Harvest & Great Pumpkin Patch Event at the Willows Park on Sunday, October 16<sup>th</sup> (5,000 in attendance)
- Trick or Treat at the Township Building on Friday, October 28<sup>th</sup> (150+ in attendance)
- 39<sup>th</sup> Annual Radnor Run on Sunday, October 30<sup>th</sup> (722 total race registrants – 480 5-milers and 242 1-milers, +575 from 2015)

#### Additional Programming Activity:

- Prepared financial reporting and evaluation for seasonal programming, discount ticket program, and community events.
- Met with fall/winter/spring programming and event vendors/instructors, developed program details, contractual agreements, and coordinated facility schedules.
- Developed and distributed Fall 2016 Recreational Activities Brochure; began development of the Winter & Spring 2017 Recreation Activities Brochure/Winter 2017 Township Newsletter.
- Coordinated Radnor Youth Basketball independent league development with newly formed organization and met with program leadership on program structure, budgeting, and facilities; coordinated Department-led programs - Little Hoops Stars (preschool ages), Hoops Clinic (grades 1 & 2), and Challenger Program (grades K to 12); coordinated additional seasonal programming; planned Department trip to New York City.
- Coordinated event planning meetings with Recreation/Public Works/Police/Fire Departments to prepare logistics and set up, activities and entertainment, staffing, registration, promotions, and supplies for seasonal community events as applicable including the Fall Harvest & Great Pumpkin Patch, Trick or Treat at the Township Building, Radnor Run, and Santa's Delivery Gift Drop Off; met with Radnor Run Committee members to discuss race course logistics; attended Radnor Run sponsorship and participant event at the Radnor Hotel in preparation for race day.
- Continued sponsorship development by working with local businesses and organizations for current events and programs; conducted meetings with potential and current sponsors; sponsorship proceeds are currently at \$60,000.
- Continued event and programming collaborations with Villanova University, Wayne Senior Center, the Wayne Business Association; the American Lung Association, Radnor Hotel, La Maison, Delaware Valley Astronomer's Association, Radnor Conservancy, Wayne Art Center, Rotary Club of Wayne, and with other prospective businesses and organizations within the community.

## **Administrative**

- Processed daily phone and email communications in order to provide information on community sports, recreational activities, and events; coordinated registrations for programs; prepared purchase orders/invoices, deposited income; prepared program financial reports that include participation reconciliation, instructor payments, and performance analyses; distributed program evaluations to participants; coordinated locations and logistics for programming, scheduled facility reservations/submitted applications, maintained Outlook event calendars, met with instructors and vendors to develop program agreements and process background checks; continued utilization of PEN (Programmer's Exchange Network) listserv to obtain and share information to evaluate operations; updated all Department areas of the Township website and social media page and distributed seasonal e-newsletters; filmed monthly segment for the *Radnor 411* television show and prepared slides for the Radnor Cable Channel; coordinated marketing efforts; managed inventories and distributed supplies to programs; worked with Township solicitor on various pieces of Department legislation and matters
- Monitored Department budgetary line items and developed year-to-date performance analyses for all service areas; reviewed revenue and expense projections for 2017 budget development relative to Department's operations and services; attended quarterly budget vs. actuals meeting with the Finance Department; attended 2017 budget planning meetings with Township Manager and Township Departments.
- Continued to work with Program Supervisor and Program Coordinator on daily planning, programming, and operations; continued review and development of the Department's projects for 2016/began development for 2017.
- Continued working at the direction of the Finance Department on an Enterprise Resource Planning Project (approved by BOC in early May) that will integrate each department's financial management system, payroll, work orders, enable online registration for recreation programming, and more – attended various implementation meetings and prepared reporting structure.
- Attended monthly Wayne Senior Center Board Meeting.
- Attended and prepared reports and documentation for monthly Board of Commissioners Meetings and monthly Parks Board Meeting.
- Attended weekly staff meetings with Township Manager and Department Directors/Supervisors.
- Attended Management/Supervisors Training with Department Directors/Supervisors.

## **Parks & Facilities Usage**

- **Athletic Fields:** Coordinated field scheduling for fall 2016 with the community sports organizations, local schools, and programs; coordinated fall field/lights requests and modifications with primary users - Radnor Wayne Little League; Radnor Soccer Club; St. Katharine's of Siena School; Agnes Irwin School; and many other schools and organizations for rentals.
- **Park Areas:** Continued taking reservations for the 2016 season -
  - Bo Connor (4 rentals)
  - Clem Macrone Park (3 rentals)
  - Cowan (1 rental)
  - Dittmar Park (1 rental)
  - Friends of Radnor Trails Park (3 rentals)
  - Fenimore Woods (42 rentals)
  - Odorisio Park (3 rentals)
  - Willows Park (17 rentals)
- **Radnor Activity Center:** No rentals in October – facility closed for renovations that will continue through November; projects coordinated (with contractors) includes floor resurfacing and floor painting; facility wall painting; security camera/electronic door lock installation; cleaning and repairs to facility (by Public Works).

## Parks & Facilities Meetings/Projects

- **Eagle Scout Projects:** Met to evaluate and discuss details for three potential scout projects – 1) Little Library Project at Encke Park; 2) Geocaching ‘cache’ mapping and installation for Ithan Valley Park and the Willows; 3) Shelving and storage development at Radnor Activity Center.
- **Park Signage Replacement:** The process of replacing the park signage from 2015 allocated capital funds is almost completed, Saw Mill has been put on hold as we are evaluating the traffic flow and logistics at the park; continued working with Bentley Homes to finalize the Township gateway entry sign located at Unkefer Park; working to update additional park and facility signage in accordance with the Township Capital Budget and voted bond proceeds; working to replace and update the informational signage at Radnor Skatepark and in all parks relative to dogs/pets.
- **Park and Trail Improvements** – a bond ordinance was voted at the October 26, 2015<sup>th</sup> Board of Commissioners Meeting for the following parks and trails (\$5.75M - \$4.3M Parks/\$1.45M Trails):

Bo Connor Park
Cappelli Golf Range
Clem Macrone Park
Emlen Tunnel Park
Encke Park
Fenimore Woods
Ithan Valley Park
Petrie Park
Radnor Trail
Skunk Hollow
Warren Filipone Park
Ardrossan Trail
West Wayne Segment (8A-E, 1C, 1D)
Marth Brown Segment
Villanova – Chew Segment (16A, 9C, ½)
Radnor Station to Harford Park (9F)

- **Clem Macrone Park Master Planning:** A master plan was developed that reviewed the existing site and provided a conceptual plan of how the park should be developed to maximize its footprint and best serve the passive and active recreational needs of the community - funding for the project was approved by the Board of Commissioners at their September 2015 meeting; a grant has been awarded from the DCNR C2P2 Program Grant in the amount of \$350K (requires a dollar-for-dollar match) - DCNR compliance review has been completed; a grant has been awarded from the DCED Greenways, Trails, and Recreation Program (GTRP) in the amount of \$224K (\$250K was requested) as part of this program with a required match of \$39,500; \$5,000 has been awarded from a PECO grant; Delaware County Conservation District (for NPDES review) of the final engineering and construction plan has been approved; the project has been bid, reviewed, and value-engineered (came in slightly over-budget) and construction was awarded at the October 10<sup>th</sup> BOC Meeting; notice to proceed has been issued and the project will begin in mid-November.
- **Encke Park:** Authorized by the Board of Commissioners in March 2015, a project with members of Radnor Wayne Little League for park improvements that included a combination comfort station/concession stand, repairs to the park driveway access off of Iven Avenue, electronic scoreboards, and infield conversion to 50/70 distances - these projects have utilized funding that was received as part of the Township Building cell tower contract renegotiation along with RWLL fundraising efforts; a Memorandum of Understanding was developed with RWLL relative to the park improvements outlining the details of RWLL’s obligations, usage, and ownership; security cameras were recently installed at the concession stand; new locks are being considered on the bathroom doors (and at all Township parks); additional projects are being evaluated as a result of bond proceeds that include fencing upgrades and replacement of the bleachers.

- **Fenimore Woods Rehabilitation Project** – worked with architectural firm Kimmel-Bogrette - park outbound site and topographical surveys have been prepared; a conceptual/preliminary park improvement plan has been prepared and was reviewed with the Parks Board in September; met with General Recreation on the anticipated playground improvements and began a preliminary equipment design; currently working with the Delaware County Conservation District on pre-application detail for the project scope.
- **Radnor Skatepark Improvements:** Recent improvements to the skatepark entailed replacement and upgrades to structures along with resurfacing by utilizing funds received as part of the Township Building cell tower contract renegotiation. Due to a lack of adherence of the top color coating to the surface, the asphalt has been milled and redone – this process has been completed and the skatepark reopened in mid-June - subsequent to the recent process, surface delamination has occurred once again and the park was closed due to safety concerns in early August; after park structure modification and movement, the park reopened in mid-August; staff and council are working pursuing a bond claim for the deficiencies that have occurred with a goal to repair the park commensurate to the expectations of the original scope of work.
- **Veterans Park Planning:** (formerly St. Davids Community Park): Park planning project to honor Veterans, educate visitors, and improve various features of the site with the conceptual plan prepared by Simone Collins Landscape Architecture; fundraising is underway by the Township Manager for the project; a September 11<sup>th</sup> Memorial Ceremony took place to commemorate the 15<sup>th</sup> Year Anniversary and the event entailed a historic tree planting ceremony (White Swap Oak) led by the American Legion that was the First National and Global WWI Centennial Memorial.
- **The Willows:** There is continued evaluation by the Board of Commissioners to find a viable use for the Mansion that will allow for its continued public use, public usage of the park with minimal impacts, building improvements to ensure code compliance consistent with intended use, and building updates.

Respectfully Submitted,

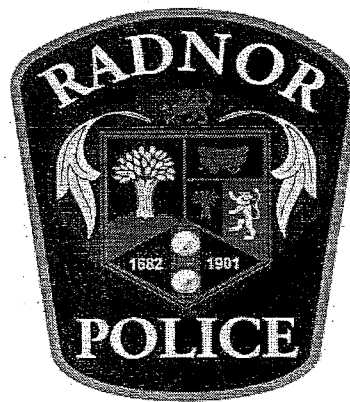


Tammy S. Cohen  
Director of Recreation & Community Programming



# **RADNOR TOWNSHIP POLICE DEPARTMENT**

## **Monthly Report**



**October 2016**

**William A. Colarulo  
Police Superintendent**



# **RADNOR TOWNSHIP POLICE DEPARTMENT**

301 IVEN AVENUE  
WAYNE, PENNSYLVANIA 19087-5297  
OFFICE: (610) 688-0503  
FAX: (610) 688-1238

**WILLIAM A. COLARULO**  
**POLICE SUPERINTENDENT**

## **Executive Summary**

### **October 2016**

The Radnor Police Department responded to 2,371 calls for service for the month of October 2016. Radnor Officers issued 650 traffic citations for motor vehicle violations. 65 non-traffic citations were issued for various summary offenses such as Disorderly Conduct, Underage Drinking and Public Drunkenness. A total of 1,203 parking tickets were issued for expired meter violations. Radnor Police Officers made 22 misdemeanor/felony arrests during October 2016.

# PATROL HIGHLIGHTS



**1<sup>st</sup> Platoon: Sergeant Shawn Dietrich**

**3<sup>rd</sup> Platoon: Sergeant Mark Stiansen**

**2<sup>nd</sup> Platoon: Sergeant Joseph Pinto**

**4<sup>th</sup> Platoon: Sergeant Anthony Radico**

## October 2016

On October 2<sup>nd</sup>, a resident of St. Davids Avenue called to speak to police about a bat she captured at her residence. Officer spoke to the resident who stated that she caught a bat in her house and did not contact animal control. She was unsure if anyone in her home had contact with the bat and requested the bat be tested.

On October 3<sup>rd</sup>, a resident called to report a burglary in the 800 block of Sproul Road. The resident advised the Officer that after arriving home on Monday, October 3<sup>rd</sup>, they discovered a rear window opened. The house was checked with negative results. No property was taken.

On October 4<sup>th</sup>, Officer reported added patrol to the Radcliff House. Officer made contact with a w/m sleeping in the building on a couch. The male was identified and said he was let into the building by a friend but could not provide the name of his friend. He later admitted a stranger let him into the building and was advised to leave the property and was not allowed to return. An NCIC check yielded no results for warrants. A citation for trespassing was mailed to the male.

On October 5<sup>th</sup>, DelCom reported an animal complaint on Longwood Drive. Contact was made with the resident who stated that his neighbor's dog was in his front yard. A citation was issued to the neighbor.

On October 6<sup>th</sup>, a caller reported vandalism to a business on North Aberdeen Avenue. Graffiti was present in the rear of the building on the wall of the Township Garage. Employees of the business said that the graffiti had been there for years.

On October 10<sup>th</sup>, a resident reported a suspicious condition at Rosemont Beverage. He reported that there were no employees in the business and the front door was unlocked and customers were walking in and out. Police responded and checked the interior with negative results. Police made contact with an employee via phone and the employee responded to the business. The employee said he locked up the previous night and confirmed nothing was taken.

On October 11<sup>th</sup>, a resident reported a theft of cash from her purse in the 700 block of East Lancaster Avenue. The female completed a written statement.

On October 12<sup>th</sup>, Officers conducted a selective enforcement in the 500 block of West Lancaster Avenue for a trash collection ordinance violation. Officer conducted a traffic stop and the driver was informed that he would be mailed citations for the ordinance violation.

On October 13<sup>th</sup>, Amtrak reported a suspicious bag on the platform. Officer arrived and observed a grocery bag with several clothing items near the trash bin. Nothing suspicious was found in the bag.

On October 15<sup>th</sup>, a resident requested to meet with an Officer at North Spring Mill Road and County Line Road regarding noise. Officer made contact with the resident and the resident explained that the construction noise from the Villanova University campus was disturbing him at his residence. Officer advised that the Radnor Township ordinance for construction noise allows construction to begin at 7:00am on Saturday.

On October 16<sup>th</sup>, a resident of Goshen Road requested to speak to the police regarding an ongoing traffic problem on Goshen Road. He requested speed enforcement on Goshen Road and said vehicles were speeding and he would like a marked police vehicle in his driveway. He was advised his request for additional traffic enforcement would be placed in an incident report.

On October 17<sup>th</sup>, an employee of Panera Bread came to the Police Station to report a theft that occurred. The employee reported a theft of her wallet that occurred on October 15, 2016. She was at Panera Bread and said her wallet was in her purse which was on her chair which included her driver's license, debit card, Social Security number and insurance cards. Cash and a check were removed from her wallet.

On October 18<sup>th</sup>, Officer responded to a report of a male stuck in an elevator at the Regency Apartments. Officer met with the management who were able to reset the power and got the elevator to respond. The male was able to exit the elevator without injuries.

On October 19<sup>th</sup>, Officer found property in Car 12. During a vehicle check, Officer discovered a debit card in the vehicle. Detectives were able to find an address and phone number and the Officer called and left a message regarding the property.

On October 20<sup>th</sup>, a caller reported four w/m's in the 100 block of Charles Drive who appeared to be looking into vehicles. When the complainant exited the building, the group fled on foot. Officer reported the area was checked with negative results.

On October 21<sup>st</sup>, a caller reported a truck that just struck the overpass at King of Prussia Road and Belrose Lane and continue northbound on King of Prussia Road. Officers arrived in the area but were unable to locate the truck. The bridge did not appear to be damaged and was structurally sound.

On October 22<sup>nd</sup>, DelCom reported RFC responding to a fire at 1012 East Lancaster Avenue. RFC arrived and spoke to the tenant who said she was cooking when the pot caught on fire. The landlord was contacted by the Community Development Department. The tenant moved until further notice.

On October 24<sup>th</sup>, DelCom reported at theft located a Eastern University. Officer made contact with the victim who was advised she was running on the track and left her wallet at the side of the track. She cancelled her credit cards and was provided information on identity theft.

On October 25<sup>th</sup>, a caller reported two flags on the American Legion flagpoles were taken. The Legion President was contacted who was waiting for confirmation that the flags were stolen and the value of the flags.

On October 26<sup>th</sup>, a resident came to speak to Police in reference to credit card fraud. The female reported purchasing gas in the morning and later that afternoon, she received a text from a credit card company that someone had purchased over \$1,600.00 worth of items from an Apple store. She was able to deny the purchase and she completed a written statement.

On October 28<sup>th</sup>, DelCom reported a female caller reporting a possible tracking device on her tire at the 700 block of East Lancaster Avenue. Officer made contact with the female and were able to view the object on her tire which was a piece of metal stuck to her tire that she had run over.

*On October 29<sup>th</sup>, an anonymous caller reported a party in the 100 block of Garrett Avenue. Upon arrival, police observed a group of people in the rear yard who quickly dispersed upon contact with the police. Officer filed a citation for the Radnor Township Ordinance 200-1 Unnecessary Noise.*

*On October 30<sup>th</sup>, an anonymous caller reported a suspicious circumstance at Cabrini College. While enroute, DelCom advised a w/m was observed running from the campus and entering an SUV. Officer checked the area yielding negative results.*

*On October 31<sup>st</sup>, a resident from Cornwall Lane reported a theft from his vehicle. His laptop, backpack, iPad Air, prescription glasses and change had been stolen from his vehicle. Estimated values of the items were not known at the time.*

**Radnor Township Police Department**  
**October 2016 Accidents / Violations / Investigations / Juvenile Report**

<b>Accidents</b>	<b>Oct-16</b>	<b>YTD 2016</b>	<b>Oct-15</b>	<b>YTD 2015</b>	<b>YTD from 16 to 15</b>
Accidents - Fatal	0	1	0	1	0
Accidents - Reportable- With Injuries	6	42	12	64	-22
Accidents - Reportable - No Injuries	13	119	18	146	-27
Accidents - Non Reportable	65	434	58	522	-88
Accidents - Hit & Run	13	88	18	119	-31
Accidents - No Report	10	69	4	73	-4
Pedestrian Accidents - With Injuries	0	0	0	0	0
Pedestrian Accidents - Fatal	0	1	0	0	1
<b>Total Accidents</b>	<b>107</b>	<b>754</b>	<b>110</b>	<b>925</b>	<b>-171</b>
<b>Violations</b>					
Arrests - Felony & Misdemeanor	22	181	20	172	9
Traffic Violations	650	5326	332	4268	1058
Non-Traffic Violations	65	452	35	492	-40
Parking Meter Violations	1,203	11471	1969	12580	-1109
Abandoned Vehicles	1	10	2	8	2
<b>Total Violations</b>	<b>1941</b>	<b>17440</b>	<b>2358</b>	<b>17520</b>	<b>-80</b>
<b>Complaints</b>					
Complaints	1656	14306	1418	13353	953
Unlocked Businesses	14	86	5	78	8
Alarms	159	1306	158	1375	-69
Animal Complaints	19	144	32	156	-12
					0
<b>Total Complaints</b>	<b>1848</b>	<b>15842</b>	<b>1613</b>	<b>14962</b>	<b>880</b>

**Calls for Service - by UCR Code**

Incidents Reported Between 10/01/2016 and 10/31/2016

**RADNOR TOWNSHIP**

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
0440	ASSAULT - ATROCIOUS- HANDS,FISTS,FEET	1			
0490	ASSAULT - REPORTS	1			
0513	BURGLARY-FORCED ENTRY-RESIDNTL-TIME UNKN	1			
0611	THEFT-\$200 & OVER-POCKET PICKING	2			
0614	THEFT-\$200 & OVER-FROM AUTO (EXCPT 0615)	2			
0617	THEFT-\$200 & OVER-FROM BUILDINGS	4			
0619	THEFT-\$200 & OVER-ALL OTHER	2			
0627	THEFT-\$50 TO \$200-FROM BUILDINGS	2			
0631	THEFT-UNDER \$50-POCKET PICKING	1			
0639	THEFT-UNDER \$50-ALL OTHER	2			
0649	THEFT-ATTEMPTED-ALL OTHER	1			
0712	M.V. THEFT - STREET - RESIDENTIAL AREA	2			
0713	M.V. THEFT - AUTOS - DRIVEWAY	1			
0810	SIMPLE PHYSICAL ASSAULTS	1			
1010	FORGERY	0		1	
1100	FRAUD	5			
1130	FRAUD - ALL OTHERS (FLIM-FLAM, ETC.)	1			
1150	FRAUD - CREDIT CARDS	3			
1191	FRAUD - REPORTS	5			
1410	CRIMINAL MISCHIEF TO AUTOMOBILES	9			
1420	CRIMINAL MISCHIEF TO PUBLIC BUILDINGS	1			
1430	CRIMINAL MISCHIEF - PUBLIC BUILDINGS	1			
1440	CRIMINAL MISCHIEF - ALL OTHER	3	1		
1490	CRIMINAL MISCHIEF - REPORTS	2			
1810	DRUG VIOLATIONS	2			
1824	NARCOTICS- MANUFACTURE-OTHER DANGEROUS	2			
1832	NARCOTICS-POSSESSION-MARIJUANA,ETC.	8	1		
1842	NARCOTICS-USE-MARIJUANA, HASHISH, ETC.	1			
1844	NARCOTICS-USE-OTHER DANGEROUS	0	2		
2111	DRIVING UNDER THE INFLUENCE - ALCOHOL	4			
2112	DRIVE UNDER INFLUENCE-ALCOHOL-IMPAIRED	3			
2121	DRIVE UNDER INFLUENCE - DRUGS	0	1		
2211	LIQUOR LAW-UNDERAGE-PURCH,CONSMP,POSSES	1			
2242	LIQUOR LAWS - OTHER - JUVENILE	1			
2300	PUBLIC DRUNKENESS	2			
2400	DISORDERLY CONDUCT	2			
2410	HARASSMENT BY COMMUNICATION	4			
2440	DISORDERLY CONDUCT-DISTURBING THE PEACE	0	1		
2450	HARASSMENT	1	1		
2600	ALL OTHER CRIMES CODE VIOLATIONS	2			
2635	ALL OTHERS-BUILDING CODE(ORDINANCE VIO.)	0	1		
2640	ALL OTHER ORDINANCE VIOLATIONS	9		1	
2647	ALL OTHERS - PROTECTIVE ORDERS	2			
2660	TRESPASSING OF REAL PROPERTY	3			
2900	JUVENILE RUNAWAYS	4			
2910	LOST/MISSING PROPERTY	1			
3000	LOST/RECOVERED PROPERTY	2			
3200	CHECK ON WELFARE	5	1		

November 14, 2016

# Calls for Service - by UCR Code

Incidents Reported Between 10/01/2016 and 10/31/2016

RADNOR TOWNSHIP



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
3300	CIVIL DISPUTES	10			
3320	DOA	2			
3500	DISTURBANCE - DISORDERLY PERSONS	9			
3501	DISTURBANCE-COMPLAINT OF NOISE,MUSIC,ETC	15	7		
3520	DOMESTIC PROBLEM (NO ARREST)	11	1		
3610	DISTURBANCES-JUVENILE	1			
3620	DISTURBANCES-OTHER (FIGHTS,DISPUTES,ETC)	3			
3650	ELECTRIC COMPANY-POWER OUTAGES,ETC	2			
3700	FIRE - RESIDENTIAL	2			
3701	FIRE-COMMERCIAL	2			
3703	FIRE-ALL OTHERS	8			
3704	FIRE-BURNING ORDINANCE VIOLATION	1			
3850	HAZARDOUS CONDITIONS	9			
3871	MEDICAL EMERGENCY - AED USED BY PD	0	1		
3900	GAS LEAKS (NATURAL GAS)	3			
4000	JUVENILE PROBLEMS (NO ARREST)	7			
4018	NON-CRIMINAL-ST. LIGHT OUT, ST. REPAIRS.	2			
4028	NON-CRIMINAL-OTHER INVESTIGATIONS	1			
4200	MISSING PERSONS(EXCEPT JUVENILES)	9			
4300	MENTAL HEALTH-EMERG.302/SUICIDE ATTEMPTS	1			
4301	MENTAL HEALTH-ALL OTHERS	2			
4500	OPEN DOORS/WINDOWS	14			
4600	ORDINANCE VIOL.-EXCEPT BURNING/SOLICIT	5	2		
4650	POLICE INFORMATION	53			
4655	CID/DTF INVESTIGATION	1	2		
4660	911 HANG UP CALL	28			
4700	ADDED PATROL-REQUEST FOR	38	3		
4701	ADDED PATROL - BUSINESS CHECKS	107	1		
4702	ADDED PATROL - SCHOOL CHECKS	68			
4900	SUSPICIOUS PERSON	37			
4901	SUSPICIOUS CIRCUMSTANCE	56			
4902	SUSPICIOUS VEHICLES	20			
5000	TELEPHONE CALLS-HARASSING/SUSPICIOUS	6			
5002	LOST & FOUND - FOUND ANIMAL	2			
5004	LOST & FOUND - FOUND ARTICLES	8			
5006	LOST & FOUND - LOST ANIMAL	1			
5008	LOST & FOUND - LOST ARTICLES	4			
5100	TRAFFIC SIGNALS-DAMAGED/NEED REPAIR	4			
5200	TRAFFIC HAZARD-POTHoles/OBSTRUCTIONS/ICE	3			
5300	TREES DOWN AND/OR BLOCKING ROADWAY,ETC	13			
5400	VEHICLES-ABANDONED	1			
5401	VEHICLES-ASSIST MOTORIST(INCL LOCKOUTS)	29			
5402	VEHICLES-DISABLED	24			
5403	VEHICLES-MV VIOLATIONS & MVV COMPLAINTS	25		1	
5404	VEHICLES-PARKING COMPLAINTS	14			
5405	VEHICLES-TOWED	16	2		
5500	WATER MAIN BREAK/WATER CO. PROBLEMS	1			
5501	WIRES DOWN - NO HAZARD	8	1		



**Calls for Service - by UCR Code**

Incidents Reported Between 10/01/2016 and 10/31/2016

**RADNOR TOWNSHIP**

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
5502	ANIMAL COMPLAINTS - BARKING DOGS	4			
5504	ANIMAL COMPLAINTS - DOG BITES	2			
5506	ANIMAL COMPLAINTS - STRAY ANIMALS	3	1		
5510	ANIMAL COMPLAINTS - OTHER	15			
5600	WARRANT-ARREST (ISSUED OUTSIDE RADNOR)	1			
6001	ACCIDENT - WITH INJURIES	6	1		
6002	ACCIDENT - NO INJURIES (REPORTABLE)	13	1		
6003	ACCIDENT - NON REPORTABLE	65	2		
6004	ACCIDENT - HIT & RUN	13	1		
6005	ACCIDENT - NO REPORT DONE	10			
6008	ACCIDENT INVOLVING NONINJURY	1			
6606	TRAFFIC RELATED - DIRECT TRAFFIC	13			
6612	TRAFFIC RELATED - SIGNALS-SIGNS OUT	1			
6614	TRAFFIC RELATED - OTHER TRAFFIC	3			
7002	NOTIFICATION - COMMUNITY DEVELOPMENT	4	1	1	
7006	NOTIFICATION - HIGHWAY DEPT.	3			
7008	NOTIFICATION - SEWER DEPT.	2			
7014	PUBLIC SERVICE - OTHERS (OFFICER ASSIST)	9			
7016	FOLLOW UP INFORMATION	1			
7090	PUBLIC SERVICES - REPORTS	3			
7504	ASSIST OTHER AGENCIES - OTHER POLICE	1			
7506	ASSISTING OTHER AGENCIES - ALL OTHERS	1			
8000	BURG/HOLDUP/PANIC ALARM - CIT ISSUED	2			
8001	BURG/HOLDUP/PANIC ALARM - NO CITATION	103			
8003	FIRE/MEDICAL ALARM - NO CITATION	47			
8004	ANY ALARM- SEVERE WEATHER- NO CITATION	7			
8590	CITIZEN COMPLAINT REPORT	2			
9000	ANIMALS - DOG COMPLAINTS	6			
9001	ANIMALS-RABID/SICK	1			
9002	ANIMALS - ALL OTHER	7			
9005	ANIMALS - ALL INVOLVING DEER	5			
9038	K-9 ASSIST	3	2		
9039	K-9 ASSIST OTHER LAW ENFORCEMENT	3			
9040	ASSIST LOWER MERION PD	6			
9041	ASSIST HAVERFORD PD	4			
9042	ASSIST MARPLE PD	2			
9043	ASSIST NEWTOWN PD	3			
9045	ASSIST TREDYFFRIN PD	3			
9047	ASSIST PSP	1			
9049	ASSIST VUPD	9	3		
9050	ASSIST SICK/INJURED	110	1		
9051	ASSIST AMBULANCE	5			
9052	ASSIST OTHER POLICE DEPARTMENT	2			
9055	ASSIST SICK/INJURED ALCOHOL/DRUG RELATED	7	6		
9966	SELECTIVE ENFORCEMENT-CITATION ISSUED	186	3		
9968	SELECTIVE ENFORCEMENT-WARNING ISSUED	48	1		
9970	SELECTIVE ENFORCEMENT-NO ISSUANCE	112			
9972	MOTOR OFFICER ACTIVITY	0	8		

November 14, 2016

## Calls for Service - by UCR Code

Incidents Reported Between 10/01/2016 and 10/31/2016



### RADNOR TOWNSHIP

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
9990	ELECTRONIC ASSISTANCE	0	1		
CITN	NON-TRAFFIC CITATION	65			
CITT	TRAFFIC CITATION	650			
Total Calls		2,371			

## Radnor Township Police Department

### October 2016 Burglary Report

<i>Time of Day</i>	Res-Forced	Res-No Force	Res-Attempt	Non Res-Forced	Non Res-No Force	Non Res-Attempt
Day (6 AM to 6 PM)	0	0	0	0	0	0
Night (6 PM to 6 AM)	0	0	0	0	0	0
Time Unknown	1	0	0	0	0	0
Total Burgs - 10/16	1	0	0	0	0	0
Total Burgs - YTD	13	4	3	6	1	1
Burglaries by Area						
Patrol Area	District	Burgs 10/16	Burgs YTD 16			
Northeast Beat	1	0	6			
Northwest Beat	2	0	15			
Southwest Beat	3	1	3			
Southeast Beat	4	0	4			
Villanova University	7	0	0			
Total Burglaries		1	28			

**Radnor Township Police Department**  
**October 2016 Property Stolen Recovered Report**

Type of Property	Oct-16 Stolen	2016 YTD Stolen	Oct-16 Recovered	2016 Y-T-D Recovered
Currency, Notes, Stocks Etc.	\$3,150.00	\$45,342.00	\$0.00	\$2,987.00
Clothing & Furs	\$15.00	\$3,187.00	\$0.00	\$190.00
Locally Stolen Motor Vehicles	\$155,000.00	\$459,350.00	\$5,500.00	\$5,500.00
Office Equipment	\$1,750.00	\$29,951.00	\$0.00	\$200.00
Televisions, Radios, Cameras	\$0.00	\$1,900.00	\$0.00	\$200.00
Firearms	\$0.00	\$0.00	\$0.00	\$0.00
Household Goods	\$0.00	\$14,647.00	\$0.00	\$185.00
Consumable Goods	\$0.00	\$0.00	\$0.00	\$0.00
Jewelry & Precious Metals	\$23,600.00	\$122,975.00	\$0.00	\$45.00
Livestock	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous	\$2,160.00	\$58,917.00	\$0.00	\$426.00
<b>Total Property Value</b>	<b>\$185,675.00</b>	<b>\$736,269.00</b>	<b>\$5,500.00</b>	<b>\$9,733.00</b>

**Radnor Township Police Department**  
**October 2016 Crime Report**

<b>CLASS 1 Offenses</b>							
Offense	Inc 10/16	Inc YTD 16	Clr'd 10/16	Clr'd YTD 16	Inc YTD 15	Clr'd YTD 15	Inc YTD 16 to 15
Criminal Homicide	0	0	0	0	0	0	0
Forcible Rape	0	1	0	1	0	0	1
Robbery	0	0	0	0	0	0	0
Assault	2	35	3	19	36	13	-1
Burglary	1	28	0	2	26	5	2
Larceny	16	215	2	20	198	13	17
Auto Theft	3	9	0	0	13	1	-4
Arson	0	0	0	0	0	0	0
<b>Total Class 1 Off.</b>	22	288	5	42	273	32	15
<b>CLASS 2 Offenses</b>							
Vandalism	16	105	0	0	102	1	3
Illegal Drugs	12	66	5	40	69	49	-3
DUI	7	41	5	36	49	41	-8
Disorderly Conduct	7	83	1	29	75	14	8
Fraud Related	14	145	0	1	150	0	-5
Underage Drinking	2	17	2	13	28	24	-11
All Other Class 2	14	86	2	51	92	56	-6
<b>Total Class 2 Off.</b>	72	543	15	170	565	185	-22
<b>Grand Total</b>	94	831	20	212	838	217	-7

# Radnor Township Police Department

## 2016 Deer Summary

		2016 Total Deer Incidents	43	15	11	7	8	2	
Date	Time	Location	M / F	Killed Auto	Inj Auto	Killed Other		Others	Incident Narrative
1/6/2016	17:30	Bryn Mawr Ave. & Harvard La.	F	1					Penn Dot Notified
1/12/2016	12:34	500 East Lancaster Ave.	U				1		Gone Upon Arrival
1/12/2016	13:40	Hunt Rd. & Bryn Mawr Ave.	U	1					Penn Dot Notified
1/16/2015	17:19	320 Malin Road	U		1				Gone Upon Arrival
1/17/2016	11:30	18 Oakford Road	U				1		Gone Upon Arrival
1/20/2016	7:18	800 Bryn Mawr Ave.	U		1				Gone Upon Arrival
1/21/2016	11:00	583 County Line Rd.	F			1			Private Removal
1/21/2016	15:45	517 Fox Run La.	U			1			Private Removal
2/1/2016	19:20	Bryn Mawr & Sturbridge	U	1					Penn Dot Notified
2/4/2016	21:00	743 King of Prussia Rd.	U	1					Gone Upon Arrival
2/7/2016	17:16	411 Louella Ave.	U		1				Gone Upon Arrival
2/12/2016	23:03	Newtown Rd. & Abrahams La.	U		1				Gone Upon Arrival
2/14/2016	9:02	1001 Eagle Rd.	U		1				Gone Upon Arrival
2/14/2016	21:53	Darby Paoli Rd. & Sawmill Rd.	U		1				Gone Upon Arrival
2/17/2016	18:37	451 Bryn Mawr Ave.	U	1					Penn Dot Notified
2/18/2016	15:15	107 Leighton Dr.	U			1			Private Removal
2/26/2015	18:45	Bryn Mawr Rd. & Mill Rd.	U				1		Gone Upon Arrival
3/10/2016	9:08	314 Countryview Drive	U			1			Private Removal
3/21/2016	17:10	Sproul Rd. & Bryn Mawr Ave.	U				1		Gone Upon Arrival
4/1/2016	10:33	Bryn Mawr & Countryview	M	1					Penn Dot Notified
4/19/2016	13:20	853 Bryn Mawr Ave.	U	1					Penn Dot Notified
4/28/2016	14:58	735 Darby Paoli Rd.	U			1			Game Commission
5/9/2016	21:10	480 Bryn Mawr Avenue	U		1				Gone Upon Arrival
5/17/2016	8:06	853 Goshen Road	U	1					Penn Dot Notified
5/20/2016	10:04	Sproul Rd. & Spring Mill Rd.	U				1		Gone Upon Arrival
5/26/2016	11:14	435 E. Lancaster Ave.	U				1		Gone Upon Arrival
6/20/2016	13:04	837 Goshen Rd.	M	1					Penn Dot Notified
6/20/2016	19:57	Conestoga Rd. & Sproul Rd.	U		1				Gone Upon Arrival
7/2/2016	22:25	219 Sugartown Road	U					1	Gone Upon Arrival
7/11/2016	10:40	666 Earles Lane	U				1		Gone Upon Arrival
7/18/2016	5:37	610 King of Prussia Road	U		1				Gone Upon Arrival
8/2/2016	6:34	Ithan Valley Park	U			1			Penn Dot Notified
8/4/2016	18:54	164 Conestoga Road	U				1		Gone Upon Arrival
8/9/2016	14:27	123 W. Lancaster Ave.	U	1					Penn Dot Notified
8/28/2016	12:15	218 Strafford Avenue	F			1			Gone Upon Arrival
9/4/2016	20:23	663 Church Road	M	1					Game Commission
9/9/2016	6:44	793 Darby Paoli Road	F	1					Penn Dot Notified
9/24/2016	15:55	Eagle Rd. & N. Wayne Ave.	U		1				Gone Upon Arrival

## 2016 Deer Summary

[illegible]

# PROPOSED

## Radnor Township 2017 MEETING DATES

### JANUARY

3	Board of Commissioners Reorganization
3	Board of Commissioners
3	Planning Commission Tuesday not televised
4	HARB
5	Villanova CARE Committee
11	Design Review Board
12	Parks & Recreation Board
12	Stormwater Advisory Committee
17	Board of Health- Tuesday
18	Citizens Communications Council
18	CARFAC
19	Zoning Hearing Board
23	Board of Commissioners
25	Shade Tree Commission
26	Environmental Advisory Council

### FEBRUARY

1	HARB
2	Villanova CARE Committee
6	Planning Commission
8	Design Review Board
9	Parks & Recreation Board
9	Stormwater Advisory Committee
13	Board of Commissioners
15	CARFAC
16	Zoning Hearing Board
21	Board of Health - Tuesday
21	Special Board of Commissioners
22	Shade Tree Commission
23	Environmental Advisory Council
27	Board of Commissioners

### MARCH

1	HARB
2	Villanova CARE Committee
6	Planning Commission
8	Design Review Board
9	Parks & Recreation Board
9	Stormwater Advisory Committee
13	Board of Commissioners
15	CARFAC
16	Zoning Hearing Board
20	Board of Health
20	Special Board of Commissioners
22	Shade Tree Commission
23	Environmental Advisory Council
27	Board of Commissioners

### APRIL

3	Planning Commission
5	HARB
6	Villanova CARE Committee
6	Parks & Recreation Board
10	Board of Commissioners
12	Design Review Board
13	Stormwater Advisory Committee
17	Board of Health
19	Citizens Communications Council
19	CARFAC
20	Zoning Hearing Board
24	Board of Commissioners
26	Shade Tree Commission
27	Environmental Advisory Comm

### MAY

1	Planning Commission
3	HARB
4	Villanova CARE Committee
8	Board of Commissioners
10	Design Review Board
11	Parks & Recreation Board
11	Stormwater Advisory Committee
15	Board of Health
15	Special Board of Commissioners
17	CARFAC
18	Zoning Hearing Board
22	Board of Commissioners
24	Shade Tree Commission
25	Environmental Advisory Council

### JUNE

1	Villanova CARE Committee
5	Planning Commission
7	HARB
8	Parks & Recreation Board
8	Stormwater Advisory Committee
12	Board of Commissioners
14	Design Review Board
15	Zoning Hearing Board
19	Board of Health
19	Special Board of Commissioners
21	CARFAC
22	Environmental Advisory Council
26	Board of Commissioners
28	Shade Tree Commission

### JULY

3	Planning Commission
5	HARB
6	Villanova CARE Committee
12	Design Review Board
13	Parks & Recreation
13	Stormwater Advisory Committee
17	Board of Commissioners
19	Citizens Communications Council
19	CARFAC
20	Zoning Hearing Board
26	Shade Tree Commission
27	Environmental Advisory Council

### AUGUST

2	HARB
3	Villanova CARE Committee
7	Planning Commission
9	Design Review Board
10	Stormwater Advisory Committee
14	Board of Commissioners
16	CARFAC
23	Shade Tree Commission
24	Environmental Advisory Council

### SEPTEMBER

5	Planning Commission-Tuesday
6	HARB
7	Villanova CARE Committee
11	Board of Commissioners
13	Design Review Board
14	Parks & Recreation Board
14	Stormwater Advisory Committee
18	Board of Health
18	Special Board of Commissioners
20	CARFAC
21	Zoning Hearing Board
21	Shade Tree Commission
25	Board of Commissioners
28	Environmental Advisory Comm

### OCTOBER

2	Planning Commission
4	HARB
5	Villanova CARE Committee
9	Board of Commissioners
11	Design Review Board
12	Parks & Recreation Board
12	Stormwater Advisory Committee
16	Board of Health
16	Special Board of Commissioners
18	Citizens Communication Council
18	CARFAC
19	Zoning Hearing Board
23	Board of Commissioners
25	Shade Tree Commission
26	Environmental Advisory Council

### NOVEMBER

1	HARB
2	Villanova CARE Committee
6	Planning Commission
8	Design Review Board
9	Parks & Recreation Board
9	Stormwater Advisory Committee
13	Board of Commissioners
15	CARFAC
16	Zoning Hearing Board
20	Board of Health
20	Board of Commissioners
22	Shade Tree Commission
27	Board of Commissioners
30	Environmental Advisory Council

### DECEMBER

4	Planning Commission
6	HARB
7	Villanova CARE Committee
11	Board of Commissioners
13	Design Review Board
14	Parks & Recreation Board
14	Stormwater Advisory Committee
18	Board of Health
18	Board of Commissioners
20	CARFAC
21	Zoning Hearing Board
27	Shade Tree Commission

### MEETING TIMES

#### 5:30 PM

Board of Health

#### 6:00 PM

Design Review Board  
Environmental Advisory Council  
HARB

#### 6:30 PM

Board of Commissioners  
Citizens Communications Council  
Parks & Recreation Board (2nd Floor Administration)  
Shade Tree Commission  
Villanova CARE Committee

#### 7:00 PM

Planning Commission  
CARFAC (Finance Conference Room)  
Stormwater Advisory Committee

#### 7:30 PM

Board of Commissioners Reorganization meeting - January 3, 2017  
Zoning Hearing Board







## 2017 Radnor Township

### Holiday Schedule

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New Year's Day	Monday, January 2 (observed)
Martin Luther King Jr. Day	Monday, January 16
President's Day	Monday, February 20
Good Friday	Friday, April 14
Memorial Day	Monday, May 29
Independence Day	Tuesday, July 4
Labor Day	Monday, September 4
Thanksgiving Day	Thursday, November 23
Day After Thanksgiving	Friday, November 24
Christmas Eve (1/2 day)	Friday, December 22 (observed)
Christmas Day	Monday, December 25
New Year's Eve (1/2 day)	Friday, December 29 (observed)
New Year's Day 2018	Monday, January 1

# **RADNOR TOWNSHIP POLICE DEPARTMENT**

301 Iven Avenue  
Wayne, Pennsylvania 19087-5297  
(610) 688-0503 ✕ Fax (610) 688-1238

**William A. Colarulo**  
**Police Superintendent**

**TO:** A Staff Traffic Committee Meeting was held on November 16, 2016 and was attended by Commissioner John Nagle, Lieutenant Andrew Block, Officer Raymond Matus; Highway Patrol; William Gallagher; Supervisor of Parking, Mary Ann Donnelly; Administrative Assistant; and Radnor residents; Jane Galli, Bob Esagro, George Webster, Rick Leonardi, and Randall Maud.

**FR:** William A. Colarulo

**RE: STAFF TRAFFIC COMMITTEE MEETING HELD IN THE POLICE ROLL CALL ROOM,  
WEDNESDAY, NOVEMBER 16, 2016, 10:00 AM.**

## **NEW BUSINESS:**

1. The Saturday Club of Wayne requests to hold the 2<sup>nd</sup> Annual 5K Race on April 1, 2017.

Staff Traffic Committee recommends that the 2<sup>nd</sup> Annual 5K Race on April 1, 2017 be approved. All paperwork has been submitted and insurance binders have been received. One detail officer will be required for the race to assist with traffic control.

2. Mr. Cardamone has submitted a petition for traffic calming on Upper Gulph Road.

The Highway Patrol Unit conducted a seven day automated traffic count on Upper Gulph Road between Arden Road and County Line Road. The data collected from the traffic count revealed that the 85<sup>th</sup> percentile speed was 39 MPH and the Average Daily Traffic was 2,904 vehicles per day. The Highway Patrol Unit conducted preliminary site study at the intersection of Upper Gulph Road and Oak Grove Lane in which the sight distance appears to be limited. Staff Traffic Committee recommends this item be forwarded to Amy Kaminski, Traffic Engineer, to evaluate the requirements for a three way stop sign at the intersection of Upper Gulph and Oak Grove Lane.

3. Anne Minicozzi of Villanova requests repainting of the road on Conestoga Road at Mill Road.

Penn Dot has completed repainting the fog lines and double yellow lines on Conestoga Road at Mill Road and will repaint legends (SLOW) in the spring.

4. Anne Minicozzi of Villanova requests foliage to be trimmed back on northbound Sproul Road at Conestoga Road and the overhead directional signs are faded.

Radnor Township Public Works Department has trimmed back foliage on northbound Sproul Road at Conestoga Road. The Public Works Department will replace the faded directional signage.

## **OLD BUSINESS:**

1. Phyllis Connor of Hardwicke Lane is requesting speed bumps be installed on Hardwicke Lane.

At the request of the residents, this item has been tabled until the December 21, 2016 Staff Traffic Committee

2. Commissioner Ahr is requesting a traffic calming study for Aldwyn Lane.

The Highway Patrol Unit conducted a seven day automated traffic count on Aldwyn Lane. The data collected from the traffic count revealed that the 85<sup>th</sup> percentile was 27 MPH and the Average Daily Traffic was 933 vehicles per day. After lengthy discussions with residents present for this meeting, the Staff Traffic Committee recommends that this item be tabled. Staff Traffic Committee recommends that a separate meeting with all Aldwyn Lane residents be arranged for further discussion of this item.

3. Commissioner Ahr is requesting a traffic assessment on Conestoga Road due to reports of excessive speeding in the early morning and throughout the day.

Highway Patrol placed a traffic counter at 912 Conestoga Road which conducted a seven day automated traffic data count. The data collected from the traffic count revealed that the 85<sup>th</sup> percentile was 28 MPH and the Average Daily Traffic was 8,756 vehicles per day. Staff Traffic Committee recommends placing speed boards for continued passive enforcement. In addition, Penn Dot will be contacted regarding installing legends on the roadway.

4. The Township Manager, Robert Zienkowski, requests an evaluation of traffic calming measures at the Saw Mill Park crosswalk located at Saw Mill Road and Earles Lane.

A proposed plan has been developed by Amy Kaminski, Traffic Engineer, to enhance safety at the Saw Mill Park crosswalk. Staff Traffic Committee has reviewed the plans and concurs with these findings and recommendations offered by Amy Kaminski

**RESOLUTION NO. 2016-112**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA APPROVING THE PAYMENT FOR STAFF TRAINING  
BY THE ANTI-DEFAMATION LEAGUE**

**WHEREAS**, Radnor Township hired the Anti-Defamation League to provide training to the entire Township Staff; and

**WHEREAS**, the cost of this staff training is \$10,000.00.

**NOW, THEREFORE**, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve payment of \$10,000.00 for this staff training.

**SO RESOLVED**, this 28<sup>th</sup> day of November A.D., 2016.

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name: Philip Ahr  
Title: President

ATTEST: \_\_\_\_\_  
Robert A. Zienkowski  
Township Manager/Secretary

## Radnor Township

# PROPOSED LEGISLATION

**DATE:** 11/23/2016

**TO:** Robert A. Zienkowski, Township Manager

**FR:** William A. Colarulo, Police Superintendent

**LEGISLATION:** Resolution 2016-112 is to accept training from the Anti-Defamation League (ADL) to all Radnor Township employees.

**LEGISLATIVE HISTORY:** The Anti-Bias Training Program for Law Enforcement Agencies is designed to provide relevant anti-bias education for all Township employees. This workplace training program assists law enforcement employees, both sworn and civilian, in identifying the impact that cultural diversity, implicit and explicit bias, stereotypes and assumptions have on employee and community relations. Furthermore, the program guides participants in developing effective interpersonal skills and strategies to enhance community-oriented policing efforts.

**PURPOSE AND EXPLANATION:**

- To examine the ways identity and culture influence attitudes and behavior between law enforcement professionals and township officials and employees, and the community members they (protect and) serve.
- To assist law enforcement professionals and township officials and employees in identifying the impact biased attitudes and behaviors can have on job performance.
- To illustrate how cross-cultural skills and communication can enhance officer effectiveness and safety, and community building by facilitating cooperation and trust with diverse communities.
- To encourage law enforcement professionals, township officials and employees to apply diversity knowledge and skills to their work.
- To assist law enforcement professionals, township officials and employees in responding to biased behavior in the communities they serve.

**FISCAL IMPACT:** \$10,000.00.

**RECOMMENDED ACTION:** The Police Department respectfully requests the Board to adopt this Resolution at the regular Board of Commissioners Meeting on November 28, 2016.

**RESOLUTION NO. 2016-113**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE  
COUNTY, PENNSYLVANIA, AWARD OF THE PARKING  
LOT ENHANCEMENTS AT DITTMAR PARK AND  
FRIENDS OF THE RADNOR TRAIL PARK**

**WHEREAS**, Radnor Township provides parking areas for patrons of Dittmar and Friends of the Radnor Trail Parks

**WHEREAS**, the stone parking lots are in need of enhancement and repair

**WHEREAS**, Valid proposals were received for Dittmar Park and Friends of the Radnor Trail Park, in the amounts of \$7,798 and \$7,568, respectively, from Tommy's Paving and Excavating

**WHEREAS**, the aggregate amount of the two proposals is \$15,366

**NOW, THEREFORE**, be it **RESOLVED** by the Board of Commissioners of Radnor Township does hereby approve the award of the contracts for the Parking Lot Enhancements at Dittmar Park and Friends of the Radnor Trail Park, in the amount of \$15,366, to Tommy's Paving and Excavating

**SO RESOLVED** this 28<sup>th</sup> day of November, A.D., 2016

**RADNOR TOWNSHIP**

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

Name: Phillip Ahr

Title: President

ATTEST: \_\_\_\_\_

Robert A. Zienkowski

Manager/Secretary

# Radnor Township

## PROPOSED LEGISLATION

**DATE:** November 21<sup>st</sup>, 2016

**TO:** Radnor Township Board of Commissioners

**FROM:** Stephen F. Norcini, P.E., Director of Public Works *SN*

**CC:** Robert A. Zienkowski, Township Manager  
William R. White, Finance Director

**LEGISLATION:** **Resolution #2016-113: Award of the Parking Lot Enhancements at Dittmar Park and Friends of the Radnor Trail Park.**

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**LEGISLATIVE HISTORY:** The above referenced items were in the 2016 Manager's Recommended Budget, Capital Projects and Infrastructure, approved by the Board of Commissioners. Specifically, for Dittmar Park there is \$13,000 for stone parking lot enhancement, and for Friends of the Radnor Trail Park, \$12,000 for "Re-stoning" the parking lot.

**PURPOSE AND EXPLANATION:** The stone parking lot at Friends of the Radnor Trail parking lot needs to be re-graded (in the areas of the tire ruts), as well as to have stone with some measure of fines, to be able to be compacted and stay in place as best as possible. The stone parking lot at Dittmar Park is in somewhat similar condition, but with smaller ruts over a much larger area. The scope of work for both parks' parking lots include: 1.) regrade the existing stone parking lot for positive drainage and to remove ruts, low areas, and high spots, 2.) install an average of 2" of 2A material over the entire lot, providing positive drainage, compact the entire parking lot, and to manually install screenings on areas of exposed stone, and repeat as needed, to achieve "knuckles up" condition.

**IMPLEMENTATION SCHEDULE:** If approved by the Board of Commissioners, the work will begin the week of November 28<sup>th</sup>, 2016. (weather permitting).

**FISCAL IMPACT:** Tommy's Paving and Excavating provided a proposal for each park. The proposed cost for Dittmar Park is \$7,798 (\$5,200 below budget) and the proposed cost for Friends of the Radnor Trail Park is \$7,568 (\$4,432 below budget). Both projects are funded by the "05" capital account.

**RECOMMENDED ACTION:** I respectfully request the Board of Commissioners award the the Dittmar Park and Friends of the Radnor Trail Parking Lot Enhancements Projects to Tommy's Paving and Excavating, in the aggregate amount of \$15,366.

**MOVEMENT OF LEGISLATION:** It is being requested the Board of Commissioners approve the attached resolution.

# Public Participation



# Our Attorneys

## William J. Bolla

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Phone: 215-345-8888

Fax: 215-345-5358

Email:

[wbolla@highswartz.com](mailto:wbolla@highswartz.com)

(mailto:wbolla@highswartz.com)

 Download VCard (/vcard/?id=1657)

Bill Bolla joined High Swartz in 2016 as a result of a merger with McNamara, Bolla & Panzer Attorneys at Law, a firm for which he served as a founding partner. Bill has been practicing in Bucks County since 1973, focusing on real estate law, zoning and land use, commercial and residential real estate transactions, business advice and business transactions. Bill has represented many local municipal zoning hearing boards since 1984 and has served as special solicitor on major land development projects and as a hearing officer for conditional use approvals.

Bill currently represents the zoning hearing boards in Doylestown Township, Bedminster Township, Upper Makefield Township, Middletown Township, Warrington Township, Warwick Township and New Hope Borough. He has served as a hearing officer on conditional use applications and as special solicitor to townships in land use litigation, and has counseled several Bucks County municipalities in specific areas involving public employees, land use and police issues. Bill is currently the solicitor to Newtown Borough.

Bill is an active member of the community and has been involved with many charitable organizations. He was past president of the local American Cancer Society, as well as the founder and president of the Bucks County Challenger Division (now Miracle League), a baseball program that provides the opportunity for handicapped and special needs children to play that sport.

In 2001, Bill received the Beverly Frantz Advocacy Award in appreciation of 25 years of volunteer service from A Woman's Place. He is also the 2003 recipient of the Mark E. Goldberg Community Service Award from the Bucks County Bar Association.

## Areas of Practice

- Business and Corporate Law (<http://www.highswartz.com/services/business-and-corporate-law/>)
- Mergers and Acquisitions (<http://www.highswartz.com/services/business-and-corporate-law/mergers-acquisitions/>)
- Municipal & Government Law (<http://www.highswartz.com/services/municipal-and-governmental-law/>)
- Special Counsel to Government Entities (<http://www.highswartz.com/services/municipal-and-governmental-law/special-counsel-to-government-entities/>)
- Real Estate Law (<http://www.highswartz.com/services/real-estate-law/>)
- Affordable Housing (<http://www.highswartz.com/services/real-estate-law/affordable-housing/>)
- Condominiums & Planned Communities (<http://www.highswartz.com/services/real-estate-law/condominiums-planned-communities/>)
- Commercial Leasing (<http://www.highswartz.com/services/real-estate-law/commercial-leasing/>)
- Eminent Domain (<http://www.highswartz.com/services/real-estate-law/eminant-domain/>)
- Financing and Deal Structuring (<http://www.highswartz.com/services/real-estate-law/financing-and-deal-structuring/>)
- Real Estate Taxation (<http://www.highswartz.com/services/real-estate-law/real-estate-taxation/>)
- Zoning and Land Development (<http://www.highswartz.com/services/real-estate-law/zoning-and-land-development/>)

## Bar Admissions

- Pennsylvania, 1973

## Education

- J.D., Penn State University, The Dickinson School of Law, 1972
- B.A., psychology, Pennsylvania State University, 1969
- St. Joseph's Preparatory School, 1965

## Achievements

- AV® Preeminent™ Peer Review Rated by Martindale-Hubbell®
- 2003 recipient of the Mark E. Goldberg Community Service Award from the Bucks County Bar Association
- 2001 recipient of the Beverly Frantz Advocacy Award from A Woman's Place

## Professional Affiliations & Honors

- Bucks County Bar Association
  - Member, board of directors, 1993–1998, 2001–2002
  - President, 1996–1997
  - Vice president, 1993–1996
  - Chairman, Young Lawyers Committee, 1977
  - Family Law Committee, 1982–1983

- Merit Selection of Judges Committee, 1984–1985
- Bench Bar Committee, 1986–1992
- Real Estate Section, 1987–1988
- Pennsylvania Bar Association
  - Member
  - Board of delegates, 1997–1998

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Franchise Litigation (<http://www.pafranchiselaw.com/>)

Real Estate Litigation (</real-estate-litigation>)

Domestic Relations (<http://www.hsfamilylaw.com>)

Home (<http://www.highswartz.com/>) Practices (<http://www.highswartz.com/practices/>) Attorneys (<http://www.highswartz.com/attorneys/>)

Whom We Serve (<http://www.highswartz.com/whom-we-serve/>) Our Firm (<http://www.highswartz.com/>)

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Delaware Riverkeeper  
Discussion of Levin Tract  
and Stormwater

**RESOLUTION NO. 2016-114**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, ALLOWING THE ENVIRONMENTAL ADVISORY  
COUNCIL TO SUBMIT AN APPLICATION FOR THE DEP  
ENVIRONMENTAL EDUCATION GRANTS PROGRAM FOR THE 2017  
FUNDING CYCLE.**

**WHEREAS**, Pennsylvania invests in its schools to improve environmental awareness among students and adults by offering The Environmental Education Grant Program; and

**WHEREAS**, Radnor Township houses three elementary schools (Wayne Elementary, Radnor Elementary, and Ithan Elementary), one middle school and one high school; and is also a part of the Delaware Bay watershed; and

**WHEREAS**, The EAC plans to develop a Citizen Science Water Quality Monitoring Project for elementary school children in Radnor Township.

**NOW, THEREFORE**, be it hereby **RESOLVED** that the Radnor Township Board of Commissioners does approve the Environmental Advisory Council's application for the DEP Environmental Education Grants Program for the 2017 funding cycle, for the total requested grant amount of \$3,000. The funds will be used to cover the costs of water testing kits and electronic probes to test for multiple characteristics, such as chemistry, conductivity, transparency and PH. Kits and probes will be distributed to the participating schools.

**SO RESOLVED** this 28<sup>th</sup> day of November, 2016.

RADNOR TOWNSHIP

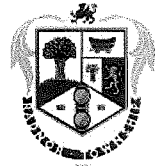
By: \_\_\_\_\_

Name: Philip Ahr

Title: President


ATTEST: \_\_\_\_\_  
Robert A. Zienkowski, Secretary

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



**DATE:** November 28, 2016

**TO:** Board of Commissioners

**FROM:** William M. White, Finance Director 

**LEGISLATION:** A resolution approving Radnor Township Environmental Advisory Council (EAC) to submit an application for the DEP Environmental Education Grants Program for the 2017 funding cycle.

**LEGISLATIVE HISTORY:** The Township has not applied for this grant in the past. However, the purpose of the grant is to promote environmental education and awareness which is consistent with the EAC's interpretation of their purpose to the Board of Commissioners.

**PURPOSE AND EXPLANATION:** The EAC plans to develop a Citizen Science Water Quality Monitoring Project for elementary school children in Radnor Township. The project will help students learn about science while connecting with critical environmental issues in their own community and contributing to real, high-value research. The grant funds will be used to cover the costs of water testing kits and electronic probes to test for multiple characteristics, such as chemistry, conductivity, transparency and PH. The kits and probes will then be distributed to the participating schools within the township.

**FISCAL IMPACT:** There is no fiscal impact associated with this grant.

**RECOMMENDED ACTION:** The Administration recommends that the Board approves the EAC to submit an application for the DEP Environmental Education Grants Program on behalf of the Township.

**ORDINANCE NO. 2016-11**  
**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY,**  
**PENNSYLVANIA, AMENDING SECTION 5-70, CIVIL SERVICE PROVISIONS, OF**  
**CHAPTER 8 OF THE RADNOR TOWNSHIP RULES AND REGULATIONS**

**Section 1. Chapter 8, Section 5-70, Civil Service Provisions, is hereby amended to read as follows:**

**Section 5-70. Civil Service Provisions.**

**A. Definition of terms; word usage.**

- 1) Definitions. Unless otherwise expressly stated, the following words and phrases, whenever used in this section, shall be construed to have the meanings indicated herein:
  - a. Alternate Commissioner – An individual appointed by the Appointing Authority in a First Class Township to serve as an “Alternate Civil Service Commissioner.”
  - b. Applicant - Any individual who applies in writing to the Commission in response to a legally advertised notice of vacancy and/or examination for any position full time in the Police Department.
  - c. Appointing Authority – The Board of Commissioners of the Township of Radnor, County of Delaware, Pennsylvania.
  - d. Certification - The submission to the Appointing Authority pursuant to its request of the top three (3) names taken from the Eligibility List created by the Civil Service Commission.
  - e. Chairperson - The Chairperson of the Civil Service Commission of the Township of Radnor, County of Delaware, Pennsylvania,
  - f. Commission - The Civil Service Commission of the Township of Radnor, County of Delaware, Pennsylvania.
  - g. Eligibility List – The document created by the Commission after completion of the examination requirements set forth in Subsection D(1) through (6) for Patrol Officer and Subsection E(1) through (4) for higher Ranks.
  - h. Examination - The series of examinations given to applicants to determine their qualifications for a position in the Police Department.
  - i. Furlough List - The list containing the names of persons temporarily laid off from positions in the Police Department because of a reduction in the number of police officers.

- j. Patrol Officer - For purposes of this section, an entry level sworn full-time position in the Police Department.
  - k. Police Department – The Police Department of the Township of Radnor.
  - l. Police Officer – A person employed by the Police Department as an Act 120 certified law enforcement officer, including a Patrol Officer, Corporal, Sergeant, Lieutenant, Captain, Deputy Superintendent and Superintendent.
  - m. Probationer – A police officer in the Police Department who has been appointed or promoted, but who has not yet completed the one-year probationary period specified in Subsection D(14).
  - n. Rank - Recognized ranks in the Police Department are: (1) Patrol Officer; (2) Corporal; (3) Sergeant; (4) Lieutenant; (5) Captain; (6) Deputy Superintendent; and (7) Superintendent.
  - o. Reduction in Rank - A change to a different rank where the employee fulfilled all of the requirements of this section for both the prior and current rank. However, a decrease in salary without a change to a different rank shall not necessarily constitute a reduction in rank.
  - p. Removal - The permanent separation of a police officer from the Police Department.
  - q. Secretary - The Secretary of the Civil Service Commission of Radnor.
  - r. Suspension - The temporary separation without pay of a police officer from the Police Department.
  - s. Vice Chairperson - A Commissioner of the Civil Service Commission elected by the Commissioners to preside over meetings in the Chairperson's disability, absence or recusal.
- 2) Gender. The words he, his, him, and men when used in this Ordinance represent both the masculine and feminine genders.

## B. THE COMMISSION

- 1) Civil Service Commission
  - a. The Commission shall consist of three (3) Commissioners who shall be qualified electors of the Township of Radnor and shall be appointed by the Appointing Authority for an initial term of six (6) years and with only one reappointment, not to exceed 12 years. Any vacancy occurring in the Commission for any reason whatsoever shall be filled by the Appointing Authority for the unexpired term within the period of thirty (30) days after such vacancy occurs.



- b. Each member of the Commission, before entering upon the discharge of the duties of his office, shall take an oath or affirmation to support the Constitution of the United States and of the Commonwealth of Pennsylvania and to perform his official duties with fidelity. No Civil Service Commissioner shall receive compensation.
- c. The Board of Commissioners may appoint no more than three qualified electors of the Township to serve as alternate members of the Commission. The term of office shall be six (6) years with only one (1) reappointment. When serving in the stead of a Commissioner, an Alternate Commissioner shall be entitled to participate in all proceedings and discussions of the Commission to the full extent as provided by law for Commission members, including specifically the right to cast a vote as a voting member during the proceedings, and shall have all the powers and duties set forth in the First Class Township Code and as otherwise provided by law. Any Alternate Commissioner not serving in the stead of a Commissioner may participate in any proceeding or discussion of the Commission, but shall not be entitled to vote as a member of the Commission unless designated as a voting alternate member pursuant to Section 628 of the First Class Township Code.

2) Offices Incompatible with Civil Service Commissioner

No Commissioner or Alternate Commissioner shall at the same time hold an elective or appointed office under the United States government, the Commonwealth of Pennsylvania, the Township of Radnor, or any political subdivision of the Commonwealth of Pennsylvania, except that one member of the Commission may be a member of the Board of Township Commissioners.

3) Organization of Commission; Quorum

- a. The Commission first appointed shall organize within 10 days of its appointment and shall elect one of its members as its Chairperson, one as its Vice Chairperson and one as its Secretary. The Commission shall thereafter meet and organize on the first Monday of January year. Three (3) members of the Commission shall constitute a quorum and no action of the Commission shall be valid unless it shall have the concurrence of at least two members.
- b. If, by reason of absence or disqualification of a member, a quorum is not reached, the Chairperson shall designate as many Alternate Commissioners to sit on the Commission as may be needed to provide a quorum. Any Alternate Commissioner shall continue to serve on the Commission in all proceedings involving the matter or case for which the Alternate Commissioner was initially designated until the Commission has made a final determination of the matter or case. Designation of an

Alternate Commissioner shall be made on a case-by-case basis in rotation according to declining seniority among all Alternate Commissioners.

- c. For purposes of hiring and promoting police officers under this section, each step of the hiring or promotional process requiring official action by the Commission shall be considered a separate "matter or case" under Subsection B(3)(b), above, and each step of the hiring or promotional process need not be voted upon or approved by the same composition of Commissioners or Alternate Commissioners, as the case may be, provided that the quorum requirement has been satisfied.

4) Duties of Chairperson and Secretary

The Chairperson, or in his or her absence, the Vice-Chairperson, shall preside at all meetings and hearings of the Commission, decide all points of order or procedure and perform any duties required by law or this section. The Chairperson shall carry on at the direction of the Commission all official correspondence of the Commission, send out all notices required by law and this section, keep a record of each examination or other official action of the Commission, and perform all other duties required by law or this section. The Secretary shall carry on at the direction of the commission all official correspondence of the commission, send out all notices required by law and these Rules, keep a record of each examination or other official action of the commission, and perform all other duties required by law or these Rules.

5) Meetings

Except for the annual organizational meeting, all meetings shall be held either at the call of the Chairperson or at the call of two (2) members of the Commission. The Commission shall have the discretion to determine whether meetings shall be open to the public when not specifically regulated by law or this section. The Chairman of the Commission shall give each Commissioner and Alternate Commissioner forty-eight (48) hours written notice of each and every meeting of the Commission.

6) Clerks and Supplies

The Appointing Authority shall furnish the Commission with such supplies and clerical assistance as may be necessary for the Commission to fulfill its duties. In addition, the Commission may retain counsel, and any other consultants or experts as are necessary. The elected and appointed officials of the Township of Radnor shall assist the Commission with all reasonable and appropriate efforts including compensation for any counsel or experts retained by the Commission. Physicians, psychiatrists, psychologists and other qualified medical professionals shall be appointed by the Appointing Authority.

7) Amendment of Ordinance

The Commission may recommend to the Appointing Authority that this section be amended, revised, voided or replaced for any reason by action of a majority of the Commission at any properly convened meeting of the Commission. Before any changes to this section may become effective, those changes after adoption by the Commission must be approved by the Appointing Authority.

8) Minutes and Records

The Commission shall keep minutes of its proceedings and records of examinations and other official actions. All records of the Commission shall be preserved and disposed of according to the Retention and Disposition Schedule for Records of Pennsylvania Municipalities issued by the Local Government Records Committee under the authority of the Municipal Records Act, 1968 P.L. 961, Number 428, 53 P.S. § 9001. Any and all records related to any disciplinary action filed with the Commission shall be open to public inspection subject to reasonable regulation. The Chairperson shall keep minutes of its proceedings showing the vote of each member upon each question. If the member is absent or fails to vote, the Chairperson shall indicate that fact in the minutes.

9) Investigations

The Commission shall have the power to make investigations concerning all matters relating to the administration and enforcement of this section. The Chairperson of the Commission is authorized to administer oaths and affirmations in connection with such investigations.

10) Subpoenas

- a. The Commission shall have the power to issue subpoenas over the signature of the Chairperson, or designee, to acquire the attendance of witnesses and the production of records and papers pertaining to any hearing, investigation or inquiry. The fees of such witnesses for attendance and travel shall be the same as for witnesses appearing in the Court of Common Pleas, County of Delaware, Pennsylvania, and shall be paid from appropriations for the incidental expense of the Commission. All elected and appointed officials, police officers, and employees of the Township of Radnor shall attend and testify when required to do so by the Commission without additional compensation.
- b. If any person shall refuse or neglect to obey any subpoena issued by the Commission, upon conviction of such refusal or neglect in a summary proceeding, that person shall be sentenced to pay a fine not to exceed one hundred dollars (\$100.00), and in default of the payment of such fine and cost shall be imprisoned not to exceed thirty (30) days.

- c. If any person shall refuse or neglect to obey any subpoena, the Commission may apply by petition to the Court of Common Pleas, County of Delaware, Pennsylvania for its subpoena, requiring the attendance of such persons before the Commission or the court to testify and to produce any records and papers necessary, and in default thereof shall be held in contempt of court.

11) Annual Report

The Commission shall make an annual report to the Township Commissioners containing a brief summary of its work during the year which shall be available for public inspection.

C. APPLICATIONS TO THE POLICE DEPARTMENT

1) Eligibility for Examination

In order to be eligible for participation in any examination for a position with the Police Department, every applicant must submit a completed application form to the Commission before the deadline stated by the Commission for that specific examination. The applicant must make an oath or affirmation that the application is completed truthfully, and the applicant is subject to the penalties of 18 Pa.C.S.A. § 4904 relating to unsworn falsification to authorities.

2) Non-discrimination in Employment

The Township of Radnor is an equal opportunity employer. It is the policy of the Township of Radnor and the Commission to grant equal employment opportunities to qualified persons without regard to race, religion, color, national origin, gender, age, veteran's status, marital status or non-job-related physical or mental handicap or disability. The Township of Radnor and the Commission will provide equal opportunities in employment and promotion. No disciplinary or other adverse action by the Appointing Authority or Commission taken against a Police Officer covered by this section shall be based on race, religion, color, national origin, gender, age, veteran's status, marital status or non-job-related physical or mental handicap or disability.

3) Availability

Application forms shall be available to all interested persons in the Office of the Township of Radnor Secretary and from such other offices and officers that the Commission, from time to time, may choose to designate.

4) Age

All applicants for the position of Patrol Officer must have reached their twenty-first (21st) birthday on or before the deadline for submitting completed applications.

5) General Qualifications for Patrol Officer

- a. Every applicant for the position of Patrol Officer in the Police Department shall possess at the time of filling the application a high school diploma or equivalent, have successfully completed Commonwealth of Pennsylvania Municipal Police Officers' Education and Training Commission Act 120 training and thereby be eligible for certification by the Commonwealth of Pennsylvania Municipal Police Officers' Education and Training Commission. Every applicant for the position of Patrol Officer shall be a United States citizen, be physically and mentally fit to perform the full duties of a Police Officer, and possess a valid motor vehicle operator's license at the time of appointment.
- b. Veterans' Preference Points

Pursuant to the Veterans' Preference Act, 51 Pa. C.S. § 7104(a), any applicant for the position of Patrol Officer, whether lateral or nonlateral, who qualifies as a "soldier" under this Act, shall have ten (10) points added to his total score if he had received passing scores in all other areas of testing and qualification. Any applicant claiming veterans' preference shall be responsible for providing any and all relevant documents to the Commission.

6) General Qualifications – Deputy Superintendent, Captain, Lieutenant, Sergeant and Corporal [Amended 1-5-2015 by Ord. No. 2014-16]

- a. All applicants for a promotional position shall currently be Radnor Police Officers and have continuous prior service with the Police Department of the Township of Radnor as follows:
  1. An applicant for the position of Corporal shall have at least three (3) years of experience as a Patrol Officer in the Police Department of the Township of Radnor.
  2. An applicant for the position of Sergeant shall have at least four (4) years of experience as a Patrol Officer or higher rank in the Police Department of the Township of Radnor.
  3. An applicant for the position of Lieutenant shall have at least six (6) years of experience as a Patrol Officer or higher rank with the Police Department of the Township of Radnor and two (2) years of experience as a Sergeant or higher rank with the Police Department of the Township of Radnor.
  4. An applicant for the position of Captain or Deputy Superintendent shall have at least ten (10) years of experience as a Patrol Officer or higher rank with the Police Department of the Township of Radnor and two (2) years of experience as a

Lieutenant or higher with the Police Department of the Township of Radnor.

7) Rejection of Applicant

The Commission may refuse to examine, or, if examined, may refuse to certify as eligible after examination, any applicant who is found to lack any of the minimum qualifications for examination prescribed in this section for the particular position for which the applicant has applied. In addition, the Commission may refuse to examine, or if examined, may refuse to certify as eligible any applicant who is incapable of performing all the essential functions of the position or who has a physical or mental condition which restricts the person's ability to perform all of the essential functions of the position applied for, or who is a habitual substance abuser, who is guilty of any crime involving moral turpitude, or who has been dismissed from public service for delinquency or misconduct in office.

8) Public Notice

The Commission shall conspicuously post, at least three (3) weeks prior to the deadline for accepting applications, in the Township of Radnor Municipal Building Administration Office and the Township of Radnor Police Department notice of the time and place of the initial examination, together with the information as to the type of position to be filled, the requirements for that position, where applications may be obtained for the examination, and the deadline for filing applications. In addition, at least three (3) weeks prior to the deadline for accepting applications, publication of the notice shall occur in at least one (1) newspaper of general circulation or a newspaper circulating generally in the Township of Radnor.

9) Recording and Filing Applications

Applications for the position in the Police Department to be filled shall be received at the Township of Radnor Municipal Building Administration Office only after an examination has been properly advertised and before the deadline for receiving applications which must be set forth in the public advertisement. Applications and required documents will be received by the Township of Radnor Secretary or his/her designee in full and no portion thereof shall be accepted. That person shall record the receipt of the application. Applicants for the position of Patrol Officer shall submit the following documents with the application: a photocopy of his driver's license; a photocopy of documentation certifying receipt of his high school diploma or equivalent; a photocopy of documentation certifying completion of Commonwealth of Pennsylvania Municipal Police Officers' Education and Training Commission Act 120 training; proof of citizenship; and if Veterans' Preference is being sought, a photocopy of his/her Honorable Discharge or DD-214 from the United States Armed Forces. Any application containing material errors or omissions may, at the discretion of the

Commission, be returned to the applicant for correction, provided that such action by the Commission shall not serve to extend the applicant's filing deadline.

10) Hearing for Disqualified Applicants

If any applicant or person is aggrieved by the refusal of the Commission to examine or to certify the applicant as eligible after examination, the Commission shall at the written request of the applicant, within ten (10) days appoint a time and place for a public hearing, at which time the Commission shall take testimony and review its refusal to provide examination or certification. The hearing shall be conducted pursuant to the procedures set forth in the Local Agency Law, 2 Pa.C.S.A. § 101 et seq. The applicant or aggrieved party must make his request for a hearing in writing within ten (10) calendar days of the date when he knew or should have known of the Commission's action which is being challenged. The decision of the Commission shall be final.

11) Fees

Radnor Township may set a reasonable fee to be charged in connection with the filing of an application for Patrol Officer. The fee shall be identified in the public notice required by Subsection C(8). There shall be no fee assessed in connection with any application for promotion.

D. FOR THE EXAMINATION OF APPLICANTS FOR THE POSITION OF PATROL OFFICER

- 1) Hiring Procedures for the Position of Patrol Officer. The Commission shall have two separate procedures for screening and ranking applicants for Patrol Officer. One, for lateral transfers, will limit applicants to current Act 120 Certified Pennsylvania municipal Police Officers and current Pennsylvania State Troopers, in each case with at least two years of full time service as of the application filing deadline. The other, for non-lateral transfers, will be open to anyone who meets the requirements of Subsections C(4) and (5). At the time a testing cycle for a Patrol Officer is announced, the Commission shall specify whether the testing cycle is open to lateral transfers or to non-lateral transfers.
- 2) The lateral transfer examination for a Patrol Officer shall consist of two oral examinations which will be graded on a one-hundred (100) point scale with each exam representing fifty percent (50%) of the final score. Both oral examinations shall include questioning applicants regarding how they would respond to relevant law enforcement situations and other matters which reasonably test the applicants' ability to perform police work as a Patrol Officer. One oral examination shall be conducted by a panel designated by the Commission. The other examination shall be conducted by a panel designated by the Superintendent. In addition, each applicant will undergo a physical fitness test. This physical fitness test will be graded on a pass/fail basis for every applicant. After an applicant has been extended an offer of employment, final appointment shall be contingent upon the

applicant passing a medical and psychological examination as well as passing a background investigation.

- 3) The non-lateral examination procedure for Patrol Officer shall consist of a written and an oral examination which will be graded on a one hundred (100) point scale with the written examination representing fifty percent (50%) of the final score and the oral examination representing fifty percent (50%) of the final score. In addition, each applicant will undergo a physical fitness test. This physical fitness test will be graded on a pass/fail basis for every applicant. After an applicant has been extended an offer of employment, final appointment shall be contingent upon the applicant passing a medical and psychological examination as well as passing a background investigation.

4) Written Examination for Non-Lateral Patrol Officer

The written examination for applicants for non-lateral Patrol Officer shall be graded on a one-hundred (100) point scale. Only the applicants receiving a grade of seventy-five percent (75%) or higher will continue in the application process and participate in the oral examination. Within thirty (30) days after the administration of the written examination, all applicants shall be given written notice of their test results and the passing applicants shall be scheduled for an oral examination appointment.

5) Oral Examination for Non-Lateral Patrol Officer

The applicants for Patrol Officer who scored seventy-five percent (75%) or higher in the written examination shall be given an oral examination which will be graded on a one hundred (100) point scale with a score of seventy-five percent (75%) or higher necessary for passing. The oral examination shall include questioning applicants regarding how they would respond to relevant law enforcement situations and other matters which reasonably test the applicants' ability to perform police work as a Patrol Officer. Within thirty (30) days after the applicants' oral examination, they shall be informed of the score in their oral examination and total overall score, and each passing applicant shall be informed of the date for physical fitness testing.

6) Physical Fitness Testing for Patrol Officer

All applicants for the position of Patrol Officer must meet the relevant age and gender standard for all four of the following requirements:

**For males:**

Event	Age 20 to 29	Age 30 to 39	Age 40 to 49	Age 50 to 59	Age 60 +
<b>300 Meter Run</b>	62.1	63.0	77.0	87.0	n/a
<b>Bench Press*</b>	0.93	0.83	0.76	0.68	0.63
<b>Sit- ups</b>	35	32	27	21	17
<b>1.5 Mile Run</b>	13:08	13:48	14:33	16:16	18:39



**For females:**

<b>Event</b>	<b>Age 20 to 29</b>	<b>Age 30 to 39</b>	<b>Age 40 to 49</b>	<b>Age 50 to 59</b>	<b>Age 60 +</b>
<b>300 Meter Run</b>	75.0	82.0	106.7	n/a	n/a
<b>Bench Press*</b>	0.56	0.51	0.47	0.42	0.40
<b>Sit- ups</b>	30	22	17	12	4
<b>1.5 Mile Run</b>	15:56	16:46	18:26	20:17	22:34

\*For bench press, six attempts may be made to complete one repetition equal to body weight x ratio.

7) Background Investigation

- a. The Commission shall request the Superintendent to arrange for a background investigation for applicants on the eligibility list. An investigation will be conducted on the top applicants to ensure a sufficient certified eligibility list for each opening. The background investigation shall include interviews with the applicant's family, acquaintances, current and former employers, current and former neighbors, references and current and former teachers and school officials. In addition, the applicant's record of criminal history shall be investigated. The applicant may be interviewed directly when the information collected during the background investigation requires clarification or explanation.
- b. All applicants shall execute an appropriate authorization for release of personal information, and cooperate fully in providing information upon request to ensure a thorough and complete investigation. After completion of the background investigation, the Superintendent shall make a recommendation to the Commission as to whether or not the applicant is an appropriate candidate for consideration for appointment as a Patrol Officer.
- c. As part of the background investigation, all applicable applicants shall undergo a polygraph test(s) based upon a personal data questionnaire that an applicant shall be required to complete and submit to the polygraph examiner. The polygraph examination will adhere to the professional standards of the American Polygraph Association. If the examiner shall deem any of the applicant's responses to be deceptive, the examiner shall inform the applicant and give the applicant the opportunity to explain, deny, or admit the deception. If the applicant denies being deceptive or if the examiner finds an explanation to be unsatisfactory, the applicant shall be given the opportunity to reanswer the question or, if determined by the examiner to be necessary, to retake the test.
- d. Eligibility of the applicant shall be based upon the criteria set forth in Subsection C(7) of this section and on passing the polygraph examination. The Commission's recommendation shall be in writing and if the recommendation is to disqualify, then a detailed written explanation of the

reasons for disqualification must be included. The Commission shall make the final determination as to whether the information collected during the background investigation warrants rejection of the candidate.

- e. Within thirty (30) days after the Commission considers the recommendation of the Superintendent or his/her designee, each applicant will be informed whether he has passed the background investigation. Disqualified applicants may appeal pursuant to Subsection C(10).

8) Certification of the List of Eligible Candidates and Appointment

- a. At the completion of the examination requirements set forth in Subsection D(1) through (7), the Commission shall rank all passing applicants receiving the highest score at the top of the Eligibility List and the applicant receiving the lowest passing score at the bottom of the Eligibility List. Applicants who qualify for veterans' preference points shall have those points added to their passing score prior to being ranked on the Eligibility List. In the case of tied scores, the tie shall be broken in favor of the earliest time/date stamp on the application.
- b. The Eligibility List shall be valid for one (1) year from the date the Commission ranks all passing applicants, assigns veterans points and formally adopts the eligibility list. The Commission may, at its sole discretion, by a vote of the majority of the Commission at a duly authorized Commission meeting, extend the Eligibility List up to an additional twelve (12) months. In the absence of a lawful extension by the Commission, the Eligibility List shall expire. The Commission may, at its sole discretion, void an Eligibility List at any time for any reason.

9) Vacancy

The Appointing Authority may fill any vacancy in an existing position of Patrol Officer in the Police Department which occurs as a result of expansion of the Police Department, retirement, resignation, disability or death, by the reappointment or reinstatement of a former employee who has been furloughed. Any officer, who has been furloughed for more than one year, will be required to undergo a medical examination, a psychological examination and a full background investigation, inclusive of criminal conviction search.

10) Vacancy Appointment

If no Furlough List exists or if positions remain to be filled after all names on the Furlough List have been offered re-employment, every vacant position, except that of Superintendent, shall be filled only in the following manner:

- a. The Appointing Authority shall notify the Commission of any vacancy which is to be filled and shall request the certification of three (3) names from the Eligibility List;

- b. If three (3) names are not available, then the Commission shall certify the name(s) remaining on the Eligibility List.

11) Conditional Appointment

When the Appointing Authority deems it appropriate to make an appointment to fill a Patrol Officer vacancy, it shall make a conditional appointment from any of the three (3) names certified as eligible, subject to that person passing the medical and psychological examinations. When one or more of the three (3) applicants on the certified list is a veteran, then the veteran shall be selected.

12) Procedures After Conditional Appointment

After the Appointing Authority selects an applicant from the certified list of three (3) for appointment to fill a vacancy, the candidate shall submit to a medical examination and a psychological examination by the appropriate medical experts. The applicant shall be notified of his conditional appointment contingent upon passing these two components. The medical and psychological examinations shall be as specified in Subsection D(15).

13) Disqualification

Should the applicant be disqualified based upon failure of any of the following components: written examination, oral examination, physical agility test, medical examination, psychological examination or background investigation, the Commission shall then certify another name to be included with the two (2) previously certified names for consideration by the Appointing Authority.

14) Probationary Period

Every successful applicant appointed to the position of Patrol Officer with the Police Department shall serve a one (1) year probationary period. During the probationary period, the Probationer may be dismissed only for cause for the reasons set forth in Subsection C(7). However, at the end of the one (1) year probationary period, if the conduct of the Probationer has not been satisfactory to the Appointing Authority, the Probationer shall be notified in writing that the appointment will not be permanent. At that time, the Probationer's employment shall end. Any Probationer, who is not informed in writing that his performance has been unsatisfactory, shall receive a permanent appointment. Any Probationer who is notified in writing that his appointment will not be made permanent has no rights of appeal under this section.

15) Medical and Psychological Examinations.

Physical examinations shall be under the direction of a physician or other qualified medical professional. Psychological medical examinations shall be under the direction of a psychiatrist or psychologist.

- a. The physician or other qualified medical professional and the psychiatrist or psychologist shall be appointed by the Appointing Authority and shall render an opinion as to whether the conditional appointee has a physical or mental condition which calls into question his ability to perform all of the essential functions of the position for which he was conditionally appointed.
- b. If the opinion rendered by the physician, other qualified medical professional, psychiatrist or psychologist calls into question the conditional appointee's ability to perform any essential functions of a position, a person designated by the Appointing Authority shall meet with the conditional appointee for the purpose of having one or more interactive discussions on whether the conditional appointee can, with or without reasonable accommodation, perform all the essential functions of the position.
- c. If, at the conclusion of the interactive discussion under subsection D(15)(b), the Appointing Authority determines that the conditional appointee is not qualified, the Appointing Authority shall give written notice to the conditional appointee and the Civil Service Commission.
- d. As used in this section, the following definitions shall apply:
  1. "Medical examination" shall mean any examination, procedure, inquiry or test designed to obtain information about medical history or a physical or mental condition which might disqualify an applicant if it would prevent the applicant from performing, with or without a reasonable accommodation, all of the essential functions of the position.
  2. "Physician" shall have the meaning given to it in 1 Pa.C.S. § 1991 (relating to definitions).
  3. "Qualified medical professional" shall mean an individual, in collaboration with or under the supervision or direction of a physician, as may be required by law, who is licensed:
    - a) As a physician assistant pursuant to the Act of December 20, 1985 (P.L. 457, No. 112), known as the "Medical Practice Act of 1985," or the Act of October 5, 1978 (P.L. 1109, No. 261), known as the "Osteopathic Medical Practice Act"; or
    - b) As a certified nurse practitioner pursuant to the Act of May 22, 1951 (P.L. 317, No. 69), known as "The Professional Nursing Law."

E. PROCEDURE FOR THE EXAMINATION OF CANDIDATES FOR THE POSITIONS OF CORPORAL, SERGEANT, LIEUTENANT, CAPTAIN AND DEPUTY SUPERINTENDENT

1) General Examination Requirements for Promotions.

a. Corporal and Sergeant.

The examination for the positions of Corporal and Sergeant shall be a written and oral examination which will be graded on a one hundred (100) point scale with the written examination representing fifty percent (50%) of the final score and the oral examination representing fifty percent (50%) of the final score. After a candidate has been extended an offer of promotion, the promotion shall be final.

b. Lieutenant.

The examination for the position of Lieutenant shall be a written and oral examination which will be graded on a one hundred (100) point scale with the written examination representing fifty percent (50%) of the final score, and the oral examination representing fifty percent (50%) of the final score. After a candidate has been extended an offer of promotion, the promotion shall be final.

c. Captain.

The examination for the position of Captain shall be an oral examination which will be graded on a one hundred (100) point scale. After a candidate has been extended an offer of promotion, the promotion shall be final.

d. Deputy Superintendent.

The examination for the position of Deputy Superintendent shall be an oral examination which will be graded on a one hundred (100) point scale. After a candidate has been extended an offer of promotion, the promotion shall be final.

2) Oral Examinations.

- a. All applicants for the positions of Corporal, Sergeant, Lieutenant, Captain and Deputy Superintendent shall be given an oral exam which will be graded on a one hundred (100) point scale. The oral examination process designated by the Commission shall, in addition to any other issues deemed appropriate by the Commission or its designee(s), include questioning applicants regarding how they would respond to relevant law enforcement situations and other matters which reasonably test the officer's ability to perform police work in that particular Rank.

- b. The manner in which the oral examination process is conducted, as well as the identity of the individuals who will actually administer the oral examinations, shall be determined by the Commission.
- 3) Certification of the List of Eligible Candidates for Promotion
  - a. At the completion of the promotional examination requirements set forth in Subsections E(1) and (2), the Commission shall, for each promotion test, rank all passing applicants receiving the highest score at the top of the Eligibility List and the applicant receiving the lowest passing score at the bottom of the list. In the case of tied scores, the tie shall be broken in favor of the earliest time/date stamp on the candidate's letter of intent to be examined.
  - b. The Eligibility List shall be valid for one (1) year from the date the Commission ranks all passing applicants and formally adopts the Eligibility List. The Commission may, at its sole discretion, by a vote of the majority of the Commission at a duly authorized Commission meeting, extend the Eligibility List up to an additional twelve (12) months. In the absence of a lawful extension by the Commission, the list shall expire. The Commission may, at its sole discretion, void an Eligibility List at any time for any reason.

4) Probationary Period

Every successful applicant appointed to a promotional position with the Police Department shall serve a one (1) year probationary period. A promoted officer, during probation, may be returned to a prior Rank only for cause for the reasons set forth in Subsection C(7). However, at the end of the one (1) year probationary period, if the conduct of the Probationer has not been satisfactory to the Appointing Authority, the Probationer shall be notified in writing that the appointment will not be permanent. At that time, a promoted officer shall return to his previous Rank. Any Probationer who is not informed in writing that his performance has been unsatisfactory shall receive a permanent appointment to the new position. Any Probationer who is notified in writing that his appointment will not be made permanent has no rights of appeal under this Ordinance.

F. SUSPENSIONS, REMOVALS AND REDUCTIONS IN RANK

1) Grounds for Disciplinary Action

- a. No person appointed to a position in the Police Department pursuant to this Ordinance may be suspended without pay or removed and no person promoted in Rank pursuant to this Ordinance may be reduced in Rank except for the following reasons:

1. Physical or mental disability affecting his ability to continue in service, in which cases the person shall receive an honorable discharge from service;
  2. neglect or violation of any official duty;
  3. violation of any law of this Commonwealth which provides that such violation constitutes a misdemeanor or felony;
  4. inefficiency, neglect, intemperance, disobedience of order, or conduct unbecoming an officer
  5. intoxication while on duty;
  6. engaging or participating in conducting of any political or election campaign otherwise than to exercise his own right of suffrage, except that this clause shall only apply to a police officer while on duty or in uniform or while using any township property.
  7. engaging or participating in the conduct of any political or election campaign for an incompatible office pursuant to section 1401 of the First Class Township Code.
- b. No Police Officer shall be removed for religious, racial, color, national origin, gender, age, veteran's status, marital status or non-job-related physical or mental handicap or disability, or political reasons.

2) Furloughs

If for reasons of economy or other valid reasons, it shall be deemed necessary by the Appointing Authority to reduce the number of Police Officers in the Police Department, then the Appointing Authority shall furlough the person or persons, including probationers, last appointed to the respective force.

- a. Such removal shall be accomplished by furloughing in numerical order commencing with the person last appointed until such reduction shall have been accomplished.
- b. In the event that the Appointing Authority decides to increase the number of Police Officers in the Police Department, the furloughed Police Officers shall be reinstated in order of their seniority in the Police Department if the furloughed Police Officer accepts reinstatement in writing within thirty (30) days of receiving notice of the opening.
- c. Any furloughed Police Officer must accept reinstatement in writing within thirty (30) days of receiving notice of the opening or shall forego the reinstatement.

3) Notice of Suspension, Removal or Reduction in Rank

- a. Whenever a Police Officer is suspended, removed or reduced in Rank, the specific charges warranting such actions shall be stated in writing by the Appointing Authority clearly and in sufficient detail to enable the Police Officer to understand the nature of the charges against him and to allow him an opportunity to respond to those charges. The charges shall specify the subsection of Subsection F(1) which provides the basis for the disciplinary action as well as an explanation of the factual circumstances upon which the appointing authority relied in finding a violation of Subsection F(1).
- b. Hearings shall be before the Commission. Within five (5) days after the imposition of disciplinary action, a written statement of the charges shall be delivered to the officer either by personal service or by certified mail. In addition, the charges shall notify the officer of the right to appeal under Subsection F(4) of this section. A copy of the statement of charges shall also be served upon the members of the Civil Service Commission.

4) Hearings on Suspension, Removals and Reductions in Rank

- a. The Police Officer who has been suspended, removed or reduced in Rank may appeal such decision by written notice to the Chairperson, Township of Radnor Civil Service Commission, 301 Iven Avenue, Wayne, PA 19087, requesting a hearing. The notice must be received by the Commission no later than ten (10) days of the Police Officer's receipt of the notice under Subsection F(3)(b). The officer may make written answers to any charges filed not later than the date fixed for the hearing. Failure of the officer to provide written answers to any of the charges shall not be deemed an admission by the officer.
- b. Hearings shall be conducted by the Commission. The Commission shall schedule a hearing within ten (10) days from receipt of the Police Officer's written request for a hearing. At any such hearing, the officer against whom the charges have been made may be present and represented by counsel, may call witnesses and present testimony and documentation in defense. The Township of Radnor may also be represented by counsel, call witnesses and present evidence as is necessary to support the charges. A stenographic record of all testimony shall be taken at every hearing and preserved by the Commission.
- c. All testimony shall be given under oath administered by the chairperson, or in the absence of the chair, the vice-chairperson. The Commission shall have the power to issue subpoenas as set forth in Subsection B(10). The hearing shall be open to the public unless, prior to the commencement of the hearing, a written or oral request to close the hearing is made by either the charged officer or the Township of Radnor.



- d. In conducting a hearing under this Ordinance, the Commission's standard of review shall be to determine whether a preponderance of evidence has been presented to support the reason for the disciplinary action. The Commission may request post-hearing briefs, and shall issue a written decision containing specific findings of facts and conclusions of law within 60 days of receipt of the hearing transcript.
- e. In the event the charges are dismissed, the record shall be sealed and not be available for public inspection. Additionally, the Police Officer sought to be suspended, removed or demoted shall be reinstated with full pay for the period of the suspension, removal or demotion, and no charges relating to the suspension, removal or reduction in Rank shall be officially recorded in the officer's record.

#### REPEALER

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

#### SEVERABILITY

If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

#### EFFECTIVE DATE

This Ordinance shall become effective upon adoption.

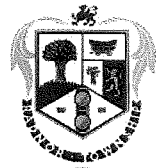
ENACTED and ORDAINED by the Board of Commissioners this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

TOWNSHIP OF RADNOR

BY: \_\_\_\_\_  
Philip M. Ahr, President Board of Commissioners

ATTEST: \_\_\_\_\_  
Robert A. Zienkowski, Township Manager/Secretary

## Radnor Township



# PROPOSED LEGISLATION INTRODUCTION

**FROM:** Kevin W. Kochanski, Community Development Director  
**SUBJECT:** PLO Ordinance Amendment - #2016-13  
**DATE:** November 21, 2016

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**LEGISLATION:** An amendment to the PLO Planned Laboratory – Office District to provide for mixed used developments with revised dimensional requirements.

**LEGISLATIVE HISTORY:** Since 2012, the Township has been considering various amendments to the PLO District. This Amendment intends to address the concerns raised in the previous versions.

**FISCAL IMPACT:** This ordinance is not expected to have a negative impact on the Township Budget.

**RECOMMENDED ACTION:** The Staff would respectfully recommend that this Amendment be introduced and forwarded to the Township Planning Commission and Delaware County Planning Commission for review and comment.

Thank you for your consideration.

**ORDINANCE NO. 2016-13**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 280 ZONING, ARTICLE XV, PLO PLANNED LABORATORY-OFFICE DISTRICT, SECTIONS 280-62, 280-63 AND 280-64, BY PROVIDING FOR ADDITIONAL USES IN THE PLO PLANNED LABORATORY-OFFICE DISTRICT INCLUDING MIXED USE DEVELOPMENTS; PROVIDING FOR REVISED DIMENSIONAL REQUIREMENTS FOR MIXED USE DEVELOPMENTS INCLUDING FINANCIAL SUBDIVISIONS AND PROVIDING FOR ADDITIONAL ACCESSORY USES**

**SECTION 1.** Chapter 280, Article XV, Sections 280-62, 280-63 and 280-64 are hereby revised to read as follows:

**Section 280-62 Purpose; application of regulations**

- A. PLO Planned Laboratory-Office Districts are designed primarily to provide for selected modern laboratory, office establishments and other compatible uses which:
  - (1) Provide for attractive large-site, low-lot-coverage development in areas where traditional business development would be inappropriate.
  - (2) Strengthen and diversify the Township's tax base.
  - (3) Are compatible with the character of the surrounding areas.
  - (4) Increase the effectiveness of the zoning district by providing the capability for a mixture of complementary uses.
  - (5) Decrease the negative external effects of parking and traffic on surrounding areas by providing the capability for a mixture of complementary uses.
- B. PLO Districts may be established and developed only in accordance with the special provisions of § 280-132 and subject to the regulations of this article and any other pertinent provisions of this chapter.
- C. In PLO Planned Laboratory-Office Districts, the regulations contained in this chapter shall apply.

### **Section 280-63 Use regulations**

A building or unified group of buildings may be erected or used and a lot may be used or occupied for any of the following purposes:

- A. Forty percent (40%) to one-hundred percent (100%) of the gross floor area may be used or occupied for the following:
  - (1) Scientific or industrial research, testing or experimental laboratory or similar establishment for research or product development, provided that there is no commercial production or storage of any commodity or substance except for storage necessary for scientific research.
  - (2) Office Building, including medical, dental, professional and sales.
- B. Subject to the requirements of § 280-64.G., up to sixty percent (60%) of the gross floor area may be used or occupied for the following:
  - (1) Hotel, including extended stay, which may contain restaurant and banquet space. Hotel pools and indoor health/fitness/recreation centers shall be for the use of hotel guests only.
  - (2) Skilled nursing and/or Senior Assisted Living facility.
  - (3) Senior Independent living facility.
  - (4) Ambulatory care facility - a health care facility or a distinct part of a health care facility which provides preventative, diagnostic, and treatment services to persons who come to the facility to receive services and depart from the facility on the same day, excluding medical and dental office uses. All land development plans proposing an Ambulatory care facility shall be limited to no smaller than 969 square feet per patient position yielding 103 patient positions per 100,000 square feet of gross floor area.
- C. Properties with a total site area of less than 10 acres may be used or occupied as follows and may not be combined with any other principal use.
  - (1) Skilled nursing, Senior Independent Living, and/or Senior Assisted Living facility, excluding Drug and Alcohol Rehabilitation facilities.
  - (2) Hotel, including extended stay, which may contain restaurant and banquet space. Hotel pools and indoor health/fitness/recreation centers shall be for the use of hotel guests only.
- D. Accessory uses, which may include:

- (1) Storage within a completely enclosed building in conjunction with a permitted use.
- (2) A cafeteria or other service facility located within the building and operated for the exclusive use of the occupants of the building. An accessory cafeteria may include outdoor dining as permitted by § 280-115.3B. [Amended 4-8-2013 by Ord. No. 2012-09]
- (3) A recreational area for occupants.
- (4) Living quarters for watchmen, caretakers or similar employees.
- (5) A parking structure, when constructed as an accessory structure for the purpose of eliminating allowable surface parking. Parking structures may be located wholly or partly within the principal building, attached to and made a part of the principal building, or constructed as a detached accessory structure. Parking spaces within structures may be reduced to not less than nine feet in width by 19 feet in depth, exclusive of aisles, for each motor vehicle.
- (6) Restaurant accessory to a permitted principal use not including existing non-conforming uses. Outdoor dining is permitted in accordance with § 280-115.3 B.

#### **Section 280-64 Area and height regulations**

- A. Lot area and width. Every lot on which a building or combination of buildings is hereafter erected or used shall have a lot area of not less than 10 acres, and such lot shall not be less than 300 feet at the building line.
- B. Building area. Not more than 30% of the area of any lot may be occupied by buildings and structures, and not less than 45% of the total lot area, exclusive of those areas within the public right-of-way, shall be devoted to landscaping and planted in accordance with Chapter 255, Subdivision of Land. Landscaped areas shall include nonimpervious areas devoted to stormwater management, required buffer areas, and landscaping for parking facilities.
- C. Building placement. No building or accessory structure shall be located less than one hundred and fifty (150) feet from a street right-of-way line nor less than two hundred (200) feet from a side or rear property line and no surface parking area, driveway, service or interior roadway, with the exception of approved areas for vehicular access, shall be located less than 75 feet from a street right-of-way or other property line.
- D. Building size and spacing.
  - (1) Except for a Mixed Use development permitted under § 280-64.G., the greatest dimension in length or depth of a building shall not exceed 160 feet, and no more than three buildings may be attached to each other, provided further that the facade

of any building attached to another building be visibly offset from the adjoining building at an angle of approximately 90°.

- (2) The distance at the closest point between any two buildings or group of attached buildings, including accessory structures, shall not be less than 45 feet.
- (3) In no case shall the width of buildings or accessory structures or the aggregate widths of buildings or accessory structures fronting on a street on the same lot exceed 80% of the width of a lot.

E. Height regulations. Except for a Mixed Use development permitted under § 280-64.G., no building or accessory structure shall exceed three stories or 38 feet in height.

F. Riparian buffer setback: 35 feet

G. Mixed Use - A building or unified group of buildings may include the uses specified in § 280-63.A. and B. and no other, subject to the following conditions:

- (1) The minimum gross floor area of the B. uses shall be 30% of the Total Site Area. The maximum medical or dental office use shall be 30% of the gross floor area of the Total Site Area. Ambulatory Care facility uses shall be combined with a minimum 15% of gross floor area of the Total Site Area of one or more of the uses described in § 280-63.B.1, 2 or 3.
- (2) No building shall exceed 85 feet in height. Buildings in excess of three stories or 38 feet in height are subject to the following requirements:

Building Height (Tallest building on site)	Maximum Building Area (%)	Maximum Lot Coverage (%)	Set Back to Street ROW Line (ft)	Set Back to Side and Rear Property Line Adjacent to Residential Zoning District (ft)	Set Back to Side and Rear Property Line Adjacent to Non-Residential Zoning District (ft)	Set Back to Side and Rear Property Line Abutting Railway and Limited Access Highway (ft)
less than or equal to 55'	29	50	100	200	50	25
greater than 55' but less than or equal to 85'	28	45	100	200	50	25

- (3) The gross floor area for all buildings on lots/properties existing as of the date of this ordinance shall not exceed 25,500 square feet per acre of Total Site Area.
- (4) A parking garage or parking structure may have a height of up to 55 feet so long as such parking garage or parking structure does not exceed the height of any building on the site.

- (5) All other accessory structures shall not exceed 45 feet in height as long as the accessory structure does not exceed the height of any other building on the site.
- (6) Financial Subdivision - In connection with development of a Mixed Use within the PLO District, individual lots may be created for purposes of financing and/or conveyancing. Such individual lots shall not be required to comply on an individual basis with the dimensional requirements of this Article, provided that the site and uses comply with such requirements on an overall basis, and further provided that the deeds conveying such separate lots contain covenants requiring the purchasers to, at all times, operate and maintain such lots in good order and repair and in a clean and sanitary condition; that cross-easements for parking areas and all appurtenant ways, pedestrian access, and utilities shall be maintained between such lots; and that such covenants shall be subject to the approval of the Township. The purchaser of any such lot shall execute and file with the Township a written covenant agreeing to the foregoing conditions prior to purchasing.
- (7) In the event that development requires an expansion of the right of way; setbacks shall be measured from the proposed right of way line.
- (8) The greatest dimension in length or depth of a building (as specified in § 280.64.D) may be up to 350 feet provided that: (a) the façade is constructed of brick, stone, architectural concrete, architectural metal work, or articulated glass; (b) is constructed with vertical and horizontal articulation and; (c) is approved by the Township.
- (9) The Total Site Area for a Mixed Use development must be greater than or equal to 10 acres. Total Site Area is the gross area of a lot or lots as described in the deeds or from an actual survey but excluding the area of any public or private street or rights of way as of the date of this ordinance.
- (10) All Mixed Use developments shall submit a Transportation Impact and Mitigation Report to the Township as part of the land development application. The Transportation Impact and Mitigation Report shall address the following components for the proposed development:
  - (a) A description of all improvements proposed along the frontage of the property including curbs, sidewalks, drainage, and utility additions or extensions proposed as a result of the project.
  - (b) A description of all improvements to adjacent intersections or intersections within a 1/2 mile of the proposed project designed to mitigate the impact of the proposed development transportation at full build-out of the site.
  - (c) A description of all off-site transportation improvements proposed by the developer or a description of proposed improvements to existing public

transportation facilities including existing rail lines adjacent to or within ½ mile to the site.

- (d) A description of transportation improvements proposed to be constructed by the applicant as recommended in the Township's Comprehensive Plan.

- (11) No land development application shall be accepted or processed by the Township without the submission of the foregoing Transportation Impact and Mitigation Report.

**SECTION 2.** Repealer. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

**SECTION 3.** Severability. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

**SECTION 4.** Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

**ENACTED** and **ORDAINED** this                      day of                      , 2016.

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name: Phil Ahr  
Title: President

ATTEST: \_\_\_\_\_  
Robert A. Zienkowski, Secretary



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- (c) A description of all off-site transportation improvements proposed by the developer or a description of proposed improvements to existing public transportation facilities including existing rail lines adjacent to or within ½ mile to the site.
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(11) No land development application shall be accepted or processed by the Township without the submission of the foregoing Transportation Impact and Mitigation Report.

**SECTION 2.** Repealer. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

**SECTION 3.** Severability. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

**SECTION 4.** Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

**ENACTED** and **ORDAINED** this                      day of                      , 2016.

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name: Phil Ahr  
Title: President

ATTEST: \_\_\_\_\_  
Robert A. Zienkowski, Secretary

**RESOLUTION NO. 2016-115**  
**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE**  
**COUNTY, PENNSYLVANIA, AWARDED CONTRACT #B-**  
**16-004A, ADDITIONS AND RENOVATIONS TO THE**  
**RADNOR MEMORIAL LIBRARY**

*WHEREAS*, the Township wishes to construct additions and renovations to the Radnor Memorial Library

*WHEREAS*, the Township has solicited sealed bids for this multi- prime contract

*WHEREAS*, the following contractors have submitted the lowest responsible bids: Dolan Construction, Myco Mechanical, and Electri-tech for General Prime, Plumbing/FP Prime, Mechanical Prime, and Electrical Prime Contracts. respectively

*NOW, THEREFORE*, be it **RESOLVED** by the Board of Commissioners of Radnor Township does hereby award Contract #B-16-004A, Additions and Renovations to the Radnor Memorial Library as follows:

Mechanical Prime	Myco Mechanical, Inc.	\$1,060,000
Electrical Prime	Electri-Tech	\$400,000
Plumbing/Fire Prime	Myco Mechanical, Inc.	\$432,000
General Prime	Dolan Construction	\$3,612,400

**SO RESOLVED** this 28<sup>th</sup> day of November, A.D., 2016

**RADNOR TOWNSHIP**

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

Name: Philip M. Ahr

Title: President

ATTEST: \_\_\_\_\_

Robert A. Zienkowski  
Manager/Secretary

# Radnor Township

## PROPOSED MOTION

**DATE:** November 22, 2016

**TO:** Radnor Township Board of Commissioners

**FROM:** Stephen F. Norcini, P.E., Director of Public Works *SN*

**CC:** Robert A. Zienkowski, Township Manager  
William R. White, Finance Director

**LEGISLATION:** **Resolution #2016-115:** Authorization to Award Contract #B-16-004A, Additions and Renovations to the Radnor Memorial Library

**LEGISLATIVE HISTORY:** Sealed bids for Contract #B-16-004, Additions and Renovations to the Radnor Memorial Library were received in June, 2016. The bids received were approximately three million dollars over the architects cost estimate provided to the Township. By virtue of Resolution 2016-78, June of 2016, the Board of Commissioners rejected all bids for the project, and authorized staff to re-bid the project. The re-bid project number is B-16-004A". When sealed bids were received for project "004A", the bids were approximately one million dollars above the architect's estimate. The memorandum and associated legislation, requesting award of the contract, put forth bid awards that are based on value engineering and additional funding from Radnor Township and the Radnor Memorial Library.

**PURPOSE AND EXPLANATION:** This project encompasses additions and renovations to the Radnor Memorial Library. These additions and renovations include a new adult fiction area, teen room, an elevator, ADA compliant rest rooms, new HVAC, furniture, fixtures, new façade, new entrance, to name a few of the many improvements taking place. The funding sources and project budget are as follows:

RML Addition & Renovations Funding Sources		RML Addition & Renovations Project Budget	
PA Keystone Grant ( <i>elevators, ADA restrooms, HVAC</i> )	\$500,000	Lower Bidder Construction Totals (after Value Engineering, includes SWM).	\$5,504,400
PA Keystone Grant ( <i>Radnor Township Match</i> )	\$500,000	Other/Soft Costs	\$600,000
Bond Proceeds ( <i>2015 GO Bond Issue</i> )	\$2,500,000	IT/AV	\$150,000
Additional Township Contribution ( <i>Excess General Fund Balance Reallocation Policy</i> )	\$1,151,900	Furniture, Fixtures, Equipment	\$200,000
RML Trust	\$1,500,000	Moving and Storage	\$170,000
*RML Capital Campaign	\$1,000,000	Construction Testing and Inspections	\$40,000
<b>TOTAL</b>	<b>\$7,151,900</b>	Legal and County Fees	\$40,000
* Current standing of the Capital Campaign: \$875,095.25 pledged. Approximately \$169,000 to be collected. This includes a \$75,000 scheduled payment before the end of 2016.		Other Non-Construction	\$450,000
		KBAS contract + additional	\$338,000
		Owner's Rep/Clerk of the Works	\$100,000
		Site Fees	\$12,000
		Contingency	\$597,500
Data provide by the Finance Department, RML, and KBSA		<b>TOTAL</b>	<b>\$7,151,900</b>



Attached to this memorandum is a spread sheet provided by Kimmel-Bogrette Architecture & Site, that fully outlines the value engineering, adds, deducts, and Prime Contractor Award Amounts. Also included are the requested verifications from the prime contractors noting their value engineering pricing.

**IMPLEMENTATION SCHEDULE:** Pending Board approval, the project will begin ASAP.

**FISCAL IMPACT:** The project will be funded as noted above; due to time constraints, the GO Bond and Keystone Grant money will be expensed first. The Prime Contract award amounts are as follows:

Mechanical Prime	Myco Mechanical, Inc.	\$1,060,000
Electrical Prime	Electri-Tech	\$400,000
Plumbing/Fire Prime	Myco Mechanical, Inc.	\$432,000
General Prime	Dolan Construction	<u>\$3,612,400</u>
TOTAL		\$5,504,400

**RECOMMENDED ACTION:** *I respectfully request the Board of Commissioners Authorize the Award of the Prime Contracts for #B-16-004A, Additions and Renovations to the Radnor Memorial Library as follows:*

<i>Mechanical Prime</i>	<i>Myco Mechanical, Inc.</i>	<i>\$1,060,000</i>
<i>Electrical Prime</i>	<i>Electri-Tech</i>	<i>\$400,000</i>
<i>Plumbing/Fire Prime</i>	<i>Myco Mechanical, Inc.</i>	<i>\$432,000</i>
<i>General Prime</i>	<i>Dolan Construction</i>	<i>\$3,612,400</i>

Martin D. Kimmel, AIA, NCARB

James F. Bogrette, AIA

**KIMMEL BOGRETTE**

Architecture + Site



Mr. Stephen F. Norcini  
Director of Public Works  
Radnor Township

November 22, 2016

RE: Additions and Renovations to Radnor Memorial Library – Value Engineering

Dear Steve,

Through negotiations with each Prime Contractor, we have identified substantial savings for the Radnor Memorial Library Project in addition to the Bid deductions provided at the time of the bid opening on 10/4/2016. In addition, the project will include the Storm water management components required to meet the Radnor Township ordinance.

The following pages provide an itemized break-down of the proposed Add / Deduct Alternates to be included in the Base contract as well as accepted VE changes and their associated costs resulting in a savings of \$333,000.00. In working with the Radnor Library Board and the prime contractors, we believe this list represents a substantial savings without making significant changes in scope. We look forward to reviewing this in detail with you and the Board. Should you have any questions please do not hesitate to reach out.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'M. D. Kimmel', followed by a long horizontal flourish and a large loop at the end.

Martin D. Kimmel - President

Renovation and Expansion to Radnor Memorial Library			11.22.2016
Value Engineering - PROJECT BUDGET SUMMARY			
<b>Low Bidders Project Total</b>			
General Contractor (Dolan)	3,831,400.00		
Mechanical (Myco)	1,143,000.00		
Electrical (Electri-Tech)	436,000.00		
Plumbing / Fire Protection (Myco)	427,000.00		
<b>Low Bid Project Total</b>	<b>5,837,400.00</b>		
<b>Bid Alternates to be Awarded</b>		<b>ADD / DEDUCT VALUE</b>	
<b>GENERAL CONTRACTOR</b>			3,831,400
Alternate #6 (Interior windows @ Teen Room and Quiet Rooms)			(25,000)
Alternate #7 (movable partitions @ Quiet Rooms and Story Room)			(26,000)
Alternate #8 (Finishes for Friends Area 011/012 and Kitchen 003)			(45,000)
Alternate #9 (Stormwater Management System)			40,000
Alternate #10 (Stormwater Management Rain Garden System)			30,000
GC Base Contract			<b>3,805,400</b>
<b>MECHANICAL CONTRACTOR</b>			1,143,000
No Alternates			-
Mechanical Base Contract			<b>1,143,000</b>
<b>ELECTRICAL CONTRACTOR</b>			436,000
Alternate #4 (Finishes for Friends Area 011/012 and Kitchen 003)			(12,000)
Electrical Base Contract			<b>424,000</b>
<b>PLUMBING / FIRE PROTECTION CONTRACTOR</b>			427,000
Alternate #1 (Fire Protection Piping Route change for Stormwater)			5,000
Plumb/ FP Base Contract			<b>432,000</b>
<b>Low Bid Project Total</b>			<b>5,804,400</b>
<b>Value Engineering Costs</b>		<b>DEDUCT VALUE (refer to attached supporting backup)</b>	
<b>GENERAL CONTRACTOR</b>			
Reduce Stone and Replace with EFIS (1400sf)			(9,800)
Delete Standing Seam metal Roof and replace with Asphalt Shingles @ Entry			(6,900)
Deduct Interior Windows wall @ circulation office core - Replace with GWB Partitions			(23,955)
Delete suspended soffits @ Circulation Desk			(24,890)
Remove Walls and doors @ office 121 / 122			(12,632)
Remove one (1) set entrance steps			(6,500)
Remove rear sidewalk			(4,176)
Lower Solid Surface material grade to Category 1			(2,200)
Reduce width of front sidewalk			(2,700)
Change ACT ceiling form 4x4 to 2x2			(18,840)
Change exterior Metal Linear Ceilign to grindstone panel tile			(37,735)
Remove Walls and doors @ office 123 / 124			(12,632)
Delete room 123 cabinetry			(4,000)
Remove Stone @ porch retaining walls			(2,250)
Change Compaosite panel @ entrance to EFIS			(17,000)
Reduction of General Conditions			(6,790)
subtotal VE Deducts			<b>(193,000)</b>
GC Contract Total			<b>3,612,400</b>
<b>MECHANICAL CONTRACTOR</b>			
Change AHU -2 &3 from split system to Compressorized Packaged Units			(83,000)
subtotal			<b>(83,000)</b>
Mech Contract Total			<b>1,060,000</b>
<b>ELECTRICAL CONTRACTOR</b>			
Change Panel Feeds			(5,000)
Delete Light Fixtures "L" and "V"			(10,000)
Substitute Lighting Fixture G			(7,000)
Change floor boxes @ Refences to Power poles			(2,000)
subtotal			<b>(24,000)</b>
Elec Contract Total			<b>400,000</b>
<b>PLUMBING / FIRE PROTECTION CONTRACTOR</b>			
No VE Deductions			-
subtotal			-
Plumb / FP Contract Total			<b>432,000</b>
Subtotal VE Options			<b>(300,000)</b>
Total Project			<b>5,504,400</b>

**NOTES:**

Only the items listed above are modified. All other scope shall remain as outlined in the bid documents.





November 22, 2016

Kimmel Bogrette Architecture + Site, Inc.  
Attention: Sherri Kimmel  
151 East 10<sup>th</sup> Avenue, Suite 300  
Conshohocken, PA 19428

Re: 16449 Radnor Memorial Library – Renovation and Addition

Dear Mrs. Kimmel:

As requested, we are pleased to offer a revised contract total cost based on the following Value Engineering (VE) options, the original base bid, and the selected alternates for the project referenced above.

1. Reduce the amount of stone on the project and replace with EIFS, (Dwgs. A3.1, A3.2, A3.3).
  - a. Net deduct: **(\$9,800)**
  - b. SF deleted: **1,400 SF (see sketches)**
2. Delete standing seam roofing and add asphalt shingles at Entry, (Dwg A2.2).
  - a. Net deduct: **(\$6,900)**
3. Deduct windows at circulation desk area. Add Metal Studs/GWB, (Dwgs A9.1, A10.4).
  - a. Net deduct: **(\$23,955)**
4. Delete hanging/suspended soffits only at circulation desk area, (Dwg A6.1).
  - a. Net deduct: **(\$24,890)**
5. Delete walls and doors in the quiet area rooms 119A through 119D, (Dwgs A2.1, A10.4).
  - a. Included in deduct Alternate Nos. 6
6. Delete walls and doors in rooms 121 (PR/Fund Office) and 122 (Director's Office), (Dwg A2.1).
  - a. Net deduct: **(\$12,632)**
7. Delete one (1) set of entrance steps. Rework similar to sketch at 45-degree angle, (Dwg C2.0).
  - a. Net deduct: **(\$6,500)**
8. Delete sidewalk in rear from teen room and only install walkoff pad at door, (Dwg A2.1).
  - a. Net deduct: **(\$4,176)**
9. Lower grades of solid surface materials to Category 1.
  - a. Net deduct **(\$2,200)**
10. Delete 4ft x 75ft of sidewalk along street.
  - a. Net deduct: **(\$2,700)**
11. Change ACT from Optima #3251 to Dune #1775.
  - a. Net deduct: **(\$18,840)**
12. Change metal linear ceilings under the adult collection addition to gridstone tile and WA grid.
  - a. Net deduct: **(\$37,735)**
13. Delete walls at technical services room 123 and storage room 124.
  - a. Net deduct: **(\$12,632)**
14. Delete cabinetry at technical services room 123.
  - a. Net deduct: **(\$4,000)**
15. Remove stone from porch retaining walls.
  - a. Net deduct: **(\$2,250)**
  - b. SF deleted: **125 SF**
16. Delete the metal composite panels from the sign support beam and add EIFS with a sheet metal cap.
  - a. Net deduct: **(\$17,000)**
17. Reduction of general conditions.
  - a. Net deduct: **(\$6,790)**

Radnor Memorial Library  
Re: 16449  
November 22, 2016  
Page 2 of 2



The following is a summary of costs:

Initial Base Bid:	\$3,831,400.00
Add alternates from Bid Form (#9, #10):	\$ 70,000.00
Deduct Alternates from Bid Form (#6, #7, #8):	(\$ 96,000.00)
Value Engineering deducts Numbers 1 through 17:	(\$ 193,000.00)
<b>Contract Total:</b>	<b>\$3,612,400.00</b>

If you should have any questions, please contact our office.

Respectfully,

Michael A. Vottero  
Project Manager

MJV/kk



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1 North Washington Street  
Telford, PA 18969

267.382.0267

mycomechanical.com

## PROPOSAL

<b>TO:</b> Sherri Kimmel	<b>FROM:</b> Mark Haley
<b>COMPANY:</b> Kimmel Bogrette Architecture	<b>DATE:</b> NOVEMBER 22, 2016
<b>PHONE NUMBER:</b> 610-834-7805	<b>EMAIL:</b> skimmel@kimmel-bogrette.com
<b>RE:</b> Radnor Library - Value Engineering	

We are pleased to provide the below proposal for your review and acceptance.

The following Value Engineering ideas will provide a credit amount of \$83,000.

- Change AHU-2 & 3 from split systems to compressorized packaged Annexair units
- Remove refrigeration piping for AHU-2 & 3
- Remove the Outside Air and Air Flow Measuring stations on AHU-1, 2 & 3 and utilize CO2 sensors
- Remove the Direct Digital Controls from the Cabinet Unit Heaters and provide standalone controls
- Provide "Cambridgeport" vibration isolation curbs in lieu of "Vibration Products"

If you have any questions or concerns, feel free to contact me.

Respectfully,

Mark Haley



## ELECTRI-TECH

82 Tuckahoe Road  
Dorothy, NJ 08317

P 609.476.0822  
F 609.476.0662

NJ License #12335

[electri-tech.net](http://electri-tech.net)

Kimmel Bogrette Architecture  
151 E 10<sup>th</sup> Ave, Suite 300  
Conshohocken, PA 19428

Attn: Sherri Kimmel

Ref: VE Items for the Radnor Memorial Library

1.	Change panel feeds to MC cable in lieu of Conduit & Wire. (Panel feeds LP1, LP2, PP1, PP2,)	\$ 5,000.00
2.	Delete light fixture types "L" and "V" LED Tape Light.	\$ 10,000.00
3.	Substitute light fixture types "G" and "U" stack light fixtures.	\$ 7,000.00
4.	Eliminate floor boxes in the "Reference Help 106 Area" and provide power poles. This will eliminate cutting and patching floor. (includes value for the floor concrete chasing and patching)	\$ 2,000.00
<b>TOTAL FOR VE ITEMS</b>		<b>\$ 24,000.00</b>

Every Electrical Need  
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From: Don Curley, Ward 6 Commissioner

TO: BOC

Via: Radnor Township

Date: 11/2/16

Subj: Stormwater Ordinance

The Township has discussed modifying its stormwater (SW) ordinance for years. As I see it, the goal for revision is to propose changes to the ordinance to address inefficient, counterproductive, ineffective, or incomplete applications of the ordinance.

If we proceed, it is important that we move from general to particular and that we select manageable and tangible changes. Accordingly, I propose that:

1. The BOC (by motion) adopt goals to shape the prospective changes that the Township may select. Alternatively, the BOC could choose no action.
2. The BOC (by motion) task the SWMAC to identify zero (no action) to three or four ways that the Township could modify its Stormwater ordinance to achieve those goals.
3. The SWMAC (by motion) propose its recommendations to the BOC. There commendations should be in paragraph form, received NLT December 2016, conceptual in nature, and limited to a few sentences or short paragraph per recommendation.
4. In January 2017; the Commissioners should review the recommendations from the SWMAC as well as any other recommendations it sees as appropriate and propose up to four conceptual changes.
5. In January or February 2017; the BOC (by motion) shall direct the staff to prepare text changes to the ordinance to reflect the conceptual changes that the BOC identified as suitable.

Obviously, we can set the schedules we see fit or set no schedule all.

Here are the four most common concerns that I have heard during my seven years as Commissioner. Accordingly, I propose the following goals:

1. **Premise 1** – The existing ordinance ensures that post construction conditions match pre construction conditions (aka maintain status quo) but citizens want improvement (increase WQ, reduce peak rate, reduce runoff, reduce flooding). **Goal 1** - Evaluate and identify ways to make the ordinance improves management instead of maintaining SW conditions in the current form. For example, if the Township used meadow conditions (or a percentage of meadow conditions) as a baseline instead of existing conditions then each SW facility constructed would provide SW benefit instead of maintaining the status quo.
2. **Premise 2** – Some citizens complain about the inefficiencies of the ordinance (ex: \$3000 patio with \$6000 and 4 months for engineering approval). Others complain that “pits” and rain gardens cost a fortune to homeowners yet provide little benefit. **Goal 2**- Evaluate if there are inefficiencies in the current ordinance (a.k.a.



where and how do the Township, citizens, and land owner apply resources without sufficient benefit to justify the expenditure) and propose remedies.

3. **Premise 3** – My observation is that the ordinance incents activity in greenspace and does not reward reuse or recycling of footprint or impervious cover. For example, a resident proposing 1501 SF of new construction has expensive new SW obligations even if that resident proposes no new IC. **Goal 3** - Evaluate if the ordinance incents activity in greenspace and does not reward reuse or recycling of footprint or impervious cover and identify ways to make the ordinance increase the incentive to reuse existing IC rather than replace existing pervious cover.
4. **Premise 4** – Some citizens have indicated that the ordinance does not adequately support the Township's compliance with its MS4 permit. **Goal 4-** Evaluate if the ordinance does not support our current or expected MS4 permit and identify ways to make the ordinance more supportive of MS4 permit requirements than it currently is.

At the first meeting in November, I will propose that the Township adopt these goals and this schedule.



**Gannett Fleming**

*Excellence Delivered **As Promised***

**Date:** November 18, 2016

**To:** Radnor Township Board of Commissioners

**From:** Roger Phillips, PE

**cc:** Robert Zienkowski – Township Manager  
Stephen Norcini, P.E. – Director of Public Works  
Kevin W. Kochanski, RLA, CZO – Director of Community Development  
John Rice, Esq – Grim, Biehn, and Thatcher  
Amy Kaminski, PE – Gilmore and Assoc.  
Steve Gabriel - Rettew

**RE:** 824 & 828 Mill Road– Minor Preliminary/Final Plan  
Joseph and Amy Wolf – Applicant

Date Accepted: September 6, 2016

90 Day Review: December 5, 2016 extended to December 20, 2016

---

Gannett Fleming, Inc. has completed a review of the Preliminary/Final Minor Subdivision Plans for compliance with the Radnor Township Code. These Plans were reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The applicant is proposing to adjust a lot line to eliminate the need for a shared driveway at the above location. This project is located in the R-1 zoning district.

**824 & 828 Mill Road**

Plans Prepared By: MJR Engineering, LLC

Dated: 08/16/2016 and revised 11/07/2016

The applicant has indicated that the following waiver is being requested:

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



I. Subdivision and Land Development

1. §255.22.B(1)(k) – Existing principal buildings and their respective uses, and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets). The applicant is requesting a waiver of this requirement.

II. General

1. The application submitted is only in the name of Joseph and Amy Wolf. Certification must be submitted from Thomas Gilmore that grants permission for this application.
2. New deeds that reflect the lot line changes must be prepared and recorded with the Delaware County Recorder of Deeds.

The applicant appeared before the Planning Commission on November 7, 2016. The Planning Commission recommended approval of the plans conditioned on the applicant complying with all staff comments.

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

Very truly yours,

GANNETT FLEMING, INC.



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



444 Creamery Way, Suite 300  
Exton, PA 19341  
Phone: (484) 880-7342  
Email: jack@JMRengineering.com

November 8, 2016

Radnor Township Planning Commission  
Radnor Township, Chester County  
301 Iven Avenue  
Wayne, Pa. 19087

**Re: 824 & 828 Mill Road  
Minor Preliminary/Final Plan  
Joseph & Amy Wolf**

Dear Mr. Roger Phillips, P.E.:

The Plan for the above referenced project has been revised in accordance with the review comments prepared by Township Officials and Consultants. To facilitate your review of the new plans and forms, we have provided our response to each review comment, shown in Bold.

**Gannett Fleming – Review Letter dated October 31, 2016:**

**I. Zoning**

1. §280-15 - The Zoning setbacks must be shown on the plans. Additionally, the zoning table located on sheet 1 of 2 must be revised to indicate the proposed setbacks.

**Response: Zoning setbacks have been added to the plans. The zoning table located on sheet 1 of 2 has been revised to indicate the proposed setbacks.**

**II. Subdivision & Land Development**

1. §255.22.B(1)(d)[71 - Any steep slope area must be shown on the plan.

**Response: Steep slopes have been delineated on the Existing Features Plan, and shown on the Title Plan.**

2. §255.22.B(1)(j) - Boundaries of all adjoining properties (with names and address of landowners in the case of unplatted land) must be shown on the plans.

**Response: Intersecting boundaries of adjoining properties are shown on the plan with names & addresses of adjoining property owners.**

3. §255.22.B(1)(k) - Existing principal buildings and their respective uses, and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets). This information must be shown on the plans or a waiver requested.

**Response: A waiver is requested for this section has been requested, to the extent it is applicable. No construction is proposed with this plan.**

4. §255.22.B(1)(p) - Contour lines measure at vertical intervals of two feet must be shown on the lot line change plans.

**Response: Contour lines have been added to Sheet 1.**

5. §255.22.B(1)(r) - Trees in the area of the proposed driveway must be shown on the lot line change plan.

**Response: All driveways are existing. No changes to the driveways are proposed.**

6. §255.27.I(4) - Driveway grades shall not exceed 16%. The grade of the proposed driveway must be shown on the plans.

**Response: See previous response.**

### **III. Stormwater**

1. §245 - The applicant is proposing a 933 SF driveway. In accordance with Table 105.1 Ordinance Applicability, if the proposed impervious surface is between 501 sq.ft. and 1,499 sq.ft., a partial drainage plan and groundwater recharge must be provided.

**Response: See previous response. The existing recharge bed location has been added to the plans for reference.**

### **IV. General**

1. The application submitted is only in the name of Joseph and Amy Wolf. Certification must be submitted from Thomas Gilmore that grants permission for this application.

**Response: The applicant shall provide this documentation under separate cover.**

2. New deeds that reflect the lot line changes must be prepared and recorded with the Delaware County Recorder of Deeds.

**Response: New deeds will be prepared and recorded with the Delaware County Recorder of Deeds.**

3. The signature blocks for the Owners located on Sheet 1 of 2 indicate that the project is located in Chester County. This must be revised.

**Response: The signature blocks for the Owners have been corrected.**

4. A grading permit must be obtained for the construction of the proposed driveway.

**Response: No construction is proposed.**

**Gilmore & Associates, Inc – Review Letter Dated September 28, 2016**

1. Identify the construction material for the proposed driveway on Lot 2.

**Response: No construction is proposed.**

2. Based on the proposed access relocation to Fox Run Lane, Lot 2 (824 Mill Road) may require a property address change and mailbox relocation.

**Response: No construction is proposed.**

3. Following the lot line change, the existing fence presently located on Lot 2 will be located on the Lot 1 property.

**Response: A note has been added to the Plan requiring a portion of the fence to be relocated on Lot 2.**

*Please Note: The comments in the Gilmore & Associates, Inc. memo dated September 28, 2016 have been resolved through the revisions outlined above.*

Should you have any questions on the submitted material, please do not hesitate to call.

Very Truly Yours,

JMR Engineering, LLC



John M. Robinson, P.E.

cc: File



444 Creamery Way, Suite 300  
Exton, PA 19341  
Phone: (484) 880-7342  
Email: jack@JMRengineering.com

November 7, 2016

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

**Re: 824/828 Mill Road  
Minor Preliminary/Final Plan  
Review Extension Request  
Radnor Township, PA**

Dear Mr. Zienkowski:

On behalf of my clients, Joseph and Amy Wolf, owners of the subject parcel, I request an extension of time for review of the above-referenced plan to expire on December 3, 2016. I would like to request an additional extension to December 20th, 2016 for the Board of Supervisors to render a decision.

Please call if I can provide any additional materials to aid in this matter.

Very truly yours,

JMR Engineering, LLC

A handwritten signature in black ink that reads 'John M. Robinson'. The signature is written in a cursive, flowing style.

John M. Robinson, P.E.

cc: Joseph & Amy Wolf  
file



**Gannett Fleming**

*Excellence Delivered **As Promised***

**Date:** October 31, 2016

**To:** Radnor Township Planning Commission

**From:** Roger Phillips, PE

**cc:** Stephen Norcini, P.E. – Director of Public Works  
Kevin W. Kochanski, RLA, CZO – Director of Community Development  
Peter Nelson, Esq. – Grim, Biehn, and Thatcher  
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.  
Suzan Jones – Radnor Township Engineering Department  
William Miller – Radnor Township Codes Official  
Ray Daly – Radnor Township Codes Official  
Steve Gabriel - Rettew

**RE:** 824 & 828 Mill Road– Minor Preliminary/Final Plan  
Joseph and Amy Wolf – Applicant

Date Accepted: September 6, 2016

90 Day Review: December 5, 2016

---

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

The applicant is proposing to adjust a lot line lot line to eliminate the need for a shared driveway and construction a new driveway at the above location. This project is located in the R-1 zoning district.

824 & 828 Mill Road

Plans Prepared By: MJR Engineering, LLC

Dated: 08/16/2016

I. Zoning

1. §280-15 – The Zoning setbacks must be shown on the plans. Additionally, the zoning table located on sheet 1 of 2 must be revised to indicate the proposed setbacks.





II. Subdivision and Land Development

1. §255.22.B(1)(d)[7] – Any steep slope area must be shown on the plan.
2. §255.22.B(1)(j) – Boundaries of all adjoining properties (with names and address of landowners in the case of unplatted land) must be shown on the plans.
3. §255.22.B(1)(k) – Existing principal buildings and their respective uses, and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets). This information must be shown on the plans or a waiver requested.
4. §255.22.B(1)(p) – Contour lines measure at vertical intervals of two feet must be shown on the lot line change plans.
5. §255.22.B(1)(r) – Trees in the area of the proposed driveway must be shown on the lot line change plan.
6. §255.27.I(4) – Driveway grades shall not exceed 16%. The grade of the proposed driveway must be shown on the plans.

III. Stormwater

1. §245 – The applicant is proposing a 933 SF driveway. In accordance with Table 105.1 Ordinance Applicability, if the proposed impervious surface is between 501 sq.ft. and 1,499 sq.ft., a partial drainage plan and groundwater recharge must be provided.

IV. General

1. The application submitted is only in the name of Joseph and Amy Wolf. Certification must be submitted from Thomas Gilmore that grants permission for this application.
2. New deeds that reflect the lot line changes must be prepared and recorded with the Delaware County Recorder of Deeds.
3. The signature blocks for the Owners located on Sheet 1 of 2 indicate that the project is located in Chester County. This must be revised.
4. A grading permit must be obtained for the construction of the proposed driveway.

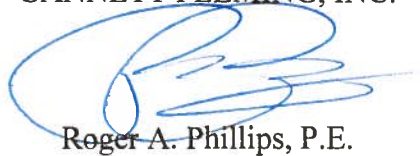
We recommend the Planning Commission consider recommending approval of this application and plan conditioned on requiring the applicant to satisfactorily address the above comment.

Radnor Township Planning Commission  
824 & 828 Mill Road  
October 31, 2016

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

Very truly yours,

GANNETT FLEMING, INC.



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



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**MEMORANDUM**

---

**Date:** September 28, 2016

**To:** Steve Norcini, P.E.  
Radnor Township Public Works Director

**From:** Amy Kaminski, P.E., PTOE  
Transportation Services Manager

**cc:** Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.  
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

**Reference:** 824 & 828 Mill Road  
Minor Lot Line Change Plan  
Radnor Township, Delaware County, PA  
G&A 16-09026

---

Gilmore & Associates, Inc. (G&A) has completed a transportation review of the referenced Lot Line Change for 824 & 828 Mill Road. The applicant, Joseph and Amy Wolf, proposes to construct a new driveway for Lot 2 to Fox Run Lane. The existing Lot 2 connection to the shared driveway with Lot 1 will be eliminated. The shared lot line will be adjusted to encompass the previously shared driveway onto Lot 1.

**A. DOCUMENTS REVIEWED**

1. Lot Line Change (1 Sheet) for 824 & 828 Mill Road, dated August 16, 2016, prepared for Joseph Wolf by JMR Engineering, LLC.
2. Existing Feature Plan (1 Sheet) for 824 & 828 Mill Road, dated August 16, 2016, prepared for Joseph Wolf by JMR Engineering, LLC.
3. Subdivision and Land Development Application Form.

**B. REVIEW COMMENTS**

1. Identify the construction material for the proposed driveway on Lot 2.
2. Based on the proposed access relocation to Fox Run Lane, Lot 2 (824 Mill Road) may require a property address change and mailbox relocation.
3. Following the lot line change, the existing fence presently located on Lot 2 will be located on the Lot 1 property.

---

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**RADNOR TOWNSHIP**  
**MEMORANDUM**

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**TO:** MR. STEVE NORCINI  
**FROM:** RAY DALY  
**SUBJECT:** 824-818 MILL ROAD  
**DATE:** SEPTEMBER 21, 2016  
**CC:** MR. PHILLIPS

---

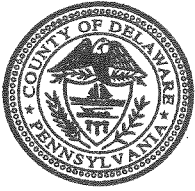
Mr. Norcini

There are no issues with the application.

Respectfully,

Ray Daly

Building Codes/Fire Codes Official



## DELAWARE COUNTY PLANNING COMMISSION

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

### COUNCIL

MARIO J. CIVERA, JR.  
CHAIRMAN

COLLEEN P. MORRONE  
VICE CHAIRMAN

JOHN P. McBLAIN  
DAVID J. WHITE  
MICHAEL F. CULP

Office Location: Toal Building, 2<sup>nd</sup> & Orange Sts., Media, PA 19063

Phone: (610) 891-5200

FAX: (610) 891-5203

E-mail: [planning\\_department@co.delaware.pa.us](mailto:planning_department@co.delaware.pa.us)

October 20, 2016

### PLANNING COMMISSION

WILLIAM C. PAYNE  
CHAIRMAN

THOMAS J. JUDGE  
VICE CHAIRMAN

KENNETH J. ZITARELLI  
SECRETARY

LINDA F. HILL  
DIRECTOR

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

RE: Name of Dev't: 824 and 828 Mill Road  
DCPD File No.: 34-7196-16  
Developer: Joseph and Amy Wolf  
Location: Southwest corner of Fox Run Lane and Mill Road  
Recv'd in DCPD: September 7, 2016

Dear Mr. Zienkowski:

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on October 20, 2016, the Commission took action as shown in the recommendation of the attached review.

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

Very truly yours,

A handwritten signature in cursive script, reading "Linda F. Hill".

Linda F. Hill  
Director

cc: Joseph and Amy Wolf  
JMR Engineering, LLC



# DCPD

## DELAWARE COUNTY PLANNING DEPARTMENT

Court House/ Government Center , 201 W. Front St., Media, PA 19063  
Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063  
Phone: (610) 891-5200 FAX: (610) 891-5203  
E-mail: [planning\\_department@co.delaware.pa.us](mailto:planning_department@co.delaware.pa.us)

Date: October 20, 2016  
File No.: 34-7196-16

PLAN TITLE: 824 and 828 Mill Road

DATE OF PLAN: August 16, 2016

OWNER OR AGENT: Joseph and Amy Wolf

LOCATION: Southwest corner of Fox Run Lane and Mill Road

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Subdivision

ZONING DISTRICT: R-1 Residential

SUBDIVISION ORDINANCE: Local

PROPOSAL: Adjust lot lines between two parcels totaling 2.1 acres

UTILITIES: Private water, public sewer

RECOMMENDATIONS: Approval

STAFF REVIEW BY: Michael A. Leventry

REMARKS:

### CURRENT PROPOSAL

The applicant proposes to adjust the lot lines between two parcels, and relocate the driveway for a dwelling.

### SITE CHARACTERISTICS

The two parcels both contain single-family detached dwellings and the surrounding area is developed with single-family residential development.



Date: October 20, 2016  
File No.: 34-7196-16

REMARKS (continued):

**APPLICABLE ZONING**

The proposed lot line adjustment is located within the R-1 Residential district and is subject to applicable regulations set forth in the Township's zoning code.

**COMPLIANCE**

The proposal appears to comply with the R-1 Residential district provisions.

**PROPERTY DATA**

It should be noted that legal complications may arise in the event Lot 2 moves its mailbox and changes its address to reflect Fox Run Lane, as the property's deed address would no longer match other property documentation.

**ENVIRONMENTAL**

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

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

**STORMWATER MANAGEMENT**

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

Date: October 20, 2016  
File No.: 34-7196-16

REMARKS (continued):

**RECORDING**

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





## DELAWARE COUNTY PLANNING COMMISSION

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

### COUNCIL

MARIO J. CIVERA, JR.  
CHAIRMAN

COLLEEN P. MORRONE  
VICE CHAIRMAN

JOHN P. McBLAIN  
DAVID J. WHITE  
MICHAEL F. CULP

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

### PLANNING COMMISSION

THOMAS J. O'BRIEN, AIA  
CHAIRMAN

THOMAS J. JUDGE  
VICE CHAIRMAN

KENNETH J. ZITARELLI  
SECRETARY

LINDA F. HILL  
DIRECTOR

September 14, 2016

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

**RE: Title:** 824 & 828 Mill Road  
**Applicant(s):** Joseph & Amy Wolf  
**File Number:** 34-7196-16  
**Meeting Date:** 10/20/2016  
**Municipality:** Radnor Township  
**Location:** On the southwest corner of the intersection  
between Fox Run Land and Mill Road  
**Received:** 09/07/2016

Dear Mr. Zienkowski,

This is to acknowledge receipt of the above referenced application for review and report. The Commission has tentatively scheduled consideration of the application for its public meeting on the date shown above at 4:00 p.m. in the Government Center Building, (Room 100), Court House Complex, Media, PA. Attendance is not required but is welcomed. If you have any questions concerning this matter, please contact Dennis De Rosa at (610) 891-5222.

NOTE: In order to avoid processing delays, the DCPD file number shown above MUST be provided in any transactions with the county regarding this or future applications related to this location.

Very truly yours,

  
Linda F. Hill  
Director

LFH/pmg

cc: Joseph & Amy Wolf

JMR Engineering, LLC



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

**SUBDIVISION ~ LAND DEVELOPMENT**

Location of Property 824 & 828 Mill Road - Minor Lot Line Change Plan

Zoning District R-1

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

Fee \$350

Ward No. 5

Is property in HARB District No

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

Equitable Owner X

Name Joseph & Amy Wolf

Address 828 Mill Road, Bryn Mawr, Pa. 19010

Telephone (484) 380-2268 Fax \_\_\_\_\_ Cell \_\_\_\_\_

Email joe@wolf.cc

Designer: (Choose one) Engineer X

Surveyor \_\_\_\_\_

Name John M. Robinson, P.E. of JMR Engineering, LLC

Address 444 Creamery Way, Suite 300, Exton, Pa. 19341

Telephone (484) 880-7342 Fax \_\_\_\_\_

Email Jack@JMREngineering.com

Area of property 1.0161 Ac & 1.0880 Ac. Area of disturbance N/A

Number of proposed buildings N/A Proposed use of property Residential

Number of proposed lots 2

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

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

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

No.

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

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Individual/Corporation/Partnership Name

Joseph & Amy Wolf

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

Signature



Print Name

Joseph Wolf

By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes.

NOTE:

All requirements of Chapter 255 (Subdivision of Lane) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.

# DELAWARE COUNTY PLANNING COMMISSION

## APPLICATION FOR ACT 247 REVIEW

**Incomplete applications will be returned and will not be considered "received" until all required information is provided.**

Please type or print legibly

### DEVELOPER/APPLICANT

Name Joseph & Amy Wolf E-mail \_\_\_\_\_

Address 828 Mill Road, Bryn Mawr, Pa. 19010 Phone (484) 380-2268

Name of Development 824 & 828 Mill Road - Minor Lot Line Change Plan

Municipality Radnor Township

### ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm JMR Engineering, LLC Phone (484) 880-7342

Address 444 Creamery Way, Suite 300, Exton, Pa. 19341

Contact John M. Robinson, P.E. E-mail Jack@JMR Engineering.com

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

Zoning District R-1

Tax Map # 36 / 46 / 058

Tax Folio # 36 / 05 / 03127 / 03

**STATEMENT OF INTENT**

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

Existing uses: Residential, Proposed Use: Residential This project involves a lot line change between two properties, 824 & 828 Mill Road.

The purpose of the lot line change is to eliminate the need for a shared driveway. The 828 Mill Road Property is to entirely contain their existing driveway within the 828 Mill Road's property boundaries.

Total Site Area	1.0161 & 1.0880 Gross	Acres
Size of All Existing Buildings	N/A	Square Feet
Size of All Proposed Buildings	N/A	Square Feet
Size of Buildings to be Demolished	N/A	Square Feet

Joseph Wolf

Print Developer's Name

Developer's Signature

**MUNICIPAL SECTION**

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting

Local Governing Body Regular Meeting

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

Actual Date Needed

IMPORTANT: If previously submitted, show assigned DCPD File #

Print Name and Title of Designated Municipal Official

Phone Number

Official's Signature

Date

**FOR DCPD USE ONLY**

Review Fee: Check # Amount \$ Date Received

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

3646-59

File Number: PH2208988DC

## DEED

This Indenture Made this 20 day of May, 2008

Between Benedict P. Sparango, (hereinafter called the Grantor) and

Joseph M. Wolf and Amy L. Roskamp-Wolf, (hereinafter called the Grantees)

**Witnesseth** That the said Grantor for and in consideration of the sum of Eight Hundred Seventy Three Thousand Twenty Five (\$873,025.00) Dollars lawful money of the United States of America, unto him well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as tenants by the entirety.

### SEE EXHIBIT "A"

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

**To have and to hold** the said lot or piece of ground above described with the improvements, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

(SPECIAL WARRANTY)

**And** the said Grantor does by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantor all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and assigns, against the said Grantor and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.

OR

(TRUSTEE'S WARRANTY)

**AND** the said Grantor does covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that the said Grantor has/have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

36.46 59

**File Number: PH2208988DC**

**Exhibit "A"**

All that certain lot or piece of ground, along with the buildings and improvements thereon erected, situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, described according to a Subdivision Plan made for Fan-Cap, Inc., by Yerkes Engineering Company, Consulting Engineers, Site Planners and Surveyors, Bryn Mawr, Pennsylvania, dated June 27, 1968, as follows, to wit:

Beginning at a point in the center line of Mill Road (33 feet wide) at the distance of 215 feet measured South 37° 23' East along the said center line from its intersection with the extended center line of Fox Run Lane (60 feet wide); thence extending from said beginning point along the center line of Mill Road, South 37° 23' East, crossing a 20 feet wide sanitary easement, 160 feet to a point on the Southeastery side of said easement; thence extending along same South 62° 1' West, crossing the Southwestery side of Mill Road, 354.77 feet to a point; thence extending North 37° 23' West, 72.46 feet to a point; thence extending North 37° 17' 30" East, 111.99 feet to a point; thence extending North 52° 37' East, recrossing said sanitary sewer easement and recrossing the Southwestery side of Mill Road, 242 feet to the first mentioned point and the place of beginning.

Being Lot No. 14 as shown on said Plan.

Being known as 828 Mill Road.

Being the same premises which David Preston and Norma A. Preston by Deed dated January 20, 1977 and recorded February 2, 1977 in Delaware County in Deed Book 2597 Page 380 conveyed unto Francis J. Matthews and Jessie C. Matthews, his wife, as tenants by the entireties, in fee. Being the same premises which Francis J. Matthews and Jessie C. Matthews, his wife by Deed dated January 17, 1997 and recorded March 24, 1997 in Delaware County in Volume 1569 Page 624 conveyed unto Jessie C. Matthews, in fee. Being the same premises which Jessie C. Matthews by Deed dated January 17, 1997 and recorded March 24, 1997 in Delaware County in Volume 1569 Page 628 conveyed unto Francis J. Matthews and Jessie C. Matthews, Trustees under Deed of Trust dated January 17, 1997, in fee. And the said Francis J. Matthews died on October 10, 2005. And the said Jessie C. Matthews died on March 6, 2007, leaving Christopher J. Matthews to be the successor Trustee.

Being the same premises which Christopher J. Matthews, Trustee under a Deed of Trust executed by Jessie C. Matthews on January 17, 1997 by Deed dated July 6, 2007 and recorded July 13, 2007 in Delaware County in Record Book 4150 Page 751 conveyed unto Christopher J. Matthews and Stephanie Matthews, husband and wife, as tenants by the entireties, in fee.

Being the same premises which Christopher J. Matthews and Stephanie Matthews by Deed dated January 18, 2008 and recorded January 25, 2008 in Delaware County in Record Book 4288 Page 214 conveyed unto Benedict P. Sparango, as sole owner, in fee.

Parcel/Folio #36-05-03127-03

# This Indenture,

Made the 12th day of June in the year of our Lord one thousand nine hundred and sixty-nine (1969). BETWEEN

FAN-CAP, INC., a Pennsylvania Corporation

(hereinafter called the Grantor ), of the one part, and

THOMAS H. GILMORE and MARIAN E. GILMORE, his wife

(hereinafter called the Grantee ), of the other part,

**Witnesseth**, That the said Grantor for and in consideration of the sum of TWENTY THOUSAND (\$20,000.00) DOLLARS

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Radnor, County of Delaware and State of Pennsylvania, described according to a subdivision plan made for Fan-Cap, Inc., by Yerkes Engineering Company, Consulting Engineers, Site Planners and Surveyors, Bryn Mawr, Pennsylvania, date June 27th, 1968, as follows:

BEGINNING at a point formed by the intersection of the extended center line of Fox Run Lane (Sixty feet wide) with the center line of Mill Road (Thirty-three feet wide), thence extending from said beginning point along the center line of Mill Road South Thirty-seven degrees, twenty-three minutes East Two hundred fifteen feet to a point; thence extending South Fifty-two degrees, thirty-seven minutes West, crossing the Southwesterly side of Mill Road and crossing a Twenty feet wide sanitary sewer easement, Two hundred forty-two feet to a point; thence extending North Twenty-five degrees, thirty minutes West, recrossing said easement and crossing the Southeasterly side of Fox Run Lane, Two hundred twenty-eight and twenty-two One-hundredths feet to a point in the center line of Fox Run Lane, aforesaid; thence extending along same the two following courses and distances, to wit: (1) Northeastwardly on a line curving to the left having a radius of Three hundred eighty-eight and fifty-three One-hundredths feet the arc distance of Eighty feet and fifty-eight One-hundredths of a foot to a point of tangent, and (2) North Fifty-two degrees, thirty-seven minutes East One hundred fifteen feet to the first mentioned point and place of beginning.

CONTAINING One and eighty-eight One-thousandths acres of land, be the same more or less.

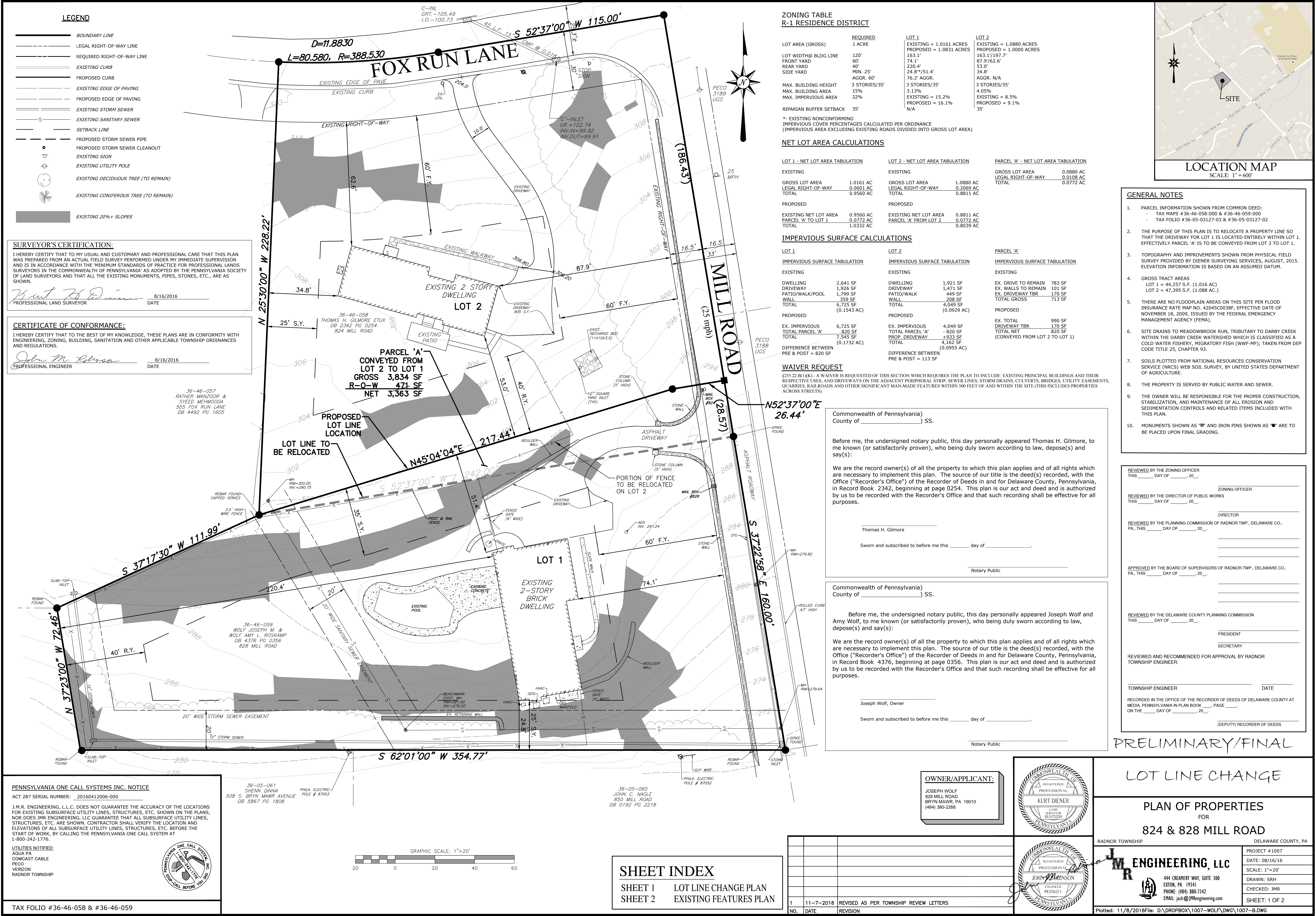
BEING lot No. 13, as shown on said Plan.

BEING part of the same premises which William J. Schar and Florence J., his wife, by Indenture bearing date the 16th day of August, A.D. 1963, and duly recorded at Media in the Office for the Recording of Deeds, etc., in and for the said County of Delaware in Deed Book 2316, page 12, etc., granted and conveyed unto Fan-Cap, Inc., a Pennsylvania corporation, in fee.

UNDER AND SUBJECT to restrictions of record.

RESERVING THEREFOR AND THEREOUT unto the Grantor herein, its successors and assigns, the right to dedicate the bed of Fox Run Lane to the Township of Radnor for street, road or highway purposes.





LEGEND

- BOUNDARY LINE
- LEGAL RIGHT-OF-WAY LINE
- REQUIRED RIGHT-OF-WAY LINE
- EXISTING CURB
- PROPOSED CURB
- EXISTING EDGE OF PAVING
- PROPOSED EDGE OF PAVING
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- SETBACK LINE
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM SEWER CLEANOUT
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING DECIDUOUS TREE (TO REMAIN)
- EXISTING CONIFEROUS TREE (TO REMAIN)
- EXISTING 20%+ SLOPES

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT TO MY USUAL AND CUSTOMARY AND PROFESSIONAL CARE THAT THIS PLAN WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY IMMEDIATE SUPERVISION AND IS IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS AND THAT ALL THE EXISTING MONUMENTS, PIPES, STONES, ETC., ARE AS SHOWN.

*John M. Robinson*  
PROFESSIONAL LAND SURVEYOR  
8/16/2016  
DATE

CERTIFICATE OF CONFORMANCE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.

*John M. Robinson*  
PROFESSIONAL ENGINEER  
8/16/2016  
DATE

36-46-057  
RATHER MANZOOR &  
SYED MEHMOODA  
505 FOX RUN LANE  
DB 4422 PG 1603

36-46-059  
WOLF JOSEPH M. &  
WOLF AMY L. ROSKAMP  
DB 4376 PG 0356  
828 MILL ROAD

36-05-061  
SHENY QINNA  
508 S. BRYN MAWR AVENUE  
DB 5867 PG 1808

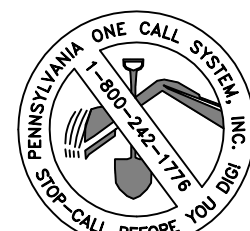
PHILA. ELECTRIC  
POLE # 87053

36-05-060  
JOHN C. NAGLE  
850 MILL ROAD  
DB 0192 PG 2218

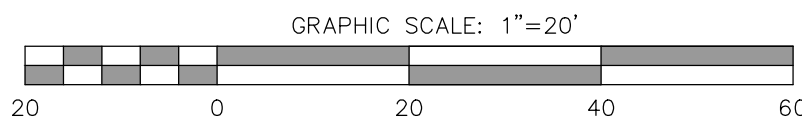
PENNSYLVANIA ONE CALL SYSTEMS INC. NOTICE  
ACT 287 SERIAL NUMBER: 20160412006-000

J.M.R. ENGINEERING, L.L.C. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES JMR ENGINEERING, L.L.C. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

UTILITIES NOTIFIED:  
AQUA PA  
COMCAST CABLE  
PECO  
VERIZON  
RADNOR TOWNSHIP



TAX FOLIO #36-46-058 & #36-46-059



SHEET INDEX

SHEET 1 LOT LINE CHANGE PLAN  
SHEET 2 EXISTING FEATURES PLAN

ZONING TABLE  
R-1 RESIDENCE DISTRICT

LOT AREA (GROSS)	REQUIRED	LOT 1	LOT 2
1 ACRE	1 ACRE	EXISTING = 1.0161 ACRES PROPOSED = 1.0831 ACRES 163.1' 74.1' 220.4' 24.8"/51.4' 34.8' 76.2' AGGR.	EXISTING = 1.0880 ACRES PROPOSED = 1.0000 ACRES 163.1'/197.7' 87.9'/62.6' 53.0' 34.8' AGGR. N/A
LOT WIDTH@ BLDG LINE	120'		
FRONT YARD	60'		
REAR YARD	40'		
SIDE YARD	MIN. 25'		
MAX. BUILDING HEIGHT	AGGR. 60'		
MAX. BUILDING AREA	3 STORIES/35'		
MAX. IMPERVIOUS AREA	15%		
	22%		
RIPARIAN BUFFER SETBACK	35'		

\*- EXISTING NONCONFORMING  
IMPERVIOUS COVER PERCENTAGES CALCULATED PER ORDINANCE  
(IMPERVIOUS INFORMATION IS BASED ON AN ASSUMED DATUM.)

NET LOT AREA CALCULATIONS

LOT 1 - NET LOT AREA TABULATION	LOT 2 - NET LOT AREA TABULATION	PARCEL 'A' - NET LOT AREA TABULATION
EXISTING	EXISTING	GROSS LOT AREA 0.0880 AC LEGAL RIGHT-OF-WAY 0.0108 AC TOTAL 0.0772 AC
GROSS LOT AREA 1.0161 AC LEGAL RIGHT-OF-WAY 0.0601 AC TOTAL 0.9560 AC	GROSS LOT AREA 1.0880 AC LEGAL RIGHT-OF-WAY 0.2069 AC TOTAL 0.8811 AC	
PROPOSED	PROPOSED	
EXISTING NET LOT AREA 0.9560 AC PARCEL 'A' TO LOT 1 0.0772 AC TOTAL 1.0332 AC	EXISTING NET LOT AREA 0.8811 AC PARCEL 'A' FROM LOT 2 0.0772 AC TOTAL 0.9583 AC	

IMPERVIOUS SURFACE CALCULATIONS

LOT 1	LOT 2	PARCEL 'A'
IMPERVIOUS SURFACE TABULATION	IMPERVIOUS SURFACE TABULATION	IMPERVIOUS SURFACE TABULATION
EXISTING	EXISTING	EXISTING
DWELLING 2,641 SF DRIVEWAY 1,926 SF PATIO/WALK/POOL 1,799 SF WALL 359 SF TOTAL 6,725 SF (0.1543 AC)	DWELLING 1,921 SF DRIVEWAY 1,471 SF PATIO/WALK 449 SF WALL 208 SF TOTAL 4,049 SF (0.0929 AC)	EX. DRIVE TO REMAIN 783 SF EX. WALLS TO REMAIN 101 SF EX. DRIVEWAY TBR 170 SF TOTAL GROSS 713 SF
PROPOSED	PROPOSED	PROPOSED
EX. IMPERVIOUS 6,725 SF TOTAL PARCEL 'A' 820 SF TOTAL 7,545 SF (0.1732 AC)	EX. IMPERVIOUS 4,049 SF TOTAL PARCEL 'A' 820 SF PROP. DRIVEWAY +933 SF TOTAL 4,982 SF (0.0955 AC)	EX. TOTAL 990 SF DRIVEWAY TBR 170 SF TOTAL NET 820 SF (CONVEYED FROM LOT 2 TO LOT 1)
DIFFERENCE BETWEEN PRE & POST = 820 SF	DIFFERENCE BETWEEN PRE & POST = 113 SF	

WAIVER REQUEST

§255.22(b)(1)(K) - A WAIVER IS REQUESTED OF THIS SECTION WHICH REQUIRES THE PLAN TO INCLUDE: EXISTING PRINCIPAL BUILDINGS AND THEIR RESPECTIVE USES, AND DRIVEWAYS ON THE ADJACENT PERIPHERAL STRIP, SEWER LINES, STORM DRAINS, CULVERTS, BRIDGES, UTILITY EASEMENTS, QUARRIES, RAILROADS AND OTHER SIGNIFICANT MAN-MADE FEATURES WITHIN 500 FEET OF AND WITHIN THE SITE (THIS INCLUDES PROPERTIES ACROSS STREETS).

Commonwealth of Pennsylvania)  
County of \_\_\_\_\_ SS.

Before me, the undersigned notary public, this day personally appeared Thomas H. Gilmore, to me known (or satisfactorily proven), who being duly sworn according to law, depose(s) and say(s):

We are the record owner(s) of all the property to which this plan applies and of all rights which are necessary to implement this plan. The source of our title is the deed(s) recorded, with the Office ("Recorder's Office") of the Recorder of Deeds in and for Delaware County, Pennsylvania, in Record Book 2342, beginning at page 0254. This plan is our act and deed and is authorized by us to be recorded with the Recorder's Office and that such recording shall be effective for all purposes.

Thomas H. Gilmore  
Sworn and subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_.

Notary Public

Commonwealth of Pennsylvania)  
County of \_\_\_\_\_ SS.

Before me, the undersigned notary public, this day personally appeared Joseph Wolf and Amy Wolf, to me known (or satisfactorily proven), who being duly sworn according to law, depose(s) and say(s):

We are the record owner(s) of all the property to which this plan applies and of all rights which are necessary to implement this plan. The source of our title is the deed(s) recorded, with the Office ("Recorder's Office") of the Recorder of Deeds in and for Delaware County, Pennsylvania, in Record Book 4376, beginning at page 0356. This plan is our act and deed and is authorized by us to be recorded with the Recorder's Office and that such recording shall be effective for all purposes.

Joseph Wolf, Owner  
Sworn and subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_.

Notary Public

LOCATION MAP  
SCALE: 1" = 600'

GENERAL NOTES

- PARCEL INFORMATION SHOWN FROM COMMON DEED:
  - TAX MAPS #36-46-058:000 & #36-46-059:000
  - TAX FOLIO #36-05-03127-03 & #36-05-03127-02
- THE PURPOSE OF THIS PLAN IS TO RELOCATE A PROPERTY LINE SO THAT THE DRIVEWAY FOR LOT 1 IS LOCATED ENTIRELY WITHIN LOT 1. EFFECTIVELY PARCEL 'A' IS TO BE CONVEYED FROM LOT 2 TO LOT 1.
- TOPOGRAPHY AND IMPROVEMENTS SHOWN FROM PHYSICAL FIELD SURVEY PROVIDED BY DIENER SURVEYING SERVICES, AUGUST, 2015. ELEVATION INFORMATION IS BASED ON AN ASSUMED DATUM.
- GROSS TRACT AREAS
  - LOT 1 = 44,257 S.F. (1.016 AC.)
  - LOT 2 = 47,395 S.F. (1.088 AC.)
- THERE ARE NO FLOODPLAIN AREAS ON THIS SITE PER FLOOD INSURANCE RATE MAP NO. 42045C0038F, EFFECTIVE DATE OF NOVEMBER 18, 2009, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- SITE DRAINS TO MEADOWBROOK RUN, TRIBUTARY TO DARBY CREEK WITHIN THE DARBY CREEK WATERSHED WHICH IS CLASSIFIED AS A COLD WATER FISHERY, MIGRATORY FISH (WWF-MF); TAKEN FROM DEP CODE TITLE 25, CHAPTER 93.
- SOILS PLOTTED FROM NATIONAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY, BY UNITED STATES DEPARTMENT OF AGRICULTURE.
- THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- THE OWNER WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITH THIS PLAN.
- MONUMENTS SHOWN AS "■" AND IRON PINS SHOWN AS "●" ARE TO BE PLACED UPON FINAL GRADING.

REVIEWED BY THE ZONING OFFICER  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

REVIEWED BY THE DIRECTOR OF PUBLIC WORKS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

REVIEWED BY THE PLANNING COMMISSION OF RADNOR TWP., DELAWARE CO., PA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY THE BOARD OF SUPERVISORS OF RADNOR TWP., DELAWARE CO., PA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

REVIEWED BY THE DELAWARE COUNTY PLANNING COMMISSION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

REVIEWED AND RECOMMENDED FOR APPROVAL BY RADNOR TOWNSHIP ENGINEER:

TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF DELAWARE COUNTY AT MEDIA, PENNSYLVANIA IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

(DEPUTY) RECORDER OF DEEDS

PRELIMINARY/FINAL

LOT LINE CHANGE

PLAN OF PROPERTIES  
FOR  
824 & 828 MILL ROAD

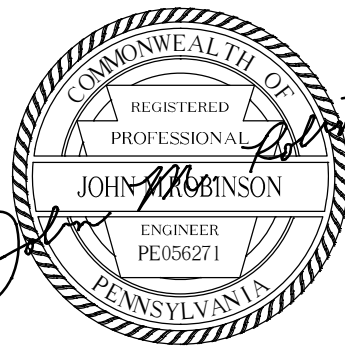
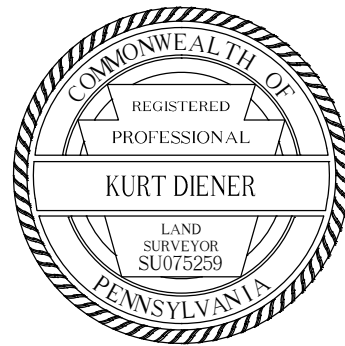
RADNOR TOWNSHIP DELAWARE COUNTY, PA

PROJECT #1007	DATE: 08/16/16
SCALE: 1"=20'	DRAWN: SRH
CHECKED: JMR	SHEET: 1 OF 2

Plotted: 11/8/2016 File: D:\DROPBOX\1007-WOLF\DWG\1007-B.DWG

OWNER/APPLICANT:

JOSEPH WOLF  
828 MILL ROAD  
BRYN MAWR, PA 19010  
(484) 380-2288



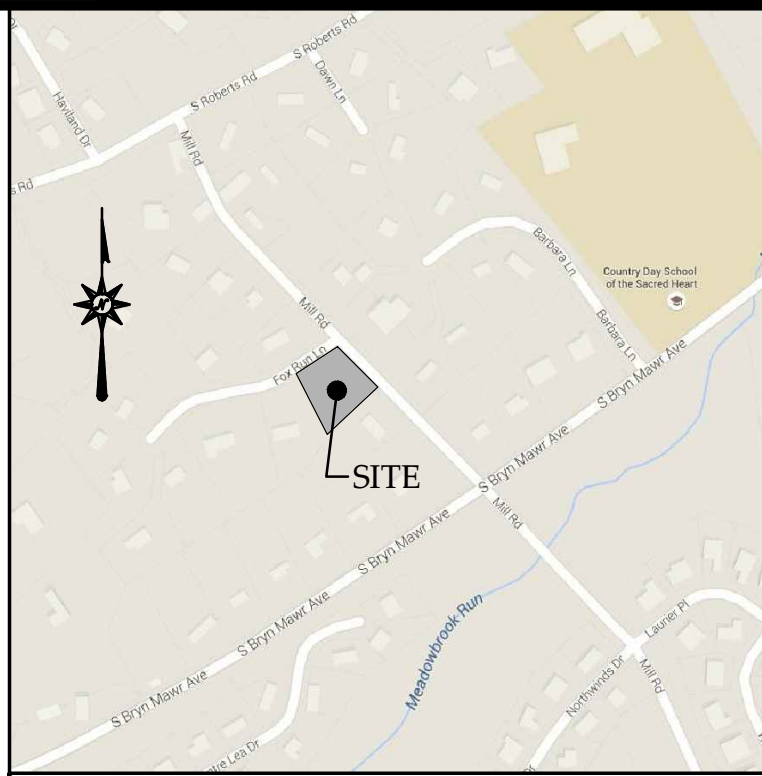
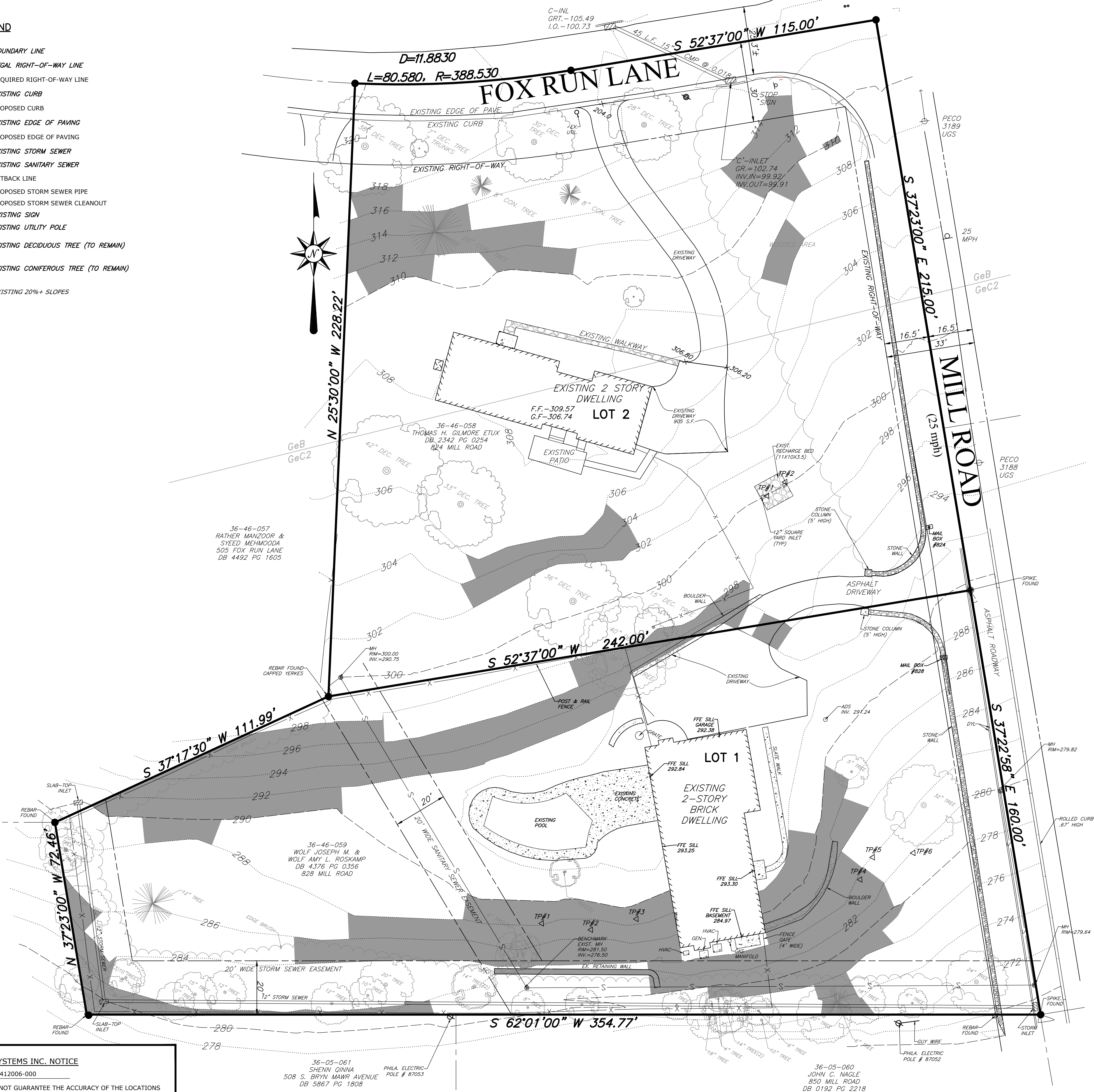
JMR ENGINEERING, LLC

444 CREAMERY WAY, SUITE 300  
EXTON, PA 19341  
PHONE: (484) 880-7342  
EMAIL: jack@jmrengineering.com



LEGEND

- BOUNDARY LINE
- LEGAL RIGHT-OF-WAY LINE
- REQUIRED RIGHT-OF-WAY LINE
- EXISTING CURB
- PROPOSED CURB
- EXISTING EDGE OF PAVING
- PROPOSED EDGE OF PAVING
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- SETBACK LINE
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM SEWER CLEANOUT
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING DECIDUOUS TREE (TO REMAIN)
- EXISTING CONIFEROUS TREE (TO REMAIN)
- EXISTING 20%+ SLOPES



LOCATION MAP  
SCALE: 1" = 600'

GENERAL NOTES

- PARCEL INFORMATION SHOWN FROM COMMON DEED:  
TAX MAPS #36-46-058:000 & #36-46-059:000  
TAX FOLIO #36-05-03127-03 & #36-05-03127-02
- THE PURPOSE OF THIS PLAN IS TO RELOCATE A PROPERTY LINE SO THAT THE DRIVEWAY FOR LOT 1 IS LOCATED ENTIRELY WITHIN LOT 1. EFFECTIVELY PARCEL 'A' IS TO BE CONVEYED FROM LOT 2 TO LOT 1.
- TOPOGRAPHY AND IMPROVEMENTS SHOWN FROM PHYSICAL FIELD SURVEY PROVIDED BY DIENER SURVEYING SERVICES, AUGUST, 2015. ELEVATION INFORMATION IS BASED ON AN ASSUMED DATUM.
- GROSS TRACT AREAS  
LOT 1 = 44,257 S.F. (1.016 AC)  
LOT 2 = 47,395 S.F. (1.088 AC.)
- THERE ARE NO FLOODPLAIN AREAS ON THIS SITE PER FLOOD INSURANCE RATE MAP NO. 42045C0038F, EFFECTIVE DATE OF NOVEMBER 18, 2009, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- SITE DRAINS TO MEADOWBROOK RUN, TRIBUTARY TO DARBY CREEK WITHIN THE DARBY CREEK WATERSHED WHICH IS CLASSIFIED AS A COLD WATER FISHERY, MIGRATORY FISH (WWF-MF); TAKEN FROM DEP CODE TITLE 25, CHAPTER 93.
- SOILS PLOTTED FROM NATIONAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY, BY UNITED STATES DEPARTMENT OF AGRICULTURE.
- THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- THE OWNER WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITH THIS PLAN.
- MONUMENTS SHOWN AS "M" AND IRON PINS SHOWN AS "IP" ARE TO BE PLACED UPON FINAL GRADING.

PENNSYLVANIA ONE CALL SYSTEMS INC. NOTICE

ACT 287 SERIAL NUMBER: 20160412006-000

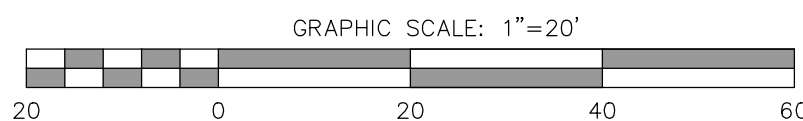
J.M.R. ENGINEERING, L.L.C. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES JMR ENGINEERING, LLC GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

UTILITIES NOTIFIED:

AQUA PA  
COMCAST CABLE  
PECO  
VERIZON  
RADNOR TOWNSHIP



TAX FOLIO #36-46-058 & #36-46-059

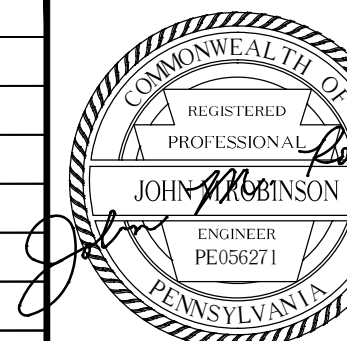


SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	SUITABILITY FOR:			CHARACTERISTICS THAT AFFECT FARM FOND. ORGANISMS	HYDROLOGIC SOIL GROUP
				ROAD SUBGRADE	FILL	TOPSOIL		
GeB	GLENNEL CHANNERY LOAM, 3-8% SLOPES	>6.5'	>6.5'	FAIR	FAIR	FAIR	SOMEWHAT LIMITED	B
GeC2	GLENNEL CHANNERY SILT LOAM, 8-15% SLOPES, MODERATELY ERODED	>6.5'	>6.5'	FAIR	FAIR	FAIR	VERY LIMITED	B

OWNER/APPLICANT:

JOSEPH WOLF  
828 MILL ROAD  
BRYN MAWR, PA 19010  
(484) 380-2268



PRELIMINARY/FINAL  
MINOR PLAN  
EXISTING FEATURES

PLAN OF PROPERTIES  
FOR  
824 & 828 MILL ROAD

RADNOR TOWNSHIP

DELAWARE COUNTY, PA

	PROJECT #1007
	DATE: 08/16/16
	SCALE: 1"=20'
	DRAWN: SRH
	CHECKED: JMR
	SHEET: 2 OF 2

Plotted: 11/8/2016 File: D:\DROBOX\1007-WOLF.DWG\1007-B.DWG



**RESOLUTION NO. 2016-116  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, APPROVING THE PRELIMINARY LAND  
DEVELOPMENT PLAN FOR THE STEM BUILDING AT THE ACADEMY  
OF NOTRE DAME DE NAMUR LOCATED AT THE NORTHWEST  
CORNER OF SPROUL AND GODFREY ROADS**

*WHEREAS*, Academy of Notre Dame de Namur ("Applicant") submitted Preliminary Land Development Plans prepared by Momenee, Inc., dated August 31, 2016; and

*WHEREAS*, the plan has been reviewed by both the Radnor Township Planning Commission and the Delaware County Planning Commission; and

*WHEREAS*, the Board of Commissioners now intends to approve the Preliminary Land Development Plan for the STEM Building at the Academy of Notre Dame de Namur subject to certain terms and conditions.

*NOW, THEREFORE*, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Preliminary Land Development Plans for the STEM Building at the Academy of Notre Dame de Namur, prepared by Momenee, Inc., consisting of eleven (11) sheets, dated August 31, 2016, subject to the following conditions:

1. The Applicant shall comply with the November 8, 2016 Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit "A"*.
2. The Applicant shall comply with the September 21, 2016 Gilmore & Associates review letter, a copy of which is attached hereto as *Exhibit "B"*.
3. The Applicant shall comply with the September 21, 2016 Township Building Code/Fire Codes Official review letter, a copy of which is attached hereto as *Exhibit "C"*.
4. The Applicant shall provide an emergency access to the proposed building from the existing site driveway designed to accommodate the largest anticipated emergency vehicle.
5. The Applicant shall reduce the slope for the proposed handicap ramp from the Mansion building to 7.5% in order to ensure the final slope is within the 8.33% tolerance following construction.
6. The Applicant shall comply with all other applicable ordinances with respect to sewage, stormwater management, zoning and building, and all county, state, and federal rules, regulations and statutes.

7. The Applicant shall execute Development Agreements, if required, in a form and manner to be approved by the Township Solicitor.
8. In addition to the Preliminary plan approval conditions, the following SALDO waiver is approved:
  - a. Section 255-20.B(5). – as to not provide a Transportation Impact Study. The addition of the STEM building will not create any additional traffic load for the property.

***SO RESOLVED***, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

RADNOR TOWNSHIP BOARD OF  
COMMISSIONERS

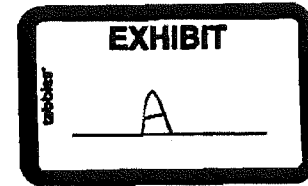
By: \_\_\_\_\_  
Name: Phil Ahr  
Title: President

ATTEST: \_\_\_\_\_



**Gannett Fleming**

*Excellence Delivered As Promised*



**Date:** November 8, 2016

**To:** Radnor Township Board of Commissioners

**From:** Roger Phillips, PE

**cc:** Robert Zienkowski – Township Manager  
Stephen Norcini, P.E. – Director of Public Works  
Kevin W. Kochanski, RLA, CZO – Director of Community Development  
John Rice, Esq – Grim, Biehn, and Thatcher  
Amy Kaminski, PE – Gilmore and Assoc.  
Steve Gabriel - Rettew

**RE:** Academy of Notre Dame de Namur – Preliminary Subdivision Plan  
Academy of Notre Dame de Namur – Applicant

Date Accepted: September 6, 2016

90 Day Review: December 5, 2016

---

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

The applicant is proposing to develop the property with a new Science, Technology, Engineering, and Mathematics building along with new walkways, ADA accessible ramps, grading and associated stormwater management improvements. This project is located in the PI zoning district of the Township.

Preliminary Subdivision Plans – Academy of Notre Dame de Namur

Plans Prepared By: Momeneee, Inc.

Dated: 08/31/2016

The applicant has indicated that the following waiver is being requested:

§255.20.B(5) – To not provide a Transportation Impact Study. The addition of the STEM building will not create any additional traffic load for the property.

I. Zoning

1. §280-69.C – No building or structure shall exceed three stories or 38 feet in height. The height of the proposed STEM building must be shown on the plans.



2. §280-69.C – No building or permanent structure, other than a guardhouse or facility which provides controlled access to a property, shall be located less than 120 feet from a street right-of-way line. There is an existing statue located less than 120 feet from the street right-of-way line that is an existing nonconformity that the applicant would like to continue.
3. §280-72.B(1) – Each application for a land development approval or application to establish a Planned Institutional District to any property not included in the district shall be accompanied by submission to the Township of Radnor of a current institutional long-range development plan describing the existing and anticipated future development of the institution. A institutional long-range development plan must be submitted.
4. §280-103.A – As a general requirement, each use in the Township shall provide sufficient off-street parking area to serve its users. The plans indicate that there are 310 existing parking spaces. Parking calculations must be submitted that indicate that there is adequate parking for the existing facilities and the proposed 14,822 square foot building.

## II. Subdivision and Land Development

1. §255-20.B(1)(o)[6] – Rights-of-way and/or easements or all drainage facilities, utilities or other purposes must be shown on the plans. Any sanitary sewer easements must be shown on the plans.
2. §255-20.B(1)(o)[9] – The location of all fire hydrants must be shown on the proposed layout plan.
3. §255-43.1.B.(2) – For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to be dedicated for park and recreation area shall be 2,500 square feet per 6,400 square feet of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee in lieu of \$3,307 per 6,400 square feet of floor area (existing or proposed).

## III. Stormwater

1. Stormwater calculations demonstrating that the requirements of the stormwater ordinance must be submitted as part of the Final Plan submission. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.



2. As part of a condition for the Connelly Center Grading Permit (GP 16-017), we note that the applicant has included an additional 1,668 SF of impervious surface in the stormwater management design.

IV. General

1. The applicant is proposing to relocate a portion of the existing sanitary sewer. More details must be provided including plan and profiles of the proposed sewer.
2. The relocated sanitary sewer must be a minimum of 8".

The applicant appeared before the Planning Commission on October 4, 2016. The Planning Commission recommended approval of the preliminary plans contingent on addressing any outstanding Engineering comments as well as granting the requested waiver.

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

Very truly yours,

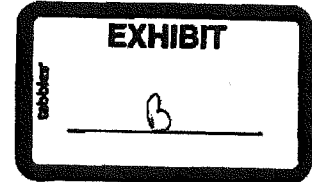
GANNETT FLEMING, INC.



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



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES



**MEMORANDUM**

**Date:** September 21, 2016

**To:** Steve Norcini, P.E.  
Radnor Township Public Works Director

**From:** Amy Kaminski, P.E., PTOE  
Transportation Services Manager

**cc:** Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.  
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

**Reference:** Academy of Notre Dame STEM Building  
Preliminary Land Development Review 1  
Radnor Township, Delaware County, PA  
G&A 16-09027

Gilmore & Associates, Inc. (G&A) has completed a transportation review of the above referenced Preliminary Land Development Plan for the STEM Building at the Academy of Notre Dame, 560 Sproul Road. The applicant proposes to construct one (1) 14,822 square foot building located to the south end of the campus, just west of Godfrey Road and Sproul Road. We offer the following comments for Radnor Township consideration:

**A. DOCUMENTS REVIEWED**

1. Preliminary Land Development Plans for the Academy of Notre Dame STEM Building, prepared for the Academy of Notre Dame, prepared by Momenee, Inc., consisting of 11 sheets, dated August 31, 2016.
2. Subdivision and Land Development Application Form.
3. Delaware County Planning Commission Application for ACT 247 Review.

**B. GENERAL COMMENTS**

1. §255-20.B(5)(C)[1][e] – A transportation impact study shall be required for all major subdivisions and land developments, specifically any institutional development. The applicant has requested a waiver from this requirement.
2. §255-27: B(3)(d), C(1) and C(2): Sproul Road (S.R. 0320) is identified as an arterial road and the reviewed plans indicate a 50' right-of-way (25' half-width), an approximate 28' cartway width (14' half-width) with no curbing or sidewalks. The Board of Commissioners may require additional right-of-way and/or cartway widths

**BUILDING ON A FOUNDATION OF EXCELLENCE**

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

[www.gilmore-assoc.com](http://www.gilmore-assoc.com)



in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and to promote the general welfare. The Board of Commissioners may want to consider additional improvements or right-of-way along this frontage. Although this is a PennDOT road, PennDOT would take this under consideration.

3. §255-27 both B(3)(d) and C(1): Godfrey Road (S.R. 1036) is required to have a 60 right-of-way, 36 foot cartway width, curbs and sidewalks. The reviewed plans indicate a 33' right-of-way (16.5' half-width), an approximate 20' cartway width (10' half-width) and no curbing or sidewalks. The Board of Commissioners may want to consider these additional improvements or right-of-way along this frontage. Although this is a PennDOT road, PennDOT would likely support the Township's request for improvements. The applicant is required to revise the plan or request a waiver.
4. Consideration should be given to providing an emergency access to the proposed building from the existing site driveway. Depending on the placement, this access could also serve the Connelly Arts Center building in the event of an emergency. The internal onsite circulation does not appear to provide adequate emergency access to buildings located in the southwest quadrant of the site. The access should be designed to accommodate the largest anticipated emergency vehicle.
5. The proposed handicap ramp from The Mansion building shows a slope of 8%. Although ADA requirements allows for up to maximum 8.33% slope for a ramp, the designer should reduce the slope to 7.5% in order to ensure the final slope is within the 8.33% tolerance following construction.



**RADNOR TOWNSHIP**  
**MEMORANDUM**

**TO:** MR. STEVE NORCINI  
**FROM:** RAY DALY  
**SUBJECT:** 560 SPROUL ROAD, ACADEMY OF NOTRE DAME  
**DATE:** SEPTEMBER 21, 2016  
**CC:** MR. PHILLIPS

Mr. Norcini

From the Fire Codes perspective there is no access to any portion of the building via a roadway. The closest access to the new building is from the lawn area which measures approximately 200' from the road. During any evacuation the Emergency personnel would need to walk across the lawn to gain access to the building. No Fire apparatus or Emergency vehicles can get close to the building. During inclement weather this route would most likely be impassable.

By placing the new STEM building at the end of the court yard, the access to the court yard and the rear of the existing building has been almost eliminated. There are Fire Department Connections located within the court yard for some existing buildings, this makes use of the FDC's in operational. The recommendation would be to relocate the FDC's to roadway facing locations.

There needs to be additional Fire Hydrant/s placed on site to meet the new building needs. The placement of the new hydrant/s will need to be determined upon final planning or if any additional access to the new building is agreed upon.

Respectfully,

Ray Daly

Building Codes/Fire Codes Official



# **Gannett Fleming**

*Excellence Delivered **As Promised***

**Date:** November 8, 2016

**To:** Radnor Township Board of Commissioners

**From:** Roger Phillips, PE

**cc:** Robert Zienkowski – Township Manager  
Stephen Norcini, P.E. – Director of Public Works  
Kevin W. Kochanski, RLA, CZO – Director of Community Development  
John Rice, Esq – Grim, Biehn, and Thatcher  
Amy Kaminski, PE – Gilmore and Assoc.  
Steve Gabriel - Rettew

**RE:** Academy of Notre Dame de Namur – Preliminary Subdivision Plan  
Academy of Notre Dame de Namur – Applicant

Date Accepted: September 6, 2016

90 Day Review: December 5, 2016

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

The applicant is proposing to develop the property with a new Science, Technology, Engineering, and Mathematics building along with new walkways, ADA accessible ramps, grading and associated stormwater management improvements. This project is located in the PI zoning district of the Township.

Preliminary Subdivision Plans – Academy of Notre Dame de Namur

Plans Prepared By: Momeneee, Inc.

Dated: 08/31/2016

The applicant has indicated that the following waiver is being requested:

§255.20.B(5) – To not provide a Transportation Impact Study. The addition of the STEM building will not create any additional traffic load for the property.

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2. As part of a condition for the Connelly Center Grading Permit (GP 16-017), we note that the applicant has included an additional 1,668 SF of impervious surface in the stormwater management design.

IV. General

1. The applicant is proposing to relocate a portion of the existing sanitary sewer. More details must be provided including plan and profiles of the proposed sewer.
2. The relocated sanitary sewer must be a minimum of 8”.

The applicant appeared before the Planning Commission on October 4, 2016. The Planning Commission recommended approval of the preliminary plans contingent on addressing any outstanding Engineering comments as well as granting the requested waiver.

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in blue ink, appearing to read 'R. Phillips', is written over the printed name.

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

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

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

**TELEPHONE (610) 688-2626  
FAX (610) 688-5761  
EMAIL: Nick@piercecanigliataylor.com**

October 21, 2016

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

**RE: Academy of Notre Dame  
Number: 2016-D-13  
Preliminary Plan**

Dear Steve:

As you know I represent the above applicant. The matter is listed for Caucus before the Board of Commissioners on October 24, 2016. Kindly continue this matter to the next meeting of the Board of Commissioners scheduled for November 14, 2016.

This letter grants the Board of Commissioners an extension of time for an additional twenty-one (21) days to December 26, 2016 to take action on the above Application.

Thank you for your time and consideration.

Very truly yours,



**NICHOLAS J. CANIGLIA**

c. John Rice, Esquire  
Roger Phillips, P.E.  
Kevin Kochanski  
Amy Kaminski, P.E.



**Gannett Fleming**

*Excellence Delivered **As Promised***

**Date:** September 26, 2016

**To:** Radnor Township Planning Commission

**From:** Roger Phillips, PE

**cc:** Stephen Norcini, P.E. – Director of Public Works  
Kevin W. Kochanski, RLA, CZO – Director of Community Development  
Peter Nelson, Esq. – Grim, Biehn, and Thatcher  
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.  
Suzan Jones – Radnor Township Engineering Department  
William Miller – Radnor Township Codes Official  
Ray Daly – Radnor Township Codes Official  
Steve Gabriel - Rettew

**RE:** Academy of Notre Dame de Namur – Preliminary Subdivision Plan  
Goshen Holding Company, Inc. – Applicant

Date Accepted: September 6, 2016

90 Day Review: December 5, 2016

---

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Preliminary Subdivision Plans – Academy of Notre Dame de Namur

Plans Prepared By: Momenee, Inc.

Dated: 08/31/2016

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**II. Subdivision and Land Development**

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2. As part of a condition for the Connelly Center Grading Permit (GP 16-017), we note that the applicant has included an additional 1,668 SF of impervious surface in the stormwater management design.

IV. General

1. The applicant is proposing to relocate a portion of the existing sanitary sewer. More details must be provided including plan and profiles of the proposed sewer.
2. The relocated sanitary sewer must be a minimum of 8".

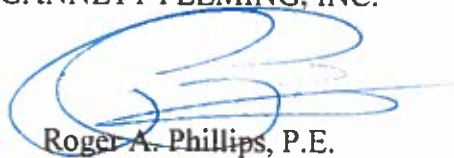
In addition to our review comments, a memorandum dated September 21, 2016 from Amy Kaminski of Gilmore & Associates, Inc. the Township Traffic Engineer and a memo dated September 21, 2016 from Ray Daly Building Code Official have been attached and are incorporated herein by reference.

Should the Planning Commission consider recommending approval of this project, we suggest that the recommendation be conditioned on requiring the applicant to satisfactorily address the above comments.

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

Very truly yours,

GANNETT FLEMING, INC.



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



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**MEMORANDUM**

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**Date:** September 21, 2016

**To:** Steve Norcini, P.E.  
Radnor Township Public Works Director

**From:** Amy Kaminski, P.E., PTOE  
Transportation Services Manager

**cc:** Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.  
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

**Reference:** Academy of Notre Dame STEM Building  
Preliminary Land Development Review 1  
Radnor Township, Delaware County, PA  
G&A 16-09027

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Gilmore & Associates, Inc. (G&A) has completed a transportation review of the above referenced Preliminary Land Development Plan for the STEM Building at the Academy of Notre Dame, 560 Sproul Road. The applicant proposes to construct one (1) 14,822 square foot building located to the south end of the campus, just west of Godfrey Road and Sproul Road. We offer the following comments for Radnor Township consideration:

**A. DOCUMENTS REVIEWED**

1. Preliminary Land Development Plans for the Academy of Notre Dame STEM Building, prepared for the Academy of Notre Dame, prepared by Momenee, Inc., consisting of 11 sheets, dated August 31, 2016.
2. Subdivision and Land Development Application Form.
3. Delaware County Planning Commission Application for ACT 247 Review.

**B. GENERAL COMMENTS**

1. §255-20.B(5)(C)[1][e] – A transportation impact study shall be required for all major subdivisions and land developments, specifically any institutional development. The applicant has requested a waiver from this requirement.
2. §255-27: B(3)(d), C(1) and C(2): Sproul Road (S.R. 0320) is identified as an arterial road and the reviewed plans indicate a 50' right-of-way (25' half-width), an approximate 28' cartway width (14' half-width) with no curbing or sidewalks. The Board of Commissioners may require additional right-of-way and/or cartway widths

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BUILDING ON A FOUNDATION OF EXCELLENCE

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

[www.gilmore-assoc.com](http://www.gilmore-assoc.com)

in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and to promote the general welfare. The Board of Commissioners may want to consider additional improvements or right-of-way along this frontage. Although this is a PennDOT road, PennDOT would take this under consideration.

3. §255-27 both B(3)(d) and C(1): Godfrey Road (S.R. 1036) is required to have a 60 right-of-way, 36 foot cartway width, curbs and sidewalks. The reviewed plans indicate a 33' right-of-way (16.5' half-width), an approximate 20' cartway width (10' half-width) and no curbing or sidewalks. The Board of Commissioners may want to consider these additional improvements or right-of-way along this frontage. Although this is a PennDOT road, PennDOT would likely support the Township's request for improvements. The applicant is required to revise the plan or request a waiver.
4. Consideration should be given to providing an emergency access to the proposed building from the existing site driveway. Depending on the placement, this access could also serve the Connelly Arts Center building in the event of an emergency. The internal onsite circulation does not appear to provide adequate emergency access to buildings located in the southwest quadrant of the site. The access should be designed to accommodate the largest anticipated emergency vehicle.
5. The proposed handicap ramp from The Mansion building shows a slope of 8%. Although ADA requirements allows for up to maximum 8.33% slope for a ramp, the designer should reduce the slope to 7.5% in order to ensure the final slope is within the 8.33% tolerance following construction.



**RADNOR TOWNSHIP**  
**MEMORANDUM**

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**TO:** MR. STEVE NORCINI  
**FROM:** RAY DALY  
**SUBJECT:** 560 SPROUL ROAD, ACADEMY OF NOTRE DAME  
**DATE:** SEPTEMBER 21, 2016  
**CC:** MR. PHILLIPS

---

Mr. Norcini

From the Fire Codes perspective there is no access to any portion of the building via a roadway. The closest access to the new building is from the lawn area which measures approximately 200' from the road. During any evacuation the Emergency personnel would need to walk across the lawn to gain access to the building. No Fire apparatus or Emergency vehicles can get close to the building. During inclement weather this route would most likely be impassable.

By placing the new STEM building at the end of the court yard, the access to the court yard and the rear of the existing building has been almost eliminated. There are Fire Department Connections located within the court yard for some existing buildings, this makes use of the FDC's in operational. The recommendation would be to relocate the FDC's to roadway facing locations.

There needs to be additional Fire Hydrant/s placed on site to meet the new building needs. The placement of the new hydrant/s will need to be determined upon final planning or if any additional access to the new building is agreed upon.

Respectfully,

Ray Daly

Building Codes/Fire Codes Official

August 31, 2016

Radnor Township  
301 Iven Avenue  
Wayne, PA 19087

**RE: Preliminary Land Development Application  
Academy of Notre Dame de Namur – STEM Building  
Radnor Township, Delaware County**

**Our File # 15-372**

Gentlemen:

On behalf of the Academy of Notre Dame De Namur, we are submitting a Preliminary Land Development application for improvements to the school's campus. The intent of this plan is to develop the property with a new Science, Technology, Engineering, and Mathematics building along with other related site improvements. We are providing the enclosed documents and applications in support of a Preliminary Land Development application for the project.

Enclosed for review are the following:

- Signed Township Application
- Township Application fee of \$2,050.00
- Township Escrow Review Fee of \$15,000.00
- Signed County Act 247 Review Application
- County Act 247 Review fee of \$970.00
- Copy of the Title Documentation and Deed Description
- 2 copies of the Stormwater Management Narrative
- 26 Sets of Preliminary Land Development Plans (8 signed and notarized)
- 7 Sets of size 11"x17" Plans
- 10 Thumb Drives of the submission materials

The applicant is requesting a waiver to not provide a Transportation Impact Study as required per code section 255-20.B(5). The addition of the new STEM building will not create an additional traffic load for the property. I trust that this information will be sufficient for you to review this application. Should you have any questions or require any additional information, please let me know.

Very truly yours,  
**MOMENEE, INC.**



Brian D. Madsen, P.E.

15372L01\_RT

cc: Academy of Notre Dame

# DELAWARE COUNTY PLANNING COMMISSION

## APPLICATION FOR ACT 247 REVIEW

**Incomplete applications will be returned and will not be considered "received" until all required information is provided.**

Please type or print legibly

### DEVELOPER/APPLICANT

Name Academy of Notre Dame E-mail rschultz@ndapa.org

Address 560 Sproul Road, Villanova, PA 19085 Phone 610-687-0650

Name of Development Academy of Notre Dame - STEM Building

Municipality Radnor Township

### ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Momeness, Inc. Phone 610-527-3030

Address 924 County Line Road

Contact Kevin R. Momeness, P.E. E-mail kmomeness@momeness.com

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

Zoning District Pi - Planned Institutional

Tax Map # 36 / 37 / 066.001

Tax Folio # 36 / 04 / 02648 / 00

**STATEMENT OF INTENT**

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

**Existing and/or Proposed Use of Site/Buildings:**

It is proposed to improve the site with a new STEM classroom building at the campus of the Academy of Notre Dame. Other improvements

will include new walkways, ADA accessible ramps, grading, and associated stormwater management improvements.

Total Site Area	<u>38.143</u>	Acres
Size of All Existing Buildings	<u>83,110</u>	Square Feet
Size of All Proposed Buildings	<u>97,932</u>	Square Feet
Size of Buildings to be Demolished	<u>0</u>	Square Feet

Academy of Notre Dame

Print Developer's Name

Developer's Signature

**MUNICIPAL SECTION**

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission      Regular Meeting \_\_\_\_\_

Local Governing Body      Regular Meeting \_\_\_\_\_

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

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

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

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

Phone Number \_\_\_\_\_

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

Date \_\_\_\_\_

**FOR DCPD USE ONLY**

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

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

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

**SUBDIVISION ~ LAND DEVELOPMENT**

Location of Property Academy of Notre Dame – 560 Sproul Road, Villanova, PA 19085

Zoning District: Pi – Planned Institutional Application No. \_\_\_\_\_  
(Twp. Use)

Fee \$2,050.00 Ward No. 3-1 Is property in HARB District NO

Applicant: (Choose one) Owner ☒ Equitable Owner ☐

Name Academy of Notre Dame

Address 560 Sproul Road, Villanova, PA 19085

Telephone 610-687-0650 Fax \_\_\_\_\_ Cell \_\_\_\_\_

Email rschultz@ndapa.org

Designer: (Choose one) Engineer ☒ Surveyor ☐

Name Kevin R. Momenee, P.E.

Address 924 County Line Road, Bryn Mawr, PA 19010

Telephone 610-527-3030 Fax 610-527-9008 Cell \_\_\_\_\_

Email kmomenee@momenee.com

Area of property 38.143 Acres Area of disturbance 71,500 SF

Number of proposed buildings 1 Proposed use of property Institutional

Number of proposed lots 1

Plan Status: Sketch Plan ☐ Preliminary ☒ Final ☐ Revised ☐



Are there any requirements of Chapter 255 (SALDO) not being adhered to?

Explain the reason for noncompliance.

255-20.B(5) – Request to not provide a Transportation Impact Study. The proposed plan and construction of the new STEM building will not create an additional traffic load on the area.

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

N/A

Individual/Corporation/Partnership Name

Academy of Notre Dame

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

Signature

Print Name

Judith A Dwyer  
JUDITH A DWYER

By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes.

NOTE: All requirements of Chapter 255 (Subdivision of Lane) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.

①  
*Please do not publish.*

*Thank you* 10

**PREPARED BY:**

Joseph J. Mezzanotte, Esquire  
Whiteford, Taylor & Preston L.L.P.  
Seven Saint Paul Street  
Baltimore, Maryland 21202

**Recorder please return to:**

Pennsylvania Land Transfer Co.  
24 E. Front St, Media PA 19063  
Phone 610-566-9045 14475

**RECORD AND RETURN TO:**

Pennsylvania Land Transfer Company  
24 East Front Street  
Media, Pennsylvania 19063

Folio No.: 36-04-02648-00 & 36-04-02648-01

RD BK04027-0810

DT-DEED

2007014029 02/12/2007 08:11:33 AM:1

RCD FEE: \$90.00 PCL SUB TAX: \$100,500.00 ST TAX: \$111,000.00

DELAWARE  
COUNTY

36-RADNOR \$100,500.00

THOMAS J. JUDGE JR. REC

**DEED**

THIS DEED (the "Deed") is made this 7th day of February 2007, from THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME DE NAMUR, INC., a Maryland nonstock, non-profit corporation (the "Grantor"), to THE ACADEMY OF NOTRE DAME DE NAMUR, a Pennsylvania nonstock, non-profit corporation (the "Grantee").

WITNESSETH, that for and in consideration of the sum of One Dollar (\$1.00), the Grantor does grant, convey and assign to the Grantee, its successors and assigns, in fee simple, all that lot of ground in Delaware County, Pennsylvania, as more particularly described in EXHIBIT A attached hereto and made a part hereof (the "Property").

TOGETHER with the buildings and improvements on the Property, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging to or appertaining thereto.

SUBJECT, HOWEVER, to all easements, covenants, conditions, restrictions and all other matters of record.

SUBJECT FURTHER, to the following restrictions which are part of the consideration for this Deed and which shall run with the land and be binding upon the Property and the Grantee and its successors and assigns in accordance with the following terms:

1. For a period of fifteen (15) years from and after the date hereof the Property shall be used only as a Catholic School (together with related Catholic School activities and camps) and no portion of the Property, nor any building or other structure erected on the Property, shall be used for any purpose whatsoever other than as a Catholic School (together with related Catholic School activities and camps) unless the Grantee and its

A-2

successors and assigns obtains the Grantor's, and its successors' and/or assigns', prior written consent to such use, which consent may be withheld by Grantor or its successors or assigns, in their sole, absolute and subjective discretion. The preceding sentence is hereinafter referred to as the "Restrictive Covenant." The Restrictive Covenant shall be binding upon the Property and shall be a covenant running with the land which burdens the Property.

2. Notwithstanding the provisions of Paragraph 1 above, the Restrictive Covenant shall terminate and be of no further force and effect in the event of a transfer of title to the Property to any (a) mortgagee or holder of a deed of trust on the Property provided that such mortgagee or holder of a deed of trust is an ADC Lender with respect to ADC Financing and further provided that such mortgagee or holder takes title to the Property through foreclosure, (b) third party purchaser who is unrelated to the Grantee and who purchases the Property at a foreclosure sale of the Property conducted by an ADC Lender, or (c) mortgagee or purchaser who is not related to the named Grantee hereunder provided that such mortgagee or holder of a deed of trust is an ADC Lender with respect to ADC Financing and further provided that such mortgagee or holder takes title in good faith and for fair value by deed in lieu of foreclosure ("Exempt Deed-in-Lieu of Foreclosure"). For purposes of this Paragraph 2, "good faith" shall mean that the person or entity that takes title to the Property pursuant to a deed-in-lieu of foreclosure has not done so for the purpose of circumventing the operation and effect of the Restrictive Covenant for the continued benefit of the Grantor. For purposes of this Paragraph 2 "ADC Lender" shall mean a commercial bank or commercial financial institution that entered into an ADC Financing transaction in good faith and for fair value, and the term "ADC Lender" shall be deemed to include a financial institution that acts in good faith and for fair value in providing credit enhancement with respect to ADC Financing. The term "ADC Financing" shall mean acquisition, development or construction financing of the Property or refinancing of the same. Until the termination of the Restrictive Covenant in accordance with the terms hereof, in the event of any foreclosure under a mortgage or deed of trust on the Property, the Grantor hereunder shall be entitled to notice of such foreclosure, sent to the Grantor by certified mail and by first class mail at the following address or any substitute address supplied by Grantor to Grantee and/or its mortgagees: THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME DE NAMUR, INC., 1531 Greenspring Avenue, Stevenson, Maryland 21153, ATTN: President, with copy to JOSEPH J. MEZZANOTTE, ESQUIRE, Whiteford, Taylor & Preston L.L.P., 7 Saint Paul Street, Suite 1400, Baltimore, Maryland 21202. Notice of all foreclosures shall be given to Grantor at the above address or any

substitute address supplied by Grantor not more than sixty (60) and not less than thirty (30) days before the date of such foreclosure sale, and the Grantor's rights under the Restrictive Covenant shall be deemed sufficient to entitle it to such notice even if such rights would not otherwise entitle the Grantor to notice pursuant to Pennsylvania Rule of Civil Procedure 3129.2 (or any subsequent Rule requiring the mailing of notice of a foreclosure sale to persons having subordinate interests in the applicable property). By accepting this Deed, Grantee warrants to Grantor that it shall not participate in any activity or conduct intended to circumvent the intent and purpose of the Restrictive Covenant.

3. Notwithstanding the provisions of Paragraph 1 above of this Deed, Grantee shall be permitted, upon obtaining the prior written consent of the Grantor and its successors and/or assigns which consent shall not be unreasonably withheld by Grantor, to sell, lease or otherwise transfer to third parties, free and clear of the Restrictive Covenant, portions of the Property which the Grantee, in its good faith reasonable judgment, deems no longer to be necessary for its operation as a Catholic School, provided that (i) the portion of the Property which the Grantee intends to sell, lease or otherwise transfer does not exceed ten percent (10%) of the gross acreage of the Property in the aggregate during the fifteen (15) year Restrictive Covenant Period, and (ii) the intended sale, lease or other transfer will not adversely affect the current or future operations of the Academy of Notre Dame de Namur School which is currently operating on the Property or ingress, egress or access to the Academy of Notre Dame de Namur School and the Grantee shall so certify this in writing to Grantor at the time that Grantee requests Grantor's written consent for such sale, lease or other transfer, and (iii) the Academy of Notre Dame de Namur School is open and operating on the Property and neither the Grantee nor its successors has any plans at such time or in the then foreseeable future to cease all or any substantial portion of the Academy of Notre Dame de Namur School's operations at the Property as they are then conducted or to relocate all or any substantial portion of the Academy of Notre Dame de Namur School's operations from the Property to another location and the Grantee shall so certify this in writing to the Grantor at the time the Grantee requests Grantor's written consent. If Grantor consents to Grantee's request, then Grantor, upon the written request of Grantee, shall execute a written partial release of the Restrictive Covenant in recordable form and in form acceptable to Grantor to evidence Grantor's consent and release of up to ten percent (10%) of the gross acreage of the Property from the lien, operation and effect of the Restrictive Covenant. Any and all taxes, costs and expenses associated with the recordation of any such partial release shall be borne by Grantee.

4. The Restrictive Covenant shall inure to the benefit of and be enforceable by the Grantor and its successors and assigns, by any and all proceedings at law or in equity including, but not limited to, injunctive relief.
5. Failure by the Grantor or its successors or assigns to enforce any breach or violation of the Restrictive Covenant herein contained shall in no event be deemed a waiver of the right to do so unless such waiver is made in writing by Grantor, and any written waiver shall not be deemed to be a waiver of any other violation or breach occurring prior or subsequent thereto unless the written waiver expressly so states.
6. Damages shall, at the Grantor's option, not be deemed adequate compensation for any breach or violation of the Restrictive Covenant. For so long as the Restrictive Covenant is in force, the Grantee and any successor owner of all or any portion of the Property, as the case may be (an "Owner"), shall indemnify, defend and hold the Grantor and its successors and assigns harmless from and against any and all losses, damages, liabilities, costs and expenses (including reasonable attorneys' fees and litigation expenses) (collectively, "Claims") incurred or suffered by the Grantor and/or its successors and assigns as a result of any breach (including any anticipatory breach) or violation of the Restrictive Covenant by such Owner. The liability of any Owner under the terms of this Paragraph 6 shall be limited to Claims arising as a result of a breach or violation of the Restrictive Covenant by such Owner during the term of its ownership of the Property. No Owner shall be liable for Claims arising as a result of a breach or violation of the Restrictive Covenant by a predecessor or successor Owner.
7. Subject to the provisions of Paragraphs 2 and 10 hereof, any person or entity accepting a deed, lease or other instrument conveying any interest in the Property, whether or not the same incorporates reference to the Restrictive Covenant or the Deed, covenants for itself to observe, perform and be bound by the Restrictive Covenant.
8. By acceptance of this Deed, the Grantee hereby covenants and agrees to strictly observe and comply with the Restrictive Covenant. The Grantee acknowledges that but for the Grantee's agreement to accept title to the Property subject to the Restrictive Covenant, the Grantor would not have conveyed title to the Property to the Grantee.
9. Notwithstanding the provisions of Paragraph 1 of this Deed, Grantor agrees that if all sums due and owing from Grantee to Grantor under the Seller Financing Documents (as defined below) are paid in full to Grantor when and as such sums become due and payable under the Seller

Financing Documents then, on the twelfth (12<sup>th</sup>) anniversary of the date of this Deed, Grantor will execute a release of the Restrictive Covenant and/or agree to no longer enforce the Restrictive Covenant provided that all sums due and owing from Grantee to Grantor under the Seller Financing Documents have been paid in full to Grantor on or before the twelfth (12<sup>th</sup>) anniversary of the date of this Deed. The term "Seller Financing Documents" shall mean the following documents (and all amendments, modifications, restatements and extensions thereto) which have been executed and delivered by Grantee to Grantor in connection with the transaction evidenced by this Deed:

- a. Promissory Note dated on or about the date of this Deed in the original principal amount of Four Million Six Hundred Thousand Dollars (\$4,600,000.00) and made by Grantee, as maker, to Grantor (the "Promissory Note");
  - b. Open-End Mortgage and Security Agreement dated on or about the date hereof granted by Grantee to Grantor with respect to the property described in this Deed; and
  - c. All other documents now or hereafter evidencing or securing the loan in the original principal amount of Four Million Six Hundred Thousand Dollars (\$4,600,000.00) made by Grantor to Grantee on or about the date hereof and which is evidenced by the Promissory Note.
10. In the event the Restrictive Covenant has not previously terminated in accordance with the provisions of Paragraph 2 or Paragraph 9 hereof, then on the fifteenth (15<sup>th</sup>) anniversary of the date hereof, the Restrictive Covenant shall automatically terminate without the necessity of any action by Grantor or Grantee.

**TO HAVE AND TO HOLD** the Property hereby conveyed unto the Grantee, its successors and assigns, in fee simple, forever, subject, however, to the foregoing Restrictive Covenant and all other restrictions, covenants, conditions, easements and instruments of record relating to the Property.

**AND** the Grantor hereby covenants to warrant specially the Property, and to execute such further assurances of the Property as may be requisite.

**IN ADDITION** to the preceding conveyance, Grantor does hereby quitclaim unto Grantee and its successors and assigns **WITHOUT RECOURSE AND WITHOUT ANY REPRESENTATION OR WARRANTY (EXPRESS, IMPLIED OR OTHERWISE)**

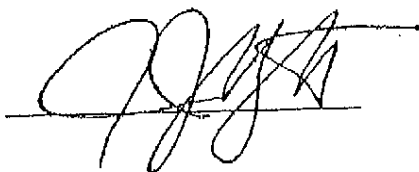
WHATSOEVER, all of Grantor's right, title and interest, if any, in that certain land situated in Delaware County, Pennsylvania, as more particularly described in EXHIBIT B attached hereto and made a part of (the "Quitclaimed Land").

IN WITNESS WHEREOF, the Grantor has caused this Deed to be duly executed as of the day and year first above written.

WITNESS:

GRANTOR

THE BALTIMORE PROVINCE OF THE  
SISTERS OF NOTRE DAME DE NAMUR,  
INC.,  
a Maryland corporation

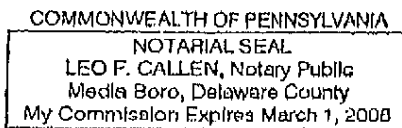


By: Sr. Marian Schaechtel (SEAL)  
Sr. Marian Schaechtel  
President

STATE OF PENNSYLVANIA, COUNTY OF Chester TO WIT:

I HEREBY CERTIFY, that on this 7th day of February, 2007, before me, the subscriber, a Notary Public of the State of Pennsylvania, personally appeared SR. MARIAN SCHAECHTEL, SND, who acknowledged herself to be the President of The Baltimore Province of the Sisters of Notre Dame de Namur, Inc., Grantor herein, and that she, as such President, being authorized to do so, executed the foregoing Deed on behalf of The Baltimore Province of the Sisters of Notre Dame de Namur, Inc. by signing her name as President.

AS WITNESS my hand and Notarial Seal.



NOTARY PUBLIC

My Commission expires: \_\_\_\_\_

The address of the within-named Grantee is:  
560 Sproul Road  
Villanova, Pennsylvania 19085

Sr. Mary Anne Broughton  
President  
On Behalf of Grantee



EXHIBIT A  
Description of Property

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, described in accordance with a Map of property of Academy of Notre Dame de Namur, made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated July 27, 1965, as follows, to wit:

BEGINNING at a drill hole at the intersection of the center line of Radnor Chester Road (Sproul Road) (fifty feet wide), with the center line of Godfrey Road (thirty-three feet wide); thence along the center line of Godfrey Road, South sixty-seven degrees, seventeen minutes West, one thousand one hundred twenty-four and thirty-two one-hundredths feet to a point, a corner of land of the Estate of R. L. Montgomery; thence along said land, North twenty-four degrees, thirty minutes West, one thousand five hundred eighty-eight and five one-hundredths feet to a marble stone in line of land now or formerly of Immaculata Gallagher; thence along said land, North sixty-five degrees, twenty-three minutes East, two hundred fifty feet to a point; thence extending South twenty-four degrees, thirty-seven minutes East, four hundred fifteen feet to a point; thence extending North sixty-five degrees, twenty-three minutes East, one thousand two hundred twenty-one and forty-three one-hundredths feet to a point in the center line of Radnor Chester Road (Sproul Road); thence extending along said Road the two following courses and distances: (1) South eleven degrees, fifty-five minutes East, one hundred ninety-seven and twenty-four one-hundredths feet to a drill hole on an angle; and (2) South seven degrees, forty-eight minutes East, one thousand sixty-three and thirty-seven one-hundredths feet to a drill hole, the first mentioned point and place of beginning.

BEING the same property which was granted and conveyed by Academy of Notre Dame de Namur, Inc., a Pennsylvania nonprofit corporation, to The Baltimore Province of the Sisters of Notre Dame de Namur, Inc., a Maryland nonprofit corporation, pursuant to an Indenture dated May 22, 1970 which was recorded in the Office of the Recorder of Deeds for Delaware County, Pennsylvania in Deed Book 2369, Page 796.

**EXHIBIT 'B'**

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF RADNOR, COUNTY OF DELAWARE AND COMMONWEALTH OF PENNSYLVANIA, DESCRIBED IN ACCORDANCE WITH A SURVEY MADE BY MOMENEE SURVEY GROUP, INC., DATED 1-19-2005; LAST REVISED 12-19-2006, AS FOLLOWS:

BEGINNING AT A DRILL HOLE AT THE INTERSECTION OF THE CENTER LINE OF RADNOR CHESTER ROAD (SPROUL ROAD) (FIFTY FEET WIDE), WITH THE CENTER LINE OF GODFREY ROAD (THIRTY THREE FEET WIDE); THENCE ALONG THE CENTER LINE OF GODFREY ROAD, SOUTH 67 DEGREES 16 MINUTES 58 SECONDS WEST, 1124.37 FEET, A CORNER OF LAND OF THE ESTATE OF R.L. MONTGOMERY; THENCE ALONG SAID LAND, NORTH TWENTY FOUR DEGREES, THIRTY MINUTES WEST, ONE THOUSAND FIVE HUNDRED EIGHTY EIGHT AND FIVE ONE-HUNDREDTHS FEET TO A MARBLE STONE IN LINE OF LAND NOW OR FORMERLY OF IMMACULATA GALLAGHER; THENCE ALONG SAID LAND, NORTH SIXTY FIVE DEGREES, TWENTY THREE MINUTES EAST, TWO HUNDRED FIFTY FEET TO A POINT; THENCE EXTENDING SOUTH TWENTY FOUR DEGREES, THIRTY SEVEN MINUTES EAST, FOUR HUNDRED FIFTEEN FEET TO A POINT; THENCE EXTENDING NORTH SIXTY FIVE DEGREES, TWENTY THREE MINUTES EAST, ONE THOUSAND TWO HUNDRED TWENTY ONE AND FORTY THREE ONE-HUNDREDTHS FEET TO A POINT IN THE CENTER LINE OF RADNOR CHESTER ROAD (SPROUL ROAD); THENCE EXTENDING ALONG SAID ROAD THE TWO FOLLOWING COURSES AND DISTANCES: (1) SOUTH ELEVEN DEGREES, FIFTY FIVE MINUTES EAST, ONE HUNDRED NINETY SEVEN AND TWENTY FOUR ONE-HUNDREDTHS FEET TO A DRILL HOLE AN ANGLE; AND (2) SOUTH SEVEN DEGREES, FORTY EIGHT MINUTES EAST, ONE THOUSAND SIXTY THREE AND THIRTY SEVEN ONE-HUNDREDTHS FEET TO A DRILL HOLE, THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

UNDER AND SUBJECT TO CERTAIN RESTRICTIONS OF RECORD.

FOLIO #36-04-02648-00 & #36-04-02648-01

# ***SCHEDULE "A"***

NUMBER: **75846-TD**

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Effective Date: 3/31/96     JTF/SMP

- |    |                                  |                  |               |
|----|----------------------------------|------------------|---------------|
| 1. | Policy or Policies to be issued: |                  |               |
|    | (a) ALTA Owners Policy           | Form: 10/17/1992 | Amount        |
|    | Proposed insured:                |                  | <b>\$0.00</b> |

Endorsement(s): Pa. \_\_\_\_

- |  |                      |                  |               |
|--|----------------------|------------------|---------------|
|  | (b) ALTA Loan Policy | Form: 10/17/1992 | Amount        |
|  | Proposed insured:    |                  | <b>\$0.00</b> |

Endorsement(s): Pa. 300 \_\_\_\_ Pa. 100 \_\_\_\_ Pa. 900 \_\_\_\_

2. The estate or interest in the land described or referred to in the Commitment and covered herein is fee simple and is at the effective date hereof vested in:

**THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME DE NAMUR, INC., A MARYLAND NON-PROFIT CORPORATION by Deed from ACADEMY OF NOTRE DAME DE NAMUR, INC. (A PENNSYLVANIA NON-PROFIT CORPORATION) dated 5/22/1970, recorded 5/22/1970, in DEED BOOK 2369, PAGE 796.**

3. The land referred to in this Commitment is described in Schedule C.

**ALL THAT CERTAIN lot or piece of land, situate in RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA.**

**Being known as: 560 SPROUL ROAD**

**UNITED GENERAL TITLE INSURANCE COMPANY**

## **SCHEDULE "B" - Section I**

NUMBER: 75846-TD

The following are the requirements to be complied with:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attached subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Payment of the full consideration to or for the account of the grantors or mortgagors.
3. Instrument(s), in insurable form, creating the estate or interest to be insured must be executed, delivered and filed for record:

**Mortgage:**

**THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME DE NAMUR, INC., A  
MARYLAND NON-PROFIT CORPORATION**

**to:**

## ***SCHEDULE "B" - Section - I (continued)***

NUMBER: 75846-TD

UPON SATISFACTORY EVIDENCE OF DISCHARGE, SATISFACTION OR COMPLIANCE WITH THE FOLLOWING ITEMS AFFECTING TITLE TO THE SUBJECT PREMISES, SUCH ITEMS WILL BE REMOVED AND THE POLICY WILL BE ISSUED WITHOUT EXCEPTION THEREFOR.

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public records.
5. Rights or claims by parties in possession or under agreement(s) of sale not shown by public records.
6. Proof of identity, legal age, competency of Grantors/Mortgagors and marital status (including deaths and divorces) affecting any individual Grantors/Mortgagors, herein.
7. Township, County and School tax receipts for the following prior years to be produced and filed with the Company, viz: 1993 to 1995 inclusive.
8. Township, County and School Taxes for current year. (If paid-receipts to be produced and filed with the Company.)  
Assessment: \$5,000.00 Folio No. 36-04-02648-00 (38.142 acres ground)  
1996 Assessment \$225,150.00 (12.688 acres misc. bldgs. exempt)
9. Receipts for Water and Sewer Rents for the following years. (If paid-receipts to be produced and filed with the Company.) viz: 1993 to 1995 inclusive.
10. Water and Sewer Rents for current year. (If paid-receipts to be produced and filed with the Company.)
11. Proof that no sewers have been installed or have been ordered to be installed upon or abutting these premises.
12. **MORTGAGES: NONE**
13. **MECHANICS LIENS AND MUNICIPAL CLAIMS: NONE**
14. **JUDGMENTS: NONE**
15. Articles of Incorporation or Charter of Mortgagor to be produced and filed with Company.
16. Proof that the Charter of Mortgagor is still in full force and effect.
17. By-Laws of Mortgagor to be produced and filed with Company.
18. Consent of governing body, if any, of Mortgagor to the present transaction, to be produced and filed with Company.

## ***SCHEDULE "B" - Section - II***

NUMBER: 75846-TD

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**SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN THE FOLLOWING EXCEPTIONS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.**

1. Any discrepancies, conflicts or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements which a correct survey would show.
2. Possible additional tax assessments for new construction and/or major improvements.
3. Easements or claims of easements not appearing of record.
4. Acreage content not insured.
5. Title to that portion of premises in the beds of Radnor-Chester Road (Sproul Road) and Godfrey Road is subject to public and private rights therein.
6. Rights granted to Philadelphia Electric Company as in Deed Books 2258 page 67 and 2336 page 950.
7. Rights granted to Philadelphia Suburban Water Company as in Deed Books 2258 page 105 and 2266 page 229.

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## *SCHEDULE "C"*

NUMBER: 75846-TD

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Radnor, County of Delaware, and Commonwealth of Pennsylvania, described in accordance with a Map of property of Academy of Notre Dame de Namur, made by Yerkes Engineers Company, Bryn Mawr, Pennsylvania, dated 7/27/1965, as follows, to wit:

BEGINNING at a drill hole at the intersection of the center line of Radnor-Chester Road (Sproul Road)(50 feet wide), with the center line of Godfrey Road (33 feet wide); thence along the center line of Godfrey Road, South 67 degrees, 17 minutes West, 1124.32 feet to a point, a corner of land of the Estate of R.L. Montgomery; thence along said land, North 24 degrees, 30 minutes West, 1588.05 feet to a marble stone in line of land now or formerly of Immaculate Gallagher; thence along said land, North 65 degrees, 23 minutes East, 250 feet to a point; thence extending South 24 degrees, 37 minutes East, 415 feet to a point; thence extending North 65 degrees, 23 minutes East, 1221.43 feet to a point in the center line of Radnor-Chester Road (Sproul Road); thence extending along said Road the two following courses and distances: (1) South 11 degrees, 55 minutes East, 197.24 feet to a drill hole an angle; and (2) South 07 degrees, 48 minutes East, 163.37 feet to a drill hole, the first mentioned point and place of BEGINNING.

BEING Folio No. 36-04-02648-00.

BEING THE SAME PREMISES WHICH ACADEMY OF NOTRE DAME DE NAMUR, INC. (A PENNSYLVANIA NON-PROFIT CORPORATION), by Deed dated 5/22/1970 and recorded 5/22/1970 in DELAWARE COUNTY, PENNSYLVANIA in Deed Book 2369, Page 796, conveyed unto THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME DE NAMUR, INC., A MARYLAND NON-PROFIT CORPORATION, in fee.

## CONDITIONS AND STIPULATIONS

1. The term "mortgage", when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

## STANDARD EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
3. Any discrepancies, conflicts in boundary lines, encroachments, easements, measurements, variations in area or content, party walls and/or other facts which a correct survey and/or a physical inspection of the premises would disclose.
4. Rights or claims of parties in possession not shown in the public records.
5. In the event this Commitment is issued with respect to a construction loan to be disbursed in future periodic installments, then the policy shall contain an additional exception which shall read as follow:

Pending disbursement of the full proceeds of the loan secured by the mortgage insured, this policy only insures the amount actually disbursed, but increases as proceeds are disbursed in good faith and without knowledge of any intervening lien or interest to or for the account of the mortgagor up to the amount of the policy. Such disbursement shall not extend the date of the policy or change any part thereof unless such change is specifically made by written endorsement duly issued on behalf of the Company. Upon request by the Insured (and payment of the proper charges therefore), the Company's agent or approved attorney will search the public records subsequent to the date of the policy and furnish the insured a continuation report showing such matters affecting title to the land as they have appeared in the public records subsequent to the date of the policy or date of the last preceding continuation report, and if such continuation report shows intervening lien, or liens, or interest to or for the account of the mortgagor, then in such event this policy does not increase in liability unless such matters as actually shown on such continuation report are removed from the public records by the insured.



COMMITMENT FOR TITLE INSURANCE

**UNITED GENERAL  
TITLE INSURANCE COMPANY**

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United General Title Insurance Company, a Louisiana Corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums charged therefore; all subject to the provisions of Schedule A and B and to the Conditions and Stipulations hereto.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate 180 days after the Effective Date hereof or when the policy or policies committed for shall be issued, whichever first occurs, provided that the failure to issue policy or policies is not the fault of the Company.

In Witness Whereof, the Company has caused its Corporate Name and Seal to be hereunto affixed: this instrument, including Commitment, Conditions and Stipulation attached, to become valid when Schedule A and Schedule B have been attached hereto.

**UNITED GENERAL TITLE INSURANCE COMPANY**

*Richard H. Hines Jr.*

President



*Phung E. Anderson*

Secretary

Countersigned

*Sister Mary Ann Broughton, M.D.*

Authorized Officer or Agent

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BE IT KNOWN that for and in consideration of the payment by PHILADELPHIA ELECTRIC COMPANY, (hereinafter called Company) to the undersigned of the sum of One Dollar (\$1.00), the receipt whereof is hereby acknowledged, the said Company, its successors and assigns is hereby granted by the undersigned owner of premises situate on the northwest side of Oakway Road, in the Township of ROSELAND, County of DELAWARE, Commonwealth of PENNSYLVANIA, as more particularly described in Deed dated April 4, 1966, and recorded in the aforesaid County in Deed Book No. 2237, page 814 Ac., the uninterrupted right, liberty and privilege to install, operate, maintain, inspect, renew, repair and remove aerial and underground electric facilities required to supply aerial and underground electric service to the premises and those adjacent thereto.

Together with the right of ingress and egress at all times for the purposes aforesaid.

The aforesaid rights are granted under and subject to the following conditions:

- (1) The location of the electric facilities to be installed hereunder shall be shown and delineated on plans prepared by Philadelphia Electric Company, copies of which will be in the possession of the parties hereto having first been approved by them.
- (2) The undersigned agrees that the initial exercise of any of the rights and powers herein granted shall not be construed as fixing or limiting Company's rights and privileges hereunder.
- (3) The undersigned agrees that no building or other permanent structure shall be erected over the underground electric facilities.

EXECUTED this 21<sup>st</sup> day of March A.D. 1969

ATTEST:

Secretary

ACADEMY OF NOTARY PUBLIC, INC.

BY: John C. [Signature]

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF

On this, the 21<sup>st</sup> day of March, 1969, before me,

John C. [Signature], the undersigned officer, personally appeared John C. [Signature], who acknowledged himself to be the President of ACADEMY OF NOTARY PUBLIC, INC., a corporation, and that he as such President, being authorized to do so executed the foregoing instrument, for the purposes therein contained by signing the name of the corporation by himself as President.

In witness whereof, I hereunto set my hand and official seal.

Notary Public  
My Commission Expires

Notary Public  
My Commission Expires

MADE IN PENNSYLVANIA  
BY COMMISSION EXPIRING [Date]

07/09/2014 08:04 FAX

GRANT OF RIGHT OF WAY

KNOW ALL MEN BY THESE PRESENTS that THE ACADEMY OF NOTRE DAME DE NAMUR a Pennsylvania corporation, hereinafter called "GRANTOR", being owner of certain lands and property on the Northwest Corner of Radnor-Chessut Road and Godfrey Road located in Radnor Township, Delaware County, Pennsylvania, and specifically described in deed dated 15 April 1966 recorded in Deed Book 2247, Page 814, in the Office for the Recording of Deeds in and for said County of Madis, Pennsylvania, in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America and other good and valuable consideration paid to GRANTOR at the sealing and delivery of these presents, the receipt of which is hereby acknowledged, and intending to be legally bound hereby, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey to PHILADELPHIA SUBURBAN WATER COMPANY, a Pennsylvania corporation with its principal office at Bryn Mawr, Pennsylvania, its successors and assigns, the perpetual and exclusive Right of Way and easement at any and all times hereafter to lay, relay, install, inspect, operate, repair, alter, remove, renew and replace through, across and under said lands and property now of GRANTOR an eight (8) inch inside diameter water transmission main.

The permanent Right of Way granted herein to consist of a strip of land twenty (20) feet wide, with an additional ten (10) feet of width of temporary Right of Way during the initial installation to facilitate the moving and storing of necessary materials and equipment. The twenty (20) feet wide permanent strip

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described as follows:

**BEGINNING** at a point in the centerline of Godfrey Road, as laid out thirty-three (33.00) feet wide, said point further described as being South sixty-seven degrees seventeen minutes West ( $S.67^{\circ}17'W$ ) one thousand ninety-three and thirty hundredths feet (1093.30') from the intersection of the centerline of Radnor-Chester Road, as laid out fifty (50.00') feet wide and the centerline of Godfrey Road; thence from said point of beginning, continuing along the centerline of Godfrey Road, South sixty-seven degrees seventeen minutes West ( $S.67^{\circ}17'W$ ), twenty and one hundredths feet (20.01') to a point; thence through the lands of GRANTON North twenty-four degrees thirty minutes West ( $N.24^{\circ}30'W$ ) five hundred twenty-nine and sixty-nine hundredths feet (529.69') to a point; thence North sixty-five degrees thirty minutes East ( $N.65^{\circ}30'E$ ), one hundred twenty and no hundredths feet (120.00') to a point; thence South twenty-four degrees thirty minutes East ( $S.24^{\circ}30'E$ ), twenty and no hundredths feet (20.00') to a point; thence South sixty-five degrees thirty minutes West ( $S.65^{\circ}30'W$ ), one hundred and no hundredths feet (100.00') to a point; thence South twenty-four degrees thirty minutes East ( $S.24^{\circ}30'E$ ), five hundred ten and thirty-one hundredths feet to the aforementioned point and place of beginning.

**CONTAINING** twenty-eight hundredths (0.28) acres more or less.

The foregoing description and location shown on Plan E-6412 prepared by PHILADELPHIA SUBURBAN WATER COMPANY, attached and made a part hereof;

**TOGETHER** with the rights of ingress, egress and regress to and from said Right of Way and water main at any and all times for the purpose of laying, re-laying, installing, operating, inspecting, maintaining, repairing, altering, removing, renewing, and replacing said water main and its appurtenances, together with the right to move in and use such equipment and materials as may be required to accomplish the foregoing. Subject to the obligation of said PHILADELPHIA SUBURBAN WATER COMPANY, its successors and assigns, after laying said water main and appurtenances, and after any subsequent maintenance, repair, alteration, removal or replacement thereof by it or them, to restore the surface of the ground disturbed as nearly as practicable to its contour and condition prior to such disturbance thereof.

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RESERVING, however, to GRANTOR the right to use the ground over said water main and Right of Way granted for access and egress, provided such use shall not obstruct the rights herein granted, and more specifically, GRANTOR agrees not to erect any building or structure on the permanent Right of Way or to change the grade of the surface over the water main.

TO HAVE AND TO HOLD all and singular the rights, liberties, privileges, Right of Way and easement above described unto said PHILADELPHIA SUBURBAN WATER COMPANY, its successors and assigns forever.

This grant and all of the covenants herein contained shall inure to the benefit of and shall be binding upon GRANTOR, its successors and assigns.

GRANTOR understands that the person securing this grant is without authority to make any agreement in regard to the subject matter hereof which is not expressed herein and that no such agreement will be binding on said PHILADELPHIA SUBURBAN WATER COMPANY, its successors or assigns.

IN WITNESS WHEREOF this instrument is signed and sealed this

day of February

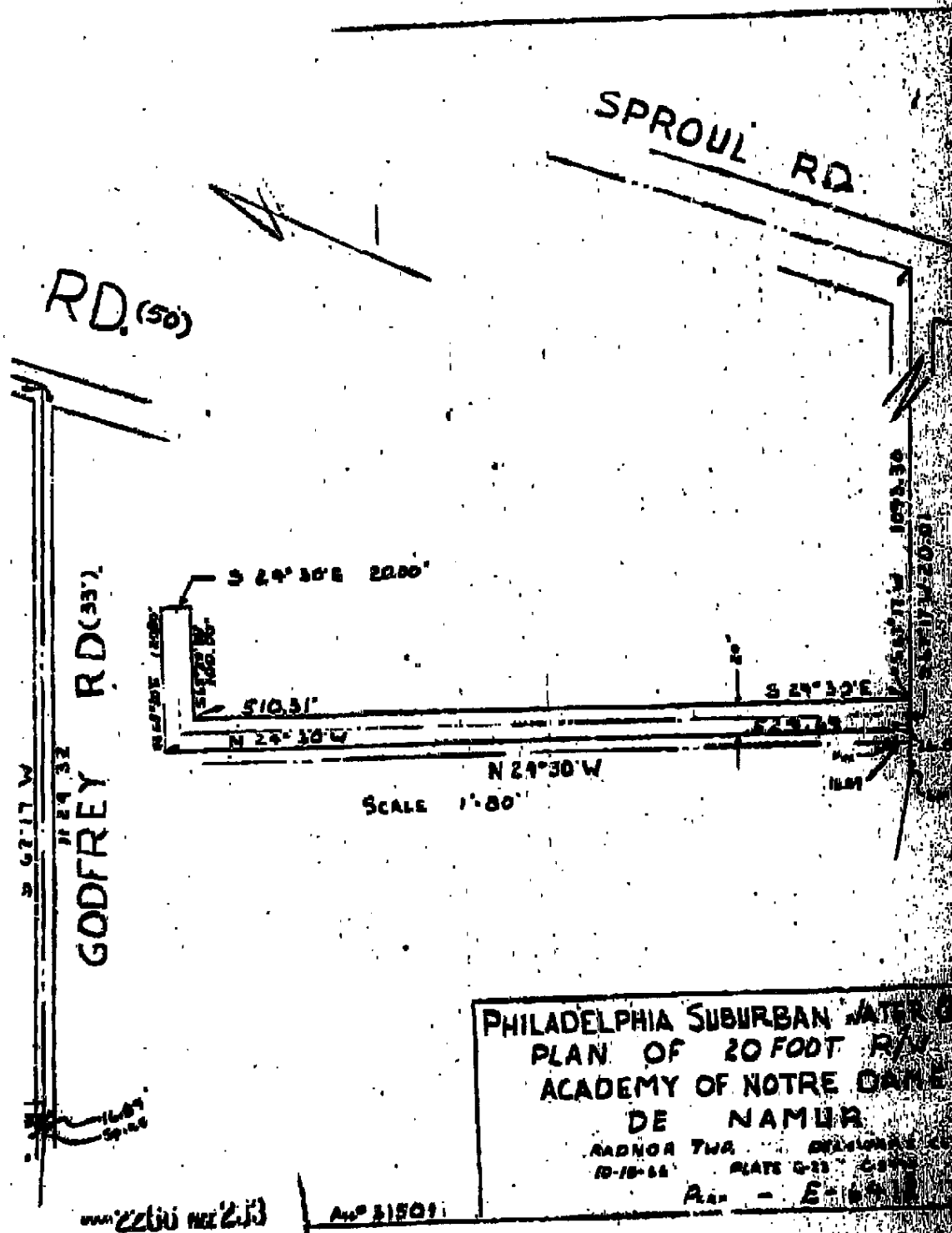
*Joseph B. Kimmel*  
*Witness*

*Sister Anne Raymond*  
Witness

Witness



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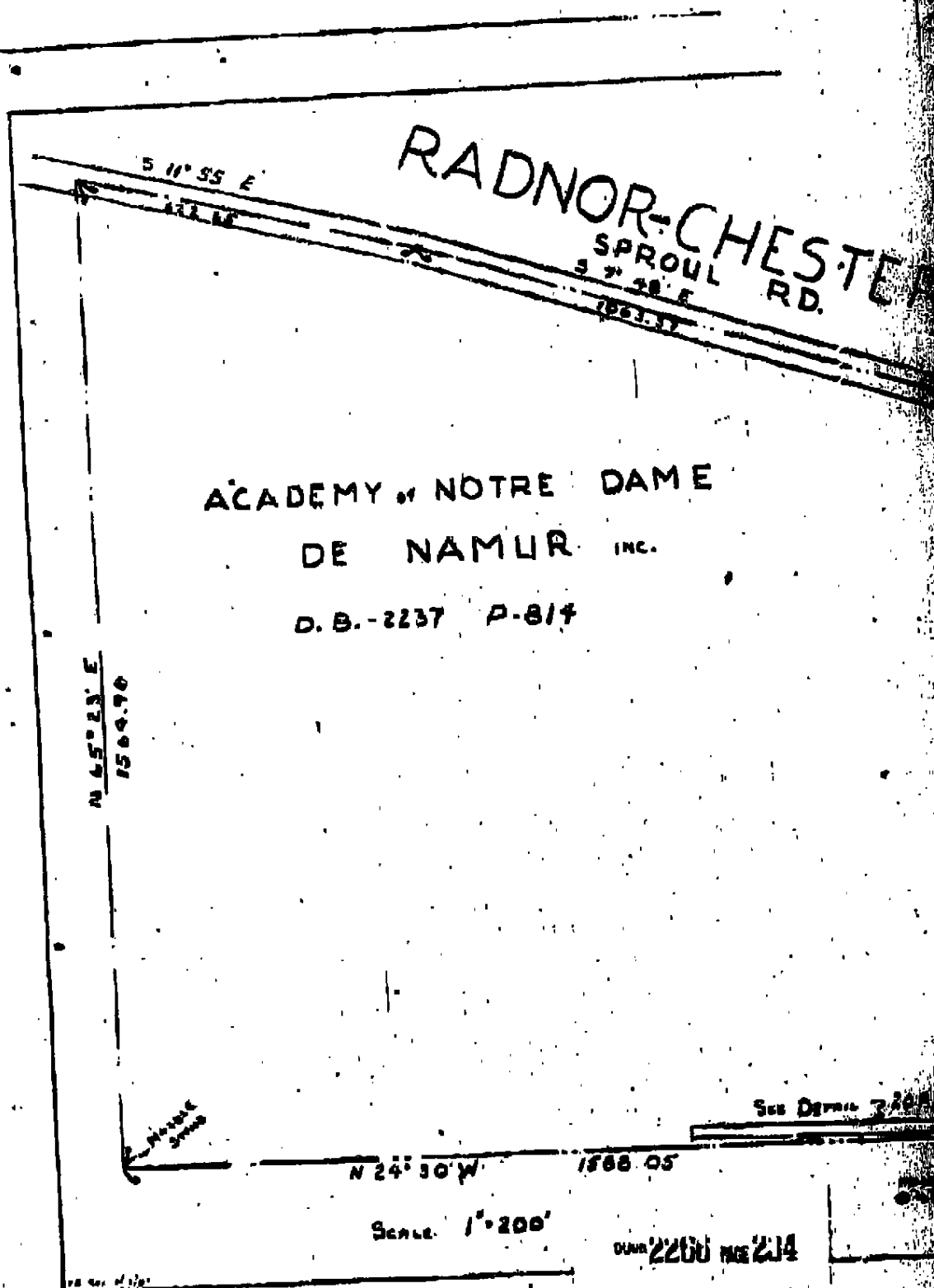
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M-6457

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1966, between ACADEMY OF NOTRE DAME DE NAMUR, INC., (hereinafter called the grantor) of the one part and PHILADELPHIA ELECTRIC COMPANY, a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, (hereinafter called the grantee) of the other part:

WHEREAS, the grantor is the owner of the premises situate on the north side of Godfrey Road, in the Township of RADNOR, County of DELAWARE, Commonwealth of PENNSYLVANIA, more particularly described in Deed dated April 4, 1966, recorded in the aforesaid County in Deed Book 2237, page 814, etc.:

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That in consideration of the payment of the sum of One Dollar (\$1.00), and for other good and valuable considerations the receipt whereof is hereby acknowledged, the said grantor does hereby give and grant to the said grantee, its successors and assigns, the perpetual right, liberty and privilege to erect, operate and maintain a pole line including poles, wires, anchor guys and appurtenances:

BEGINNING at a point on the said north side of Godfrey Road approximately 800 feet west of Sprout Road; thence extending from said point of beginning in a northerly direction for a distance of approximately 170 feet to a point on premises of the undersigned,

together with the right to serve others from the aforesaid pole line who now or in the future may request service; also the perpetual right of ingress and egress to and from the pole line, as well as the right to trim and keep trimmed in a workmanlike manner all trees and branches of trees to the extent deemed necessary by grantee to provide sufficient clearance for the protection of the pole line.

IN WITNESS WHEREOF, the said grantor has duly executed this Indenture on the day and date first above written.

ACADEMY OF NOTRE DAME  
DE NAMUR, INC.

ATTEST: Sister Catherine Joan  
Secretary

BY: Sister Anne Raymond  
President



BOOK 2258 PAGE 67



07/09/2014 06:07 FAX

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**GRANT OF RIGHT OF WAY**

KNOW ALL MEN BY THESE PRESENTS that THE ACADEMY OF NOTRE DAME DE NAMUR, a Pennsylvania corporation, hereinafter called "GRANTOR", being owner of certain lands and property on the Northwest Corner of Radnor-Chester Road and Godfrey Road located in Radnor Township, Delaware County, Pennsylvania, and specifically described in deed dated 15 April 1966 recorded in Deed Book 2237, Page 814, in the Office for the Recording of Deeds in and for said County at Harrisburg, Pennsylvania, in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America and other good and valuable consideration paid to GRANTOR at the sealing and delivery of these presents, the receipt of which is hereby acknowledged, and intending to be legally bound hereby, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey to PHILADELPHIA SUBURBAN WATER COMPANY, a Pennsylvania corporation with its principal office at Bryn Mawr, Pennsylvania, its successors and assigns, the perpetual and exclusive Right of Way and easement at any and all times hereafter to lay, relay, install, inspect, operate, repair, alter, remove, renew and replace through, across and under said lands and property now of GRANTOR an eight (8) inch inside diameter water transmission main.

The permanent Right of Way granted herein to consist of a strip of land twenty (20) feet wide, with an additional ten (10) feet of width of temporary Right of Way during the initial installation to facilitate the moving and storing of necessary materials and equipment. The twenty (20) feet wide permanent strip described as follows:

BEGINNING at a point in the centerline of Godfrey Road, as laid out thirty-three (33.00) feet wide, said point further described as being South sixty-seven degrees

BOOK 2238 PAGE 105

07/09/2014 08:08 FAX

seventeen minutes West (S.67°-17'W.) one thousand ninety-three and thirty hundredths feet (1093.30') from the intersection of the centerline of Radnor-Chester Road, as laid out fifty (50.00') feet wide and the centerline of Godfrey Road; thence from said point of beginning, continuing along the centerline of Godfrey Road, South sixty-seven degrees seventeen minutes West (S.67°-17'W.), twenty and one hundredths feet (20.01') to a point; thence through the lands of GRANTON North twenty-four degrees thirty minutes West (N.24°-30'W.) five hundred fifty-nine and sixty-nine hundredths feet (559.69') to a point; thence North sixty-five degrees thirty minutes East (N.65°-30'E.), twenty and no hundredths (20.00') feet to a point; thence South twenty-four degrees thirty minutes East (S.24°-30'E.), five hundred sixty and thirty-one hundredths feet (560.31') to a point, the aforementioned point and place of beginning, CONTAINING twenty-six hundredths (0.26) acres more or less.

The foregoing description and location shown on Plan E-6412 prepared by

PHILADELPHIA SUBURBAN WATER COMPANY, attached and made a part hereof.

TOGETHER with the rights of ingress, egress and regress to and from said Right of Way and water main at any and all times for the purpose of laying, re-laying, installing, operating, inspecting, maintaining, repairing, altering, removing, removing, and replacing said water main and its appurtenances, together with the right to move in and use such equipment and materials as may be required to accomplish the foregoing, subject to the obligation of said PHILADELPHIA SUBURBAN WATER COMPANY, its successors and assigns, after laying said water main and appurtenances, and after any subsequent maintenance, repair, alteration, removal or replacement thereof by it or them, to restore the surface of the ground disturbed as nearly as practicable to its contour and condition prior to such disturbance thereof.

RESERVING, however, to GRANTON the right to use the ground over said water main and Right of Way granted for ingress and regress, provided such use shall not obstruct the rights herein granted, and more specifically, GRANTON agrees not to erect any building or structure on the permanent Right of Way or to change the grade of the surface over the water main.

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TO HAVE AND TO HOLD all and singular the rights, liberties, privileges,  
Right of Way and easement above described unto said PHILADELPHIA SUBURBAN WATER  
COMPANY, its successors and assigns forever.

This grant and all of the covenants herein contained shall inure to the  
benefit of and shall be binding upon GRANTOR, its successors and assigns.

GRANTOR understands that the person securing this grant is without authority  
to make any agreement in regard to the subject matter hereof which is not expressed  
herein and that no such agreement will be binding on said PHILADELPHIA SUBURBAN  
WATER COMPANY, its successors or assigns.

IN WITNESS WHEREOF this instrument is signed and sealed this

11th day of November,

*Witness*  
*for*

*Sister Anna Raymond*  
Witness

*Witness*  
*for*

*Sister Catherine Jean*  
Witness



(SEAL)

07/09/2014 08:09 FAX

State of: Pennsylvania  
County of: Delaware

On this, the 18th day of November, 1966, before me a Notary Public  
the undersigned officer, personally appeared Sister Catherine Joan  
who acknowledged Sister Anne Raymond  
to be the President of  
Academy of Notre Dame DeNamur, Inc., a Pennsylvania corporation  
being authorized to do so, executed the foregoing instrument for the purposes  
therein contained by signing the name of the

by Sister Anne Raymond as President

IN WITNESS WHEREOF, I hereunto set my hand and Official Seal

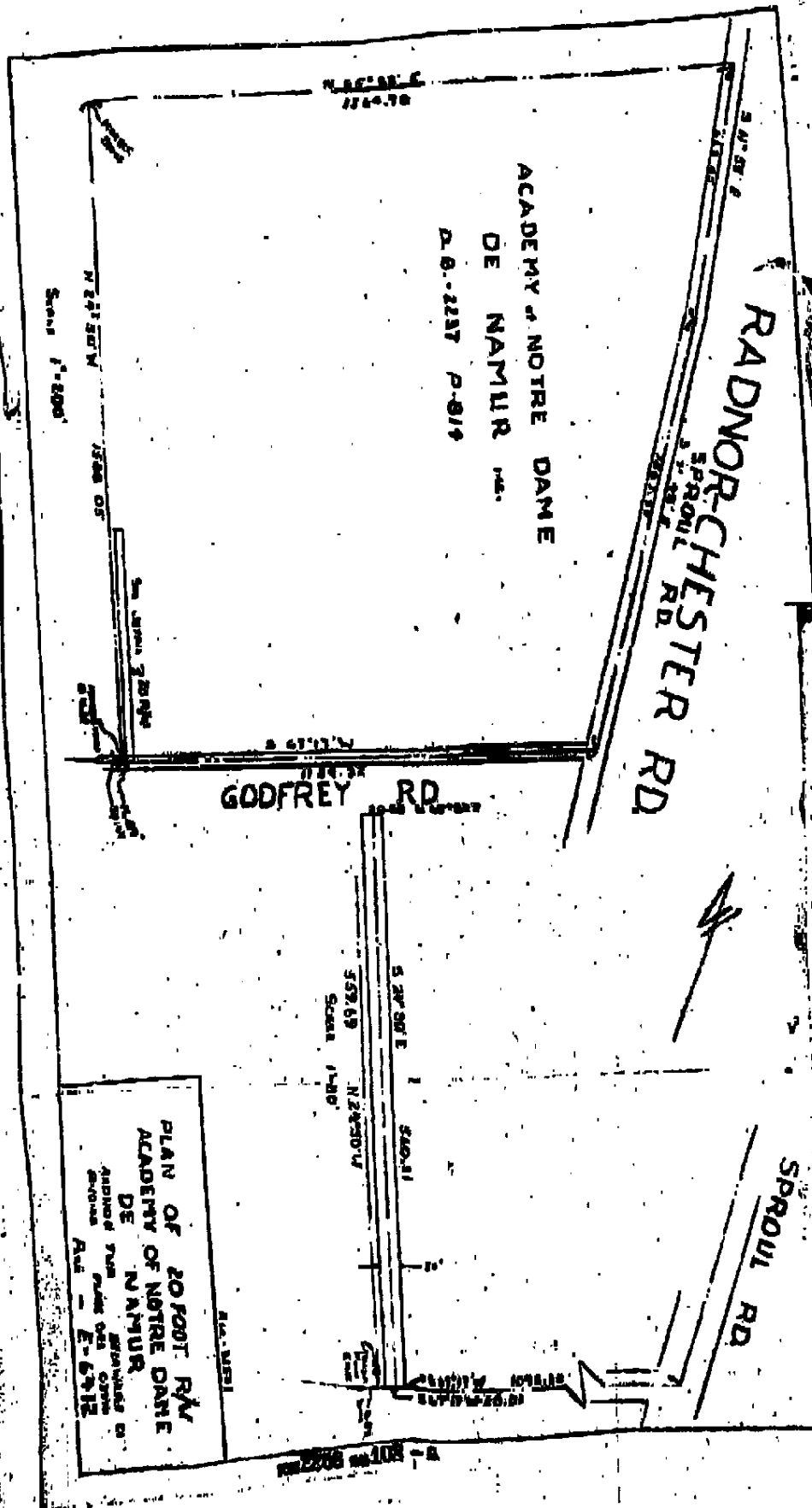
Dorothy R. Wernald  
Notary Public

DOROTHY R. WERNALD  
Notary Public, Middle State, Delaware County  
My Commission Expires January 15, 2011

Don't Miss This Transfer For Your Files

07/09/2014 08:09 FAX

013



This Deed,

this

4<sup>th</sup>

day of

April

1966

Between, ACADEMY OF NOTRE DAME DE NAMUR, INC.,

\_\_\_\_\_ a corporation organized and existing under and by  
virtue of the laws of the Commonwealth of Pennsylvania,  
(hereinafter called "Grantor"), of the one part, and THE FIVE-FIFTY CORPORATION, a Pennsylvania  
Corporation, \_\_\_\_\_ (hereinafter called the "Grantee"), of the other part.

Witnesseth, That in consideration of EIGHTY FIVE THOUSAND DOLLARS (\$85,000.00)

in hand paid, the receipt whereof is hereby acknowledged, the said Grantor — does hereby grant and convey unto the said  
Grantee, its successors \_\_\_\_\_ and assigns, \_\_\_\_\_ Dollars.

ALL THAT CERTAIN tract or parcel of ground, Situate in the  
Township of Radnor, County of Delaware and Commonwealth of Penn-  
sylvania, described according to a Map of property of Academy of  
Notre Dame De Namur, made by Yerkes Engineering Co., Consulting  
Engineers, Bryn Mawr, Pennsylvania, dated July 27th, 1965 as follows,  
to wit:

BEGINNING at a point in the middle of Radnor-Chester Road (Sproul  
Road, Fifty feet wide), said point is at the distance of One thousand  
two hundred sixty and sixty one one-hundredths feet measured North-  
westerly along the middle of Radnor-Chester Road (Sproul Road) from  
its intersection with the middle of Godfrey Road (Thirty three feet  
wide); -thence leaving Radnor-Chester Road (Sproul Road) by other  
land of Academy of Notre Dame De Namur, of which this is a part,  
the two following courses and distances; (1) South sixty five de-  
grees, twenty three minutes West, One thousand two hundred twenty  
one and forty three one-hundredths feet to a point; (2) North twenty  
four degrees, thirty seven minutes West, Four hundred fifteen feet  
to a point in line of land now or formerly of Immaculata Gallagher;  
thence by same, North sixty five degrees, twenty three minutes East,  
One thousand three hundred fourteen and ninety six one-hundredths  
feet to a point in the middle of Radnor-Chester Road (Sproul Road);  
thence along the middle of same, South eleven degrees, fifty five  
minutes East, Four hundred twenty five and forty one one-hundredths  
feet to the place of beginning. Containing Twelve and eighty four  
one-thousandths acres be the same more or less.

BEING part of the same premises which The Baltimore Province of the  
Sisters of Notre Dame De Namur, Inc., a Maryland Corp., by Indenture  
bearing date the 4<sup>th</sup> day of April, A. D. 1966, and recorded  
at Media in the office for the Recording of Deeds, in and for the County  
of Delaware on the 15<sup>th</sup> day of April, A. D. 1966, in Deed Book  
No. \_\_\_\_\_, Page \_\_\_\_\_, etc., granted and conveyed unto Academy of Notre  
Dame De Namur, Inc., a Pa. Corp., in fee.

UNDER AND SUBJECT to certain restrictions of record.

93.50



Rec'd 4/15/66

Deed Book 2237 page 818

THIS INDENTURE, MADE the 27th day of December in the year of our Lord One Thousand Nine Hundred and Forty-three (1943). —

BETWEEN H.S. SCHUTT, FLORENCE H. GEIST, ELOISE GEIST CHAPMAN, ELIZABETH GEIST ELY, and MARY GOLDEN GEIST ZANTZINGER, Trustees under Deed of Trust of Clarence H. Geist, dated October 7, 1935, hereinafter called the Grantors, of the one part, —

A N D

THE BALTIMORE PROVINCE OF THE SISTERS OF NOTRE DAME DE NAMUR, INC. a Corporation existing under and by virtue of the laws of the State of Maryland, hereinafter called the Grantee of the other part. —

WITNESSETH, That the said Grantors, for and in consideration of the sum of SEVENTY-FIVE THOUSAND DOLLARS, lawful money of the United States of America, unto them well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents, and by virtue of the power and authority in them vested by the hereinafter recited Deed of Trust, do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its Successors and Assigns, —

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Radnor, in the County of Delaware, and State of Pennsylvania, and described according to a survey and plan thereof, made by Pugh-Hubbard, Civil Engineer, as follows, to wit:—

BEGINNING at the intersection of Radnor and Chester Road and Godfrey Road; thence along the said Godfrey Road South sixty-eight degrees, forty-eight minutes West One Thousand One Hundred and Sixteen and Thirty-nine One-hundredths feet to a point in

Godfrey Road; thence extending North twenty-three degrees fifteen minutes West one thousand five hundred and eighty-one and ninety-two one-hundredths feet to a point in the line of land of J.M. Wilcox and Lincoln Godfrey, which point is two hundred and seventy-one and forty-five one-hundredths feet Northeast from a stone on said line being the point of intersection of land now or late of Tyron Lewis, J.M. Wilcox and Lincoln Godfrey; thence along said line North sixty-six degrees, thirty-five minutes East one thousand five hundred and sixty-five and six one-hundredths feet to a point in the centre line of Radner Road; thence along said Road South ten degrees, twenty-four minutes East six hundred and twenty-four and eighty-five one-hundredths feet to a point; thence extending along said Road South six degrees, sixteen minutes, forty seconds East one thousand and sixty-three and fifty-three one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING Fifty Acres of land, be the same, more or less.

BEING the same premises, inter alia, which H.S. SCHUTT, ET AL, Executors and Trustees &c. by Indenture bearing date the Twenty-sixth day of August A.D. 1942, and recorded at Media, in the Office for the Recording of Deeds, in and for the County of Delaware, in Deed Book No. 1192, Page 1 &c., granted and conveyed unto the said H.S. Schutt, Florence H. Geist, Elsie Geist Chapman, Formerly (Sheaffer), Elizabeth Geist Ely and Mary Golden Geist Zantlinger, Trustees under Deed of Trust of Clarence H. Geist, dated October 7, 1935, in fee.

TO CERTAIN  
UNDER AND SUBJECT TO BUILDING RESTRICTIONS.

AND in said Deed of Trust the Trustees and their Successors, Survivors and or Survivor of them were given the following powers, inter alia viz:-

1. To sell any real estate which may at any time form part



of this Trust for such prices, upon such terms, in such way and manner and for such interest and estates as may be deemed wise, and to make good Deeds therefor to the purchaser or purchasers thereof without any obligation on the latter to see to or be responsible for the application of the Purchase money".

TOGETHER with all and singular the buildings, improvements, streets, alleys, passages, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of them the said Grantors, Trustees as aforesaid in law, equity, or otherwise, howsoever, of, in, and to the same and every part thereof,

TO HAVE AND TO HOLD the said lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its Successors and Assigns, to and for the only proper use and behoof of the said Grantee, its Successors and Assigns, forever; UNDER AND SUBJECT NEVERTHELESS to the aforesaid certain building restrictions.

AND THE SAID H.S. SCHUTT, FLORENCE H. GEIST, ELOISE GEIST  
CHAPMAN. ELIZABETH GEIST ELY, and MARY GOLDEN/ZANTZINGER, Trustees  
under Deed of Trust of Clarence H. Geist, dated October 7, 1935, for themselves, and their and each of their respective heirs, executors, and administrators, do severally and not jointly covenant, promise and agree to and with the said Grantee, and its Successors and Assigns, by these presents, that they, the said H.S. Schutt, Florence H. Geist, Eloise Geist Chapman, Elizabeth Geist Ely and Mary Golden Geist Zantzinger, Trustees under Deed of Trust of Clarence H. Geist, dated October 7, 1935, have not

or willingly  
done, committed or knowingly/suffered to be done or committed,  
any act, matter or thing whatsoever whereby the premises hereby  
granted, or any part thereof, is, are, shall or may be impeached,  
or incumbered in title, charge, estate, or otherwise, howsoever.

IN WITNESS WHEREOF the said H.S. Schutt, Florence H. Geist,  
Eloise Geist Chapman, Elizabeth Geist Ely and Mary Golden Geist  
Zantzinger, Trustees under Deed of Trust of Clarence H. Geist,  
dated October 7, 1935, have hereunto set their hands and seals,  
this 27th day of December in the year of our Lord one thousand  
nine hundred and forty-three (1943).

SEALED AND DELIVERED IN THE :

<u>PRESENCE OF US:</u>	:	H.S. Schutt	(Seal)
L. G. Waring	:	Florence H. Geist	(Seal)
	:	Eloise Geist Chapman	(Seal)
U.S.A.	:	Elizabeth Geist Ely	(Seal)
\$82.50	:		
Stamps		Mary Golden Geist Zantzinger	(Seal)

RECEIVED, the day of the date of the above Indenture of the  
above-named Grantee, the full consideration hereinbefore mentioned.

WITNESS AT SIGNING:

	H.S. Schutt
	Florence H. Geist
	Eloise Geist Chapman
	Elizabeth Geist Ely and
Robert D. <u>Binnets</u> as to EGC	Mary Golden Geist Zantzinger
	Trustees under Deed of Trust
	of Clarence H. Geist, dated
	October 7, 1935.

ON THE 28th day of December Anno Domini 1943, before me, the  
subscriber, a Notary Public for the Commonwealth of Pennsylvania,  
residing in the City of Philadelphia personally appeared the  
above-named H.S. SCHUTT, FLORENCE H. GEIST, and ELIZABETH GEIST

ELY, three of the Trustees under Deed of Trust of Clarence H. Geist, dated October 7, 1935, and in due form of law acknowledged the above Indenture to be their and each of their act and deed, and desired the same might be recorded as such. \_\_\_\_\_

WITNESS my hand and <sup>Notarial</sup> seal the day and year aforesaid.

Louis G. Waring (Seal)

Notary Public

My Commission expires January 27th 1945.

STATE OF N.Y. :  
: SS.  
COUNTY & CITY OF N.Y. :

ON THE 27th day of December Anno Domini 1943, before me the subscriber, a Notary Public for the State of New York, residing in the City of Mt. Vernon N.Y. personally appeared the above-named ELOISE GEIST CHAPMAN, one of the Trustees under Deed of Trust of Clarence H. Geist, dated October 7, 1935, and in due form of law acknowledged the above Indenture to be her act and deed, and desired the same might be recorded as such. \_\_\_\_\_

WITNESS my hand and Notarial seal the day and year aforesaid.

Harold E. Pressane (Seal)

Attorney & Counsellor-at-law

Office Address: 40 Wall St N.Y.  
City.

Residing in Westchester County

Cert filed in N.Y. Co. No. 44 Reg No 4P409

Cert. filed in Kings Co No 11 Reg No. A4014

Cert. filed in Bronx Co No 5 Reg No P44-13

Cert. filed in Queens Co No 182 Reg No A4539

Cert. filed in Richmond County

Commission expires March 30, 1944

STATE OF NEW YORK ?  
: SS. No. 5913  
COUNTY OF NEW YORK :

I, ARCHIBALD R. WATSON, County Clerk and Clerk of the \_\_\_\_\_

Supreme Court of New York County, the same being a Court of Record having by law a Seal, do hereby CERTIFY that HAROLD E. PREZZANO, whose name is subscribed to the annexed Deposition Certificate of acknowledgment or proof, was at the time of taking the same an Attorney and Counsellor at law duly commissioned to have and exercise the power of a Notary Public acting in and for said County, and sworn and qualified to act as such; that he has filed in the Clerk's Office of the County of New York a CERTIFIED COPY of his appointment and qualification for the County of Westchester, with his autograph signature; that as such Officer he was duly authorized by the laws of the State of New York to protest notes, to take and certify depositions, to administer oaths and affirmations, to take affidavits and certify the hereditaments, to be read in evidence or recorded in this State; and further, that I am well acquainted with the handwriting of such Attorney and Counsellor at law or have compared the signature of such officer with that deposited <sup>in my Office</sup> and believe that the signature to the said annexed instrument is genuine. \_\_\_\_\_

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal this 27th day of Dec. 1943.

Archibald R. Watson (Seal)

County Clerk and Clerk of the Supreme Court  
New York County.

ON THE 28th day of December Anno Domini 1943, before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia, personally appeared the above-named MARY GOLDEN GEIST ZANTZINGER, One of the Trustees under Deed of Trust of Clarence H. Geist, dated October 7, 1935, and in due form of law acknowledged the above Indenture to be —

her act and deed, and desired the same might be recorded as such.

WITNESS my hand and Notarial seal the day and year aforesaid.

Louis G. Waring (Seal)

Notary Public

My Commission expires January 27,  
1945.

The address of the Grantee above-named is Baltimore Maryland

(W. Chester

Registered in Radnor Town- L.G. Waring On behalf of Grantee  
ship E S A 12/31/43

Recorded December 31, 1943. Evans Recorder.

DELAWARE COUNTY : SS

I, JOSEPH L. EYRE, Recorder of Deeds for  
Delaware County, do CERTIFY that the  
above DEED from H.S. SCHUTT, FLORENCE  
H. GEIST, ELOISE GEIST CHAPMAN, ELIZABETH  
GEIST ELY, and MARY GOLDEN GEIST  
ZANTZINGER, Trustees under Deed of Trust  
of Clarence H. Geist, dated October 7,  
1935, to THE BALTIMORE PROVINCE OF THE  
SISTERS OF NOTRE DAME DE NAMUR, INC. and  
recorded in DEED BOOK NO. 1232, PAGE 170,  
is a true and correct Copy as full and  
entire as appears on the Record of this  
Office.

WITNESS my hand and seal this Twenty-  
third day of December, Anno Domini 1964.

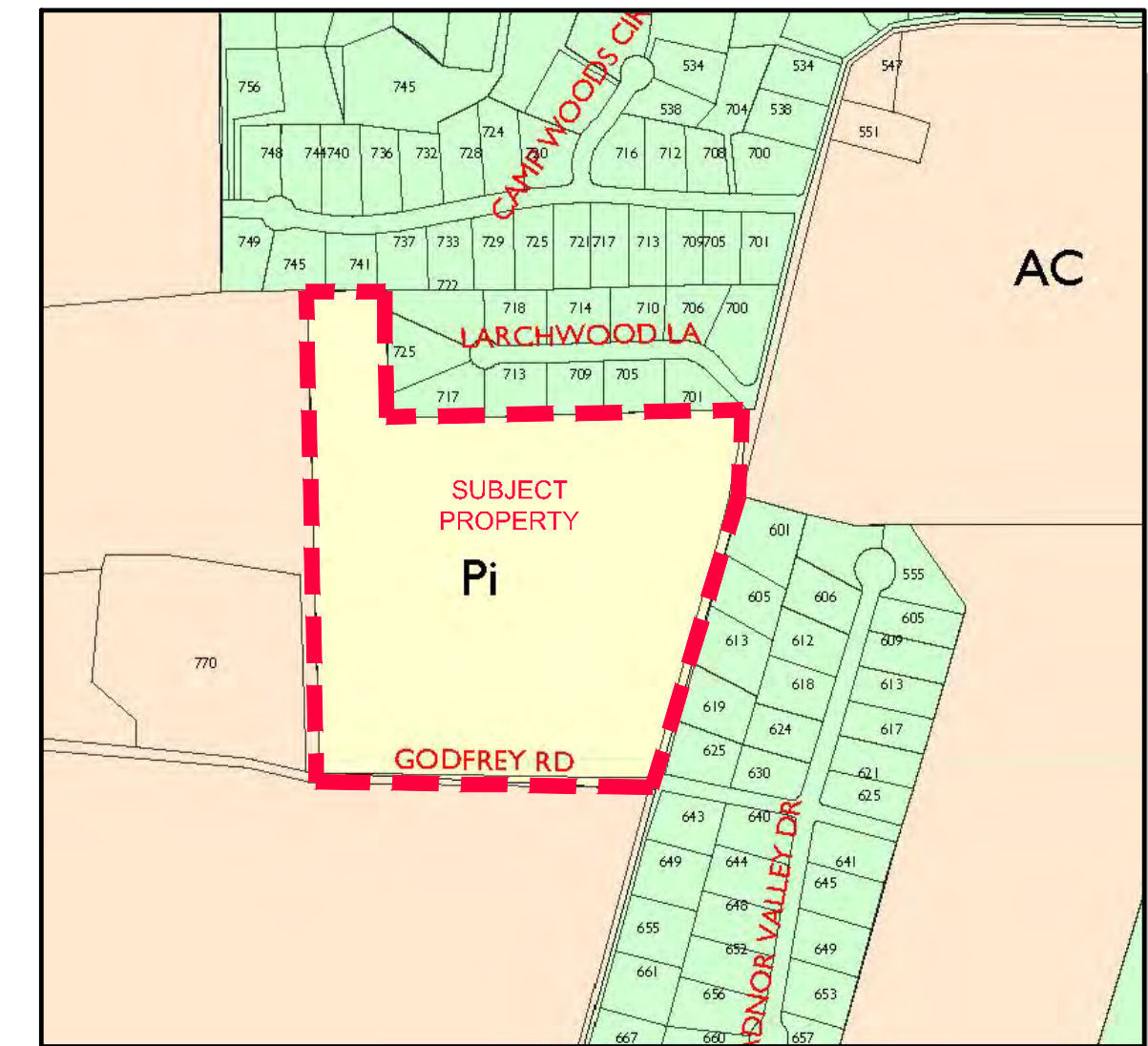
Joseph L. Eyre

Recorder of Deeds

By:

*Fred L. Mac Dugall*  
Deputy Recorder





LOCATION MAP  
SCALE: 1" = 600'

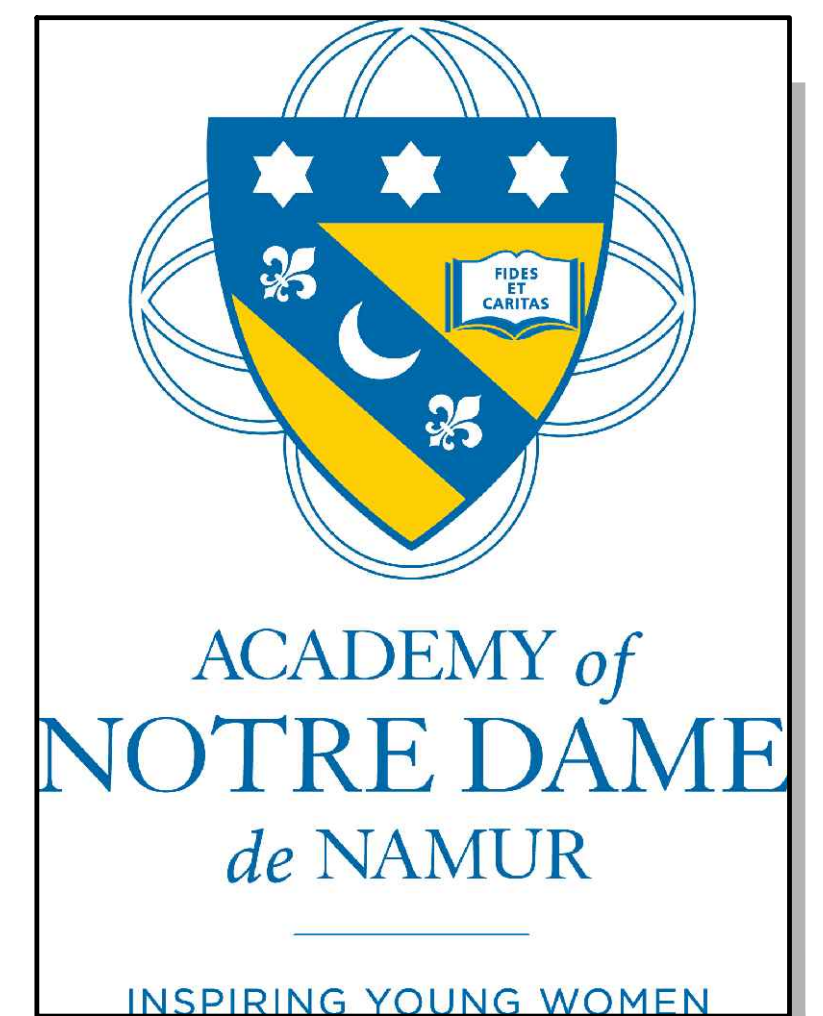
# PRELIMINARY LAND DEVELOPMENT PLAN FOR ACADEMY OF NOTRE DAME DENAMUR

RADNOR TOWNSHIP

DELAWARE COUNTY

PENNSYLVANIA

**OWNER/APPLICANT:**  
ACADEMY OF NOTRE DAME DENAMUR  
560 SPROUL ROAD  
VILLANOVA, PA 19085-1220  
(610) 687-0650



SHEET INDEX:	
SHEET 01	ILLUSTRATIVE SITE PLAN
SHEET 02	RECORD PLAN
SHEET 03	SOIL, VEGETATION, & WATER RESOURCES MAP
SHEET 04	EXISTING CONDITIONS / REMOVALS PLAN
SHEET 05	GRADING & UTILITY PLAN
SHEET 06	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
SHEET 07	EROSION AND SEDIMENTATION CONTROL PLAN
SHEET 08	EROSION AND SEDIMENTATION CONTROL DETAILS
SHEET 09	EROSION AND SEDIMENTATION CONTROL DETAILS
SHEET 10	PCSM DETAILS
SHEET 11	PCSM DETAILS

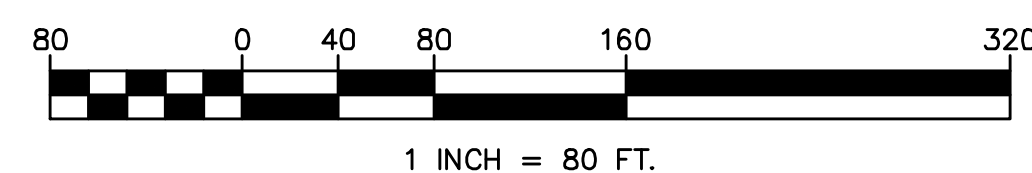
Serial Number: 20160541517  
**CALL BEFORE YOU DIG!**  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE-STOP CALL  
Pennsylvania One Call System, Inc.  
1-800-242-1776

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WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND  
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THE THIRD PARTY SHALL FURTHER INDEMNIFY AND HOLD HARMLESS  
MOMENEE, INC. FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES  
RESULTING THEREFROM.

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE  
BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND  
UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY  
COMPANIES.

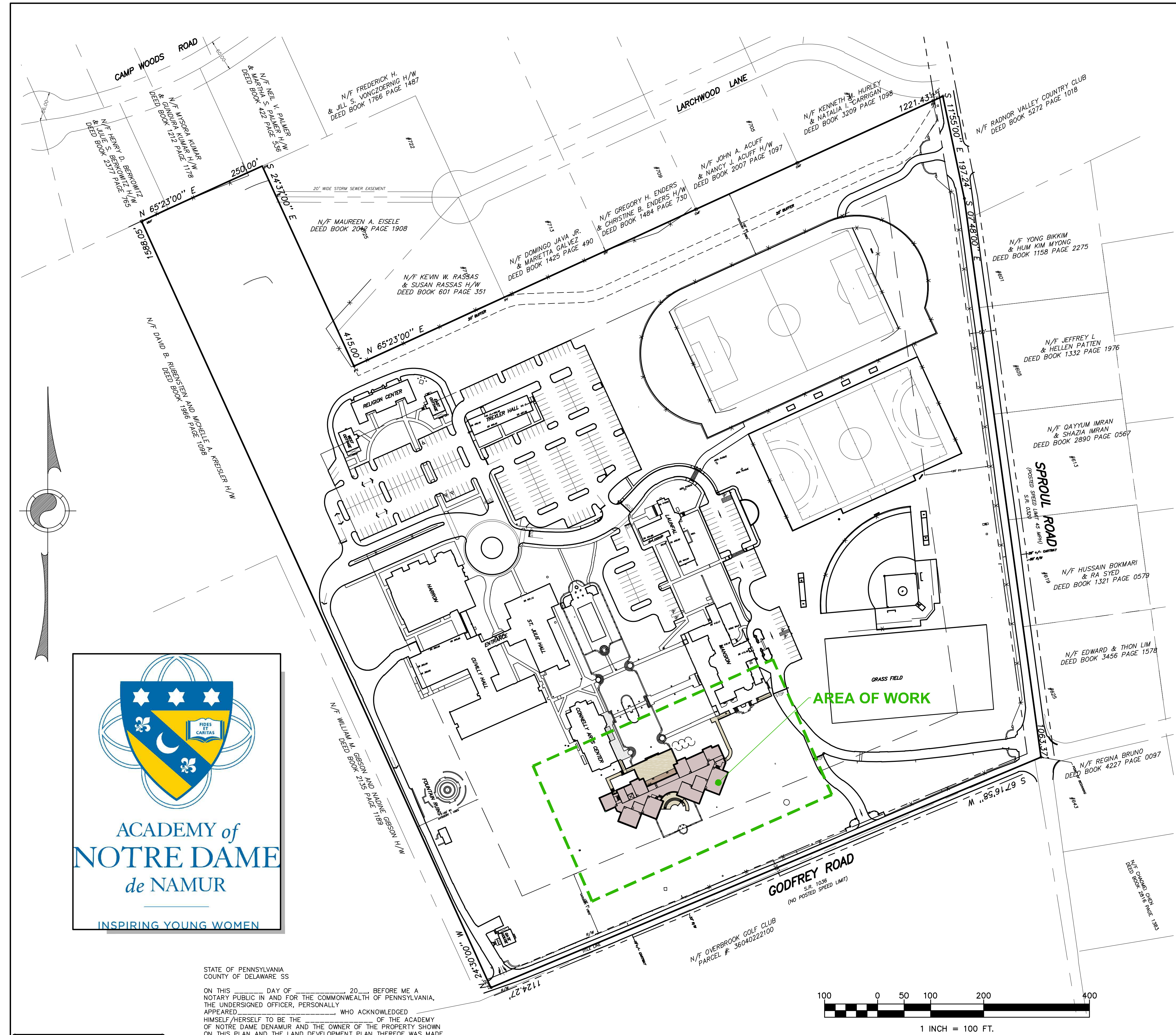
ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE.  
COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL  
STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY  
ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND  
FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY  
EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED  
UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM"  
1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY  
EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND  
DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.



ILLUSTRATIVE SITE PLAN		FILE NO.: 15-372
<b>MOMENEE, INC.</b> a Karins Company ENGINEERING   PLANNING   SURVEYING		
PRELIMINARY LAND DEVELOPMENT PLAN ACADEMY OF NOTRE DAME - STEM BUILDING RADNOR TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA		
ONE-CALL: 20160541517	OWNER/APPLICANT: ACADEMY OF NOTRE DAME	SHEET 1 OF 11
DRAWN BY: BDM	560 SPROUL ROAD	DATE: AUGUST 31, 2016
CHECKED BY: KRM	VILLANOVA, PA 19085-1220	SCALE: 1" = 80'

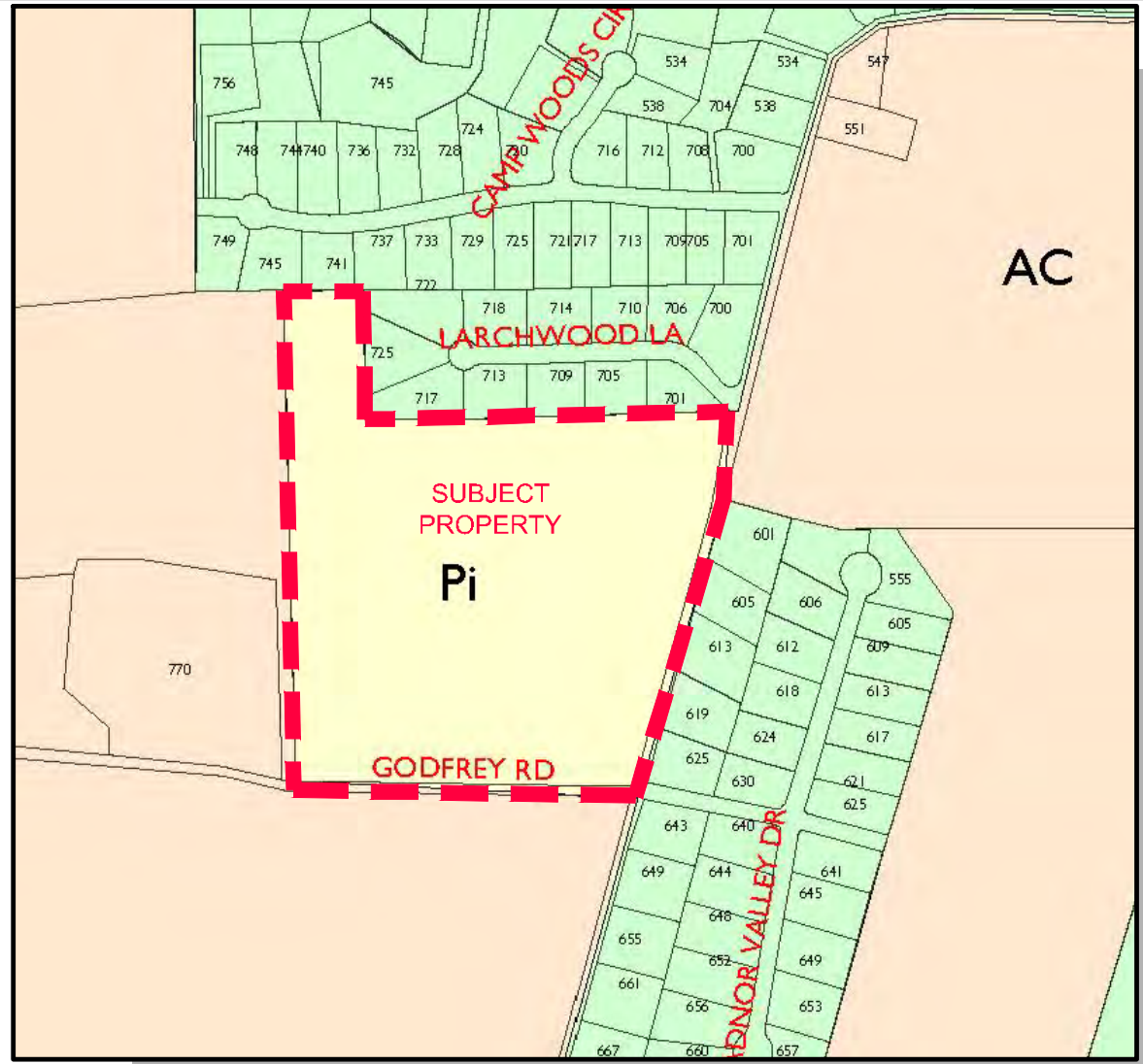




ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.



LOCATION MAP  
SCALE: 1" = 600'

TOTAL AREA:(TO THE TITLE LINE)  
38.143 ACRES/1,661,497 S.F.

EXISTING IMPERVIOUS COVERAGE:

BUILDINGS	83,110 SF (5.0%)
DRIVES/PARKING	208,524 SF
WALKS	3,389 SF
WALKS, PATIOS, ETC.	59,873 SF
TRACK	60,136 SF
TOTAL	415,042 SF (25.0%)

PROPOSED IMPERVIOUS COVERAGE:

BUILDINGS	97,932 SF (5.9%)
DRIVES/PARKING	208,524 SF
WALKS	3,126 SF
WALKS, PATIOS, ETC.	65,760 SF
TRACK	60,136 SF
TOTAL	435,478 SF (26.2%)

ARTIFICIAL TURF FIELDS	156,795 SF (9.4%)
SOFTBALL INFIELD MIX	18,426 SF (1.1%)
GRASSPAVE	1,664 SF (0.1%)

ARTIFICIAL TURF FIELDS	156,795 SF (9.4%)
SOFTBALL INFIELD MIX	18,426 SF (1.1%)
GRASSPAVE	1,664 SF (0.1%)

GENERAL NOTES

- OWNER/APPLICANT: NOTRE DAME DE NAMUR INC. 560 SPROUL ROAD VILLANOVA, PA 19085-1220 PHONE: 610-687-0650
- TAX MAP PARCEL: 36-37-086-001
- TAX FOLIO NUMBER: 36040264800
- GROSS TRACT AREA: 1,661,497 S.F., 38.143 ACRES
- SOURCE OF TITLE: DEED BOOK 2369, PAGE 796
- BOUNDARY SURVEY, AND PARTIAL TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED 'BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY OF ACADEMY OF NOTRE DAME DE NAMUR' PREPARED BY MOMENEE SURVEY GROUP INC. DATED JANUARY 19, 2005 (FILE #04232). THE NOTED SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT PROVIDED BY THE CLIENT.
- UPDATED FIELD SURVEY IN THE AREA OF THE PROPOSED IMPROVEMENTS FROM A FIELD SURVEY BY MOMENEE SURVEY GROUP INC. PERFORMED IN FEBRUARY 2016.
- ADDITIONAL SITE INFORMATION TAKEN FROM A PLAN ENTITLED "MINOR GRADING PERMIT - ACADEMY OF NOTRE DAME DE NAMUR" PREPARED BY MOMENEE & ASSOCIATES, INC. DATED MARCH 31, 2014, LAST REVISED JULY 8, 2014. FILE # 12-043.
- ADDITIONAL TOPOGRAPHY TAKEN FROM A PLAN ENTITLED "FINE ARTS BUILDING - ACADEMY OF NOTRE DAME DE NAMUR" PREPARED BY MOMENEE & ASSOCIATES INC. DATED AUGUST 12, 1998, LAST REVISED 12/14/98 (FILE #98114).
- VERTICAL DATUM: U.S.G.S. BENCHMARK K1909 "RADNOR 1961", ELEVATION 394.82.
- WETLANDS MAPPING FROM NATIONAL WETLANDS INVENTORY MAP. NO WETLANDS ARE LOCATED WITHIN THE AREA OF THE PROPOSED WORK.
- THIS SITE IS NOT LOCATED WITHIN THE FEMA 100-YR FLOODPLAIN ZONE.
- SOIL INFORMATION TAKEN FROM THE SOIL SURVEY FOR CHESTER AND DELAWARE COUNTIES PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE.
- PUBLIC DOMESTIC WATER SERVICE PROVIDED BY AQUA PENNSYLVANIA.
- THE SITE IS SERVED BY PUBLIC SEWERS.
- THE INTENT OF THIS PLAN SET IS TO SHOW THE CONSTRUCTION OF A NEW SCIENCE, TECHNOLOGY, ENGINEERING, AND MATHEMATICS BUILDING AND RELATED SITE IMPROVEMENTS.
- THE STORMWATER MANAGEMENT IMPROVEMENTS SHOWN INCLUDE CONTROL OF THE PREVIOUSLY INSTALLED CONNELLY FINE ARTS BUILDING PATIO REPLACEMENT.

EXISTING PARKING COUNT:  
310 (NO STACKED PARKING SPACES)

WAIVERS REQUESTED:

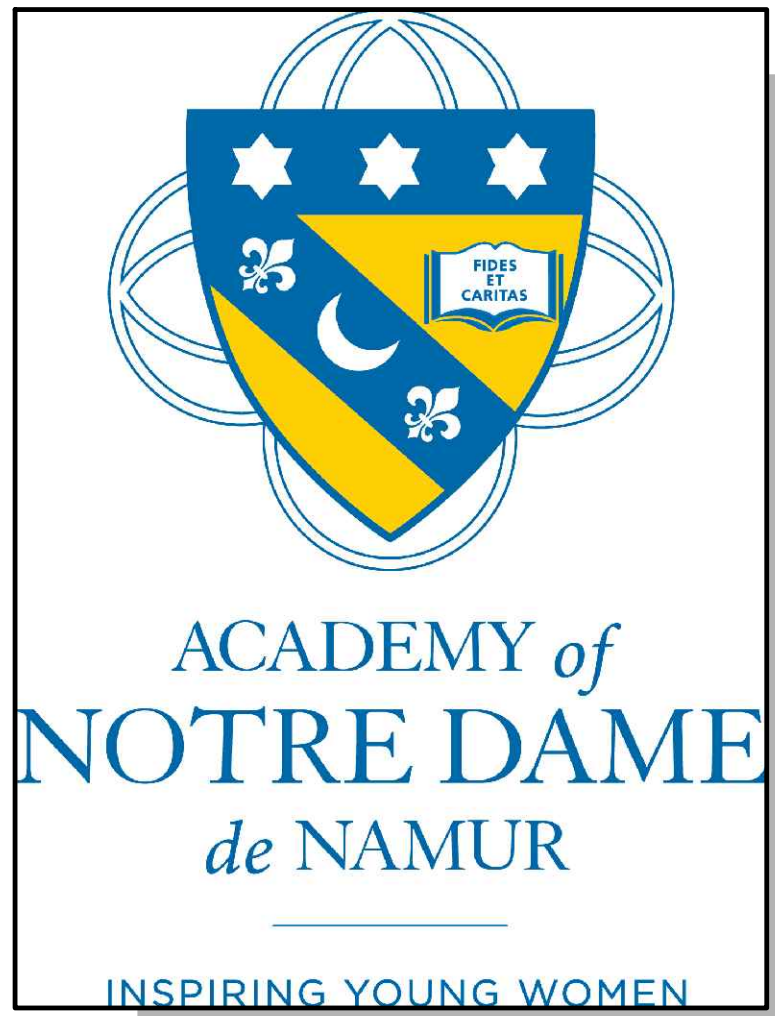
- § 255-20.B.(5): REQUEST TO NOT PROVIDE A TRANSPORTATION IMPACT STUDY.

LINE TYPE LEGEND:

---	ADJOINER LINE
---	EXISTING PROPERTY LINE
---	EXISTING RIGHT OF WAY
---	EXISTING BUILDING SETBACK
---	EXISTING FENCE
---	PROPOSED BUILDING AREA
---	PROPOSED IMPERVIOUS AREA

SYMBOL LEGEND:

- SURVEY MONUMENT  
○ SURVEY MARKER



STATE OF PENNSYLVANIA  
COUNTY OF DELAWARE SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE \_\_\_\_\_ OF THE ACADEMY OF NOTRE DAME DE NAMUR AND THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THE LAND DEVELOPMENT PLAN THEREOF WAS MADE AT HIS/HER DIRECTION AND THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

(SIGNATURE)

NOTARY PUBLIC OR OTHER OFFICER

MY COMMISSION EXPIRES: \_\_\_\_\_

ZONING DATA - PI (PLANNED INSTITUTIONAL DISTRICT):

ITEM	REQUIREMENT
LOT AREA	10 ACRES MINIMUM
LOT WIDTH	300' MIN
BUILDING AREA	MAX 30%
REQUIRED GREEN AREA	NOT LESS THAN 55% OF NET AREA
BUILDING HEIGHT	38 FEET MAX
FRONT YARD	120' MIN FOR BUILDINGS
SIDE YARD	60' MIN FOR PARKING, VEHICULAR ACCESS**
REAR YARD	MIN 125' FOR CATEGORY 1 USES MIN 200' FOR CATEGORY 2 USES MIN 125' FOR CATEGORY 1 USES MIN 200' FOR CATEGORY 2 USES

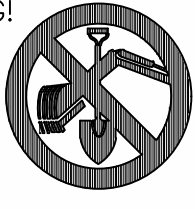
\*\* WITH THE EXCEPTION OF APPROVED ACCESS ROADS

EXISTING	38.143 ACRES (GROSS) 1,612,673 SF 37.022 ACRES (NET) OF R/W AND REGULATED STEEP SLOPES 1,243' ALONG SPROUL ROAD, 1,139' ALONG GODFREY ROAD 83,110 SF (5.0%) 1,179,205 SF (73.1%) 38' MAX
PROPOSED	38.143 ACRES (GROSS) 1,612,673 SF 37.022 ACRES (NET) OF R/W AND REGULATED STEEP SLOPES 1,243' ALONG SPROUL ROAD, 1,139' ALONG GODFREY ROAD 97,932 SF (5.9%) 1,158,769 SF (71.9%) 38' MAX

Serial Number: 20160541517

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776



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ALL DIMENSIONS UNLESS OTHERWISE NOTED

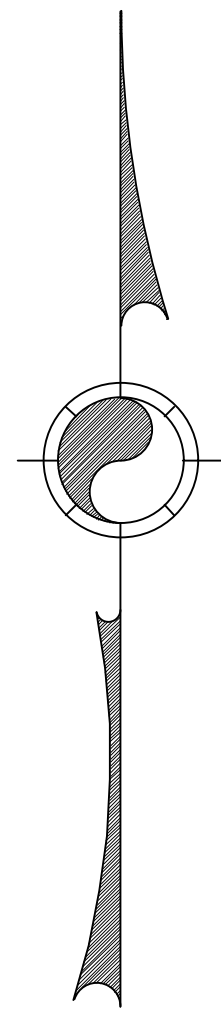
RECORD PLAN		FILE NO.: 15-372
<b>MOMENEE, INC.</b> a Karins Company ENGINEERING   PLANNING   SURVEYING		
PRELIMINARY LAND DEVELOPMENT PLAN ACADEMY OF NOTRE DAME - STEM BUILDING		
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA		
ONE-CALL: 20160541517	OWNER/APPLICANT: ACADEMY OF NOTRE DAME	SHEET 2 OF 11 DATE: AUGUST 31, 2016 SCALE: 1" = 100'
DRAWN BY: BDM	560 SPROUL ROAD	
CHECKED BY: KRM	VILLANOVA, PA 19085-1220	



ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.



**SOURCE OF TITLE**  
ACADEMY OF NOTRE DAME  
560 SPROUL RD  
VILLANOVA PA 19085-1220  
PARCEL # 36040264800  
PIN # 36-37-086:001  
DEED BOOK-PAGE: 4027-0810

**GENERAL NOTES**

- OWNER/APPLICANT:  
NOTRE DAME DE NAMUR INC.  
560 SPROUL ROAD  
VILLANOVA, PA 19085-1220  
PHONE: 610-687-0650
- TAX MAP PARCEL: 36-37-086-001
- TAX TOLU NUMBER: 36040264800
- GROSS TRACT AREA: 1,661,497 S.F., 38.143 ACRES
- SOURCE OF TITLE: DEED BOOK 4027, PAGE 810
- BOUNDARY SURVEY, AND PARTIAL TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY OF ACADEMY OF NOTRE DAME DE NAMUR" PREPARED BY MOMENEE SURVEY GROUP INC. DATED JANUARY 19, 2005 (FILE #04232). THE NOTED SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT PROVIDED BY THE CLIENT.
- UPDATED FIELD SURVEY IN THE AREA OF THE PROPOSED IMPROVEMENTS FROM A FIELD SURVEY BY MOMENEE SURVEY GROUP INC. PERFORMED IN FEBRUARY 2016.
- ADDITIONAL SITE INFORMATION TAKEN FROM A PLAN ENTITLED "MINOR GRADING PERMIT - ACADEMY OF NOTRE DAME DE NAMUR" PREPARED BY MOMENEE & ASSOCIATES, INC. DATED MARCH 31, 2014, LAST REVISED JULY 8, 2014. FILE # 12-043.
- ADDITIONAL TOPOGRAPHY TAKEN FROM A PLAN ENTITLED "FINE ARTS BUILDING - ACADEMY OF NOTRE DAME DE NAMUR" PREPARED BY MOMENEE & ASSOCIATES INC. DATED AUGUST 12, 1998, LAST REVISED 12/14/98 (FILE #98114).
- VERTICAL DATUM: U.S.G.S. BENCHMARK KV1909 "RADNOR 1961", ELEVATION 394.82.
- WETLANDS MAPPING FROM NATIONAL WETLANDS INVENTORY MAP. NO WETLANDS ARE LOCATED WITHIN THE AREA OF THE PROPOSED WORK.
- THIS SITE IS NOT LOCATED WITHIN THE FEMA 100-YR FLOODPLAIN ZONE.
- SOIL INFORMATION TAKEN FROM THE SOIL SURVEY FOR CHESTER AND DELAWARE COUNTIES PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE.
- PUBLIC DOMESTIC WATER SERVICE PROVIDED BY AQUA PENNSYLVANIA.
- THE SITE IS SERVED BY PUBLIC SEWERS.

**EXISTING IMPERVIOUS COVERAGE:**

BUILDINGS	83,110 SF (5.0%)
DRIVES/PARKING	208,524 SF
WALLS	5,399 SF
WALKS, PATIOS, ETC.	59,873 SF
TRACK	60,136 SF
TOTAL	415,042 SF (25.0%)
ARTIFICIAL TURF FIELDS	156,795 SF (9.4%)
SOFTBALL INFIELD MIX	18,426 SF (1.1%)
GRASSPAVE	1,664 SF (0.1%)

**LINE/TYPE LEGEND:**

---	ADJOINER LINE
---	EXISTING PROPERTY LINE
---	EXISTING RIGHT OF WAY
---	EXISTING BUILDING SETBACK
---	EXISTING FENCE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING ELECTRIC LINE
---	EXISTING GAS LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY LINE
---	EXISTING STORM PIPES
---	EXISTING 1' MINOR CONTOUR
---	EXISTING 5' MAJOR CONTOUR
---	TO BE REMOVED

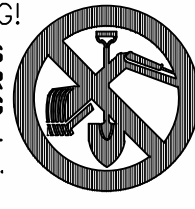
---	EXISTING SLOPES 14-20%
---	EXISTING SLOPES 20%+

**SYMBOL LEGEND:**

□	SURVEY MONUMENT
○	SURVEY MARKER
☆	LIGHT
⊙	UTILITY POLE
●	EXISTING TREE
✕	TREE TO BE REMOVED

Serial Number: 20160541517

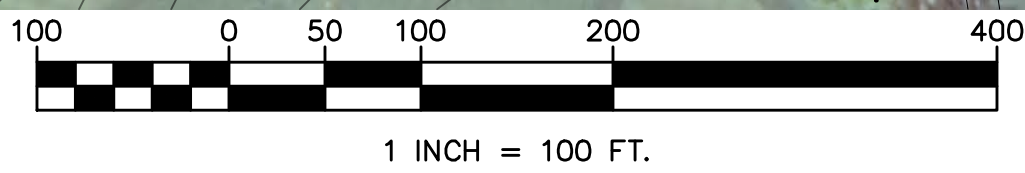
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DAYS IN DESIGN STAGE-STOP CALL  
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1-800-242-1776



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RESULTING THEREFROM OR RESULTING THEREFROM.

**SOILS INFORMATION**

NAME	% SLOPE	DEPTH TO WATER	DEPTH TO BEDROCK	EROD.	GROUP	HYDRO LIMITATIONS
GeB2 Channery Silt Loam	3-B	6.6+	6.6+	Moderate	B	Moderate



SOIL, VEGETATION & WATER RESOURCES MAP

FILE NO.: 15-372

**MOMENEE, INC.**  
a Karins Company  
ENGINEERING | PLANNING | SURVEYING



PRELIMINARY LAND DEVELOPMENT PLAN

ACADEMY OF NOTRE DAME - STEM BUILDING

RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

ONE-CALL: 20160541517  
DRAWN BY: BDM  
CHECKED BY: KRM

OWNER/APPLICANT  
ACADEMY OF NOTRE DAME  
560 SPROUL ROAD  
VILLANOVA, PA 19085-1220

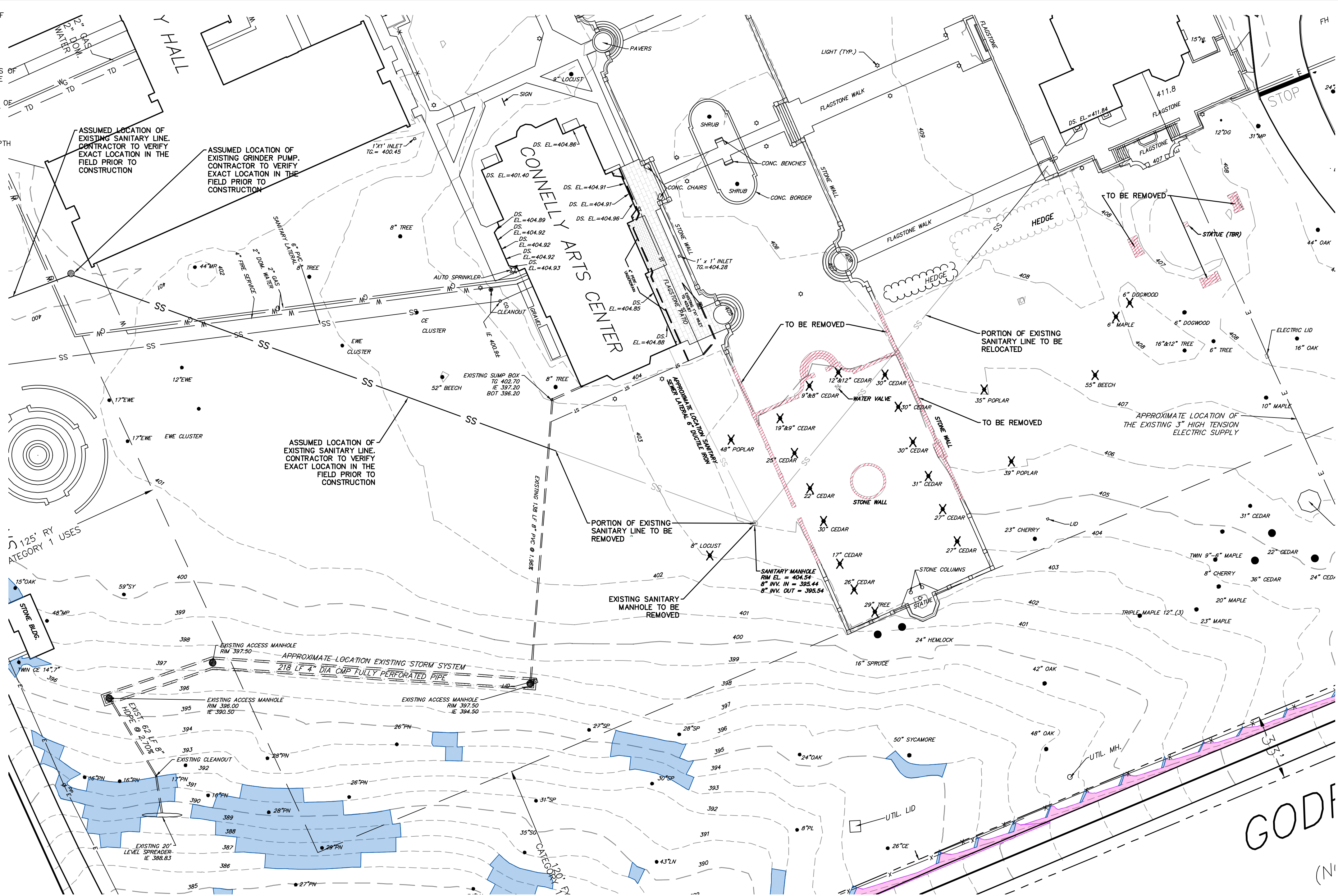
SHEET 3 OF 11  
DATE: AUGUST 31, 2016  
SCALE: 1" = 100'



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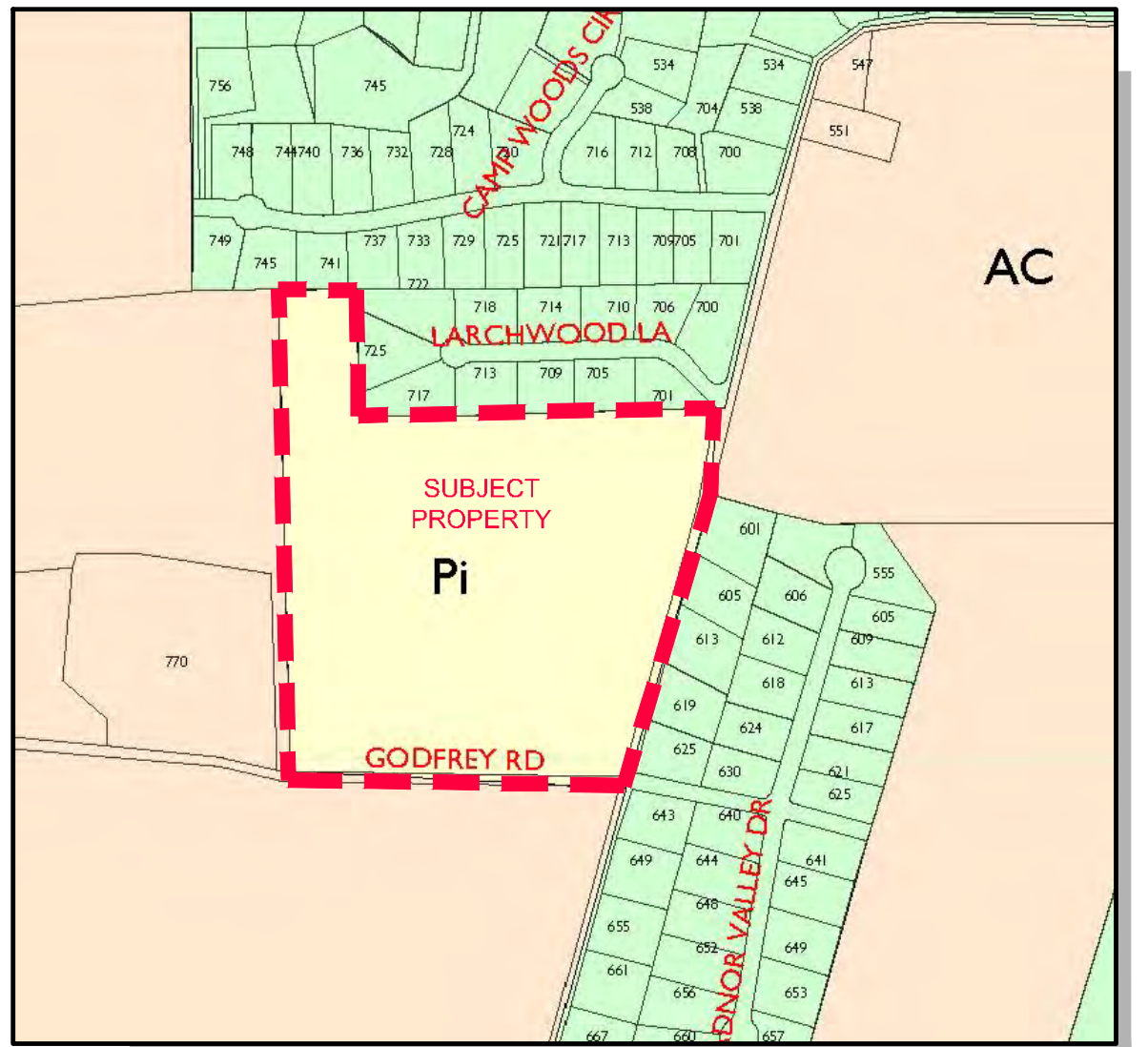
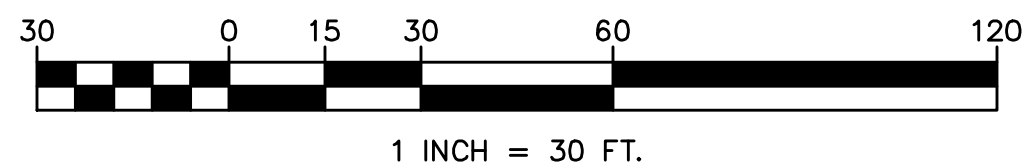
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---	EXISTING FENCE
X	EXISTING OVERHEAD ELECTRIC
E	EXISTING ELECTRIC LINE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
SS	EXISTING SANITARY LINE
---	EXISTING STORM PIPES
-378-	EXISTING 1' MINOR CONTOUR
-380-	EXISTING 5' MAJOR CONTOUR
---	TO BE REMOVED

SYMBOL LEGEND:

□	SURVEY MONUMENT
○	SURVEY MARKER
☆	LIGHT
○	UTILITY POLE
●	EXISTING TREE
X	TREE TO BE REMOVED

SOILS INFORMATION

NAME	% SLOPE	DEPTH TO S. H. WATER	DEPTH TO BEDROCK	EROD.	GROUP	HYDRO SOIL LIMITATIONS
GeB2	3-8	6.6+	6.6+	Moderate	B	Moderate
Glenelg						
Channery Silt Loom						



LOCATION MAP  
SCALE: 1" = 600'

SOURCE OF TITLE  
ACADEMY OF NOTRE DAME  
560 SPROUL RD  
VILLANOVA PA 19085-1220  
PARCEL #: 360402264800  
PIN #: 36-37-086:001  
DEED BOOK-PAGE: 4027-0810

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VILLANOVA, PA 19085-1220  
PHONE: 610-687-0850
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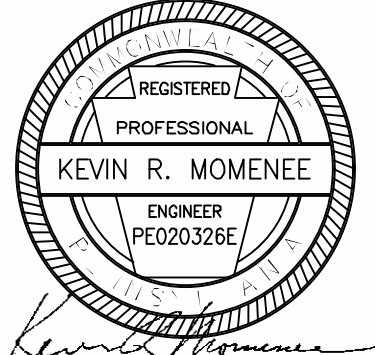
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ALL DIMENSIONS UNLESS OTHERWISE NOTED

EXISTING CONDITIONS / REMOVALS PLAN

FILE NO.: 15-372

**MOMENEE, INC.**  
a Karins Company  
ENGINEERING | PLANNING | SURVEYING



PRELIMINARY LAND DEVELOPMENT PLAN

ACADEMY OF NOTRE DAME - STEM BUILDING

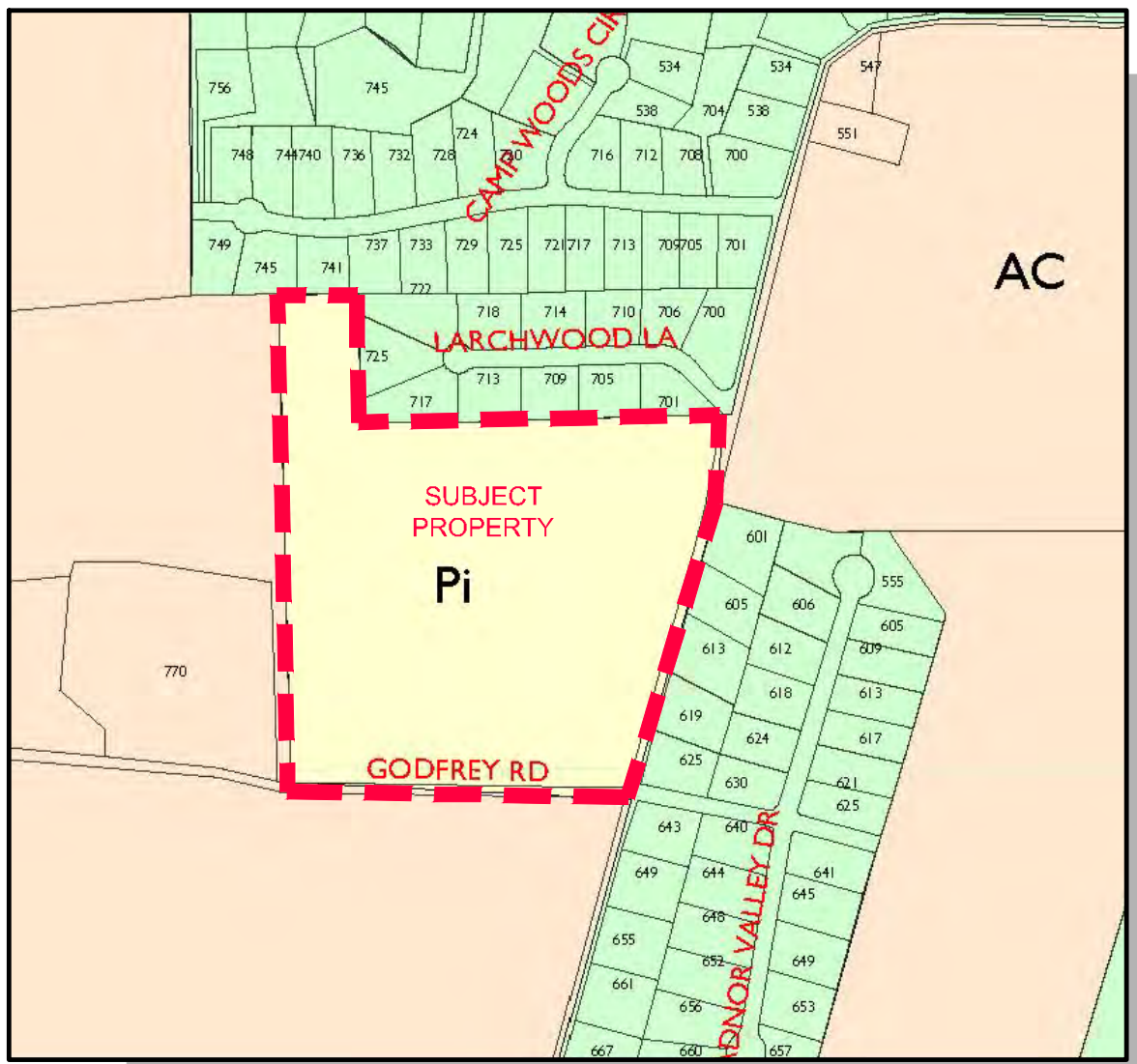
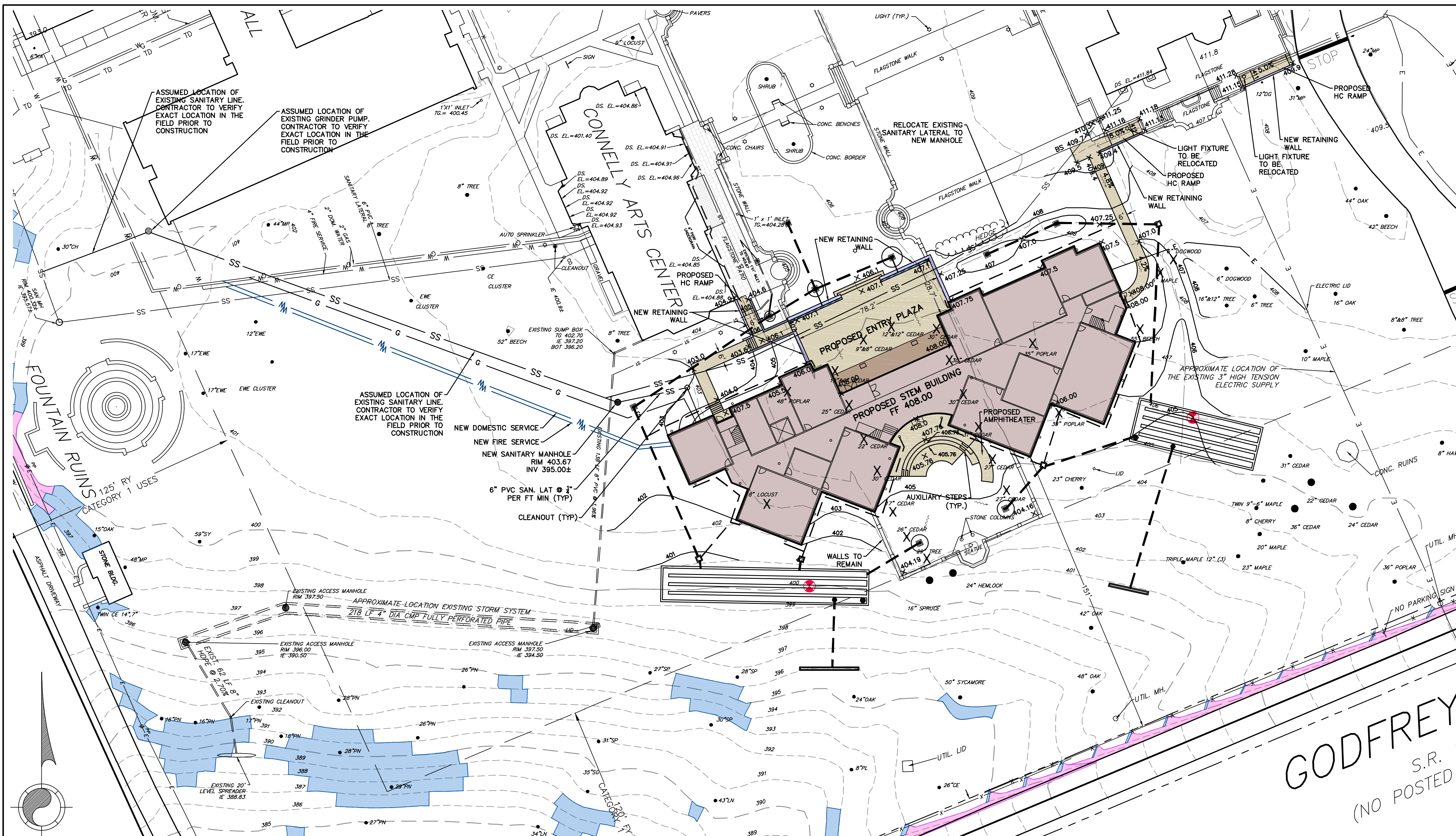
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

ONE-CALL: 20160541517  
DRAWN BY: BDM  
CHECKED BY: KRM

OWNER/APPLICANT  
ACADEMY OF NOTRE DAME  
560 SPROUL ROAD  
VILLANOVA, PA 19085-1220

SHEET 4 OF 11  
DATE: AUGUST 31, 2016  
SCALE: 1" = 30'





**SOURCE OF TITLE**  
ACADEMY OF NOTRE DAME  
560 SPOUL RD  
VILLANOVA PA 19085-1220  
PARCEL #: 36040264800  
PIN #: 36-37-086-001  
DEED BOOK-PAGE: 4027-0810

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4. PUBLIC DOMESTIC WATER SERVICE PROVIDED BY AQUA PENNSYLVANIA.  
5. THE SITE IS SERVED BY PUBLIC SEWERS.  
6. THE REFERENCED SURVEY(S), AND THIS PLAN, WERE COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.  
7. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.  
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.  
9. THE PA ONE-CALL NUMBER FOR THIS SITE IS 20160541517.  
10. SOIL DATA RETRIEVED VIA THE WEB SOIL SURVEY PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE AVAILABLE ONLINE AT <http://websoilsurvey.nrcs.usda.gov/>.

<b>EXISTING IMPERVIOUS COVERAGE:</b>	
BUILDINGS	83,110 SF (5.0%)
DRIVES/PARKING	208,524 SF
WALLS	3,399 SF
WALKS, PATIOS, ETC.	59,813 SF
TRACK	60,136 SF
TOTAL	415,042 SF (25.0%)
<b>ARTIFICIAL TURF FIELDS</b>	
SOFTBALL INFIELD MIX	156,795 SF (9.4%)
GRASSPAVE	18,426 SF (1.1%)
	1,664 SF (0.1%)
<b>IMPERVIOUS COVERAGE TO BE REMOVED:</b>	
WALLS	581 SF
WALKS, PATIOS, ETC.	223 SF
TOTAL	804 SF
<b>IMPERVIOUS COVERAGE TO BE ADDED:</b>	
BUILDINGS	14,822 SF
WALLS	308 SF
WALKS, PATIOS, ETC.	6,110 SF
TOTAL	21,240 SF

<b>PROPOSED IMPERVIOUS COVERAGE:</b>	
BUILDINGS	97,932 SF (5.9%)
DRIVES/PARKING	208,524 SF
WALLS	3,126 SF
WALKS, PATIOS, ETC.	65,760 SF
TRACK	60,136 SF
TOTAL	435,478 SF (26.2%)
<b>ARTIFICIAL TURF FIELDS</b>	
SOFTBALL INFIELD MIX	156,795 SF (9.4%)
GRASSPAVE	18,426 SF (1.1%)
	1,664 SF (0.1%)

Serial Number: 20160541517

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**SYMBOL LEGEND:**

- SURVEY MONUMENT
- SURVEY MARKER
- PERC TEST
- LIGHT
- UTILITY POLE
- EXISTING TREE
- TREE TO BE REMOVED
- PROPOSED SPOT ELEVATION

1 INCH = 30 FT.

**TREES TO BE REMOVED:**  
1-6" MAPLE  
1-6" DOGWOOD  
1-8" LOCUST  
8" & 9" CEDAR  
12" & 12" CEDAR  
1-17" CEDAR  
19" & 9" CEDAR  
1-22" CEDAR  
1-25" CEDAR  
1-26" POPLAR  
2-27" CEDAR  
1-29" TREE  
4-30" CEDAR  
1-31" CEDAR  
1-35" POPLAR  
1-39" POPLAR  
1-48" POPLAR  
1-55" BEECH

**TREE REPLACEMENT FORMULA:**  
6 - 18 INCH DBH REMOVED = 1 REPLACEMENT TREE  
19 - 29 INCH DBH REMOVED = 3 REPLACEMENT TREES, 2 BEING LARGE CANOPY TREES  
30 INCH DBH & GREATER REMOVED = 6 REPLACEMENT TREES, 4 BEING LARGE CANOPY TREES

**TOTAL TREES BEING REMOVED:**  
6 - 18 INCH DBH = 9  
19 - 29 INCH DBH = 7  
30 INCH DBH & GREATER = 9  
TOTAL = 25

**REPLACEMENT TREES REQUIRED** = 84, 50 BEING LARGE CANOPY TREES

NOTE: SHOULD ANY ADDITIONAL TREES BE REMOVED, ADDITIONAL REPLACEMENT TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE RADNOR TOWNSHIP ORDINANCE No. 2012-05.

**TREE REPLACEMENT NOTES:**  
1) REPLACEMENT TREES WILL BE SELECTED FROM THE LIST OF TOWNSHIP APPROVED TREES PRIOR TO THE ISSUANCE OF A GRADING PERMIT.  
2) TREES TO BE PLANTED OUTSIDE OF REQUIRED SITE LINE.

**CARE OF EXISTING TREES:**  
1. TREE PROTECTION FENCING SHALL BE INSTALLED TO PROTECT ALL EXISTING TREES FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION FENCING FOR THE DURATION OF PROJECT.  
2. SELECTIVELY PRUNE EXISTING TREES AT THE EDGE OF ALL TREE PROTECTION ZONES, AND OTHER EXISTING TREES AFFECTED BY CONSTRUCTION, UNDER LANDSCAPE ARCHITECT'S DIRECTION. REMOVE SUCKER SHOOTS, DEAD, RUBBING AND DAMAGED BRANCHES.  
3. ANY EXCAVATION NEAR ADJACENT ROOT SYSTEMS WILL REQUIRE ROOT PRUNING OF AFFECTED TREE(S).  
4. FERTILIZE PRUNED EXISTING TREES WITH 3 TO 4 LBS. OF LIQUID FERTILIZER PER 1,000 SQUARE FEET OF DRIP AREA, OR, 5 GALLONS OF LIQUID FERTILIZER PER CALIPER INCH OF TRUNK DIAMETER.  
5. FERTILIZE IN EARLY SPRING BEFORE GROWTH BEGINS.  
6. FERTILIZATION BEGINNING 2' FROM TRUNK AT INTERVALS 2' TO 3' ON CENTER IN A GRID-LIKE PATTERN TO A DEPTH OF 6-18" WITHIN THE DRIPLINE AND BEYOND WHERE POSSIBLE. INJECTION FERTILIZATION METHOD SHALL BE ACCEPTABLE SUBJECT TO LANDSCAPE ARCHITECT'S APPROVAL.

**NOTES:**  
1.) THE STORMWATER MANAGEMENT FACILITIES ARE DESIGNED FOR THE NEW AND/OR REPLACEMENT IMPERVIOUS COVER ON SITE PLUS AN ADDITIONAL 1,000 SF FOR POSSIBLE FUTURE DEVELOPMENT. IF THIS IS CONSTRUCTED IN THE FUTURE, 500 SF MAY BE DIRECTED TO PCSM #1 AND 500 SF MAY BE DIRECTED TO PCSM #2. IN ADDITION, THE STORMWATER FACILITIES WERE DESIGNED TO ACCOUNT FOR 1,668 SF OF IMPERVIOUS COVER FROM THE CONNELLY CENTER PATIO.  
2.) THE MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES IS THE RESPONSIBILITY OF THE OWNER.  
3.) THE TOWNSHIP ENGINEER'S OFFICE SHALL BE NOTIFIED 48 HOURS PRIOR TO THE CONSTRUCTION OF THE SEEPAGE BED AND PRIOR TO THE START OF EARTHMOVING ACTIVITIES.  
4.) ON-SITE TREES ARE TO BE SAVED AND PRESERVED WHEREVER POSSIBLE.  
5.) ALL WOODY VEGETATION TO BE RETAINED WITHIN TWENTY-FIVE FEET OF A BUILDING SITE OR DISTURBED AREA SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING PLACED AT THE DRIPLINES.  
6.) GRADE CHANGES AROUND THE DRIPLINES OF TREES TO BE RETAINED SHALL BE MINIMIZED. TREATMENT OF THE TREES PRIOR TO CONSTRUCTION TO PROTECT THE ROOT SYSTEM SHALL BE PERFORMED.  
7.) ALL DISTURBED ROOTS MUST BE CUT AS CLEANLY AS POSSIBLE. THE TRENCH MUST BE BACKFILLED AS QUICKLY AS POSSIBLE, AVOIDING COMPACTION. TREE LIMBS MUST BE CUT BACK IN PROPORTION TO THE ROOT AREA LOSS.  
8.) ON-SITE TREES TO BE SAVED SHALL BE PREPARED FOR CONSTRUCTION BY APPROPRIATE FERTILIZATION AND PROTECTED BY APPROPRIATE FENCING. ALL TREES ARE TO BE DEEP ROOT FERTILIZED USING 16-32-16 SLOW RELEASE, WATER DISPENSABLE @ 15 LBS. PER 100 GALLON OR EQUAL.  
9.) A GENERAL EASEMENT IS HEREBY CREATED OVER THE STORMWATER MANAGEMENT SYSTEM THAT PERMITS INGRESS AND EGRESS BY RADNOR TOWNSHIP.

**SOILS INFORMATION**

NAME	DEPTH TO S. H. WATER	DEPTH TO BEDROCK	EROD.	GROUP	HYDRO LIMITATIONS
Ge92	3-8	6.6+	6.6+	Moderate	B Moderate
Genelg					
Channery Silt Loam					

GRADING & UTILITY PLAN

FILE NO.: 15-372

**MOMENEE, INC.**  
a Karins Company  
ENGINEERING | PLANNING | SURVEYING

PRELIMINARY LAND DEVELOPMENT PLAN

ACADEMY OF NOTRE DAME - STEM BUILDING

RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

ONE-CALL: 20160541517  
DRAWN BY: BDM  
CHECKED BY: KRM

OWNER/APPLICANT  
ACADEMY OF NOTRE DAME  
560 SPOUL ROAD  
VILLANOVA, PA 19085-1220

SHEET 5 OF 11  
DATE: AUGUST 31, 2016  
SCALE: 1" = 30'

COMMENTS

REGISTERED PROFESSIONAL  
KEVIN R. MOMENEE  
ENGINEER  
PE020322E



ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

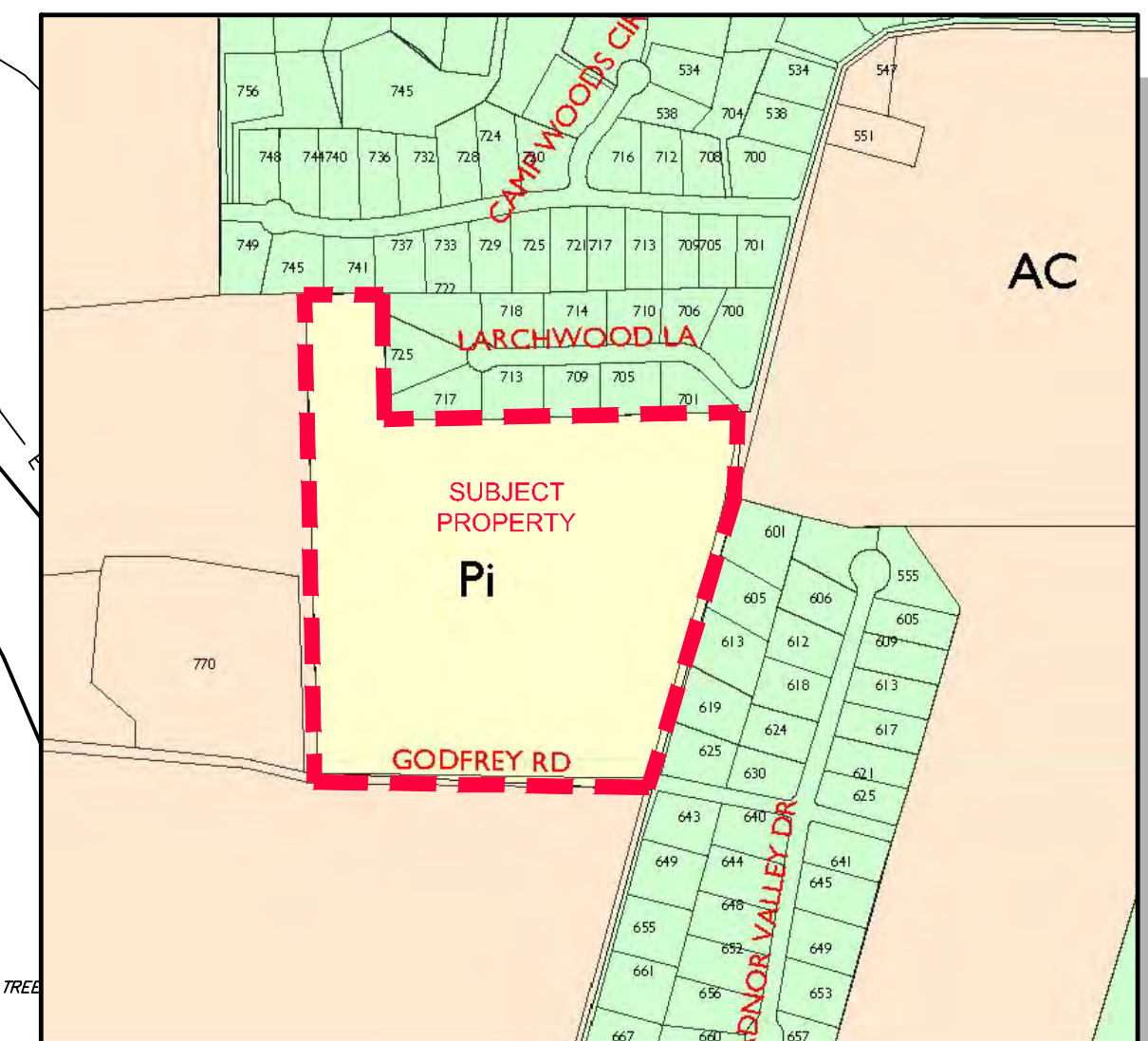
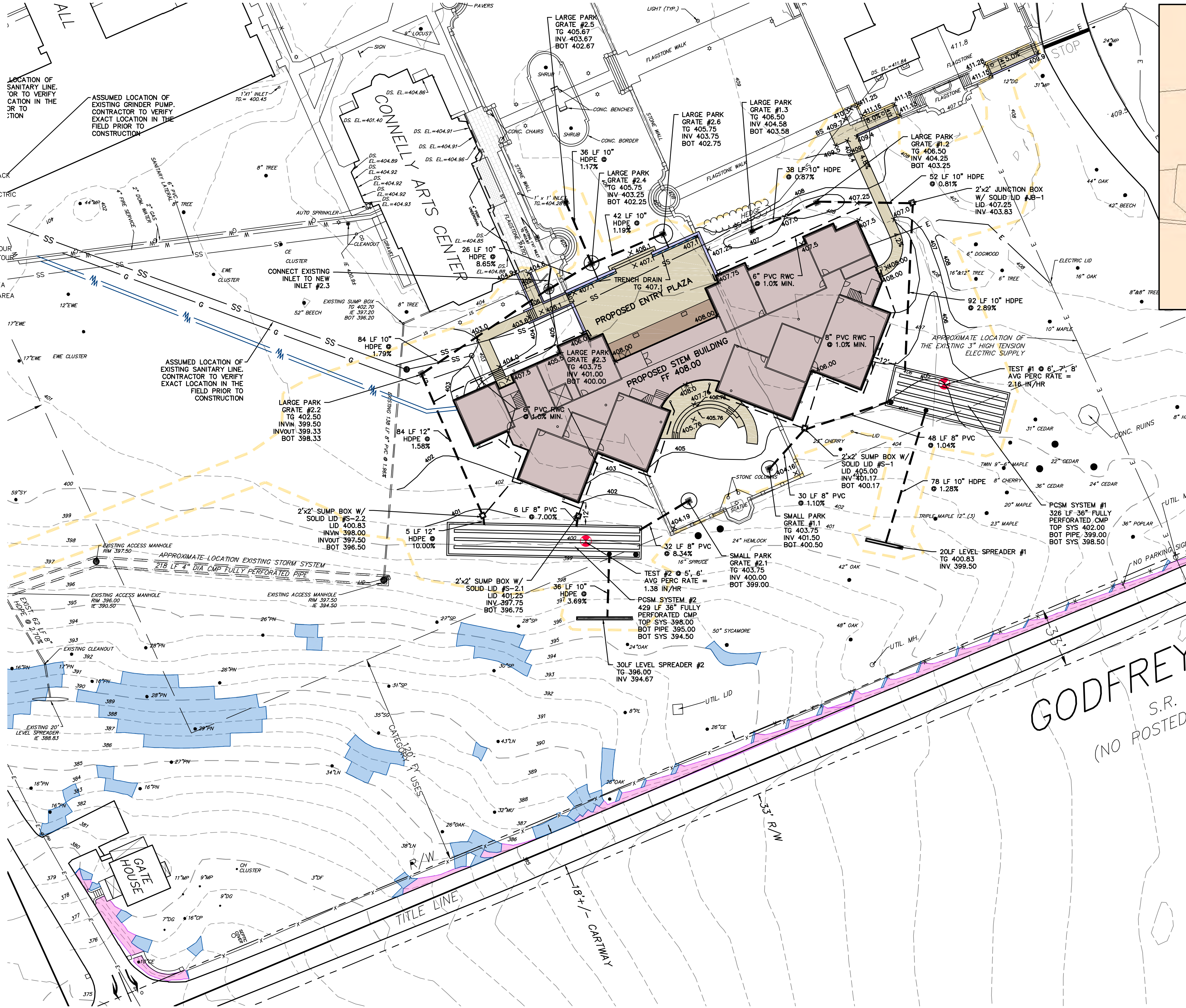
AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

#### UNTYPE LEGEND:

---	ADJOINER LINE
---	EXISTING PROPERTY LINE
---	EXISTING RIGHT OF WAY
---	EXISTING BUILDING SETBACK
---	EXISTING FENCE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING ELECTRIC LINE
---	EXISTING GAS LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY LINE
---	EXISTING STORM PIPES
---	EXISTING 1" MINOR CONTOUR
---	EXISTING 5" MAJOR CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED STORM PIPE
---	PROPOSED BUILDING AREA
---	PROPOSED IMPERVIOUS AREA

#### SYMBOL LEGEND:

□	SURVEY MONUMENT
○	SURVEY MARKER
⊗	PERC TEST
☆	LIGHT
⊕	UTILITY POLE
●	EXISTING TREE
✕	TREE TO BE REMOVED
×	405.5 PROPOSED SPOT ELEVATION



LOCATION MAP  
SCALE: 1" = 600'

#### SOURCE OF TITLE

ACADEMY OF NOTRE DAME  
560 SPOUL RD  
VILLANOVA PA 19085-1220  
PARCEL #: 36040264800  
PIN #: 36-37-088:001  
DEED BOOK-PAGE: 4027-0810

#### GENERAL NOTES:

1. VERTICAL DATUM: U.S.G.S. BENCHMARK KV1909 "RADNOR 1961", ELEVATION 394.82.
2. WETLANDS MAPPING FROM NATIONAL WETLANDS INVENTORY MAP. NO WETLANDS ARE LOCATED WITHIN THE AREA OF THE PROPOSED WORK.
3. THIS SITE IS NOT LOCATED WITHIN THE FEMA 100-YR FLOODPLAIN ZONE.
4. PUBLIC DOMESTIC WATER SERVICE PROVIDED BY AQUA PENNSYLVANIA.
5. THE SITE IS SERVED BY PUBLIC SEWER.
6. THE REFERENCED SURVEY(S), AND THIS PLAN, WERE COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
7. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
9. THE PA ONE-CALL NUMBER FOR THIS SITE IS 20160541517.
10. SOIL DATA RETRIEVED VIA THE WEB SOIL SURVEY PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE AVAILABLE ONLINE AT <http://websoilsurvey.nrcs.usda.gov/>.

#### EXISTING IMPERVIOUS COVERAGE:

BUILDINGS	83,110 SF (5.0%)
DRIVES/PARKING	208,524 SF
WALLS	3,399 SF
WALKS, PATIOS, ETC.	59,873 SF
TRACK	60,136 SF
TOTAL	415,042 SF (25.0%)

ARTIFICIAL TURF FIELDS	156,795 SF (9.4%)
SOFTBALL INFIELD MIX	18,426 SF (1.1%)
GRASSPAVE	1,664 SF (0.1%)

#### PROPOSED IMPERVIOUS COVERAGE:

BUILDINGS	97,932 SF (5.9%)
DRIVES/PARKING	208,524 SF
WALLS	3,126 SF
WALKS, PATIOS, ETC.	65,760 SF
TRACK	60,136 SF
TOTAL	435,478 SF (26.2%)

ARTIFICIAL TURF FIELDS	156,795 SF (9.4%)
SOFTBALL INFIELD MIX	18,426 SF (1.1%)
GRASSPAVE	1,664 SF (0.1%)

#### OPERATION AND MAINTENANCE NOTES:

1. THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE PCSM INFILTRATION SYSTEMS 1-2 AND OTHER DRAINAGE FACILITIES SHALL BE THE OBLIGATION OF THE PROPERTY OWNER.
2. THE PROPERTY OWNER SHALL NOT ALTER OR REMOVE THE STORMWATER FACILITIES ON THE SITE.
3. GENERAL OBJECTIVES OF MAINTENANCE ARE TO PREVENT CLOGGING OF THE INLETS, OUTLETS, PREVENT STANDING WATER, AND PREVENT THE GROWTH OF WEEDS AND NOXIOUS PLANTS.
4. REGULAR INSPECTIONS SHOULD BE MADE OF INFILTRATION FACILITIES ESPECIALLY DURING WET WEATHER TO ENSURE THAT THE FACILITY IS MAINTAINING DESIRABLE RETENTION TIMES.
5. ANNUALLY ASSESS THE VARIOUS SPECIES OF THE PLANT COVER. IT MAY BE NECESSARY TO SUPPLEMENT AND/OR REMOVE VARIOUS SPECIES DUE TO THEIR GROWING PATTERNS.
6. AFTER ANY STORM RAINFALL EVENT OF A 2-YR OR GREATER MAGNITUDE, THE INFILTRATION BED AND ASSOCIATED OUTLET WORKS SHOULD BE INSPECTED. ANY DAMAGE OR BLOCKAGE TO THE OUTLET STRUCTURES SHOULD BE REPAIRED OR REMOVED IMMEDIATELY. ANY ERODED AREAS SHOULD BE TOPSOILED AND PERMANENTLY SEEDED AND MULCHED.

#### STORMWATER INFILTRATION TESTING:

INFILTRATION TESTING WAS PERFORMED ON SITE IN AUGUST 2016 BY DELAWARE VALLEY SEPTICS. TESTING WAS CONDUCTED ON SITE AS SHOWN ON THE PLAN.

TEST #1 - AVG RATE = 2.16 IN/HR.  
TEST #2 - AVG RATE = 1.38 IN/HR.

Serial Number: 20160541517

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

1-800-242-1776

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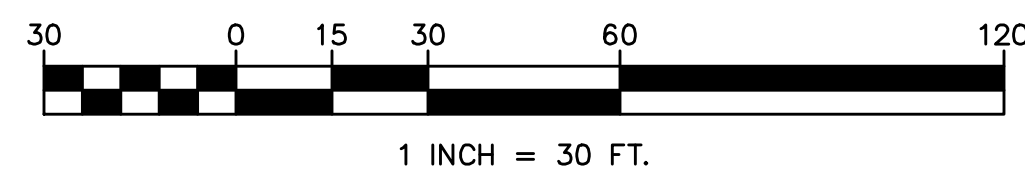
#### RESOLUTION TO SOIL LIMITATIONS:

BASED ON THE EXISTING SOIL TYPES AND IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.

SPECIFIC GEOLOGIC AND SOIL CONDITIONS:  
NO SPECIAL SOIL OR GEOLOGIC ISSUES ARE KNOWN.

#### SOILS INFORMATION

NAME	DEPTH TO TOP OF WATER	DEPTH TO BEDROCK	HYDRO GROUP	SOIL LIMITATIONS
GcB2	3-8	6.6+	6.6+	Moderate
Glenetg				
Channery Silt Loam				



POST CONSTRUCTION STORMWATER MANAGEMENT PLAN FILE NO.: 15-372

**MOMENEE, INC.**  
a Karins Company  
ENGINEERING | PLANNING | SURVEYING

PRELIMINARY LAND DEVELOPMENT PLAN  
ACADEMY OF NOTRE DAME - STEM BUILDING

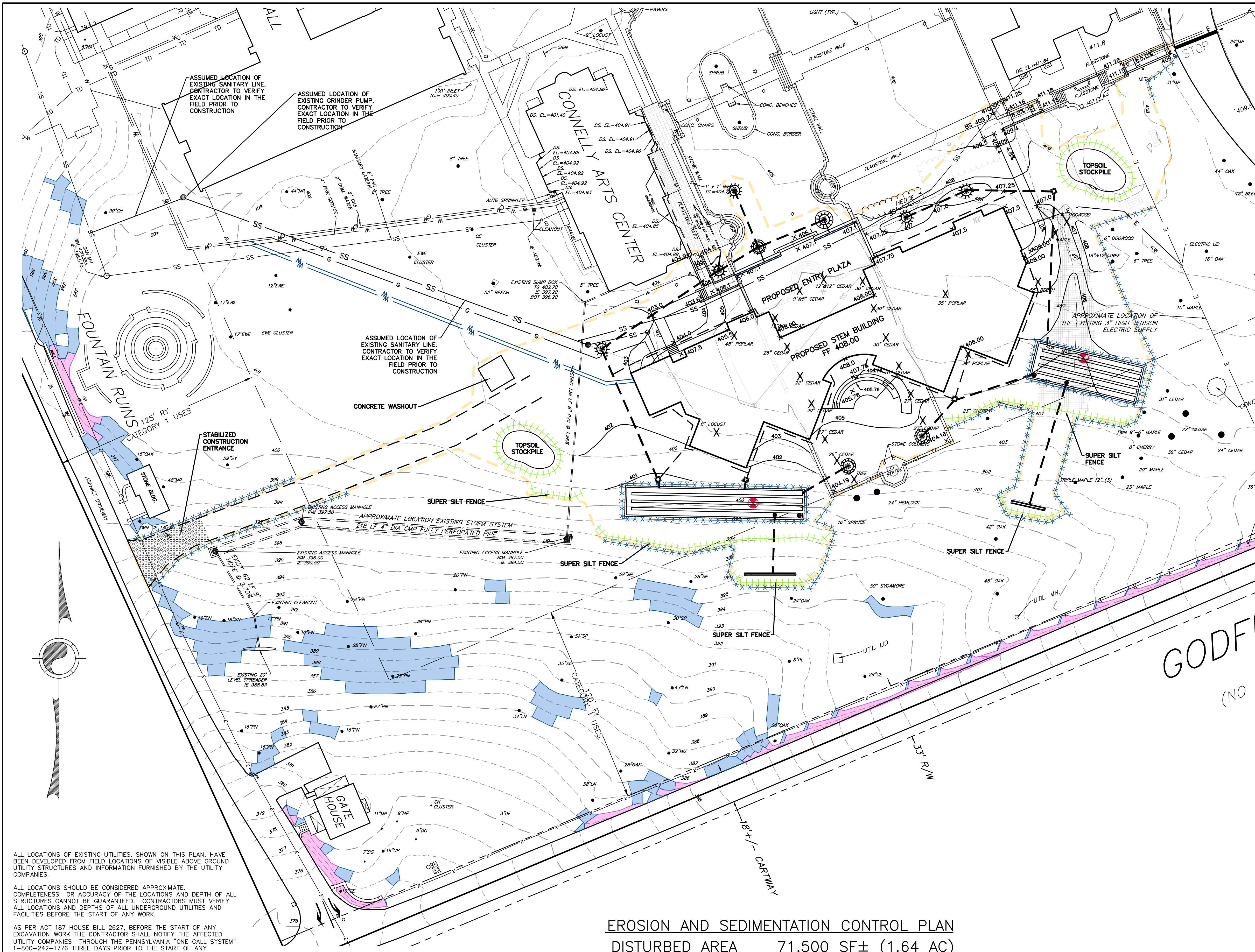
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

ONE-CALL: 20160541517  
DRAWN BY: BDM  
CHECKED BY: KRM

OWNER/APPLICANT  
ACADEMY OF NOTRE DAME  
560 SPOUL ROAD  
VILLANOVA, PA 19085-1220

SHEET 6 OF 11  
DATE: AUGUST 31, 2016  
SCALE: 1" = 30'





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Serial Number: 20160541517  
CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE-STOP CALL  
Pennsylvania One Call System, Inc.  
1-800-242-1776



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**RESOLUTION TO SOIL LIMITATIONS:**  
BASED ON THE EXISTING SOIL TYPES AND IF THE  
PROPOSED EROSION AND SEDIMENTATION CONTROL  
MEASURES ARE INSTALLED AND MAINTAINED PROPERLY,  
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ADEQUACY OF SOIL TO BE DETERMINED BY SITE  
GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE  
LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE  
ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL  
SHALL BE DISPOSED OF PROPERLY. SITE  
GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED  
DURING WINTER GRADING OPERATIONS.

**SPECIFIC GEOLOGIC AND SOIL CONDITIONS:**  
NO SPECIAL SOIL OR GEOLOGIC ISSUES ARE KNOWN.

## EROSION AND SEDIMENTATION CONTROL PLAN

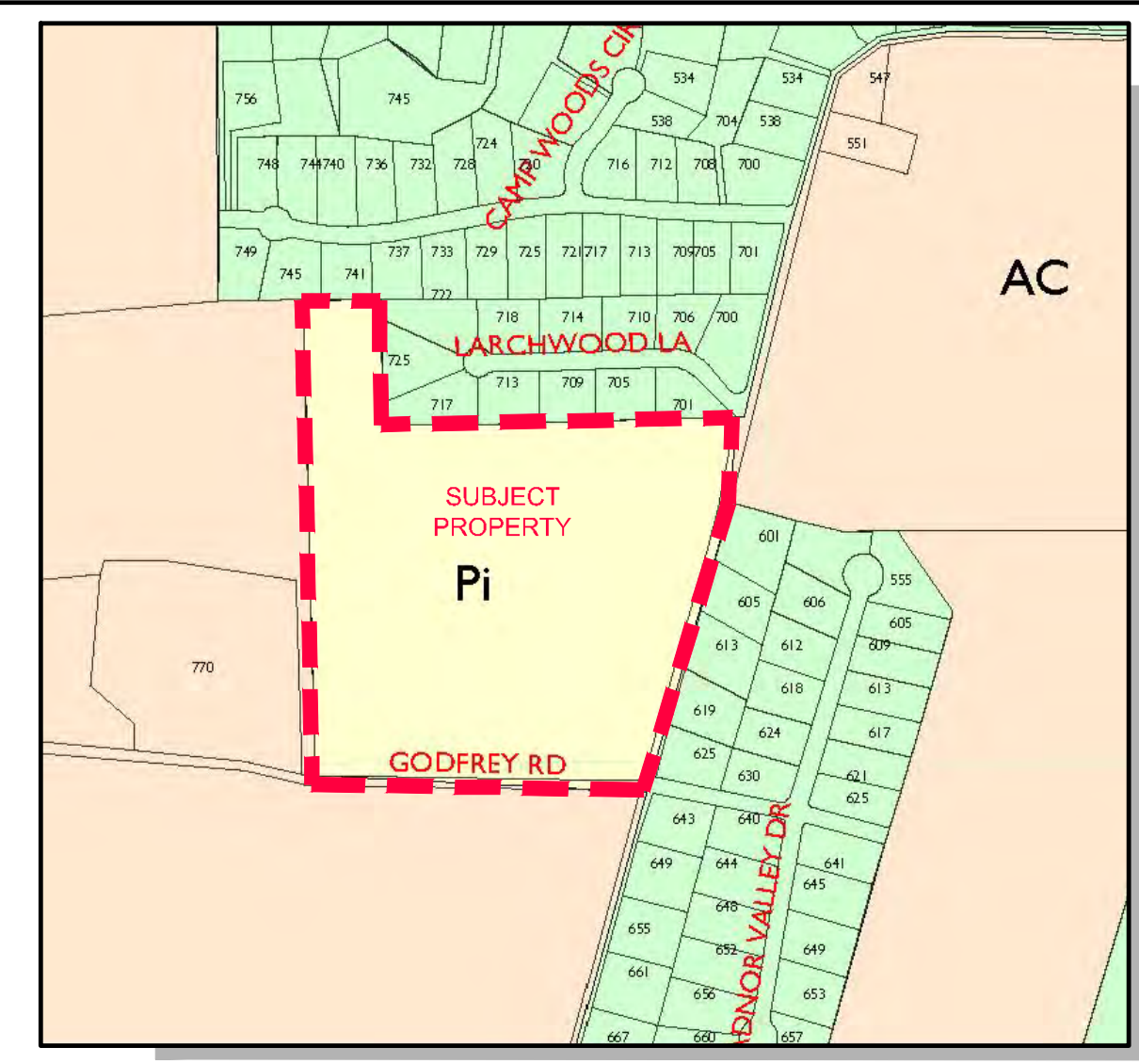
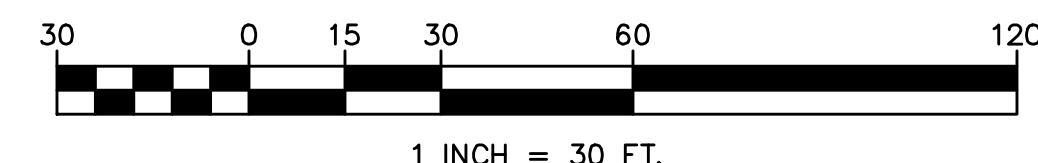
DISTURBED AREA 71,500 SF± (1.64 AC)

### LEGEND

- TREE PROTECTION BARRIER FENCING \*\*\*\*\*
- SILT FENCE +-----+
- LIMIT OF DISTURBANCE - - - - -
- EROSION CONTROL BLANKET [Pattern]
- INLET PROTECTION [Symbol]

### SOILS INFORMATION

NAME	% SLOPE	DEPTH TO S. H. WATER	DEPTH TO BEDROCK	EROD.	GROUP	HYDRO SOIL LIMITATIONS
GeB2	3-8	6.6+	6.6+	Moderate	B	Moderate
Glenelg						
Channery Silt Loam						



**CONSTRUCTION TIMING & SEQUENCE:**  
All earth disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed before any following stage is initiated. Clearing and grubbing shall be limited only to those areas described in each stage. Deviation from that sequence must be approved in writing from the local conservation district or by the department prior to implementation.

At least 7 days before starting any earth disturbance activities, including the clearing and grubbing, the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the E&S plan preparer, the PCSM plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSM plan, and a representative from the county conservation district for an on-site pre-construction meeting.

- Construction begins. Anticipated date: December 2016
- Install the stabilized construction entrance off Godfrey Road as shown on the plans. This entrance must be utilized by all construction vehicles entering/exiting the site.
- Install tree protection fencing as indicated on plan. Tree protection fencing must be in place and approved prior to any disturbance. The limits of disturbance shall be staked out and clearly marked in the field. All disturbance shall be contained to the delineated limit of construction. Install orange construction fencing around the proposed PCSM system areas as shown.
- Install silt fence as indicated on plan. Silt fence shall be installed up-slope of construction fencing. Note: additional sediment barriers shall be installed down-slope of any disturbance area as needed throughout the entire project.
- Prior to earth disturbance, notify the Township Engineer that construction is going to begin.
- Begin to demolish and remove from site the portions of the existing walls, walks, and other designated impervious areas as shown on the plans. All construction debris shall be removed from the site and disposed of in an approved manner.
- Clear and grub the areas as necessary within the limits of disturbance of existing vegetation. Strip topsoil and stockpile suitable material for future use. Unsuitable material shall be disposed of properly. Surround stockpile with silt fence. Temporarily seed all stockpiled topsoil.
- Install the construction staging area.
- Rough grade the site. Any graded or disturbed area must be temporarily seeded if no further earth moving is anticipated immediately. Excess material shall be moved to the fill area noted on the plans.
- Install the new sanitary manhole and reconfigure the existing sanitary lines as shown on the plans.
- Excavate for and begin to construct the foundations for the new building. Upon completion of foundation walls and first floor framing, backfill foundations and rough grade around building.
- Continue with building construction. In conjunction with the building construction, begin construction of the amphitheater.
- Stabilize and install temporary ground cover vegetation on graded areas that remain undisturbed during building construction. Any graded or disturbed area must be temporarily seeded if no further earth moving is anticipated immediately. Upon completion or temporary cessation of the earth disturbance activity that will exceed 4 days, or any stage thereof, the project site shall be immediately stabilized with the appropriate temporary or permanent stabilization.
- Inspect sediment barriers frequently, especially after heavy storms. Replace and repair sediment barriers as necessary.
- Install underground utilities as necessary.
- Install roof rainwater collection system, inlets, sump boxes, junction box, and the associated conveyance piping as shown on the plans. Install inlet protection on the inlets. All inlets shall be completely sealed off until the contributory area to the inlets are permanently stabilized.
- CRITICAL STAGE:** (the site's engineer or designee shall be on site to inspect the installation of the PCSM facilities) - Upon final stabilization of the respective contributory areas, excavate for and install the PCSM System #1 and PCSM System #2. Excavate to the bottom of the permanent system, as indicated on the plans. Install geotextile fabric, pipe bedding and pipe system as indicated on the plans. Installation of the stone shall be checked by the design or site engineer prior to installation to ensure that it is clean washed stone. In the event that sediment enters or clogs the system appropriate measures shall be taken (i.e. cleaning the soil/sediment from fabric, stone, bed, etc. And or replacement of the fabric and stone). If groundwater or bedrock is found during the excavation of the pipe system, the engineer shall be consulted to determine the necessary measures that should be taken. The bottom of the system shall be undisturbed or uncompacted aggregate. Connect PCSM System #1 to the level spreader #1 and connect PCSM System #2 to the level spreader #2. Unblock all inlets and connect inlets to the systems as shown on the plans.
- a. All bed bottoms shall be level after grading.
- b. Prior to infiltration bed grading and placement of geotextile, up-gradient areas shall be sufficiently stabilized to prevent the washing of sediment into the recharge areas. It is the contractor's responsibility to prevent the deposition of sediment or sediment-laden waters into the infiltration structures after final grading.
- c. If bedrock is encountered at any time during excavation of the infiltration bed, excavation is to be discontinued in the affected area and the owner and engineer notified at once.
- d. Place geotextile in accordance with manufacturer's standards and recommendations. Adjacent strips of geotextile shall overlap a minimum of two feet. Secure fabric at least four (4) feet outside of bed and take steps necessary to prevent any sediment from entering trench.
- e. Aggregate shall be clean with a wash loss of no more than 0.5 percent. Installation of the stone should be checked by the design or site engineer prior to installation into the infiltration bed to ensure that it is clean washed stone. Aggregate that does not meet this criterion will be removed at no extra cost to the owner and the beds restored to the owner's satisfaction.
- f. Following placement of bed aggregate, the geotextile shall be folded overlap the bed, with appropriate fabric overlap, to protect from sediment washout along bed edges. Topsoil (or appropriate material specified by particular design) will be used to fill above the bed to the specified height.
18. Until the site is stabilized all erosion and sedimentation controls must be maintained properly. Maintenance must include inspections of all erosion and sedimentation controls after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regading, reseeding, remulching, and renetting, must be performed immediately.
19. Remove excavated materials not required for final construction from site and dispose of them in an approved manner.
20. Remove any accumulated surplus storage materials and staging area and rough grade areas of removals.
21. Spread stockpiled topsoil around and all disturbed areas. Seed all graded areas to re-establish vegetation. Stabilized slopes in excess of 4:1 with sod or netting and mulch.
22. Remove construction fencing and spread stockpile topsoil over remaining disturbed areas. Seed all graded areas to re-establish vegetation. All slopes in excess of 4:1 shall be stabilized immediately. Remove inlet protection from inlets. Note: consultation with the county conservation district is required prior to removal of any temporary E&S controls.
23. Install landscape materials and hardscape materials.
24. Upon the re-establishment of vegetation on all denuded areas, remove all sediment barriers.
25. Stabilize and seed any areas disturbed by the removal of sediment barriers.
26. Construction finished. Anticipated date: December 2017.
27. Complete Notice of Termination and submit to the Delaware County Conservation District upon the completion of the entirety of the project.

EROSION & SEDIMENTATION CONTROL PLAN		FILE NO.: 15-372
<b>MOMENEE, INC.</b> a Karins Company ENGINEERING   PLANNING   SURVEYING		
PRELIMINARY LAND DEVELOPMENT PLAN		
ACADEMY OF NOTRE DAME - STEM BUILDING		
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA		
ONE-CALL: 20160541517	OWNER/APPLICANT: ACADEMY OF NOTRE DAME	SHEET 7 OF 11
DRAWN BY: BDM	560 SPOUL ROAD	DATE: AUGUST 31, 2016
CHECKED BY: KRM	VILLANOVA, PA 19085-1220	SCALE: 1" = 30'



CHOICEWAY WY: MILES RUN TO DABY CREEK  
SECTION 93 CLASSIFICATION: CWF, MF

01. ALL SLOPES 3:1 OR STEEPER WILL UTILIZE ECO (NORTH AMERICAN GREEN OR EQUAL).

02. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.

03. ALL PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGARDING, RESEEDING, REMULCHING AND REINETING, MUST BE PERFORMED IMMEDIATELY, IF EROSION AND SEDIMENTATION BMP'S FAIL, TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED.

WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION ON SEDIMENT POLLUTION THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION:

A. THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS.

B. ALL STEPS TAKEN TO, REDUCE, ELIMINATE AND PREVENT THE REOCCURENCE OF THE NON-COMPLIANCE.

C. THE TIME FRAME TO CORRECT THE NON-COMPLIANCE INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.

04. FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP'S MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY.

05. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE OPERATOR SHALL BE RESPONSIBLE FOR ACCCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCCELERATED EROSION AND/OR SEDIMENT POLLUTION.

06. ALL PUMPING OF SEDIMENT LADEN WATER OR POTENTIALLY SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NONDISBURBED AREAS.

07. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64. EROSION CONTROL RULES AND REGULATIONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL DESIGN, IMPLEMENT, AND MAINTAIN CONTROL MEASURES WHICH PREVENT ACCCELERATED EROSION AND SEDIMENTATION, CHAPTER 102, EROSION CONTROL.

08. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SLOPES AND BORROW AREAS, REGARDLESS OF THEIR LOCATION.

09. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE REGULATIONS OF THE SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BUMP, DUMP, OR DISCHARGE ANY BUILDING MATERIALS OR WASTES AT THE SITE.

10. NEWLY GRADED SLOPES TWENTY FIVE PERCENT (25%) OR GREATER SHALL BE IMMEDIATELY SOODED OR STABILIZED WITH EROSION CONTROL NETTING.

11. UPON COMPLETION OR TEMPORARY CESSATION OF ANY EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 4 DAYS, OR ANY PHASE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.

12. SHOULD UNFORESEEN EROSIONIC CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF/AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOODCHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.

13. THE CONTRACTOR SHALL, BY SCHEDULING THE CONSTRUCTION, UTILIZE NEW PLANTINGS AND PROPERLY INSTALL EROSION CONTROL FENCING, HAY BALES AND OTHER EROSION CONTROL MEASURES TO PREVENT EROSION DAMAGE.

14. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED MUST BE SEEDED AND MULCHED IMMEDIATELY, DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN ONE YEAR MUST BE SEEDED AND MULCHED IMMEDIATELY.

15. A ROUTINE "END-OF-DAY-CHECK" MUST BE MADE DURING CONSTRUCTION TO MAKE SURE THAT ALL CONTROL MEASURES ARE WORKING PROPERLY. ANY DISTURBED AREAS AT THE DRIFPLES. THE FINAL LOCATION MUST BE APPROVED BY THE TOWNSHIP ARBORIST PRIOR TO THE ISSUANCE OF PERMITS. THE LOCATION OF THE DRIFPLES AND FENCING SHALL BE FIELD ADJUSTED IN ORDER TO MINIMIZE IMPACT TO EXISTING TREES.

16. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE REMOVED ONLY AFTER THE CONSTRUCTION AREA AND CONTAINED SILT IS STABILIZED AND THE LAWN AREA ESTABLISHED.

17. ALL PERSONS ENTERING ACTIVE TANKS, MANHOLES, INLETS, ETC. MUST COMPLY WITH OSHA REQUIREMENTS FOR ENTRY INTO CONFINED SPACES.

18. WHERE DRAINAGE SWALES ARE WITHIN 20' OF A BASEMENT, WATERPROOFING SHALL BE APPLIED TO THE BASEMENT.

19. ON-SITE TREES TO BE SAVED SHALL BE PREPARED FOR CONSTRUCTION BY APPROPRIATE FERTILIZATION AND PROTECTED BY APPROPRIATE FENCING.

20. THE PERMITTEE MUST DEVELOP, AND HAVE APPROVED BY THE DISTRICT, A SEPARATE EROSION AND SEDIMENTATION CONTROL PLAN FOR EACH SLOPE, BORROW, OR OTHER WORK AREA NOT DETAILED IN THE PERMITTED PLAN, WHETHER LOCATED WITHIN OR OUTSIDE OF THE CONSTRUCTION LIMITS.

21. GRADING EQUIPMENT SHALL NOT BE ALLOWED TO CROSS PERMANENT OR INTERMITTENT STREAMS PRIOR TO OBTAINING THE APPROPRIATE PERMITS.

22. NO EXCAVATIONS OR FILLS THAT ENCRONCH ON NATURAL WATERCOURSES, FLOOD HAZARD AREAS, CONSTRUCTED CHANNELS, OR WETLANDS SHALL OCCUR WITHOUT THE NECESSARY STATE AND/OR FEDERAL PERMITS.

23. STORMWATER MANAGEMENT RECHARGE FACILITIES SHALL BE FENCED OFF DURING CONSTRUCTION.

24. CARE SHOULD BE EXERCISED IN ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH. UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITIES, THE PROJECT SITE MUST BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

25. TO PROTECT ADJACENT PROPERTIES, ALL AREAS REQUIRING INTENSIFICATION STABILIZATION MUST BE ADDRESSED IMMEDIATELY FOLLOWING COMPLETION OF DISTURBANCE.

26. FORDING OF LIVE OR INTERMITTENT STREAMS OR TRAVEL IN THEIR BEDS BY MECHANIZED EQUIPMENT IS NOT PERMITTED: BRIDGES OR CULVERTS SHALL BE USED WHEN CROSSING STREAMS IS NECESSARY.

27. ALL WOOD VEGETATION TO BE RETAINED WITHIN 25 FT. OF A BUILDING SITE OR DISTURBED AREA SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING OR DRIFPLES AT THE DRIFPLES. THE FINAL LOCATION MUST BE APPROVED BY THE TOWNSHIP ARBORIST PRIOR TO THE ISSUANCE OF PERMITS. THE LOCATION OF THE DRIFPLES AND FENCING SHALL BE FIELD ADJUSTED IN ORDER TO MINIMIZE IMPACT TO EXISTING TREES.

28. SHOULD ANY TREES NOT SCHEDULED OR PERMITTED TO BE REMOVED BE IRREPARABLY DAMAGED DURING CONSTRUCTION AND DIE WITHIN (18) MONTHS OF THE CONCLUSION OF CONSTRUCTION ACTIVITIES, THOSE TREES WILL BE REQUIRED TO BE REPLACED.

29. IF THE CONTRACTOR CAN NOT BALANCE THE CUT AND FILL SOIL VOLUMES THAN AN ADDITIONAL PLAN FOR EACH SLOPE AREA WILL BE SUBMITTED TO THE CHESTER COUNTY CONSERVATION DISTRICT FOR APPROVAL.

30. TEMPORARILY SEED ALL STOCKPILED TOPSOIL. IMMEDIATELY TEMPORARILY SEED ALL TEMPORARY E & S CONTROL AREAS.

31. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME, AND NAME OF THE PERSON CONDUCTING THE INSPECTION SHALL BE DOCUMENTED. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.

32. EXTREME CARE SHOULD BE EXERCISED IN ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH.

33. UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITIES, THE PROJECT SITE MUST BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

34. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

35. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING, IF THE SEASON PRE-VENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT, AT A RATE OF 3 TONS PER ACRE.

36. PERMANENT VEGETATION TO BE SEEDED ON ALL EXPOSED AREAS IMMEDIATELY AFTER FINAL GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED. MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.

37. ALL WORK WILL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE COUNTY, AND THE TOWNSHIP.

38. THE DRIVEWAY/PARKING AREA SUBBASE COVER WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO PREVENT SUBGRADE EROSION, AND TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE DRIVEWAY/PARKING AREA SHALL BE STABILIZED WITHIN 1 YEAR OF THE COMPLETION OF THE DRIVEWAY/PARKING AREA.

39. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUIVALENT, AT A RATE OF 3 TONS PER ACRE.

40. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER THAN 3:1).

41. A STABILIZED CONSTRUCTION ENTRANCE PAD OF 1'5" TO 2" SIZE CLEAN STONE MUST BE PLACED AT ALL CONSTRUCTION DRIVEWAYS IMMEDIATELY AFTER INITIAL SITE DISTURBANCE. DIMENSIONS: LENGTH - NOT LESS THAN 50 FT. EXCEPT ON SINGLE RESIDENCE LOT WHERE 30 FT. MINIMUM WOULD APPLY, WIDTH - 10 FT. MINIMUM. BUT NOT LESS THAN THE FULL WIDTH OF THE ENTRANCE OR EXIT DRIVES, DEPTH - NOT LESS THAN 6". FILTER CLOTH IS REQUIRED PRIOR TO STONE PLACEMENT EXCEPT ON SINGLE RESIDENCE LOTS.

42. ANY CHANGES TO THE EROSION AND SEDIMENT CONTROL PLAN WILL REQUIRE THE SUBMISSION OF REVISED EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT OFFICE FOR REVIEW. THE REVISED PLANS MUST MEET ALL CURRENT STATE EROSION AND SEDIMENT POLLUTION CONTROL REQUIREMENTS, AS WELL AS ALL DISTRICT REQUIREMENTS.

43. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERMANENT VEGETATIVE COVER OF OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS. IMMEDIATELY AFTER EARTH DISTURBANCE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIC RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1-YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN 1-YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

44. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

45. IN CONJUNCTION WITH EARTHMOVING ACTIVITY, INSTALL THE DESIGNED CONSTRUCTION MEASURES IN ACCORDANCE WITH SUBMITTED PLANS AND SPECIFICATIONS.

A) INSTALL SEDIMENT BARRIERS AS CLOSE TO CONTOURS AS POSSIBLE. BARRIERS WILL BE CHECKED PERIODICALLY. DAMAGED BARRIERS ARE TO BE REPLACED AND SEDIMENT WHICH IS COLLECTED BY THE BARRIER MUST BE REMOVED AND SPREAD AND STABILIZED WITH VEGETATION ELSEWHERE ON THE SITE.

B) SEDIMENT SHALL NOT BE ALLOWED TO ACCUMULATE HIGHER THAN ONE FOOT ABOVE EXISTING GRADE. SEE DETAILS FOR SEDIMENT BARRIER TYPE AND INSTALLATION PROCEDURES.

C) DURING CONSTRUCTION, ALL SEDIMENT TRAPPED AT BARRIERS SHALL BE CLEANED OUT AFTER EACH EROSION PRODUCING STORM.

46. ON-SITE GRADING DURING CONSTRUCTION SHALL BE LIMITED AND RESTRICTED TO ONLY THAT IMMEDIATE AREA REQUIRED FOR THE CONSTRUCTION PROCESS.

47. TOPSOIL TAKEN FROM CONSTRUCTION AREAS SHALL BE SEEDDED WITH VEGETATIVE COVER AND STOCKPILED FOR RE-USE IN FINISH GRADING.

48. GRADED AREAS ARE TO BE TEMPORARILY SEEDED AND MULCHED FOLLOWING EARTHMOVING PROCEDURES.

49. INSPECT SEDIMENT CONTROLS FREQUENTLY, ESPECIALLY AFTER HEAVY STORMS. REPLACE AND REPAIR SEDIMENT CONTROLS AS NECESSARY.

50. AREAS WHICH ARE TO BE TOP-SOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH

AREAS THAT CONTAIN SOIL SHOULD BE CHECKED VERY CAREFULLY TO ENSURE THAT JOINTS BETWEEN THE SOD STRIPS ARE TIGHT AND SECURE. WHERE JOINT SEPARATION IS IN EVIDENCE, A REPAIR SHOULD BE MADE IMMEDIATELY. THE JOINTS SHOULD BE DETERMINED WHETHER UNDERMINING OF THE STRIPS IS OCCURRING. IF IT IS, THE STRIPS SHALL BE ROLLED UP, THE SUBSURFACE SHALL BE REGRADED AND THE SOIL STRIPS SHALL BE RE-LEAD WITH JOINT TIGHTS AND PEGGING.

2. SEEDED AREAS THAT HAVE STRAW COVER SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEDED. A BURLAP OR WASH COVER WILL BE APPLIED TO RETAIN THE SEED UNTIL IT IS ESTABLISHED.

3. THE ABOVE PROCEDURE SHALL BE REPEATED AFTER EACH STABLE STORM UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT MONTHLY INTERVALS THEREAFTER, INSPECTIONS AND NECESSARY CLEANING WILL BE DONE.

4. AFTER SLOPES AND SWALES ARE ESTABLISHED, WEEKLY INSPECTIONS SHALL BE MADE TO DETERMINE THE DURABILITY OF THE STABILIZATION MEASURES. AN INSPECTION OF ALL FACILITIES WILL BE MADE AFTER EVERY STORM TO DETERMINE THEIR RESISTANCE TO DRIVING RAIN.

**STABILIZATION NOTES:**

1. THE PERMITTEE(S) SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL AND RELATED ITEMS INCLUDED WITHIN ON THESE PLANS UNTIL THE SITE IS PERMANENTLY STABILIZED.

2. STORMWATER RUNOFF FROM UNSTABILIZED AREAS DURING THE CONSTRUCTION PROCESS IS TO BE COLLECTED AND STORED IN A POND OR POND BED IN ACCORDANCE WITH MEASURES OUTLINED THROUGHOUT THE NOTES SHOWN ON THE PLANS.

**UTILITY LINE TRENCH EXCAVATION NOTES:**

A. LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.

B. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PILEG CONSTRUCTION AND BACKFILLING MUST BE CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.

C. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.

D. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PILEG INSTALLATION AND BACKFILLING. TRENCHES MUST BE COMPLETED THE SAME DAY.

E. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS. WATER REMOVED FROM THE TRENCH SHALL BE PUMPED THROUGH A FILLING PIPE.

F. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE CERTIFIED FIRM AND READY FOR THE SAME DAY.

**CLEAN FILL REQUIREMENTS:**

IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE APPLICANT.

**CLEAN FILL IS DEFINED AS:** UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREGGED MATERIAL, USE ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS NOT CONTAMINATED BY OIL, FUEL, OR OTHER HAZARDOUS MATERIALS. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT") DOES NOT INCLUDE MILLER ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).

**CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE:** FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST BE REMOVED IMMEDIATELY. IF TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1 AND FP-1b FOUND IN THE DEPARTMENT'S POLICY MANAGEMENT OF FILL, ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO REPORT THE ONLY-ONCE-TESTING MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.

**ENVIRONMENTAL DUE DILIGENCE:** THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ARE CONTAMINATED WITH THE SAME QUALITY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHING, ONLY-ONCE-TESTING MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING, SAMPON MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.

ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF A REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S "MANAGEMENT OF FILL".

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE POLLUTION PREVENTION, MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON LINE AT [WWW.PACODE.COM](http://WWW.PACODE.COM).

**MAINTENANCE OF TEMPORARY SEDIMENTATION CONTROL:**

A ROUTINE "END OF DAY CHECK" SHALL BE MADE DURING CONSTRUCTION TO MAKE SURE THAT ALL CONTROL MEASURES ARE WORKING PROPERLY. IF THE POLLUTION PREVENTION, MUNICIPAL OR RESIDUAL WASTE REGULATIONS PREVENT ACCELERATED EROSION AND SEDIMENTATION, THERE SHALL BE NO ADVERSE DISCHARGE OF THE SEDIMENT OR OTHER SOLID MATERIALS FROM THE SITE AS A RESULT OF STORMWATER RUNOFF.

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL TEMPORARY SEDIMENTATION STRUCTURES AND STORMWATER RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADEING, RESEEDING, REMULCHING, AND RENEWING MUST BE COMPLETED IMMEDIATELY.

1. STABILIZED CONSTRUCTION ENTRANCE: THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO THE DETAIL. THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL EXCESS ROCK MATERIAL AND DEBRIS MUST ALWAYS BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

2. SILT FENCE: SILT FENCE SHALL BE INSTALLED PER THE DETAIL. SEDIMENT SHALL BE REMOVED FROM SILT FENCES WHEN REACHES 1/2 THE POLYESTER OR POLYPROPYLENE FABRIC. SEDIMENT SHALL BE REMOVED BY TOWNSHIP ENGINEER. SILT FENCING WHICH HAS BEEN UNDERMINED OR TOPPED WILL BE REPLACED WITH ROCK FILTER OUTLETS IMMEDIATELY. ROCK FILTER OUTLETS SHALL BE INSTALLED PER THE DETAIL. SEDIMENT SHALL BE REMOVED FROM BEHIND ROCK FILTER OUTLET AFTER EACH STORM EVENT. WHEN STONE BECOMES CLOGGED WITH SEDIMENT, THE ROCK FILTER OUTLET SHALL BE REPLACED WITH A NEW ROCK FILTER OUTLET.

3. INLET PROTECTION: INLET PROTECTION SHALL BE CONSTRUCTED PER THE DETAIL AND CLEANED AFTER EACH STORM EVENT OR AS DIRECTED BY THE POLLUTION PREVENTION, MUNICIPAL OR RESIDUAL WASTE REGULATIONS.

5. SWALES: ALL SWALES MUST BE TEMPORARY LINED WITH CURLED TO ALLOW VEGETATION TO ESTABLISH. IF VEGETATION CAN NOT GROW THEN THAT AREA MUST BE SODDED.

6. TEMPORARY SEDIMENTATION STRUCTURES: TEMPORARY SEDIMENT CONTROL STRUCTURES SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS LOCATED OUTSIDE OF FLOOD PLAINS, WETLANDS, STEEP SLOPES AND OTHER SENSITIVE AREAS.

7. DUST CONTROL: DUST AND OTHER PARTICLES SHALL BE KEPT WITHIN TOLERABLE LIMITS BY USING WATER. APPLICATION SHALL BE AS NEEDED OR AS DIRECTED BY THE TOWNSHIP ENGINEER OR THE CONSERVATION DEPARTMENT. THE USE OF WATER TO CONTROL DUST SHALL BE APPROVED BY AGENTS SHALL BE LIMITED TO ONLY THOSE PARTICULAR SITUATIONS IN WHICH PERIODIC CLEANING AND/OR WETTING IS NOT FEASIBLE DUE TO CONDITIONS CAUSED BY WEATHER, TRAFFIC, ETC.

8. CUTTINGS: CUTTINGS, AND OTHER DISPOSABLE MATERIALS WILL NOT BE PERMITTED UNLESS SPECIFICALLY ALLOWED BY THE MUNICIPALITY. THE PROVISIONS OF THE PENNSYLVANIA SOLID WASTE ACT, 58 P.S. 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, WILL GOVERN AND AREA A PART OF THIS PLAN BY REFERENCE.

**PERMANENT STABILIZATION NOTE:**

AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE EROSION. THE PERMANENT STABILIZATION SHALL BE MAINTAINED FOR A MINIMUM OF TWO YEARS. ROADWAYS AND PARKING AREAS SHOULD AT LEAST HAVE A CLEAN SUBBASE IN PLACE.

**THE PERMITTEE AND CO-PERMITTEES(S) MUST ENSURE THAT VISUAL SITE EROSION MONITORING IS CONDUCTED AT LEAST EVERY 24 HOURS AFTER EACH MEASURABLE RAINFALL EVENT THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE RECEIPT AND ACKNOWLEDGEMENT OF THE NOT BY THE DEPARTMENT AND AUTHORIZED CONSERVATION DISTRICT. THE VISUAL SITE EROSION MONITORING REPORTS SHALL BE COMPLETED IN A FORMAT PROVIDED BY THE DEPARTMENT, AND CONDUCTED BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT E&S BMP'S AND PCSCM BMP'S ARE PROPERLY CONSTRUCTED AND MAINTAINED TO EFFECTIVELY MINIMIZE POLLUTION TO THE WATERS OF THIS COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT AND INCLUDE AT THE FOLLOWING:**

(1) A SUMMARY OF SITE CONDITIONS, E&S BMP AND PCSCM BMP, IMPLEMENTATION AND MAINTENANCE AND COMPLIANCE ACTIONS; AND

(2) THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.

**NONCOMPLIANCE REPORTING**

WHERE E&S, PCSCM OR PPC BMP'S ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE PERMITTEE AND CO-PERMITTEES(S) SHALL, WITHIN 24 HOURS CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT, BY PHONE OR PERSONAL CONTACT, FOLLOWED BY THE SUBMISSION OF A WRITTEN REPORT WITHIN 5 DAYS OF THE INITIAL CONTACT. NONCOMPLIANCE REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:

(1) ANY CONDITION ON THE PROJECT SITE WHICH MAY ENDANGER PUBLIC HEALTH, SAFETY, OR THE ENVIRONMENT, OR INVOLVE INCIDENTS WHICH CAUSE OR THREATENS TO CAUSE SURFACE OR GROUNDWATER POLLUTION;

(2) THE PERIOD OF NONCOMPLIANCE, INCLUDING EXACT DATES AND TIMES WHEN AND/OR ANTICIPATED TIME WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE;

(3) STEPS BEING TAKEN TO REDUCE, ELIMINATE, AND PREVENT RECURRENT OF THE NONCOMPLIANCE; AND

(4) THE DATE OR SCHEDULE OF DATES, IDENTIFYING REMEDIES FOR CORRECTING NONCOMPLIANCE, INCLUDING THE PERMANENT STABILIZATION OF THE REDUCTION, LOSS, OR FAILURE OF THE BMP'S.

**TERMINATION OF COVERAGE**

NOTE: UPON PERMANENT STABILIZATION OF EARTH DISTURBANCE ACTIVITIES AND COMPLETION WITH CONSTRUCTION AN ACTIVITY THAT ARE AUTHORIZED BY THIS PERMIT AND WHEN BMP'S IDENTIFIED IN THE PCSM PLAN HAVE BEEN PROPERLY INSTALLED, THE PERMITTEE AND/OR CO-PERMITTEE OF THE FACILITY MUST SUBMIT A NOT FORM THAT IS SIGNED IN ACCORDANCE WITH PART B. CO-PERMITTEE(S) SHALL, WITHIN 24 HOURS, CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT BY LETTER. ALL LETTERS CERTIFYING DISCHARGE TERMINATION ARE TO BE SENT TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE NOT MUST CONTAIN THE FOLLOWING INFORMATION: FACILITY NAME, ADDRESS, AND LOCATION, OPERATOR NAME AND ADDRESS, PERMIT NUMBER, IDENTIFICATION AND PROOF OF ACKNOWLEDGMENT FROM THE PERSON(S) WHO WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE PCSCM BMP'S IN ACCORDANCE WITH THE APPROVED PCSCM PLAN. NOTE: IF THE PERMITTEE HAS REQUESTED A TEMPORARY PERMIT, THE PERMITTEE HAS RECEIVED WRITTEN ACKNOWLEDGEMENT OF THE NOT, THE PERMITTEE WILL REMAIN RESPONSIBLE FOR OPERATING AND MAINTAINING ALL E&S BMP'S AND PCSCM BMP'S ON THE PROJECT SITE AND WILL BE RESPONSIBLE FOR VIOLATIONS OCCURRING WHILE THE TEMPORARY PERMIT IS IN EFFECT.

**COMPLETION CERTIFICATE AND FINAL PLANS**

WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AND COMPLETION WITH CONSTRUCTION AN ACTIVITY THAT ARE AUTHORIZED BY THIS PERMIT AND PROPER INSTALLATION OF PCSCM BMP'S IN ACCORDANCE WITH THE APPROVED PCSCM PLAN, OR UPON SUBMISSION OF THE NOT IF SOONER, THE PERMITTEE SHALL FILE WITH THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT A STATEMENT SIGNED BY A LICENSED PROFESSIONAL AND BY THE PERMITTEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PCSCM PLANS.

**RECYCLING OR DISPOSAL OF MATERIALS:**

THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.

**CONSTRUCTION/DEMOLITION WASTE—SOLID WASTE RESULTING FROM THE CONSTRUCTION OR DEMOLITION OF BUILDINGS AND OTHER STRUCTURES, INCLUDING, BUT NOT LIMITED TO, WOOD, PLASTER, METALS, ASPHALTIC CONCRETES, BRICKS, BLOCK AND UNSEGREGATED CONCRETE, THE TERM DOES NOT INCLUDE THE FOLLOWING IF THEY ARE SEPARATE FROM OTHER WASTE AND ARE USED AS CLEAN FILL:**

(I) UNCONTAMINATED SOIL, ROCK, STONE, GRAVEL, BRICK AND BLOCK, CONCRETE AND USED ASPHALT; AND

(II) WASTE FROM LAND CLEARING, GRUBBING AND EXCAVATION, INCLUDING TREES, BRUSH, STUMPS AND VEGETATIVE MATERIAL.

**MANAGEMENT OF CONSTRUCTION AND DEMOLITION WASTE**

SALVAGING — BY DEFINITION, MATERIALS SALVAGED FOR USE IN THEIR INTENDED FUNCTION ARE NOT WASTES. EXAMPLES INCLUDE: BATHROOM FIXTURES, CEILING PANELS, DOORS, FLOORING, LIGHTING FIXTURES, WINDOWS, ETC.

SOURCE-SEPARATED RECYCLABLE MATERIALS ARE ALSO NOT WASTES. FOR CONSTRUCTION, RENOVATION AND DEMOLITION ACTIVITIES THIS INCLUDES: CARDBOARD, GLASS, METALS, PAPER AND PLASTICS.

ALL CONCRETE TRUCKS SHALL UTILIZE THE CONCRETE WASHOUT AREA AS PROVIDED ON THE EROSION & SEDIMENT CONTROL PLAN FOR CLEANING OUT TRUCKS. ACCUMULATED MATERIAL SHALL BE DISPOSED OF PROPERLY IN ACCORDANCE WITH THE REGULATIONS NOTED ABOVE.

IN THE EVENT A POLLUTION INCIDENT OCCURS WHICH CAUSES OR THREATENS TO CAUSE SURFACE OR GROUNDWATER POLLUTION, THE OWNER SHALL:

(1) PROMPTLY NOTIFY THE DEPARTMENT BY TELEPHONE OF THE LOCATION AND NATURE OF THE DANGER,

(2) NOTIFY ALL KNOWN DOWNSTREAM USERS OF THE WATER,

(3) IMMEDIATELY TAKE ALL NECESSARY STEPS TO PREVENT INJURY TO PROPERTY OR DOWNSTREAM USERS, AND PROTECT WATERS FROM POLLUTION OR DANGER OF POLLUTION,

(4) REMOVE ANY CONTAMINATION FROM AFFECTED GROUND OR SURFACE WATER TO THE EXTENT REQUIRED BY THE DEPARTMENT.

**HYDROSEEDING SPECIFICATIONS:**

DEFINITION: STABILIZING SEDIMENT PRODUCING AND SEVERELY ERODED AREAS BY ESTABLISHING PERMANENT GRASS COVER.

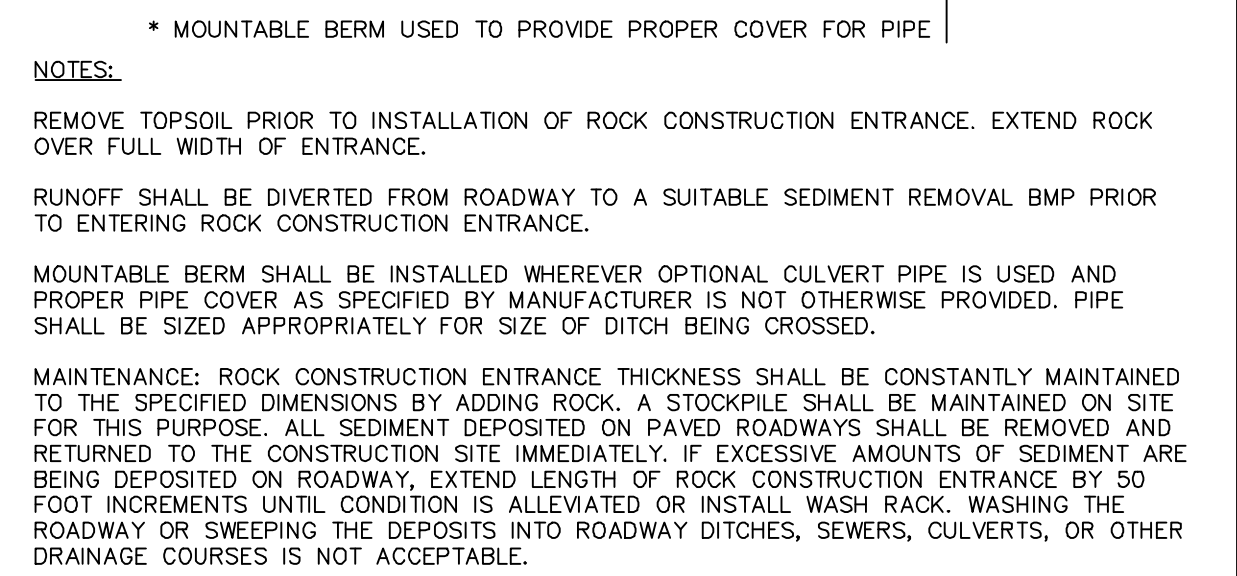
PURPOSE: TO PROVIDE PERMANENT VEGETATIVE COVER TO CONTROL RAPID RUN-OFF AND EROSION.

PROCEDURE: SURFACE TO BE HYDRO-SEEDED SHALL BE CLEARED OF ALL DEBRIS AND OTHER MATTER HARMFUL TO UNIFORM GERMINATES. A WATER-SLURRY MIXTURE COMPOSED OF THE BELOW NAMED "MATERIALS" SHALL BE SPRAYED UNIFORMLY OVER THE AREAS TO BE HYDRO-SEEDED.

**MATERIALS:**



PERMANENT SEEDING		
NAME	DESCRIPTION	APPLICATION RATE (PER ACRE)
1) SEED MIXTURE % BY WEIGHT	60% PENNSTAR KENTUCKY BLUEGRASS 30% PENNLAWN RED RESCUE 10% PENNFINE PERENNIAL RYEGRASS	260 LBS
2) COMMERCIAL FERTILIZER	10/20/2020	1,000 LBS
3) LIME	GROUND AGRICULTURAL LIMESTONE (MAY BE APPLIED SEPARATELY)	2 TONS
4) MULCH	HAY OR STRAW	3 TONS
5) SOIL STABILIZER	TERRA TACK OR EQUIVALENT	20 LBS
TEMPORARY SEEDING		
1) SEED	ANNUAL RYEGRASS (95% PURE)	40 LBS
2) COMMERCIAL FERTILIZER	5-5-5	1,000 LBS
3) LIME	GROUND AGRICULTURAL LIMESTONE (MAY BE APPLIED SEPARATELY)	1 TON
4) MULCH	HAY OR STRAW	3 TONS

<p><b>SITE PREPARATION</b></p> <p>THE PROPOSED DEVELOPMENT SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL REMNANT FOUNDATIONS, FLOOR SLABS, CONCRETE PADS, PAVEMENTS AND UTILITIES LOCATED WITHIN AND TEN FEET BEYOND THE PERIMETER OF THE PROPOSED BUILDINGS FOOTPRINTS. THE REMAINDER OF THESE STRUCTURES MAY GENERALLY REMAIN IN PLACE IF REMOVED TO A MINIMUM DEPTH OF TWO FEET BELOW FINAL GRADES, PROVIDING THEIR LOCATION DOES NOT CONFLICT WITH OTHER CONSTRUCTION SUCH AS UTILITY INSTALLATION. ACTIVE UTILITIES THAT ARE PRESENT ON SITE SHOULD BE RELOCATED TO AREAS OUTSIDE OF THE PROPOSED BUILDING AREA.</p> <p>BACKFILL OF ALL DEMOLITION AND UTILITY RELOCATION AREAS SHOULD BE PERFORMED IN ACCORDANCE WITH THE FILL AND COMACTION CRITERIA SECTION THAT FOLLOWS. THE BACKFILL MATERIAL SHOULD BE INSPECTED AND TESTED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER OF RECORD.</p> <p>PRIOR TO THE PLACEMENT OF ANY REQUIRED FILL, AREAS EXTENDING A MINIMUM OF TEN (10) FEET BEYOND THE PROPOSED CONSTRUCTION SHOULD BE STRIPPED OF ALL TOPSOIL, ROOT MAT, ASPHALT, CONCRETE, STONE AND OTHER DELETERIOUS MATERIALS. FOLLOWING REMOVAL OF THE SURFACE MATERIALS AND PRIOR TO STRUCTURAL FILL PLACEMENT TO THE PROPOSED GRADES, ALL AREAS SHOULD BE PROOF-ROLLED AND COMPACTED. IT IS RECOMMENDED THAT A STEEL DRUM ROLLER HAVING A MINIMUM STATIC WEIGHT OF TEN (10) TONS BE UTILIZED FOR THIS PURPOSE. PROOF-ROLLING AND COMPACTION PROCEDURES ARE NECESSARY TO COMPACT AND VERIFY THE INTEGRITY OF THE UPPER ZONES OF THE SOILS. ANY LOOSE OR UNSTABLE AREAS ENCOUNTERED DURING PROOF-ROLLING, WHICH ARE THE RESULT OF EXCESSIVE MOISTURE WITHIN THE SOIL MATRIX, CAN BE AERATED AND DRIED IN-PLACE. FOLLOWING ADEQUATE DRYING TIME, THESE SOILS CAN BE DENSIIFIED IN-PLACE. ALTERNATELY, ANY LOOSE OR SOFT ZONES OF SOIL CAN BE REMOVED AND REPLACED WITH STRUCTURAL FILL AS OUTLINED IN THE FILL AND COMPACTION SECTIONS BELOW.</p> <p>DUE TO THE FINED-GRAINED NATURE OF THE EXISTING RESIDUAL SOILS, REPEATED CONSTRUCTION TRAFFIC ACROSS THE SITE WILL LEAD TO INSTABILITIES. CONSTRUCTION TRAFFIC SHOULD BE LIMITED ACROSS THE SITE. IT IS RECOMMENDED THAT ALL CONSTRUCTION AREAS, INCLUDING THOSE WHICH WERE EXCAVATED TO ACHIEVE THE PLANNED SUBGRADE ELEVATION, BE PROOF-ROLLED IMMEDIATELY PRIOR TO THE PLACEMENT OF THE SUBBASE STONE AND AGAIN BEFORE THE CONCRETE SLAB OR THE ASPHALT PAVEMENT SECTION. THIS WILL ALLOW FOR SOFT AND WEAK AREAS TO BE OBSERVED AND REMEDIATED, IF REQUIRED.</p>	<p><b>FILL CRITERIA</b></p> <p>FILL MATERIAL, WHICH SUPPORTS FOUNDATIONS, FLOOR SLABS, AND PAVEMENTS, AS WELL AS MATERIAL USED FOR RETAINING WALL BACKFILL AND TO CONSTRUCT BASIN BERMS, IS CONSIDERED STRUCTURAL FILL.</p> <p>THE FOLLOWING PREPARATION MEASURES, STRUCTURAL FILL REQUIRED TO ELEVATE THE BUILDING PADS AND PAVEMENT AREAS MAY BE PLACED, IT IS ANTICIPATED THAT EXCAVATIONS TO ACHIEVE THE PROPOSED BUILDING AND SITE GRADES WILL MAKE AVAILABLE THE RESIDUAL SOILS, WEATHERED ROCK, AND POSSIBLY THE BEDROCK FOR USE AS STRUCTURAL FILL. OTHER FILL WILL HAVE TO BE IMPORTED.</p> <p>THE ADDITION OF WATER MAY BE REQUIRED TO ACHIEVE OPTIMUM MOISTURE CONTENT. EXCAVATED ROCK MAY ALSO BE UTILIZED AS STRUCTURAL FILL PROVIDED IT IS PROCESSED TO LESS THAN 4 INCHES IN SIZE, AND MIXED WITH THE SUITABLE RESIDUAL SOILS TO PROVIDE A WELL-GRADED STRUCTURAL FILL.</p> <p>SOILS EXCAVATED AT THE SITE SHOULD BE MAINTAINED BY THE CONTRACTOR IN ORDER TO MINIMIZE THE PROBLEMS WITH STOCKPILE SOILS BECOMING TOO WET FOR USE AS STRUCTURAL FILL. THE SOILS EXCAVATED AND STOCKPILED SHOULD BE GRADED TO SHED WATER AND ROLLED WITH A SMOOTH DRUM ROLLER. DURING PERIODS OF WET SITE CONDITIONS, TRAVEL UPON THE BUILDING PADS AND WITHIN THE ROADWAYS SHOULD BE LIMITED TO MINIMIZE DISTURBANCES WHICH WILL LEAD TO INSTABILITIES.</p> <p>ANY STRUCTURAL OR LOAD BEARING SOIL WHICH IS IMPORTED TO THE SITE (IF REQUIRED) SHOULD MEET THE FOLLOWING CRITERIA: 1) FREE OF ORGANIC MATERIAL, ASH, CINDERS, AND DEMOLITION DEBRIS, 2) PARTICLE SIZE DISTRIBUTION THAT IS WELL GRADED, 3) PLASTICITY INDEX LESS THAN 10, AND 4) LESS THAN 15 PERCENT BY WEIGHT ROCK FRAGMENTS LARGER THAN 3", LESS THAN 30 PERCENT BY WEIGHT LARGER THAN 3/4" AND LESS THAN 30 PERCENT BY WEIGHT SMALLER THAN THE NO. 200 SIEVE.</p> <p>THE ABOVE CRITERIA ARE PROVIDED AS A GENERAL GUIDELINE FOR SOIL MATERIALS IMPORTED TO THE SITE. SOIL MATERIALS, AVAILABLE FOR USE AS A STRUCTURAL FILL, SHOULD BE SUBMITTED TO A GEOTECHNICAL ENGINEER FOR EVALUATION PRIOR TO IMPORTATION TO THE SITE.</p>
<p><b>COMPACTION CRITERIA</b></p> <p>STRUCTURAL FILL SHOULD GENERALLY BE PLACED IN HORIZONTAL LIFTS NOT EXCEEDING EIGHT (8) INCHES IN GRADE. THE AREAS TO BE COVERED BY TOPSOIL, USING ACCEPTABLE METHODS, LOOSEN SOIL TO A MINIMUM STATIC WEIGHT OF 10 TONS. USE OF A SHEEPSFOOT ROLLER WILL AID IN CRUSHING EXCAVATED WEATHERED ROCK MATERIAL FOR USE AS STRUCTURAL FILL. THE FILL SHOULD BE PLACED IN HORIZONTAL LIFTS OF SIX (6) INCHES LOOSE THICKNESS WHERE COMPACTION BY HAND-OPERATED EQUIPMENT IS NEARLY IMPOSSIBLE. OPTIMAL LIFT THICKNESS AND NUMBER OF REPEATS ARE NECESSARY TO ACHIEVE THE REQUIRED PERCENTAGE COMPACTION VALUES SHOULD BE DETERMINED IN THE FIELD WITH TEST PASSES OF THE CHOSEN COMPACTION EQUIPMENT. THE FILL MATERIAL SHOULD BE PLACED AT, OR DEVIATE NOMINALLY FROM, THE OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH ASTM STANDARD D698 AND SHOULD BE COMPACTED TO A MINIMUM PERCENTAGE OF THE MAXIMUM DRY DENSITY AS INDICATED IN THE FOLLOWING TABLE.</p>	<p><b>PERCENT OF MAXIMUM DRY DENSITY AS PER ASTM STANDARD D 698</b></p>
<p><b>FILL AREA</b></p> <p>PAVEMENTS, SLAB-ON-GRADE AND FOUNDATION BEARING AREAS</p> <p>WALKWAYS AND BASIN BERMS</p> <p>NON-STRUCTURAL</p>	<p>98</p> <p>95</p> <p>92</p>
<p><b>PLACING TOPSOIL OR TOPSOIL MIXTURE:</b></p> <p><b>PREPARATION OF AREAS TO BE TOPSOILED</b></p> <p>GRADE THE AREAS TO BE COVERED BY TOPSOIL. USING ACCEPTABLE METHODS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE PLACING THE TOPSOIL. REMOVE STONES AND OTHER FOREIGN MATERIAL, 2 INCHES OR LARGER IN DIMENSION. REMOVE AND SATISFACTORILY DISPOSE OF UNSUITABLE AND SURPLUS MATERIAL.</p> <p><b>PLACING AND SPREADING TOPSOIL</b></p> <p>PLACE TOPSOIL ON THE PREPARED AREAS AND, UNLESS OTHERWISE INDICATED, SPREAD AND COMPACT TO A 1-INCH UNIFORM DATH ± 1 1/2 INCHES. COMPACT WITH A ROLLER WEIGHING NOT OVER 1200 POUNDS PER FOOT WIDTH OF THE TOPSOIL OR BY OTHER ACCEPTABLE METHODS, AS DIRECTED. REMOVE OVERDEPTH TOPSOIL, UNLESS OTHERWISE AGREED UPON IN WRITING. DO NOT PLACE TOPSOIL IN A WET OR FROZEN CONDITION.</p> <p><b>SEEDING SPECIFICATIONS:</b></p> <p>WHERE DENuded AREAS ARE DESIRED TO BE LAWN:</p> <ol style="list-style-type: none"> <li>1. PERFORM ALL CULTURAL OPERATION AT RIGHT ANGLES TO THE SLOPE.</li> <li>2. APPLY LIME ACCORDING TO TEST OR AT THE RATE OF 25 LBS. OF GROUND LIMESTONE PER 1,000 SQ. FT.</li> <li>3. APPLY FERTILIZER ACCORDING TO SOIL TEST OR WORK IN DEEPLY 20 LBS. OF 0-20-20 OR EQUIVALENT PER 1,000 SQ. FT. AND AT THE TIME OF SEEDING, WORK INTO THE SURFACE 10 LBS. OF 10-10-10 OR EQUIVALENT PER 1,000 SQ. FT. OR OTHER APPROVED MIXTURE.</li> <li>4. SMOOTH AND FIRM SEEDBED PRIOR TO SEEDING.</li> <li>5. SEED USING A MIXTURE OF 60% PENNSTAR KENTUCKY BLUEGRASS, 30% PENNLAWN RED FESCUE AND 10% PENNFINE PERENNIAL RYEGRASS AT THE RATE OF FIVE (5) POUNDS PER 1,000 SQ. FT. OR OTHER APPROVED MIXTURE.</li> <li>6. COVER GRASS AND LEGUME SEEDS WITH 1/4" OF SOIL WITH SOIL EQUIPMENT, MULCH (RATE OF 3 TONS PER ACRE).</li> <li>7. MOW AS REQUIRED.</li> <li>8. WHERE SLOPES EXCEED 25% JUTE NETTING OR OTHER APPROVED (EQUAL) SLOPE STABILIZATION MEASURES SHALL BE UTILIZED. IN ADDITION, THE SEEDING SPECIFICATIONS FOR STEEP SLOPES SHALL BE INCREASED TO INCLUDE 3 LBS./1,000 SQ. FT. OF ANNUAL RYEGRASS FOR RAPID VEGETAL ESTABLISHMENT.</li> </ol>	
<p><b>TYPICAL SOIL STOCKPILE CROSS SECTION</b></p> <p>N.T.S.</p> <p>NOTE: SILT FENCE OR COMPOST FILTER SOCK MUST COMPLETELY ENCLOSE STOCKPILES</p> <p>NOTE: TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE OR USED AS FILL. TOPSOIL SHALL BE REMOVED FROM THE AREAS OF CONSTRUCTION AND STOCKPILED SEPARATELY FROM THE TOPSOIL OR BY OTHER ACCEPTABLE METHODS, AS DIRECTED. DURING STORAGE, UPON COMPLETION OF CONSTRUCTION, THE TOPSOIL SHALL BE UNIFORMLY REDISTRIBUTED ON THE SITE.</p>	
<p>REV. DATE COMMENTS</p> <p>ONE</p> <p>DRAWN</p>	

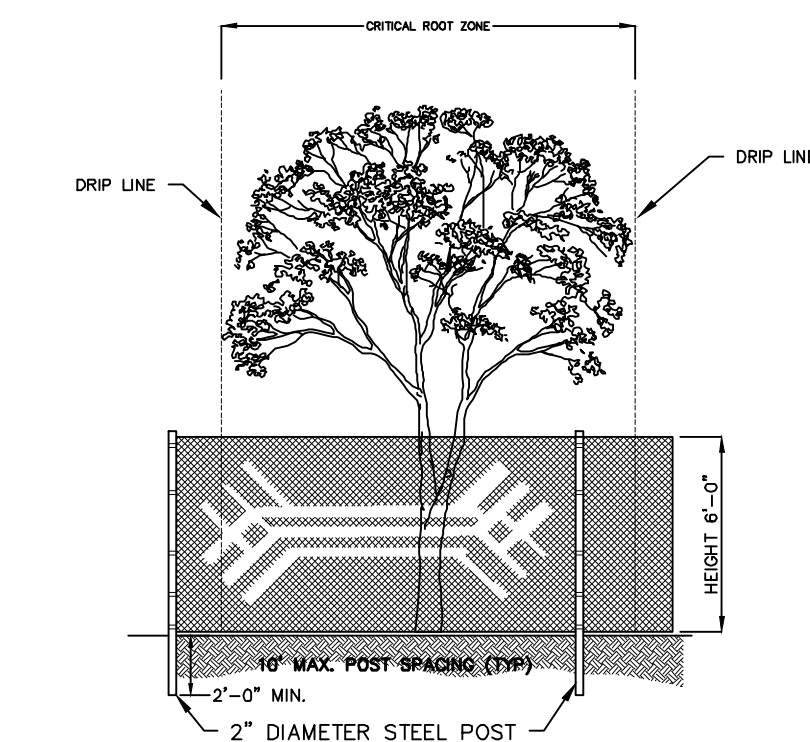


NOTE: TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE OR USED AS FILL. TOPSOIL SHALL BE REMOVED FROM THE AREAS OF CONSTRUCTION AND STORED SEPARATELY. THE TOPSOIL SHALL BE STABILIZED TO MINIMIZE EROSION DURING STORAGE. UPON COMPLETION OF CONSTRUCTION, THE TOPSOIL SHALL BE UNIFORMLY REDISTRIBUTED ON THE SITE.

NAME	DESCRIPTION	APPLICATION RATE (PER ACRE)
1) SEED MIXTURE % BY WEIGHT	60% PENNSHART KENTUCKY BLUEGRASS	260 LBS
	30% PENNLAWN RED RESCUE	
	10% PENNFINE PERENNIAL RYEGRASS	
2) COMMERCIAL FERTILIZER	10/20/20/20	1,000 LBS
3) LIME	GROUND AGRICULTURAL LIMESTONE (MAY BE APPLIED SEPARATELY)	2 TONS
4) MULCH	HAY OR STRAW	3 TONS
5) SOIL STABILIZER	TERRA TACK OR EQUIVALENT	20 LBS
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1) SEED	ANNUAL RYEGRASS (95% PURE)	40 LBS
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3) LIME	GROUND AGRICULTURAL LIMESTONE (MAY BE APPLIED SEPARATELY)	1 TON
4) MULCH	HAY OR STRAW	3 TONS

<b>EROSION &amp; SEDIMENTATION CONTROL DETAILS</b>	<b>FILE NO.: 15-372</b>
 <p style="font-size: 1.2em; margin: 0;">a Karins Company</p> <p style="background-color: #006699; color: white; padding: 5px; display: inline-block;">ENGINEERING   PLANNING   SURVEYING</p>	
<b>PRELIMINARY LAND DEVELOPMENT PLAN</b>  <b>ACADEMY OF NOTRE DAME - STEM BUILDING</b>	
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA	
<b>ONE-CALL:</b> 20160541517	<b>OWNER/APPLICANT</b>
<b>DRAWN BY:</b> BDM	<b>ACADEMY OF NOTRE DAME</b>
<b>CHECKED BY:</b> KRM	<b>560 SPOUL ROAD</b> <b>VILLANOVA, PA 19085-1220</b>
<b>SHEET</b> 8 <b>OF 11</b>	<b>DATE:</b> AUGUST 31, 2016
<b>SCALE:</b> AS NOTED	



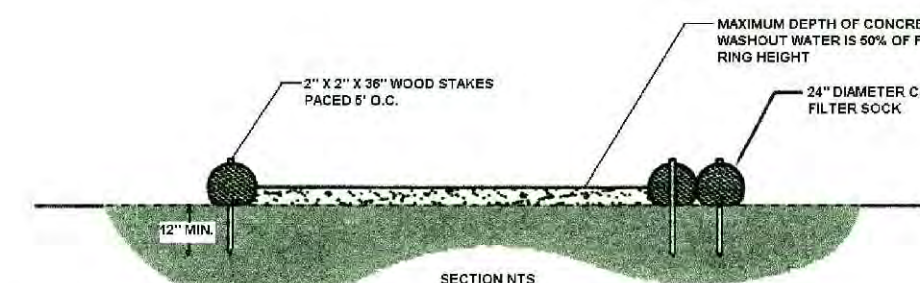


#### DO NOT:

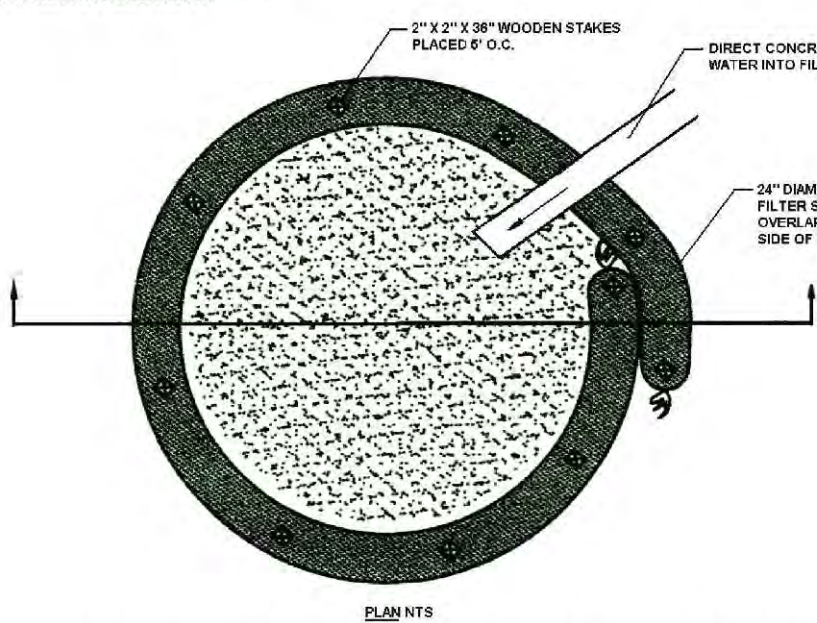
- ALLOW RUNOFF OF SPILLAGE DAMAGING MATERIALS INTO THE AREA BELOW ANY TREE CANOPY.
- STORE MATERIALS, STOCKPILE SOIL, OR PARK OR DRIVE VEHICLES WITHIN THE TREE PROTECTION ZONE.
- CUT, BREAK SKIN, OR BRUISE ROOTS, BRANCHES, OR TRUNKS WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE CONSULTING ARBORIST.
- ALLOW FIRES UNDER AND ADJACENT TO TREES.
- DISCHARGE EXHAUST INTO FOLIAGE.
- SECURE CABLE, CHAIN, OR ROPE TO TREES OR SHRUBS.
- TRENCH, DIG, OR OTHERWISE EXCAVATE WITHIN THE DRIPLINE OR PROTECTION ZONE OF THE TREE(S) WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE CONSULTING ARBORIST.
- APPLY SOIL STERILANTS UNDER PAVEMENT NEAR EXISTING TREES.

#### TREE PROTECTION DETAIL

N.T.S.



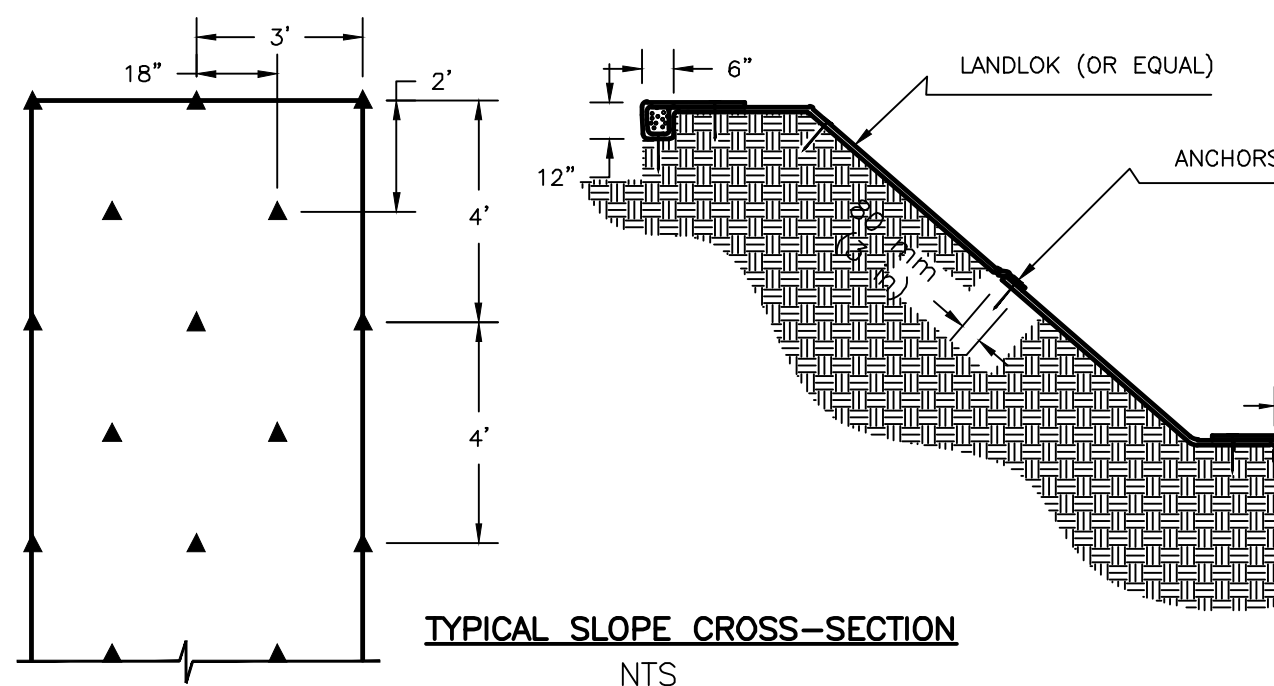
- NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
  2. 10' DIAMETER FILTER SOCK MAY BE STAKED ONTO DOUBLE 24' CONCRETE SOCKS IN TRIANGULAR CONFIGURATION FOR ADDED HEIGHT.



A suitable impervious geomembrane shall be placed at the location of the washout prior to installing the socks.  
Adapted from Filtrrex

#### CONCRETE WASHOUT DETAIL

N.T.S.



#### TYPICAL SLOPE CROSS-SECTION

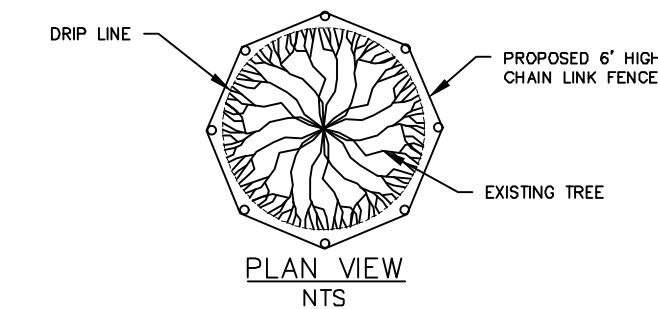
N.T.S.

#### NOTES:

1. INSTALL LANDLOK TURF REINFORCEMENT MATS (OR EQUAL) AND SOIL FILL (OPTIONAL), FOR THE SITE GRADING SLOPES UP TO 2:1, USE LANDLOK C2 OR EQUAL.
2. PREPARE SOIL BEFORE INSTALLING MATS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED, UNLESS USING BLANKET THAT IS PRESEED (THEN FOLLOW MANUFACTURER'S SPECIFICATIONS).
3. BEGIN AT TOP OF SLOPE BY ANCHORING T.R.M. IN TRENCH AS INDICATED IN THE DETAIL. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
4. ROLL THE T.R.M.'s EITHER DOWN VERTICALLY OR HORIZONTALLY ACROSS THE SLOPE.
5. THE EDGES OF PARALLEL T.R.M.'s MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
6. WHEN T.R.M.'s MUST BE SPICED DOWN THE SLOPE, PLACE T.R.M. END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
7. U-SHAPED WIRE STAPLES, METAL GEOTEXTILE PINS, TRIANGULAR WOODEN OR PLASTIC STAKES CAN BE USED TO ANCHOR T.R.M.'s TO FINISHED GRADE.

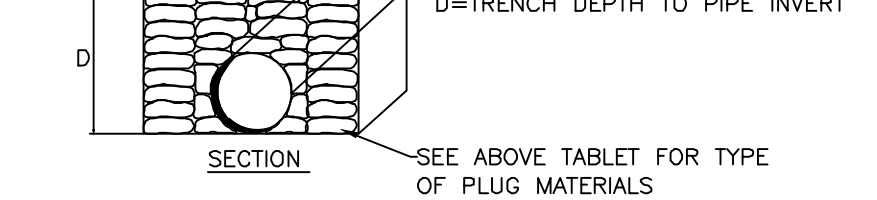
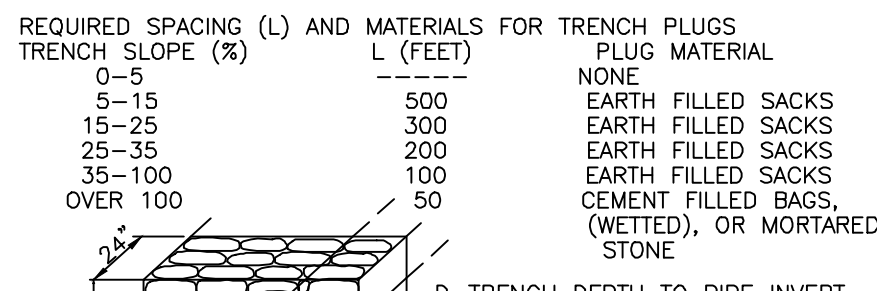
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ALL DIMENSIONS UNLESS OTHERWISE NOTED



#### TREE PROTECTION SPECIFICATIONS

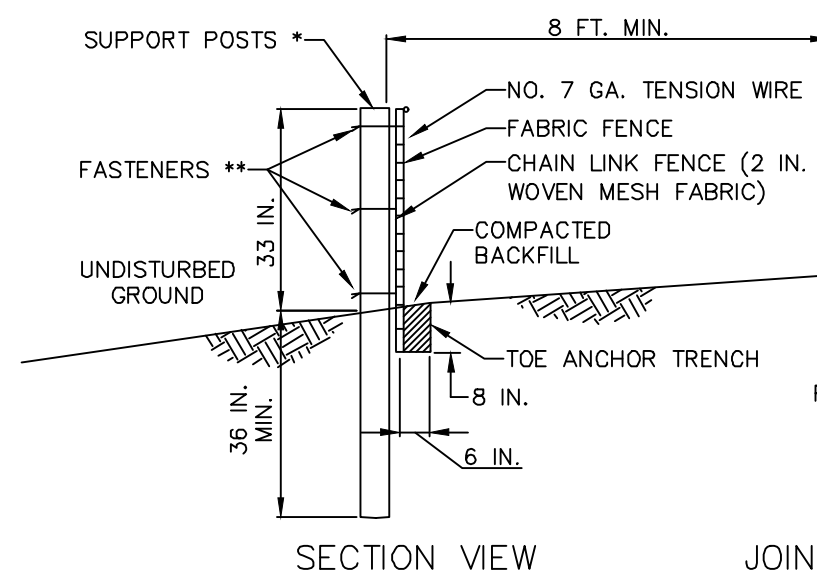
1. A 4" LAYER OF COARSE MULCH OR WOODCHIPS IS TO BE PLACED BENEATH THE DRIPLINE OF THE PROTECTED TREES. MULCH IS TO BE KEPT 12" FROM THE TRUNK.
- II. A PROTECTIVE BARRIER OF 6' CHAIN LINK FENCING SHALL BE INSTALLED AROUND THE DRIPLINE OF PROTECTED TREE(S). THE FENCING CAN BE MOVED WITHIN THE DRIPLINE IF AUTHORIZED BY THE CONSULTING ARBORIST BUT NOT CLOSER THAN 2' INTO THE GROUND. FENCE POSTS SHALL BE 2.0' IN DIAMETER AND ARE TO BE DRIVEN 2' INTO THE GROUND. THE DISTANCE BETWEEN POSTS SHALL NOT BE MORE THAN 10'. THIS ENCLOSED AREA IS THE TREE PROTECTION ZONE (TPZ).
- III. MOVABLE BARRIERS OF CHAIN LINK FENCING SECURED TO CEMENT BLOCKS CAN BE SUBSTITUTED FOR "FIXED" FENCING IF THE CONSULTING ARBORIST AGREE THAT THE FENCING WILL HAVE TO BE MOVED TO ACCOMMODATE CERTAIN PHASES OF CONSTRUCTION. THE BUILDER MAY NOT MOVE THE FENCE WITHOUT AUTHORIZATION FROM THE CONSULTING ARBORIST.
- IV. WHERE THE CONSULTING ARBORIST HAS DETERMINED THAT TREE PROTECTION FENCING WILL INTERFERE WITH THE SAFETY OF WORK CREWS, TREE WRAP MAY BE USED AS AN ALTERNATIVE FORM OF TREE PROTECTION. WOODEN SLATS AT LEAST ONE INCH THICK ARE TO BE BOUND SECURELY, EDGE TO EDGE, AROUND THE TRUNK. A SINGLE LAYER OR MORE OF ORANGE PLASTIC CONSTRUCTION FENCING IS TO BE WRAPPED AND SECURED AROUND THE OUTSIDE OF THE WOODEN SLATS. MAJOR SCAFFOLD LIMBS MAY REQUIRE PROTECTION AS DETERMINED BY THE CONSULTING ARBORIST. STRAW WADDLE MAY ALSO BE USED AS A TRUNK WRAP BY COILING THE WADDLE AROUND THE TRUNK UP TO A MINIMUM HEIGHT OF SIX FEET FROM GRADE. A SINGLE LAYER OR MORE OF ORANGE PLASTIC CONSTRUCTION FENCING IS TO BE WRAPPED AND SECURED AROUND THE STRAW WADDLE.



NOTES:  
TRENCH PLUGS ARE REQUIRED AT ALL STREAM, RIVER, OR WATER-BODY CROSSINGS REGARDLESS OF TRENCH SLOPE. OTHERWISE NOT REQUIRED.  
TOPSOIL MAY NOT BE USED TO FILL SACKS.

#### CONSTRUCTION OF TRENCH PLUGS

N.T.S.



\* POSTS SPACED AT 10 FT. MAX. USE 2-1/2 IN. DIA HEAVY DUTY GALVANIZED OR ALUMINUM POSTS.

\*\* CHAIN LINK TO POST FASTENERS SPACED AT 14 IN. MAX. USE NO. 9 GA. ALUMINUM WIRE OR NO. 9 GALVANIZED STEEL WIRE. FABRIC TO CHAIN FASTENERS SPACED AT 24 IN. MAX. ON CENTER.

#### NOTES:

FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

FABRIC WIDTH SHALL BE 42 IN. MINIMUM.

POSTS SHALL BE INSTALLED USING A POSTHOLE DRILL.

CHAIN LINK SHALL BE GALVANIZED NO. 11.5 GA. STEEL WIRE WITH 2-1/4 IN. OPENING, NO. 11 GA. ALUMINUM COATED STEEL WIRE IN ACCORDANCE WITH ASTM-A-491, OR GALVANIZED NO. 9 GA. STEEL WIRE TOP AND BOTTOM WITH GALVANIZED NO. 11 GA. STEEL INTERMEDIATE WIRES. NO. 11 GA. STEEL TENSION WIRE TO BE INSTALLED HORIZONTALLY THROUGH HOLES AT TOP AND BOTTOM OF CHAIN-LINK FENCE OR ATTACHED WITH HOG RINGS AT 5 FT MAX. CENTERS.

SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

#### STANDARD CONSTRUCTION DETAIL #4-10

##### SUPER SILT FENCE

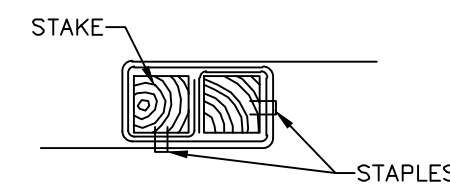
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#### UTILITY LINE TRENCH EXCAVATIONS:

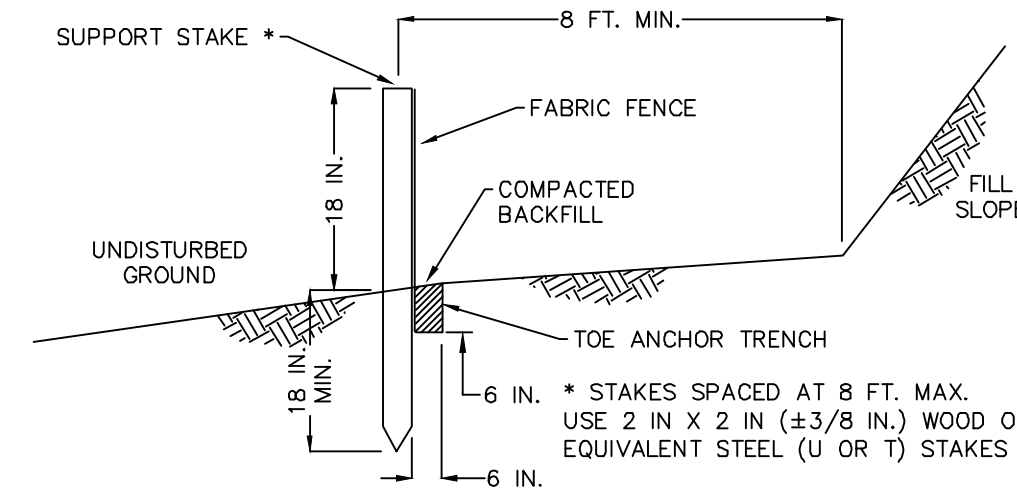
THE FOLLOWING SPECIFICATIONS AND DETAILS MUST BE FOLLOWED FOR ALL UTILITY TRENCHES WHICH HAVE THE POTENTIAL TO CONVEY SEDIMENT LADEN WATER TO SITE BOUNDARIES OR WATER WAYS WITHOUT FIRST PASSING THROUGH SEDIMENT REMOVAL FACILITIES.

#### 1. CONSTRUCTION REQUIREMENTS

- A. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
- B. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
- C. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH D. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
- E. TRENCH PLUGS WILL BE SPACED IN ACCORDANCE WITH TABLE 4.11 AND BE CONSTRUCTED OF THE MATERIALS AND TO THE DETAILS SHOWN IN FIGURE 4-21.
  1. AT ALL CROSSINGS OF WATERS OF THE COMMONWEALTH, TRENCH PLUGS WILL BE INSTALLED AT THE BANKS AFTER TRENCH EXCAVATION. THE PLUGS MAY BE TEMPORARILY REMOVED WHEN PLACING THE PIPE, BUT THEN REPLACED.
  2. CONSTRUCTION OF THE CROSSING WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION M.
- F. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING, IN ACCORDANCE WITH ITEM B.5 OF SECTION M. BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS. WATER REMOVED FROM THE TRENCH SHALL BE PUMPED THROUGH A FILTRATION DEVICE.
- G. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED.
- H. SOILS EXCAVATED FROM EXISTING SURFACE LAYER SHOULD BE STOCKPILED SEPARATELY AND RETURNED AS FINAL SURFACE LAYER FOLLOWING TRENCH BACKFILLING.
- I. EXCEPTIONS - IN CERTAIN CASES TRENCHES CANNOT BE BACKFILLED UNTIL THE PIPE IS HYDROSTATICALLY TESTED OR ANCHORS AND OTHER PERMANENT FEATURES ARE INSTALLED. IN THESE CASES, ALL OF THE REQUIREMENTS LISTED UNDER ITEM 2 WILL REMAIN IN EFFECT WITH THE FOLLOWING EXCEPTIONS:
  - 2C. DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR SIX DAYS, ALL PRESSURE TESTING AND COMPLETE BACKFILLING OF THE OPEN TRENCH MUST BE COMPLETED BY THE SEVENTH WORKING DAY.
  - 2F. IF DAILY BACKFILLING IS DELAYED, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS, APPROPRIATE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES/FACILITIES WILL BE INSTALLED AND THE AREA SEEDED AND MULCHED WITHIN THE NEXT TWO CALENDAR DAYS.



#### JOINING FENCE SECTIONS



#### SECTION VIEW

NOTES:  
FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.  
FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.

SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

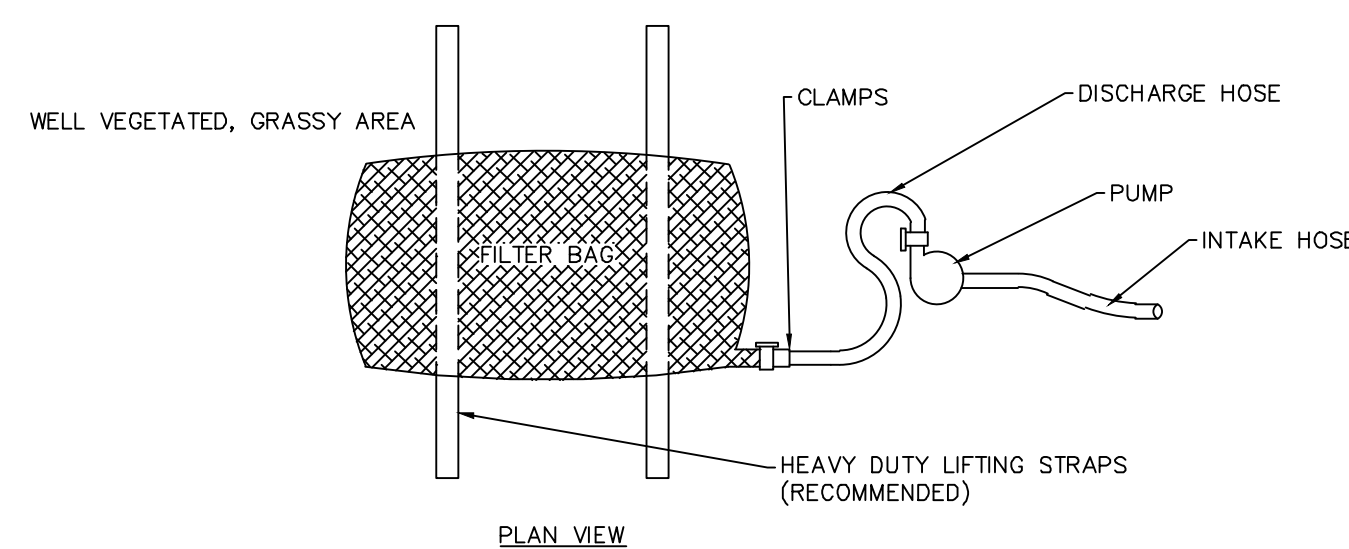
ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6).

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

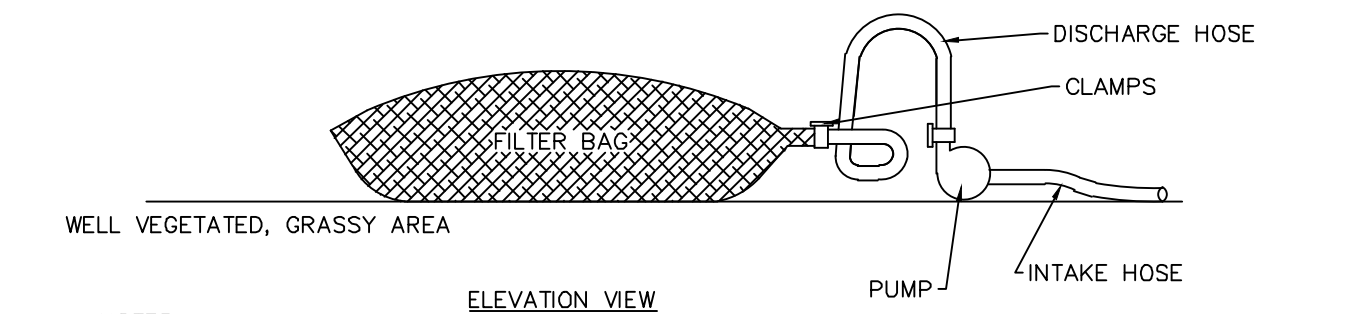
#### STANDARD CONSTRUCTION DETAIL #4-7

##### STANDARD SILT FENCE (18" HIGH)

NOT TO SCALE



#### PLAN VIEW



#### ELEVATION VIEW

#### NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS, WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%. CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR CV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

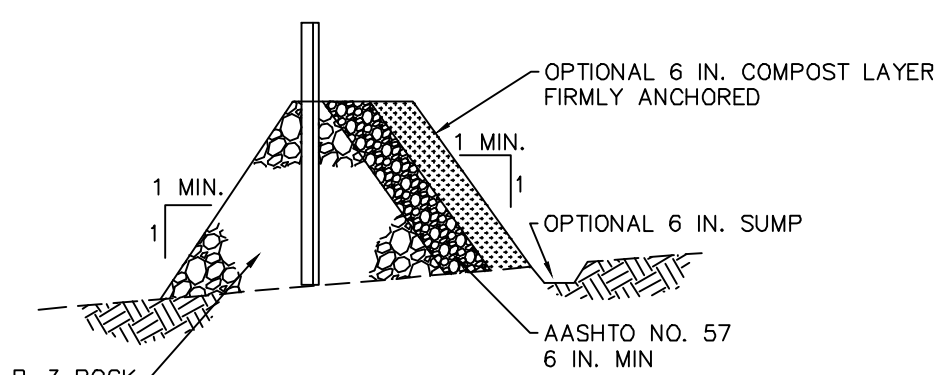
THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

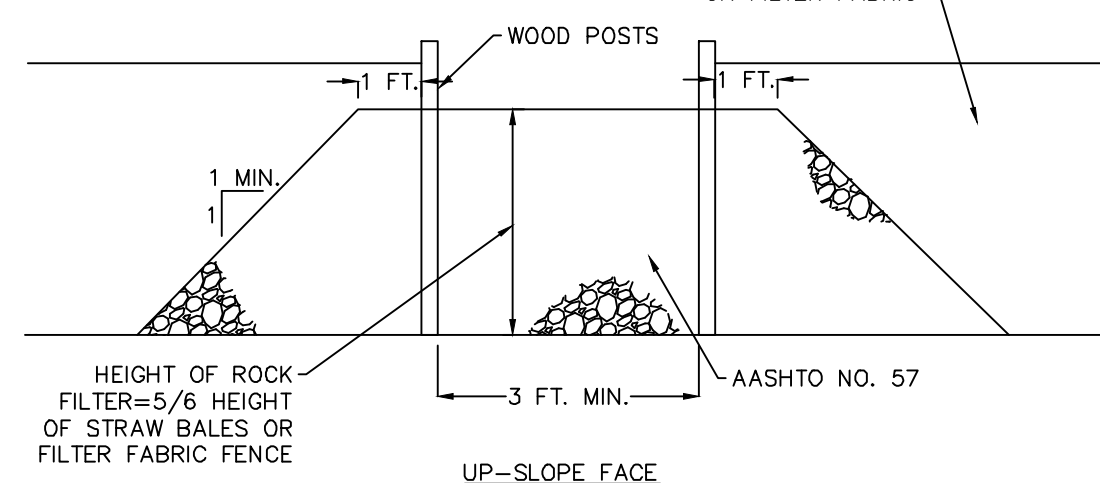
#### STANDARD CONSTRUCTION DETAIL #3-16

##### PUMPED WATER FILTER BAG

NOT TO SCALE



#### OUTLET CROSS-SECTION



#### UP-SLOPE FACE

#### NOTES:

A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EY WATERSHEDS.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

#### STANDARD CONSTRUCTION DETAIL #4-6

##### ROCK FILTER OUTLET

NOT TO SCALE

#### EROSION & SEDIMENTATION CONTROL DETAILS

FILE NO.: 15-372

**MOMENEE, INC.**  
a Karins Company  
ENGINEERING | PLANNING | SURVEYING

REGISTERED PROFESSIONAL  
KEVIN R. MOMENEE  
ENGINEER  
PE020326E

PRELIMINARY LAND DEVELOPMENT PLAN

ACADEMY OF NOTRE DAME - STEM BUILDING

RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

ONE-CALL: 20160541517

DRAWN BY: BDM

CHECKED BY: KRM

OWNER/APPLICANT  
ACADEMY OF NOTRE DAME  
560 SPOUL ROAD  
VILLANOVA, PA 19085-1220


SHEET 9 OF 11

DATE: AUGUST 31, 2016

SCALE: AS NOTED



FILE NO.: 15-372

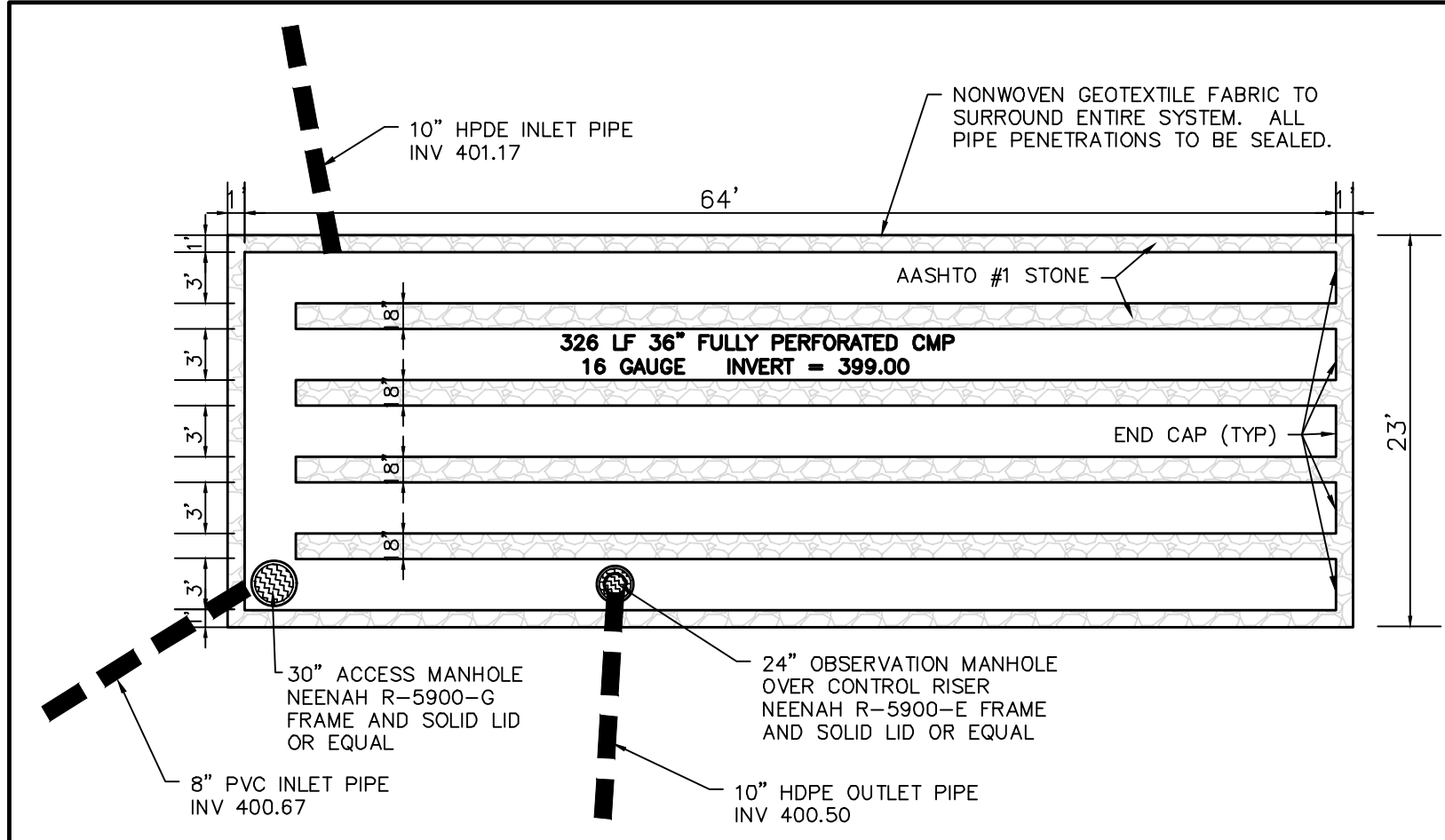


SHEET **10** OF 17

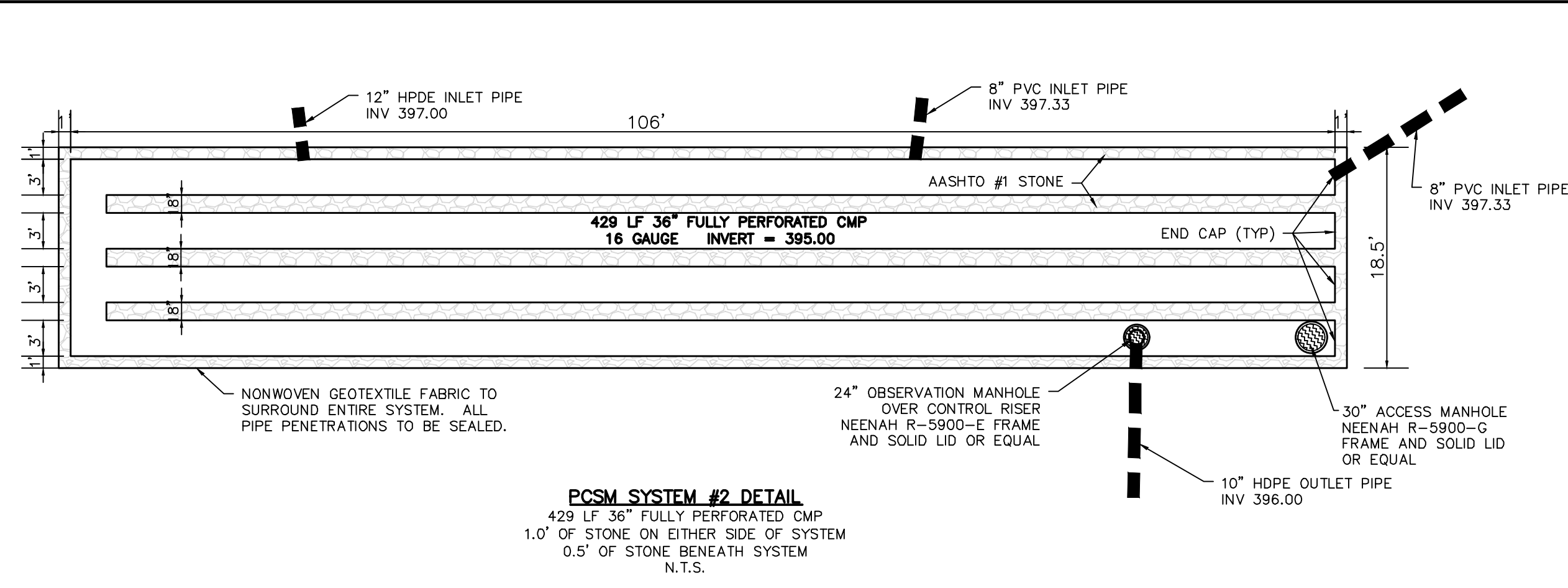
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SCALE: AS NOTED

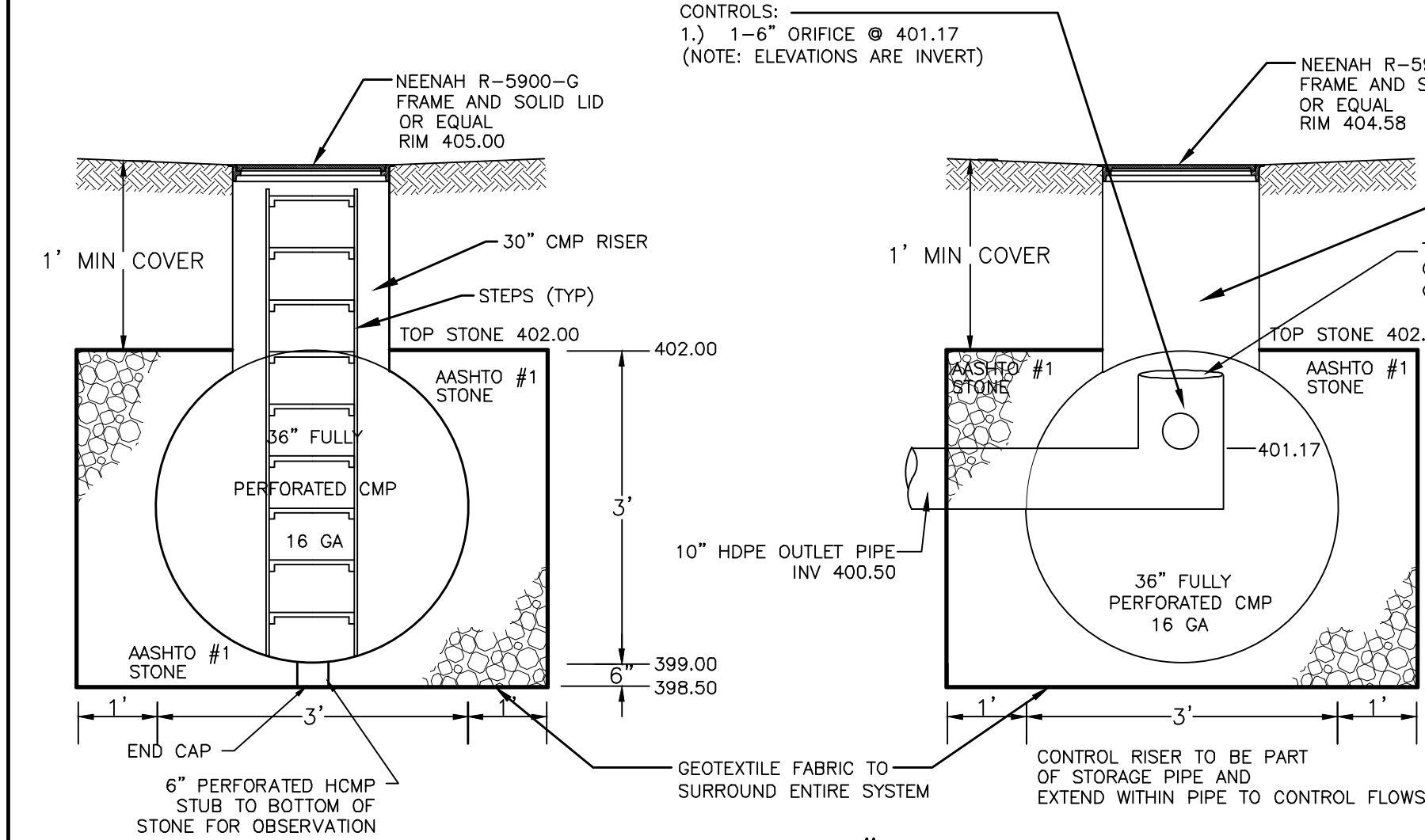
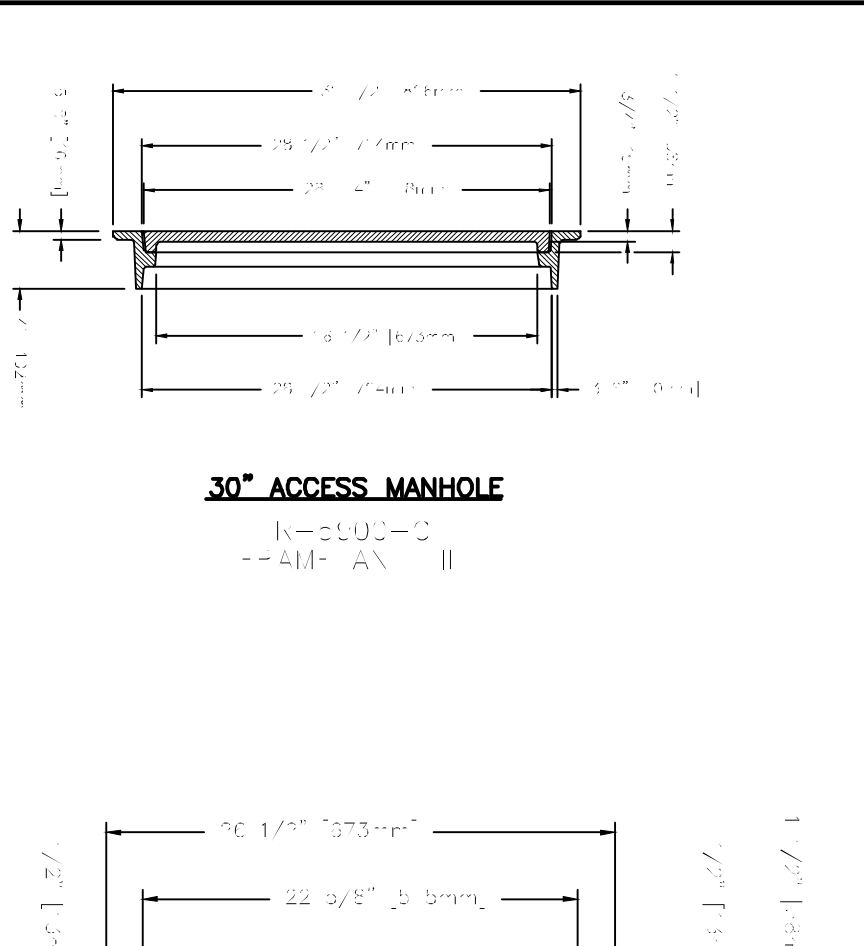
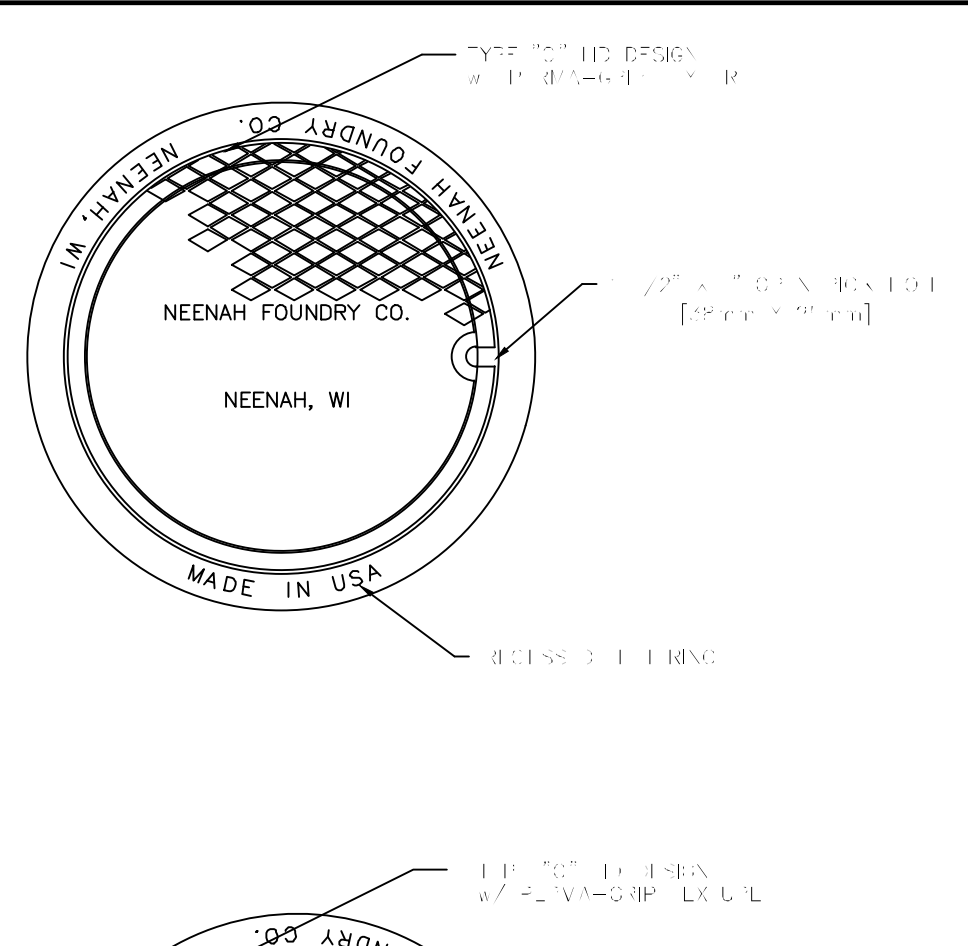




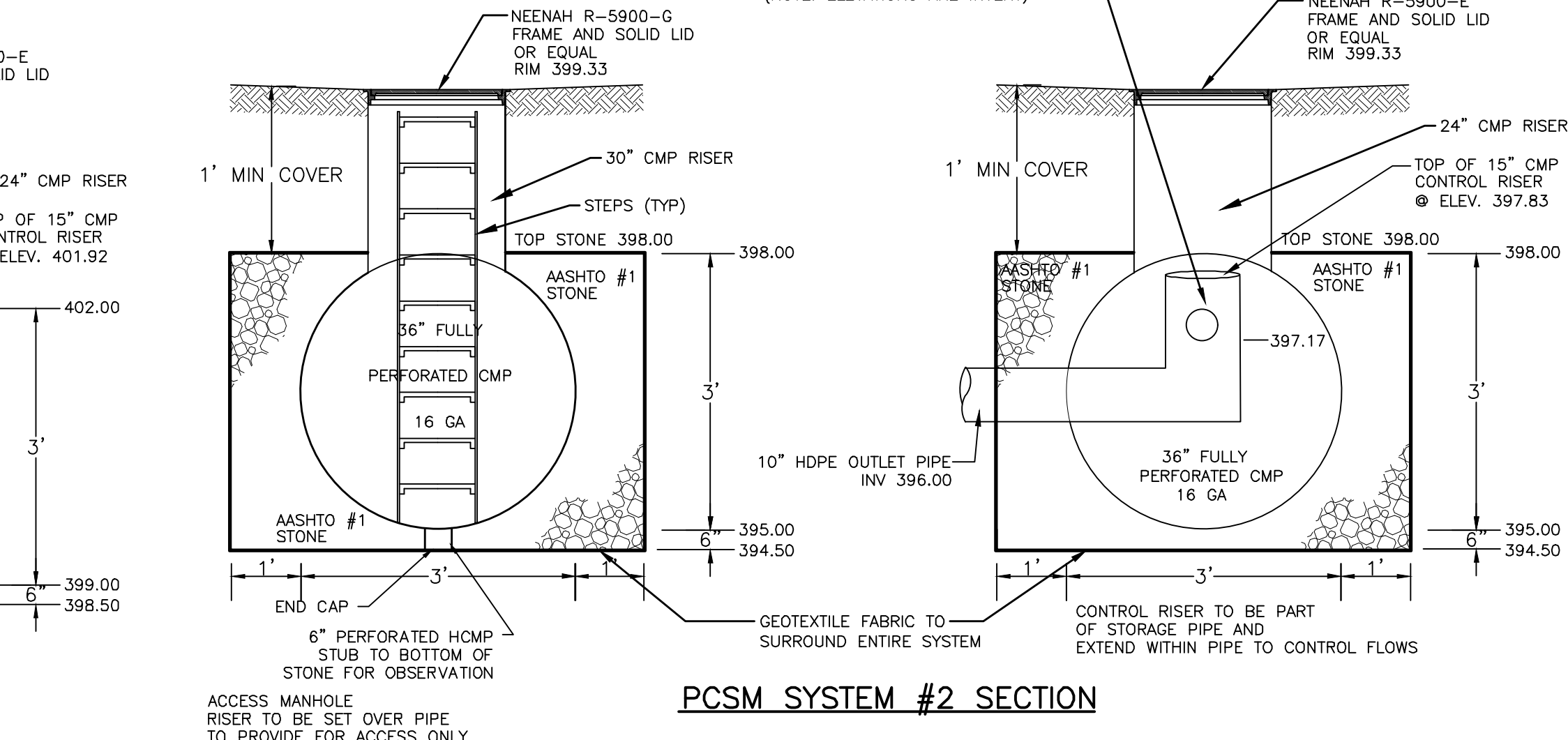
**PCSM SYSTEM #1 DETAIL**  
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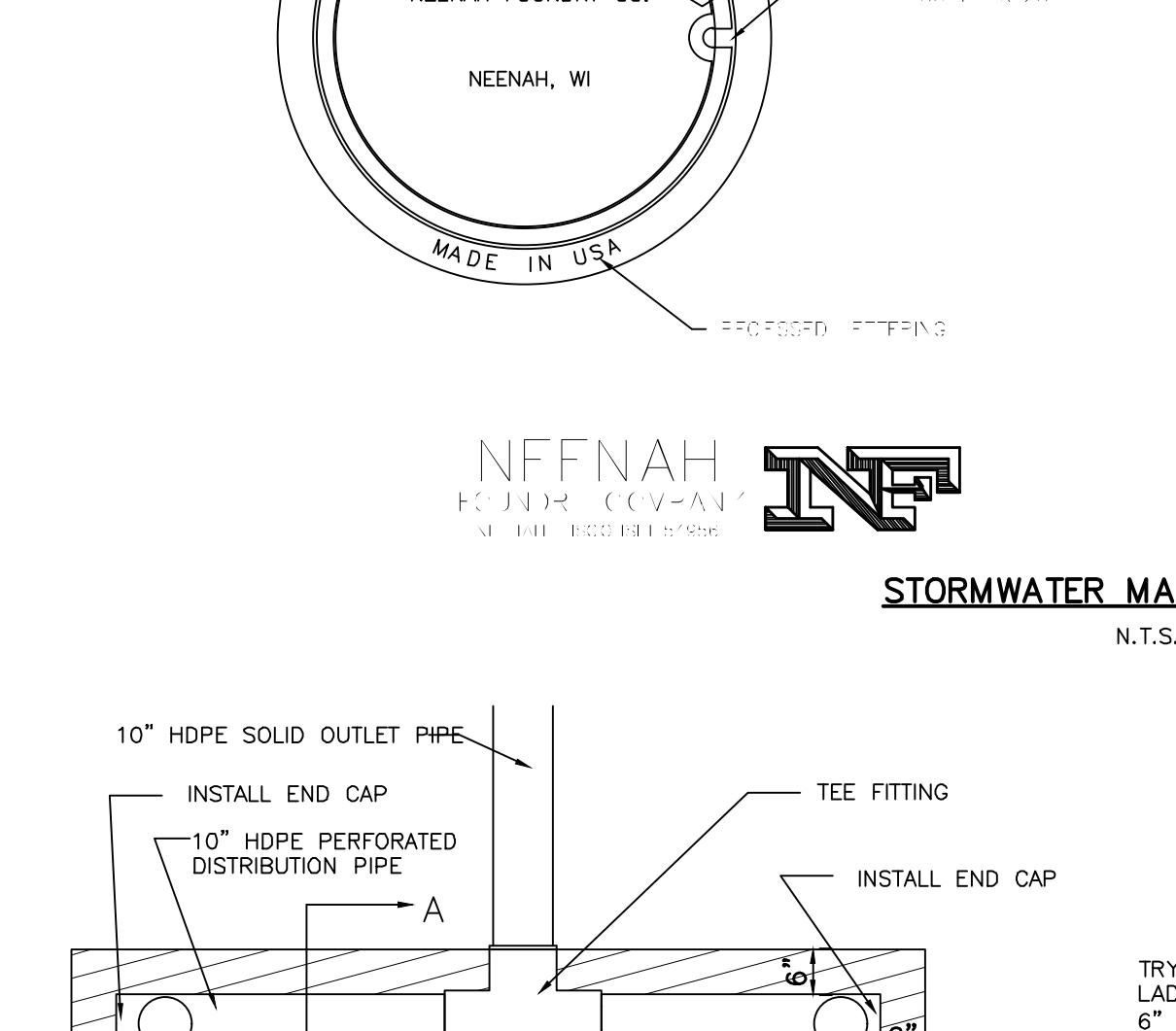
**PCSM SYSTEM #2 DETAIL**  
429 LF 36\"/>



**PCSM SYSTEM #1 SECTION**



**PCSM SYSTEM #2 SECTION**



**LEVEL SPREADER DETAIL**

**LEVEL SPREADER TABLE**

LEVEL SPREADER #	LENGTH "L"	DISTRIBUTION PIPE
SPREADER 1	20'	10" HDPE
SPREADER 2	30'	10" HDPE

**PIPE PERFORATIONS**  
REQUIRED 3.31 SQ. IN./SQ. FT.  
FOR 10" dia. DISTRIBUTION PIPE  
 $C10'' = 2\pi R t = 2(\pi)(4.167) = 26.2 \text{ FT}$   
FOR 1 LF OF PIPE  
 $A10'' = 2.62 \text{ SQ. FT.}$   
AREA OF HOLES =  $3.31 \times 2.62 = 8.67 \text{ SQ. IN.}$

FOR 3/4" dia. HOLES  
 $A3/4'' = 0.442 \text{ SQ. IN.}$   
NO. HOLES NEEDED =  $8.67/0.442 = 20 \text{ HOLES}$   
USE 5-3/4" dia. HOLES SPACED EQUALLY AROUND THE CIRCUMFERENCE @ 3" o.c. PER LENGTH OF PIPE STARTING @ 1.5" FROM EITHER END OF PIPE.

**STORMWATER RISER ACCESS LADDER**

N.T.S.

**CONSTRUCTION NOTES:**  
1. GEOTEXTILE FABRIC SHALL BE CLEAN NON-WOVEN GEOTEXTILE (PERMEABLE FILTER FABRIC) CLASS 1 AND SHALL BE IN ACCORDANCE WITH PADOT SPECIFICATION FROM 40B. THE TYPE AND/OR THICKNESS SHALL BE DUPONT TYFAR #3401, AMOCO PROPEX #4545 OR APPROVED EQUAL OR AS OTHERWISE INDICATED ON THE PLAN.  
2. ALL STONE USED FOR THE CONSTRUCTION OF THE INFILTRATION BMP SHALL BE UNIFORMLY GRADED, CLEAN, AND WASHED CRUSHED STONE AGGREGATE MEETING PENNDOT/AASHTO #1 SPECIFICATIONS.  
3. ALL PERSONS ENTERING ACTIVE TANKS, MANHOLES, INLETS, ETC. MUST COMPLY WITH OSHA REQUIREMENTS FOR ENTRY INTO CONFINED SPACES.  
4. RAIN WATER CONDUITS ARE TO COLLECT ALL ROOF RUNOFF AND CONVEY IT TO THE APPROPRIATE STORMWATER MANAGEMENT FACILITY.  
5. CLEANOUTS ARE REQUIRED AT ALL CHANGES IN DIRECTION OF THE ROOF DRAINS AND SANITARY SEWER LATERALS.  
6. ALL SEEPAGE BEDS SHALL BE INSTALLED WITH A MINIMUM SEPARATION DISTANCE OF 10 FEET FROM ALL BASEMENT WALLS.  
7. ALL CMP AND HCMP SHALL BE ALUMINUM OR ALUMINIZED STEEL.  
8. ALL HDPE PIPE SHALL BE SMOOTH INTERIOR FLOW.  
9. ALL PVC PIPE SHALL BE SDR 35.  
10. THE RISER CONNECTIONS IN THE STORMWATER MANAGEMENT SYSTEM SHALL BE WATER-TIGHT. REFER TO DETAILS.  
11. WHERE DRAINAGE SWALES ARE WITHIN 20' OF A BASEMENT, WATERPROOFING SHALL BE APPLIED TO THE BASEMENT.  
12. PERFORATIONS FOR 36" CMP SHALL SATISFY AASHTO DESIGNATION M36/M 36M-90 FOR CLASS 2 PERFORATIONS. THE PERFORATIONS SHALL BE CIRCULAR HOLES WITH NOMINAL DIAMETERS OF 5/16 TO 3/8 INCH. THE PERFORATIONS SHALL BE UNIFORMLY SPACED AROUND THE FULL PERIPHERY OF THE PIPE. THE PERFORATIONS SHALL PROVIDE AN OPENING AREA OF NOT LESS THAN 3.3 SQ. IN. PER SQ. FT. OF PIPE SURFACE BASED ON NOMINAL DIAMETER AND LENGTH OF PIPE. 30 PERFORATIONS, 3/8 INCH DIAMETER, PER SQUARE FOOT OR 566 PERFORATIONS PER LINEAR FOOT SATISFIES THIS REQUIREMENT.

**CONSTRUCTION SPECIFICATIONS FOR STORMWATER MANAGEMENT SYSTEMS**  
1. ALTER AND REFINE THE GRADES AS NECESSARY TO BRING SUBGRADE TO REQUIRED GRADES AND SECTIONS AS SHOWN IN THE DRAWINGS.  
2. THE TYPE OF EQUIPMENT USED IN SUBGRADE PREPARATION CONSTRUCTION SHALL NOT CAUSE UNDESIRABLE SUBGRADE COMPACTION. TRAFFIC OVER SUBGRADE SHALL BE KEPT AT A MINIMUM.  
3. INSTALL POLYPROPYLENE NONWOVEN GEOTEXTILE FABRIC WHICH MEETS PADOT CLASS 1 SPECIFICATIONS (I.E., DUPONT TYFAR #3401, AMOCO PROPEX #4545, OR APPROVED EQUAL) ON PORTION OF BED AREAS AND TACK UP SIDES OF EXCAVATION, WHERE DOGS OF ROLLS OVERLAP, THEY SHALL DO SO BY AT LEAST EIGHTEEN INCHES. ADEQUATE FABRIC SHALL BE LEFT ON THE ROLLS (NOT CUT FROM SIDE INSTALLATION ) TO FACILITATE OVERTOPPING THE SYSTEM AT COMPLETION OF INSTALLATION.  
4. ALL STONE FOR THE CONSTRUCTION OF THE INFILTRATION BMP SHALL BE UNIFORMLY GRADED AND CLEAN, WASHED, AGGREGATE. THE STONE SHALL MEET PENNDOT/AASHTO #1 SPECIFICATIONS. STONE TO BE CHECKED BY THE DESIGN OR SITE ENGINEER PRIOR TO INSTALLATION.  
5. STONE BASE COURSE SHALL BE LAID OVER A DRY SUBGRADE TO A DEPTH SHOWN IN DRAWINGS. DO NOT ROLL OR COMPACT THE STONE BASE COURSE. KEEP THE BASE COURSE CLEAN FROM DEBRIS, CLAY AND ERODING SOIL. INSTALL TANKS AND PIPE AS SHOWN AND BACKFILL WITH STONE.  
6. COVER SYSTEM WITH REMAINING FABRIC, ALLOWING OPENINGS FOR ACCESS COVERS.  
7. SYSTEM TO BE TOTALLY ENCLOSED IN THE NON-WOVEN GEOTEXTILE FABRIC.  
8. INFILTRATION BMP FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL/SEDIMENT HAS ENTERED ANY OF THE INFILTRATION SEEPAGE BEDS, APPROPRIATE MEASURE (I.E., CLEANING THE SOIL/SEDIMENT FROM FABRIC, STONE, BED ETC. AND OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED.  
9. THE BOTTOM OF ALL INFILTRATION BMP'S SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE.  
10. INFLOW AND OUTFLOW POINTS INTO THE INDIVIDUAL ON-LOT SYSTEMS SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THESE SYSTEMS. ALL DOWNSPOUTS AND OVERFLOW PIPES SHOULD BE KEPT IN GOOD WORKING ORDER.  
11. EXCAVATION FOR THE INFILTRATION FACILITY SHALL BE PERFORMED WITH EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE SEEPAGE BED OR LAKE FACILITY.  
12. THE BOTTOM OF THE BED AND/OR TRENCH SHALL BE SCARIFIED PRIOR TO THE PLACEMENT OF AGGREGATE.

**FILL NOTES:**  
1. IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE PERMITTEE.  
2. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).  
3. CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".  
4. ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.  
5. ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".  
6. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON-LINE AT [WWW.PADOTDE.COM](http://WWW.PADOTDE.COM).

**INFILTRATION BMP NOTES:**  
1. INFILTRATION BMP FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL/SEDIMENT HAS ENTERED ANY OF THE PCSM INFILTRATION SYSTEMS #1-2, APPROPRIATE MEASURES (I.E., CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, BED, ETC. AND OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED.  
2. ALL STONE FOR THE CONSTRUCTION OF THE INFILTRATION BMP SHOULD BE UNIFORMLY GRADED AND CLEAN WASHED AGGREGATE.  
3. THE BOTTOM OF ALL INFILTRATION BMP'S SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE.  
4. INFLOW AND OUTFLOW POINTS INTO THE INDIVIDUAL ON-LOT SYSTEMS SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THESE SYSTEMS. ALL DOWNSPOUTS AND OVERFLOW PIPES SHOULD BE KEPT IN GOOD WORKING ORDER.  
5. PRIOR TO THE PLACEMENT OF STONE IN THE PCSM INFILTRATION SYSTEMS 1-2, THE CONTRACTOR SHALL MAKE A TEST PIT 2 FEET BELOW THE BED BOTTOM TO ENSURE THAT BEDROCK AND/OR GROUNDWATER ARE NOT PRESENT IN THIS ZONE. IN THE EVENT THAT FROUNDER AND/OR BEDROCK ARE WITHIN 2 FEET OF BED BOTTOM, THE BED SHALL BE RELOCATED AND REDESIGNED BEFORE CONSTRUCTION MAY CONTINUE.  
6. AFTER THE PCSM INFILTRATION SYSTEMS 1-2 ARE COMPLETELY INSTALLED, ALL HEAVY CONSTRUCTION EQUIPMENT SHALL BE RESTRICTED FROM THE INFILTRATION BEDS TO ELIMINATE IMPACTS WHICH MAY COMPROMISE IT. IN THE EVENT ANY IMPACTS COMPROMISE THE FUNCTIONALITY OF THE BMP INFILTRATION SYSTEMS, IT MUST BE IMMEDIATELY REPAIRED OR REPLACED TO DESIGN SPECIFICATIONS.  
7. ALL BMP INFILTRATION SYSTEMS SHALL BE LOCATED A MINIMUM OF 10' FROM A BASEMENT WALL.  
8. THE PROJECT ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE INITIATION OF ANY E&S OR PCSM CRITICAL STAGE OF CONSTRUCTION AS NOTED ON THE EROSION & SEDIMENTATION CONTROL PLAN AND POST CONSTRUCTION STORMWATER MANAGEMENT PLAN. CRITICAL STAGES INCLUDE THOSE LISTED ON THIS SHEET OF THESE PLANS AND MORE GENERALLY THE INSTALLATION OF UNDERGROUND TREATMENT OR STORAGE BMP'S, STRUCTURALLY ENGINEERED BMP'S, OR OTHER BMP'S AS DEEMED APPROPRIATE BY THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR PERFORMING ON-SITE INSPECTIONS FOR ALL CRITICAL STAGES IN ORDER TO ENSURE GENERAL PCSM PLAN COMPLIANCE TO FACILITATE FINAL CERTIFICATION THAT THE SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN.

**STORMWATER MANAGEMENT FACILITY MAINTENANCE PLAN**

THE STORMWATER MANAGEMENT SYSTEMS ON THIS LOT CONSISTS OF TWO SUBSURFACE DETENTION/RECHARGE BASINS. THE BASINS ARE COMPRISED OF FULLY PERFORATED CORRUGATED METAL PIPE WITHIN A STONE BED SURROUNDED BY FILTER FABRIC. AN INTERNAL CONTROL RISER ALLOWS CONTROLLED DISCHARGE OF FLOWS FROM THE SYSTEMS. WATER RUNOFF IS DIRECTED TO THE INFILTRATION BEDS VIA A ROOF RAINWATER COLLECTION SYSTEM, SERIES OF INLETS, AND PIPING WHICH CAPTURE AND COLLECT RUNOFF FROM THE NEW ROOF AREAS, AMPHITHEATER, ENTRY PLAZA, WALKS, AND SOME OTHER AREAS ON THE PROPERTY. THE INLETS ARE PROVIDED WITH A ONE FOOT SUMP BELOW THE INLET AND OUTLET PIPES SO THAT DEBRIS CAN BE COLLECTED PRIOR TO FLOWING INTO THE SUBSURFACE INFILTRATION BEDS.

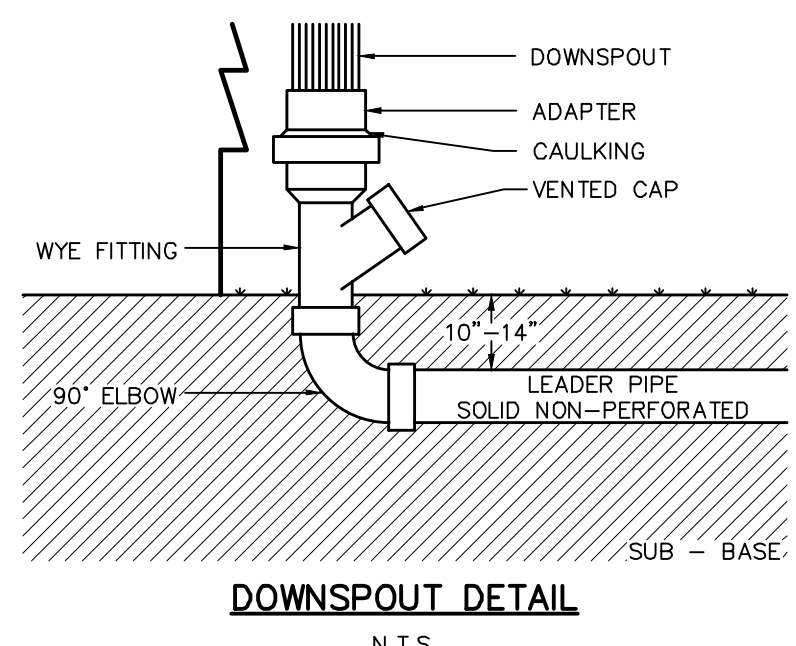
THE SYSTEMS ARE DESIGNED TO PROMOTE GROUNDWATER RECHARGE. A CONTROL STRUCTURE WITHIN THE SYSTEMS DISCHARGE TO PROPOSED LEVEL SPREADERS WHERE THE RUNOFF MAY BE DISSIPATED TO GRADE IN AN UN-CONCENTRATED MANNER. AN ACCESS MANHOLE WITH A LADDER IS PROVIDED AT THE CONTROL STRUCTURE TO FACILITATE ACCESS AND MAINTENANCE OF THE SYSTEM.

THE RESPONSIBILITY FOR THE CONTINUED OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES ON THIS LOT IS THAT OF THE PROPERTY OWNER.

MAINTENANCE OF THE FACILITIES SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

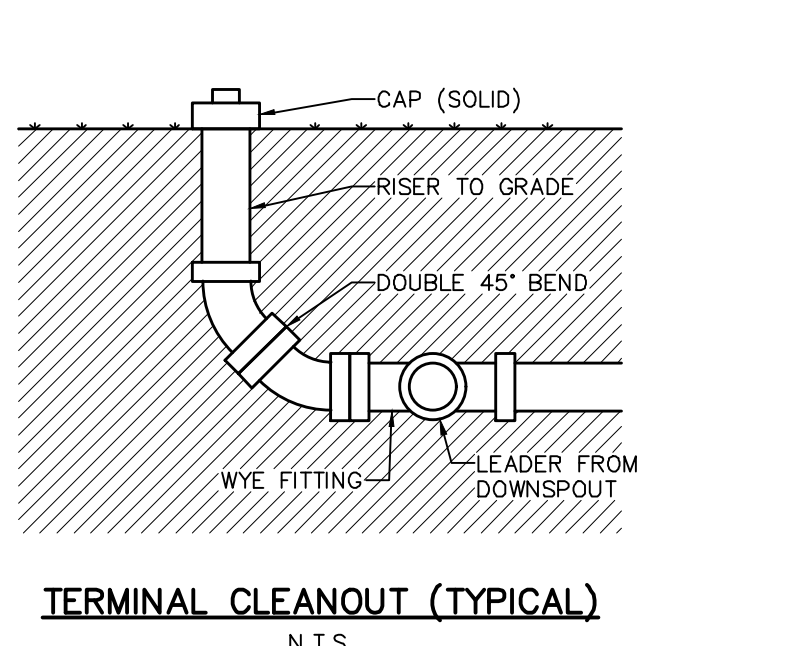
1. THE OWNER, OCCUPANT, TENANT OR OTHER USER OF THE PROPERTY SHALL NOT IMPED THE FLOW OF WATER DRAINING TO THE STORMWATER MANAGEMENT BASIN.
2. ALL ROOF DOWNSPOUTS, INLETS, CURB OPENINGS AND OTHER WATER WAYS SHALL BE KEPT OPEN AND OPERATION TO PASS THE FLOW OF WATER TO THE BASIN AS INTENDED.
3. GRASS AND LANDSCAPING IN THE VICINITY OF ALL INLETS SHALL BE KEPT TRIM AND FREE FROM DEBRIS ACCUMULATION, AND DOWNSPOUTS AND INLETS SHALL BE KEPT FREE OF OBSTRUCTIONS THAT COULD BLOCK THE FREE FLOW OF WATER TO AND WITHIN THEM.
4. INLET SUMPS SHALL BE CLEANED OF ACCUMULATED DEBRIS BEFORE ANY DEBRIS CAN BE DISCHARGED INTO THE SYSTEMS. INLET STRUCTURES SHALL BE INSPECTED AT LEAST MONTHLY TO INSURE THAT THEY ARE CLEAN AND REMAIN OPERATIONAL.
5. SUBSURFACE PIPES SHALL BE INSPECTED ON AN ANNUAL BASIS TO INSURE THAT THEY ARE CLEAN AND OPERATIONAL. ANY ACCUMULATED DEBRIS AND SILT SHALL BE REMOVED IN A TIMELY MANNER. THE SUBSURFACE PIPES SHALL BE KEPT FREE OF OBSTRUCTIONS THAT COULD BLOCK THE FREE FLOW OF WATER WITHIN THEM.
6. PROMPT REMEDIAL MEASURES ARE TO BE TAKEN IN THE EVENT OF ANY BLOCKAGE OR MALFUNCTION OF THE SYSTEM.

THE OWNER, OCCUPANT, TENANT OR OTHER USER OF THE PROPERTY SHALL NOT TAKE ANY MEASURES TO DISRUPT OR IN ANY WAY IMPAIR THE EFFECTIVENESS OF THE BASIN OR ITS CONTROLS. THIS INCLUDES ALTERATION OF GRADES IN ANY MANNER THAT WOULD DIVERT RUNOFF AWAY FROM INLET COLLECTION POINTS.



**DOWNSPOUT DETAIL**

N.T.S.



**TERMINAL CLEANOUT (TYPICAL)**

N.T.S.

PCSM DETAILS
FILE NO.: 15-372

**MOMENEE, INC.**  
a Karins Company  
ENGINEERING | PLANNING | SURVEYING

PRELIMINARY LAND DEVELOPMENT PLAN  
**ACADEMY OF NOTRE DAME - STEM BUILDING**  
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA  
ONE-CALL: 20160541517  
DRAWN BY: BDM  
CHECKED BY: KRM

OWNER/APPLICANT  
**ACADEMY OF NOTRE DAME**  
560 SPOUL ROAD  
VILLANOVA, PA 19085-1220

SHEET **11** OF 11  
DATE: AUGUST 31, 2016  
SCALE: AS NOTED



**RESOLUTION NO. 2016-117  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND  
DEVELOPMENT PLAN OF RADWYN APARTMENTS LOCATED AT 275 S.  
BRYN MAWR AVENUE**

*WHEREAS*, Radwyn Apartments ("Applicant") submitted Preliminary/Final Land Development Plans prepared by NePo Associates, Inc. June 27, 2016, last revised November 7, 2016; and

*WHEREAS*, the plan has been reviewed by both the Radnor Township Planning Commission and the Delaware County Planning Commission; and

*WHEREAS*, the Board of Commissioners now intends to approve the Preliminary/Final Land Development Plan for Radwyn Apartments subject to certain terms and conditions.

*NOW, THEREFORE*, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Preliminary/Final Land Development Plans for Radwyn Apartments, prepared by NePo Associates, consisting of seven (7) sheets, dated June 27, 2016, last revised November 7, 2016, subject to the following conditions:

1. The Applicant shall comply with the November 18, 2016 Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit "A"*.
2. The Applicant shall comply with all other applicable ordinances with respect to sewage, stormwater management, zoning and building, and all county, state, and federal rules, regulations and statutes.
3. The Applicant shall execute Development Agreements, if required, in a form and manner to be approved by the Township Solicitor and shall pay the required recreation fee prior to recording of record plans
4. In addition to the Preliminary/Final plan approval conditions, the following SALDO waiver is approved:
  - a. Section 255-20.B(1)(h). – as to a location map showing the relation of the site to adjoining properties and streets, within 500 feet of the site.

***SO RESOLVED***, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 28th day of November, 2016.

RADNOR TOWNSHIP BOARD OF  
COMMISSIONERS

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

Name: Philip M. Ahr

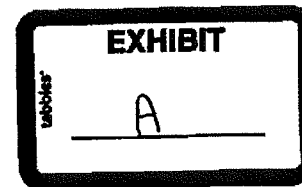
Title: President

ATTEST: \_\_\_\_\_  
Robert A. Zienkowski  
Township Manager/Secretary



**Gannett Fleming**

*Excellence Delivered As Promised*



**Date:** November 18, 2016

**To:** Radnor Township Board of Commissioners

**From:** Roger Phillips, PE

**cc:** Robert Zienkowski – Township Manager  
Stephen Norcini, P.E. – Director of Public Works  
Kevin W. Kochanski, RLA, CZO – Director of Community Development  
John Rice, Esq – Grim, Biehn, and Thatcher  
Amy Kaminski, PE – Gilmore and Assoc.  
Steve Gabriel - Rettew

**RE:** Radwyn Apartments – Preliminary Land Development Plan  
Radwyn Apartments, L.P. – Applicant

**Date Accepted:** August 1, 2016  
**90 Day Review:** October 30, 2016 extended to January 1, 2017

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

The applicant is proposing to construct two (2) separate buildings internally on the property. The first building is a 2,400 square foot storage building and the second building is a 3,000 square foot pool house will replace the existing pool house located across from the pool. This project is located in the PA district of the Township.

**Preliminary Land Development Plans**

**Plans Prepared By:** NePo Associates, Inc.  
**Dated:** 06/27/16, last revised 11/07/2016

**I. Subdivision and Land Development**

1. **§255-20.B(1)(h)** – A location map showing the relation of the site to adjoining properties and streets, within 500 feet (scale: one inch equals 600 feet) must be provided. The location map provided on the cover sheet indicates a written scale of 1"=200', but shows a scale of 1"=800'. The response letter from the Engineer indicates the location map is at a scale of 1" = 600'. The scale of the location map must be verified and revised.



2. §255-20.B(1)(n) – Existing principal buildings and their respective uses, and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets). The applicant has requested a waiver to this requirement in a November 7, 2016 letter.
3. §255-43.1.B.(2) – For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to be dedicated for park and recreation area shall be 2,500 square feet per 6,400 square feet of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee in lieu of \$3,307 per 6,400 square feet of floor area (existing or proposed). The developer has agreed to pay the recreation fee in lieu of dedicating land.

## II. Stormwater Management

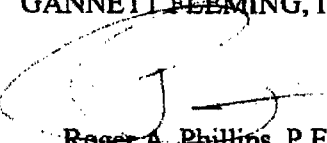
1. §245-22.(A)(1)(a) – Infiltration BMP requirements – The applicant has provided infiltration testing results. The proposed stormwater BMP, Basin #2, appears to be located at a depth from grade of approximately 5.5 feet; however, the maximum depth that infiltration testing was completed at was 4 feet. We note that the infiltration testing report appears to indicate that rock was encountered at 6 feet. Please revise the stormwater design to meet the requirements of the ordinance or a waiver must be requested.
2. §245-22.(A)(1)(b) – Infiltration BMP requirements – The applicant has provided infiltration testing results but it is not clearly shown on the plan where the infiltration testing occurred. The plans must be revised to indicate where the testing occurred.
3. §245-22.(A)(1)(c) – Infiltration BMP requirements – No supporting calculations have been submitted that show that the required volume is able to be infiltrated within 96 hours. The report must be revised to include this information or a waiver requested.
4. §245-23(D)(1) – Water quality requirements – Supporting documentation/calculations do not appear to have been included in the stormwater report at this time. The stormwater report must be revised to include this information to demonstrate compliance with the ordinance or a waiver requested.
5. We note that the applicant is providing additional stormwater management at the northwestern section of the property above what is required by ordinance.
6. Additional information regarding the site topography is required in the area of the proposed riprap apron/outfall from Basin #2. Please show additional contours detailing how the runoff from this outfall will be directed. The applicant must demonstrate that the outfall does not result in a concentrated point of discharge. Stormwater BMPs that provide opportunities for unconcentrated discharges are recommended (i.e. level spreader).

7. Further detail must be provided on the outlet control structure provided for Basin #2. The detail on Sheet SP-6 Additionally, include information in the stormwater report showing that the detail shown on the plan matches the system that was modeled.
8. The 2-year pre-development and post-development volumes shown on the "Volumes Calculations" summary page does not seem to correspond with the supporting HydroCAD model. Please explain this inconsistency or update the information as required to meet the ordinance.
9. Stormwater management calculations and supporting documentation are required as part of the Final Land Development submission. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

The applicant appeared before the Planning Commission on August 1, 2016. The Planning Commission recommended approval of the preliminary plans conditioned on the applicant complying with all staff comments.

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

Very truly yours,  
GANNETT FLEMING, INC.



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





**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**MEMORANDUM**

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**Date:** November 17, 2016

**To:** Steve Norcini, P.E.  
Radnor Township Public Works Director

**From:** Amy Kaminski, P.E., PTOE  
Transportation Services Manager

**cc:** Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.  
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

**Reference:** Radnor Township – 275 S. Bryn Mawr Ave/Radwyn Apartments  
Final Land Development Review 2  
Radnor Township, Delaware County, PA  
G&A 16-07023

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Gilmore & Associates, Inc. (G&A) has completed a transportation review of the above referenced Final Land Development Plan for the Radwyn Apartments modifications at 275 S. Bryn Mawr Avenue. The applicant proposes to construct two (2) buildings, a 2,400 square foot storage building and a 3,000 square foot pool house/recreational center which will replace the existing pool house. We offer the following comments for Radnor Township consideration:

**A. DOCUMENTS REVIEWED**

1. Final Land Development Plans for the Radwyn Apartments, prepared for Radwyn Apartments, LP prepared by NePo Associates, Inc., consisting of 7 sheets, dated June 27, 2016, last revised November 7, 2016.

**B. GENERAL COMMENTS**

Gilmore & Associates, Inc. has reviewed the above mentioned revised final plan set prepared by NePo Associates, Inc., revision date November 7, 2016, prepared for Radwyn Apartments, LP and has found the plan to be adequate; all traffic issues have been resolved to our satisfaction.

If you have any questions, please contact this office at 215-345-4330.

BUILDING ON A FOUNDATION OF EXCELLENCE

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

[www.gilmore-assoc.com](http://www.gilmore-assoc.com)



## NePo Associates, Inc.

ENGINEERS, SURVEYORS AND ENVIRONMENTAL SCIENTISTS

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November 8, 2016

004-12

Ms. Amy Kaminski, P.E., PTOE  
Gilmore & Associates, Inc.  
65 E. Butler Avenue  
Suite 100  
New Britain, PA 18901

Re: Radwyn Apartments  
Radnor Township, Delaware County, PA

Dear Amy:

Enclosed please find one set of revised drawings for the above referenced project. The plans were revised based on your July 25, 2016 review letter. The following is a summary of revisions to the plans.

**A. DOCUMENTS REVISED**

No action required by NePo Associates, Inc. (NePo).

**B. GENERAL COMMENTS**

1. We have provided curb radius and stall dimensions for the proposed parking stalls. (See Sheet SP-2)
2. We have provided a sidewalk detail in accordance with the applicable ordinance section. (See Sheet SP-6)
3. We have provided a detail for a detectible warning surface at two (2) proposed locations. (See Sheet SP-3)
4. We are indicating a gate opening between the pool enclosure and the play Area. (See sheet SP-3)
5. We have revised the correct Township name. (See All Sheets)



March 4, 2016  
Mr. Andrew Pockl  
Page 2



We hope these revisions adequately address your concerns. If you have any questions or comments don't hesitate to call.

Sincerely yours,  
NePo Associates, Inc.

A handwritten signature in black ink, appearing to read 'Dan Popplewell', is written over a light gray, dotted signature line.

Dan Popplewell, P.E.

DPP: mcr

Enclosures

Cc: Patti Kauffman (w/enclosures)



# **Gannett Fleming**

*Excellence Delivered **As Promised***

**Date:** November 8, 2016

**To:** Radnor Township Board of Commissioners

**From:** Roger Phillips, PE

**cc:** Robert Zienkowski – Township Manager  
Stephen Norcini, P.E. – Director of Public Works  
Kevin W. Kochanski, RLA, CZO – Director of Community Development  
John Rice, Esq – Grim, Biehn, and Thatcher  
Amy Kaminski, PE – Gilmore and Assoc.  
Steve Gabriel - Rettew

**RE:** Radwyn Apartments – Preliminary Land Development Plan  
Radwyn Apartments, L.P. – Applicant

Date Accepted: August 1, 2016

90 Day Review: October 30, 2016 extended to January 1, 2017

---

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

The applicant is proposing to construct two (2) separate buildings internally on the property. The first building is a 2,400 square foot storage building and the second building is a 3,000 square foot pool house will replace the existing pool house located across from the pool. This project is located in the PA district of the Township.

## Preliminary Land Development Plans

Plans Prepared By: NePo Associates, Inc.

Dated: 06/27/16, last revised 11/02/2016

### I. Subdivision and Land Development

1. §255-20.B(1)(h) – A location map showing the relation of the site to adjoining properties and streets, within 500 feet (scale: one inch equals 600 feet) must be provided. The location map provided on the cover sheet indicates a written scale of 1"=200', but shows a scale of 1"=800'. The response letter from the Engineer indicates the location map is at a scale of 1" = 600'. The scale of the location map must be verified and revised.



2. §255-20.B(1)(n) – Existing principal buildings and their respective uses, and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets). The applicant has requested a waiver to this requirement in a November 7, 2016 letter.
3. §255-43.1.B(2) – For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to be dedicated for park and recreation area shall be 2,500 square feet per 6,400 square feet of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee in lieu of \$3,307 per 6,400 square feet of floor area (existing or proposed). The developer has agreed to pay the recreation fee in lieu of dedicating land.

## II. Stormwater Management

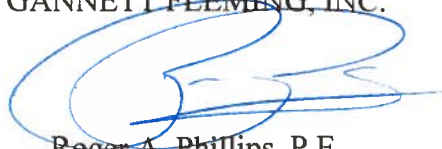
1. §245-22.(A)(1)(a) – Infiltration BMP requirements – The applicant has provided infiltration testing results. The proposed stormwater BMP, Basin #2, appears to be located at a depth from grade of approximately 5.5 feet; however, the maximum depth that infiltration testing was completed at was 4 feet. We note that the infiltration testing report appears to indicate that rock was encountered at 6 feet. Please revise the stormwater design to meet the requirements of the ordinance or a waiver must be requested.
2. §245-22.(A)(1)(b) – Infiltration BMP requirements – The applicant has provided infiltration testing results but it is not clearly shown on the plan where the infiltration testing occurred. The plans must be revised to indicate where the testing occurred.
3. §245-22.(A)(1)(c) – Infiltration BMP requirements – No supporting calculations have been submitted that show that the required volume is able to be infiltrated within 96 hours. The report must be revised to include this information or a waiver requested.
4. §245-23(D)(1) – Water quality requirements – Supporting documentation/calculations do not appear to have been included in the stormwater report at this time. The stormwater report must be revised to include this information to demonstrate compliance with the ordinance or a waiver requested.
5. We note that the applicant is providing additional stormwater management at the northwestern section of the property above what is required by ordinance.
6. Additional information regarding the site topography is required in the area of the proposed riprap apron/outfall from Basin #2. Please show additional contours detailing how the runoff from this outfall will be directed. The applicant must demonstrate that the outfall does not result in a concentrated point of discharge. Stormwater BMPs that provide opportunities for unconcentrated discharges are recommended (i.e. level spreader).

7. Further detail must be provided on the outlet control structure provided for Basin #2. The detail on Sheet SP-6. Additionally, include information in the stormwater report showing that the detail shown on the plan matches the system that was modeled.
8. The 2-year pre-development and post-development volumes shown on the "Volumes Calculations" summary page does not seem to correspond with the supporting HydroCAD model. Please explain this inconsistency or update the information as required to meet the ordinance.
9. Stormwater management calculations and supporting documentation are required as part of the Final Land Development submission. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

The applicant appeared before the Planning Commission on August 1, 2016. The Planning Commission recommended approval of the preliminary plans conditioned on the applicant complying with all staff comments.

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

Very truly yours,  
GANNETT FLEMING, INC.

A handwritten signature in blue ink, appearing to read 'R. Phillips', is written over the company name.

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



## NePo Associates, Inc.

ENGINEERS, SURVEYORS AND ENVIRONMENTAL SCIENTISTS

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November 7, 2016

004-12

Mr. Roger A. Phillips, P.E.  
Gannett Fleming, Inc.  
1010 Adams Avenue  
Audubon, PA 19403-2402

RE: Radwyn Apartments  
Radnor Township, Montgomery County, PA

Dear Roger,

As you are aware, Radwyn Apartments is proposing to construct two (2) small buildings internally on their property located at 275 S Bryn Mawr Avenue, Bryn Mawr, PA. The first is a storage building adjacent to an existing parking lot on the eastern side of the property. The second building will replace the existing, antiquated pool house currently situated adjacent to the pool.

We recently submitted revised Land Development plans outlining improvements for the buildings. Both buildings combined, total no more than 5,500 square feet of impervious coverage. There is no zoning relief required, nor additional parking or public infrastructure improvements; however, we did request a waiver from Section 255-14, Preliminary Plan requirements and combine our Preliminary and Final Plan submission.

As we work through the approval process, we realized we would also like to request a waiver from Section 255-20.B(1)(n) regarding existing conditions within 500 feet of our property. Since we are proposing two small buildings interior to our property, impact to exterior infrastructure would be very minimal, if any, to those facilities.

Thanks for your time and look forward to answering any questions at your next public meeting. Until then, if you have any questions or comments, please do not hesitate to call.

Sincerely yours,





NePo Associates, Inc.

A handwritten signature in black ink, appearing to read 'Dan Popplewell', is written over the printed name.

Dan Popplewell, P.E.

DPP: mcr

cc: Mr. Larry Shontz



## NePo Associates, Inc.

ENGINEERS, SURVEYORS AND ENVIRONMENTAL SCIENTISTS

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November 3, 2016

004-12

Mr. Roger Phillips, PE  
Gannett Fleming  
P.O. Box 80794  
Valley Forge, PA 19484-0794

Re: Radwyn Apartments  
Radnor Township, Delaware County, PA

Dear Roger:

We previously forwarded you a set of revised drawings for the above referenced project. The plans which were revised on July 26, 2016 are enclosed. The following is a summary of revisions to the plans. Also enclosed is a Stormwater Management Calculations Report.

**I. SUBDIVISION AND LAND DEVELOPMENT**

1. We have revised our location map to a scale of one inch (1") = 600 ft (See cover sheet ).
2. We will request a waiver from Section 255-20.B(1) (n).
3. We are indicating replacement trees for all trees to be removed in conformance with Radnor Township code. We received approval from Radnor Township Shade Tree Commission on October 26, 2016. (See sheet SP- 5)
4. The developer has agreed to pay the recreation fee in lieu of providing those facilities. No action required of NePo Associates, Inc. (NePo).

**II. STORMWATER MANAGEMENT**

1. Attached is a Storm Water Management report indicating compliance with volume requirements and infiltration testing. (See attached Storm Water Management )
2. See comment No. II-1 above.
3. See comment No. II-1 above.
4. See comment No. II-1above.
5. A Drainage Area Plan is included with the calculations.
6. No action required by NePo.

March 4, 2016  
Mr. Andrew Pockl  
Page 2



**III. GENERAL**

1. After further investigation, we are no longer proposing relocation of sanitation sewer facilities. Comment is no longer applicable.
2. See comment No. III-1 above.
3. We have revised the proposed storage building to provide the minimum ten feet horizontal clearance from the existing sanitation sewer. (See Sheet SP- 2 )
4. We are providing a tree protection fencing detail in accordance with Radnor Township standards.(See SP – 6)

Could you kindly review and provide comments, if any. Thank you for your time and consideration and as always, if you have any questions or comments don't hesitate to call us.

Sincerely yours,  
NePo Associates, Inc.

A handwritten signature in black ink, appearing to read 'Dan Popplewell', is written over the printed name. The signature is fluid and cursive, with a large initial 'D' and 'P'.

Dan Popplewell, P.E.

DPP: mcr

Enclosures



NePo Associates, Inc.

ENGINEERS, SURVEYORS AND ENVIRONMENTAL SCIENTISTS

---

September 9, 2016

004-12

Mr. Jim Higgins, Chairman  
Radnor Township Board of Commissioners  
301 Iven Avenue  
Wayne, PA 19087

RE: Radwyn Apartments  
Radnor Township, Delaware County, PA

Dear Chairman Higgins,

I understand, pursuant to Section 508 of *Pennsylvania Municipalities Planning Code* a decision on our above referenced land development application is due at your October 3, 2016 regularly scheduled meeting. As agent for the owner, the Kaiserman Company, I hereby grant the Township a ninety (90) day extension of time to render a decision on our application on January 1, 2017 regularly scheduled meeting.

Thank you in advance. If you have any questions or comments do not hesitate to call.

Very truly yours,  
NePo Associates, Inc.

Dan Popplewell, P.E.

DP: mcr

cc: Mr. Larry Shontz



## DELAWARE COUNTY PLANNING COMMISSION

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

### COUNCIL

MARIO J. CIVERA, JR.  
CHAIRMAN

COLLEEN P. MORRONE  
VICE CHAIRMAN

JOHN P. McBLAIN  
DAVID J. WHITE  
MICHAEL F. CULP

Office Location: Toal Building, 2<sup>nd</sup> & Orange Sts., Media, PA 19063

Phone: (610) 891-5200

FAX: (610) 891-5203

E-mail: [planning\\_department@co.delaware.pa.us](mailto:planning_department@co.delaware.pa.us)

### PLANNING COMMISSION

WILLIAM C. PAYNE  
CHAIRMAN

THOMAS J. JUDGE  
VICE CHAIRMAN

KENNETH J. ZITARELLI  
SECRETARY

LINDA F. HILL  
DIRECTOR

August 18, 2016

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

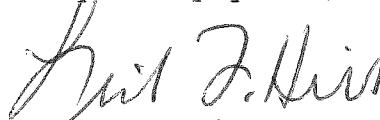
RE: Name of Dev't: Radwyn Apartments L.P.  
DCPD File No.: 34-7182-16  
Developer: Radwyn Apartments L.P.  
Location: South side of Bryn Mawr Avenue,  
approximately 250' east of the  
intersection with Castlefinn Lane  
Recv'd in DCPD: July 11, 2016

Dear Mr. Zienkowski:

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on August 18, 2016, the Commission took action as shown in the recommendation of the attached review.

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

Very truly yours,

  
Linda F. Hill  
Director

cc: Radwyn Apartments L.P.  
NePo Associates, Inc.







## DELAWARE COUNTY PLANNING DEPARTMENT

Court House/ Government Center , 201 W. Front St., Media, PA 19063  
**Office Location:** Toal Building, 2nd & Orange Sts., Media, PA 19063  
Phone: (610) 891-5200 FAX: (610) 891-5203  
E-mail: [planning\\_department@co.delaware.pa.us](mailto:planning_department@co.delaware.pa.us)

Date: August 18, 2016  
File No.: 34-7182-16

PLAN TITLE: Radwyn Apartments L.P.

DATE OF PLAN: June 30, 2016

OWNER OR AGENT: Radwyn Apartments L.P.

LOCATION: South side of Bryn Mawr Avenue,  
approximately 250' east of the  
intersection with Castlefinn Lane

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Final land development

ZONING DISTRICT: PA Planned Apartment

SUBDIVISION ORDINANCE: Local

PROPOSAL: Develop a 37.83 acre apartment  
complex with 5,400 sq. ft. of  
additions

UTILITIES: Public

RECOMMENDATIONS: Approval

STAFF REVIEW BY: Michael A. Leventry

REMARKS:

### CURRENT PROPOSAL

The applicant proposes to demolish one building, and construct two new buildings and a new stormwater basin. The building to be demolished is an existing pool house, which is to be replaced by a new pool house as part of this proposal. The second structure is to be a utility and storage building for seasonal items.



Date: August 18, 2016  
File No.: 34-7182-16

REMARKS (continued):

**SITE CHARACTERISTICS**

The site is an existing apartment complex with multiple buildings and associated parking. The area surrounding the complex is suburban residential development.

**APPLICABLE ZONING**

The proposed development is located within the PA Planned Apartment district which is subject to applicable regulations set forth in the Township's zoning code.

**NONCONFORMITIES**

A number of the site's existing buildings do not appear to comply with the front yard setback regulation, as established within the Township zoning code. Where Section 280-39(D) requires a 150' front setback, the complex's existing buildings are located 149' from the front property line. However, this proposal does not exacerbate the nonconformities.

**COMPLIANCE**

With exception to the existing non-conforming structures the proposal appears to comply with the PA Planned Apartment district provisions.

Date: August 18, 2016  
File No.: 34-7182-16

REMARKS (continued):

**ENVIRONMENTAL**

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

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

**STORMWATER MANAGEMENT**

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

**HISTORICAL AND ARCHEOLOGICAL SIGNIFICANCE**

The proposed development is on a site that has a mixture of low, medium, and high potential for underground, archeological resources. The site appears to be a one story "el"-shaped structure, and does not appear to be historically significant. As the sites of the additions have been previously disturbed during construction of the complex, no historic resources will be effected.

**RECORDING**

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



**Gannett Fleming**

*Excellence Delivered **As Promised***

**Date:** July 25, 2016

**To:** Radnor Township Planning Commission

**From:** Roger Phillips, PE

**cc:** Stephen Norcini, P.E. – Director of Public Works  
Kevin W. Kochanski, RLA, CZO – Director of Community Development  
Peter Nelson, Esq. – Grim, Biehn, and Thatcher  
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.  
Suzan Jones – Radnor Township Engineering Department  
William Miller – Radnor Township Codes Official  
Ray Daly – Radnor Township Codes Official  
Steve Gabriel - Rettew

**RE:** Radwyn Apartments – Preliminary Land Development Plan  
Radwyn Apartments, L.P. – Applicant

Date Accepted: August 1, 2016  
90 Day Review: October 30, 2016

---

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

The applicant is proposing to construct two (2) separate buildings internally on the property. The first building is a 2,400 square foot storage building and the second building is a 3,000 square foot pool house will replace the existing pool house located across from the pool. This project is located in the PA district of the Township.

Preliminary Land Development Plans

Plans Prepared By: NePo Associates, Inc.  
Dated: 06/27/16, No Revisions

I. Subdivision and Land Development

1. §255-20.B(1)(h) – A location map showing the relation of the site to adjoining properties and streets, within 500 feet (scale: one inch equals 600 feet) must be provided. The location map provided is shown as one inch equals 1,000 feet and is illegible.



2. §255-20.B(1)(n) – Existing principal buildings and their respective uses, and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets). This information must be shown on the plans or a waiver requested.
3. §255-38 – The applicant has shown on the plan that an 8” maple tree and a 16” cherry tree will be removed. The landscape plan does not indicate the trees will be replaced. Trees must be replaced in conformance with the tree replacement formula located in §263- Trees of the Township of Radnor Code.
4. §255-43.1.B.(2) – For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to be dedicated for park and recreation area shall be 2,500 square feet per 6,400 square feet of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee in lieu of \$3,307 per 6,400 square feet of floor area (existing or proposed).

## II. Stormwater Management

1. §245-22 and §245-23 – Volume management requirements must be met and calculations submitted demonstrating that the requirements are being met as part of the Final Plan submission. Please provide documentation of the certified field tested infiltration rate shown in the report. Please show the locations of the infiltration tests on the plans. Final approval of the stormwater management plan will be required as part of the Grading Permit process (see comment #6, this section).
2. §245-25 – At this time no stormwater peak rate control requirement calculations have been submitted. Calculations demonstrating that the requirements are being met must be submitted as part of the Final Plan submission. Per the Radnor Township Stormwater Districts map, the site is located within stormwater districts A and B-2. Please show district boundaries on plan. In accordance with §245-25.A.4, the peak discharge rate from the subarea must meet the stormwater management criteria where the stormwater is being discharged. Final approval of the stormwater management plan will be required as part of the Grading Permit process (see comment #6, this section).
3. §245-27.J – Underground stormwater management systems must be designed to store the two- through one-hundred-year storms within a pipe or other open system that will permit the inspection and maintenance of the system. The entire storm must be placed in the pipe (i.e., the stone bedding around the pipe is not to be included in the volume calculations). We note that the applicant is proposing to address stormwater management onsite utilizing rain gardens and a subsurface bed. It appears that the applicant is proposing to use stone void as part of the volume provided. This is not permitted. The applicant must provide an alternative way to handle stormwater management onsite.



4. Disposition of stormwater management system on Sheets 3-5 is unclear. Please clarify if it is existing or proposed and provide details.
5. Note 15 on Sheet SP-3 stated drainage from Buildings C and K shall go into Basin A. From the plans provided it appears that runoff from Building D and not Building K drains to Basin A. Please provide drainage area plans to clarify.
6. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

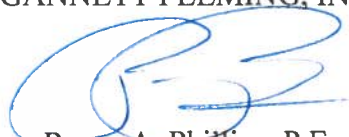
### III. General

1. The applicant is proposing to relocate a portion of the existing sanitary sewer adjacent to the proposed pool house and recreation center. More details must be provided including plan and profiles of the proposed sewer.
2. The proposed pool house and the sanitary sewer must maintain a minimum of 10 feet of horizontal distance.
3. The proposed storage shed and the existing sanitary sewer must maintain a minimum of 10 feet of horizontal distance.
4. It appears the applicant has provided a tree protection detail that is inconsistent with Radnor Township's standard detail. Please use the Radnor Township standard tree protection detail attached.

Should the Planning Commission consider recommending approval of this project, we suggest that the recommendation be conditioned on requiring the applicant to satisfactorily address the above comments.

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

Very truly yours,  
GANNETT FLEMING, INC.



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



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**MEMORANDUM**

---

**Date:** July 25, 2016

**To:** Steve Norcini, P.E.  
Radnor Township Public Works Director

**From:** Amy Kaminski, P.E., PTOE  
Transportation Services Manager

**cc:** Kevin Kochanski, ASLA, R.L.A., Director of Community Development  
Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.  
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

**Reference:** Radnor Township – 275 S. Bryn Mawr Ave/Radwyn Apartments  
Preliminary Land Development Review 1  
Radnor Township, Delaware County, PA  
G&A 16-07023

---

Gilmore & Associates, Inc. (G&A) has completed a transportation review of the above referenced Preliminary Land Development Plan for the Radwyn Apartments modifications at 275 S. Bryn Mawr Avenue. The applicant proposes to construct two (2) buildings, a 2,400 square foot storage building and a 3,000 square foot pool house/recreational center which will replace the existing pool house. We offer the following comments for Radnor Township consideration:

**A. DOCUMENTS REVIEWED**

1. Preliminary Land Development Plans for the Radwyn Apartments, prepared for Radwyn Apartments, LP prepared by NePo Associates, Inc., consisting of 6 sheets, dated June 27, 2016.
2. Subdivision and Land Development Application Form.
3. Delaware County Planning Commission Application for ACT 247 Review.

**B. GENERAL COMMENTS**

1. § 255-29.A.14 Dimension the proposed curb radii at the two new (relocated) parking stalls near the stormwater basin and at the driveway to the proposed storage building. Verify the proposed curb radii are 5 feet or greater in accordance with this section.

---

BUILDING ON A FOUNDATION OF EXCELLENCE

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

[www.gilmore-assoc.com](http://www.gilmore-assoc.com)

2. §255-37.B. – Revise the plans to include a detail for the proposed sidewalk. Label the widths of all proposed sidewalks and verify the widths meet this section of the ordinance.
3. §255-37.F – Provide a detectible warning surface for the (2) ADA compliant curb ramps for the pedestrian crossing north of the of the proposed Storage Building service entrance.
4. The location of the proposed Pool House/Recreation Center as shown eliminates the existing pedestrian path connectivity from the existing mulch play area to the existing pool. Verify an external pedestrian connectivity is unnecessary or provide the pedestrian connectivity for both the existing mulch play area and the existing pool area. In addition, provide connectivity from the pool house to the concrete sidewalk located south of the proposed Pool House/Recreational Center.
5. Revise the plans to reference Radnor Township in lieu of “Radwyn Township.”

If you have any questions, please contact our office at 215-345-4330.



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

**SUBDIVISION ~ LAND DEVELOPMENT**

Location of Property 275 S Bryn Mawr Ave, Bryn Mawr, PA 19010

Zoning District PA

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

Fee \_\_\_\_\_

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

Is property in HARB District \_\_\_\_\_

Applicant: (Choose one)

Owner X

Equitable Owner \_\_\_\_\_

Name Radwyn Apartments, L.P.

Address 201 South 18th Street, Ste 300, Philadelphia, PA 19103

Telephone (215) 546-2665 x112 Fax (215) 546-6828 Cell \_\_\_\_\_

Email lshontz@kaiserman.com

Designer: (Choose one)

Engineer X

Surveyor \_\_\_\_\_

Name NePo Associates, Inc.

Address 458 East King Road, Malvern, PA 19355

Telephone (610) 429-0605 Fax (610) 296-3146

Email administration@nepo-inc.com

Area of property 37.83 acres

Area of disturbance 0.80 acres

Number of proposed buildings 2

Proposed use of property Apartments

Number of proposed lots n/a

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

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



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

No

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

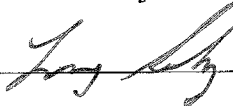
No

Individual/Corporation/Partnership Name

Radwyn Apartments, L.P.

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

Signature



Print Name

Larry Shontz

By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes.

NOTE:

All requirements of Chapter 255 (Subdivision of Lane) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.

## DELAWARE COUNTY PLANNING COMMISSION

### APPLICATION FOR ACT 247 REVIEW

**Incomplete applications will be returned and will not be considered "received" until all required information is provided.**

Please type or print legibly

#### DEVELOPER/APPLICANT

Name Radwyn Apartments, L.P. E-mail lshontz@kaiserman.com

Address 201 South 18th Street, Ste 300 Philadelphia, PA 19103 Phone (215) 546-2665

Name of Development Radwyn Apartments

Municipality Radnor Township

#### ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm NePo Associates, Inc. Phone (610) 429-0605

Address 458 East King Road, Malvern, PA 19355

Contact Dan Popplewell, P.E. E-mail administration@nepoinc.com

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

Zoning District PA; Planned Apartment District

Tax Map # 36 / 41 / 108

Tax Folio # 36 / 05 / 02956 / 00

**STATEMENT OF INTENT**

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

**Existing and/or Proposed Use of Site/Buildings:**

Radwyn Apartments is proposing to construct two (2) small, separate buildings internally on the property. The first building is a 2,400 square foot (sf) storage

building which will solve the need for storage of seasonal equipment. The second building will replace the existing, antiquated pool house located adjacent to the pool.

The upgrades to the pool house will include workout facilities, larger changing rooms and bathrooms as well as social spaces for the residents of the community.

Total Site Area	37.83	Acres
Size of All Existing Buildings	216,066.00	Square Feet
Size of All Proposed Buildings	5,400.00	Square Feet
Size of Buildings to be Demolished	910	Square Feet

Radwyn Apartments, L.P.

Print Developer's Name

  
Developer's Signature

**MUNICIPAL SECTION**

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting

Local Governing Body Regular Meeting

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

Actual Date Needed

IMPORTANT: If previously submitted, show assigned DCPD File #

Print Name and Title of Designated Municipal Official

Phone Number

Official's Signature

Date

**FOR DCPD USE ONLY**

Review Fee: Check # Amount \$ Date Received

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

Prepared by and Return to:

Academy Professional Settlement Services,  
212 W. Gay St.  
West Chester, PA 19380  
610-719-8100

File No. 14-00535

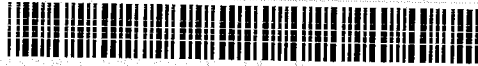
UPI # 36-05-02961-00

RD BK05557-1568

DT-DEED

2014052266 10/10/2014 08:42:04 AM:1

RCD FEE: \$96.50 POL SUB TAX: \$24,150.00 ST TAX: \$16,100.00



DELAWARE  
COUNTY

36-RADNOR \$24,150.00

THOMAS J. JUDGE SR. ROD

**This Indenture**, made the 8th day of October, 2014,

**Between**

**GORDON MCILVAIN**

(hereinafter called the Grantor), of the one part, and

**RADWYN APARTMENTS, L.P.**

(hereinafter called the Grantee), of the other part,

**Witnesseth**, that the said Grantor for and in consideration of the sum of **One Million Six Hundred Ten Thousand And 00/100 Dollars (\$1,610,000.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a Survey and Plan thereof made by M. R. and J. B. Yerkes, Civil Engineers, dated March 03, 1948 and revised June 20, 1949, as follows, to wit:

BEGINNING at a point marking the intersection of the middle lines of Landover Road and Coopertown Road and also the middle of a private driveway leading Southwestwardly through property of the Estate of Walter C. Janney; thence along the middle of said private drive, the two following courses and distances: (1) on a line curving to the left with a radius of Two hundred thirty two and twelve one-hundredths feet, the arc distance of One hundred twelve and sixty two one-hundredths feet, the chord of said curved line has a bearing of North eighty three degrees, twenty four minutes West, One hundred eleven and fifty one one-hundredths feet to a point; (2) still on a line curving to the left with a radius of Four hundred forty three and sixty one-hundredths feet, the arc distance of Ninety nine and forty four one-hundredths feet, the chord of said curved line has a bearing of South seventy seven degrees, thirty eight minutes West, Ninety nine and twenty four one-hundredths feet to a point; thence leaving said private drive by other land of Estate of Walter C. Janney, North thirty three degrees, thirty eight minutes West, Five hundred forty seven and fifty five one-hundredths feet to a stone;

thence by land of Mrs. Edward S. Willing, North fifty eight degrees, five minutes East, Four hundred eight and thirty one hundredths feet to a stone; thence by land of Mrs. William G. Thomas Estate, South thirty three degrees, fifty two minutes East, Six hundred forty eight and forty six one-hundredths feet to a point in the middle of Landover Road; thence along the middle of same, South fifty seven degrees, thirty seven minutes West, Two hundred thirty three and twenty six one-hundredths feet to the place of beginning.

FOLIO NO. 36-05-02961-00

BEING the same premises which Gordon McIlvain and Marcia J. McIlvain, husband and wife, by Deed dated 12/11/2007 and recorded 01/07/2008 in the Office of the Recorder of Deeds in and for the County of Delaware in Record Book 4275, Page 1133, granted and conveyed unto Gordon McIlvain.

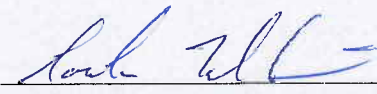
**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and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

**And** the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, her heirs and assigns, that he, the said Grantor, and her heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, against him, the said Grantor, and her heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

**In Witness Whereof**, the party of the first part has hereunto set her hand and seal. Dated the day and year first above written.

**Sealed and Delivered**  
IN THE PRESENCE OF US:

\_\_\_\_\_

 {SEAL}  
Gordon McIlvain



Commonwealth of Pennsylvania } ss  
County of Chester

On this, the 8th day of October, 2014, before me, the undersigned Notary Public, personally appeared **Gordon Mcilvain**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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


  
Notary Public

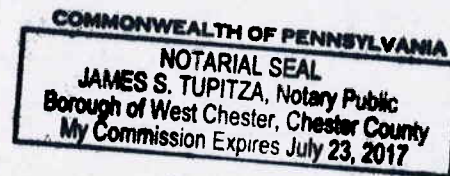
My commission expires

7-23-17

The precise residence and the complete post office address of the above-named Grantee is:

**250 Landover Road  
Bryn Mawr, PA 19010**

  
On behalf of the Grantee



# Deed

UPI # 36-05-02961-00

Gordon Mcilvain

TO

Radwyn Apartments, L.P. or its assignee

Academy Professional Settlement Services,  
212 W. Gay St.

West Chester, PA 19380

Telephone: 610-719-8100 Fax: 610-344-7199

*The Lyman Sp*  
COMMONWEALTH LAND  
TITLE INSURANCE COMPANY ✓

*B-01361477A*  
COMMONWEALTH LAND  
TITLE INS. CO.  
THIS INSTRUMENT NOT INSURED.

## DEED

**THIS INDENTURE** made the *18<sup>th</sup>* day of June, 2002 between KENNETH S. KAISERMAN, ADMINISTRATOR D.B.N.C.T.A. OF THE ESTATE OF REBA E. FLICK, a/k/a REBA FLICK, DECEASED and KENNETH S. KAISERMAN AND RONALD L. KAISERMAN, SURVIVING EXECUTORS OF THE ESTATE OF KEVY K. KAISERMAN, DECEASED (hereinafter collectively called "Grantors"), party of the first part, and RADWYN APARTMENTS, L.P., a Pennsylvania limited partnership, (hereinafter called the Grantee), of the other part.

**WITNESSETH**, that the said Grantors, for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, unto the Grantors well and truly paid by the said Grantee, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee, its Successors and Assigns **ALL THAT CERTAIN REAL PROPERTY AND THE IMPROVEMENTS LOCATED THEREON** as more particularly described on Exhibit "A" attached hereto and made a part hereof.

**TOGETHER** with all and singular the Buildings, Improvements, Ways, Streets, Alleys, passages, Waters, Water-courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof, and all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever of the said Reba E. Flick, a/k/a Reba Flick and/or the said Kevy K. Kaiserman, at and immediately before the time of their respective deaths, in law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

**TO HAVE AND TO HOLD** the said lot or piece or ground herein described together with the Buildings, Improvements thereon erected, Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantee, its

RD BK02461 0777

01-0870



DELAWARE  
COUNTY

20012064272

Description: Delaware, PA Document - Book, Page 2461.777 Page: 1 of 9

THOMAS J. JONES JR. 200

Order: br Comment:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in Radnor Township, Delaware County, Pennsylvania, described in accordance with a Survey thereof made by Yerkes Associates, Inc., dated 3-8-1991 and last revised 2/27/1996 as follows, to wit:-

BEGINNING at a PK nail in the center line of Bryn Mawr Avenue (33 feet wide), said point being measured 326.71 feet in a Southwesterly direction from the intersection of the center line of Moore Avenue; thence from said point of beginning, crossing the Southeasterly line of Bryn Mawr Avenue and a marble stone South 33 degrees 35 minutes 00 seconds East along the Southwesterly line of lands now or formerly of James W. and Mary Ellen Thompson 275.79 feet to a field stone; thence along the Southwesterly line of various owners South 33 degrees 40 minutes 00 seconds East 631.95 feet crossing the Northwesterly line of Llandover Road (33 feet wide) to a spike in the center line of Llandover Road; thence along the center line of Llandover Road South 57 degrees 42 minutes 00 seconds West 1,573.67 feet to a spike; thence crossing the Northwesterly line of Llandover Road and a marble monument and along the Northeasterly line of lands now or formerly of Gordon and Marcia J. McIlvain, North 33 degrees 49 minutes 00 seconds West 648.46 feet to an iron pin; thence along the Southeasterly line of lands now or formerly of Joseph Soffer and a certain Common Open Space as shown on said plan North 53 degrees 14 minutes 00 seconds East 181.73 feet to an iron pin; thence North 56 degrees 44 minutes 00 seconds East 100.00 feet to an iron pin; thence along the Northeasterly line of said Common Open Space, lands now or formerly of Robert O. and Marcia R. Alvarez and a certain other Common Open Space North 32 degrees 01 minute 30 seconds West crossing over a marble monument and the Southeasterly line of Bryn Mawr Avenue 660.28 feet to a PK nail in the center line of Bryn Mawr Avenue; thence in the center line of Bryn Mawr Avenue the following two courses and distances:  
(1) North 72 degrees 22 minutes 00 seconds East 959.66 feet to a PK nail;  
(2) thence North 81 degrees 19 minutes 35 seconds East 194.31 feet to the first mentioned point and place of beginning.

BEING No. 275 Bryn Mawr Avenue.

BEING Folio No. 36-05-02956-00.

BEING the same premises which Llandover Gardens, Inc. a Pa. Corp. by deed dated 5-27-1963 and recorded in Delaware County in Deed Book 2152, Page 72 conveyed unto the said Reba E. Flick, in fee.

AND the said Reba E. Flick is also known as Reba Flick.

AND the said Reba E. Flick, in various rights of way in Deed Books 2220, Page 4, 2223 Page 67 and 2209 Page 309 acknowledged that she was the agent and title holder for Kevy K. Kaiserman.

AND the said Reba E. Flick, a/k/a Reba Flick died on 9-27-1987 leaving a Will probated and registered in Philadelphia County being Will #3429 of 1987 and Letters of Administration D.B.N.C.T.A. for the Estate of Reba Flick, also known as Reba E. Flick were duly granted on 11-19-1990 to Kenneth S. Kaiserman.

AND the said Kevy K. Kaiserman died on January 13, 1982 leaving a Will probated and registered at Montgomery County as Will No. 46-82-268, wherein he appointed Hortense M. Kaiserman, Kenneth S. Kaiserman, Ronald L. Kaiserman and Philip F. Newman Executors to whom Letters Testamentary were granted on February 2, 1982.

AND the said Philip F. Newman died on July 15, 1987.

AND the said Hortense M. Kaiserman died on August 21, 2000 whereby Kenneth S. Kaiserman and Ronald L. Kaiserman are the surviving Executors of the Estate of Kevy K. Kaiserman

SP-100 (2-00)



# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY	
Base Tax Fee	238825.84
Base Amount	2461
Page Number	777
Doc Number	6-00-00

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

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

Name: Robert E. Gilberg, Esq.  
Telephone Number: \_\_\_\_\_  
Area Code: 215 | 546-2665 ext. 111  
Street Address: Suite 300, 201 S. 18th Street  
City: Phila  
State: PA  
Zip Code: 19103

## B TRANSFER DATA

Date of Acceptance of Document: \_\_\_\_\_  
Grantor(s): \_\_\_\_\_  
Grantee(s): Rodyn Apartments, L.P.  
Street Address: 275 Bryn Mawr Avenue  
City: Bryn Mawr  
State: PA  
Zip Code: 19010

## C PROPERTY LOCATION

Street Address: 275 Bryn Mawr Avenue  
City, Township, Borough: Radnor  
Country: Delaware  
School Name: Radnor  
Tax Parcel Number: 36-05-02956-00

## D VALUATION DATA

1. Actual Cash Consideration \$1.00	2. Other Consideration + 0	3. Total Consideration = \$1.00
4. County Assessed Value \$23,186,980	5. Common Level Rate Factor x 1.03	6. Fair Market Value = \$23,882,589.40

## E EXEMPTION DATA

1a. Amount of Exemption Claimed 0	1b. Percentage of Interest Conveyed 100%
--------------------------------------	---

### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) \_\_\_\_\_ (Estate File Number) \_\_\_\_\_
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/traw party agreement.)
- ☐ Transfer to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagee to a holder of a mortgage in default. Mortgage Bank Number \_\_\_\_\_ Page Number \_\_\_\_\_
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

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

Signature of Correspondent or Responsible Party: Robert E. Gilberg, Esq.  
Date: 6/18/02

Description: Delaware, PA Document - Book, Page 2461.777 Page: 3 of 9  
Order: br Comment:



Successors and Assigns, to and for the only proper use and behoof of the said Grantee, its Successors and Assigns, forever.

**UNDER AND SUBJECT TO CERTAIN CONDITIONS AND RESTRICTIONS OR RECORD.**

**AND THE SAID** Grantors, as Administrator D.B.N.C.T.A. and as the Surviving Executors as aforesaid, do covenant, grant and agree, to and with the said Grantee, its Successors and Assigns, by these presents, that they, the said Grantors, have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall, or may be impeached, charges or encumbered, in title, charge, estate or otherwise howsoever

**IN WITNESS WHEREOF**, the party of the first part, the Grantors, has executed this Deed as of the day and year first above written.

SEALED AND DELIVERED  
IN THE PRESENCE OF

WITNESS Robert E. Gelling

K. S. Kaiserman  
KENNETH S. KAISERMAN, Administrator  
D.B.N.C.T.A. of the Estate of Reba E. Flick,  
a/k/a Reba Flick, Deceased

WITNESS Robert E. Gelling

K. S. Kaiserman  
KENNETH S. KAISERMAN, Surviving  
Executor of the Estate of Kevy K. Kaiserman,  
Deceased

WITNESS Robert E. Gelling

R. L. Kaiserman  
RONALD L. KAISERMAN, Surviving  
Executor of the Estate of Kevy K. Kaiserman,  
Deceased

RADWYN APARTMENTS, L.P., a Pennsylvania limited partnership, joins in this Deed for the purpose of conveying any and all right, title and interest it may currently have in and to the subject property.

RADWYN APARTMENTS, L.P., a  
Pennsylvania limited partnership, by its sole  
general partner Radwyn Apartments, Inc.

By: Kth J. K...  
Attest: Robert E. Helberg  
Notary

COMMONWEALTH OF PENNSYLVANIA :

: SS.

COUNTY OF PHILADELPHIA :

On this, the 18<sup>th</sup> day of June, 2002, before me, the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared Kenneth S. Kaiserman, Administrator D.B.N.C.T.A. of the Estate of Reba E. Flick, a/k/a Reba Flick, Deceased, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, who acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

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



*Josephine DiGiullo*  
Notary Public

My Commission Expires: \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA :

: SS.

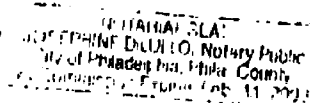
COUNTY OF PHILADELPHIA :

On this, the 18<sup>th</sup> day of June, 2002, before me, the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared Kenneth S. Kaiserman, Surviving Executor of the Estate of Kevy K. Kaiserman, Deceased, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, who acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

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

*Josephine DiGiullo*  
Notary Public

My Commission Expires: \_\_\_\_\_




COMMONWEALTH OF PENNSYLVANIA :

: SS.

COUNTY OF PHILADELPHIA :

On this, the 18th day of June, 2002, before me, the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared Ronald L. Kaiserman, Surviving Executor of the Estate of Keyv K. Kaiserman, Deceased, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, who acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

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

  
*Josephine Di Iulio*  
Notary Public

My Commission Expires: \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA :


: SS.

COUNTY OF PHILADELPHIA :

NOTARIAL SEAL  
JOSEPHINE DI IULIO, Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires Feb. 11, 2003

On this, the 18th day of June, 2002, before me, the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared Kenneth S. Kaiserman who acknowledged himself to be the President of Radwyn Apartments, Inc., the General Partner of Radwyn Apartments, L.P., a Pennsylvania limited partnership and he, being authorized to do so, executed the foregoing Deed for the purposes therein contained on behalf of the said Radwyn Apartments, L.P., by signing the name of its General Partner, the said Radwyn Apartments, Inc., as such President.

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

  
*Josephine Di Iulio*  
Notary Public

My Commission Expires \_\_\_\_\_

NOTARIAL SEAL  
JOSEPHINE DI IULIO, Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires Feb. 11, 2003

# DEED

**GRANTOR(S):** KENNETH S. KAISERMAN, ADMINISTRATOR  
D.B.N.C.T.A. of the ESTATE OF REBA E. FLICK, a/k/a REBA FLICK,  
DECEASED and KENNETH S. KAISERMAN AND RONALD L. KAISERMAN,  
SURVIVING EXECUTORS OF THE ESTATE OF KEVY K. KAISERMAN,  
DECEASED

# TO

**GRANTEE(S):** RADWYN APARTMENTS, L.P., a Pennsylvania limited  
partnership


**FOLIO NO.:** 36-05-02956-00

**PREMISES:** 275 Bryn Mawr Avenue, Radnor Township, Delaware County

**Mail Tax Bills To:**  
Mr. Kenneth S. Kaiserman  
Suite 300  
201 S. 18<sup>th</sup> Street  
Philadelphia, PA 19103

**After Recording Return To:**  
Commonwealth Land Title Insurance Company  
2 Logan Square - Suite 500  
Philadelphia, PA 19103  
**ATTN.:** Delivery Department

I hereby certify that the address of the  
Grantee is 275 Bryn Mawr Avenue  
Bryn Mawr, PA 19010

  
On behalf of the Grantee



RETURN TO:  
COMMONWEALTH LAND TITLE INS. CO.  
2100 N. 5TH AVE, SUITE 300  
PHILADELPHIA, PA 19103  
ATTN: RECORDING DEPARTMENT



**First American  
Title Insurance Company**

Name and Address of Title Insurance Company: **First American Title Insurance Company, 1 First American Way,  
Santa Ana, CA 92707**

**SCHEDULE A**

File No. **APSS15-00637**

Policy No. **5011442-0180257e**

Date of Policy: **December 18, 2015**

1. Name of Insured:

**Radwyn Apartments, L.P.**

2. The estate or interest in the Land that is covered by this policy is:

**FEE SIMPLE**

3. Title is vested in:

**PREMISES A**

**Radwyn Apartments, L.P. by virtue of a deed from Kenneth S. Kaiserman, Administrator D.B.N.C.T.A. of the Estate of Reba E. Flick, a/k/a Reba Flick, deceased and Kenneth S. Kaiserman and Ronald L. Kaiserman, surviving executors of the Estate of Kevy K. Kaiserman, deceased, dated June 18, 2002, and recorded June 20, 2002 in the Office of the Recorder of Deeds for the City of Bryn Mawr, County of Delaware, in Volume 2461, at Page 777.**

**PREMISES B**

**Radwyn Apartments, L.P. by virtue of Deed from Gordon McIlvain, dated October 8, 2014, and recorded October 10, 2014, in the Office of the Recorder of Deeds for the County of Delaware, in Volume 5557, at Page 1568.**

4. The Land referred to in this policy is described as follows:

*For informational purposes only:*

**PREMISES A**

**275 South Bryn Mawr Avenue, Bryn Mawr, PA 19010  
Radnor Township  
City of Bryn Mawr, County of Delaware**

**PREMISES B**

**250 Landover Road, Bryn Mawr, PA 19010  
Radnor Township  
Bryn Mawr, County of Delaware, PA**

**SEE CONTINUATION OF SCHEDULE A FOR LEGAL DESCRIPTION**



**First American  
Title Insurance Company**

File No. **APSS15-00637**

Policy No. **5011442-0180257e**

**OWNER'S POLICY  
SCHEDULE A  
(continued)**

**LEGAL DESCRIPTION**

**ALL PREMISES A**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in Radnor Township, Delaware County, Pennsylvania, described in accordance with a Survey thereof made by Yerkes Associates, Inc., dated 3-8-1991 and last revised 2/27/1996 as follows, to wit:-

BEGINNING at a PK nail in the center line of Bryn Mawr Avenue (33 feet wide), said point being measured 326.71 feet in a Southwesterly direction from the intersection of the center line of Moore Avenue; thence from said point of beginning, crossing the Southeasterly line of Bryn Mawr Avenue and a marble stone South 33 degrees 35 minutes 00 seconds East along the Southwesterly line of lands now or formerly of James W. and Mary Ellen Thompson 275.79 feet to a field stone; thence along the Southwesterly line of various owners South 33 degrees 40 minutes 00 seconds East 631.95 feet crossing the Northwesterly line of Llandover Road (33 feet wide) to a spike in the center line of Llandover Road; thence along the center line of Llandover Road South 57 degrees 42 minutes 00 seconds West 1,578.67 feet to a spike; thence crossing the Northwesterly line of Llandover Road and a marble monument and along the Northeasterly line of lands now or formerly of Gordon and Marcia J. McIlvain, North 33 degrees 49 minutes 00 seconds West, 648.46 feet to an iron pin; thence along the Southeasterly line of lands now or formerly of Joseph Soffer and a certain Common Open Space as shown on said plan North 58 degrees 14 minutes 00 seconds East 181.79 feet to an iron pin; thence North 56 degrees 44 minutes 00 seconds East 100.00 feet to an iron pin; thence along the Northeasterly line of said Common Open Space, lands now or formerly of Robert O. and Marcia R. Alvarez and a certain other Common Open Space North 32 degrees 01 minute 30 seconds West crossing over a marble monument and the Southeasterly line of Bryn Mawr Avenue 660.28 feet to a PK nail in the center line of Bryn Mawr Avenue; thence in the center line of Bryn Mawr Avenue the following two courses and distances: (1) North 72 degrees 22 minutes 00 seconds East 959.66 feet to a PK nail; (2) thence North 81 degrees 19 minutes 35 seconds East 394.31 feet to the first mentioned point and place of beginning.

FOLIO NO. 36-05-02956-00

**PREMISES B**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, bounded and described according to a Survey and Plan thereof made by M. R. and J. B. Yerkes, Civil Engineers, dated March 03, 1948 and revised June 20, 1949, as follows, to wit:

BEGINNING at a point marking the intersection of the middle lines of Landover Road and Coopertown Road and also the middle of a private driveway leading Southwestwardly through property of the Estate of Walter C. Janney; thence along the middle of said private drive, the two following courses and distances: (1) on a line curving to the left with a radius of Two hundred thirty two and twelve one-hundredths feet, the arc distance of One hundred twelve and sixty two one-hundredths feet, the chord of said curved line has a bearing of North eighty three degrees,



**First American  
Title Insurance Company**

File No. **APSS15-00637**

Policy No. **5011442-0180257e**

**OWNER'S POLICY  
SCHEDULE A  
(continued)**

twenty four minutes West, One hundred eleven and fifty one one-hundredths feet to a point; (2) still on a line curving to the left with a radius of Four hundred forty three and sixty one-hundredths feet, the arc distance of Ninety nine and forty four one-hundredths feet, the chord of said curved line has a bearing of South seventy seven degrees, thirty eight minutes West, Ninety nine and twenty four one-hundredths feet to a point; thence leaving said private drive by other land of Estate of Walter C. Janney, North thirty three degrees, thirty eight minutes West, Five hundred forty seven and fifty five one-hundredths feet to a stone; thence by land of Mrs. Edward S. Willing, North fifty eight degrees, five minutes East, Four hundred eight and thirty one hundredths feet to a stone; thence by land of Mrs. William G. Thomas Estate, South thirty three degrees, fifty two minutes East, Six hundred forty eight and forty six one-hundredths feet to a point in the middle of Landover Road; thence along the middle of same, South fifty seven degrees, thirty seven minutes West, Two hundred thirty three and twenty six one-hundredths feet to the place of beginning.

FOLIO NO. 36-05-02961-00

THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in Radnor Township, Delaware County, Pennsylvania, described in accordance with a Survey thereof made by Yerkes Associates, Inc., dated 3-8-1991 and last revised 2/27/1996 as follows, to wit:-

BEGINNING at a PK nail in the center line of Bryn Mawr Avenue (33 feet wide), said point being measured 326.71 feet in a Southwesterly direction from the intersection of the center line of Moore Avenue; thence from said point of beginning, crossing the Southeasterly line of Bryn Mawr Avenue and a marble stone South 33 degrees 35 minutes 00 seconds East along the Southwesterly line of lands now or formerly of James W. and Mary Ellen Thompson 275.79 feet to a field stone; thence along the Southwesterly line of various owners South 33 degrees 40 minutes 00 seconds East 631.95 feet crossing the Northwesterly line of Llandover Road (33 feet wide) to a spike in the center line of Llandover Road; thence along the center line of Llandover Road South 57 degrees 42 minutes 00 seconds West 1,578.67 feet to a spike; thence crossing the Northwesterly line of Llandover Road and a marble monument and along the Northeasterly line of lands now or formerly of Gordon and Marcia J. McIlvain, North 33 degrees 49 minutes 00 seconds West, 648.46 feet to an iron pin; thence along the Southeasterly line of lands now or formerly of Joseph Soffer and a certain Common Open Space as shown on said plan North 58 degrees 14 minutes 00 seconds East 181.79 feet to an iron pin; thence North 56 degrees 44 minutes 00 seconds East 100.00 feet to an iron pin; thence along the Northeasterly line of said Common Open Space, lands now or formerly of Robert O. and Marcia R. Alvarez and a certain other Common Open Space North 32 degrees 01 minute 30 seconds West crossing over a marble monument and the Southeasterly line of Bryn Mawr Avenue 660.28 feet to a PK nail in the center line of Bryn Mawr Avenue; thence in the center line of Bryn Mawr Avenue the following two courses and distances: (1) North 72 degrees 22 minutes 00 seconds East 959.66 feet to a PK nail; (2) thence North 81 degrees 19 minutes 35 seconds East 394.31 feet to the first mentioned point and place of beginning.

FOLIO NO. 36-05-02956-00



*First American  
Title Insurance Company*

File No. **APSS15-00637**

Policy No. **5011442-0180257e**

**OWNER'S POLICY  
SCHEDULE A**  
*(continued)*

BEING the same premises which Kenneth S. Kaiserman, Administrator D.B.N.C.T.A. of the Estate of Reba E. Flick, a/k/a Reba Flick, deceased and Kenneth S. Kaiserman and Ronald L. Kaiserman, surviving executors of the Estate of Kevy K. Kaiserman, deceased, by Deed dated 06/18/2002 and recorded 06/20/2002 in the Office of the Recorder of Deeds in and for the County of Delaware in Record Book 2461 Page 777, granted and conveyed unto Radwyn Apartments, L.P., a Pennsylvania limited partnership.





*First American  
Title Insurance Company*

File No. **APSS15-00637**

Policy No. **5011442-0180257e**

**SCHEDULE B  
EXCEPTIONS FROM COVERAGE**

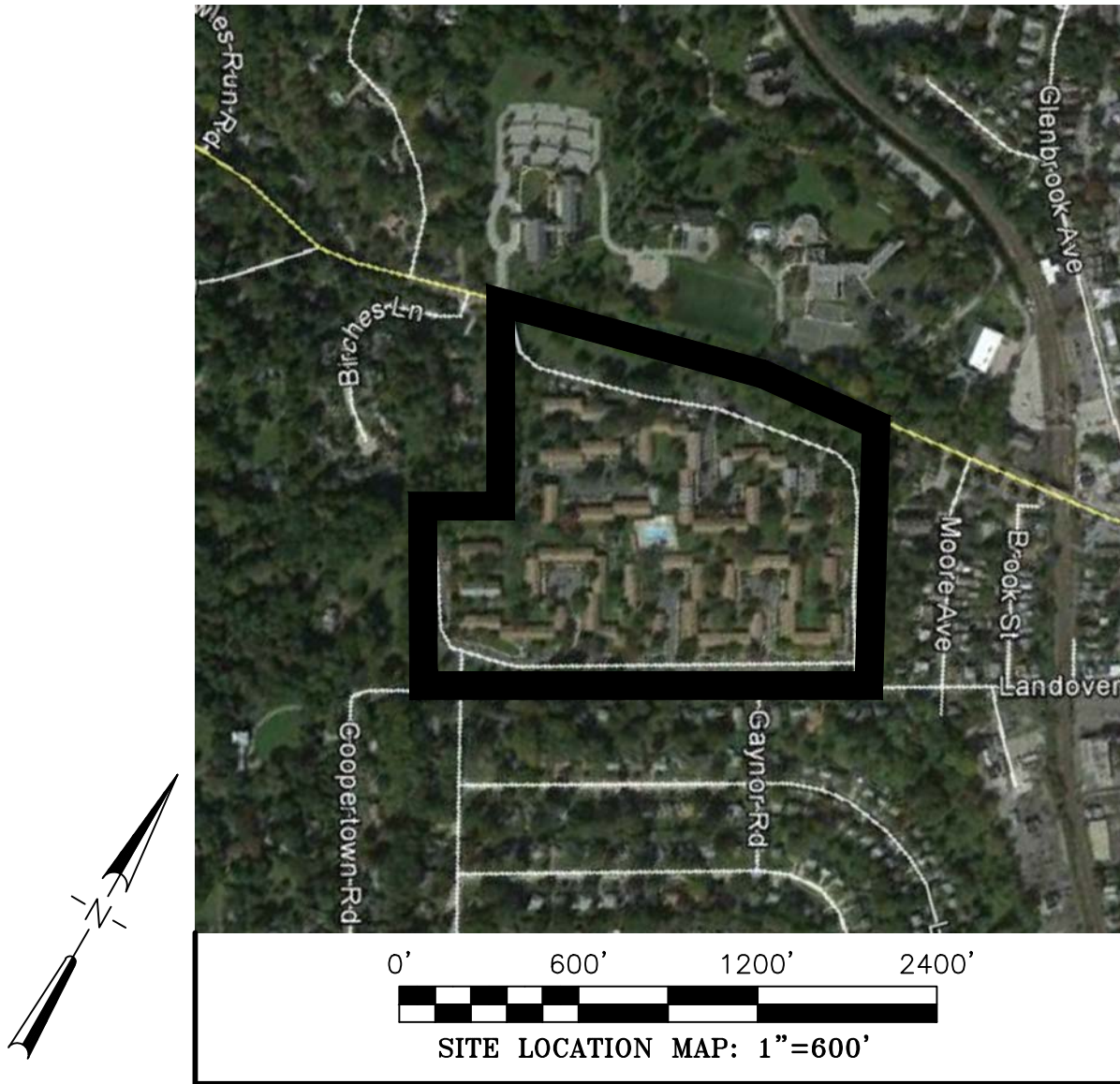
This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

1. Any variation in location of lines or dimensions or other matters which an accurate survey would disclose.
2. Easements, or claims of easements, not shown by the Public Records.
3. Rights or claims of parties in possession or under the terms of any unrecorded lease or agreement of sale.
4. Possible additional tax assessments for new construction and/or major improvements.
5. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Accuracy of area content not insured.
7. Rights granted to Philadelphia Electric Company as set forth in Deed Book 2223 Page 216.
8. Rights granted to The Bell Telephone Company of Pennsylvania as set forth in Deed Book 2228 Page 1037.
9. Rights granted to Philadelphia Suburban Water Company as set forth in Deed Book 2209 Page 309; Deed Book 2220 Page 4 and Deed Book 2223 Page 67.
10. Mortgage from Radwyn Apartments, L.P. to PNC Bank, National Association, a national banking association and/or PNC Multifamily Mortgage, LLC, A Delaware Limited Liability Company in the original principal amount of \$32,000,000.00 dated December 18, 2015 to be forthwith recorded in the Office of the Recorder of Deeds of Bryn Mawr, Delaware County, Pennsylvania.

FINAL PLANS

***RADWYN APARTMENTS***

Radnor Township, Delaware County, Pennsylvania



SHEET INDEX

<u>SHEET</u>	<u>TITLE</u>
SP-1	OVERALL SITE PLAN
SP-2	SITE LAYOUT PLANS
SP-3	SITE GRADING AND UTILITY PLANS
SP-4	CONSERVATION PLANS
SP-5	LANDSCAPE PLANS
SP-6	SITE DETAILS

OWNER/APPLICANT  
RADWYN APARTMENTS, LP  
275 S. BRYN MAWR AVENUE  
BRYN MAWR, PA. 19010

CIVIL ENGINEER AND SURVEYOR  
NePo ASSOCIATES, INC.  
Engineers, Surveyors & Environmental Scientists  
458 EAST KING ROAD  
MALVERN, PA 19355  
(610) 429-0605 FAX: (610) 429-1085





Revision	Description	Date	By
1.	REVISED PER TOWNSHIP ENGINEER COMMENTS	9/21/16	MWN
2.	REVISED PER SHADE TREE COMMISSION COMMENTS	10/20/16	MWN
3.	REVISED PER TOWNSHIP ENGINEER COMMENTS	11/2/16	MWN
4.	REVISED PER GILMORE & ASSOCIATES COMMENTS	11/7/16	MWN

GENERAL NOTES

- OUTBOUND PROPERTY MONUMENTATION INFORMATION TAKEN FROM ACTUAL FIELD SURVEY PERFORMED BY NEPO ASSOCIATES, INC. IN OCTOBER 2015. THE MOST RECENT DEED TO THE RADWYN APARTMENTS, L.P. IS RECORDED IN DELAWARE COUNTY RECORDER OF DEEDS IN DEED BOOK 2461, PAGE 0777. PROPERTY TAX PARCEL IS FOLIO # 36-0502956-00. CLOSURE ERROR IS 0.11 FT. IN 20,000 FT. TOTAL PROPERTY CONSISTS OF 37.83 ACS. PLAN BEARINGS BASED ON THE PENNSYLVANIA STATE PLANE GRID AZIMUTH. PLAN PREPARED BASED ON THE PENNSYLVANIA STATE PLANE GRID AZIMUTH.
- PLANIMETRIC INFORMATION TAKEN FROM PLANS PREPARED BY YERKES ASSOCIATES, INC. TITLED "RADWYN APARTMENTS ALTA/ACSM LAND TITLE SURVEY" DATED MARCH 6, 1991.
- WATERS OF THE COMMONWEALTH AND WETLANDS LIMITS SHOWN WERE DELINEATED BY DELVAL SOIL & ENVIRONMENTAL CONSULTANTS, INC. IN A FIELD INVESTIGATION DURING FEBRUARY 2016. NO WETLANDS WERE FOUND ON THE PROPERTY.
- NO 100 YEAR FLOODPLAIN EXISTS ON THE PROPERTY AS SHOWN FROM FEDERAL EMERGENCY MANAGEMENT AGENCY MAP # 42045C0039F DATED NOVEMBER 18, 2009.
- PROJECT LISTED WITH PENNSYLVANIA ACT 287, SERIAL NUMBER 20152383085.

THE FOLLOWING UTILITY COMPANIES WERE NOTIFIED:
  - WINDSTREAM
  - AQUA PA
  - COMCAST CABLE COMMUNICATIONS
  - COMCAST CABLE
  - PECO
  - RADNOR TOWNSHIP
  - VERIZON PENNSYLVANIA
- THERE ARE NO EXISTING OR PROPOSED DEED RESTRICTION ON THIS PROPERTY.
- ANY INFORMATION APPEARING ON THESE DRAWINGS AS TO THE UNDERGROUND LINES OF A USER, SUCH AS A PUBLIC UTILITY, HAVE BEEN INCORPORATED HEREON PURSUANT TO PENNSYLVANIA GENERAL ASSEMBLY ACT NO. 172. THIS INFORMATION HAS BEEN PROVIDED BY THE RESPECTIVE USERS LISTED BY THE RECORDER OF DEED OF DELAWARE COUNTY, PENNSYLVANIA. NEPO ASSOCIATES, INC. HAS NOT MADE AN INDEPENDENT DETERMINATION WITH RESPECT TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION AND SPECIFICALLY DISCLAIMS ANY WARRANTY OR REPRESENTATION AS TO THE ACCURACY OF SUCH INFORMATION. ANYONE UTILIZING THESE DRAWINGS FOR CONSTRUCTION IS ADVISED TO CALL 811 OR 1-800-242-1776 FOR UNDERGROUND UTILITIES PRIOR TO EXCAVATION IN ACCORDANCE WITH PENNSYLVANIA ACT NO. 172.
- ANY SCALED DIMENSION FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY NEPO ASSOCIATES, INC. (610-429-0605).
- PUBLIC WATER SERVICE IS PROVIDED TO THE SITE BY AQUA PA. NO NEW WATER SERVICES ARE PROPOSED BY THIS APPLICATION.
- PUBLIC SANITARY SEWER SERVICE IS PROVIDED TO THE SITE BY RADNOR TOWNSHIP. NO NEW SEWER CONNECTIONS ARE PROPOSED BY THIS APPLICATION.
- THE APPLICANT WILL BEGIN CONSTRUCTION WITHIN TWELVE (12) MONTHS OF APPROVAL.
- THIS APPLICATION IS DEVELOPED UNDER RADNOR TOWNSHIP PLANNED APARTMENT (PA) ZONING DISTRICT.
- IN THE EVENT THE OWNER FAILS TO PROPERLY MAINTAIN STORM WATER FACILITIES, AFTER NOTICE TO THE OWNER OF ITS INTENT TO DO SO (WHICH NOTICE SHALL NOT BE REQUIRED IN EMERGENCY SITUATIONS), THE TOWNSHIP MAY, BUT SHALL NOT BE OBLIGATED TO, PERFORM SAID MAINTENANCE OR REPAIR AND CHARGE THE COST THEREOF, INCLUDING ANY FEES RELATING THERETO, TO THE OWNER.
- THE STORMWATER MANAGEMENT FACILITIES WILL BE OWNED AND MAINTAINED BY THE OWNER. IT IS THE OBLIGATION OF THE OWNER OF THE PROPERTY TO MAINTAIN AND REPAIR THEREON. THIS OBLIGATION TO MAINTAIN AND REPAIR INCLUDES BOTH THE SURFACE AREA AND STRUCTURAL INTEGRITY OF THE STORMWATER MANAGEMENT FACILITIES ON THE PROPERTY. THE TOWNSHIP SHALL HAVE THE RIGHT BUT NOT THE DUTY TO ENTER UPON THE PROPERTY TO PERFORM THE NECESSARY INSPECTION. IN THE EVENT THE PROPERTY OWNER FAILS TO PERFORM THE NECESSARY MAINTENANCE AND REPAIR, THE TOWNSHIP, AFTER REASONABLE PRIOR NOTICE, WHICH SHALL BE AT LEAST THIRTY (30) DAYS, SHALL HAVE THE RIGHT TO PROCEED, AS PROVIDED BY LAW, AGAINST SAID PROPERTY OWNER, FOR REIMBURSEMENT OF THE MAINTENANCE AND REPAIR COSTS.
- SWIMMING POOL AREA ON PROPERTY SHALL BE COMPLETELY ENCLOSED BY A FENCE OR WALL SO AS TO PREVENT UNCONTROLLED ACCESS BY CHILDREN FROM THE STREET OR ADJACENT PROPERTIES. SAID BARRIER SHALL NOT BE LESS THAN FOUR (4) FEET IN HEIGHT, WILL BE CONSTRUCTED WITH NO OPENINGS, HOLES, OR GAPS, EXCEPT GATES, LARGER THAN FOUR (4) INCHES IN ANY DIMENSION, AND SHALL BE MAINTAINED IN GOOD CONDITION.
- ALL GATES AND DOORS OPENING THROUGH SUCH ENCLOSURE SHALL BE EQUIPPED WITH A SELF-CLOSING AND SELF-LATCHING DEVICE FOR KEEPING SUCH GATE OR DOOR SECURELY CLOSED AND LATCHED AT ALL TIMES WHEN NOT IN USE.

LEGEND

- EXISTING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING WATER COURSE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

PROPOSED SWM BASIN

1"=40'

PROPOSED STORAGE BUILDING and POOLHOUSE

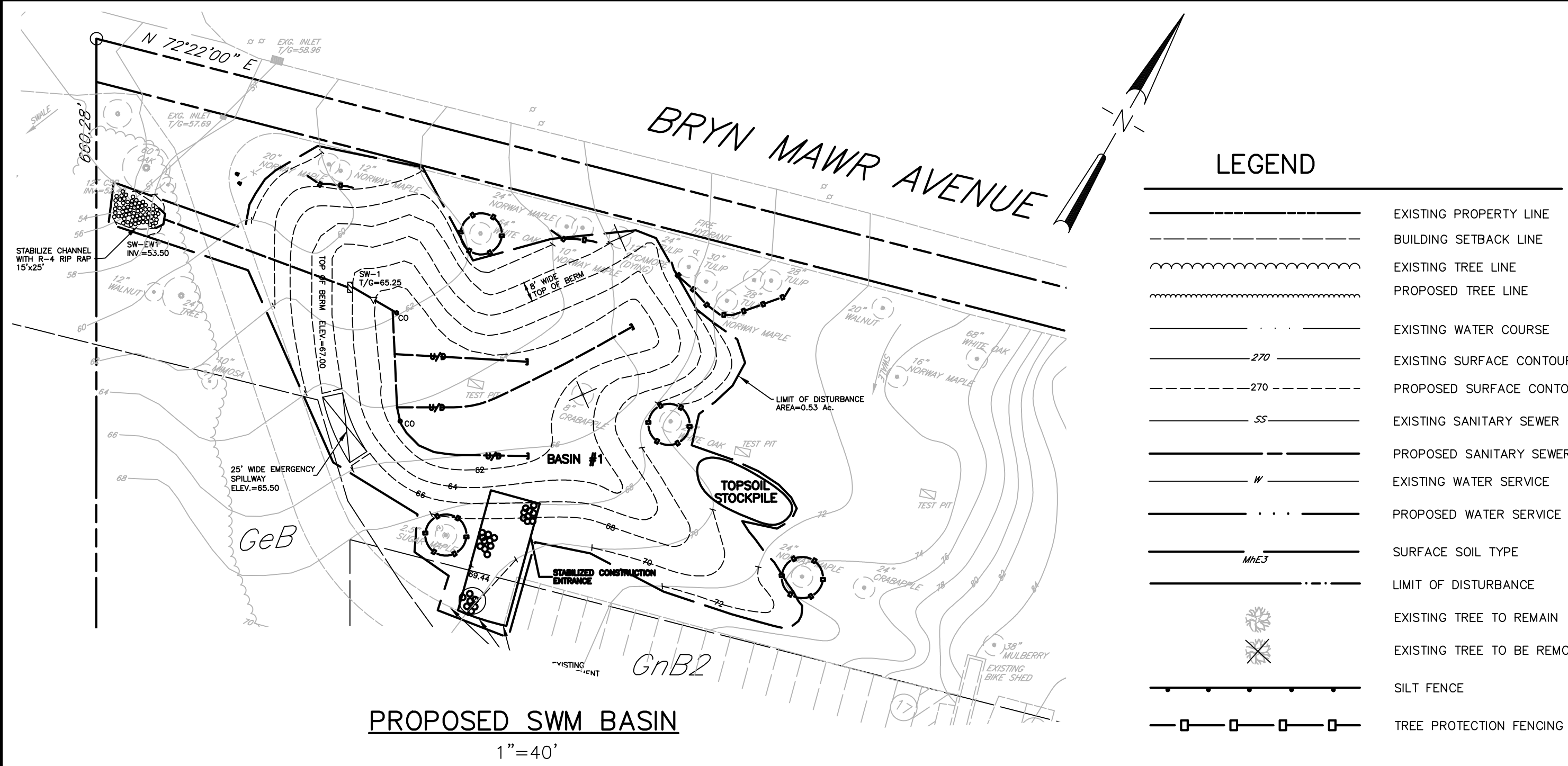
1"=40'

RADWYN APARTMENTS  
Radnor Township, Delaware County, Pennsylvania

PE -39244-E	SITE LAYOUT PLANS	Date: 6/27/16	SHEET  <b>SP-2</b>  OF 6
		Scale: AS NOTED	
		Drawn By: MWN	
		Checked By: D.P.P.	
		Project Eng.: D.P.P.	
		Project No.: 004-12	
NePo ASSOCIATES, INC. Engineers, Surveyors & Environmental Scientists 458 E. KING ROAD MALVERN, PA. 19355 (610) 429-0605 FAX(610) 296-3146	Dwg. No.: 004-12-SP2	Issued:	







PROPOSED SWM BASIN  
1"=40'

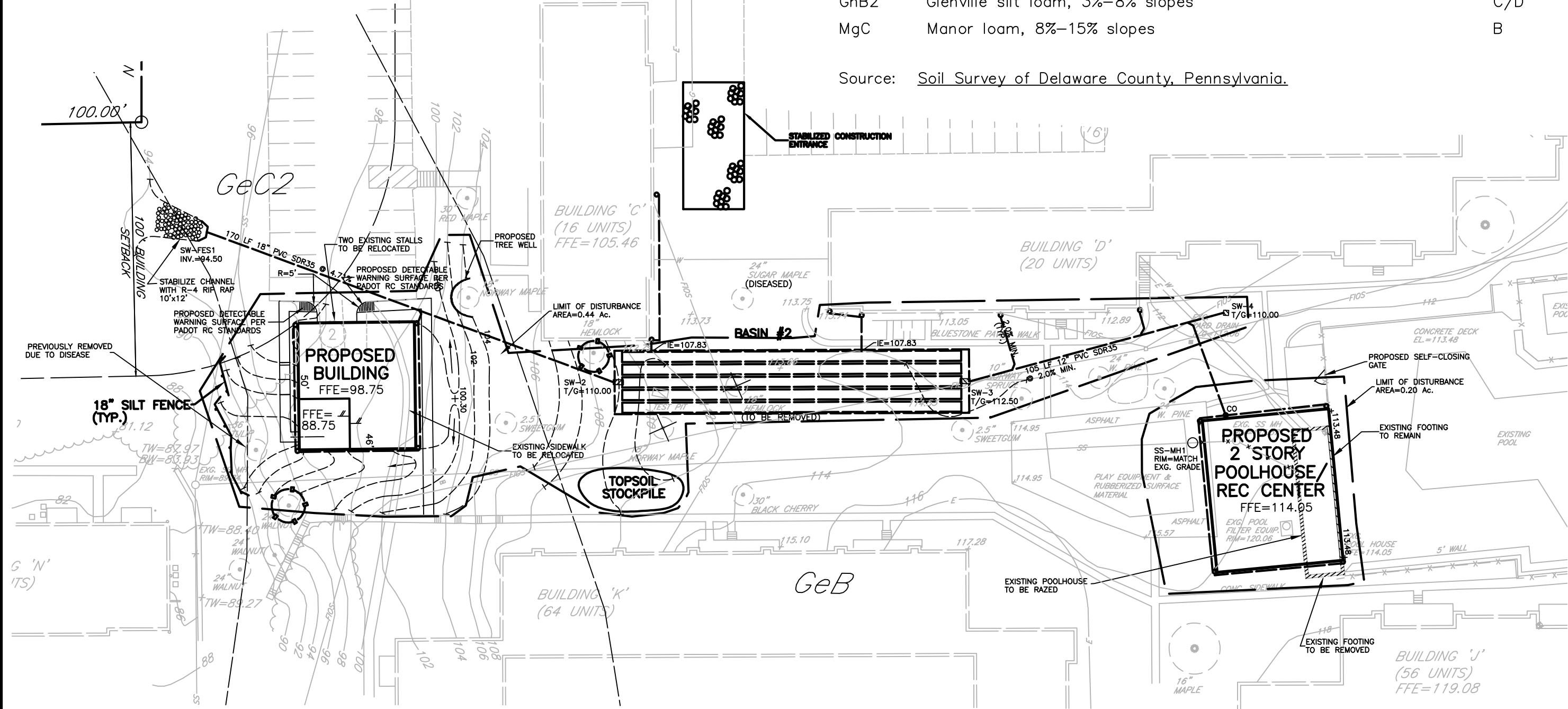
LEGEND

- EXISTING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING WATER COURSE
- EXISTING SURFACE CONTOUR
- PROPOSED SURFACE CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER SERVICE
- PROPOSED WATER SERVICE
- SURFACE SOIL TYPE
- LIMIT OF DISTURBANCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- SILT FENCE
- TREE PROTECTION FENCING

SOILS LEGEND

Symbol	Name, Slope	Soil Classification
GeB	Glenelg channery loam, 3%-8% slopes	B
GeC2	Glenelg channery loam, 8%-15% slopes	B
GnB2	Glenville silt loam, 3%-8% slopes	C/D
MgC	Manor loam, 8%-15% slopes	B

Source: Soil Survey of Delaware County, Pennsylvania.



PROPOSED STORAGE BUILDING and POOLHOUSE

1"=40'

PLANNED SEQUENCE OF CONSTRUCTION

**BASIN 1**  
ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING, BUT NOT LIMITED TO: THE LANDOWNER AND ALL APPROPRIATE MUNICIPAL OFFICIALS, A REPRESENTATIVE FROM THE DELAWARE COUNTY CONSERVATION DISTRICT (IF REQUIRED) FOR AN ON SITE PRE-CONSTRUCTION MEETING.

- SEVEN (7) DAYS PRIOR TO START OF CONSTRUCTION, CONTRACTOR TO CONTACT RADNOR TOWNSHIP (610-688-5600) TO ARRANGE A PRE-CONSTRUCTION MEETING.
- INSTALL TEMPORARY CONSTRUCTION ENTRANCE AT PARKING AREA AS SHOWN. ALL ACCESS TO THE SITE TO BE FROM THIS ENTRANCE.
- DELINEATE LIMIT OF CLEARING. CONTACT RADNOR TOWNSHIPS ARBORIST (610-688-5600) TO VERIFY CLEARING LIMIT PRIOR TO ANY OTHER TASKS.
- PLACE TREE PROTECTION FENCING.
- INSTALL SILT FENCE AS SHOWN ON PLANS.
- STRIP TOPSOIL AND STOCKPILE IN AREA SHOWN.
- CONSTRUCT SWM BASIN AS SHOWN ON PLANS AND DETAILS. NO TRUCK TRAFFIC PERMITTED WITHIN RAIN GARDEN AREA. ALL EXCAVATION TO BE DONE WITH LIGHT TRUCK EQUIPMENT.
- CONSTRUCT EMBANKMENT IN CONJUNCTION WITH BASIN EXCAVATION.
- INSTALL SW-EW1 TO SW-1 AS SOON AS PRACTICAL.
- AS SOON AS PRACTICAL, RE-PAVE DRIVEWAY.
- FINAL GRADE AND TOPSOIL LOT AS SOON AS PRACTICAL.
- SEED, MULCH AND STABILIZE SITE UPON COMPLETION OF TOPSOILING.

13. UPON COMPLETION OF FINISH GRADING AND SEEDING, EXCAVATE AND INSTALL RAIN GARDEN WITHIN AMENDED SOILS IN BOTTOM OF BASIN. SEE BASIN DETAIL. THIS SHEET FOR AMENDED SOILS MIXTURE. SEED BOTTOM OF BASIN WITH WET MEADOW MIX (SEE BASIN DETAIL). SURROUND AMENDED SOIL WITH 18" SILT FENCE UNTIL STABILIZED.

14. UPON STABILIZATION OF SITE, REMOVE PROTECTION.

PLANNED SEQUENCE OF CONSTRUCTION

**BASIN 2**  
ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING, BUT NOT LIMITED TO: THE LANDOWNER AND ALL APPROPRIATE MUNICIPAL OFFICIALS, A REPRESENTATIVE FROM THE DELAWARE COUNTY CONSERVATION DISTRICT (IF REQUIRED) FOR AN ON SITE PRE-CONSTRUCTION MEETING.

- SEVEN (7) DAYS PRIOR TO START OF CONSTRUCTION, CONTRACTOR TO CONTACT RADNOR TOWNSHIP (610-688-5600) TO ARRANGE A PRE-CONSTRUCTION MEETING.
- INSTALL TEMPORARY CONSTRUCTION ENTRANCE AT EXISTING PARKING AREA AS SHOWN. ALL ACCESS TO THE SITE TO BE FROM THIS ENTRANCE.
- DELINEATE LIMIT OF CLEARING.
- PLACE TREE PROTECTION FENCING AROUND TREES TO REMAIN AND SUBSURFACE SWM INFILTRATION AREAS.
- INSTALL SILT FENCE AS SHOWN ON PLANS.
- STRIP TOPSOIL AND STOCKPILE IN AREA SHOWN.
- BEGIN CONSTRUCTION OF SUBSURFACE SWM BASIN AS SHOWN ON PLANS AND DETAILS.
- IN CONJUNCTION WITH SUBSURFACE SWM BASIN, INSTALL ROOF AND DOWNSPOUT DRAINS AS SOON AS PRACTICAL.
- FINAL GRADE AND TOPSOIL EXCAVATION AREA AS SOON AS PRACTICAL.
- SEED, MULCH AND STABILIZE SITE UPON COMPLETION OF TOPSOILING.
- UPON STABILIZATION OF SITE, REMOVE EROSION AND SEDIMENT CONTROL PROTECTION.

INTENT OF CONSERVATION PROGRAM:

THE INTENT OF THIS PROGRAM IS TO PREVENT ACCELERATED EROSION OF THE EXPOSED SITE SOILS DURING THE CONSTRUCTION AND PERMANENT LIFE PERIODS OF THE DEVELOPMENT. THE PROGRAM REQUIRES RETENTION OF ALL SEDIMENTS ON THE CONSTRUCTION SITE TO MINIMIZE THE IMPACT OF DEVELOPMENT ON EXISTING STREAMS AND ADJACENT PROPERTY OWNERS. THESE OBJECTIVES WILL BE ACHIEVED BY MINIMIZING THE EXPOSURE TIME OF POTENTIALLY ERODIBLE SOILS TO RUNOFF AND INSTALLATION OF THE TEMPORARY AND PERMANENT CONSERVATION PRACTICES IN PROPER SEQUENCE WITH CONSTRUCTION. THE INTENT OF THIS PROGRAM SHOULD BE UNDERSTOOD AND IMPLEMENTED THROUGHOUT THE ENTIRE DEVELOPMENT. THE VARIOUS CONSTRUCTION TRADES SHOULD BE APPRISED OF THIS PROGRAM AND DIRECTED TO PREVENT UNDUE DISTURBANCE OF PREPARED AND PROTECTED SURFACES.

SURFACE STABILIZATION CRITERIA:

ALL DENUDE SOIL SURFACES, INCLUDING SOIL STOCKPILES, ARE SUBJECT TO EROSION AND SHALL BE STABILIZED IMMEDIATELY EITHER AS TEMPORARILY OR PERMANENT COVER IN ACCORDANCE WITH SPECIFICATIONS BELOW. CRUSHED STONE ON PAVEMENT SUBGRADES IS CONSIDERED ADEQUATE PROTECTION. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MAY BE SEED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCHED AT A RATE OF 2-3 BALES/1000 SF OR 3 TONS/ACRE. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE SEED WITH A PERMANENT SEED MIXTURE AND MULCHED AT A RATE OF 2-3 BALES/1000 SF OR 3 TONS/ACRE. DURING NON-GERMINATION PERIODS, MULCH SHALL BE APPLIED AT A RATE OF 2-3 BALES/1000 SF OR 3 TONS/ACRE. GERMINATION PERIODS SHALL BE FROM APRIL 1ST TO JUNE 15TH AND AUGUST 15TH TO OCTOBER 15TH. AT THE BEGINNING OF THE NEXT GERMINATION PERIOD, MULCHED AREAS SHALL BE ENDOPHYTE, SEEDING WITH EITHER A TEMPORARY OR PERMANENT SEED MIXTURE, AND REMULCHED AT A RATE OF 2-3 BALES/1000 SF OR 3 TONS/ACRE. ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS:

A. TEMPORARY COVER ON DISTURBED AREAS:

DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MAY BE SEED AND MULCHED WITH A TEMPORARY COVER. PREPARATION OF THE SURFACE, FERTILIZATION AND SEEDING WITH EITHER ANNUAL OR WINTER RYE GRASS SHALL BE DONE IN COMPLIANCE WITH THE DELAWARE COUNTY SOIL CONSERVATION DISTRICT (DCCD) STANDARD FOR "TEMPORARY COVER FOR CRITICAL AREAS". GROUND LIMESTONE SHALL BE APPLIED AT THE RATE OF 190 LBS/1,000 SF FERTILIZER FOR TEMPORARY STABILIZATION SHALL BE APPLIED AT A RATE OF 50-50-50 PER ACRE. THE FERTILIZER AND LIMESTONE SHALL BE WORKED INTO THE SOIL TO A DEPTH OF FOUR (4) INCHES PRIOR TO SEEDING. ANNUAL RYEGRASSES SHALL BE APPLIED AT A RATE OF 1.5 LB/1,000 SF AND WINTER RYE AT A RATE OF 3.5 LBS/1,000 SF AND MULCHED WITH HAY OR STRAW AT A RATE OF 2-3 BALES/1000 SF OR 3 TONS/ACRE AND NON ASPHALTIC EMULSION, IN ACCORDANCE WITH THE DCCD STANDARD "MULCHING".

B. PERMANENT COVER ON DISTURBED AREAS:

DISTURBED AREAS WHICH ARE EITHER FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN ONE YEAR MUST BE SEED AND MULCHED WITH A PERMANENT COVER. ALL LANDSCAPED AREAS PLANNED TO BE MAINTAINED SHOULD BE SEED WITH A TURFGRASS MIXTURE WHICH CONTAINS EITHER 15-20% PENN FINE OR MANHATTAN RYE GRASS, OR 2% RED TOP. GROUND LIMESTONE SHALL BE APPLIED AT THE RATE OF 190 LBS/1000 SF OR 4 TO 6 TONS/ACRE. THE FERTILIZER AND LIMESTONE SHALL BE WORKED INTO THE SOIL TO A DEPTH OF FOUR (4) INCHES PRIOR TO SEEDING. FERTILIZER 10-20-20 FOR PERMANENT STABILIZATION MINIMUM IS 930 LBS/ACRE PER PENN STATE AGRONOMY GUIDE. PERMANENT VEGETATION ON AREAS WHICH WILL NOT BE REGULARLY MAINTAINED SHALL BE SEED WITH A MIXTURE OF KENTUCKY 31 TALL FESCUE (88%) AND RED TOP (12%) AT RATES OF 1.5 LBS/1000 SF AND 4 LBS/1000 SF IN NORMAL LANDSCAPING AREAS, AND DRAINAGEWAYS RESPECTIVELY. KENTUCKY 31 TALL FESCUE TO BE ENDOPHYTE FREE. ENDOPHYTE FREE FAWN OR JOHNSTONE TALL FESCUE MAY BE SUBSTITUTED IF K31 ENDOPHYTE FREE IS NOT AVAILABLE. PREPARATION OF THE SEEDBED, FERTILIZATION AND MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH APPLICABLE DCCD STANDARDS AND THE ADVICE OF THE PENNSYLVANIA STATE UNIVERSITY AGRICULTURAL EXTENSION SERVICE. NEW SEEDINGS ON SLOPES AND WITHIN MODERATE DRAINAGE CHANNELS, SHALL BE SIMILARLY MULCHED WITH STRAW, AND RUNOFF DIVERTED FROM THE SEED BEDS UNTIL GRASS IS ESTABLISHED. APPLICABLE DCCD STANDARDS FOR "PERMANENT SEED AND LEGUME COVER ON CRITICAL AREAS ON PREPARED SEED BED AND MULCHING", SHALL BE USED.

C. CRITICAL VEGETATION AREAS (C.V.A.):

STEEPLY GRADED AREAS WHICH ARE AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN ONE YEAR SHALL BE SEED AS IN PARAGRAPH "B" ABOVE, IMMEDIATELY. JUTE NETTING SHALL BE USED TO HOLD SEED AND MULCH IN PLACE, PER PARAGRAPH "B" UPON FINAL GRADING OR AFTER COMPLETION OF PUBLIC IMPROVEMENTS. C.V.A. ARE DELINEATED ON THE CONSERVATION PLANS. IN GENERAL, JUTE NETTING SHALL BE USED ON ALL CUT SLOPES STEEPER THAN 3:1. ALL FILL SLOPES STEEPER THAN 4:1 AND IN ALL DRAINAGE SWALES.

MAINTENANCE OF TEMPORARY SEDIMENTATION CONTROL STRUCTURES:

MAINTENANCE OF ALL TEMPORARY SEDIMENTATION CONTROL STRUCTURES SHALL BE IN ACCORDANCE WITH THESE PLANS. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH STORM EVENT AND ON A WEEKLY BASIS. ALL PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:

THE STABILIZED CONSTRUCTION ENTRANCES ARE TO BE CONSTRUCTED PER THE DETAIL. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED SO THAT TIRE SCRUBBING ACTIVITY DOES NOT BECOME INEFFECTIVE. ANY BUILDUP OF MUD OR SOIL ON THE STREET SHALL BE CLEANED AT THE END OF EACH WORKING DAY.

SILT FENCE:

SILT FENCE SHALL BE INSTALLED PER THE DETAIL. SILT FENCE TO BE INSTALLED PARALLEL TO THE GROUND CONTOUR. A MINIMUM OF 10 FOOT ANGLE STRIP TO BE INSTALLED AT EACH END OF SILT FENCE RUN. SEDIMENT SHALL BE REMOVED FROM SILT FENCES WHEN IT REACHES 1/2 THE FENCE HEIGHT OR AS DIRECTED BY THE CONSERVATION DISTRICT OR TOWNSHIP ENGINEER. SILT FENCING WHICH HAS BEEN UNDERMINED, TOPPED, OR BREACHED SHALL BE REPLACED WITH ROCK FILTER OUTLETS IMMEDIATELY.

INLET SILT TRAPS:

INLET SILT TRAPS SHALL BE CONSTRUCTED PER THE DETAIL ON SHEET SP-6 AND CLEANED AFTER EACH STORM EVENT OR AS DIRECTED BY THE CONSERVATION DISTRICT OR TOWNSHIP ENGINEER.

DUST CONTROL:

DUST AND OTHER PARTICULATES SHALL BE KEPT WITHIN TOLERABLE LIMITS BY USING WATER. APPLICATION SHALL BE AS NEEDED OR AS DIRECTED BY THE TOWNSHIP ENGINEER OR THE CONSERVATION DISTRICT.

PLANNED SEQUENCE OF CONSTRUCTION

STORAGE BUILDING

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING, BUT NOT LIMITED TO: THE LANDOWNER AND ALL APPROPRIATE MUNICIPAL OFFICIALS, A REPRESENTATIVE FROM THE DELAWARE COUNTY CONSERVATION DISTRICT (IF REQUIRED) FOR AN ON SITE PRE-CONSTRUCTION MEETING.

- SEVEN (7) DAYS PRIOR TO START OF CONSTRUCTION, CONTRACTOR TO CONTACT RADNOR TOWNSHIP (610-688-5600) TO ARRANGE A PRE-CONSTRUCTION MEETING.
- INSTALL TEMPORARY CONSTRUCTION ENTRANCE AT EXISTING PARKING AREA AS SHOWN. ALL ACCESS TO THE SITE TO BE FROM THIS ENTRANCE.
- PLACE TREE PROTECTION FENCING AROUND TREES TO REMAIN. PLACE ORANGE CONSTRUCTION FENCING AROUND SWM.
- INSTALL SILT FENCE AS SHOWN ON PLANS.
- STRIP AND GRADE PAD FOR PROPOSED BUILDING.
- IN CONJUNCTION WITH BUILDING CONSTRUCTION, INSTALL EITHER BASIN 1 OR BASIN 2 UNDER SEPARATE SEQUENCE.
- BEGIN BUILDING CONSTRUCTION.
- UPON COMPLETION OF FOUNDATION AND FRAMING, BACKFILL FOUNDATION.
- INSTALL ROOF AND DOWNSPOUTS AS SOON AS PRACTICAL.
- FINAL GRADE AND TOPSOIL CONSTRUCTION AREA AS SOON AS PRACTICAL.
- SEED, MULCH AND STABILIZE SITE UPON COMPLETION OF TOPSOILING.
- UPON STABILIZATION OF SITE, REMOVE EROSION AND SEDIMENT CONTROL FEATURES.

PLANNED SEQUENCE OF CONSTRUCTION

POOL/RECREATION BUILDING

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING, BUT NOT LIMITED TO: THE LANDOWNER AND ALL APPROPRIATE MUNICIPAL OFFICIALS, A REPRESENTATIVE FROM THE DELAWARE COUNTY CONSERVATION DISTRICT (IF REQUIRED) FOR AN ON SITE PRE-CONSTRUCTION MEETING.

- SEVEN (7) DAYS PRIOR TO START OF CONSTRUCTION, CONTRACTOR TO CONTACT RADNOR TOWNSHIP (610-688-5600) TO ARRANGE A PRE-CONSTRUCTION MEETING.
- INSTALL TEMPORARY CONSTRUCTION ENTRANCE AT EXISTING PARKING AREA AS SHOWN. ALL ACCESS TO THE SITE TO BE FROM THIS ENTRANCE.
- PLACE TREE PROTECTION FENCING AROUND TREES TO REMAIN. PLACE ORANGE CONSTRUCTION FENCING AROUND SWM.
- INSTALL SILT FENCE AS SHOWN ON PLANS.
- STRIP AND GRADE PAD FOR PROPOSED BUILDING.
- IN CONJUNCTION WITH BUILDING CONSTRUCTION, INSTALL EITHER BASIN 1 OR BASIN 2 UNDER SEPARATE SEQUENCE.
- BEGIN BUILDING CONSTRUCTION.
- UPON COMPLETION OF FOUNDATION AND FRAMING, BACKFILL FOUNDATION.
- INSTALL ROOF AND DOWNSPOUTS AS SOON AS PRACTICAL.
- FINAL GRADE AND TOPSOIL CONSTRUCTION AREA AS SOON AS PRACTICAL.
- SEED, MULCH AND STABILIZE SITE UPON COMPLETION OF TOPSOILING.
- UPON STABILIZATION OF SITE, REMOVE EROSION AND SEDIMENT CONTROL FEATURES.

Revision	Description	Date	By
1.	REVISED PER TOWNSHIP ENGINEER COMMENTS	9/21/16	MWN
2.	REVISED PER SHADE TREE COMMISSION COMMENTS	10/20/16	MWN
3.	REVISED PER TOWNSHIP ENGINEER COMMENTS	11/2/16	MWN
4.	REVISED PER GILMORE & ASSOCIATES COMMENTS	11/7/16	MWN

GENERAL CONSERVATION NOTES

- CONTRACTOR SHALL MAINTAIN DRIVEWAY ACCESS AT ALL TIMES AND RESTORE ALL PROPERTY TO ORIGINAL CONDITIONS.
- UNDERLYING GEOLOGIC FORMATION FOR THE ENTIRE SITE IS WISSAHICKON SCHIST.
- INsofar AS PRACTICAL AND TO THE FULLEST EXTENT POSSIBLE, ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- LIMITS OF DISTURBANCE ARE SET FROM CONSTRUCTION IMPROVEMENT PLANS PREPARED BY NEPO ASSOCIATES, INC. THE CLEARING OF TREES SHALL BE WITHIN THE LIMITS OF CLEARING SHOWN ON THE PLAN. IT IS PROPOSED TO CLEAR THE EXISTING VEGETATION, INCLUDING WOODED AREAS, IN ACCORDANCE WITH THE CONSTRUCTION IMPROVEMENT PLAN. CONTRACTOR TO MARK IN FIELD ALL TREES TO BE REMOVED AND LIMITS OF CLEARING FOR INSPECTION BY RADNOR TOWNSHIP PRIOR TO ANY REMOVAL.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE OPERATOR SHALL ASSURE AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY DELAWARE COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
- AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND THE DELAWARE COUNTY CONSERVATION DISTRICT TO AN ON-SITE MEETING. ALSO, AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR BURIED UTILITIES LOCATIONS.
- THE OPERATOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
- THE OPERATOR SHALL ASSURE THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
- BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE DELAWARE COUNTY CONSERVATION DISTRICT.
- THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTE IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
- THE PROJECT'S RECEIVING WATERCOURSE IS FINN RUN CREEK, AND THE CHAPTER 93 CLASSIFICATION IS COLDWATER FISHERY (CWF).
- EROSION AND SEDIMENT BEST MANAGEMENT PRACTICES (BMP'S) MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMP'S.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION:
  - THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS.
  - ALL STEPS TAKEN TO REDUCE, ELIMINATE AND PREVENT THE RECURRENT OF THE NON-COMPLIANCE.
  - THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.

- UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. THE OPERATOR SHALL MAINTAIN AND MAKE AVAILABLE TO DELAWARE COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, RENETTING AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMP'S FAIL TO PERFORM AS EXPECTED REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE (1) YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE (1) YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN ONE (1) YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- A ROUTINE END-OF-DAY CHECK TO BE MADE DURING CONSTRUCTION TO MAKE CERTAIN ALL CONTROL MEASURES ARE WORKING PROPERLY.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
- STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
- ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP), SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
- SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT.
- HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
- MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
- STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
- SEDIMENT REMOVED FROM BMP'S SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
- FILL TO BE COMPACTED IN LAYERS TO MINIMIZE SLIDING, SLUMPING, AND EROSION OF SOIL.
- ALL NEWLY GRADED AREAS TO BE STABILIZED IMMEDIATELY THROUGH TEMPORARY OR PERMANENT SEEDING. SLOPES 3:1 OR OVER SHALL BE STABILIZED WITH EROSION CONTROL NETTING PRIOR TO SEEDING.
- THERE SHALL BE NO ADVERSE DISCHARGE OF SEDIMENT OR DEBRIS FROM A SITE AS A RESULT OF STORMWATER RUNOFF.
- NO SEDIMENT-LADEN RUNOFF SHALL BE ALLOWED TO FLOW OVER THE INFILTRATION AREAS. TEMPORARY SWALES SHOULD BE PROVIDED TO DIRECT RUNOFF AROUND THESE AREAS IF NECESSARY.

RADWYN APARTMENTS  
Radnor Township, Delaware County, Pennsylvania

CONSERVATION PLANS



NePo ASSOCIATES, INC.

Engineers, Surveyors & Environmental Scientists  
458 E. KING ROAD MALVERN, PA. 19355  
(610) 429-0605 FAX(610) 296-3146

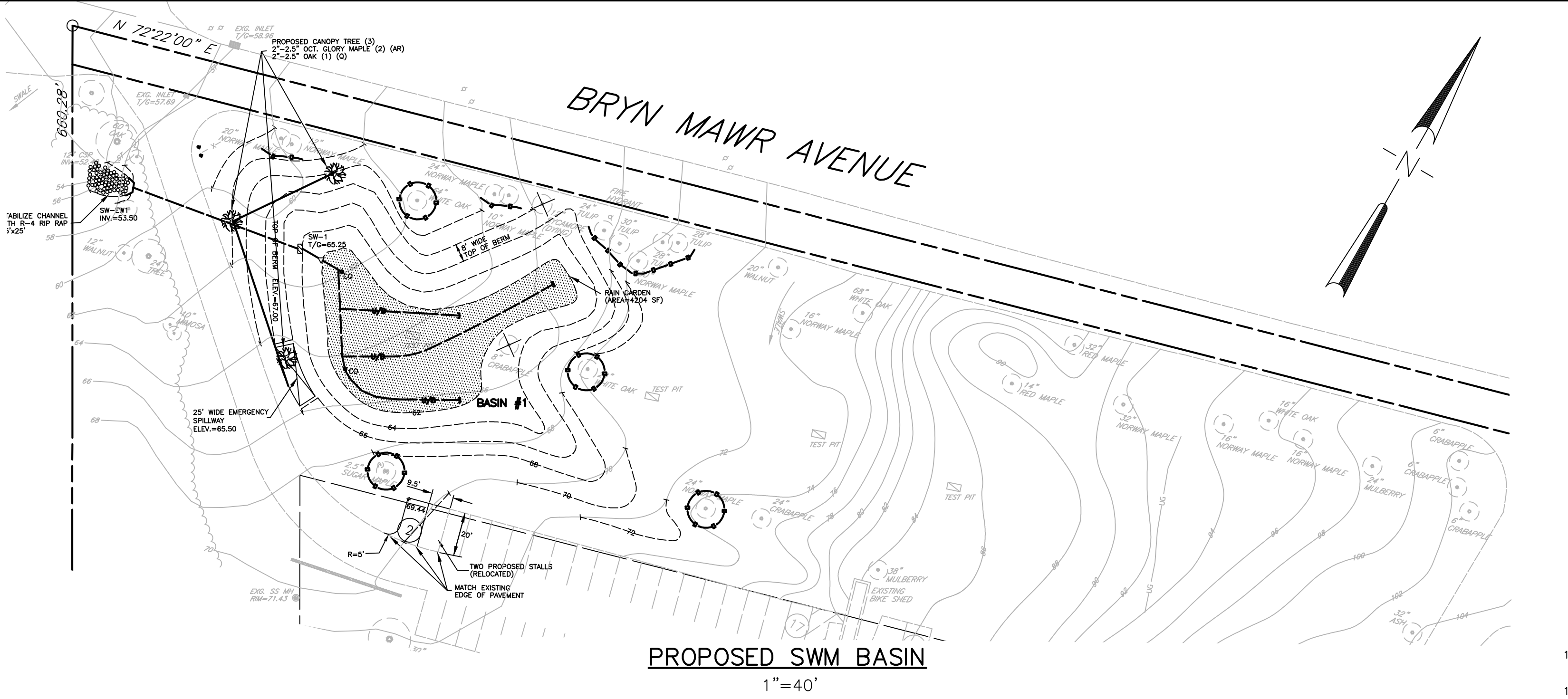
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Drawn By: MWN  
Checked By: D.P.P.  
Project Eng: D.P.P.  
Project No.: 004-12  
Dwg. No.: 004-12-SP3  
Issued:

SHEET

SP-4

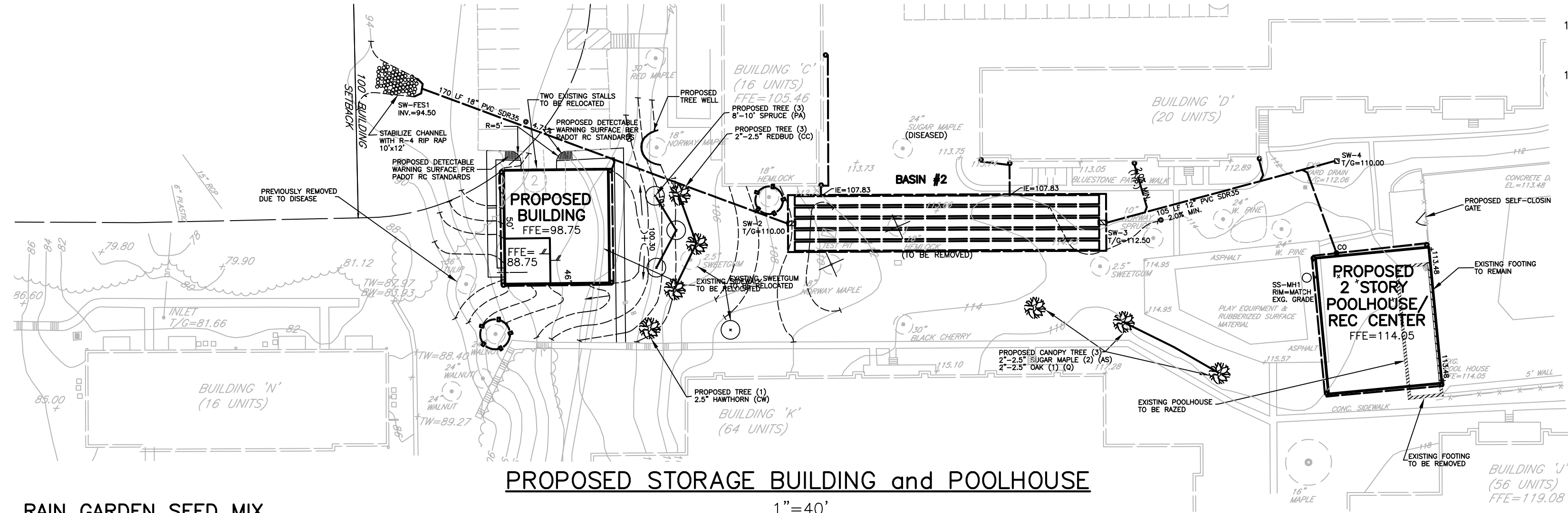
OF 6





### PROPOSED SWM BASIN

1"=40'



### PROPOSED STORAGE BUILDING and POOLHOUSE

1"=40'

### RAIN GARDEN SEED MIX

RAIN GARDEN SEED MIX INSTALLATION:

NEW RAIN GARDEN

- 1.DELINEATE THE LIMIT OF THE NEW RAIN GARDEN AS SHOWN ON THE ENGINEERING AND LANDSCAPE PLANS.
- 2.EXCAVATE THE SOIL WITHIN THE LIMITS OF THE RAIN GARDEN AND RIP THE SOIL AT THE BOTTOM OF THE EXCAVATED AREA WITH A RUBBER TRACKED MACHINE (FOR THE LEAST AMOUNT OF COMPACTION) TO LOOSEN THE SOIL.
- 3.BACKFILL THE EXCAVATED AREA WITH SOIL MIX OF 50% SOIL AND 50% COMPOST. INSTALL IN 1 FOOT LIFTS. TILL THE SOIL AFTER EACH LIFT. TOTAL DEPTH OF SOIL MIX IS TO BE 1'-6".
- 4.AFTER THE SOIL PLACEMENT AND TILLING ARE COMPLETE, HAND RAKE AND INSTALL THE RAIN GARDEN SEED MIX ACCORDING TO THE SPECIFICATIONS BELOW. MULCH AS NEEDED WITH WEED-FREE MATERIAL, SUCH AS SALT MARSH HAY OR CLEAN STRAW.
- 5.EVERY EFFORT SHOULD BE MADE TO MINIMIZE COMPACTION WITHIN THE RAIN GARDEN AREA.

RAIN GARDEN SEED MIX - ERNMIX - 180  
SEED MIX SUPPLIER: ERNST SEEDS, MEADVILLE, PA. [WWW.ERNSTEED.COM](http://WWW.ERNSTEED.COM)

20.00%	PANICUM RIGIDULUM	REDTOP PANIC GRASS
20.00%	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM
10.00%	ELYMUS VIRGINICUS	VIRGINIA WILD RYE
5.00%	CAREX VULPINOIDEA	FOX SEDGE
5.00%	CHASMANTHIUM LATIFOLIUM	RIVER OATS
5.00%	ECHINACEA PURPUREA	PURPLE CONEFLOWER
5.00%	LIATRIS SPICATA	MARSH (DENSE) BLAZING STAR
5.00%	RUDEBECKIA HIRTA	BLACK EYED SUSAN
3.00%	MONARDA FISTULOSA	WILD BERGAMOT
3.00%	PENSTEMON DIGITALIS	TALL WHITE BEARD TONGUE
2.00%	ANDROPOGON GERARDII	BIG BLUESTEM
2.00%	ASCLEPIAS INCARNATA	SWAMP MILKWEED
2.00%	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER
2.00%	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO
2.00%	GEUM LACINIATUM	ROUGH AVEENS
2.00%	SENNA HEBECARPA	WILD SENNA
2.00%	TRADESCANTIA OHIENSIS	OHIO SPIDERWORT
2.00%	VERBENA HASSTATA	BLUE VERVAIN
2.00%	ZIZIA AUREA	GOLDEN ALEXANDERS
1.00%	AGROSTIS PERENNANS	AUTUMN BENTGRASS

SEEDING RATE: 15 LB. PER ACRE OR 1/3-1/2 LB. PER 1,000 S.F.

RAIN GARDEN SEED MIX MAINTENANCE:

1. APPROXIMATELY FIVE TIMES PER YEAR (MAY, JUNE, JULY, AUGUST, SEPTEMBER), THE FOLLOWING MUST BE DONE:
  - LITTER PICK-UP/ REMOVAL
  - SPOT TREATMENT OF INVASIVE SPECIES
  - SELECTIVE WEED TRIMMING
- 2.THE HERBICIDE MUST BE PRE-APPROVED BY THE OWNER/OWNER'S REPRESENTATIVE PRIOR TO ANY APPLICATION IN THE RAIN GARDEN. THE HERBICIDE MUST BE AN APPROVED PRODUCT FOR USE NEAR WATER SOURCES.
- 3.COMMON PROBLEM WEEDS INCLUDE:
  - ATEMESIA VULGARIS - CHRYSANTHEMUM WEED
  - CLEASTRUS ORBICULATUS (ORIENTAL BITTERSWEET)
  - CIRISIMUM ARVENSE (CANADA THISTLE)
  - LONICERA JAPONICA (JAPANESE HONEYSUCKLE AND AMUR HONEYSUCKLE)
  - LYTHRUM SALICARPA (PURPLE LOOSESTRIPE)
  - PHYTOLACCA AMERICANA (POKE WEED)
  - ROSA MULTIFLORA (MULTIFLORA ROSE)
  - SOLIDAGO CANADENSIS (CANADA GOLDENROD)
  - RUSSIAN OLIVE
  - PFRAGMITES
  - POLYGONUM VINE

POST CONSTRUCTION MAINTENANCE:

- 1.THE RAIN GARDEN MUST BE INSPECTED TWO TIMES PER YEAR FOR SEDIMENT BUILD-UP, EROSION AND VEGETATIVE CONDITIONS.
- 2.ANY DEBRIS OR SEDIMENT BUILD-UP MUST BE REMOVED AND SENT TO A DEP-APPROVED FACILITY. IF DE-WATERING IS NECESSARY, THE WATER MUST BE DIS-CHARGED INTO A DEP-APPROVED DE-WATERING FACILITY. (DIRT BAO)
- 3.MULCH SHOULD BE RE-SPREAD WHEN EROSION IS EVIDENT AND REPLENISHED AS NEEDED.
- 4.IF THE SYSTEM DOES NOT DRAIN FOR SEVERAL DAYS FOLLOWING A RAIN EVENT, THE BOTTOM MUST BE RE-TILLED TO LOOSEN THE SOIL. FOLLWING THE TILLING THE AREAS MUST BE RE-SEEDDED WITH THE SEED MIX SPECIFIED FOR THE RAIN GARDEN.

1. OUTBOUND PROPERTY MONUMENTATION INFORMATION TAKEN FROM ACTUAL FIELD SURVEY PERFORMED BY NEPO ASSOCIATES, INC. IN OCTOBER 2015. THE MOST RECENT DEED TO THE RADWYN APARTMENTS, L.P. IS RECORDED IN DELAWARE COUNTY RECORDER OF DEEDS IN DEED BOOK 2461, PAGE 0777. PROPERTY TAX PARCEL IS FOLIO # 36-0502956-00. CLOSURE ERROR IS 0.11 FT. IN 20,000 FT. TOTAL PROPERTY CONSISTS OF 37.83 ACS. PLAN BEARINGS BASED ON THE PENNSYLVANIA STATE PLANE GRID AZIMUTH. PLAN PREPARED BASED ON THE PENNSYLVANIA STATE PLANE GRID AZIMUTH.
2. PLANIMETRIC INFORMATION TAKEN FROM PLANS PREPARED BY YERKES ASSOCIATES, INC. TITLED RADWYN APARTMENTS ALTA/ACSM LAND TITLE SURVEY DATED MARCH 6, 1991.
3. PLANIMETRIC AND TOPOGRAPHIC INFORMATION, CHECKED AND UPDATED IN A FIELD SURVEY PERFORMED BY NEPO ASSOCIATES, INC. DURING MAY 2016. AN EXISTING SANITARY SEWER MANHOLE LOCATED NORTHEAST OF BUILDING 'N' WITH AN ASSUMED ELEVATION OF 89.94.
4. WATERS OF THE COMMONWEALTH AND WETLANDS LIMITS SHOWN WERE DELINEATED BY DELVAL SOIL & ENVIRONMENTAL CONSULTANTS, INC. IN A FIELD INVESTIGATION DURING FEBRUARY 2016. NO WETLANDS WERE FOUND ON THE PROPERTY.
5. NO 100 YEAR FLOODPLAIN EXISTS ON THE PROPERTY AS SHOWN FROM FEDERAL EMERGENCY MANAGEMENT AGENCY MAP # 42045C0039F DATED NOVEMBER 18, 2009.
6. PROJECT LISTED WITH PENNSYLVANIA ACT 287, SERIAL NUMBER 20152383085.

THE FOLLOWING UTILITY COMPANIES WERE NOTIFIED:

- WINDSTREAM
- AQUA PA
- COMCAST CABLE COMMUNICATIONS
- COMCAST CABLE
- PECO
- RADNOR TOWNSHIP
- VERIZON PENNSYLVANIA

7. ANY INFORMATION APPEARING ON THESE DRAWINGS AS TO THE UNDERGROUND LINES OF A USER, SUCH AS A PUBLIC UTILITY, HAVE BEEN INCORPORATED HEREON PURSUANT TO PENNSYLVANIA GENERAL ASSEMBLY ACT NO. 172. THIS INFORMATION HAS BEEN PROVIDED BY THE RESPECTIVE USERS LISTED BY THE RECORDER OF DEED OF DELAWARE COUNTY, PENNSYLVANIA. NEPO ASSOCIATES, INC. HAS NOT MADE AN INDEPENDENT DETERMINATION WITH RESPECT TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION AND SPECIFICALLY DISCLAIMS ANY WARRANT OR REPRESENTATION AS TO THE ACCURACY OF SUCH INFORMATION. ANYONE UTILIZING THESE DRAWINGS FOR CONSTRUCTION IS ADVISED TO CALL 811 OR 1-800-242-1776 FOR UNDERGROUND UTILITIES PRIOR TO EXCAVATION IN ACCORDANCE WITH PENNSYLVANIA ACT NO. 172.
8. ANY SCALED DIMENSION FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY NEPO ASSOCIATES, INC. (610-429-0605).
9. PUBLIC WATER SERVICE IS PROVIDED TO THE SITE BY AQUA PA. NO NEW WATER SERVICES ARE PROPOSED BY THIS APPLICATION.
10. PUBLIC SANITARY SEWER SERVICE IS PROVIDED TO THE SITE BY RADNOR TOWNSHIP. NO NEW SEWER CONNECTIONS ARE PROPOSED BY THIS APPLICATION.
11. A GRADING PERMIT SHALL BE OBTAINED FRM THE TOWNSHIP BEFORE ANY GRADING OR CLEARING HAS COMMENCED OR A BUILDING PERMIT HAS BEEN ISSUED.
12. PRIOR TO START OF INSTALLATION, CONTRACTORS ARE TO ACCURATELY FIELD MEASURE THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITY LINES AT PROPOSED CONNECTIONS. CONTRACTORS ARE TO IMMEDIATELY NOTIFY NEPO ASSOCIATES, INC. (610-429-0605) OF ANY DEVIATIONS FROM PLAN INFORMATION.
13. EARTHWORK CRITERIA:

FILL SOILS:

FILL MATERIALS SHALL BE IN ACCORDANCE WITH ASTM D-2487. THE MAXIMUM PARTICLE SIZE FOR THE FILL IS THREE (3) IN. WHERE FILL CONSISTS OF ROCKY MATERIAL SUCH MATERIAL SHALL BE WELL DISTRIBUTED THROUGHOUT THE FILL. FILL CONTAINING TOPSOIL, BRUSH, SOD, PEAT, ROOTS OR OTHER ORGANIC, PERISHABLE OR DELETERIOUS MATTER, INCLUDING, BUT NOT LIMITED TO SNOW, ICE OR FROZEN SOILS, SHALL BE CONSIDERED UNSUITABLE MATERIAL FOR USE IN THE REINFORCED ZONE AND SHALL BE REMOVED.

FILL MATERIALS SHALL BE OBTAINED FROM ON-SITE EXCAVATIONS, AND SHALL BE WELL GRADED WITH A MAXIMUM PARTICLE SIZE OF THREE INCHES, AND SHALL CONFORM TO ASTM D-2487 GROUP SYMBOL ML, CL, SM, OR SC. FILL SHALL HAVE A MAXIMUM PLASTICITY INDEX OF 30.

FILL PLACEMENT:

PRIOR TO FILL PLACEMENT, THE CONTRACTOR SHALL CLEAR AND GRUB THE FILL ZONE AREA, REMOVING TOPSOIL, STUMPS, BRUSH, SOD OR OTHER ORGANIC OR DELETERIOUS MATERIALS.

PLACE AND COMPACT FILL MATERIAL IN EQUAL CONTINUOUS LAYERS NOT EXCEEDING THICKNESS OUTLINED BELOW AND COMPACT TO 95% MAXIMUM DRY DENSITY, STANDARD PROCTOR, IN ACCORDANCE TO ASTM D698. MAINTAIN OPTIMUM MOISTURE CONTENT OF FILL MATERIALS TO ATTAIN REQUIRED COMPACTION DENSITY. FILL SHALL BE COMPACTED USING SHEEP'S FOOT ROLLER.

ONLY HAND-OPERATED COMPACTION EQUIPMENT SHALL BE ALLOWED WITHIN THREE FEET OF CULVERT AND OTHER STRUCTURES.

FILL MATERIAL SHOULD BE PLACED AT THE FOLLOWING THICKNESS AND COMPACTED AS SPECIFIED:

FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING EIGHT (8) INCHES IN COMPACTED THICKNESS FOR HEAVY COMPACTION EQUIPMENT.

### LEGEND

	EXISTING PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING TREE LINE
	PROPOSED TREE LINE
	EXISTING WATER COURSE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCING

### TREE SCHEDULE

QUANTITY	SYMBOL	LATIN NAME	COMMON NAME	SIZE	ROOT	COMMENT
<b>TREES-DECIDUOUS FLOWERING</b>						
1	CC	Crataegus v. 'Winter King'	Winter King Hawthorn	2-2 1/2" CAL.	B&B	Matching, single trunk
3	CC	Cercis canadensis	Redbud	2-2 1/2" CAL.	B&B	Matching, single trunk
4	Total					
<b>TREES-EVERGREEN</b>						
3	PA	Picea Abies	Norway Spruce	8-10' HT.	B&B	Matching, full to ground
3	Total					
<b>TREES-DECIDUOUS CANOPY</b>						
2	AR	Acer rubrum 'October Glory'	October Glory Red Maple	2-2 1/2" CAL.	B&B	Matching, single trunk
2	AS	Acer saccharum 'Legacy'	Legacy Sugar Maple	2-2 1/2" CAL.	B&B	Matching, single trunk
2	Q	Quercus phellos	Willow Oak	2-2 1/2" CAL.	B&B	Matching, single trunk
6	Total					

### REPLACEMENT TREES

#### Requirements

- 6"-18" DBH tree removed requires 1 tree replacement
- 19"-29" DBH tree removed requires 3 tree replacements with 2 being canopy trees
- 30"+ Heritage tree removed requires 6 tree replacements with 4 being canopy trees

#### Trees Removed

- 1 - 8" DBH Crabapple (Malus sp.) = 1 tree replacement
- 1 - 12" DBH Sycamore Maple (Acer pseudoplatanus) = 1 tree replacement
- 1 - 18" DBH Hemlock (Tsuga canadensis) = 1 tree replacement
- 1 - 18" DBH Norway Maple (Acer platanoides) = 1 tree replacement
- 1 - 24" DBH Sugar Maple (Acer saccharum) = 3 tree replacements with 2 being canopy trees
- 1 - 36" DBH Tulip (Liriodendron tulipifera) = 6 tree replacements with 4 being canopy trees

#### Replacement Trees

- 7 Trees (4 flowering + 3 evergreen)
- 6 Canopy Trees
- Total Trees - 13

#### Street Trees

Existing vegetation to remain to satisfy tree requirements

#### Buffer Plantings

Existing vegetation to remain to satisfy tree requirements

Revision	Description	Date	By
1.	REVISED PER TOWNSHIP ENGINEER COMMENTS	9/21/16	MWN
2.	REVISED PER SHADE TREE COMMISSION COMMENTS	10/20/16	MWN
3.	REVISED PER TOWNSHIP ENGINEER COMMENTS	11/2/16	MWN
4.	REVISED PER GILMORE & ASSOCIATES COMMENTS	11/7/16	MWN

FOR ZONES COMPACTED WITH HAND-OPERATED EQUIPMENT, FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING FOUR (4) INCHES IN COMPACTED THICKNESS. SELECT FILL SHALL BE COMPACTED WITH THREE PASSES OF A VIBRATORY PLATE COMPACTOR.

WHERE EXISTING SLOPES ARE 4H:1V OR STEEPER, THE EXISTING SLOPE SHALL BE BENCHED TO PROVIDE HORIZONTAL FILL SUBGRADES. BENCH HEIGHTS SHOULD NOT EXCEED FOUR (4) FEET.

TESTING METHODS AND FREQUENCY, AND VERIFICATION OF MATERIAL SPECIFICATIONS AND COMPACTION SHALL BE THE RESPONSIBILITY OF THE OWNER.

14. MUNICIPAL REGULATIONS, POLICIES AND STANDARDS MUST BE MET AND SUPERSEDE ALL CONTRACT DOCUMENTS UNLESS OTHERWISE NOTED.

15. LOCATION OF EXISTING WATER FACILITIES SHOWN ARE APPROXIMATE, ANY UTILITIES NOT SHOWN, OR NOT LOCATED AS SHOWN, SHALL NOT BE THE CAUSE OF THE CONTRACTOR TO DENY RESPONSIBILITY FOR PROTECTION AND/OR REPAIR DURING CONSTRUCTION. EXACT LOCATION SHALL BE VERIFIED IN THE FIELD.

16. CONTRACTOR SHALL MAINTAIN DRIVEWAY ACCESS AT ALL TIMES AND RESTORE ALL PROPERTY TO ORIGINAL CONDITIONS.

17. LIMITS OF DISTURBANCE ARE SET FROM CONSTRUCTION IMPROVEMENT PLANS PREPARED BY NEPO ASSOCIATES, INC. THE CLEARING OF TREES SHALL BE WITHIN THE LIMITS OF CLEARING SHOWN ON THE PLAN. IT IS PROPOSED TO CLEAR THE EXISTING VEGETATION, INCLUDING WOODED AREAS, IN ACCORDANCE WITH THE CONSTRUCTION IMPROVEMENT PLAN. CONTRACTOR TO MARK IN FIELD ALL TREES TO BE REMOVED AND LIMITS OF CLEARING FOR INSPECTION BY RADNOR TOWNSHIP PRIOR TO ANY REMOVAL.

PROTECTION OF VEGETATION DURING CONSTRUCTION:

ALL WOODED VEGETATION TO BE RETAINED ON A DEVELOPMENT SITE SHALL BE PROTECTED BY THE ERECTION OF A SNOW FENCE OR OTHER MEANS APPROVED BY THE TOWNSHIP ENGINEER, AT THE DRIP LINE IF LINE IS WITHIN TWENTY-FIVE (25) FEET OF ANY PROPOSED DISTURBED AREAS.

CONSTRUCTION EQUIPMENT OPERATORS SHALL MINIMIZE DAMAGE TO EXISTING TREE TRUNKS AND ROOT SYSTEMS. ROOTS SHALL NOT BE CUT OR DAMAGED WITHIN THE AREAS CIRCUMSCRIBED BY THE DRIP LINE OF ANY TREE TO BE RETAINED.

TREE TRUNKS AND EXPOSED ROOTS DAMAGED DURING CONSTRUCTION SHALL BE PROTECTED FROM FURTHER DAMAGE BY FENCING OR OTHER STRUCTURAL BARRIER. TREATMENT OF DAMAGED AREAS SHALL BE DICTATED BY THE NATURE OF THE INJURY. BARK SHALL BE CUT BACK TO A POINT WHERE IT IS INTACT AND TIGHT TO THE TREE. EXPOSED ROOTS SHALL BE CLEANED OF DEBRIS AND COVERED WITH TOPSOIL.

TREES SHALL NOT BE USED FOR ROPING, CABLES, SIGNS, OR FENCING. NAILS OR SPIKES SHALL NOT BE DRIVEN INTO TREES.

THE AREA AROUND THE BASE OF THE EXISTING VEGETATION TO BE RETAINED SHALL BE LEFT OPEN. NO EARTH MOVING, IMPERVIOUS COVER, OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS OR FILL SHALL BE ALLOWED WITHIN THE DRIP LINE OF ANY VEGETATION OR TREE TO BE RETAINED.

PROTECTION OF VEGETATION FROM GRADING AND EXCAVATIONS:

GRADING CHANGES PROPOSED FOR ANY LAND DEVELOPMENT SITE SHALL NOT RESULT IN AN ALTERATION TO SOIL OR DRAINAGE CONDITIONS WHICH WOULD ADVERSELY AFFECT VEGETATION TO BE RETAINED FOLLOWING SITE DISTURBANCE UNLESS ADEQUATE PROVISION ARE MADE TO PROTECT SUCH VEGETATION AND ITS ROOT SYSTEM.

TRENCHES DUG FOR UTILITY LINES OR SIMILAR PURPOSES SHALL MINIMIZE DISTURBANCE TO THE ROOT ZONES OF ALL VEGETATION TO BE RETAINED ON A LAND DEVELOPMENT SITE.

IF TRENCHES MUST BE EXCAVATED IN THE ROOT ZONE, ALL DISTURBED ROOTS SHALL BE CUT AS CLEANLY AS POSSIBLE. THE TRENCH SHALL BE BACKFILLED AS QUICKLY AS POSSIBLE, AVOIDING SOIL COMPACTION NEAR THE AFFECTED ROOTS.

18. IN ADDITION TO SEEDING SPECIFICATION REQUIRED BY DELAWARE COUNTY CONSERVATION DISTRICT, BUILDER WILL, PRIOR TO DEDICATION OF OPEN SPACE TO HOA, ESTABLISH MEADOW AREAS, INCLUDING STORMWATER MANAGEMENT BASINS, SEEDED WITH PRAIRIE NURSERY'S DEER RESISTANT SHORT PRAIRIE MIX FOR MEDIUM SOIL (OR EQUIVALENT) ACCORDING TO SUPPLIER'S RECOMMENDATIONS.

19. NO PLANTING OF TREES SHALL BE PERMITTED WITHIN TEN (10) FEET OF PROPOSED SANITARY SEWER OR STORM DRAINAGE PIPES.

20. PROPOSED PLANT MATERIALS SHALL BE LAID OUT ACCORDING TO PLAN DIMENSIONS. IN THE ABSENCE OF PLAN DIMENSIONS, CONTRACTOR SHALL LAY OUT PLANTINGS USING SCALED MEASUREMENTS OF THE PLAN DRAWINGS. THE FINAL LOCATION AND LAYOUT OF ALL PROPOSED PLANTINGS SHALL BE APPROVED ON SITE BY THE OWNER'S REPRESENTATIVE AND TOWNSHIP PRIOR TO ANY INSTALLATION.

21. THE CONTRACTOR'S ATTENTION IS CALLED TO ALL PIPING AND UTILITIES. NOT ALL PIPING OR UTILITIES HAVE BEEN SHOWN ON THESE PLANS. LINES SHOWN ARE APPROXIMATE REFERENCE ONLY. CONTRACTOR SHALL CHECK WITH UTILITY REPORTING SERVICES AND/OR THE CONSTRUCTION MANAGER PRIOR TO BEGINNING PLANTING OPERATIONS.

22. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER'S REPRESENTATIVE IF INADEQUATE SOIL DRAINAGE CONDITIONS ARE ENCOUNTERED PRIOR TO PLANTING.

23. THE LANDSCAPE CONTRACTOR SHALL THOROUGHLY WATER ALL NEW PLANTINGS SO AS TO SATURATE THE ENTIRE ROOT BALL AT THE TIME OF INSTALLATION. ADDITIONAL WATERING SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED BY PLANT AND WEATHER CONDITIONS UNTIL FINAL ACCEPTANCE OF THE PLANTING INSTALLATION.

24. THE FOLLOWING PLANTING SPECIFICATIONS SHALL BE ADHERED TO:

#### MULCH:

MULCH SHALL BE TWO (2) INCHES OF SHREDDED HARDWOOD OR CEDAR BARK.

#### CONTAINER PLANTS:

THE LANDSCAPE CONTRACTOR SHALL SCARIFY THE SIDES AND BOTTOM OF THE ROOT BALL OF ANY CONTAINER GROWN PLANTS PRIOR TO PLANTING.

#### PLANTING BACKFILL MIX:

ALL PLANTING BACKFILL SHALL CONSIST OF 75% EXISTING SOIL AND 25% ORGANIC COMPOST COMPLETELY MIXED PRIOR TO BACKFILL. SEE PLANTING DETAILS FOR SUBJECT AREAS.

25. ALL PROPOSED PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.

26. IN CASE OF A DISCREPANCY BETWEEN PLAN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE PLANT LIST, THE PLAN SHALL GOVERN.

27. ALL WOODY VEGETATION TO BE RETAINED ON A DEVELOPMENT SITE SHALL BE PROTECTED BY THE ERECTION OF A SNOW FENCE OR OTHER MEANS, APPROVED BY THE TOWNSHIP ENGINEER, AT THE DRIP LINE IF LINE IS WITHIN TWENTY-FIVE (25) FEET OF ANY PROPOSED DISTURBED AREAS.

28. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE INSTALLATION PRIOR TO THE COMMENCEMENT OF THE 12 MONTH GUARANTEE PERIOD. THE CONTRACTOR MUST MAINTAIN ALL PLANT MATERIAL BY WATERING, FERTILIZING, DISEASE CONTROL, PRUNING, WEEDING, AND ANY OTHER MEANS WHICH THE CONTRACTOR DEEMS NECESSARY INCLUDING REPLACEMENT OF DEAD OR STOLEN PLANT MATERIAL IN ORDER TO MAINTAIN THE PLANT MATERIAL IN A CONDITION AS SPECIFIED AND DESCRIBED IN ANY APPLICABLE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

29. THE TOWNSHIP RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION NIGHTTIME INSPECTIONS TO VERIFY COMPLIANCE WITH THE COMMITMENTS MADE ON THE APPROVED LIGHTING PLAN, AND IF APPROPRIATE, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE TOWNSHIP.

30. INFILTRATION BMP FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES SOIL SEDIMENT HAS ENTERED ANY OF THE INFILTRATION SEEPAGE BEDS, APPROPRIATE MEASURES (I.E. CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, BED, ETC. AND/OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED.

31. ALL STONE FOR THE CONSTRUCTION OF THE INFILTRATION BMP SHOULD BE UNIFORMLY GRADED AND CLEAN WASHED AGGREGATE.

32. THE BOTTOM OF ALL INFILTRATION BMPS SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE.

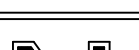
33. NO TOPSOIL SHALL BE DISPOSED OF, BY SALE OR OTHERWISE, OFF THE SITE.

34. TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT CRITICAL AREAS DURING DEVELOPMENT. (CRITICAL AREAS SHALL BE CONSTRUED TO MEAN THOSE PORTIONS OF THE SITE WHICH ARE EXTREMELY VULNERABLE TO SOIL EROSION).

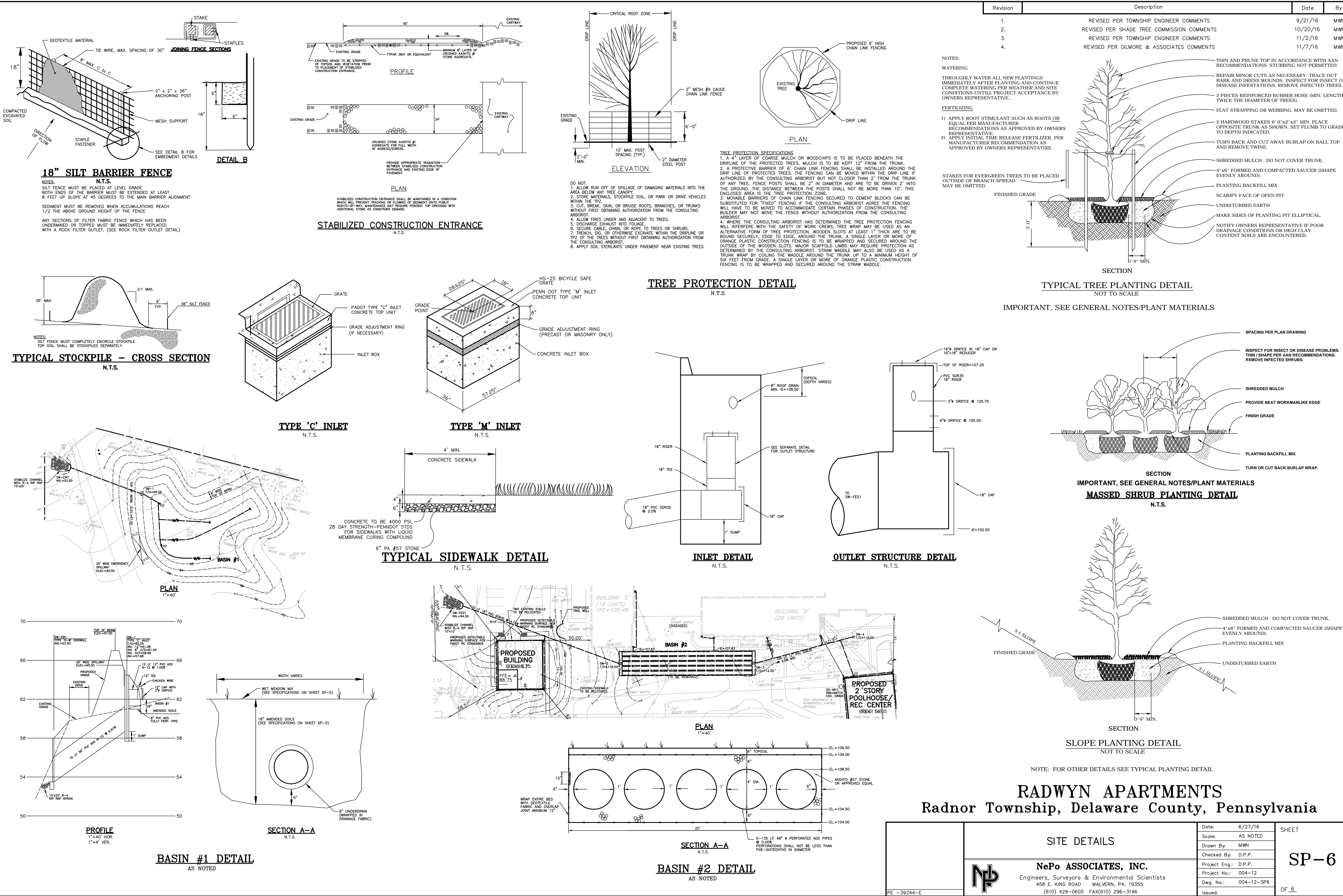
35. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE OPERATOR SHALL ASSURE AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY DELAWARE COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.

## RADWYN APARTMENTS

### Radnor Township, Delaware County, Pennsylvania

	LANDSCAPE PLANS		Date: 6/27/16	SHEET  <b>SP-5</b>
			Scale: AS NOTED	
			Drawn By: MWN	
			Checked By: D.P.P.	
			Project Eng.: D.P.P.	
			Project No.: 004-12	
			Dwg. No.: 004-12-SP5	
PE -39244-E		Issued:		OF <u>6</u>
		<b>NePo ASSOCIATES, INC.</b> Engineers, Surveyors & Environmental Scientists 458 E. KING ROAD MALVERN, PA. 19355 (610) 429-0605 FAX(610) 296-3146		





Revision	Description	Date	By
1.	REVISED PER TOWNSHIP ENGINEER COMMENTS	9/21/16	MWN
2.	REVISED PER SHADE TREE COMMISSION COMMENTS	10/20/16	MWN
3.	REVISED PER TOWNSHIP ENGINEER COMMENTS	11/2/16	MWN
4.	REVISED PER GILMORE & ASSOCIATES COMMENTS	11/7/16	MWN

NOTES:

WATERING

THOROUGHLY WATER ALL NEW PLANTINGS IMMEDIATELY AFTER PLANTING AND CONTINUE COMPLETE WATERING PER WEATHER AND SITE CONDITIONS UNTIL PROJECT ACCEPTANCE BY OWNERS REPRESENTATIVE.

FERTILIZING

- 1) APPLY ROOT STIMULANT SUCH AS ROOTS OR EQUAL PER MANUFACTURER RECOMMENDATIONS AS APPROVED BY OWNERS REPRESENTATIVE.
- 2) APPLY INITIAL TIME RELEASE FERTILIZER, PER MANUFACTURER RECOMMENDATION AS APPROVED BY OWNERS REPRESENTATIVE.

STAKES FOR EVERGREEN TREES TO BE PLACED OPPOSITE OF BRANCH SPREAD MAY BE OMITTED.

FINISHED GRADE

0'-9" MIN.

2'-0"

0'-9" MIN.

0'-9" MIN.

0'-9" MIN.

0'-9" MIN.

0'-9" MIN.

0'-9" MIN.

0'-9" MIN.

0'-9" MIN.

0'-9" MIN.

0'-9" MIN.

0'-9" MIN.

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RADWYN APARTMENTS  
Radnor Township, Delaware County, Pennsylvania

SITE DETAILS



NePo ASSOCIATES, INC.  
Engineers, Surveyors & Environmental Scientists  
458 E. KING ROAD MALVERN, PA. 19355  
(610) 429-0605 FAX(610) 296-3146

Date:	6/27/16
Scale:	AS NOTED
Drawn By:	MWN
Checked By:	D.P.P.
Project Eng.:	D.P.P.
Project No.:	004-12
Dwg. No.:	004-12-SP6
Issued:	

SHEET

SP-6

OF 6

PE - 39244-E

**Radnor Township**

**PROPOSED LEGISLATION**

**INTRODUCTION**



**FROM:** Kevin W. Kochanski, Community Development Director  
**SUBJECT:** Bamboo Ordinance Amendment - #2016-14  
**DATE:** November 9, 2016

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**LEGISLATION:** The Ordinance creates a new chapter that provides regulations for the planting, maintenance and removal of bamboo plants.

**LEGISLATIVE HISTORY:** None. This is a new Ordinance that has not yet been reviewed with the Board of Commissioners.

**FISCAL IMPACT:** This ordinance is not expected to have a negative impact on the Township Budget.

**RECOMMENDED ACTION:** The Staff would respectfully recommend that this Amendment be introduced and forwarded to the Township Shade Tree Commission for review and comment.

Thank you for your consideration.

**TOWNSHIP OF RADNOR**  
**DELAWARE COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2016-14**

**AN ORDINANCE OF THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA PROVIDING FOR THE AMENDMENT OF THE RADNOR TOWNSHIP CODE OF ORDINANCES BY AMENDING PART 2, GENERAL LEGISLATION CREATING A NEW CHAPTER 224, ADOPTING REGULATIONS FOR THE PLANTING, CONTROLLING, AND REMOVAL OF BAMBOO, INCLUDING PENALTIES AND OTHER REMEDIES FOR VIOLATIONS.**

**WHEREAS**, non-native plant species are damaging to indigenous plant material and the health, safety and welfare of the community; and

**WHEREAS**, the planting and cultivation of invasive bamboo grasses are damaging to both public and private property.

**NOW THEREFORE**, be it, and it is hereby ENACTED and ORDAINED by the Board of Commissioners of the Township of Radnor, Delaware County, Commonwealth of Pennsylvania, as follows:

**ARTICLE I.**

The Radnor Township Code is hereby amended by adding a new Chapter 224 to Part2, General Legislation which shall read as follows:

Chapter 224

**BAMBOO**

**§224.1 PURPOSE AND INTENT**

The purpose of this Chapter is to preserve and protect private and public property from the damaging spread of certain bamboo grasses, protect indigenous plant materials from the invasive spread of bamboo, and maintain the general welfare of residents of Radnor Township.

**§224.2 GENERAL PROVISIONS**

A. Definitions:

- (1) Bamboo – Any monopodial (running) tropical or semi-tropical grasses from the genera Phyllostachys or Pseudosasa, including, but not limited to,



*Phyllostachys aureosulcata* – Yellow Groove Bamboo. In addition, this definition includes Common Bamboo, Golden Bamboo and Arrow Bamboo.

- (2) Bamboo Owner – Any person who has planted and/or grows Bamboo on their property; who maintains Bamboo on their property; or who permits Bamboo to grow or remain on their property, even if the Bamboo has spread from an adjoining property.
  - (3) Person – Any individual, corporation, partnership, joint venture, unincorporated association, municipal corporation or agency, other group acting as a unit, or combination thereof.
  - (4) Township – The Township of Radnor, County of Delaware, Commonwealth of Pennsylvania.
- B. Applicability. For purposes of this Part, Bamboo found growing upon a property shall constitute presumptive evidence that the Bamboo was planted and/or grown by and/or with the consent of the Bamboo Owner.
- C. Prohibition. Upon the effective date of this Part, the planting or growing of Bamboo shall be prohibited within the Township, unless:
- (1) the root system of such bamboo plant is entirely contained within a planter, barrier, or other vessel, located entirely above ground-level, and of such design, material, and location as to entirely prevent the spread/growth of the Bamboo's root system beyond the container in which it is planted; or
  - (2) The root system is contained within a barrier, constructed in accordance with the following specifications, and only after a permit is issued by the Township:
    - the barrier shall be composed of high density polypropylene or polyethylene, 40 mil or heavier;
    - portions or sheets of the barrier shall be secured or joined together by the use of stainless steel clamps or stainless steel closure strips designed for such barriers;
    - the entire perimeter of the barrier shall be more than 30 inches below ground level and more than 3 inches above ground level; and
    - when installed, the barrier shall slant outward from the bottom to the top.

Any person who hereafter plants or grows, or causes to be planted or grown, Bamboo within the Township, except as under the conditions set forth in subparagraph (1) and (2) above, shall be deemed to be in violation of this Part, and shall be subject to such penalties as are set forth herein.

D. Regulation.

- (1) Bamboo shall not be planted, maintained, or otherwise be permitted to exist within 40 feet of the edge of the pavement or traveled portion of any public roadway in the Township. Any Bamboo Owner whose property contains Bamboo shall remove and abate the growth of the Bamboo within 40 feet of edge of the pavement or traveled portion of a public road in the Township.
- (2) Whether planted or growing in a container or contained within a barrier, all bamboo plants shall be located, trimmed, and maintained so that no part of the plant (including stalks, branches, leaves, and/or roots) shall extend nearer than ten feet to any property line.
- (3) When removing and destroying Bamboo, all rhizome disposal must be by incineration only. No composting or trash disposal of rhizomes shall be allowed.

E. Pre-Existing Bamboo.

- (1) Any Bamboo that has been planted or otherwise permitted to grow on any property within the Township prior to the effective date of this Part may remain on such property, subject to compliance with this Part.
- (2) Each Bamboo Owner shall be responsible to ensure that the Bamboo planted or growing on the property prior to the effective date of this Section does not encroach or grow upon any adjoining or neighboring property, including all public property and right-of-ways. Such Bamboo Owners shall be required to take such measures as are reasonably expected to prevent such invasion or encroachment, including, but not be limited to, the installation of sheathing comprised of metal or other material impenetrable by Bamboo at a sufficient depth within the property line or lines where the Bamboo is planted or is growing to prevent the growth or encroachment upon adjoining or neighboring property by the Bamboo. Upon request by the Township, such Bamboo Owner shall provide written documentation of all bamboo remediation efforts and /or compliance with this ordinance to the satisfaction of the Township.
- (3) Replanting Prohibited. Any Bamboo existing on a property prior to the effective date of this Part may not be replanted or replaced in kind once such Bamboo is or has become, for any reason, dead, destroyed, uprooted,

or otherwise removed, except in compliance with the provisions of this Part.

F. Removal from Township Property.

- (1) Encroachment. In the event that Bamboo growing on a Bamboo Owner's property invades or grows onto Township property, including, but not limited to right-of-ways, the Township shall notify the Bamboo Owner in writing that Bamboo has invaded the Township property and that the Bamboo Owner is responsible for the removal of such Bamboo from the Township property. This Encroachment Notice shall be sent by certified mail, return receipt requested and by regular mail to the last known address of the Bamboo Owner, and a copy of the Notice shall also be posted in a conspicuous location on the Bamboo Owner's property.
- (2) In the event that the Bamboo Owner does not remove the Bamboo from the Township property, or does not make an arrangement with the Township for removal of such Bamboo within thirty (30) days from the date the Encroachment Notice, the Township, at its discretion, may remove such Bamboo from the Township property. The Bamboo Owner shall be liable and responsible to the Township for all costs incurred in removing the Bamboo from the Township property. Such costs may be assessed against the property of the Bamboo Owner, and in the event that the costs remain unpaid more than thirty (30) days after the demand of payment has been made by the Township on the Bamboo Owner, the Township may lien the property of the Bamboo Owner for these costs, plus interest, fees, and expenses, as allowed by law.
- (3) In the event that the Township is compelled to undertake the removal of Bamboo, as provided for above, neither the Township nor its employees, contractors, or agents shall have any liability to the Bamboo Owner for any damages or other claims arising out of the removal of such Bamboo. In the event such removal entails or causes damages to the property of any other person or entity other than the Bamboo Owner, the Bamboo Owner shall be responsible for such damages.

**§224-3 VIOLATIONS AND REMEDIES**

A. Notice of Violation

- (1) Each Bamboo Owner shall be responsible to ensure that any Bamboo on their property does not violate the provisions of this Part. In the event that there is any Bamboo growing in violation of the provisions of this Part, the Township shall notify the Bamboo Owner in writing of the existence of such violation. Said Notice of Violation shall be served by handing it

directly to the Bamboo Owner; by mailing it to the last known address of the Bamboo Owner; or by posting the property at a conspicuous location.

- (2) Any Bamboo Owner receiving a Notice of Violation shall bring their property into compliance with this Part within thirty (30) days of the Owner's receipt of said Notice. If the Bamboo Owner fails to bring their property into compliance with the Notice and this Part, then the Township may issue a non-traffic citation against the Bamboo Owner.
- (3) In addition, where a Bamboo Owner does not remedy and correct the violations set forth in any Notice of Violation issued to them, the Township may remove any Bamboo that is in violation of this Part located upon the Bamboo Owner's property; take all reasonable action to eradicate its re-growth; and/or restore any real property to its natural condition prior to such removal and eradication. Any costs incurred by the Township in removing any Bamboo and/or remedying any violation of this Ordinance shall be at the expense of the Bamboo Owner, and in the event that the costs remain unpaid more than thirty (30) days after the demand of payment has been made by the Township on the Bamboo Owner, the Township may lien the property of the Bamboo Owner for these costs, plus interest, fees, and expenses, as allowed by law.

**B. Violations, Penalties, and Remedies**

- (1) Upon summary conviction before any Magisterial District Judge, any person violating any of the provisions of this Part shall, in addition to the other charges hereinbefore provided for each offense, pay a fine not exceeding \$1,000.00, plus all court costs, including reasonable attorney's fees, incurred as a result of the prosecution. Each and every day in which a person shall be in violation of this Part shall constitute a separate offense.
- (2) In addition, the Township Board of Commissioners may institute suits, in equity or at law, to restrain, prevent, or abate a violation of this Part. Such proceedings may be initiated before any court of competent jurisdiction. The expense of such proceedings shall be recoverable from the violator in any manner as may now or hereafter be provided by law.

**ARTICLE III. Repealer**

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

**ARTICLE IV.**      **Severability**

If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

**ARTICLE V.**      **Effective Date**

This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

*ENACTED* and *ORDAINED* this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**RADNOR TOWNSHIP  
BOARD OF COMMISSIONERS**

Attest: \_\_\_\_\_

\_\_\_\_\_  
Name: Phil Ahr  
Title: President



**ORDINANCE NO. 2016-15  
FISCAL YEAR 2017 TAX LEVY**

**AN ORDINANCE OF THE TOWNSHIP OF RADNOR, DELAWARE COUNTY,  
COMMONWEALTH OF PENNSYLVANIA, ADOPTING A FINAL  
COMPREHENSIVE BUDGET FOR FISCAL YEAR 2017, AND ESTABLISHING  
THE TOWNSHIP MILLAGE RATE AND SANITARY SEWER RENT**

*The Board of Commissioners of Radnor Township, Delaware County, Pennsylvania, hereby ENACTS and ORDAINS, as follows:*

**Section 1.** That the Final 2017 Budget, referenced as the Township Manager's Recommended Comprehensive Budget attached hereto and incorporated herein, dated October 10, 2016, is hereby adopted setting forth all proposed revenues and appropriations for all Township funds for fiscal year 2017 and subject to the following Board motions approved by vote at the Board of Commissioners' November 21, 2016 public hearing on the 2017 Budget:

- a. A motion to utilize \$851,900 from the 2015 General Fund excess fund balance along with the re-purposing of \$300,000 from the Trail Bond Proceeds ("VU Trail") to fund the \$1,151,900 needed for the Library Project approved by the Board 7-0.
- b. A motion to allocate \$400,000 from the 2015 General Fund excess fund balance to the Park and Open Space Fund approved by the Board 4-3.
- c. A motion to allocate \$354,000 plus \$96,959 from the 2015 General Fund excess fund balance to the capital program, and to move the South Wayne Parking Lot funding from 2018 to 2017 in the Capital Plan; and to reduce the 2017 Carin funding from \$150,000 to \$50,000 in the Capital Plan approved by the Board 7-0.
- d. A motion to keep the stormwater fee at \$29.00 per unit for 2017 approved by the Board 4-3.
- e. A motion to increase the Willows Fund Repair and Maintenance expense line to \$50,000 in 2017 approved by the Board 7-0.

**Section 2.** The total tax millage rate for 2017 shall remain the same at 3.9228 mills and is allocated as follows:

Operational / Capital tax levy	-	3.7511 mills (unchanged from 2012)
Debt Service tax levy	-	<u>0.1717</u> mills (established in 2016)
Total tax levy 2017	-	3.9228 mills

**Section 3.** The annual sewer service charges for all real property within the Township shall be set at the amount of \$5.90 per 1,000 gallons of water used in the year 2016 as certified by Aqua.

**Section 4.** That all other permit, service and user fees for fiscal year 2016 shall be set by Ordinance 2016-16 and shall be subject to further amendment by the Board of Commissioners.

**Section 5.** Repealer. All ordinance or parts of ordinances which are inconsistent herewith are hereby repealed.

**Section 6.** Severability. If any section, paragraph, sub-section, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

**Section 7.** Effective Date. This Ordinance shall become effective in accordance with the Radnor Township Home Rule Charter.

***ENACTED AND ORDAINED*** this 12<sup>th</sup> day of December, 2016

RADNOR TOWNSHIP

By: \_\_\_\_\_  
Name: Phil Ahr  
Title: President

ATTEST: \_\_\_\_\_  
Name: Robert A. Zienkowski  
Title: Township Manager / Secretary

**ORDINANCE NO. 2016-16**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, AMENDING CHAPTER 162 AND ADOPTING THE  
CONSOLIDATED FEE SCHEDULE FOR CALENDAR YEAR 2017**

**WHEREAS**, the Township of Radnor incurs costs and expenses in processing various permits and licenses through its various departments; and

**WHEREAS**, the Pennsylvania Municipalities Planning Code authorizes reasonable and necessary charges by the Township's professional consultants based upon its schedule established by ordinance or resolution.

**NOW, THEREFORE**, it is hereby **ENACTED** and **ORDAINED** that the Board of Commissioners of Radnor Township hereby adopts the attached 2017 Consolidated Fee Schedule effective January 1, 2017 and all ordinances or resolutions which are inconsistent are hereby repealed.

**BE IT FURTHER ENACTED** and **ORDAINED** that any revisions to the 2017 Consolidated Fee Schedule may be amended or revised by subsequent resolution of the Board of Commissioners.

**ENACTED AND ORDAINED** this 12<sup>th</sup> day of December, A.D., 2016.

RADNOR TOWNSHIP

By: \_\_\_\_\_  
Name: Phil Ahr  
Title: President

ATTEST: \_\_\_\_\_  
Name: Robert A. Zienkowski,  
Title: Township Manager / Secretary

# Radnor Township

## PROPOSED LEGISLATION



**DATE:** November 22, 2016

**TO:** Board of Commissioners

**FROM:** William M White, Finance Director 

**LEGISLATION:** Ordinance 2016-16 Adopting the Consolidated Fee Schedule (Chapter §162) for 2017

**LEGISLATIVE HISTORY:** Chapter §162 requires the Township to adopt a consolidated fee schedule. The last Fee Schedule Ordinance was adopted in December 2013, effective January 1, 2014. Since that time, the Board has adopted various resolutions amending the Fee Schedule. This Ordinance will replace the existing fee schedule in its entirety.

**PURPOSE AND EXPLANATION:** As noted above, the existing fee schedule is several years old and has been amended several times over time. As a result of some discussion earlier this summer, it was determined that a replacement fee schedule was the best way to go. Ordinance 2016-16 will replace the existing fee schedule in its entirety upon adoption.

**Two Notes:**

1. The Fee Schedule is not directly linked to the 2017 budget. The Ordinances will be considered at the same time, but that is more of a function of the calendar than any connection between the two processes. Further, as you will see in the fee schedule, the changes from the existing schedule are minimal: This is more of a clean-up exercise.
2. Included with the Ordinance are two versions of the Schedule: We have provided a blackline version which highlights the changes from the existing fee schedule. Then, we provided a clean version, which is what will be posted to the website upon adoption.

**FISCAL IMPACT:** Since the fee amounts are not changing significantly, there will be virtually no fiscal impact with the adoption of this Ordinance. Further, if this Ordinance is not adopted, the existing fee schedule will remain in place until such time a replacement is adopted.

**RECOMMENDED ACTION:** The Administration respectfully recommends that the Board introduce Ordinance 2016-16 at the November 28 meeting, with an anticipated adoption at the December 12 meeting, making the replacement Consolidated Fee Schedule effective January 1, 2017.

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

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**Table of Contents**

<b>Department</b>	<b>Page Number</b>
Community Development.....	2
Engineering .....	10
Finance / Administration .....	13
Information Technology .....	14
Parks and Recreation .....	16
Police .....	19
Public Works .....	21
 <b>Appendix</b>	
A. Professional Service Hourly Rates (2017) .....	22



**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
<b>Community Development Department</b>		
<b>Chapter 120   Bathing Places</b>		
License Fees – Swimming Pool (outdoor)	\$300.00 per pool	\$300.00 per pool
License Fees – Swimming Pool (indoor)	\$350.00 per pool	\$350.00 per pool
License Fees – Spa	\$250.00 per pool	\$250.00 per pool
License Fees – Wading	\$200.00 per pool	\$200.00 per pool
<b>Chapter 125   Building Construction</b>		
<b>RESIDENTIAL</b>		
New one and two family dwelling	\$20.00 / \$1,000.00	\$20.00 / \$1,000.00
Additions, alterations, repairs, demolition, etc.	\$20.00 / \$1,000.00	\$20.00 / \$1,000.00
<b>COMMERCIAL - Commercial, institution, public land use, recreation, multi-family</b>		
New buildings and fire suppression systems	\$30.00 / \$1,000 up to \$50,000 \$20.00 / \$1,000 for each additional 1,000	\$30.00 / \$1,000 up to \$50,000 \$20.00 / \$1,000 for each additional 1,000
Additions, alterations, repairs, demolition, to existing buildings and fire suppression systems	\$50.00 / first \$1,000, \$25.00 / \$1,000 for each additional \$1,000	\$50.00 / first \$1,000, \$25.00 / \$1,000 for each additional \$1,000
Signs, to include: window, awning, wall, marquee, freestanding (new or replacement)	\$20.00 / \$1,000.00	\$20.00 / \$1,000.00
Certificate of Occupancy – Residential (new)	\$50.00	\$50.00
Certificate of Occupancy – Non-Residential (new)	\$100.00	\$100.00
Zoning Permit – Fences, Accessory Structures less than 200 sq.ft., Agricultural Buildings, Propane Tanks	\$75.00	\$75.00

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
Home Occupation – Traffic	\$150.00	\$150.00
Home Occupation – Non-Traffic	\$100.00	\$100.00
Zoning Compliance	\$100.00	\$100.00
Transfer of Real Estate – Sidewalk Block Escrow	\$300.00 / block	\$300.00 / block
<b>Fee Change Narrative:</b> 1. Propane tanks were not previously listed in fee schedule. Improvements involving these types of tanks require review by staff and the fee will off-set a portion of that cost. 2.		
<b>Chapter 156   Electrical</b>		
Electrician's License (annual)	\$50.00	\$50.00
Electrical Inspection Agency License	\$100.00	\$100.00
Electrical Permit Fee	\$20.00 / \$1,000 or fraction thereof	\$20.00 / \$1,000 or fraction thereof
Low voltage / voice data / alarm	\$20.00 / \$1,000 or fraction thereof	\$20.00 / \$1,000 or fraction thereof
Wind / solar electric	\$20.00 / \$1,000 or fraction thereof	\$20.00 / \$1,000 or fraction thereof
Plan review – 3 <sup>rd</sup> Party Contract Fee	\$75.00 / hour	\$75.00 / hour
<b>Chapter 166   Fire Prevention</b>		
Bon Fire Permit - For institutional use only (each permit)	\$100.00	\$100.00
Fireworks Permit	\$150.00	\$150.00
Blasting Permit – Residential	\$150.00	\$150.00
Blasting Permit – Non-Residential	\$150.00	\$150.00
Fire Marshall Report - Residential	\$50.00	\$50.00
Fire Marshall Report – Non-Residential	\$100.00	\$100.00

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
Storage Tanks – Repairs and alterations	\$50.00 / tank	\$50.00 / tank
Storage Tanks – Abandonment or Removal	\$200.00 / tank	\$200.00 / tank
Storage Tanks – Installation	\$200.00 / tank	\$200.00 / tank
<b>Chapter 170   Food Establishment Fees</b>		
Indoor Dining:		
License and Inspection Fee for seats: 0-30 seats	\$200.00	\$200.00
License and Inspection Fee for seats: 31-70 seats	\$250.00	\$250.00
License and Inspection Fee for seats: 71-110 seats	\$350.00	\$350.00
License and Inspection Fee for seats: 111-150 seats	\$425.00	\$425.00
License and Inspection Fee for seats: 151-190 seats	\$475.00	\$475.00
License and Inspection Fee for seats: 191-230 seats	\$525.00	\$525.00
License and Inspection Fee for seats: 231-300 seats	\$625.00	\$625.00
License and Inspection Fee for seats: 301 seats and over	\$725.00	\$725.00
License and Inspection Fee for floor area (sq ft): 0-1,500	\$150.00	\$150.00
License and Inspection Fee for floor area (sq ft): 1,501 – 2,500	\$200.00	\$200.00
License and Inspection Fee for floor area (sq ft): 2,501 – 5,000	\$275.00	\$275.00
License and Inspection Fee for floor area (sq ft): 5,001 – 7,500	\$350.00	\$350.00
License and Inspection Fee for floor area (sq ft): 7,501 – 10,000	\$450.00	\$450.00
License and Inspection Fee for floor area (sq ft): 10,001 – 15,000	\$575.00	\$575.00
License and Inspection Fee for floor area (sq ft): 15,000 and over	\$725.00	\$725.00
License Fee for selling ice cream from a motor vehicle (excludes vendors requiring Department of Agriculture approval)	\$100.00	\$100.00
Food Vendor (mobile and vendors requiring Department of Agriculture approval)	\$200.00	\$200.00
Temporary Food Establishment	\$125.00	\$125.00
Special Event Sponsor Fee	\$250.00	\$250.00
Plan Review – Food Establishment	\$150.00 / initial review	\$150.00 / initial review
Plan Review – Resubmitting Plans	\$75.00	\$75.00
Re-inspection for a failed inspection	50% of initial fee	50% of initial fee
Annual Outdoor Dining Renewal	\$150.00	\$150.00
Indoor Dining Application Renewal Late Fee	75% of license fee	75% of license fee
Outdoor Dining Application Renewal Late Fee	\$70.00	\$70.00

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
<b>Chapter 178   Historical and Architectural Review Board (“HARB”)</b>		
Application to HARB	\$50.00	\$50.00
<b>Chapter 195   Mechanical</b>		
HVAC License Annual (air cond., heating & refriger., mchs.)	\$50.00	\$50.00
<b>RESIDENTIAL – one and two-family</b>		
Geothermal / HVAC systems	\$100.00	\$100.00
Replace, modify or relocate duct work	\$50.00	\$50.00
Water Well or Non-Potable Water, Irrigation	\$100.00	\$100.00
Solar Mechanical/Plumbing	\$150.00	\$150.00
Add, modify or extend radiant/baseboard or other hydro-mechanical systems	\$50.00	\$50.00
New or replacement central heating systems	\$15.00 first 10,000 BTUs, \$5.00 each additional 10,000 BTU's	\$15.00 first 10,000 BTUs, \$5.00 each additional 10,000 BTU's
New or replacement air cond. central systems	\$100.00	\$100.00
New or replacement heat pump	\$100.00	\$100.00
All well driven or mechanical water supply systems for geothermal HVAC systems	\$100.00	\$100.00
Solar Mechanical / Plumbing	\$150.00	\$150.00
<b>COMMERCIAL - Commercial, institution, public land use, recreation, multi-family</b>		
Geothermal/HVAC system wells: 0-10 wells	\$200.00	\$200.00
Geothermal/HVAC system wells: 11-30 wells	\$350.00	\$350.00
Geothermal/HVAC system wells: 31 or more	\$500.00	\$500.00
New or replacement central heating system (regardless of fuel source, including duct work)	\$30.00 for 10,000 BTUs, \$10.00 each additional 10,000 BTU's	\$30.00 for 10,000 BTUs, \$10.00 each additional 10,000 BTU's (fee capped at 1,000,000 BTU's)
New or replacement air cond. systems incl. duct work	\$30.00 for 10,000 BTUs, \$10.00 each additional 10,000 BTU's	\$30.00 for 10,000 BTUs, \$10.00 each additional 10,000 BTU's (fee capped at 1,000,000 BTU's)
New or replacement heat pump incl. duct work	\$30.00 for 10,000 BTUs, \$10.00 each additional 10,000 BTU's	\$30.00 for 10,000 BTUs, \$10.00 each additional 10,000 BTU's

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
Replace, modify or relocate duct work	\$20.00 for each \$1,000, or portion of cost	\$20.00 for each \$1,000, or portion of cost
Refrigeration units (incl. walk in boxes, other units with remote compressors)	\$20.00 first ton or portion thereof, \$10.00 each additional ton, or portion thereof	\$20.00 first ton or portion thereof, \$10.00 each additional ton, or portion thereof
Solar Mechanical/Plumbing	\$175.00	\$175.00
Water Wells or Non-Potable Water Wells	\$100.00	\$100.00
<b>Chapter 218   Plumbing</b>		
Plumber License (annual)	\$50.00	\$50.00
RESIDENTIAL - one and two family		
New work, alterations, additions, and repairs	\$75.00 for more than 5 fixtures, \$5.00 each additional fixture	\$75.00 for more than 5 fixtures, \$5.00 each additional fixture
Alterations/additions/repairs one fixture (minimum fee)	\$35.00	\$35.00
Pipe Repair	New in 2017	\$75.00
Exterior lateral sewer connection or repair	\$150.00	\$150.00
Interior main drain alteration or replacement (which includes stack vent)	\$75.00	\$75.00
Garbage grinders and dishwashers (new installation or replacement)	\$15.00 Each	\$15.00 Each
All gas and electric appliances needing gas or plumbing piping	\$75.00 for first unit, \$15.00 for each additional	\$75.00 for first unit, \$15.00 for each additional
Water service (new or replacement)	\$75.00	\$75.00
Domestic hot water heater (new or replacement)	\$20.00	\$20.00
Sewer ejection pump (new or replacement, not incl. connections.)	\$50.00 pump capacity 21 gal/min, \$150.00 pump capacity > 21 gal/min	\$50.00 pump capacity 21 gal/min, \$150.00 pump capacity > 21 gal/min
Sewer grinder pumps and pit (E-One System)	\$300.00	\$300.00



**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
COMMERCIAL - Commercial, institution, public land use, recreation, multi-family		
New work, alt., additions not exceeding 5 fixtures	\$75.00, \$5.00 each additional fixture	\$75.00, \$5.00 each additional fixture
External lateral sewer connection or repair main drain or sewer connection (new)	\$150.00	\$150.00
Pipe Repair	NEW FOR 2017	\$100.00
Garbage grinders and dishwashers (new installation or replacement)	NEW FOR 2017	\$30.00 Each
Main interior drain replacement, alterations or repair (incl. stack vent)	\$75.00	\$75.00
Sewer ejection pump (new or replacement)	\$50.00, pump capacity <= 21 gal/min., \$300.00, pump capacity > 21 gal/min.	\$50.00, pump capacity <= 21 gal/min., \$300.00, pump capacity > 21 gal/min.
All gas and elect. Appl. Requiring plumbing or mech. Install. (new or replacement, incl. gas piping)	\$75.00 for first unit, \$15.00 for each additional	\$75.00 for first unit, \$15.00 for each additional
Water service (new or replacement)	\$100.00	\$100.00
Each hot water heater (new or replacement)	\$75.00	\$75.00
Interceptors & separators (new or replacement)	\$75.00	\$75.00
Sewer grinder pumps new or replacement	\$500.00	\$500.00
<b>Fee Change Narrative:</b> <b>1. Pipe repair (Residential and Commercial):</b> Added to offset costs associated with inspection of work to ensure code compliance. Commercial garbage grinders and dishwashers was part of the fee schedule in years past and was accidentally deleted. This item is being added back in to cover costs associated with inspections of work to ensure code compliance.		

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
<b>Chapter 226   Rental Housing</b>		
Rental Housing Permits	\$60.00 Each Unit (1-10) \$40.00 Each Additional Unit	\$60.00 Each Unit (1-10) \$40.00 Each Additional Unit
Rental Housing Appeals Board	\$2,500.00 plus \$500 for each subsequent hearing	\$2,500.00 plus \$500 for each subsequent hearing
Re-inspection after 2 <sup>nd</sup> failed inspection	\$100.00	\$100.00
Application Late Fee:		
July 1 <sup>st</sup> to July 31 <sup>st</sup>	\$100.00	\$100.00
On or After August 1 <sup>st</sup>	\$150.00	\$150.00
<b>Chapter 280   Zoning Hearing Board</b>		
Application fees for Zoning Hearing Board: One and two family dwellings, Rooming house, multi-family	\$550.00 plus \$275 for each add'l hearing	\$550.00 plus \$275 for each add'l hearing
Application fees for Zoning Hearing Board: Non-res. uses (incl. comm., planned, institutional, and public land use)	\$900.00 plus \$450 for each add'l hearing	\$900.00 plus \$450 for each add'l hearing
Application fees for Zoning Hearing Board: Challenge to the validity of map or ordinance	\$7,500.00 plus \$450 for each add'l hearing	\$7,500.00 plus \$450 for each add'l hearing
Application fees to Board of Commissioners: Application to amend zoning map/ord.	\$1,500.00 plus \$750 for each add'l hearing	\$1,500.00 plus \$750 for each add'l hearing
Application fees to Board of Commissioners: Application for conditional use	\$1,500.00 plus \$750 for each add'l hearing	\$1,500.00 plus \$750 for each add'l hearing
Application fees to Board of Commissioners: Curative Amendment	\$7,500.00 plus \$750 for each add'l hearing	\$7,500.00 plus \$750 for each add'l hearing
Appeals from Zoning Officer or Township Engineer – Residential	\$550.00 plus \$275 for each add'l hearing	\$550.00 plus \$275 for each add'l hearing
Appeals from Zoning Officer or Township Engineer – Non-Residential	\$900.00	\$900.00

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
	plus \$450 for each add'l hearing	plus \$450 for each add'l hearing
Fee for postponement of a public hearing when requested following publication of the required legal notice.	\$200.00	\$200.00
Zoning Books	\$30.00	\$30.00
<b>Other Community Development</b>		
Code Appeals Application Fee – Building, Electrical, Fire Prevention, Mechanical, Plumbing, Property Maintenance	\$750.00	\$750.00
Inter-municipal Transfer of Liquor License	\$1,500.00 plus \$750 for each additional hearing	\$1,500.00 plus \$750 for each additional hearing
PA State Assessed Training Fee, Building, Plumbing, Mechanical, Electrical	\$4.00 / permit	\$4.00 / permit
Administration of PA state Assessed Training Fee	\$2.00 / permit	\$2.00 / permit
Zoning Maps	\$15.00	\$15.00
Plan Review Fee (Payment is due when the permit is issued)	\$95.00	\$95.00
Code Official Overtime Rate	\$100.00 / hour	\$100.00 / hour
Administrative Refund Fee	\$10% or \$30.00, whichever is greater	\$10% or \$30.00, whichever is greater
Dormitory Inspection Fee	\$24.00 / room	\$24.00 / room
Appeal of Health Enforcement Notice to Board of Health:		
Single Family Residential	\$550.00	\$550.00
Multi-Family Residential and Non-Residential'	\$900.00	\$900.00
Residential Change in Contractor   New one and two family dwelling	10% of existing permit fee or \$20.00, whichever is greater	10% of existing permit fee or \$20.00, whichever is greater
Change in Contractor: Commercial, institution, public land use, recreation, multi-family buildings and fire suppression systems	Varied	10% of existing permit fee or \$50.00 minimum, whichever is greater
<b>Fee Change Narrative:</b>		
1. <b>Commercial Change of Contractor:</b> Fees varied between \$30 and \$75 in the different permit categories; which created confusion and inconsistencies.		

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
<b>Engineering Department</b>		
<b>Grading Permit</b>		
Grading Permit Application Minor	\$475.00	\$495.00
Grading Permit Application  The permit fee includes the submission review, and the allowance of one plan re-submission, and two site inspections. During the review process, the applicant will provide an escrow amount to cover the cost of trees required by the Shade Tree Commission, erosion and sedimentation control, and a contingency for additional inspections and/or additional plan review.	\$150.00 for first 50 cubic yards ("cy") of cut and fill; Plus \$200.00 for 51 to 1,000 cy of cut and fill; Plus \$200.00 each additional 1,000 cy of cut and fill	\$150.00 for first 50 cubic yards ("cy") of cut and fill; Plus \$200.00 for 51 to 1,000 cy of cut and fill; Plus \$200.00 each additional 1,000 cy of cut and fill
Grading Permit Application Requiring Stormwater Management  The permit fee includes the submission review, and the allowance of one plan re-submission, and two site inspections. During the review process, the applicant will provide an escrow amount to cover the cost of trees required by the Shade Tree Commission, erosion and sedimentation control, and a contingency for additional inspections and/or additional plan review	\$500.00 / 0 to 1,000 cy of cut and fill	\$500.00 / 0 to 1,000 cy of cut and fill
Grading Permit Application Requiring Ground Water Recharge  The permit fee includes the submission review, and the allowance of one plan re-submission, and two site inspections. During the review process, the applicant will provide an escrow amount to cover the cost of trees required by the Shade Tree Commission, erosion and sedimentation control, and a contingency for additional inspections and/or additional plan review	\$200.00	\$220.00
<b>Fee Change Narrative:</b> 1. It is anticipated that the entire grading permit fee schedule will be revamped in 2017. The current RFP for engineering services requires the chosen consultant to provide a flat fee for grading permit review, based upon a review of the existing permits, and Township negotiation of price. The increase reflects anticipated hourly rate increases in consultants and staff.		

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
<b>Subdivision / Land Development (“SALDO”)</b>		
Sketch Plan	\$300.00	\$300.00
Reverse Subdivision	\$350.00	\$350.00
Lot Line Change	\$350.00	\$350.00
Lot Consolidation	\$350.00	\$350.00
Professional Escrow Account*	\$1,000.00	\$1,300.00
Minor Subdivision (5 lots or less)	\$950.00 / plan; plus \$150.00 / lot	\$950.00 / plan; plus \$150.00 / lot
Professional Escrow Account*	\$7,000.00	\$7,000.00
Major Subdivision (more than 5 lots)	\$2,000.00 / plan; plus \$150.00 / lot	\$2,000.00 / plan; plus \$150.00 / lot
Professional Escrow Account*	\$15,000.00	\$15,000.00
Multi-Family Dwellings	\$1,500.00 / plan; plus \$500.00 / unit	\$1,500.00 / plan; plus \$500.00 / unit
Professional Escrow Account*	\$10,000.00	\$10,000.00
Land Development (under 1 acre)	\$1,100 / plan; plus \$350.00 each building; plus \$100.00 / acre	\$1,100 / plan; plus \$350.00 each building; plus \$100.00 / acre
Professional Escrow Account*	\$10,000.00	\$10,000.00
Land Development (1 acres or more)	\$1,500 per plan; plus \$350.00 each building; plus \$100.00 each acre	\$1,500 per plan; plus \$350.00 each building; plus \$100.00 each acre
Professional Escrow Account*	\$15,000.00	\$15,000.00
Inspections of Improvement	Inspection (Staff)   \$65.00 Inspection (Engineer)   See rates in Appendix A	Inspection (Staff)   \$67.00 Inspection (Engineer)   See rates in Appendix A
Review of Development Plans   Commercial: Landscaping and other improvements	Inside or Outside Professional: See rates in Appendix A	Inside or Outside Professional: See rates in Appendix A



**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
Transfer of Real Estate Fee	\$150.00 / property	\$150.00 / property
Transfer of Real Estate Fee – Expedited in 13 days or less	\$300.00 / property	\$300.00 / property
Notes: All professional escrow funds are required to be deposited with the Township at the time of the initial plan application pursuant to the Township's Professional Services Agreement. The Township-incurred professional fees shall be billed in accordance with the Professional Service Fees in Appendix A. All SALDO application's fees are for one review with provided comments. Additional plan reviews, resubmissions, consultant fees, legal fees, etc. are to be paid from the escrow account, following the first review. The escrow account must be replenished when the balance of the account is at 20% of the original escrow amount.		
<b>Fee Change Narrative:</b> <ol style="list-style-type: none"> <li><b>Professional Escrow Account:</b> This change reflects the Township costs for revisions to the plan. (It is anticipated that the entire SALDO fee schedule will be revamped in 2017. It is anticipated that after the Engineering RFPs are received, and the firm chosen, the SALDO fee schedule will be based on new fees, and the process stream lined).</li> <li><b>Inspections of Improvement:</b> This change anticipates rate changes in 2017.</li> </ol>		
<b>Sewage Enforcement</b>		
Sewage Enforcement Officer Permits	\$750.00 per application (includes inspection)	\$750.00 per application (includes inspection)
Sewage Enforcement Officer Permits (additional perc test)	\$350.00	\$350.00
Sewage Enforcement Officer Permits (repairs to existing system)	\$300.00	\$300.00
<b>Other Engineering</b>		
Sidewalk Replacement Permit Fee	1 – 10 Blocks   \$50.00 11 – 20 Blocks   \$100.00 21+ Blocks   \$125.00	1 – 10 Blocks   \$50.00 11 – 20 Blocks   \$100.00 21+ Blocks   \$125.00
Clearing Permits   If inspections are required, they will be charged in accordance with Appendix A.	\$250.00 / acre with a minimum charge of \$80.00	\$250.00 / acre with a minimum charge of \$80.00

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
<b>Plotter Services</b>		
8.5" x 11" or 9" x 12"	\$1.50 (b/w)   \$5.00 (color)	\$1.50 (b/w)   \$5.00 (color)
11" x 14"	\$3.00 (b/w)   \$9.00 (color)	\$3.00 (b/w)   \$9.00 (color)
11" x 17" or 12" x 18"	\$10.00 (b/w)   \$12.00 (color)	\$10.00 (b/w)   \$12.00 (color)
17" x 22" or 18" x 24"	\$15.00 (b/w)   \$18.00 (color)	\$15.00 (b/w)   \$18.00 (color)
22" x 34" or 24" x 36"	\$20.00 (b/w)   \$22.00 (color)	\$20.00 (b/w)   \$22.00 (color)
34" x 44" or 36" x 48"	\$22.00 (b/w)   \$35.00 (color)	\$22.00 (b/w)   \$35.00 (color)

<b>Finance and Administration</b>		
<b>Stormwater and Sanitary Sewer Fees</b>		
Sanitary Sewer Rent	\$5.90 per 1,000 gallons' water used	\$5.90 per 1,000 gallons' water used
Sanitary Sewer Rent Delinquent Charges	1% monthly beginning June 1 through march 1 applied on the full outstanding balance from the previous month	1% monthly beginning June 1 through march 1 applied on the full outstanding balance from the previous month
Stormwater Fee	29.00 per unit	29.00 per unit
Stormwater Fee Delinquent Charges	0.5% monthly beginning March 1 through December 1 applied on the full outstanding balance from the previous month	0.5% monthly beginning March 1 through December 1 applied on the full outstanding balance from the previous month
Sanitary or Stormwater Certification Fee	\$7.50	\$7.50
Expedited Sanitary or Stormwater Certification Fee Surcharge (if request submitted within 48 hours of desired date / time)	\$20.00	\$20.00
Sanitary Sewer Connection Fee   New Residential	\$850.00	\$850.00
Sanitary Sewer Connection Fee   New Commercial	\$1,250.00	\$1,250.00
Sanitary Sewer Connection Fee   New Multi-family (0-10 units)	\$500.00 per unit	\$500.00 per unit
Sanitary Sewer Connection Fee   New Multi-family (11 or more units)	\$400.00 per unit	\$400.00 per unit
Minimum Sewer Service Charge	\$65.00	\$65.00

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
Filing of Lien (to include, but not limited to, Sanitary Sewer Rent, Stormwater Fee, or Property Maintenance Costs)	\$125.00 Attorney Fee \$18.50 Filing Fee	\$125.00 Attorney Fee \$18.50 Filing Fee
Writ of Scire Facias (for delinquent accounts)	\$100.00 Attorney Fee \$22.50 Filing Fee	\$100.00 Attorney Fee \$22.50 Filing Fee
Entering of Judgement (for delinquent accounts)	\$150.00 Attorney Fee \$13.50 Filing Fee	\$150.00 Attorney Fee \$13.50 Filing Fee
Sheriff Sale	Actual Cost	Actual Cost
<b>Other Finance Department</b>		
Business Privilege and Mercantile License Fee	\$10.00	\$10.00
Postage   Non-Residential	Actual Cost	Actual Cost
Returned Check	\$50.00	\$50.00
Refund Fee	10% per refund, with a minimum of \$10.00	10% per refund, with a minimum of \$10.00
Public Document Copy Charges (Right-to-know Requests)	\$0.25 per one sided page	\$0.25 per one sided page
Public Document CD Creation Charges (Right-to-know Requests)	\$5.00 each	\$5.00 each
Certification of Record (Right-to-know Requests)	\$1.00	\$1.00

### Information Technology

#### Room Rentals

**General:** The Township offers three (x3) conference rooms for rental. Rates double on Saturday, Sunday, and Township holidays. Contact Township for Conference Room and Equipment Rental policy and room availability. Please see the [Information Technology Police for Rental and Use of Township Conference Rooms & Equipment](#) for fee waiver opportunities.

Friends Meeting Room (ground floor) – capacity 40	\$50.00 per hour	\$50.00 per hour
Radnorshire Room (first floor) – capacity 125	\$100.00 per hour	\$100.00 per hour
Radnorshire Room (first floor) – capacity 125 - Tenant rental	\$250.00 per hour	\$250.00 per hour
Powys Room (first floor) – capacity 15	\$35.00 per hour	\$35.00 per hour

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
<b>Hourly Equipment and Staffing Fees</b>		
<b>General:</b> Conference rooms offer additional equipment features such as a podium, microphones, special seating configurations, additional tables, A/V equipment, TV/DVD/VCR and wireless internet. A/V equipment rentals require staffing, a minimum of two (x2) hour charge, and rates double after four (x4) hours. Contact Township for Conference Room and Equipment Rental policy and staffing availability.		
IT Staff Member (as needed)	\$50.00 /hour	\$50.00 /hour
Room setup and breakdown (for equipment, configuration, etc.)	\$50.00 /hour	\$50.00 /hour
Room cleanup (trash, non-requested setup, etc.)	\$100.00 /hour	\$100.00 /hour
Podium (Radnorshire room only – no microphone)	\$0.00	\$0.00
Microphones – 21 conference room and 1 podium microphones	\$50.00 /hour	\$50.00 /hour
Wireless Microphones – 2 handhelds and 2 lavalieres (combo of any 2)	\$30.00 /hour	\$30.00 /hour
Projectors – 2 HD DLP Projectors	\$70.00 /hour (each)	\$70.00 /hour (each)
Monitors – 13 LCD monitors for viewing projections/DVD/VCR	\$20.00 /hour	\$20.00 /hour
Document Camera – View hard docs on large screens	\$60.00 /hour	\$60.00 /hour
DVD/VCR	\$15.00 /hour	\$15.00 /hour
Laptop Use	\$40.00 /hour	\$40.00 /hour
DVD Copy – Recording event on DVD (limit 1)	\$15.00 /hour	\$15.00 /hour
Digital Format – Recording event in other digital format (limit 1)	\$15.00 /hour	\$15.00 /hour
Portable Projector	\$50.00 /hour	\$50.00 /hour
50" Plasma TV Usage	\$70.00 /hour	\$70.00 /hour
Graphics – Character generated graphics inserted on screen	\$10.00 /hour	\$10.00 /hour
<b>Package Fees</b>		
<b>General:</b> Conference rooms, A/V equipment and staffing rentals are available as a package rental. Package rentals require staffing, a minimum of two (x2) hour charge and rates double after four (x4) hours. Contact Township for Conference Room and Equipment Rental Policy and staffing availability.		
Powys Room Only – 50" Plasma and laptop	\$100.00 per hour	\$100.00 per hour
Radnorshire Room (no recording) – Microphones, laptop, projector, setup and breakdown	\$250.00 per hour	\$250.00 per hour
Radnorshire Room (recording) – Microphones, laptop, projector, DVD recording, setup and breakdown	\$350.00 per hour	\$350.00 per hour

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
<b>Film and Video Production Fees</b>		
<b>General:</b> The film and video production permit is designed to provide effective coordination of events, including the filming and videotaping of television, film, commercial, non-profit, and feature productions.		
Film and video production permit	\$250.00 per production	\$250.00 per production
<b>Parks and Recreation</b>		
<b>General Programming and Events</b>		
Programming and event fees are determined and allocated on an ongoing basis as they are planned. Specific programming and event identification remains under continual development, generally on a seasonal basis and once applicable direct costs are determined. Fees for those specific programs and events are set to cover the direct costs along with attempting to recover the associated overhead for the corresponding program or event. In the majority of circumstances, the direct costs of programming and events are not incurred unless the proceeds collected cover those costs. The Recreation Department determines the fees for programming and events on an ongoing basis throughout the developmental process.		
<b>Administrative Fees</b>		
Refund Fee	\$10% of total fee paid, or a minimum of \$10.00 charge	\$10% of total fee paid, or a minimum of \$10.00 charge
Non-Resident Program or Event Participation Fee	\$30.00 per person per registration	\$30.00 per person per registration
<b>Parks, Picnic Areas, Fields, and Facilities</b>		
Fenimore Woods   Clem Macrone Park Pavilion Rental	\$75.00 Resident \$150.00 Non-Resident/ Companies	\$75.00 Resident \$150.00 Non-Resident/ Companies
Picnic   Court   Park Area Rentals	\$55.00 Resident \$75.00 Non-Resident/ Companies	\$55.00 Resident \$75.00 Non-Resident/ Companies
Photo Permit for Township Park Grounds	\$75.00 per hour	\$75.00 per hour
Field Permitting Fee (to cover the permitting costs for athletic fields)	\$60.00 per field per usage / one-time usage fee	\$60.00 per field / three-hour usage \$85.00 per field / three-hour usage Non-Resident/Companies



**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
Adult League Team Field Permit (Softball, Soccer, Baseball, etc.) [The above fee applies to programs that utilize both Township fields and School District Fields]	\$100.00 per season Not-to-exceed 10-week period	\$100.00 per season Not-to-exceed 10-week period
Adult League Team Field Permit (Softball, Soccer, Baseball, etc.) [The above fee applies to all new requests with full seasonal usage at Township fields]	\$275.00 per season Not-to-exceed 10-week period	\$275.00 per season Not-to-exceed 10-week period
Field Permitting Fee – For Profit /Restricted Groups, Private Educational Institutions, Organizations or Programs  [These fees do not apply to Radnor Community Youth Sports Organizations that include Radnor Soccer Club, Radnor Wayne Little League and Radnor Girls/Boys Lacrosse.]  [It is proposed that exceptions for this fee will consist of Radnor Township Restricted Groups, Private Educational Institutions, Organizations or Programs that provide the Township with the equivalent usage of its facility. These occurrences will be documented and provided to the Parks Board & BOC as they are recommended.]	\$15.00 per person per season Not-to-exceed 10-week period	\$15.00 per person per season Not-to-exceed 10-week period
Radnor Memorial Park Turf Field Permit Fee: [Fee was developed and structured within the Radnor Memorial Turf/Agnes Irwin School Lease Agreement.] <ul style="list-style-type: none"> <li>• Radnor Residents / Radnor Non-Profit Organizations or Programs</li> <li>• Radnor Private Educational Institutions, Organizations or Programs</li> <li>• Non-Radnor Residents / Non-Radnor Non-Profit Organizations, Educational Institutions, or Program</li> <li>• For-Profit Businesses or Non-Resident Groups</li> </ul> [The above fees do not apply to Radnor Community Youth Sports Organizations that include Radnor Soccer Club, Radnor Wayne Little League and Radnor Girls/Boys Lacrosse.]	\$60.00 per usage   One-time usage fee \$75.00 per hour  \$150.00 per hour	\$75.00 per three-hour usage \$75.00 per hour \$100.00 per hour  \$150.00 per hour

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
<b>Fee Change Narrative:</b> 1. <b>Field Permitting Fee:</b> restructure to fee is being proposed for a three-hour usage vs. ‘per usage’ ALONG WITH the addition of a Non-Resident/Companies fee to cover the administrative costs of scheduling/managing athletic fields 2. <b>Radnor Memorial Park Turf Field Permit Fee:</b> <ul style="list-style-type: none"> <li><u>Radnor Residents / Radnor Non-Profit Organizations and Programs</u> that are for a three-hour usage vs. ‘per usage’ to cover the administrative costs of scheduling/managing athletic field.</li> <li>Addition of <u>Non-Radnor Residents / Non-Radnor Non-Profit Organizations and Programs</u> fee- to accommodate tier of usage and cover the administrative costs of scheduling/managing athletic field.</li> </ul>		
<b>Advertising Fee (not applicable to the Township Newsletter)</b>		
Business Card Advertising in Brochure	\$200.00 per Advertisement	\$200.00 per Advertisement
Single Edition Publication   Business Card Advertising in Township / Department Publication for Commercial Business	\$225.00 per Advertisement	\$225.00 per Advertisement
Single Edition Publication - ¼ page Advertising in Township/Department Publication for Commercial Business	\$450.00 per Advertisement	\$450.00 per Advertisement
Single Edition Publication - ½ page Advertising in Township/Department Publication for Commercial Business	\$650.00 per Advertisement	\$650.00 per Advertisement
Single Edition - Full page Advertising in Township/Department Publication for Commercial Business (does not include inside front or back cover)	\$950.00 per Advertisement	\$950.00 per Advertisement
License Fee Advertising Banner for Encke Fields	\$2,000.00 per Field	\$2,000.00 per Field

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
<b>Radnor Activity Center (“RAC”) at Sulpizio Gym Permit Fees</b>		
Full Gymnasium Rentals <ul style="list-style-type: none"> <li>• Radnor Residents / Radnor Non-Profit Organizations or Programs</li> <li>• Non-Radnor Residents / Non-Radnor Non-Profit Organizations or Groups</li> <li>• Radnor Township Businesses, Educational Institutions, Organizations, or Programs</li> <li>• Non-Radnor Businesses, Educational Institutions, Organizations, or Programs</li> </ul>		\$60.00 per hour \$100.00 per hour \$110.00 per hour  \$160.00 per hour
Birthday Party / Gymnasium: 2-hour party with event leader and party room		\$300.00 Resident \$330.00 Non-Resident
RAC: Room Add-on Fee to Gym Rental	\$25.00 Flat Fee	\$25.00 Flat Fee

**Fee Change Narrative:**

- Sulpizio Full Gymnasium Rentals:** proposed restructure to fees above are to re-illustrate the fee definitions; increased fees proposed are to cover the administrative and operational costs of the facility

<b>Police Department</b>		
<b>General Fees</b>		
Alarm Registration Fee	\$100.00	\$100.00
Accident Report Fee	\$15.00	\$15.00
Fingerprinting Fee	\$30.00 first card   \$20.00 for each add'l	\$30.00 first card   \$20.00 for each add'l
Picture Fee	\$30.00 each	\$30.00 each
Incident Report Fee	As allowed per PA Right-to-know	As allowed per PA Right-to-Know
Parking Permit Fee   Residential Permits	\$25.00 Residential \$75.00 Non-Residential  \$5.00 Temporary Parking per day	\$25.00 Residential \$75.00 Non-Residential \$10.00 Senior Citizens \$5.00 Temporary Parking Per Day
Parking Permit Fee   Louella Park and Walk	\$190.00 Half Year \$375.00 Full Year	\$190.00 Half Year \$375.00 Full Year

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
Meter Bag Fee/Parking Space Reservation	\$10.00 per day per parking space	\$10.00 per day per parking space
Peddling and Solicitation Fee	\$110.00	\$110.00
Extra Duty Fee   Detail Rate	1.70 x Patrolman Overtime Rate	1.70 X Patrolman Overtime Rate
Police Vehicle at Location Fee (owner request)	\$25.00 per hour per vehicle	\$25.00 per hour per vehicle
Video Tape / DVD Fee	\$75.00 per copy	\$75.00 per copy
Records Check Fee	\$30.00 Written \$15.00 Verbal	\$30.00 Written \$15.00 Verbal
Police Service Fee   Notarized Document	\$45.00 per service	\$45.00 per service
Expungement Letter Fee	\$100.00	\$100.00
K9 Services (Note: This only applies to non-emergency calls for service)	During Shift   \$100.00 per hour 2 or 4 hour minimum at P.D. discretion  Non-Shift   Paid at Detail Rate (above) 2 or 4 hour minimum at P.D. discretion	During Shift   \$100.00 per hour 2 or 4 hour minimum at P.D. discretion  Non-Shift   Paid at Detail Rate (above) 2 or 4 hour minimum at P.D. discretion
False Alarms Fine	\$70.00   2 <sup>nd</sup> Occurrence \$140.00 3 <sup>rd</sup> or more occurrences	\$70.00   2 <sup>nd</sup> Occurrence \$140.00 3 <sup>rd</sup> or more occurrences
Parking Fine	\$20.00 if paid on time \$25.00 additional for late payments	\$20.00 if paid on time \$25.00 additional for late payments

**Fee Change Narrative:**

- Parking Permit | Residential Permits:** Added a discounted permit amount for senior citizens

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
<b>Public Works Department</b>		
<b>General Fees</b>		
Road Opening Permit	\$150.00 per 100 ft cut	\$150.00 per 100 ft cut
Bulk Trash Collection	\$25.00   Less than 5 items or 150 lbs Add'l \$25.00 each additional 5 items Add'l \$25.00 each item over 150 lbs Add'l \$10.00 each item with Freon Add'l \$5.00 each item with Propane	\$25.00   Less than 5 items or 150 lbs Add'l \$25.00 each additional 5 items Add'l \$25.00 each item over 150 lbs Add'l \$10.00 each item with Freon Add'l \$5.00 each item with Propane
Recycling Can Replacement	\$20.00 per can	\$20.00 per can
Rear Yard Trash Collection (single and multi-family units with less than 9 attached units)	\$420.00 per house/unit per year	\$420.00 per house/unit per year
Real Yard Trash Collection (multi-family units with greater than 9 attached units)	\$240.00 per unit per year	\$240.00 per unit per year



**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

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**Appendix A**  
**Professional Services Hourly Rates**

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

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<b>Township Staff</b>		<b>2017 Approved Rate</b>
Township Manager		\$125.00 per hour
Public Works Director		\$112.00 per hour
Finance Director		\$120.00 per hour
Police Superintendent		\$115.00 per hour
Police Lieutenants		\$110.00 per hour
Community Development Director		\$90.00 per hour
Recreational Programming Director		\$90.00 per hour
Planner		\$85.00 per hour
Information Technology		\$65.00 per hour
Engineering Inspector		\$85.00 per hour
<b>Gannett Fleming, Inc.</b>		<b>2017 Approved Rate</b>
Senior Project -Manager		\$160 per hour
Project Engineer		\$125 per hour
Staff Engineer		\$110 per hour
Engineering Technician		\$95 per hour
Field Technician		\$80 per hour
Clerical		\$65 per hour
Specialty Engineers, Scientists and Planners (as needed)		TBD
<b>Gilmore &amp; Associates, Inc.</b>		<b>2016 Approved Rate</b>
Principal III		\$170 per hour
Principal II		\$155 per hour
Principal I		\$140 per hour
Consulting Professional V		\$135 per hour
Consulting Professional IV		\$130 per hour
Consulting Professional III		\$125 per hour
Consulting Professional II		\$120 per hour
Consulting Professional I		\$115 per hour
Design Technician V		\$110 per hour
Design Technician IV		\$100 per hour
Design Technician III		\$95 per hour

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Design Technician II	\$90 per hour
Design Technician I	\$85 per hour
Construction Representative III	\$105 per hour
Construction Representatives II	\$95 per hour
Construction Representatives I	\$85 per hour
Surveying Crew	\$145 per hour
Project Assistant	\$80 per hour
<b>Grim, Biehn &amp; Thatcher</b>	<b>2016 Approved Rate</b>
Township Solicitor	\$185 per hour
John B. Rice, Esquire	
Peter H. Nelson, Esquire	
Stephen J. Kramer, Esquire	
<b>RETTEW</b>	<b>2016 Approved Rate</b>
Senior Professional/Project Manager 2	\$143 per hour
Professional III/Project Manager 1	\$127 per hour
Professional II/III	\$105 per hour
Professional II/Technician III	\$92 per hour
Professional I/Technician II	\$79 per hour
<u>Key Personnel:</u>	\$70 per hour
Steve Gabriel, Project Manager 3, Primary Contact	\$155 per hour
Joel Young, Group Manager/Land Development	\$155 per hour
John Schick, Project Manager 3, Transportation	\$155 per hour

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

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**Table of Contents**

<b>Department</b>	<b>Page Number</b>
Community Development.....	2
Engineering .....	11
Finance / Administration .....	15
Information Technology .....	16
Parks and Recreation .....	18
Police .....	22
Public Works .....	23
 <b>Appendix</b>	
A. Professional Service Hourly Rates (2017) .....	24

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
<b>Community Development Department</b>		
<b>Chapter 120   Bathing Places</b>		
License Fees – Swimming Pool (outdoor)	\$300.00 per pool	\$300.00 per pool
License Fees – Swimming Pool (indoor)	\$350.00 per pool	\$350.00 per pool
License Fees – Spa	\$250.00 per pool	\$250.00 per pool
License Fees – Wading	\$200.00 per pool	\$200.00 per pool
<b>Chapter 125   Building Construction</b>		
RESIDENTIAL		
New one and two family dwelling	\$20.00 / \$1,000.00	\$20.00 / \$1,000.00
<del>Change in Contractor   New one and two family dwelling</del>	<del>10% of existing permit fee or \$20.00, whichever is greater</del>	
Additions, alterations, repairs, demolition, etc.	\$20.00 / \$1,000.00	\$20.00 / \$1,000.00
<del>Change in Contractor: Additions, alterations, repairs, demolition, etc.</del>	<del>10% of existing permit fee or \$20.00 minimum, whichever is greater</del>	
COMMERCIAL - Commercial, institution, public land use, recreation, multi-family		
New buildings and fire suppression systems	\$30.00 / \$1,000 up to \$50,000 \$20.00 / \$1,000 for each additional 1,000	\$30.00 / \$1,000 up to \$50,000 \$20.00 / \$1,000 for each additional 1,000
<del>Change in Contractor: New Commercial, institution, public land use, recreation, multi-family buildings and fire suppression systems</del>	<del>10% of existing permit fee or \$30.00 minimum, whichever is greater</del>	
Additions, alterations, repairs, demolition, to existing buildings and fire suppression systems	\$50.00 / first \$1,000, \$25.00 / \$1,000 for each additional \$1,000	\$50.00 / first \$1,000, \$25.00 / \$1,000 for each additional \$1,000



**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
Change in Contractor: Commercial additions, alterations, repairs, demolition, and fire suppression systems	10% of existing permit fee or \$50.00 minimum, whichever is greater	
Signs, to include: window, awning, wall, marquee, freestanding (new or replacement)	\$20.00 / \$1,000.00	\$20.00 / \$1,000.00
<del>Permit for awning and wall signs (new or replacement)</del>	<del>\$20.00 / \$1,000.00</del>	
<del>Permit for marquee sign (new or replacement)</del>	<del>\$20.00 / \$1,000.00</del>	
<del>Permit for freestanding sign (new or replacement)</del>	<del>\$20.00 / \$1,000.00</del>	
Certificate of Occupancy – Residential (new)	\$50.00	\$50.00
Certificate of Occupancy – Non-Residential (new)	\$100.00	\$100.00
<del>Code Appeal – Building</del>	<del>\$750.00</del>	
Zoning Permit – Fences, Accessory Structures less than 200 sq.ft., Agricultural Buildings, Propane Tanks	\$75.00	\$75.00
<del>Zoning Permit – Accessory Structures less than 200 sq. ft.</del>	<del>\$75.00</del>	
<del>Zoning Permit – Agricultural Buildings</del>	<del>\$75.00</del>	
Home Occupation – Traffic	\$150.00	\$150.00
Home Occupation – Non-Traffic	\$100.00	\$100.00
Zoning Compliance	\$100.00	\$100.00
Transfer of Real Estate – Sidewalk Block Escrow	\$300.00 / block	\$300.00 / block
<del>Plan Review Fee (Payment is due when the permit is issued)</del>	<del>\$95.00 / review</del>	

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
<b>Fee Change Narrative:</b>		
<b>1. Propane tanks were not previously listed in fee schedule. Improvements involving these types of tanks require review by staff and the fee will off-set a portion of that cost.</b>		
<b>Chapter 156   Electrical</b>		
Electrician's License (annual)	\$50.00	\$50.00
Electrical Inspection Agency License	\$100.00	\$100.00
<del>Code Appeals Electric</del>	<del>\$750.00</del>	
Electrical Permit Fee	\$20.00 / \$1,000 or fraction thereof	\$20.00 / \$1,000 or fraction thereof
<del>Change of Contactor: Commercial and Residential</del>	<del>10% of existing permit fee or \$20.00 minimum, whichever is greater</del>	
Low voltage / voice data / alarm	\$20.00 / \$1,000 or fraction thereof	\$20.00 / \$1,000 or fraction thereof
Wind / solar electric	\$20.00 / \$1,000 or fraction thereof	\$20.00 / \$1,000 or fraction thereof
Plan review – 3 <sup>rd</sup> Party Contract Fee	\$75.00 / hour	\$75.00 / hour
<b>Chapter 166   Fire Prevention</b>		
Bon Fire Permit - For institutional use only (each permit)	\$100.00	\$100.00
Fireworks Permit	\$150.00	\$150.00
Blasting Permit – Residential	\$150.00	\$150.00
Blasting Permit – Non-Residential	\$150.00	\$150.00
Fire Marshall Report - Residential	\$50.00	\$50.00
Fire Marshall Report – Non-Residential	\$100.00	\$100.00
Storage Tanks – Repairs and alterations	\$50.00 / tank	\$50.00 / tank
Storage Tanks – Abandonment or Removal	\$200.00 / tank	\$200.00 / tank
Storage Tanks – Installation	\$200.00 / tank	\$200.00 / tank

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
<del>Code Appeals – Fire Prevention</del>	<del>\$750.00</del>	
<del>Change in Contractor: Commercial and Residential</del>	<del>10% of existing permit fee or \$50.00, whichever is greater</del>	
<del>Plan Review Fee</del>	<del>\$95.00</del>	
<b>Chapter 170   Food Establishment Fees</b>		
Indoor Dining:		
License and Inspection Fee for seats: 0-30 seats	\$200.00	\$200.00
License and Inspection Fee for seats: 31-70 seats	\$250.00	\$250.00
License and Inspection Fee for seats: 71-110 seats	\$350.00	\$350.00
License and Inspection Fee for seats: 111-150 seats	\$425.00	\$425.00
License and Inspection Fee for seats: 151-190 seats	\$475.00	\$475.00
License and Inspection Fee for seats: 191-230 seats	\$525.00	\$525.00
License and Inspection Fee for seats: 231-300 seats	\$625.00	\$625.00
License and Inspection Fee for seats: 301 seats and over	\$725.00	\$725.00
License and Inspection Fee for floor area (sq ft): 0-1,500	\$150.00	\$150.00
License and Inspection Fee for floor area (sq ft): 1,501 – 2,500	\$200.00	\$200.00
License and Inspection Fee for floor area (sq ft): 2,501 – 5,000	\$275.00	\$275.00
License and Inspection Fee for floor area (sq ft): 5,001 – 7,500	\$350.00	\$350.00
License and Inspection Fee for floor area (sq ft): 7,501 – 10,000	\$450.00	\$450.00
License and Inspection Fee for floor area (sq ft): 10,001 – 15,000	\$575.00	\$575.00
License and Inspection Fee for floor area (sq ft): 15,000 and over	\$725.00	\$725.00
License Fee for selling ice cream from a motor vehicle (excludes vendors requiring Department of Agriculture approval)	\$100.00	\$100.00
Food Vendor (mobile and vendors requiring Department of Agriculture approval)	\$200.00	\$200.00
Temporary Food Establishment	\$125.00	\$125.00
Special Event Sponsor Fee	\$250.00	\$250.00
Plan Review – Food Establishment	\$150.00 / initial review	\$150.00 / initial review
Plan Review – Resubmitting Plans	\$75.00	\$75.00
Re-inspection for a failed inspection	50% of initial fee	50% of initial fee
Annual Outdoor Dining Renewal	\$150.00	\$150.00

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
Indoor Dining Application Renewal Late Fee	75% of license fee	75% of license fee
Outdoor Dining Application Renewal Late Fee	\$70.00	\$70.00
<b>Chapter 178   Historical and Architectural Review Board ("HARB")</b>		
Application to HARB	\$50.00	\$50.00
<b>Chapter 195   Mechanical</b>		
HVAC License Annual (air cond., heating & refrig., mchs.)	\$50.00	\$50.00
<b>RESIDENTIAL – one and two-family</b>		
Geothermal / HVAC systems	\$100.00	\$100.00
Replace, modify or relocate duct work	\$50.00	\$50.00
Water Well or Non-Potable Water, Irrigation	\$100.00	\$100.00
Solar Mechanical/Plumbing	\$150.00	\$150.00
Add, modify or extend radiant/baseboard or other hydro-mechanical systems	\$50.00	\$50.00
New or replacement central heating systems	\$15.00 first 10,000 BTUs, \$5.00 each additional 10,000 BTU's	\$15.00 first 10,000 BTUs, \$5.00 each additional 10,000 BTU's
New or replacement air cond. central systems	\$100.00	\$100.00
New or replacement heat pump	\$100.00	\$100.00
All well driven or mechanical water supply systems for geothermal HVAC systems	\$100.00	\$100.00
Solar Mechanical / Plumbing	\$150.00	\$150.00
<del>Change in Contractor: Residential</del>	<del>10% of existing permit fee or \$15.00 minimum, whichever is greater</del>	
<b>COMMERCIAL - Commercial, institution, public land use, recreation, multi-family</b>		
Geothermal/HVAC system wells: 0-10 wells	\$200.00	\$200.00
Geothermal/HVAC system wells: 11-30 wells	\$350.00	\$350.00
Geothermal/HVAC system wells: 31 or more	\$500.00	\$500.00
New or replacement central heating system (regardless of fuel source, including duct work)	\$30.00 for 10,000 BTUs, \$10.00 each additional 10,000 BTU's	\$30.00 for 10,000 BTUs, \$10.00 each additional 10,000 BTU's (fee capped at 1,000,000 BTU's)

**BLACKLINE VERSION**

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
New or replacement air cond. systems incl. duct work	\$30.00 for 10,000 BTUs, \$10.00 each additional 10,000 BTU's	\$30.00 for 10,000 BTUs, \$10.00 each additional 10,000 BTU's (fee capped at 1,000,000 BTU's)
New or replacement heat pump incl. duct work	\$30.00 for 10,000 BTUs, \$10.00 each additional 10,000 BTU's	\$30.00 for 10,000 BTUs, \$10.00 each additional 10,000 BTU's
Replace, modify or relocate duct work	\$20.00 for each \$1,000, or portion of cost	\$20.00 for each \$1,000, or portion of cost
Refrigeration units (incl. walk in boxes, other units with remote compressors)	\$20.00 first ton or portion thereof, \$10.00 each additional ton, or portion thereof	\$20.00 first ton or portion thereof, \$10.00 each additional ton, or portion thereof
Solar Mechanical/Plumbing	\$175.00	\$175.00
Water Wells or Non-Potable Water Wells	\$100.00	\$100.00
<del>M/C/I Code Appeals Mechanical – Residential and Commercial</del>	<del>\$750.00</del>	
<del>Change in Contractor: Commercial</del>	<del>10% of existing permit fee or \$30.00 minimum, whichever is greater</del>	
<del>Plan Review Fee</del>	<del>\$95.00</del>	
<b>Chapter 218   Plumbing</b>		
Plumber License (annual)	\$50.00	\$50.00
RESIDENTIAL - one and two family		
New work, alterations, additions, and repairs	\$75.00 for more than 5 fixtures, \$5.00 each additional fixture	\$75.00 for more than 5 fixtures, \$5.00 each additional fixture
Alterations/additions/ <b>repairs</b> one fixture (minimum fee)	\$35.00	\$35.00



**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
<b>Pipe Repair</b>	<b>NEW IN 2017</b>	<b>\$75.00</b>
Exterior lateral sewer connection or repair	\$150.00	\$150.00
Interior main drain alteration or replacement (which includes stack vent)	\$75.00	\$75.00
Garbage grinders and dishwashers (new installation or replacement)	\$15.00 Each	\$15.00 Each
All gas and electric appliances needing gas or plumbing piping	\$75.00 for first unit, \$15.00 for each additional	\$75.00 for first unit, \$15.00 for each additional
Water service (new or replacement)	\$75.00	\$75.00
Domestic hot water heater (new or replacement)	\$20.00	\$20.00
Sewer ejection pump (new or replacement, not incl. connections.)	\$50.00 pump capacity 21 gal/min, \$150.00 pump capacity > 21 gal/min	\$50.00 pump capacity 21 gal/min, \$150.00 pump capacity > 21 gal/min
Sewer grinder pumps and pit (E-One System)	\$300.00	\$300.00
<del>Change in Contractor: Commercial and Residential</del>	<del>10% of existing permit fee or \$75.00 minimum, whichever is greater</del>	
<b>COMMERCIAL - Commercial, institution, public land use, recreation, multi-family</b>		
New work, alt., additions not exceeding 5 fixtures	\$75.00, \$5.00 each additional fixture	\$75.00, \$5.00 each additional fixture
External lateral sewer connection or repair main drain or sewer connection (new)	\$150.00	\$150.00
<b>Pipe Repair</b>	<b>NEW FOR 2017</b>	<b>\$100.00</b>
<b>Garbage grinders and dishwashers (new installation or replacement)</b>	<b>NEW FOR 2017</b>	<b>\$30.00 Each</b>
Main interior drain replacement, alterations or repair (incl. stack vent)	\$75.00	\$75.00
Sewer ejection pump (new or replacement)	\$50.00, pump capacity <= 21 gal/min., \$300.00, pump capacity > 21 gal/min.	\$50.00, pump capacity <= 21 gal/min., \$300.00, pump capacity > 21 gal/min.
All gas and elect. Appl. Requiring plumbing or mech. Install. (new or replacement, incl. gas piping)	\$75.00 for first unit, \$15.00 for each additional	\$75.00 for first unit, \$15.00 for each additional

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
Water service (new or replacement)	\$100.00	\$100.00
Each hot water heater (new or replacement)	\$75.00	\$75.00
Interceptors & separators (new or replacement)	\$75.00	\$75.00
Sewer grinder pumps new or replacement	\$500.00	\$500.00
<del>Code Appeals Plumbing (Residential and Commercial)</del>	<del>\$750.00</del>	<del>\$750.00</del>
<del>Plan Review Fee</del>	<del>\$95.00</del>	<del>\$95.00</del>
<b>Fee Change Narrative:</b> 1. <b>Pipe repair (Residential and Commercial) was added to offset costs associated with inspection of work to ensure code compliance. Commercial garbage grinders and dishwashers was part of the fee schedule in years past and was accidentally deleted. This item is being added back in to cover costs associated with inspections of work to ensure code compliance.</b>		
<b>Chapter 226   Rental Housing</b>		
Rental Housing Permits	\$60.00 Each Unit (1-10) \$40.00 Each Additional Unit	\$60.00 Each Unit (1-10) \$40.00 Each Additional Unit
Rental Housing Appeals Board	\$2,500.00 plus \$500 for each subsequent hearing	\$2,500.00 plus \$500 for each subsequent hearing
Re-inspection after 2 <sup>nd</sup> failed inspection	\$100.00	\$100.00
Application Late Fee:		
July 1 <sup>st</sup> to July 31 <sup>st</sup>	\$100.00	\$100.00
On or After August 1 <sup>st</sup>	\$150.00	\$150.00
<b>Chapter 280   Zoning Hearing Board</b>		
Application fees for Zoning Hearing Board: One and two family dwellings, Rooming house, multi-family	\$550.00 plus \$275 for each add'l hearing	\$550.00 plus \$275 for each add'l hearing
<del>Application fees for Zoning Hearing Board: Rooming house, multi-family</del>	<del>\$550.00 plus \$275 for each add'l hearing</del>	
Application fees for Zoning Hearing Board: Non-res. uses (incl. comm., planned, institutional, and public land use)	\$900.00 plus \$450 for each add'l hearing	\$900.00 plus \$450 for each add'l hearing

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

<b>Fee Description</b>	<b>2016</b>	<b>2017</b>
Application fees for Zoning Hearing Board: Challenge to the validity of map or ordinance	\$7,500.00 plus \$450 for each add'l hearing	\$7,500.00 plus \$450 for each add'l hearing
Application fees to Board of Commissioners: Application to amend zoning map/ord.	\$1,500.00 plus \$750 for each add'l hearing	\$1,500.00 plus \$750 for each add'l hearing
Application fees to Board of Commissioners: Application for conditional use	\$1,500.00 plus \$750 for each add'l hearing	\$1,500.00 plus \$750 for each add'l hearing
Application fees to Board of Commissioners: Curative Amendment	\$7,500.00 plus \$750 for each add'l hearing	\$7,500.00 plus \$750 for each add'l hearing
Appeals from Zoning Officer or Township Engineer – Residential	\$550.00 plus \$275 for each add'l hearing	\$550.00 plus \$275 for each add'l hearing
Appeals from Zoning Officer or Township Engineer – Non-Residential	\$900.00 plus \$450 for each add'l hearing	\$900.00 plus \$450 for each add'l hearing
Fee for postponement of a public hearing when requested following publication of the required legal notice.	\$200.00	\$200.00
Zoning Books	\$30.00	\$30.00
<b>Other Community Development</b>		
Code Appeals Application Fee – Building, Electrical, Fire Prevention, Mechanical, Plumbing, Property Maintenance	\$750.00	\$750.00
Act 46 Permit Extension Fee	<del>\$100.00</del>	
Inter-municipal Transfer of Liquor License	\$1,500.00 plus \$750 for each additional hearing	\$1,500.00 plus \$750 for each additional hearing

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
PA State Assessed Training Fee, Building, Plumbing, Mechanical, Electrical	\$4.00 / permit	\$4.00 / permit
Administration of PA state Assessed Training Fee	\$2.00 / permit	\$2.00 / permit
Zoning Maps	\$15.00	\$15.00
Plan Review Fee (Payment is due when the permit is issued)	\$95.00	\$95.00
Code Official Overtime Rate	\$100.00 / hour	\$100.00 / hour
Administrative Refund Fee	\$10% or \$30.00, whichever is greater	\$10% or \$30.00, whichever is greater
<del>Change of Contractor</del>	<del>Fees are Non-Refundable</del>	
Dormitory Inspection Fee	\$24.00 / room	\$24.00 / room
Appeal of Health Enforcement Notice to Board of Health:		
Single Family Residential	\$550.00	\$550.00
Multi-Family Residential and Non-Residential'	\$900.00	\$900.00
Residential Change in Contractor   New one and two family dwelling	10% of existing permit fee or \$20.00, whichever is greater	10% of existing permit fee or \$20.00, whichever is greater
Change in Contractor: Commercial, institution, public land use, recreation, multi-family buildings and fire suppression systems	Varied	10% of existing permit fee or \$50.00 minimum, whichever is greater
<b>Fee Change Narrative:</b>		
1. <b>Commercial Change of Contractor fees varied between \$30 and \$75 in the different permit categories; which created confusion and inconsistencies.</b>		

**Engineering Department****Grading Permit**

Grading Permit Application Minor	\$475.00	<b>\$495.00</b>
Grading Permit Application  The permit fee includes the submission review, and the allowance of one plan re-submission, and two site inspections. During the review process, the applicant will provide an escrow amount to cover the cost of trees required by the Shade Tree Commission, erosion and sedimentation control, and a contingency for additional inspections and/or additional plan review.	\$150.00 for first 50 cubic yards ("cy") of cut and fill; Plus \$200.00 for 51 to 1,000 cy of cut and fill; Plus \$200.00 each additional 1,000 cy of cut and fill	\$150.00 for first 50 cubic yards ("cy") of cut and fill; Plus \$200.00 for 51 to 1,000 cy of cut and fill; Plus \$200.00 each additional 1,000 cy of cut and fill

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
Grading Permit Application Requiring Stormwater Management  The permit fee includes the submission review, and the allowance of one plan re-submission, and two site inspections. During the review process, the applicant will provide an escrow amount to cover the cost of trees required by the Shade Tree Commission, erosion and sedimentation control, and a contingency for additional inspections and/or additional plan review	\$500.00 / 0 to 1,000 cy of cut and fill	\$500.00 / 0 to 1,000 cy of cut and fill
Grading Permit Application Requiring Ground Water Recharge  The permit fee includes the submission review, and the allowance of one plan re-submission, and two site inspections. During the review process, the applicant will provide an escrow amount to cover the cost of trees required by the Shade Tree Commission, erosion and sedimentation control, and a contingency for additional inspections and/or additional plan review	\$200.00	\$220.00
<b>Fee Change Narrative:</b> 1. It is anticipated that the entire grading permit fee schedule will be revamped in 2017. The current RFP for engineering services requires the chosen consultant to provide a flat fee for grading permit review, based upon a review of the existing permits, and Township negotiation of price. The increase reflects anticipated hourly rate increases in consultants and staff.		
<b>Subdivision / Land Development ("SALDO")</b>		
Sketch Plan	\$300.00	\$300.00
Reverse Subdivision	\$350.00	\$350.00
Lot Line Change	\$350.00	\$350.00
Lot Consolidation	\$350.00	\$350.00
Professional Escrow Account*	\$1,000.00	\$1,300.00
Minor Subdivision (5 lots or less)	\$950.00 / plan; plus \$150.00 / lot	\$950.00 / plan; plus \$150.00 / lot
Professional Escrow Account*	\$7,000.00	\$7,000.00
Major Subdivision (more than 5 lots)	\$2,000.00 / plan; plus \$150.00 / lot	\$2,000.00 / plan; plus \$150.00 / lot
Professional Escrow Account*	\$15,000.00	\$15,000.00

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
Multi-Family Dwellings	\$1,500.00 / plan; plus \$500.00 / unit	\$1,500.00 / plan; plus \$500.00 / unit
Professional Escrow Account*	\$10,000.00	\$10,000.00
Land Development (under 1 acre)	\$1,100 / plan; plus \$350.00 each building; plus \$100.00 / acre	\$1,100 / plan; plus \$350.00 each building; plus \$100.00 / acre
Professional Escrow Account*	\$10,000.00	\$10,000.00
Land Development (1 acres or more)	\$1,500 per plan; plus \$350.00 each building; plus \$100.00 each acre	\$1,500 per plan; plus \$350.00 each building; plus \$100.00 each acre
Professional Escrow Account*	\$15,000.00	\$15,000.00
Inspections of Improvement	Inspection (Staff)   \$65.00 Inspection (Engineer)   See rates in Appendix A	Inspection (Staff)   <b>\$67.00</b> Inspection (Engineer)   See rates in Appendix A
Review of Development Plans   Commercial: Landscaping and other improvements	Inside or Outside Professional: See rates in Appendix A	Inside or Outside Professional: See rates in Appendix A
Transfer of Real Estate Fee	\$150.00 / property	\$150.00 / property
Transfer of Real Estate Fee – Expedited in 13 days or less	\$300.00 / property	\$300.00 / property
Notes: All professional escrow funds are required to be deposited with the Township at the time of the initial plan application pursuant to the Township's Professional Services Agreement. The Township-incurred professional fees shall be billed in accordance with the Professional Service Fees in Appendix A. All SALDO application's fees are for one review with provided comments. Additional plan reviews, resubmissions, consultant fees, legal fees, etc. are to be paid from the escrow account, following the first review. The escrow account must be replenished when the balance of the account is at 20% of the original escrow amount.		
<b>Fee Change Narrative:</b>		
1. Professional Escrow Account change reflects the Township costs for revisions to the plan. (It is anticipated that the entire SALDO fee schedule will be revamped in 2017. It is anticipated that after the Engineering RFPs are received, and the firm chosen, the SALDO fee schedule will be based on new fees, and the process stream lined).		
2. Inspections of Improvement change anticipates rate changes in 2017.		



**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
<b>Sewage Enforcement</b>		
Sewage Enforcement Officer Permits	\$750.00 per application (includes inspection)	\$750.00 per application (includes inspection)
Sewage Enforcement Officer Permits (additional perc test)	\$350.00	\$350.00
Sewage Enforcement Officer Permits (repairs to existing system)	\$300.00	\$300.00
<b>Other Engineering</b>		
Sidewalk Plans for Bids	Determined by Bid	
Sidewalk Replacement Permit Fee	1 – 10 Blocks   \$50.00 11 – 20 Blocks   \$100.00 21+ Blocks   \$125.00	1 – 10 Blocks   \$50.00 11 – 20 Blocks   \$100.00 21+ Blocks   \$125.00
Clearing Permits   If inspections are required, they will be charged in accordance with Appendix A.	\$250.00 / acre with a minimum charge of \$80.00	\$250.00 / acre with a minimum charge of \$80.00
<b>Plotter Services</b>		
8.5" x 11" or 9" x 12"	\$1.50 (b/w)   \$5.00 (color)	\$1.50 (b/w)   \$5.00 (color)
11" x 14"	\$3.00 (b/w)   \$9.00 (color)	\$3.00 (b/w)   \$9.00 (color)
11" x 17" or 12" x 18"	\$10.00 (b/w)   \$12.00 (color)	\$10.00 (b/w)   \$12.00 (color)
17" x 22" or 18" x 24"	\$15.00 (b/w)   \$18.00 (color)	\$15.00 (b/w)   \$18.00 (color)
22" x 34" or 24" x 36"	\$20.00 (b/w)   \$22.00 (color)	\$20.00 (b/w)   \$22.00 (color)
34" x 44" or 36" x 48"	\$22.00 (b/w)   \$35.00 (color)	\$22.00 (b/w)   \$35.00 (color)

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
<b>Finance and Administration</b>		
<b>Stormwater and Sanitary Sewer Fees</b>		
Sanitary Sewer Rent	\$5.90 per 1,000 gallons' water used	\$5.90 per 1,000 gallons' water used
Sanitary Sewer Rent Delinquent Charges	1% monthly beginning June 1 through march 1 applied on the full outstanding balance from the previous month	1% monthly beginning June 1 through march 1 applied on the full outstanding balance from the previous month
Stormwater Fee	29.00 per unit	29.00 per unit
Stormwater Fee Delinquent Charges	0.5% monthly beginning March 1 through December 1 applied on the full outstanding balance from the previous month	0.5% monthly beginning March 1 through December 1 applied on the full outstanding balance from the previous month
Sanitary or Stormwater Certification Fee	\$7.50	\$7.50
Expedited Sanitary or Stormwater Certification Fee Surcharge (if request submitted within 48 hours of desired date / time)	\$20.00	\$20.00
Sanitary Sewer Connection Fee   New Residential	\$850.00	\$850.00
Sanitary Sewer Connection Fee   New Commercial	\$1,250.00	\$1,250.00
Sanitary Sewer Connection Fee   New Multi-family (0-10 units)	\$500.00 per unit	\$500.00 per unit
Sanitary Sewer Connection Fee   New Multi-family (11 or more units)	\$400.00 per unit	\$400.00 per unit
Minimum Sewer Service Charge	\$65.00	\$65.00
Filing of Lien (to include, but not limited to, Sanitary Sewer Rent, Stormwater Fee, or Property Maintenance Costs)	\$125.00 Attorney Fee \$18.50 Filing Fee	\$125.00 Attorney Fee \$18.50 Filing Fee
Writ of Scire Facias (for delinquent accounts)	\$100.00 Attorney Fee \$22.50 Filing Fee	\$100.00 Attorney Fee \$22.50 Filing Fee
Entering of Judgement (for delinquent accounts)	\$150.00 Attorney Fee \$13.50 Filing Fee	\$150.00 Attorney Fee \$13.50 Filing Fee

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
Sheriff Sale	Actual Cost	Actual Cost
<b>Other Finance Department</b>		
Business Privilege and Mercantile License Fee	\$10.00	\$10.00
Postage   Non-Residential	Actual Cost	Actual Cost
Returned Check	\$50.00	\$50.00
Refund Fee	10% per refund, with a minimum of \$10.00	10% per refund, with a minimum of \$10.00
Public Document Copy Charges (Right-to-know Requests)	\$0.25 per one sided page	\$0.25 per one sided page
Public Document CD Creation Charges (Right-to-know Requests)	\$5.00 each	\$5.00 each
Certification of Record (Right-to-know Requests)	\$1.00	\$1.00

### Information Technology

#### Room Rentals

**General:** The Township offers three (x3) conference rooms for rental. Rates double on Saturday, Sunday, and Township holidays. Contact Township for Conference Room and Equipment Rental policy and room availability. Please see the [Information Technology Police for Rental and Use of Township Conference Rooms & Equipment](#) for fee waiver opportunities.

Friends Meeting Room (ground floor) – capacity 40	\$50.00 per hour	\$50.00 per hour
Radnorshire Room (first floor) – capacity 125	\$100.00 per hour	\$100.00 per hour
Radnorshire Room (first floor) – capacity 125 - Tenant rental	\$250.00 per hour	\$250.00 per hour
Powys Room (first floor) – capacity 15	\$35.00 per hour	\$35.00 per hour

#### Hourly Equipment and Staffing Fees

**General:** Conference rooms offer additional equipment features such as a podium, microphones, special seating configurations, additional tables, A/V equipment, TV/DVD/VCR and wireless internet. A/V equipment rentals require staffing, a minimum of two (x2) hour charge, and rates double after four (x4) hours. Contact Township for Conference Room and Equipment Rental policy and staffing availability.

IT Staff Member (as needed)	\$50.00 /hour	\$50.00 /hour
Room setup and breakdown (for equipment, configuration, etc.)	\$50.00 /hour	\$50.00 /hour
Room cleanup (trash, non-requested setup, etc.)	\$100.00 /hour	\$100.00 /hour

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
Podium (Radnorshire room only – no microphone)	\$0.00	\$0.00
Microphones – 21 conference room and 1 podium microphones	\$50.00 /hour	\$50.00 /hour
Wireless Microphones – 2 handhelds and 2 lavalieres (combo of any 2)	\$30.00 /hour	\$30.00 /hour
Projectors – 2 HD DLP Projectors	\$70.00 /hour (each)	\$70.00 /hour (each)
Monitors – 13 LCD monitors for viewing projections/DVD/VCR	\$20.00 /hour	\$20.00 /hour
Document Camera – View hard docs on large screens	\$60.00 /hour	\$60.00 /hour
DVD/VCR	\$15.00 /hour	\$15.00 /hour
Laptop Use	\$40.00 /hour	\$40.00 /hour
DVD Copy – Recording event on DVD (limit 1)	\$15.00 /hour	\$15.00 /hour
Digital Format – Recording event in other digital format (limit 1)	\$15.00 /hour	\$15.00 /hour
Portable Projector	\$50.00 /hour	\$50.00 /hour
50" Plasma TV Usage	\$70.00 /hour	\$70.00 /hour
Graphics – Character generated graphics inserted on screen	\$10.00 /hour	\$10.00 /hour
<b>Package Fees</b>		
<b>General:</b> Conference rooms, A/V equipment and staffing rentals are available as a package rental. Package rentals require staffing, a minimum of two (x2) hour charge and rates double after four (x4) hours. Contact Township for Conference Room and Equipment Rental Policy and staffing availability.		
Powys Room Only – 50" Plasma and laptop	\$100.00 per hour	\$100.00 per hour
Radnorshire Room (no recording) – Microphones, laptop, projector, setup and breakdown	\$250.00 per hour	\$250.00 per hour
Radnorshire Room (recording) – Microphones, laptop, projector, DVD recording, setup and breakdown	\$350.00 per hour	\$350.00 per hour
<b>Film and Video Production Fees</b>		
<b>General:</b> The film and video production permit is designed to provide effective coordination of events, including the filming and videotaping of television, film, commercial, non-profit, and feature productions.		
Film and video production permit	\$250.00 per production	\$250.00 per production

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
<b>Parks and Recreation</b>		
<b>General Programming and Events</b>		
Programming and event fees are determined and allocated on an ongoing basis as they are planned. Specific programming and event identification remains under continual development, generally on a seasonal basis and once applicable direct costs are determined. Fees for those specific programs and events are set to cover the direct costs along with attempting to recover the associated overhead for the corresponding program or event. In the majority of circumstances, the direct costs of programming and events are not incurred unless the proceeds collected cover those costs. The Recreation Department determines the fees for programming and events on an ongoing basis throughout the developmental process.		
<b>Administrative Fees</b>		
Refund Fee	\$10% of total fee paid, or a minimum of \$10.00 charge	\$10% of total fee paid, or a minimum of \$10.00 charge
Non-Resident Program or Event Participation Fee	\$30.00 per person per registration	\$30.00 per person per registration
<b>Parks, Picnic Areas, Fields, and Facilities</b>		
Fenimore Woods   Clem Macrone Park Pavilion Rental	\$75.00 Resident \$150.00 Non-Resident/ Companies	\$75.00 Resident \$150.00 Non-Resident/ Companies
<del>Fenimore Woods Pavilion Rental   Restroom Facility Key Replacement Fee</del>	<del>\$15.00 per key</del>	
<del>Fenimore Woods Pavilion Rental   Sports Kit Rental</del>	<del>\$25.00 per kit</del>	
Picnic   Court   Park Area Rentals	\$55.00 Resident \$75.00 Non-Resident/ Companies	\$55.00 Resident \$75.00 Non-Resident/ Companies
Photo Permit for Township Park Grounds	\$75.00 per hour	\$75.00 per hour
Field Permitting Fee (to cover the permitting costs for athletic fields)	\$60.00 per field per usage / one-time usage fee	\$60.00 per field / three-hour usage \$85.00 per field / three-hour usage Non-Resident/Companies
Adult League Team Field Permit (Softball, Soccer, Baseball, etc.) [The above fee applies to programs that utilize both Township fields and School District Fields]	\$100.00 per season Not-to-exceed 10-week period	\$100.00 per season Not-to-exceed 10-week period

**Radnor Township, PA**  
 Consolidated Fee Schedule – Chapter 162 Fees  
 Ordinance 2016-16  
 Effective January 1, 2017

Fee Description	2016	2017
Adult League Team Field Permit (Softball, Soccer, Baseball, etc) [The above fee applies to all new requests with full seasonal usage at Township fields]	\$275.00 per season Not-to-exceed 10-week period	\$275.00 per season Not-to-exceed 10-week period
Field Permitting Fee – For Profit /Restricted Groups, Private Educational Institutions, Organizations or Programs  [These fees do not apply to Radnor Community Youth Sports Organizations that include Radnor Soccer Club, Radnor Wayne Little League and Radnor Girls/Boys Lacrosse.]  [It is proposed that exceptions for this fee will consist of Radnor Township Restricted Groups, Private Educational Institutions, Organizations or Programs that provide the Township with the equivalent usage of its facility. These occurrences will be documented and provided to the Parks Board & BOC as they are recommended.]	\$15.00 per person per season Not-to-exceed 10-week period	\$15.00 per person per season Not-to-exceed 10-week period
Radnor Memorial Park Turf Field Permit Fee: [Fee was developed and structured within the Radnor Memorial Turf/Agnes Irwin School Lease Agreement.] <ul style="list-style-type: none"> <li>Radnor Residents / Radnor Non-Profit Organizations or Programs</li> <li>Radnor Private Educational Institutions, Organizations or Programs</li> <li>Non-Radnor Residents / Non-Radnor Non-Profit Organizations, Educational Institutions, or Program</li> <li>For-Profit Businesses or Non-Resident Groups</li> </ul> [The above fees do not apply to Radnor Community Youth Sports Organizations that include Radnor Soccer Club, Radnor Wayne Little League and Radnor Girls/Boys Lacrosse.]	\$60.00 per usage   One-time usage fee \$75.00 per hour  \$150.00 per hour	\$75.00 per three-hour usage \$75.00 per hour \$100.00 per hour \$150.00 per hour
<b>Fee Change Narrative:</b> <ol style="list-style-type: none"> <li><b>Field Permitting Fee:</b> restructure to fee is being proposed for a three-hour usage vs. 'per usage' ALONG WITH the addition of a Non-Resident/Companies fee to cover the administrative costs of scheduling/managing athletic fields</li> </ol>		



**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
<b>2. Radnor Memorial Park Turf Field Permit Fee:</b> <ul style="list-style-type: none"> <li>Radnor Residents / Radnor Non-Profit Organizations and Programs that are for a three-hour usage vs. 'per usage' to cover the administrative costs of scheduling/managing athletic field.</li> <li>Addition of Non-Radnor Residents / Non-Radnor Non-Profit Organizations and Programs fee- to accommodate tier of usage and cover the administrative costs of scheduling/managing athletic field</li> </ul>		
<b>Advertising Fee (not applicable to the Township Newsletter)</b>		
Business Card Advertising in Brochure	\$200.00 per Advertisement	\$200.00 per Advertisement
Single Edition Publication   Business Card Advertising in Township / Department Publication for Commercial Business	\$225.00 per Advertisement	\$225.00 per Advertisement
Single Edition Publication - ¼ page Advertising in Township/Department Publication for Commercial Business	\$450.00 per Advertisement	\$450.00 per Advertisement
Single Edition Publication - ½ page Advertising in Township/Department Publication for Commercial Business	\$650.00 per Advertisement	\$650.00 per Advertisement
Single Edition - Full page Advertising in Township/Department Publication for Commercial Business (does not include inside front or back cover)	\$950.00 per Advertisement	\$950.00 per Advertisement
License Fee Advertising Banner for Encke Fields	\$2,000.00 per Field	\$2,000.00 per Field
<b>Radnor Activity Center ("RAC") at Sulpizio Gym Permit Fees</b>		
Group 1   Community service and/or recreation groups which are comprised of or serve the citizens of Radnor Township:		
Group 1: Full Gym per hour	\$50.00 Resident \$90.00 Non-Resident	
Group 2: Non-civic business groups operating for the benefit or profit of a restricted group		
Group 2: Full Gym per hour	\$100.00 Resident \$150.00 Non-Resident	

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
Birthday Party: 2-hour party with event supervisor	<del>\$275.00 Resident</del> <del>\$305.00 Non-Resident</del>	
<b>Full Gymnasium Rentals</b> <ul style="list-style-type: none"> <li>Radnor Residents / Radnor Non-Profit Organizations or Programs</li> <li>Non-Radnor Residents / Non-Radnor Non-Profit Organizations or Groups</li> <li>Radnor Township Businesses, Educational Institutions, Organizations, or Programs</li> <li>Non-Radnor Businesses, Educational Institutions, Organizations, or Programs</li> </ul>		\$60.00 per hour \$100.00 per hour \$110.00 per hour \$160.00 per hour
Birthday Party / Gymnasium: 2-hour party with event leader and party room		\$300.00 Resident \$330.00 Non-Resident
RAC: Room Add-on Fee to Gym Rental	\$25.00 Flat Fee	\$25.00 Flat Fee
RAC: Room Rental / No Gym	<del>\$35.00 per hour</del>	

**Fee Change Narrative:**

- Sulpizio Full Gymnasium Rentals:** proposed restructure to fees above are to re-illustrate the fee definitions; increased fees proposed are to cover the administrative and operational costs of the facility

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
<b>Police Department</b>		
<b>General Fees</b>		
Alarm Registration Fee	\$100.00	\$100.00
Accident Report Fee	\$15.00	\$15.00
Fingerprinting Fee	\$30.00 first card   \$20.00 for each add'l	\$30.00 first card   \$20.00 for each add'l
Picture Fee	\$30.00 each	\$30.00 each
Incident Report Fee	As allowed per PA Right-to-know	As allowed per PA Right-to-Know
Parking Permit Fee   Residential Permits	\$25.00 Residential \$75.00 Non-Residential  \$5.00 Temporary Parking per day	\$25.00 Residential \$75.00 Non-Residential <b>\$10.00 Senior Citizens</b> \$5.00 Temporary Parking Per Day
Parking Permit Fee   Louella Park and Walk	\$190.00 Half Year \$375.00 Full Year	\$190.00 Half Year \$375.00 Full Year
Meter Bag Fee/Parking Space Reservation	\$10.00 per day per parking space	\$10.00 per day per parking space
Peddling and Solicitation Fee	\$110.00	\$110.00
Extra Duty Fee   Detail Rate	1.70 x Patrolman Overtime Rate	1.70 X Patrolman Overtime Rate
Police Vehicle at Location Fee (owner request)	\$25.00 per hour per vehicle	\$25.00 per hour per vehicle
Video Tape / DVD Fee	\$75.00 per copy	\$75.00 per copy
Records Check Fee	\$30.00 Written \$15.00 Verbal	\$30.00 Written \$15.00 Verbal
Police Service Fee   Notarized Document	\$45.00 per service	\$45.00 per service
Expungement Letter Fee	\$100.00	\$100.00
K9 Services (Note: This only applies to non-emergency calls for service)	During Shift   \$100.00 per hour 2 or 4 hour minimum at P.D. discretion  Non-Shift   Paid at Detail Rate (above) 2 or 4 hour minimum at P.D. discretion	During Shift   \$100.00 per hour 2 or 4 hour minimum at P.D. discretion  Non-Shift   Paid at Detail Rate (above) 2 or 4 hour minimum at P.D. discretion

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Fee Description	2016	2017
False Alarms Fine	\$70.00   2 <sup>nd</sup> Occurrence \$140.00 3 <sup>rd</sup> or more occurrences	\$70.00   2 <sup>nd</sup> Occurrence \$140.00 3 <sup>rd</sup> or more occurrences
Parking Fine	\$20.00 if paid on time \$25.00 additional for late payments	\$20.00 if paid on time \$25.00 additional for late payments

**Fee Change Narrative:**

1. **Parking Permit | Residential Permits:** Added a discounted permit amount for senior citizens

Public Works Department		
General Fees		
Road Opening Permit	\$150.00 per 100 ft cut	\$150.00 per 100 ft cut
Bulk Trash Collection	\$25.00   Less than 5 items or 150 lbs Add'l \$25.00 each additional 5 items Add'l \$25.00 each item over 150 lbs Add'l \$10.00 each item with Freon Add'l \$5.00 each item with Propane	\$25.00   Less than 5 items or 150 lbs Add'l \$25.00 each additional 5 items Add'l \$25.00 each item over 150 lbs Add'l \$10.00 each item with Freon Add'l \$5.00 each item with Propane
Recycling Can Replacement	\$20.00 per can	\$20.00 per can
Rear Yard Trash Collection (single and multi-family units with less than 9 attached units)	\$420.00 per house/unit per year	\$420.00 per house/unit per year
Real Yard Trash Collection (multi-family units with greater than 9 attached units)	\$240.00 per unit per year	\$240.00 per unit per year

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

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**Appendix A**  
**Professional Services Hourly Rates**

**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

<b>Township Staff</b>		<b>2017 Approved Rate</b>
Township Manager		\$125.00 per hour
Public Works Director		\$112.00 per hour
Finance Director		\$120.00 per hour
Police Superintendent		\$115.00 per hour
Police Lieutenants		\$110.00 per hour
Community Development Director		\$90.00 per hour
Recreational Programming Director		\$90.00 per hour
Planner		\$85.00 per hour
Information Technology		\$65.00 per hour
Engineering Inspector		\$85.00 per hour
<b>Gannett Fleming, Inc.</b>		<b>2017 Approved Rate</b>
Senior Project -Manager		\$160 per hour
Project Engineer		\$125 per hour
Staff Engineer		\$110 per hour
Engineering Technician		\$95 per hour
Field Technician		\$80 per hour
Clerical		\$65 per hour
Specialty Engineers, Scientists and Planners (as needed)		TBD
<b>Gilmore &amp; Associates, Inc.</b>		<b>2016 Approved Rate</b>
Principal III		\$170 per hour
Principal II		\$155 per hour
Principal I		\$140 per hour
Consulting Professional V		\$135 per hour
Consulting Professional IV		\$130 per hour
Consulting Professional III		\$125 per hour
Consulting Professional II		\$120 per hour
Consulting Professional I		\$115 per hour
Design Technician V		\$110 per hour
Design Technician IV		\$100 per hour
Design Technician III		\$95 per hour



**Radnor Township, PA**  
Consolidated Fee Schedule – Chapter 162 Fees  
Ordinance 2016-16  
Effective January 1, 2017

Design Technician II	\$90 per hour
Design Technician I	\$85 per hour
Construction Representative III	\$105 per hour
Construction Representatives II	\$95 per hour
Construction Representatives I	\$85 per hour
Surveying Crew	\$145 per hour
Project Assistant	\$80 per hour
<b>Grim, Biehn &amp; Thatcher</b>	<b>2016 Approved Rate</b>
Township Solicitor	\$185 per hour
John B. Rice, Esquire	
Peter H. Nelson, Esquire	
Stephen J. Kramer, Esquire	
<b>RETTEW</b>	<b>2016 Approved Rate</b>
Senior Professional/Project Manager 2	\$143 per hour
Professional III/Project Manager 1	\$127 per hour
Professional II/III	\$105 per hour
Professional II/Technician III	\$92 per hour
Professional I/Technician II	\$79 per hour
<u>Key Personnel:</u>	\$70 per hour
Steve Gabriel, Project Manager 3, Primary Contact	\$155 per hour
Joel Young, Group Manager/Land Development	\$155 per hour
John Schick, Project Manager 3, Transportation	\$155 per hour