

**BOARD OF COMMISSIONERS**  
**AGENDA**  
**Monday, November 9, 2015 - 6:30 PM**

Pledge of Allegiance

Notice of Executive Session on November 9, 2015

1. Oath of Office to 3<sup>rd</sup> Ward Commissioner
2. Presentation - Stormwater Management Advisory Committee
3. Public Participation

4. Consent Agenda

- a) Disbursement Review and Approval: 2015-10D, 2015-10E, and 2015-10F
- b) Staff Traffic Committee Meeting Minutes - October 21, 2015
- c) WBA request for Free Parking in Downtown Wayne on Saturday's in December
- d) Approval and Acceptance of meeting minutes October 12, 2015 & October 26, 2015
- e) Resolution #2015-113 - Authorizing the Township to Enter into an Agreement with the Woodlynde School for Gymnasium Usage for the 2015-2016 Winter Seasons for the Radnor Youth Basketball and Gryphon Volleyball Programs
- f) Resolution #2015-114 - Authorizing the Township to Approve Gymnasium Usage of Radnor Township School District Facilities for the 2015-2016 Winter Season for the Radnor Youth Basketball Program
- g) Consideration of a Motion to Approve the Certificate of Appropriateness:
  - HARB-2015-18 – 421 Midland Avenue – One story addition for bedroom, bathroom and powder room.
  - HARB-2015-19 – 210 Poplar Avenue - Remodel exterior finishes, add master bedroom over existing great room, renovate 1st and 2nd floors, and install new windows and roof.

5. Committee Reports

***PUBLIC WORKS & ENGINEERING***

- A. 220 Lansdowne Avenue - Requesting a waiver for §245-22 of the Stormwater Management Ordinance
- B. Caucus - Preliminary/Final - Cottage at Valley Forge Flowers
- C. Letter of Intent - North Wayne Field
- D. Resolution #2015-115 - Motion to Authorize Gilmore & Associates to Provide Preliminary Engineering in Accordance With the Grant Application for the Pennsylvania Department of Transportation ACT 89 Multimodal Transportation Funding Grant For a Sidewalk on North Wayne Avenue
- E. Resolution #2015-116 – Motion to Authorize the Engineering Department to Apply for the Pennsylvania Department of Transportation ACT 89 Multimodal Transportation Funding Grant For a Sidewalk on North Wayne Avenue

***COMMUNITY DEVELOPMENT***

- F. Ordinance #2015-19 – (***Introduction***) - Fire Loss Reimbursement Claims and Procedures - Creating a New Chapter 183 of the Radnor Township Code, Fire Loss Reimbursement Claims and Procedures, that provides for the transfer of fire insurance proceeds to the Township for payment of delinquent taxes and other municipal claims or be held as security

***FINANCE & AUDIT***

- G. Public Hearing #2 - 2016 Township Manager Recommended Budget

***PARKS & RECREATION***  
***PERSONNEL & ADMINISTRATION***  
***PUBLIC SAFETY***  
***LIBRARY***  
***PUBLIC HEALTH***

Old Business  
New Business  
Public Participation  
Adjournment

Oath of Office  
3<sup>rd</sup> Ward Commissioner

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## MEMORANDUM

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**TO:** RADNOR TOWNSHIP BOARD OF COMMISSIONERS  
**FROM:** RADNOR TOWNSHIP STORMWATER ADVISORY COMMITTEE  
**SUBJECT:** SWMAC RECOMMENDATIONS AND STATUS UPDATE  
**DATE:** NOVEMBER 2, 2015  
**CC:** FILE

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The Ithan Creek Watershed Engineering Assessment, approved by Board of Commissioners (BOC) in April of 2015, is nearing completion. Status updates have been provided by Radnor's Stormwater Administrator (CH2M) during the SWMAC meetings over the past three months and are posted on the Radnor Township website.

**The SWMAC requests BOC approval of the following:**

- Authorization of the design of stormwater management facilities to reduce flooding in the Windsor-Francis-Banbury area (near Wawa), as recommended by the Ithan Creek Assessment. The proposed measures will address a significant flood hazard in this location, while also reducing downstream stormwater impacts at several critical locations within the Ithan Creek Watershed, including South Wayne Avenue near the Firehouse, Midland Avenue, and Ithan Avenue near the Township Administration Building. Anticipated cost for design and construction: \$900k-1M
- Watershed Engineering Assessment for Gulph Creek, Darby Creek and Meadowbrook Run Watersheds within Radnor Township including recommendations for flood mitigation projects with anticipated costs. This will enable township-wide prioritization of flood mitigation projects, which will be ranked based upon severity of flood impacts and a cost-benefit analysis of conceptual plans for remediation. The Five Year Capital Budget allocates funding for these studies as well as funds requested for subsequent projects that will be determined by the Gulph Creek, Darby Creek and Meadowbrook Run Watershed studies.

SWMAC has discussed flooding occurring along State roadways such as Lancaster Avenue, Conestoga Road, Bryn Mawr Avenue and South Wayne Avenue that significantly impact Radnor Township. SWMAC recommends reaching out to PennDOT to develop mutually beneficial stormwater management solutions as well as cost-sharing opportunities. ***SWMAC requests that the BOC initiate this important dialog either directly or through our Township Manager and staff***

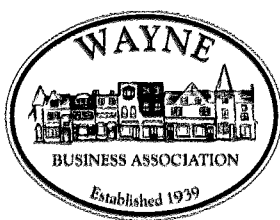
## Update on Current Stormwater Management Activities and Projects

- CH2M is currently preparing a concept plan for flood mitigation in the vicinity of the Radnor Fire Company building using the adjacent municipal parking areas for stormwater management facilities.
- CH2M is working with Gannett Fleming to obtain a proposal for the design, permitting and construction documents required to connect the existing roadway drainage system to the Radnor Middle School stormwater management area as was originally intended.
- Cleaning and videotaping of storm sewer pipes: Bids to be presented to the BOC for approval at the November 23rd or December 14th BOC meeting.
- Residential Stormwater Rebate Program: The SFR Rebate is in place and applications are being received. The ODP Incentives Sub-Committee is working with CH2M to develop several alternative plans for a Township ODP incentives program.
- Mill Road Culvert Design: Gannett Fleming was awarded this for the design/permitting in the fall 2015. We expect bidding to occur in January 2016.
- Culvert Evaluation: Gannett Fleming was awarded this in the fall 2015. We expect to have an update to the SWMAC in the winter/spring 2016.
- Marlbridge Road Culvert: The project was awarded this summer 2015. Some utility relocation is required. It is anticipated that construction will begin in January 2016.
- Wayne Train Station: SEPTA Funding for Stormwater Management – Design has begun, but Amtrak approval to perform infiltration testing has delayed progress. Currently, the agreement is being negotiated by the Township Solicitor. Once the design is further developed, SWMAC will evaluate the plan and determine if providing additional funds will be beneficial.
- CH2M is moving forward with the billing process portion of the project and providing GIS training for Township staff.
- MS4 Compliance: After leaf collection, and another Township wide sweeping will occur. Dry weather storm sewer testing will be done this month, and the samples sent for evaluation. Inlets and storm sewer piping were cleaned and repaired.





# Public Participation



# Wayne Business Association

P.O. BOX 50 WAYNE, PENNSYLVANIA 19087

**PRESIDENT**

Christopher Todd  
*Christopher's Restaurant*

**VICE PRESIDENT**

Deanna Doane  
*Click Canyon*

**SECRETARY**

Nancy Campbell  
*Wayne Art Center*

**TREASURER**

Nelson Dayton  
*Dayton Lock Company*

**BOARD OF DIRECTORS**

Cheryl Atkins-Lubinski  
*Gimbel Eye Associates*

David Brennan  
*Wayne Hotel*

Alicia Eger  
*Coco Blu Boutique*

Josh Hagelin  
*The Satanoff Agency*

Dr. Jenn Hartmann  
*Strafford Chiropractic  
and Healing Center*

Carol L. Jane  
*Neighborhood League Shops*

Mike Libert  
*Main Line Print Shop, Inc.*

LuAnne Lurger  
*Santander Bank*

Nan Mangine  
*Valpak of Philadelphia*

Joan M. Menige  
*Healthy Food Specialist/  
Culinary Instructor*

Scott Reidenbach, Esq.  
*Reidenbach & Associates, LLC*

November 5, 2014

TO: Radnor Township Commissioners and Police Department

FROM: Wayne Business Association

RE: Free Saturday Parking Nov28th - Dec 26th 2015

The Wayne Business Association (WBA) respectfully requests the consideration of free parking on the 5 Saturdays during the Holiday season, as has been done in the past. Those dates will be: Nov 28<sup>th</sup>, Dec 7<sup>th</sup>, Dec 14<sup>th</sup>, Dec 21<sup>th</sup> and Dec 26<sup>th</sup>.

Thank you,

*Christopher Todd*

Christopher Todd, Volunteer President

**RADNOR TOWNSHIP**  
**DISBURSEMENTS SUMMARY**  
**November 9, 2015**

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The table below summarizes the amount of disbursements made since the last public meeting held on October 26, 2015. 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>

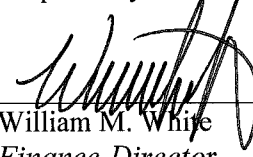
Fund (Fund Number)	2015-10D October 23, 2015	2015-10E October 27, 2015	2015-10F October 30, 2015	Total
General Fund (01)	87,359.22	536.88	69,427.69	\$157,323.79
Sewer Fund (02)	6,987.69	0.00	5,648.52	12,636.21
Storm Sewer Management (04)	2,135.78	0.00	0.00	2,135.78
Capital Improvement Fund (05)	1,179.97	0.00	0.00	1,179.97
The Willows Fund (23)	82.65	0.00	367.97	450.62
<b>Total Accounts Payable Disbursements</b>	<b>\$97,745.31</b>	<b>\$536.88</b>	<b>75,444.18</b>	<b>\$173,726.37</b>
<i>Electronic Disbursements</i>	n/a	n/a	n/a	833,800.00
<b>Grand Total</b>	<b>\$97,745.31</b>	<b>\$536.88</b>	<b>\$75,444.18</b>	<b>\$1,007,526.37</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,

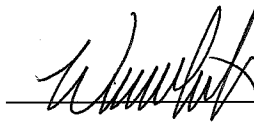
  
\_\_\_\_\_  
William M. White  
Finance Director

## ELECTRONICALLY PAID DISBURSEMENT LISTING

Estimated Through November 23, 2015

Description	Account No.	Date	Purpose	Amount
Credit Card Revenue Fees - Estimated	Various Funds	11/10/2015	10/15 Credit Card Revenue Processing Fees	\$3,000.00 *
Payroll [Bi-Weekly] Transaction - Estimated	01-various	11/5/2015	Salaries and Payroll Taxes - General Fund	\$400,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	11/5/2015	Salaries and Payroll Taxes - Sewer Fund	\$15,000.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	11/5/2015	Salaries and Payroll Taxes - K-9 Fund	\$400.00
Payroll [Bi-Weekly] Transaction - Estimated	01-various	11/19/2015	Salaries and Payroll Taxes - General Fund	\$400,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	11/19/2015	Salaries and Payroll Taxes - Sewer Fund	\$15,000.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	11/19/2015	Salaries and Payroll Taxes - K-9 Fund	\$400.00
<b>Period Total</b>				<b>\$833,800.00</b>

Submitted:



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

\$400,000.00	10/22/2015	Salaries and Payroll Taxes - General Fund	\$441,523.32
\$15,000.00	10/22/2015	Salaries and Payroll Taxes - Sewer Fund	\$14,144.90
\$400.00	10/22/2015	Salaries and Payroll Taxes - K-9 Fund	\$135.64
<b>\$415,400.00</b>			<b>\$455,803.86</b>
\$171,497.64	11/1/2015	Police Pension Payroll	\$171,497.64
\$133,705.79	11/1/2015	Civilian Pension Payroll	\$133,705.79
<b>\$305,203.43</b>			<b>\$305,203.43</b>

# **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 October 21, 2015 and was attended by Commissioner Cheryl Tumola, Steve Norcini, Director of Public Works, Paul Bazik, Public Works, Lieutenant Christopher Flanagan, Officer Raymond Matus and Officer Alex Janoski, Highway Patrol; William Gallagher, Director of Parking, Mary Ann Donnelly, Administrative Assistant; and Kristen Davey, Sarah Nichols-Gottlieb, Adam Gottlieb, Baron Gemmer, Radnor residents.

**RE: STAFF TRAFFIC COMMITTEE MEETING HELD IN THE POLICE ROLL CALL ROOM,  
WEDNESDAY, OCTOBER 21, 2015, 10:00 AM.**

## **NEW BUSINESS:**

1. Commissioner Tumola have concerns with pedestrian safety when crossing Lancaster Avenue at Louella Avenue.

In 2010, Staff Traffic approved a three (3) second dedicated pedestrian advance interval. PennDot did approve of the three second advancement for pedestrian intervals for all intersections along Lancaster Avenue. Due to issues with the controllers in the traffic box, the three second advance was never installed. Staff Traffic requests Steve Norcini, Director of Public Works, look into this item once again.

2. Mr. & Mrs. Hill of 529 Brookside Avenue, have concerns with pedestrian safety on Brookside Avenue.

Staff Traffic requested a formal letter listing pedestrian concerns on Brookside Avenue. To date, a letter has not been received. This item is tabled until a formal letter is received regarding pedestrian concerns on Brookside Avenue.

3. Luke Clarke requests a left turn arrow on Lancaster Avenue at Sproul Road westbound.

Staff Traffic recommends that Steve Norcini, Director of Public Works, look into the traffic conditions and physical characteristics of the location to determine whether installation of a left turn arrow is justified at this location.

4. Hilary Mameniskis requests that the north side of Conestoga Road at South Wayne Avenue be posted "No Parking." Vehicles parking on the north side create a sight distance issue for vehicles attempting a turning movement from South Wayne Avenue.

Staff Traffic recommends an ordinance be drafted "No Parking Any Time" due to sight distance issues at this location.

5. Officer Matus reports a stop sign that was overlooked during the traffic codification. The stop sign needs to be installed on Galer Road at Loudan Lane.

Staff Traffic recommends an ordinance be drafted to install a new stop sign on Galer Road at Loudan Lane.

6. The following needs to be evaluated: How to keep trucks and cars from parking on the sidewalk on Morris Road in front of the Wawa. Can something be done to the intersection on the west side of the Wawa property to improve pedestrian safety?

The Property Management Company will install concrete bollards on Morris Road. Once the bollards are in place, Staff Traffic will have the Public Works Department install "No Parking on Sidewalk" signs on Morris Road at the Wawa when the concrete bollards are installed.

#### **OLD BUSINESS:**

1. Wesley Geary requests that the 2-hour parking restriction on the west side of Gallagher Road be removed.

Staff Traffic recommends rescinding the Ordinance #1259 dated 27 April 1965, for the "2 hour parking, 8am - 6pm, except Saturday, Sundays and Holidays," on the south side, (road travels east to west) the entire length, from South Devon Avenue to West Lancaster Avenue.

2. Peter Vloedman requests a traffic study at Newtown Road and Atterbury Road.

PennDot completed a review of the intersection to determine if stop signs could be installed. Based upon engineering parameters, the Department cannot justify the installation of stop signs on Newtown Road. See attached letter from PennDot for alternative solutions to the sight distance.

**TOWNSHIP OF RADNOR**  
**Minutes of Public Meeting of October 12, 2015**

*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**

James C. Higgins, President  
Richard F. Booker  
Donald Curley  
Cheryl Graff Tumola

John Fisher, Vice President  
John Nagle  
Elaine Schaefer

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

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

Notice of Executive Session on October 7, 2015 and October 12, 2015

All commissioners were in attendance at the October 7, 2015 executive session with the exception of Commissioner Fisher; where matters of real estate and litigation were discussed.

All commissioners were in attendance at the October 12, 2015 executive session where matters of personnel, real estate and litigation were discussed.

1. Consent Agenda

- a) Disbursement Review and Approval: 2015-09D, 2015-10A
- b) Resolution #2015-102 - Award of the Contract for the Big Tree Program
- c) ~~Resolution #2015-103 - Villanova Center - Planning Module~~
- d) Resolution #2015-104 - 120-124 Bloomingdale Avenue - Planning Module
- e) Approval of minutes for Board of Commissioners meeting of September 15, 2015 and September 28, 2015
- f) Resolution #2015-97 - Acknowledging the receipt and accounting of the 2015 General Municipal Pension System State Aid
- g) Consideration of a Motion to Approve the Certificate of Appropriateness:
  - HARB-2015-16 – 302 Orchard Way – 2 story addition onto rear of existing residence
  - HARB-2015-17 – 326 St David's Road – garage renovation
- h) ~~Motion to extend the financing contingency in Paragraph H. 7. of the Willows Radnor LLC lease for an additional 30 days~~

Commissioner Booker requested that items 1c and 1h be removed from the consent agenda. Commissioner Fisher made a motion to approve the consent agenda with the items above removed; seconded by Commissioner Tumola. Motion passed 7-0.

1c - Resolution #2015-103 - Villanova Center - Planning Module

Mr. Rice, Township Solicitor briefly explained the background of the item in question. There was a brief discussion amongst Commissioners and staff in regards to approval of the planning module.

Commissioner Fisher made a motion to approve, seconded by Commissioner Tumola. Motion passed 6-1 with Commissioner Booker opposed.

1h - Motion to extend the financing contingency in Paragraph H. 7. of the Willows Radnor LLC lease for an additional 30 days

Commissioner Fisher made a motion to approve, seconded by Commissioner Higgins.

Commissioner Fisher gave a brief background that the lessee for the Willows Mansion has requested a 30 day extension for the financing contingency in the lease. There was a brief discussion amongst the Commissioners.

Public Comment

Leslie Morgan, Farm Road – She commented in regards to her agreement to the extension but to look at other possible tenants in the meantime as well as commented in regards to wants vs. needs in the budget (Library & Trails).

Dave Falcone, representing Willows Radnor LLC – He commented in regards to his client not being in default that they are requesting an extension to a contingency in the agreement.

Commissioner Higgins called the vote, motion passed 5-2 with Commissioners Booker and Curley opposed.

2. Recognition of Bryn Mawr Hospital/Main Line Health and Nemours duPont Pediatrics

Commissioner Nagle and Tammy Cohen, Director of Recreation and Community Programming, presented members from Bryn Mawr Hospital/Main Line Health with a plaque of recognition for their support and sponsorship of the Fall Harvest and Great Pumpkin event.

3. Public Participation

Baron Gemmer, S. Wayne Ave - He announced that the Carol H. Axelrod blood drive is today and tomorrow at Lankenau Hospital and there are still slots available for donations.

Leslie Morgan, Farm Road – She commented in regards to her concerns with two items in the budget for funding (Library & Trails).

Helen McGrane– She commented that the Library has been raising money since May in a capital campaign and they are on a tight time restraint to commit to the project. She also invited all to attend their public board meetings.

Matt Marshall, 228 Walnut Lane – He commented in regards to his disagreement of taking bonds out to fund capital projects.



#### 4. Committee Reports

##### FINANCE & AUDIT

###### A. Presentation of the Township Manager's Recommended 2016 Preliminary Budget

Mr. Zienkowski, Township Manager, made a brief presentation along with Mr. White, Finance Director, of the 2016 Township Manager's recommended preliminary budget which can be found on the Township website at <http://radnor.com/DocumentCenter/Home/View/11505>.

There was an in depth discussion amongst the Commissioners in regards to the proposed preliminary budget.

###### B. Park Capital Funding / Draft Parameters Bond Ordinance discussion and direction

Mr. Zienkowski, Township Manager, and Bill White, Finance Director, discussed a breakdown of possible millage increases needed to fund capital requests such as park improvements, trails and library improvements as well as bond refunding costs. There was an in depth discussion amongst the Commissioners and staff in regards to proposed capital funding requests (i.e. park improvements, trails, library improvements and bond refunding) to be bonded and parameters for drafting of a bond ordinance.

###### C. Ordinance #2015-18 - (Introduction) An ordinance authorizing the incurrence by the Township of Radnor of non-electoral debt by the issuance of General Obligation Bonds, Series 2015 in an aggregate principal amount not to exceed \$\_\_\_\_\_ for the purpose of providing funds for park and trail improvements, library facility improvements and for the current refunding of the Series 2010 General Obligation Bonds

There was an in depth discussion amongst the Commissioners and Staff in regards to the ordinance above.

Commissioner Schaefer made a motion to introduce ordinance #2015-18 with the exhibit WIP presented by staff attached and in the amount of \$11,565,000 (\$8.25 million dollars of new money and \$3.315 million dollars of refunding money); seconded by Commissioner Tumola.

Commissioner Curley made a motion to limit in 2015 the parameters ordinance to \$5 million dollars of new money (\$2.5 M for the Library and \$2.5 M to be distributed between parks and trails) and \$3.315 million dollars of refunding money, seconded by Commissioner Booker.

##### Public Comment

Matt Marshall – He commented in regards to the proposed debt service if the parameters ordinance is adopted.

Sara Pilling, Garrett Hill – She commented in regards to the proposed trail at Martha Brown's Woods which has many obstacles for it to be initiated.

Jane Galli, Barcladen Rd. – She commented in regards to needs vs. wants and what was important to spend money on with the bonds.

Commissioner Higgins called the vote on Commissioner Curley's motion above. Motion failed 2 -5 with Commissioners Tumola, Nagle, Fisher, Higgins and Schaefer opposed.

Commissioner Booker made a motion to amend Commissioner Schaefer's motion to include all projects that had been excluded in the original version of the bond appendix worksheet WIP tab, seconded by Commissioner Curley. Motion failed 1 -6 with Commissioners Tumola, Nagle, Fisher, Higgins, Curley and Schaefer opposed.

Commissioner Fisher made a motion to increase the cash funding to \$2M coming from the Township into the proposed cost of the project and to reduce the new money bond ordinance to \$7.25 million dollars and to include the \$3.315 million dollars of refunding money; seconded by Commissioner Curley. Motion failed 2 -5 with Commissioners Tumola, Nagle, Fisher, Higgins and Schaefer opposed.

Commissioner Higgins called the motion on Commissioner Schaefer's motion. Motion passed 4-3 with Commissioners Booker, Curley and Higgins opposed.

### **COMMUNITY DEVELOPMENT**

- D. Ordinance #2015-11 (Adoption) Park and Recreational Land and Fee Requirements – Amending Chapter 255 of the Radnor Township Code, Subdivision & Land Development Ordinance to redefine the basis for calculating the fees in-lieu-of dedication & revising other recreational land requirements in accordance with Act 135 of 2014 (Motion to table until the October 26, 2015 meeting; awaiting DELCO Planning Commission review)

Commissioner Curley made a motion to table until October 26, 2015 meeting, seconded by Commissioner Schaefer. Motion passed 6-1 with Commissioner Booker opposed.

### **PUBLIC SAFETY**

- E. Ordinance #2015-14 – (Adoption) - Rescinding Ordinance 2013-16 dated August 12, 2013, Handicapped Parking on Farm Road

Commissioner Schaefer made a motion to adopt, seconded by Commissioner Nagle. Motion passed 7-0.

- F. Ordinance #2015-15 – (Adoption) - New Handicapped Parking space on Callanan Avenue

Commissioner Schaefer made a motion to adopt, seconded by Commissioner Fisher. Motion passed 7-0.

- G. Ordinance #2015-16 - (Adoption) - No Through Traffic on Petrie Avenue

Commissioner Schaefer made a motion to adopt, seconded by Commissioner Nagle. Motion passed 7-0.

### **PUBLIC WORKS & ENGINEERING**

- H. Caucus (Preliminary/Final) - 227 and 229 Plant Avenue

Nick Caniglia, representing the applicant briefly presented the plan. The applicant is proposing to construct 4 townhomes in accordance with a Zoning Hearing Decision dated October 31, 2014. There was a discussion in regards to rain gardens for stormwater, sanitary sewer, parking, curbing and sidewalks.

*I. Discussion about Improvements under the Intermodal Transportation Fund (PENNDOT), including sidewalk grants*

Amy Kaminski, Township Traffic Engineer briefly reviewed grants that are available for sidewalks and estimated costs. There was a brief discussion amongst the board in regards to the availability and deadlines of the grants.

**PARKS & RECREATION**

Commissioner Nagle commented that the Parks Board has been busy reviewing the capital plan. He also announced that this past weekend was the Pumpkin Festival with approximately 3,000-4,000 attendees and was a fun time by all.

**LIBRARY**

Commissioner Booker announced that there is a Library meeting on Thursday.

**PUBLIC HEALTH**

Commissioner Nagle commented that they are still waiting for the YangMing final inspection.

**PERSONNEL & ADMINISTRATION**

None

**Public Participation**

Doug McCone – He commented in regards to pension benefits and costs for government employees.

Jane Galli, Barcladen Rd. – She commented that the Villanova project has begun with the addition of 2 upper decks to the parking garage and that N. Ithan Avenue is being widened to 4 lanes.

**Old Business**

Commissioner Curley commented that he would like to see at the next meeting another resolution in regards to the meeting ending time so it is clear with the changes that were agreed upon.

Commissioner Curley made a motion to limit consulting fees for N. Wayne Field for the stormwater work until the board directs staff; seconded by Commissioner Booker. There was a brief discussion in regards to the motion. Commissioner Higgins called the vote, motion fails 2-5 with Commissioners Tumola, Nagle, Fisher, Higgins and Schaefer opposed.

**New Business**

Commissioner Booker commented that we need to rein operating costs in and negotiate harder to reduce the size and cost of government.

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

*Respectfully submitted,*

*Jennifer DeStefano*

**TOWNSHIP OF RADNOR**  
***Minutes of Public Meeting of October 26, 2015***

*The Radnor Township Board of Commissioners met at approximately 6:45 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087*

***Commissioners Present***

*James C. Higgins, President  
Richard F. Booker  
Donald Curley  
Cheryl Graff Tumola*

*John Fisher, Vice President  
John Nagle  
Elaine Schaefer*

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

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

*Notice of Executive Session on October 26, 2015*

All commissioners were in attendance at the October 26, 2015 executive session; where matters of personnel and litigation were discussed.

*Police Commendation of Merit*

Superintendent Colarulo presented Officer Gluck with a commendation of merit for a case that he led in January 2015.

*Recognition of Public Works Employees*

Mr. Zienkowski presented Public Works employees Doug Mills, Jamal Hairston and Daryl Harley with Certificates of Appreciation for their hard work and commitment in which a letter was received from residents in Conestoga Village and was signed by about 40 residents.

*Certificate of Recognition – Papal Visit*

Mr. Zienkowski, Township Manager; Superintendent Colarulo; Lieutenants Flanagan and Block presented several partners and agencies who participated and helped throughout the Papal visit weekend. Mr. Zienkowski presented Lieutenant Flanagan and Sergeant Smith with certificates of recognition for the planning and organization of the Papal visit.

*Public Participation*

Becky Nutall – She commented in regards to tabling the N. Wayne Field subdivision.

Dan Sherry, Wayne – He commented in regards to the amount the Radnor Conservancy has contributed to the purchase of Ardrossan.

Ken Taylor, Willow Avenue – He commented in regards to what he believes is a conflict between a member of the board and his wife which sits on the School Board and is a lead negotiator in the discussions surrounding the N. Wayne Field Basin.

Leslie Morgan, Farm Road – She commented that she is in favor of a zero tax increase and would like to see a sensitivity analysis completed for the proposed projects.

Martin Heldring, Audubon Avenue – He inquired why the bonding was not given to CARFAC to be vetted and then inquired in regards to the lack of Commissioner Tumola's participation in the meetings as well as the investment in the library.

Mr. Craig Sullivan – He commented in regards to the future of N. Wayne Field and the basin.

Kathy Pearsall, W. Beechtree Lane – She commented in regards to her concerns with the proposed basin at N. Wayne Field.

Helen McGrane, Representative of Library – She commented that the Library is more than just books.

Joyce Dalle, Delaware County Women Against Rape – They thanked Radnor Township and Radnor Township Police Department for their good work and their sensitivity.

Mr. Zienkowski thanked the representatives from the Delaware County Women Against Rape for attending tonight and speaking.

Matt Marshall, Walnut Avenue – He commented in regards to certain line items in the budget regarding the issuance of the bond as well as the open space referendum which was voted on in 2006.

Mr. White, Finance Director, commented that as was introduced at the last meeting, the amount of the borrowing is still at \$8.25M of new money; approximately \$3.3M of refunding and the amount above that is a requirement of DCED.

Toni Bailey, Conestoga Village – She commented in regards to her frustrations with N. Wayne Field subdivision and money that has been spent.

Cathy Salise, Beechtree Lane- She strongly urged for any discussions of N. Wayne Field basin to be tabled.

Annie Hirschler, Beechtree Lane – She commented that it is a lot of money for a little relief and is not in support of the project at N. Wayne Field.

Patrick Harper, Beechtree Lane – He asked for clarity whether there will not be a vote or any action taken on N. Wayne Field tonight.

Shannon Toro – Eagle Road – She inquired about votes that will take place tonight in regards to the bond and N. Wayne Field.

1. Consent Agenda

- a) Disbursement Review and Approval: 2015-10B, 2015-10C
- b) Acceptance of Department Monthly Reports
- c) BPT Settlement Agreement 2015-BPT-02 in the amount of \$300,000
- d) Resolution #2015-108 - Engaging PFM as pricing and disclosure agent for the upcoming bond refunding/new money issue at a price not to exceed \$9,700
- e) Resolution #2015-107 – Authorization to Receive Bids for Gasoline, Diesel Fuel, and Lubricants
- f) Resolution #2015-105 – Establishing An Ending Time Limit For Commissioner Meetings
- g) Resolution #2015-109 – Authorizing the Township Manager to enter into an agreement with PowerDMS to provide licensing including, training and ongoing support along with PowerSTANDARDS for PACP
- h) Resolution #2015-110 – Authorizing the purchase of one (1) 2016 Transit 350, High Roof HD Super Length Cargo Van Vehicle in the amount not to exceed \$55,285.09 to be used by Radnor Township Police Department SWAT Team Members (Monies for this vehicle will be reimbursed by the Central Deleco Tactical Response Team (CDTRT))

Commissioner Booker requested for items g & h to be removed from the consent agenda. Sara Pilling requested that item f is removed from the consent agenda.

Commissioner Fisher made a motion to approve the consent agenda including items 5a to 5e; seconded by Commissioner Schaefer. Motion passed 7-0.

- g) Resolution #2015-109 - Authorizing the Township Manager to enter into an agreement with PowerDMS to provide licensing including, training and ongoing support along with PowerSTANDARDS for PACP

Commissioner Booker inquired in regards of resolution #2015-109. Superintendent Colarulo explained that this is software that would assist in ascertaining the accreditations needed.

Commissioner Booker made a motion to approve, seconded by Commissioner Fisher. Motion passed 7-0.

- h) Resolution #2015-110 – Authorizing the purchase of one (1) 2016 Transit 350, High Roof HD Super Length Cargo Van Vehicle in the amount not to exceed \$55,285.09 to be used by Radnor Township Police Department SWAT Team Members (Monies for this vehicle will be reimbursed by the Central Deleco Tactical Response Team (CDTRT))

Superintendents Colarulo gave a brief background on the resolution. Commissioner Booker made a motion to approve, seconded by Commissioner Fisher. Motion passed 7-0.

- f) Resolution #2015-105 – Establishing An Ending Time Limit For Commissioner Meetings

Commissioner Fisher gave a brief background of the resolution. Commissioner Fisher made a motion to approve, seconded by Commissioner Schaefer.

Public Comment

Sara Pilling, Garrett Hill – She commented that the later the Board of Commissioners meeting started past 6:30 PM the time is added to the end of the meeting.

Dan Sherry, Wayne – He agreed that there does not need to be a resolution to limit the time of meetings.

Shannon Toro, Eagle Road – She is in agreement with the resolution.

Brendan Gallagher, Beechtree Lane – He would like to see the discussions on N. Wayne Field be tabled until after the election.

Becky Nutall – She commented in regards to her agreement with the resolution.

Commissioner Booker made a motion to amend the resolution to have a sunset on the resolution for it to end in one year, seconded by Commissioner Curley. Motion failed 2-5 with Commissioners Tumola, Fisher, Nagle, Higgins and Schaefer opposed.

Commissioner Higgins called the vote on the original motion; motion passed 6-1 with Commissioner Booker opposed.

#### 6. Committee Reports

#### **PUBLIC WORKS & ENGINEERING**

##### D. Board Discussion of a Subdivision of North Wayne Field, including acquiring 1.0 Acre from the Radnor Township School District containing the basin with the School District retaining the balance of the park

There was a very in depth discussion amongst the Commissioners on how to proceed with the planned project at N. Wayne Field and the basin. Commissioner Schaefer stated that she will not be participating in any discussions or votes that involve the School District as she has a conflict but does not have a conflict and will participate in discussions about the basin itself.

Commissioner Curley made a motion to table items associated with Item E on the agenda (*Motion for Staff to proceed with: 1) any additional engineering to complete the basin upgrade, and 2) to prepare an Agreement of Sale with the School District for acquisition which would provide access for the RTSD to the retained field*) until no sooner than the first meeting in November and until the Radnor Township School District communicates to the Township its interest in subdividing or otherwise transferring North Wayne Field or portions of it to the Township; seconded by Commissioner Booker.

#### Public Comment

Ken Taylor, Wayne – He commented in regards to his agreement for the Township to continue with negotiations with the School District.

Shannon Toro, Eagle Road – She commented in regards to possibly looking into acquiring the whole parcel.

Betty Surbeck, Wayne – She encouraged the Board to take action and not table.

Patti Booker, School Board member and resident representing herself – She commented to provide historical context in regards to prior discussions and communications.

George Kerschner, Wayne – He is in agreement with tabling discussions.

Patrick Harper – He is in favor of tabling discussions.

Dan Sherry, Wayne – He commented about the timing of the discussions as well as past information that has been placed in the press regarding the Stormwater Advisory Committee.

Bill Bruno, N. Wayne Ave. – He commented in regards to the safety of the residents and their property.

Doug McCone – He urges the Board to not table tonight.

Mr. Zienkowski commented about the intensity of the flooding of the area in N. Wayne.

Commissioner Higgins called the vote, motion failed 2-3 with Commissioners Tumola, Fisher and Higgins opposed and Commissioners Nagle and Schaefer abstaining.

*E. Motion for Staff to proceed with: 1) any additional engineering to complete the basin upgrade, and 2) to prepare an Agreement of Sale with the School District for acquisition which would provide access for the RTSD to the retained field*

Commissioner Fisher made a motion to authorize staff and the Solicitor to prepare an agreement of sale engaging the School District for the acquisition which would provide access for the basin area of the field, seconded by Commissioner Tumola.

The commissioners discussed the motion and agreed to delete Item E1 regarding proceeding with the engineering of the project.

#### Public Comment

Kathy Pearsall, Beechtree Lane – She inquired where the easement would be.

Commissioner Higgins made a motion to amend the original motion to have the staff prepare an agreement of sale with the School District for acquisition which would provide access for the RTSD to the retained field and to take into account in the agreement of sale the concerns of the School District communicated to the Township on October 25, 2015 by email from Kimberly Doherty to the Board of Commissioners; seconded by Commissioner Fisher.

Commissioner Fisher respectfully requests that the agreement of sale is presented back to the Board of Commissioners and the public at the next meeting to be vetted and voted on to forward to the School Board.

#### Public Comment

Dan Sherry, Wayne – He is in agreement that the agreement of sale is vetted in public prior to it being forwarded to the School District.

Brian Johnson, Wayne – He commented in regards to the importance of the discussions to be held publicly.

Commissioner Higgins called the vote on the amended motion, motion passed 5-1 with Commissioner Booker opposed and Commissioner Schaefer abstaining.

Commissioner Fisher commented that he wanted to clarify that within his original motion that the agreement of sale is brought back to the Board of Commissioners at the next meeting for public review,



discussion and vote; seconded by Commissioner Higgins. Commissioner Higgins called the vote on the original motion, motion passed 5-1 with Commissioner Booker opposed and Commissioner Schaefer abstaining.

D. Resolution #2015-106 - (Preliminary/Final) - 227 and 229 Plant Avenue

Nick Caniglia, representing the applicant briefly spoke about a comment in the engineers letters about street lights; the plans currently include curbing and sidewalks. There was a brief discussion in regards to street lights, stormwater, and a request for the applicant to repave the street at the frontage. Staff requested that the Board require the applicant to upgrade the street lights which the applicant responded that the lights are not on their property. The applicant agreed to upgrade the two street lights.

Commissioner Tumola made a motion that the applicant be required to repave the road in front of the subject property subject to the supervision and approval of the Township and the Director of Public Works, seconded by Commissioner Booker.

Commissioner Tumola withdrew her motion.

Public Comment

Ken Taylor, Willow Avenue – He commented in regards to the lack of stormwater mitigation with this project by the Commissioners.

Commissioner Curley made a motion to approve including waivers “a” through “f” and adding requirement “g” that the property owner upgrade the street lights in a manner which is consistent with the Township Engineer’s requirements; seconded by Commissioner Schaefer. Motion passed 7-0.

**COMMUNITY DEVELOPMENT**

F. Ordinance #2015-11 (Adoption) Park and Recreational Land and Fee Requirements – Amending Chapter 255 of the Radnor Township Code, Subdivision & Land Development Ordinance to redefine the basis for calculating the fees in-lieu-of dedication & revising other recreational land requirements in accordance with Act 135 of 2014

Commissioner Curley made a motion to adopt, seconded by Commissioner Schaefer.

Public Comment

Leslie Morgan, Farm Road – She asked for clarity on which developments this includes and if it is retroactive.

Mr. Rice commented that it is not retroactive and does not apply to any currently filed plans but will apply to any future development.

Commissioner Higgins called the vote, motion passed 7-0.

G. Resolution #2015-112 - Villanova Center, Enrico Partners, L.P., 771-797 E. Lancaster Avenue – Addendum to Settlement Agreement

Commissioner Curley made a motion to approve, seconded by Commissioner Schaefer.

John Rice briefly reviewed the settlement agreement. There was a brief discussion in regards to future disputes and shared parking.

Commissioner Higgins called the vote, motion passed 6-1 with Commissioner Booker opposed.

### **FINANCE & AUDIT**

**A. Resolution #2015-111 - Pursuant to Chapter §7.06[B] of the Home Rule Charter, Board approval of the 2016 Recommended Comprehensive Budget, subject to further review and amendment**

Commissioner Fisher made a motion to approve, seconded by Commissioner Nagle. There was a discussion amongst the Commissioners in regards to the Capital Budget, stormwater fee and reducing expenses.

*Commissioner Nagle made a motion to extend the meeting by 30 minutes, seconded by Commissioner Schaefer. Motion passed 6-1 with Commissioner Booker opposed.*

There was an in depth discussion in regards to reducing expenses. Mr. Zienkowski gave a brief overview of the changes with current employee count along with employee benefits since 2010.

#### **Public Comment**

Tom Lowy – He inquired for clarity about a statement Commissioner Booker made in regards to time and energy.

Leslie Morgan, Farm Road – She commented in regards to her concerns with capital spending and voting the debt in.

Lisa Goldstein – She commented in regards to differences in philosophy and when things are going well that's when we need to invest in the Township.

Commissioner Higgins called the vote, motion passed 6-1 with Commissioner Booker opposed.

**B. Ordinance #2015-18 - (Adoption) An ordinance authorizing the incurrence by the Township of Radnor of non-electoral debt by the issuance of General Obligation Bonds, Series 2015 in an aggregate principal amount not to exceed \$15,580,000 for the purpose of providing funds for park and trail improvements, library facility improvements and for the current refunding of the Series 2010 General Obligation Bonds**

Commissioner Fisher made a motion to adopt, seconded by Commissioner Tumola.

Mr. White, Director of Finance, briefly commented that the ordinance was amended to include the exhibit with the sources and uses of the projects identified. He requested a slight amendment with a little bit of flexibility in the numbers to add a footnote to the exhibit to state that *individual project costs are estimates and subject to change, provided however, total costs within a project category are fixed.*

Commissioner Fisher made a motion to adopt with the footnote to be added on the sources and uses exhibit to read: *individual project costs are estimates and subject to change, provided however, total costs within a project category are fixed*, seconded by Commissioner Schaefer.

Michael Wolf from Boenning & Scattergood gave a brief explanation of the difference in numbers on the parameters ordinance with the requirement of DCED.

*Commissioner Schaefer made a motion to extend the meeting another 15 minutes, seconded by Commissioner Fisher. Motion passed 6-0 with Commissioner Booker abstaining.*

There was an in depth discussion in regards to spending, pros and cons of taking on more debt and CARFAC reviewing the funding for the projects.

*Commissioner Fisher made a motion to extend the meeting another 15 minutes, seconded by Commissioner Schaefer. Motion passed 6-1 with Commissioner Booker opposed.*

Public Comment

Sara Pilling, Garrett Ave. – She commented in regards to the proposed trail portion through Martha Brown’s woods.

Shannon Toro, Eagle Road – She inquired if the allocation of the bond can be committed at a later time.

Martin Heldring, Audubon Avenue – He inquired in regards to the total outstanding debt for the Township currently as well as the time limit on the meetings and making a large decision so late. He also commented on his disagreement with the lack of CARFAC’s role with the funding of capital projects and resigned as a member of CARFAC.

Commissioner Higgins called the vote on the amended motion. Motion passed 6-1 with Commissioner Booker opposed.

Commissioner Higgins called the vote on the original motion to adopt the ordinance as amended. Motion passed 5-2 with Commissioners Booker and Curley opposed.

**PERSONNEL & ADMINISTRATION - None**

**PUBLIC SAFETY - None**

**PARKS & RECREATION - None**

**LIBRARY - None**

**PUBLIC HEALTH - None**

Old Business - None

New Business - None

Public Participation - None

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

*Respectfully submitted,*

*Jennifer DeStefano*

**RESOLUTION NO. 2015-115**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE  
COUNTY, PENNSYLVANIA, AUTHORIZING GILMORE &  
ASSOCIATES TO PROVIDE PRELIMINARY  
ENGINEERING IN ACCORDANCE WITH THE GRANT  
APPLICATION FOR THE PENNSYLVANIA  
DEPARTMENT OF TRANSPORTATION ACT 89  
MULTIMODAL TRANSPORTATION FUNDING FOR A  
SIDEWALK ON NORTH WAYNE AVENUE**

**WHEREAS**, The Township wishes to provide for safe pedestrian passage along North Wayne Avenue, from Woodsworth Court to Eagle Road

**WHEREAS**, the Township wishes to apply for Pennsylvania Department of Transportation ACT 89 Multimodal Transportation Funding for said sidewalk project

**WHEREAS**, Gilmore & Associates, the Township's appointed Traffic Engineering firm, has submitted a fixed fee proposal, in the amount of \$31,700, to perform the preliminary engineering required for said grant application, and to prepare the grant application for the Township

**NOW, THEREFORE**, be it **RESOLVED** by the Board of Commissioners of Radnor Township does hereby authorize Gilmore & Associates to Provide Preliminary Engineering in Accordance With the Grant Application for the Pennsylvania Department of Transportation ACT 89 Multimodal Transportation Funding Grant For a Sidewalk on North Wayne Avenue, for the not to exceed fee of \$31,700

**SO RESOLVED** this 9<sup>th</sup> day of November, A.D., 2015

**RADNOR TOWNSHIP**

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

Name: James C. Higgins

Title: President

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

Robert A. Zienkowski

Manager/Secretary

# Radnor Township

## PROPOSED LEGISLATION

DATE: November 3, 2015

TO: Radnor Township Board of Commissioners

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

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

LEGISLATION: **Resolution #2015-115:** Motion to Authorize Gilmore & Associates to Provide Preliminary Engineering in Accordance With the Grant Application for the Pennsylvania Department of Transportation ACT 89 Multimodal Transportation Funding Grant

**Resolution #2015-116:** Motion Providing Authorization to Submit an Application for the Pennsylvania Department of Transportation ACT 89 Multimodal Transportation Funding Grant For a Sidewalk on North Wayne Avenue

**LEGISLATIVE HISTORY:** This topic has not been before the Board of Commissioners previously.

**PURPOSE AND EXPLANATION:** Since these two resolutions are fundamentally connected, I thought it prudent to define both in one memorandum. The request before you is to apply for a grant for a proposed sidewalk from the intersection of Woodsworth Court and North Wayne Avenue, on the east side, to the intersection of Eagle Road and North Wayne Avenue. The proposed sidewalk will meet with a proposed ADA curb ramp on the north west corner of North Wayne Avenue and Eagle Road. Another ADA curb ramp is proposed for the north east corner of North Wayne Avenue and Eagle Road. The two curb ramps would be connected via a painted crosswalk. A pedestrian could then walk safely on sidewalks on North Wayne Avenue from Woodsworth Court to the Wayne Regional Rail Station, and beyond.

In regards to **Resolution #2015-115**, this would authorize Gilmore to provide preliminary engineering that is required for the grant application. This engineering, as well as completing the grant application, would cost \$31,700 as submitted by Gilmore & Associates. This fee is not reimbursable from the grant, if awarded.

**Resolution #2015-116** is required by the Department of Transportation as part of the grant application. This resolution states that the Township will fund the project as noted, and also states the amount of the grant request.

The project costs, grant amount requested, and the grant application cost is outlined below:

Total Project Cost	\$ 412,100	Cost Incl.: Survey, Design, Permitting, Const., Inspection, and Application Preparation
Total Eligible Amount	\$ 380,400	Total Project Cost - Survey, Preliminary Engineering, and Application Preparation
Total Grant Request	\$ 266,280	70% of Total Eligible Amount
Township 30% Match	\$ 114,120	30% of Total Eligible Amount
Application Costs	\$ 31,700	Includes Application, Survey, and Preliminary Engineering Plans
Total Cost to Township	\$ 145,820	30% Match plus Costs

**IMPLEMENTATION SCHEDULE:** Pending Board of Commissioners approval, a purchase order request will be submitted immediately for Gilmore to proceed with the preliminary engineering (Resolution #2015-115) The application deadline is December 18<sup>th</sup>, and that is the target date of the grant application submission (Resolution #2015 -116)

### **FISCAL IMPACT:**

Pursuant to **Resolution 2015-115**, authorizing Gilmore to provide preliminary engineering and complete the grant application in the amount of \$31,700; this will be funded from account 01-429-4364.

Pursuant to **Resolution 2015-116**, authorizing staff to submit the grant application; the Township's 30% match of \$114,120 will be funded by capital account 05-433-4760.

The total expenses for the Township for this project, including the grant application engineering and construction is \$145,820.

### **RECOMMENDED ACTION:**

*I respectfully request the Board of Commissioners pass **Resolution #2015-115**, authorizing Gilmore and Associates to perform preliminary engineering and complete the grant application for Pennsylvania Department of Transportation ACT 89 Multimodal Transportation Funding For a Sidewalk on North Wayne Avenue and **Resolution #2015-116** authorizing staff to submit an application to Pennsylvania Department of Transportation ACT 89 Multimodal Transportation Funding Grant For a Sidewalk on North Wayne Avenue*

**RESOLUTION NO. 2015-116**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE  
COUNTY, PENNSYLVANIA, REQUESTING A  
MULTIMODAL TRANSPORTATION FUND GRANT FROM  
THE PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION TO BE USED FOR PEDESTRIAN  
IMPROVEMENTS ALONG NORTH WAYNE AVENUE  
FROM EAGLE ROAD TO WOODSWORTH COURT**

**WHEREAS**, The Township wishes to apply for a Multimodal Transportation Fund Grant for pedestrian improvements at the aforementioned location along Wayne Avenue

**WHEREAS**, the total cost of the project is \$412,100 and which the Township's 30% share of the project is \$114,120 (thirty percent of the eligible cost of \$380,400)

**WHEREAS**, the grant amount requested is \$266,280

**NOW, THEREFORE**, be it **RESOLVED** the Board of Commissioners of Radnor Township does authorize the Engineering Department to apply for said grant, and

**NOW, BE IT FURTHER RESOLVED** the Board of Commissioners hereby designate Robert A. Zienkowski, Manager/Secretary, and William White, Finance Director, to execute all documents and agreements between the Township of Radnor and Pennsylvania Department of Transportation to facilitate and assist in obtaining the requested grant, and

**NOW, BE IT FURTHER RESOLVED**, I, James C. Higgins, Esq., duly qualified President of the Radnor Township Board of Commissioners, Delaware County, PA, hereby certify that the foregoing is a true and correct copy of the Resolution adopted by a majority vote of the Board of Commissioners at a regular meeting held on November 9, 2015, and said Resolution has been recorded in the minutes of the Township of Radnor, and remain in affect as of this date.

**SO RESOLVED** this 9<sup>th</sup> day of November, A.D., 2015

**RADNOR TOWNSHIP**

Radnor Township  
Name of Applicant

Delaware County  
County

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

Name: James C. Higgins  
Title: President

ATTEST:

\_\_\_\_\_  
Robert A. Zienkowski  
Manager/Secretary

# Radnor Township

## PROPOSED LEGISLATION

DATE: November 3, 2015

TO: Radnor Township Board of Commissioners

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

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

LEGISLATION: **Resolution #2015-115:** Motion to Authorize Gilmore & Associates to Provide Preliminary Engineering in Accordance With the Grant Application for the Pennsylvania Department of Transportation ACT 89 Multimodal Transportation Funding Grant

**Resolution #2015-116:** Motion Providing Authorization to Submit an Application for the Pennsylvania Department of Transportation ACT 89 Multimodal Transportation Funding Grant For a Sidewalk on North Wayne Avenue

LEGISLATIVE HISTORY: This topic has not been before the Board of Commissioners previously.

PURPOSE AND EXPLANATION: Since these two resolutions are fundamentally connected, I thought it prudent to define both in one memorandum. The request before you is to apply for a grant for a proposed sidewalk from the intersection of Woodsworth Court and North Wayne Avenue, on the east side, to the intersection of Eagle Road and North Wayne Avenue. The proposed sidewalk will meet with a proposed ADA curb ramp on the north west corner of North Wayne Avenue and Eagle Road. Another ADA curb ramp is proposed for the north east corner of North Wayne Avenue and Eagle Road. The two curb ramps would be connected via a painted crosswalk. A pedestrian could then walk safely on sidewalks on North Wayne Avenue from Woodsworth Court to the Wayne Regional Rail Station, and beyond.

In regards to Resolution #2015-115, this would authorize Gilmore to provide preliminary engineering that is required for the grant application. This engineering, as well as completing the grant application, would cost \$31,700 as submitted by Gilmore & Associates. This fee is not reimbursable from the grant, if awarded.

Resolution #2015-116 is required by the Department of Transportation as part of the grant application. This resolution states that the Township will fund the project as noted, and also states the amount of the grant request.

The project costs, grant amount requested, and the grant application cost is outlined below:

Total Project Cost	\$ 412,100	Cost Incl.: Survey, Design, Permitting, Const., Inspection, and Application Preparation
Total Eligible Amount	\$ 380,400	Total Project Cost - Survey, Preliminary Engineering, and Application Preparation
Total Grant Request	\$ 266,280	70% of Total Eligible Amount
Township 30% Match	\$ 114,120	30% of Total Eligible Amount
Application Costs	\$ 31,700	Includes Application, Survey, and Preliminary Engineering Plans
Total Cost to Township	\$ 145,820	30% Match plus Costs

IMPLEMENTATION SCHEDULE: Pending Board of Commissioners approval, a purchase order request will be submitted immediately for Gilmore to proceed with the preliminary engineering (Resolution #2015-115) The application deadline is December 18<sup>th</sup>, and that is the target date of the grant application submission (Resolution #2015 -116)

FISCAL IMPACT:

Pursuant to **Resolution 2015-115**, authorizing Gilmore to provide preliminary engineering and complete the grant application in the amount of \$31,700; this will be funded from account 01-429-4364.

Pursuant to **Resolution 2015-116**, authorizing staff to submit the grant application; the Township's 30% match of \$114,120 will be funded by capital account 05-433-4760.

The total expenses for the Township for this project, including the grant application engineering and construction is \$145,820.

RECOMMENDED ACTION:

*I respectfully request the Board of Commissioners pass **Resolution #2015-115**, authorizing Gilmore and Associates to perform preliminary engineering and complete the grant application for Pennsylvania Department of Transportation ACT 89 Multimodal Transportation Funding For a Sidewalk on North Wayne Avenue and **Resolution #2015-116** authorizing staff to submit an application to Pennsylvania Department of Transportation ACT 89 Multimodal Transportation Funding Grant For a Sidewalk on North Wayne Avenue*

**RESOLUTION NO. 2015-113  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA AUTHORIZING THE TOWNSHIP TO ENTER INTO AN  
AGREEMENT WITH THE WOODLYNDE SCHOOL FOR GYMNASIUM  
USAGE FOR THE 2015-2016 WINTER SEASONS FOR THE RADNOR  
YOUTH BASKETBALL AND GRYPHON VOLLEYBALL PROGRAMS.**

***WHEREAS***, the Radnor Township Recreation & Community Programming Department offers various programming to improve the quality of life throughout the year; and

***WHEREAS***, the Township annually contracts with local public and private schools for gymnasium usage for the Radnor Youth Basketball and Gryphon Volleyball Programs; and

***WHEREAS***, the Home Rule Charter Chapter 7.11(D) requires that any contract in excess of \$7,500 be formally approved by the Board of Commissioners; and

***WHEREAS***, the gymnasium agreement for the 2015-2016 winter seasons for the Radnor Youth Basketball and Gryphon Volleyball Programs will result in a contractual payment to the Woodlynde School that will exceed the \$7,500 threshold stipulated by the Home Rule Charter and therefore will require Board approval.

***NOW, THEREFORE***, it is hereby **RESOLVED** that the Board of Commissioners of Radnor Township hereby authorizes the Township to enter into an agreement for gymnasium usage with the Woodlynde School for the 2015-2016 winter seasons for the Radnor Youth Basketball and Gryphon Volleyball Programs, per the attached contract, in the amount of \$12,150.00.

***SO RESOLVED***, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 9<sup>th</sup> day of November 2015.

RADNOR TOWNSHIP

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

Name: James C. Higgins

Title: President

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

Name: Robert A. Zienkowski

Title: Township Manager/Secretary



## Radnor Township



# PROPOSED LEGISLATION

**DATE:** November 3, 2015

**TO:** Board of Commissioners

**FROM:** Tammy Cohen, Director of Recreation and Community Programming

④

**LEGISLATION:** Resolution 2015-113 authorizing the Township to enter into an agreement for gymnasium usage with the Woodlynde School for the 2015-2016 winter season for the Radnor Youth Basketball and Gryphon Volleyball Programs.

**LEGISLATIVE HISTORY:** This is a one-time resolution that is specific to gymnasium usage for the 2015-2016 winter season for the Radnor Youth Basketball and Gryphon Volleyball Programs. Since the gymnasium agreement for the program will exceed \$7,500, the Charter requires that the Board formally approved the agreement.

**PURPOSE AND EXPLANATION:** The Recreation and Community Programming Department would like to contract with the Woodlynde School to use gymnasium space for the 2015-2016 winter season for the Radnor Youth Basketball and Gryphon Volleyball Programs. The gymnasium agreement for the program will exceed \$7,500 due to the level of enrollment for the programs requiring gym space from local public and private schools. The purpose for the resolution is to satisfy the Charter requirement that any contract that exceeds \$7,500 must be formally approved by the Board of Commissioners.

**FISCAL IMPACT:** The impact of the gymnasium agreement with the Woodlynde School is that it will exceed \$7,500 and that the contracted amount of \$12,150.00 will be directly covered by programming sales generated from the 2015-2016 winter season for the Radnor Youth Basketball and Gryphon Volleyball Programs. The cost for the Woodlynde School facility usage has been budgeted under the *Recreation Programming – Programs* area of the budget under *Contractual Services: Rentals*.

**RECOMMENDED ACTION:** The Administration respectfully recommends that the Board adopt this resolution at the November 9<sup>th</sup>, 2015 Board of Commissioner meeting.

October 22, 2015

Ms. Laura Huff  
C/O Radnor Township Parks & Recreation Department  
301 Ivan Ave.  
Wayne, PA 19087

Laura,

Woodlynde School is pleased to be able to provide gymnasium time for your basketball/volleyball programs. Attached are the dates and times that are available.

- \* The attached dates are confirmed. Please send check made payable to Woodlynde School by November 30, 2015.
- \* Cancellation of a block of time in excess of two contracted dates will result in a 50% penalty. (Not to include the Friday dates until Radnor confirms)
- \* Normal day to day cancellations with 24 hours notice will have no penalty.
- \* No refunds will be given for cancellations made with less than 24 hours notice.
- \* As a general rule, if Woodlynde School is closed due to weather conditions, the facility will be closed to outside renters.
- \* Rental includes the gym and bathroom facilities. All other parts of the building are off limits to our guests.
- \* Please provide a certificate of insurance naming Woodlynde School as an insured.
- \* Rental rate is \$60.00/hour.
- \* Total hours 202.5 X \$60.00/hour = \$12,150.00

**Building Rules:**

1. All participants and spectators must enter at the rear of the building.
2. Only water is permitted in the building. No sport drinks, juices etc.

Please sign and return one copy.

Should you have any questions, please feel free to call me.

Sincerely,

Dave Shank

**2015-16 Radnor Township  
Woodlynde School Gym Rental Schedule**

<b>DATE</b>	<b>HOURS</b>	<b>TOTAL HOURS</b>
<b>12/5/15</b>	<b>9:00 AM-5:00 PM</b>	<b>8</b>
<b>12/7/15</b>	<b>6:00-8:30 PM</b>	<b>2.5</b>
<b>12/8/15</b>	<b>6:00-8:30 PM</b>	<b>2.5</b>
<b>12/9/15</b>	<b>6:00-8:00 PM</b>	<b>2</b>
<b>12/10/15</b>	<b>6:00-8:30 PM</b>	<b>2.5</b>
<b>12/11/15</b>	<b>6:00-8:30 PM</b>	<b>2.5</b>
<b>12/12/15</b>	<b>9:00 AM-5:00 PM</b>	<b>8</b>
<b>12/14/15</b>	<b>6:00-8:30 PM</b>	<b>2.5</b>
<b>12/15/15</b>	<b>6:00-8:30 PM</b>	<b>2.5</b>
<b>12/16/15</b>	<b>6:00-8:00 PM</b>	<b>2</b>
<b>12/17/15</b>	<b>GYM NOT AVAILABLE</b>	<b>0</b>
<b>12/18/15</b>	<b>6:00-8:30 PM</b>	<b>2.5</b>
<b>12/19/15</b>	<b>9:00 AM-5:00 PM</b>	<b>8</b>
<b>1/2/16</b>	<b>9:00 AM-5:00 PM</b>	<b>8</b>
<b>1/4/16</b>	<b>6:00-8:30 PM</b>	<b>2.5</b>
<b>1/5/16</b>	<b>6:00-8:30 PM</b>	<b>2.5</b>
<b>1/6/16</b>	<b>6:00-8:00 PM</b>	<b>2</b>
<b>1/7/16</b>	<b>6:00-8:30 PM</b>	<b>2.5</b>
<b>1/8/16</b>	<b>6:00-8:30 PM</b>	<b>2.5</b>
<b>1/9/16</b>	<b>9:00 AM-5:00 PM</b>	<b>8</b>
<b>1/11/16</b>	<b>6:00-8:30 PM</b>	<b>2.5</b>
<b>1/12/16</b>	<b>6:00-8:30 PM</b>	<b>2.5</b>
<b>1/13/16</b>	<b>6:00-8:00 PM</b>	<b>2</b>
<b>1/14/16</b>	<b>6:00-8:30 PM</b>	<b>2.5</b>
<b>1/15/16</b>	<b>6:00-8:30 PM</b>	<b>2.5</b>
<b>1/16/16</b>	<b>9:00 AM-5:00 PM</b>	<b>8</b>
<b>1/18/16</b>	<b>GYM NOT AVAILABLE</b>	<b>0</b>
<b>1/19/16</b>	<b>6:00-8:30 PM</b>	<b>2.5</b>
<b>1/20/16</b>	<b>6:00-8:00 PM</b>	<b>2</b>
<b>1/21/16</b>	<b>6:00-8:30 PM</b>	<b>2.5</b>
<b>1/22/16</b>	<b>GYM NOT AVAILABLE</b>	<b>0</b>
<b>1/23/16</b>	<b>9:00 AM-5:00 PM</b>	<b>8</b>
<b>1/25/16</b>	<b>6:00-8:30 PM</b>	<b>2.5</b>
<b>1/26/16</b>	<b>6:00-8:30 PM</b>	<b>2.5</b>

1/27/16	6:00-8:00 PM	2
1/28/16	6:00-8:30 PM	2.5
1/29/16	6:00-8:30 PM	2.5
1/30/16	9:00-5:00 PM	8
2/1/16	6:00-8:30 PM	2.5
2/2/16	6:00-8:30 PM	2.5
2/3/16	6:00-8:00 PM	2
2/4/16	6:00-8:30 PM	2.5
2/5/16	GYM NOT AVAILABLE	0
2/6/16	9:00 AM-5:00 PM	8
2/8/16	6:00-8:30 PM	2.5
2/9/16	6:00-8:30 PM	2.5
2/10/16	6:00-8:00 PM	2
2/11/16	6:00-8:30 PM	2.5
2/12/16	6:00-8:30 PM	2.5
2/13/16	9:00 AM-5:00 PM	8
2/15/16	GYM NOT AVAILABLE	0
2/16/16	6:00-8:30 PM	2.5
2/17/16	6:00-8:00 PM	2
2/18/16	6:00-8:30 PM	2.5
2/19/16	6:00-8:30 PM	2.5
2/20/16	9:00 AM-5:00 PM	8
2/22/16	6:00-8:30 PM	2.5
2/23/16	6:00-8:30 PM	2.5
2/24/16	6:00-8:00 PM	2
2/25/16	6:00-8:30 PM	2.5
2/26/16	6:00-8:30 PM	2.5
2/27/16	GYM NOT AVAILABLE	0
2/29/16	GYM NOT AVAILABLE	0
3/1/16	GYM NOT AVAILABLE	0
3/2/16	GYM NOT AVAILABLE	0
3/3/16	GYM NOT AVAILABLE	0
3/4/16	GYM NOT AVAILABLE	0
3/5/16	9:00 AM-5:00 PM	8
3/7/16	6:00-8:30 PM	2.5
3/8/16	6:00-8:30 PM	2.5
3/9/16	6:00-8:00 PM	2
3/10/16	GYM NOT AVAILABLE	0
3/11/16	GYM NOT AVAILABLE	0
3/12/16	GYM NOT AVAILABLE	0
<b>TOTAL HOURS</b>		<b>202.5</b>

**History of Payments to Radnor Township School District for Facilities  
and Staff Support Services + Transportation Services:**

**Radnor Youth Basketball Program - All Schools**

YEAR	COSTS
2012-2013	\$ 13,670.00
2013-2014	\$ 10,120.00
2014-2015	\$ 11,920.00

**Radnor Day Camp (Radnor High School) &  
Summer Pre-School Camp (Ithan Elementary School)**

YEAR	COSTS
<b>2012</b>	
Radnor High School	\$ 18,770.00
Ithan Elementary School	\$ 2,220.00
	\$ 20,990.00
<b>2013</b>	
Radnor High School	\$ 18,130.00
Aquatics Supervisor's Fees	\$ 2,652.00
Ithan Elementary	\$ 480.00
	\$ 21,262.00
<b>2014</b>	
Radnor High School*	\$ 14,385.00
Ithan Elementary School	\$ 580.00
	\$ 14,965.00
*Pool was closed summer 2014	
<b>2015*</b>	
Radnor Elementary School	\$ 16,905.00
Ithan Elementary School	\$ -
	\$ 16,905.00

\*Radnor Elementary School was used for both programs in 2015 due to RHS construction/maintenance.

Illustration above represents history of payments to RTSD for Radnor Youth Basketball, Radnor Day Camp, and Summer Pre-School Camp ONLY and does not include payments for other specialty programs or camps that use RTSD facilities.

**Radnor Day Camp Transportation Services**

YEAR	COSTS
2012	\$ 14,396.89
2013	\$ 14,973.79
2014	\$ 18,833.16
2015*	\$ 22,000.00

\*Estimate; invoice has not been received

**RESOLUTION NO. 2015-114  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, AUTHORIZING THE TOWNSHIP TO APPROVE  
GYMNASIUM USAGE OF RADNOR TOWNSHIP SCHOOL DISTRICT  
FACILITIES FOR THE 2015-2016 WINTER SEASON FOR THE RADNOR  
YOUTH BASKETBALL PROGRAM.**

*WHEREAS*, the Radnor Township Recreation & Community Programming Department offers various programming to improve the quality of life throughout the year; and

*WHEREAS*, the Township annually utilizes the Radnor Township School District facilities in order to deliver the high quality programming that it offers to the residents of Radnor Township; and

*WHEREAS*, the Radnor Township School District has implemented and assessed a facility usage fee and staffing support services fee to Radnor Township for the 2015-2016 winter season for the Radnor Youth Basketball Program in an amount not to exceed \$15,000.

*WHEREAS*, the Home Rule Charter Chapter 7.11(D) requires that any contract in excess of \$7,500 be formally approved by the Board of Commissioners.

*NOW, THEREFORE*, it is hereby **RESOLVED** that the Board of Commissioners of Radnor Township hereby authorizes the Township to approve gymnasium usage of Radnor Township School District School facilities for the 2015-2016 winter season for the Radnor Youth Basketball Program in an amount not to exceed \$15,000.

*SO RESOLVED*, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 9<sup>th</sup> day of November 2015.

RADNOR TOWNSHIP

By: \_\_\_\_\_  
Name: James C. Higgins  
Title: President

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

# Radnor Township

## PROPOSED LEGISLATION



**DATE:** November 3, 2015

**TO:** Board of Commissioners

**FROM:** Tammy Cohen, Director of Recreation and Community Programming

⑨

**LEGISLATION:** Resolution 2015-114 authorizing the Township to approve gymnasium usage of Radnor Township School District facilities for the 2015-2016 winter season for the Radnor Youth Basketball Program.

**LEGISLATIVE HISTORY:** This is a one-time resolution that is specific to the gymnasium usage of Radnor Township School District facilities for the 2015-2016 winter season for the Radnor Youth Basketball Program. Since the usage for Radnor Township School District facilities for the Radnor Youth Basketball Program will exceed \$7,500, the Charter requires that the Board formally approved the contract agreement.

**PURPOSE AND EXPLANATION:** The Recreation & Community Programming Department would like to use Radnor Township School District facilities for the 2015-2016 winter season for the Radnor Youth Basketball Program. Radnor Township School District has implemented and assessed a facility usage fee and staffing support services fee to Radnor Township (see attached summary of payments to date for your information). It is expected that this amount will not exceed \$15,000 but will be in excess of \$7,500. The purpose for the resolution is to satisfy the Charter requirement that any contract that exceeds \$7,500 must be formally approved by the Board of Commissioners.

**FISCAL IMPACT:** The impact of the invoice amount will exceed \$7,500 for gymnasium usage of the Radnor Township School District facility for the 2015-2016 winter season of the Radnor Youth Basketball Program. This cost will be directly covered by programming sales generated from participants who register for the program. The anticipated cost for Radnor Township School District facility usage has been budgeted under the *Recreation Programming – Programs* area of the budget under *Contractual Services: Rentals*.

**RECOMMENDED ACTION:** The Administration respectfully recommends that the Board adopt this resolution at the November 9<sup>th</sup>, 2015 Board of Commissioner meeting.

# CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board  
Radnor Township, Pennsylvania



**NAME OF OWNER:** ALLISON JOEL W & SARAH O  
**OWNER ADDRESS:** 421 MIDLAND AVE, WAYNE, PA 19087  
**ADDRESS OF PROPERTY:** 421 MIDLAND AV , WAYNE PA 19087  
**APPLICATION NUMBER:** HARB-2015-18

Subject to the conditions below the above owner, having complied with the Radnor Township Historical and Architectural Review Board (HARB) process, is hereby granted this permit for the

## **ONE STORY ADDITION FOR BEDROOM, BATHROOM & POWDER ROOM**

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

### **NOTES AND/OR CONDITIONS OF APPROVAL:**

APPROVED AS SUBMITTED

**ISSUED:** Monday, November 09, 2015

**TOWNSHIP OFFICIAL**

**ACCEPTED BY APPLICANT**

\_\_\_\_\_  
James C. Higgins, President



# CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board  
Radnor Township, Pennsylvania



**NAME OF OWNER:** COUGHLIN HAROLD & MCKENZIE JOHN & ET  
**OWNER ADDRESS:** 3088 STIRLING RD, BROOMALL, PA 19008  
**ADDRESS OF PROPERTY:** 210 POPLAR AV , WAYNE PA 19087  
**APPLICATION NUMBER:** HARB-15-19

Subject to the conditions below the above owner, having complied with the Radnor Township Historical and Architectural Review Board (HARB) process, is hereby granted this permit for the

**REMODEL EXTERIOR FINISHED, ADD MASTER BEDROOM OVER EXISTING GREAT ROOM. NEW WINDOWS AND ROOF.**

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

## NOTES AND/OR CONDITIONS OF APPROVAL:

APPROVED AS SUBMITTED

**ISSUED:** Monday, November 09, 2015

**TOWNSHIP OFFICIAL**

**ACCEPTED BY APPLICANT**

\_\_\_\_\_  
James C. Higgins, President



**Date:** November 3, 2015

**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:** 220 Lansdowne Avenue  
Grading Permit Application

---

The applicant is requesting a waiver of §245-22 of the Townships Stormwater Management Ordinance which requires the maximizing of the ground water recharge capacity of the area being developed.

The applicant has conducted soil testing at 2 locations on the site, and the required percolation was not feasible due to mottled soils, high ground water and percolation testing results of zero. The applicant has made provisions for the installation of a rain garden to address volume management requirements due to the lack of percolation at the site.

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to read 'Roger A. Phillips', written over a circular stamp or seal.

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

Gannett Fleming, Inc.

P.O. Box 80794 • Valley Forge, PA 19484-0794 | 1010 Adams Avenue • Audubon, PA 19403-2402

t: 610.650.8101 • f: 610.650.8190

[www.gannettfleming.com](http://www.gannettfleming.com)



# MOMENEE AND ASSOCIATES, INC.

924 COUNTY LINE ROAD • BRYN MAWR, PENNSYLVANIA 19010

(610) 527-3030 • FAX (610) 527-9008

E-MAIL: info@momenee.com

www.momenee.com

October 23, 2015

Mr. Roger Phillips, P.E.  
Radnor Township Engineer  
301 Iven Avenue  
Wayne, PA 19087

**RE: 220 Lansdowne Avenue  
Radnor Township, Delaware County**

**Our File No. 14-327**

Dear Roger:

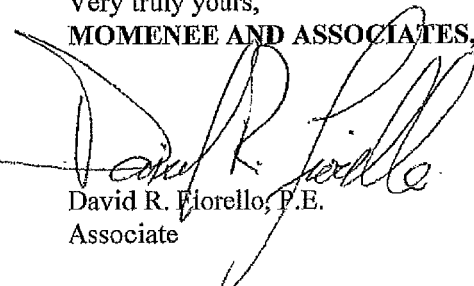
On behalf of James Bradley and Emily Andriole, owners of the property at 220 Lansdowne Avenue, we are hereby requesting a waiver from Section 245-22 of the Radnor Township Stormwater Management Ordinance which requires the maximizing of the ground water recharge capacity of the area being developed. The ordinance requires the design of infiltration facilities to consider ground water recharge to compensate for the reduction in the recharge that occurs when the ground surface is disturbed or impervious surface is created.

The ordinance recognizes that infiltration may not be feasible on every site due to site-specific limitations such as soil type and states that the design professional is responsible to show that this cannot be physically accomplished.

Soil tests conducted at two different locations on the site on August 3, 2015 showed that it was not feasible to provide the required percolation because of mottled soils, high ground water and percolation testing results of zero. To compensate for the absence of porous soils, we made provisions for the installation of a rain garden to provide water quality compensation for the lack of percolation. The rain garden is located where it can collect runoff from some of the off-site areas that drain onto this property. The provision of the rain garden allows for water quality mitigation that would have otherwise been provided with recharge had it been possible.

I trust that this request can be considered for this site and can be approved by the Board of Commissioners if necessary at their next meeting. Should you have any questions or require any additional information, please let me know.

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



David R. Fiorello, P.E.  
Associate

14327L02.doc

cc: James Bradley

**Sample Soil Log**

PROPOSED STORM PIT AREA 220 LANDSDOWNE AVE, WAYNE, PA

Tested by: Jeff Rachlin

Test Pit: Storm Pit 8-3-1

Date: August 3, 2015

Elevation: \_\_\_\_\_

Equipment Used: Mini-Excavator

Geology: Rear Back Yard

Soil Type: Md - Made land

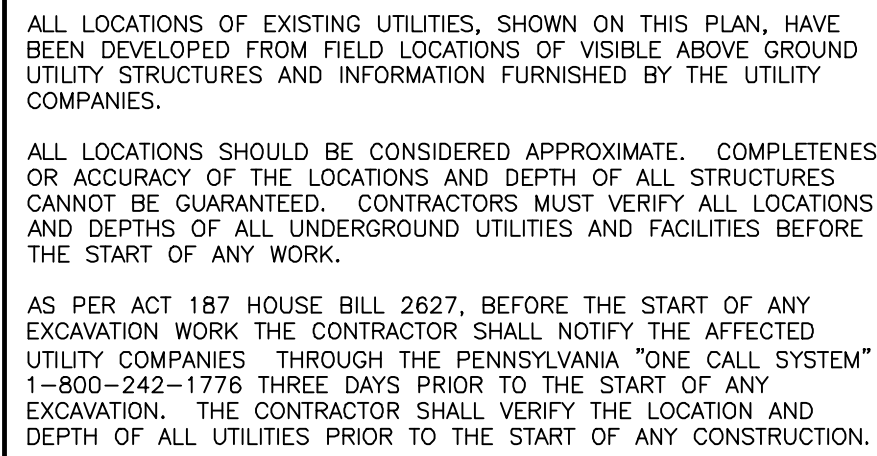
Land Use: \_\_\_\_\_

Weather: 80 Degrees, Dry

Additional comments: ALTERNATE STORM PIT AREA PIT 8-3-2 SIMILAR BUT SEEPS START @ 48"

Horizon	Upper Boundary	Lower Boundary	Soil Textural Class	Type, Size, Coarse Fragments, etc.	Soil Color	Color Patterns	Pores, Roots, Rock Structure	Depth to Bedrock	Depth to Water	Comments
A	0	6"	SIL	SBK W	10yr 2/2			N/A	N/A	
B	6"	12"	SICL	SBK M	10yr 4/4			N/A	N/A	MOTTLES C/ME/FA
B	12"	20"	SIC	SBK M	10yr	5/2	CT 2%	N/A	N/A	MOTTLES M/CO/P
B	20"	40"	SIC	PL M	2.5yr 7/1		CT 5%	N/A	SEEPS 38"	MOTTLES M/CO/P
C	40"	56"	LS	GR M	7.5yr 5/8		CB 25%	N/A	SEEPS 58"	MOTTLES M/CO/P
C	56"	96"	LS	GR S	7.5yr 4/3				SEEPS 84"	Fe / Mn
Pit #1 Double Ring Infiltrometer tests produced:							Pit #2 Double Ring Infiltrometer Tests:			
									0.0"/Hour at 20" deep	
									0.0"/Hour at 24" deep	



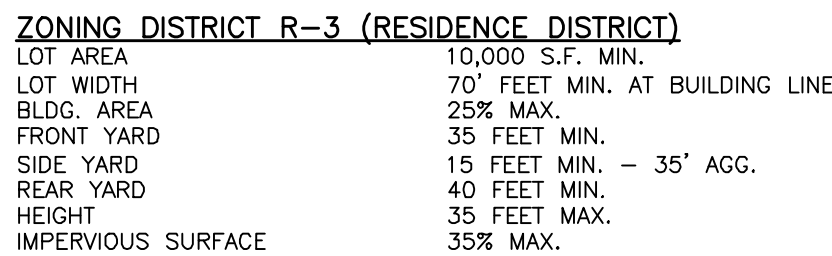


NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED 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.

MINIMUM LOT AREA  
MINIMUM LOT WIDTH (AT BUILDING SETBACK LINE)  
MINIMUM FRONT YARD  
MINIMUM REAR YARD  
MINIMUM SIDE YARD  
MINIMUM SIDE YARD AGGR.  
MAXIMUM PRINCIPAL BUILDING HEIGHT  
MAXIMUM BUILDING COVERAGE  
MAXIMUM IMPERVIOUS COVERAGE

REQUIRED	EXISTING
10,000 SF	14,509 SF (GROSS), 12,884.33 (NET)
70 FT	65 FT
35 FT	50 FT
35 FT	123 FT
15 FT	8 FT
35 FT	21 FT
FT (3 STORIES)	<35 FT (2.5 STORIES)
25%	7.30%
35%	22.52%

PROPOSED  
NO CHANGE  
NO CHANGE  
NO CHANGE  
83.5 FT  
NO CHANGE  
NO CHANGE  
NO CHANGE  
14.37%  
30.91%



FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

**LOT DATA:**  
GROSS LOT AREA = 14,509 S.F. (0.333 ACRES)

**SOURCE OF TITLE:**  
DEED BOOK 5584 PAGE 0556  
220 LANSDOWNE AVENUE  
WAYNE, PA 19087  
TMP No. 36-03-01707-00

1. OWNER/APPLICANT:  
JAMES T. BRADLEY & EMILY ANDRIOLE  
220 LANSDOWNE AVENUE  
WAYNE, PA 19087

1. TOPOGRAPHIC FEATURES SHOWN FROM ACTUAL FIELD SURVEY BY ASH ASSOCIATES DECEMBER 19, 2014 AND LIMITED TO SHOWING FEATURES OF INTEREST ONLY.
2. SURVEY REFERENCE NOTES:
  - a. VERTICAL DATUM IS NAVD 1988 AND ESTABLISHED BY GPS OBSERVATIONS REFERENCED TO THE NOS CORS NETWORK. SITE BENCHMARK IS A MAGNETIC NAIL SET AS SHOWN. ELEVATION = -390.23'.
  - b. HORIZONTAL DATUM IS NAD 83, STATE PLANE COORDINATES OF PENNSYLVANIA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NOS CORS NETWORK. BOTH DEED BEARINGS AND NAD 83 PENNSYLVANIA STATE PLANE BEARINGS ARE SHOWN. PARENTHESIS ( ) INDICATES DEED BEARINGS.
  - c. THIS PLAN WAS MADE AS PER INSTRUCTIONS OF APPLICANT AND WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
  - d. THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, OR ARCHEOLOGICAL SITES.
  - e. THE WIDTH-OF-WAY WIDTHS SHOWN FROM DEEDS OF RECORD.
  - f. ENTIRE SITE IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP (FIRM) OF DELAWARE COUNTY, PANEL 17 OF 250, MAP # 4204500017F, REVISED NOVEMBER 18, 2009.
  - g. THIS IS AN ABOVE-GROUND SURVEY. LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVEGROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF THE TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED BY ASH ASSOCIATES, INC. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA ACT 127 OF 1974 AS AMENDED BY ACT 121 OF 2008.
  - h. CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
  - i. TREE SPECIES PROVIDED BY CLIENT.
3. SOIL INFORMATION TAKEN FROM THE SOIL SURVEY FOR CHESTER AND DELAWARE COUNTIES PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE.
4. THE PROPOSED DEVELOPMENT WILL INCLUDE THE DEMOLITION OF THE EXISTING ATTACHED DECK, THE CONSTRUCTION OF AN ADDITION TO THE EXISTING RESIDENCE WITH ATTACHED GARAGE, DRIVEWAY IMPROVEMENTS, AND OTHER ASSOCIATED IMPROVEMENTS TOGETHER WITH THE REMOVAL OF PORTIONS OF EXISTING PAVED AREAS.
5. THE CONSTRUCTION WILL RESULT IN SOME NEW AND REPLACEMENT IMPERVIOUS COVER FOR WHICH GROUNDWATER RECHARGE IS REQUIRED PER THE TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
6. THIS SITE IS CURRENTLY SERVED BY PUBLIC DOMESTIC WATER SERVICE. PUBLIC WATER SERVICE IS TO BE MAINTAINED.
7. THIS SITE IS CURRENTLY SERVED BY PUBLIC SEWER WHICH IS TO BE MAINTAINED AS PART OF THIS WORK.
8. MAINTENANCE FOR THE PROPOSED STORMWATER MANAGEMENT SYSTEM IS THE RESPONSIBILITY OF THE OWNER.
9. UTILITY LINES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL HAVE ALL LINES MARKED PRIOR TO CONSTRUCTION AND ADJUST SERVICES AS NECESSARY.

RESIDENCE	1,060	S.F.
DRIVEWAY	1,773	S.F.
DECK	253	S.F.
WALKS/STEPS	174	S.F.
WALLS	4	S.F.
OTHER	4	S.F.
TOTAL	3,268	S.F. (22.52%)

I, \_\_\_\_\_, ACKNOWLEDGE THAT ANY  
REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED  
BY THE MUNICIPALITY.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE EXISTING CONDITIONS ARE AS SHOWN AND THAT THIS DRAINAGE PLAN COMPLIES WITH ALL THE DESIGN STANDARDS AND CRITERIA OF THE RADNOR TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

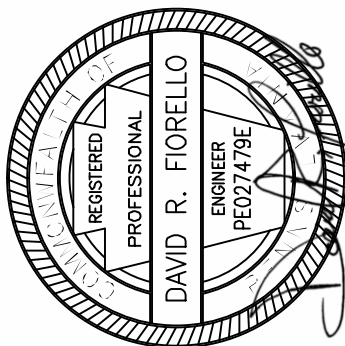
DAVID R. FIORELLO, P.E.

DATE \_\_\_\_\_

Serial Number:

CALL BEFORE YOU DIG!

1-800-242-1776



MOMENEE &amp; ASSOCIATES, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

924 COUNTY LINE ROAD, BRYN MAWR, PA 19010  
PHONE: (610) 527-3030 FAX: (610) 527-9008

# GRADING PERMIT PLAN

EXISTING CONDITIONS / DEMOLITION PLAN  
220 LANSLOWNE AVENUE

RADNOR TOWNSHIP \* DELAWARE COUNTY \* PENNSYLVANIA

OWNER/APPLICANT  
JAMES BRADLEY  
200 LANSLOWNE AVENUE

DRF

DRE



DATE: SEPTEMBER 14, 2015

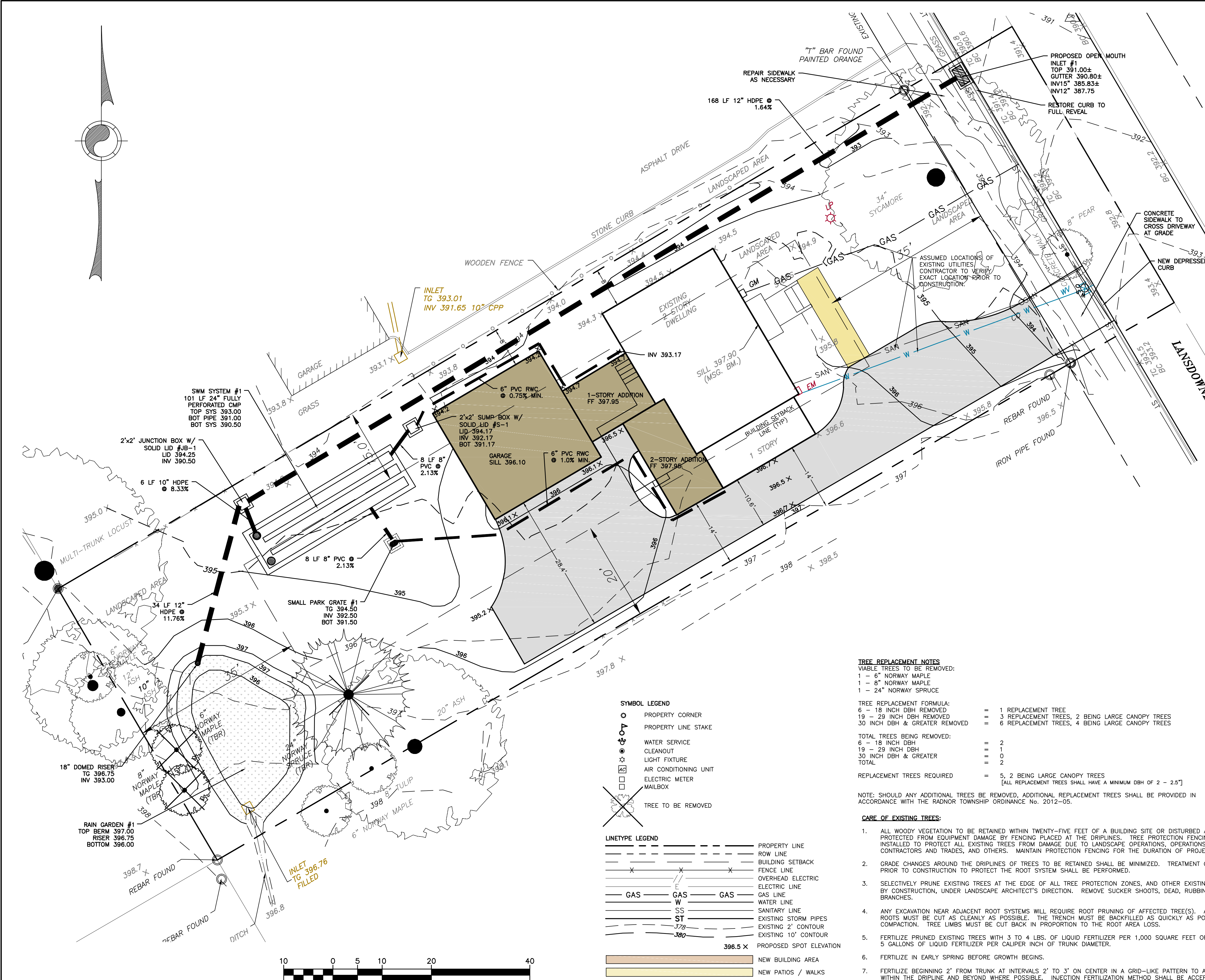
SHEET NO.

OF 4

SCALE: 1" = 20'

FILE NO.: 14-327

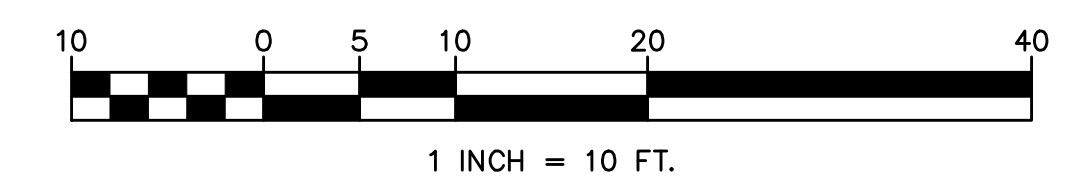




ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

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.



- SYMBOL LEGEND**
- PROPERTY CORNER
  - PROPERTY LINE STAKE
  - ⊙ WATER SERVICE
  - ⊙ CLEANOUT
  - ⊙ LIGHT FIXTURE
  - ⊙ AIR CONDITIONING UNIT
  - ⊙ ELECTRIC METER
  - ⊙ MAILBOX
  - ⊙ TREE TO BE REMOVED

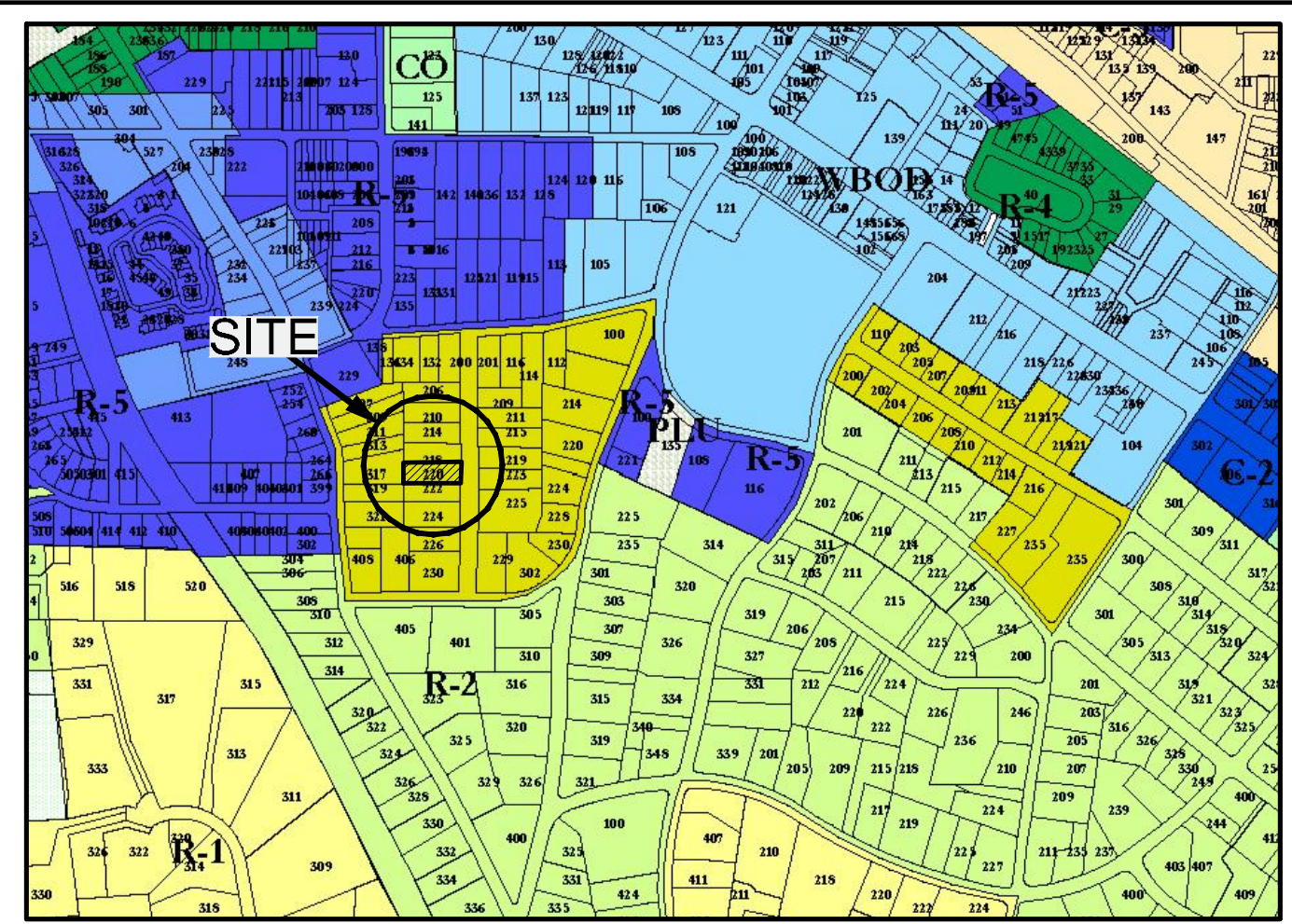
- LINE TYPE LEGEND**
- PROPERTY LINE
  - ROW LINE
  - BUILDING SETBACK
  - FENCE LINE
  - OVERHEAD ELECTRIC
  - ELECTRIC LINE
  - GAS LINE
  - WATER LINE
  - SANITARY LINE
  - EXISTING STORM PIPES
  - EXISTING 2' CONTOUR
  - EXISTING 10' CONTOUR
  - PROPOSED SPOT ELEVATION
  - NEW BUILDING AREA
  - NEW PATIOS / WALKS
  - NEW DRIVEWAY AREAS

- TREE REPLACEMENT NOTES**
- VARIABLE TREES TO BE REMOVED:
- 1 - 6" NORWAY MAPLE
  - 1 - 8" NORWAY MAPLE
  - 1 - 24" NORWAY SPRUCE
- 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 = 2
  - 19 - 29 INCH DBH = 1
  - 30 INCH DBH & GREATER = 0
  - TOTAL = 2
- REPLACEMENT TREES REQUIRED = 5, 2 BEING LARGE CANOPY TREES [ALL REPLACEMENT TREES SHALL HAVE A MINIMUM DBH OF 2 - 2.5"]
- NOTE: SHOULD ANY ADDITIONAL TREES BE REMOVED, ADDITIONAL REPLACEMENT TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE RADNOR TOWNSHIP ORDINANCE No. 2012-05.

- CARE OF EXISTING TREES:**
- 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. 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.
  - 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.
  - 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.
  - ANY EXCAVATION NEAR ADJACENT ROOT SYSTEMS WILL REQUIRE ROOT PRUNING OF AFFECTED TREE(S). ALL DISTURBED ROOTS MUST BE CUT AS CLEANLY AS POSSIBLE. THE TRENCH MUST BE BACKFILLED AS POSSIBLE, AVOIDING COMPACTION. TREE LIMBS MUST BE CUT BACK IN PROPORTION TO THE ROOT AREA LOSS.
  - 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.
  - FERTILIZE IN EARLY SPRING BEFORE GROWTH BEGINS.
  - FERTILIZE 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.

SOILS INFORMATION															
SYMBOL	NAME	%SLOPE	ERODIBILITY INDEX	HYDROLOGIC GROUP	AGRICULTURAL CLASS	DRAINAGE	LOAD BEARING CAPACITY	DEPTH TO SH WATER	DEPTH TO BEDROCK	GRAVEL SOURCE	SAND SOURCE	ROADFILL SOURCE	TOPSOIL SOURCE	LOCAL RESERVOIR AREAS	EMBANKMENTS
Md	MADE LAND GABBRO AND DIABASE MATERIALS	NOT RATED	NOT RATED	C	6E	WELL DRAINED	NOT RATED	6.6+	6.6+	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED

NOTES: 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.



**ZONING DISTRICT R-3 (RESIDENCE DISTRICT)**

LOT AREA	10,000 S.F. MIN.
LOT WIDTH	70' FEET MIN. AT BUILDING LINE
BLDG. AREA	25% MAX.
FRONT YARD	35 FEET MIN.
SIDE YARD	15 FEET MIN. - 35' AGG.
REAR YARD	40 FEET MIN.
HEIGHT	35 FEET MAX.
IMPERVIOUS SURFACE	35% MAX.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

**LOT DATA:**  
GROSS LOT AREA = 14,509 S.F. (0.333 ACRES)

**EXISTING IMPERVIOUS COVERAGE:**

RESIDENCE	1,060 S.F.
DRIVEWAY	1,773 S.F.
DECK	253 S.F.
WALKS/STEPS	174 S.F.
WALLS	4 S.F.
OTHER	4 S.F.
TOTAL	3,268 S.F. (22.52%)

**IMPERVIOUS COVERAGE TO BE REMOVED:**

DRIVEWAY	1,773 S.F.
DECK	253 S.F.
WALKS/STEPS	93 S.F.
WALLS	4 S.F.
OTHER	4 S.F.
TOTAL	2,127 S.F.

**IMPERVIOUS COVERAGE TO BE ADDED:**

RESIDENCE	1,025 S.F.
DRIVEWAY	2,216 S.F.
WALKS/STEPS	103 S.F.
OTHER	0 S.F.
TOTAL	3,344 S.F.

**PROPOSED IMPERVIOUS COVERAGE:**

RESIDENCE	2,085 S.F.
DRIVEWAY	2,216 S.F.
WALKS/STEPS	184 S.F.
OTHER	0 S.F.
TOTAL	4,485 S.F. (30.91%)

NET INCREASE 1,217 S.F.  
MAXIMUM ALLOWABLE 5,078 S.F. (35%)

- NOTES:**
- THE STORMWATER MANAGEMENT FACILITIES ARE DESIGNED TO ACCOUNT FOR THE MAXIMUM ALLOWABLE IMPERVIOUS COVER ON SITE OF 5,078 SF. THIS INCLUDES THE PROPOSED AMOUNT PLUS AN ADDITIONAL 593 SF TO ALLOW FOR POSSIBLE FUTURE DEVELOPMENT. IF THIS IMPERVIOUS COVER IS CONSTRUCTED IN THE FUTURE, 400 SF MAY BE DIRECTED TO THE STORMWATER MANAGEMENT SYSTEM, AND 193 SF MAY REMAIN UNCONTROLLED.
  - THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEM AND OTHER DRAINAGE FACILITIES SHALL BE THE OBLIGATION OF THE PROPERTY OWNER.
  - THE TOWNSHIP ENGINEER'S OFFICE SHALL BE NOTIFIED 48 HOURS PRIOR TO THE CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM AND PRIOR TO THE START OF EARTHMOVING ACTIVITIES.
  - A GENERAL EASEMENT IS HEREBY CREATED OVER THE STORMWATER MANAGEMENT SYSTEM THAT PERMITS INGRESS AND EGRESS BY RADNOR TOWNSHIP.
  - THE EXISTENCE AND/OR LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
  - 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.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ANY DEBRIS AND FLUSH OUT ALL EXISTING AND PROPOSED STORM DRAINAGE FACILITIES WITHIN THE PROJECT LIMITS AT THE COMPLETION OF CONSTRUCTION.
  - THE GROUND IMMEDIATELY ADJACENT TO THE PROPOSED FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN FIVE (5%) PERCENT FOR A MINIMUM DISTANCE OF TEN (10') FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN TEN (10') FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2%) PERCENT AWAY FROM THE BUILDING.
  - 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.
  - 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.
  - 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.
  - ON SITE TREES TO BE SAVED SHALL BE PREPARED FOR CONSTRUCTION BY APPROPRIATE CROWN AND DEEP ROOTING FERTILIZATION AND PROTECTED BY APPROPRIATE FENCING. ALL TREES ARE TO BE DEEP ROOT FERTILIZED USING 16-32-16 SLOW RELEASE, WATER DISPERSIBLE @ 15 LBS. PER 100 GALLON OR EQUAL.

**PERCOLATION TEST:**  
STORM WATER INFILTRATION TESTING WAS PERFORMED ON SITE. THE SOILS WERE FOUND TO BE UNSUITABLE AND GROUNDWATER RECHARGE IS NOT FEASIBLE ON SITE.

Serial Number:

CALL BEFORE YOU DIG:  
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL  
Pennyweld One Call System, Inc.  
1-800-242-1776

DAVID R. FIORELLO  
REGISTERED PROFESSIONAL ENGINEER  
NO. 120719E

**MOMENEE & ASSOCIATES, INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010  
PHONE: (610) 527-3030 FAX: (610) 527-9008

**GRADING PERMIT PLAN**  
GRADING & UTILITY PLAN  
220 LANSOWNE AVENUE  
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

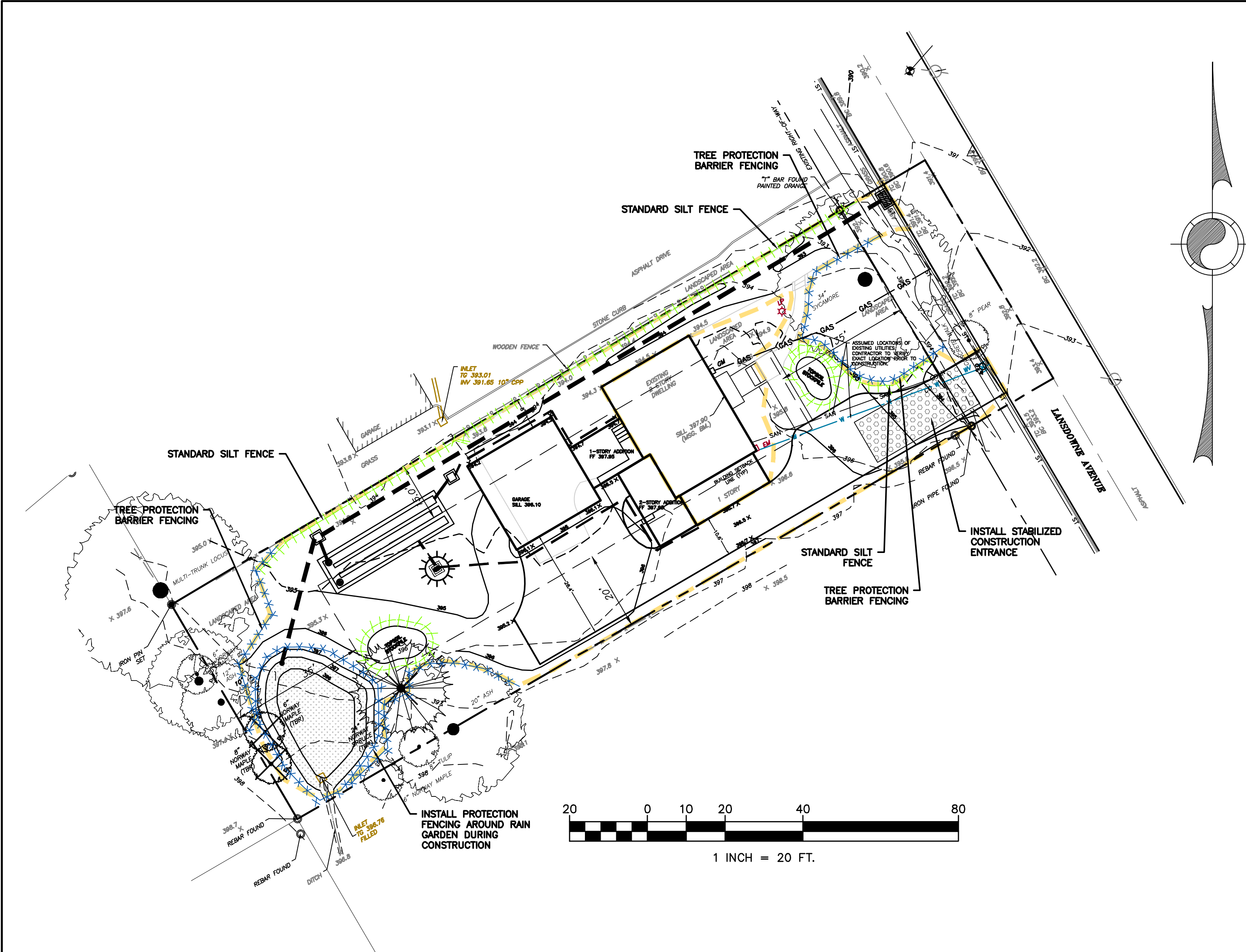
OWNER/APPLICANT	ONE-CALL:	DRF	DRF
JAMES BRADLEY	DRAWN BY:		
200 WAYNE, PA 19087	CHECKED BY:		

MA

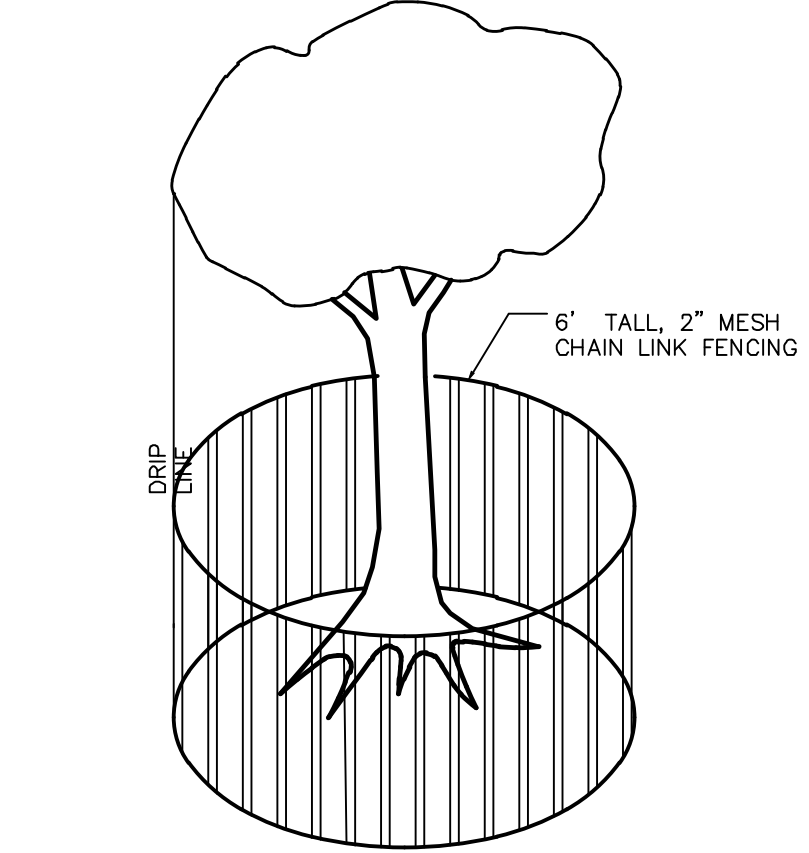
REV	DATE	COMMENTS

DATE: SEPTEMBER 14, 2015  
SHEET NO. 2 OF 4  
SCALE: 1" = 10'  
FILE NO.: 14-327



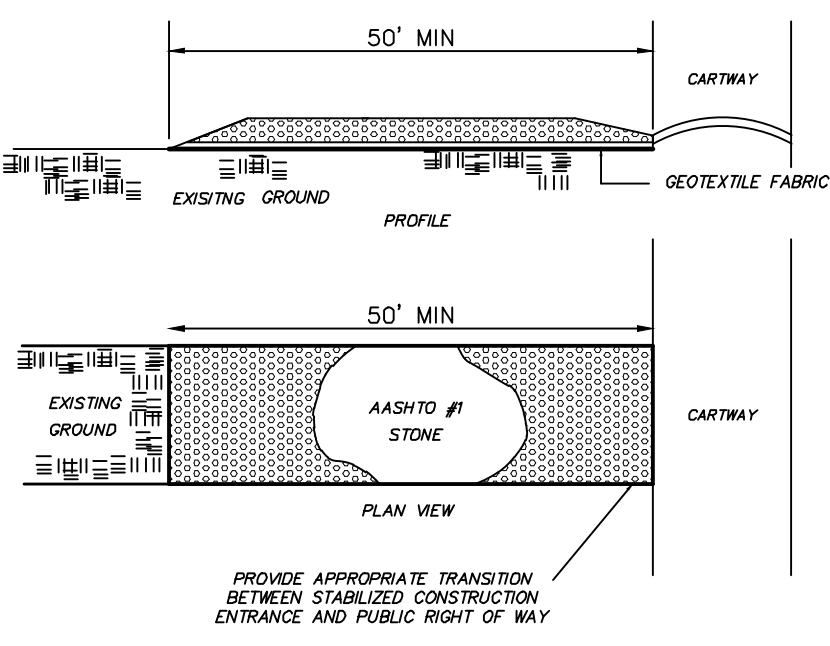


- FILL NOTES:**
- IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE PERMITTEE.
  - CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID 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).
  - 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".
  - 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.
  - ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. 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".
  - 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.PACODE.COM](http://WWW.PACODE.COM).

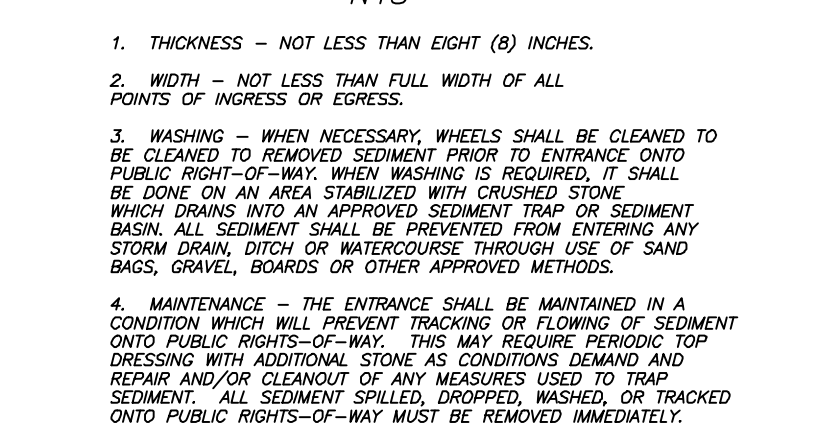


TREE PROTECTION FENCE PLACEMENT

ALL WOODY VEGETATION TO BE RETAINED WITHIN 25 FEET OF A BUILDING SITE, PARKING AREA, DRIVEWAY OR OTHER PROPOSED IMPROVEMENT SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING OR OTHER EFFECTIVE BARRIERS APPROVED BY THE TOWNSHIP ENGINEER AND/OR ARBORIST. FENCING OR BARRIERS SHALL BE PLACED AS MUCH AS IS PRACTICAL AT THE DIAPHRANE. LOCATION MAY BE ALTERED TO AVOID INTERFERENCE WITH PROPOSED GRADING AND IMPROVEMENTS AS SHOWN ON THE PLANS. BARRIER LOCATION SHALL BE SUBJECT TO APPROVAL BY THE TOWNSHIP ENGINEER AND/OR ARBORIST.



TYPICAL SOIL STOCKPILE CROSS SECTION



STABILIZED CONSTRUCTION ENTRANCE

- NOTES:**
- NEWLY GRADED SLOPES TWENTY FIVE PERCENT (25% OR GREATER) SHALL BE SODDED OR STABILIZED WITH EROSION CONTROL NETTING.
  - GEOTEXTILE FABRIC SHALL BE CLASS 1. GEOTEXTILE FABRIC IN ACCORDANCE WITH PENNDOT SPECIFICATION FROM 408. THE TYPE AND/OR THICKNESS SHALL BE DUPONT TYPAR #3401, AMOCO PROPEX #4545 OR APPROVED EQUAL OR AS OTHERWISE INDICATED ON THE PLAN.
  - TO ALL AREA WHICH REMAIN DISTURBED FOR MORE THAN 4 DAYS AND WILL BE SUBJECT TO THE ACTION OF EARTHMOVING AND OTHER EQUIPMENT, APPLY A MULCH (WOODCHIPS: 20 TONS PER ACRE; HAY OR STRAW: 3 TONS PER ACRE). ALL OTHER DISTURBED AREAS REMAINING OPEN FOR MORE THAN 4 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED.
  - ALL TREES AND BRUSH WITHIN THE SIGHT TRIANGLE SHALL BE TRIMMED AND/OR REMOVED AS NECESSARY TO OBTAIN CLEAR SIGHT DISTANCE WITH THE APPROVAL OF THE TOWNSHIP ARBORIST.
  - SHOULD UNFORESEEN EROSION 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.
  - THE CONTRACTOR SHALL, BY SCHEDULING THE CONSTRUCTION, UTILIZE NEW PLANTINGS AND PROPERLY INSTALL EROSION CONTROL FENCING, HAY BALES AND OTHER EROSION CONTROL MEASURES TO MINIMIZE EROSION DAMAGE.
  - ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED FOR MORE THAN 4 DAYS 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 WITH A PERMANENT SEEDING MIXTURE AND MULCH. DIVERSIONS, CHANNELS, SEDIMENTATION BASINS, SEDIMENT TRAPS, AND STOCKPILES MUST BE SEEDED AND MULCHED IMMEDIATELY.
  - A ROUTINE "END-OF-DAY-CHECK" SHALL BE MADE DURING CONSTRUCTION TO MAKE SURE THAT ALL CONTROL MEASURES ARE WORKING PROPERLY. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL DESIGN, IMPLEMENT, AND MAINTAIN CONTROL MEASURES WHICH PREVENT ACCELERATED EROSION AND SEDIMENTATION. THERE SHALL BE NO ADVERSE DISCHARGE OF THE SEDIMENT OR OTHER SOLID MATERIALS FROM THE SITE AS THE RESULT OF STORMWATER RUNOFF.
  - TEMPORARY EROSION CONTROL MEASURES MAY BE REMOVED ONLY AFTER THE CONSTRUCTION AREA AND CONTAINED SILT IS STABILIZED AND THE LAWN AREA ESTABLISHED.

**MAINTENANCE OF TEMPORARY SEDIMENTATION CONTROL STRUCTURES**

STABILIZED CONSTRUCTION ENTRANCE: THE STABILIZED CONSTRUCTION ENTRANCES ARE TO BE CONSTRUCTED PER THE DETAIL. THE STABILIZED CONSTRUCTION ENTRANCES SHALL BE MAINTAINED SO THAT TREE 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.

INLET SILT TRAPS: INLET SILT TRAPS SHALL BE CONSTRUCTED PER THE DETAIL AND CLEANED AFTER EACH STORM EVENT OR AS DIRECTED BY THE CONSERVATION DISTRICT OR TOWNSHIP ENGINEER.

SILT FENCE: SILT FENCE SHALL BE INSTALLED PER THE DETAIL WITH ROCK FILTER OUTLETS PROVIDED EVERY 100 FEET AND AT EXISTING AND GRADED LOW POINTS. 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 OR TOPPED WILL BE REPLACED WITH ROCK FILTER OUTLETS IMMEDIATELY.

SEDIMENT DISPOSAL: SILT REMOVED FROM TEMPORARY SEDIMENT CONTROL STRUCTURES SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS LOCATED OUTSIDE OF FLOOD PLAINS, WETLANDS, STEEP SLOPES AND DRAINAGE SWALES.

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.

**PLACING TOPSOIL OR TOPSOIL MIXTURE**

**PREPARATION OF AREAS TO BE TOPSOILED**

GRADE THE AREAS TO BE COVERED BY TOPSOIL. USING ACCEPTABLE METHODS TO 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.

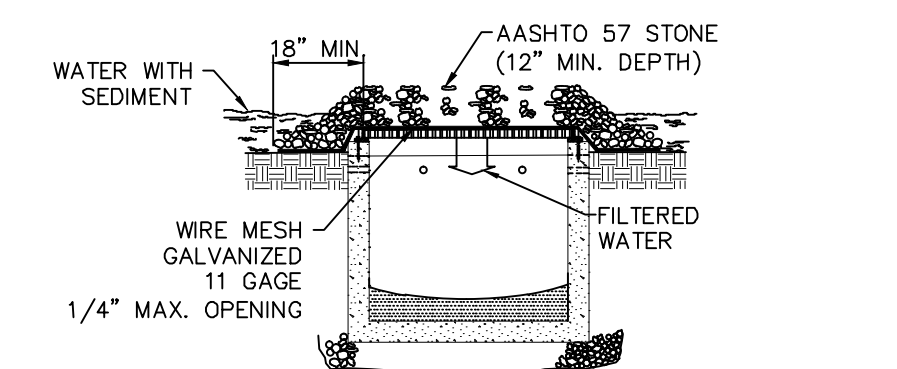
**PLACING AND SPREADING TOPSOIL**

PLACE TOPSOIL ON THE PREPARED AREAS AND, UNLESS OTHERWISE INDICATED, SPREAD AND COMPACT TO A 4-INCH UNIFORM DEPTH  $\pm$  1 1/2 INCHES. COMPACT WITH A ROLLER WEIGHING NOT OVER 120 POUNDS PER FOOT WIDTH OF ROLLER 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.

**SEEDING SPECIFICATIONS:**

WHERE DENUED AREAS ARE DESIRED TO BE LAWN:

- PERFORM ALL CULTURAL OPERATION AT RIGHT ANGLES TO THE SLOPE.
- APPLY LIME ACCORDING TO TEST OR AT THE RATE OF 25 LBS. OF GROUND LIMESTONE PER 1,000 SQ. FT.
- 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.
- SMOOTH AND FIRM SEEDED PRIOR TO SEEDING.
- 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.
- COVER GRASS AND LEGUME SEEDS WITH 1/4" OF SOIL WITH SOIL EQUIPMENT, MULCH, USING 2 BALES/1,000 SQ. FT.
- MOW AS REQUIRED.
- 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.



STANDARD FILTER FABRIC FENCE

**CONSTRUCTION TIMING AND SEQUENCE**

NOTE: THE TOWNSHIP ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO THE INSTALLATION OF THE SEEPAGE BED AND PRIOR TO THE START OF ANY EARTHMOVING ACTIVITIES.

- NOTIFY THE TOWNSHIP THAT CONSTRUCTION IS GOING TO COMMENCE. ANTICIPATED DATE: OCTOBER 2015.
- INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THE PLANS. ALL CONSTRUCTION VEHICLES EXITING THE SITE MUST USE THIS ENTRANCE.
- INSTALL TREE PROTECTION AS INDICATED ON THE PLAN. PLACE PROTECTION FENCING AROUND THE PROPOSED RAIN GARDEN AREA.
- INSTALL SILT FENCE AS SHOWN ON THE PLAN AND ON THE DOWNHILL SLOPE OF ANY EXCAVATION OR ANTICIPATED DISTURBANCE.
- PRIOR TO EARTH DISTURBANCE, NOTIFY THE TOWNSHIP ENGINEER THAT CONSTRUCTION IS GOING TO BEGIN.
- ONCE THE EROSION AND SEDIMENT CONTROLS ARE IN PLACE AND FUNCTIONING, BEGIN DEMOLITION OF THE DECK, DRIVEWAY, AND THE OTHER IMPERVIOUS FEATURES DESIGNATED FOR REMOVAL. 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 FROM AREAS OF CONSTRUCTION AND STOCKPILE SUITABLE MATERIAL FOR FUTURE USE. UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SURROUND TOPSOIL WITH SILT FENCE AND SEED TO ESTABLISH TEMPORARY VEGETATIVE COVER.
- EXCAVATE FOR AND BEGIN TO CONSTRUCT THE FOUNDATIONS FOR THE NEW BUILDING ADDITION. UPON COMPLETION OF FOUNDATION WALLS, BACKFILL FOUNDATIONS AND ROUGH GRADE AROUND THE HOUSE. ANY GRADED OR DISTURBED AREA MUST BE TEMPORARILY SEEDED IF NO FURTHER EARTH MOVING IS ANTICIPATED IMMEDIATELY. USE ANY ADDITIONAL EXCAVATED MATERIAL FROM THE NEW FOUNDATION TO BACKFILL THE EXISTING BASEMENT.
- CONTINUE WITH BUILDING CONSTRUCTION AND ROUGH GRADE THE SITE. INSTALL UTILITIES AS NECESSARY.
- CONCURRENT WITH THE BUILDING CONSTRUCTION INSTALL THE ROOF RAINWATER COLLECTION SYSTEM, INLET, SUMP BOX, AND CONVEYANCE PIPING. PLACE INLET PROTECTION ON THE INLET.
- PLACE STONE BASE FOR NEW DRIVEWAY AREAS.
- INSPECT SEDIMENT BARRIERS FREQUENTLY, ESPECIALLY AFTER HEAVY STORMS. REPLACE AND REPAIR SEDIMENT BARRIERS AS NECESSARY.
- UPON FINAL STABILIZATION OF THE CONTRIBUTORY AREA, INSTALL PERMANENT STABILIZATION SYSTEM, JUNCTION BOX, AND OPEN MOUTH INLET IN LANSOWNE AVENUE. CONNECT THE ROOF DRAINS, SUMP BOX, AND INLET TO THE SYSTEM, AND CONNECT THE SYSTEM TO THE JUNCTION BOX AND NEW OPEN MOUTH INLET.
- UPON FINAL STABILIZATION OF THE CONTRIBUTORY AREA, INSTALL THE PROPOSED RAIN GARDEN AND PERMANENT RISER. CONNECT THE RISER TO THE JUNCTION BOX AS SHOWN ON THE PLANS.
- INSTALL FINAL TOP COURSES ON THE NEW DRIVEWAY AREAS.
- FINAL GRADE DENUED AREAS, SPREAD STOCKPILED TOPSOIL AND SEED GRADED AREAS TO REESTABLISH PERMANENT VEGETATION. STABILIZE SLOPES IN EXCESS OF 4:1 WITH SOD OR EROSION CONTROL NETTING AND MULCH.
- INSTALL FINAL LANDSCAPE FEATURES, AND COMPLETE CONSTRUCTION.
- UPON PERMANENT STABILIZATION, REMOVE THE SEDIMENT BARRIERS. IMMEDIATELY SEED ANY DENUED AREAS DUE TO THEIR REMOVAL.
- CONSTRUCTION COMPLETED. ANTICIPATED DATE: JUNE 2016.

**HYDROSEEDING SPECIFICATIONS**

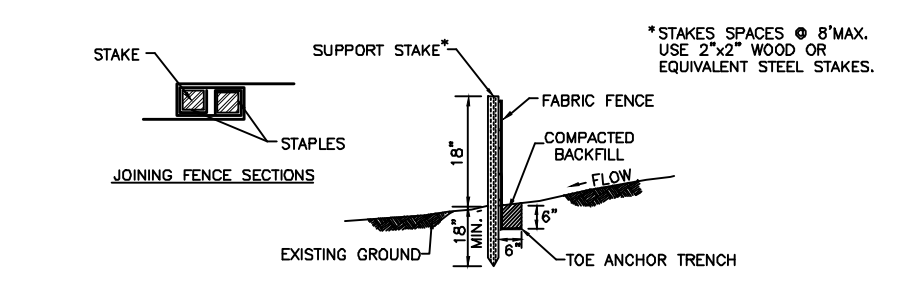
DEFINITION: STABILIZING SEDIMENT PRODUCING AND SEVERELY ERODED AREAS BY ESTABLISHING PERMANENT GRASS COVER.

PURPOSE: TO PROVIDE PERMANENT VEGETATIVE COVER TO CONTROL RAPID RUN-OFF AND EROSION.

PROCEDURE: SURFACE TO BE HYDRO-SEEDED SHALL BE CLEANED OF ALL DEBRIS AND OTHER MATTER HARMFUL TO UNIFORM GERMINATES. A WATER-SLURRY MIXTURE COMPOSED OF THE BELOW MENTIONED "MATERIALS" SHALL BE SPRAYED UNIFORMLY OVER THE AREAS TO BE HYDRO-SEEDED.

MATERIALS: APPLICATION RATE

NAME	DESCRIPTION	(PER ACRE)
PERMANENT SEEDING		
1) SEED MIXTURE	60% PENNSTAR KENTUCKY BLUEGRASS	260 LBS.
% BY WEIGHT	30% PENNLAWN RED RESCUE	
	10% PENNFINE PERENNIAL RYEGRASS	
2) COMMERCIAL FERTILIZER	10-20-20	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 EQUIVLANT	20 LBS.
TEMPORARY		
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



NOTE: STAKES SPACES @ 8' MAX. USE 2" X 2" WOOD OR EQUIVALENT STEEL STAKES. FILTER FABRIC FENCE MUST BE PLACED AT LEVEL GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8' UP SLOPE AT 40° TO THE MAIN BARRIER ALIGNMENT. ANY SILT FENCING WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE REPLACED WITH ROCK FILTER OUTLETS IMMEDIATELY. SEE ROCK FILTER OUTLET DETAIL. SEDIMENT MUST BE REMOVED WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.

STANDARD FILTER FABRIC FENCE

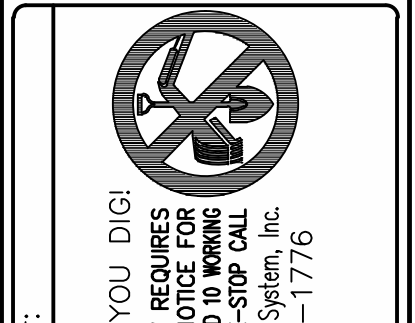
SOILS INFORMATION					
SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO WATER	DEPTH TO BEDROCK
Md	MADE LAND GABBRO AND DIABASE MATERIALS	NOT RATED	C	6.6+	6.6+

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.

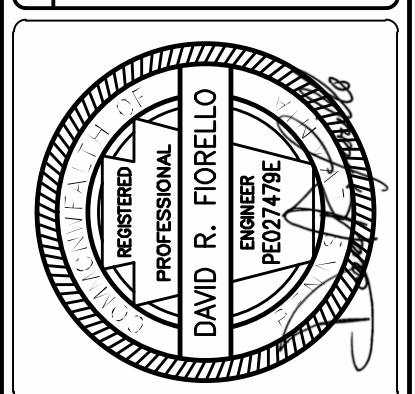
ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

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.

CONTRACTOR AND ASSOCIATES, INC. CONSTRUCTION PERMIT NO. 1-1776  
1-800-242-1776

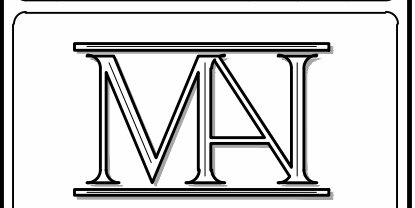


Serial Number:  
CALL BEFORE YOU DIG!  
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE STOP CALL



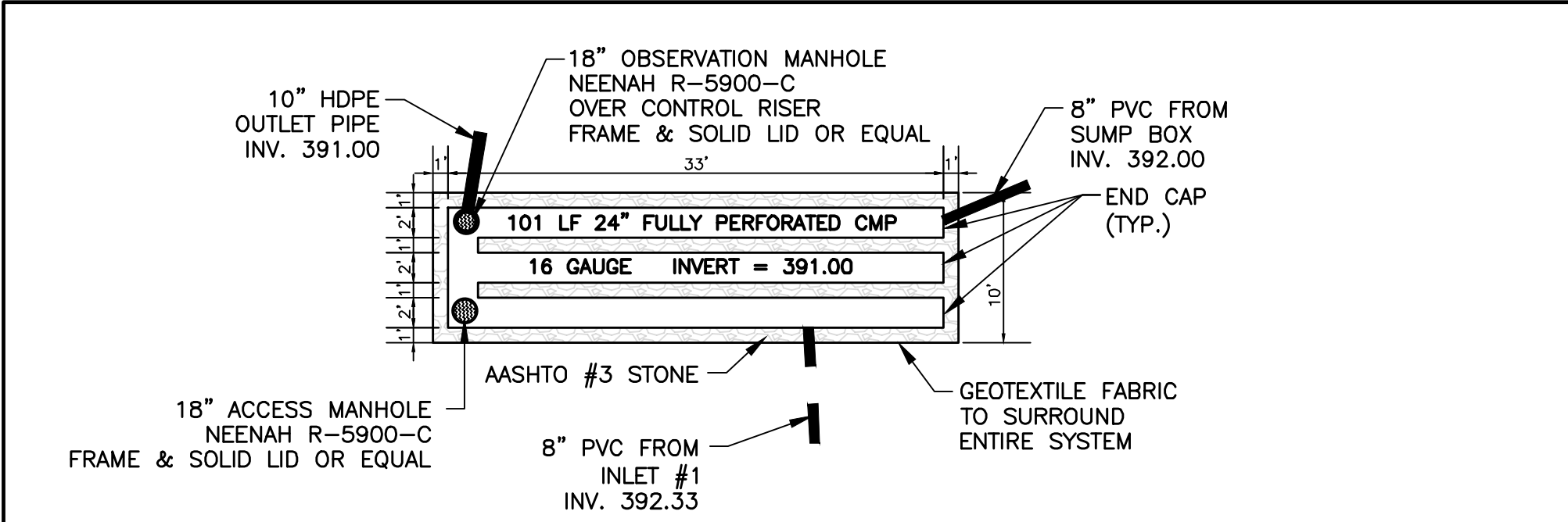
**MOMENEE & ASSOCIATES, INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010  
PHONE: (610) 527-3030 FAX: (610) 527-9008

**EROSION & SEDIMENTATION CONTROL PLAN**  
220 LANSOWNE AVENUE  
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA  
OWNER/APPLICANT: JAMES BRADLEY, 200 WATNEY, PA 19087  
ONE-CALL: DRAWN BY: DRF  
CHECKED BY: DRF



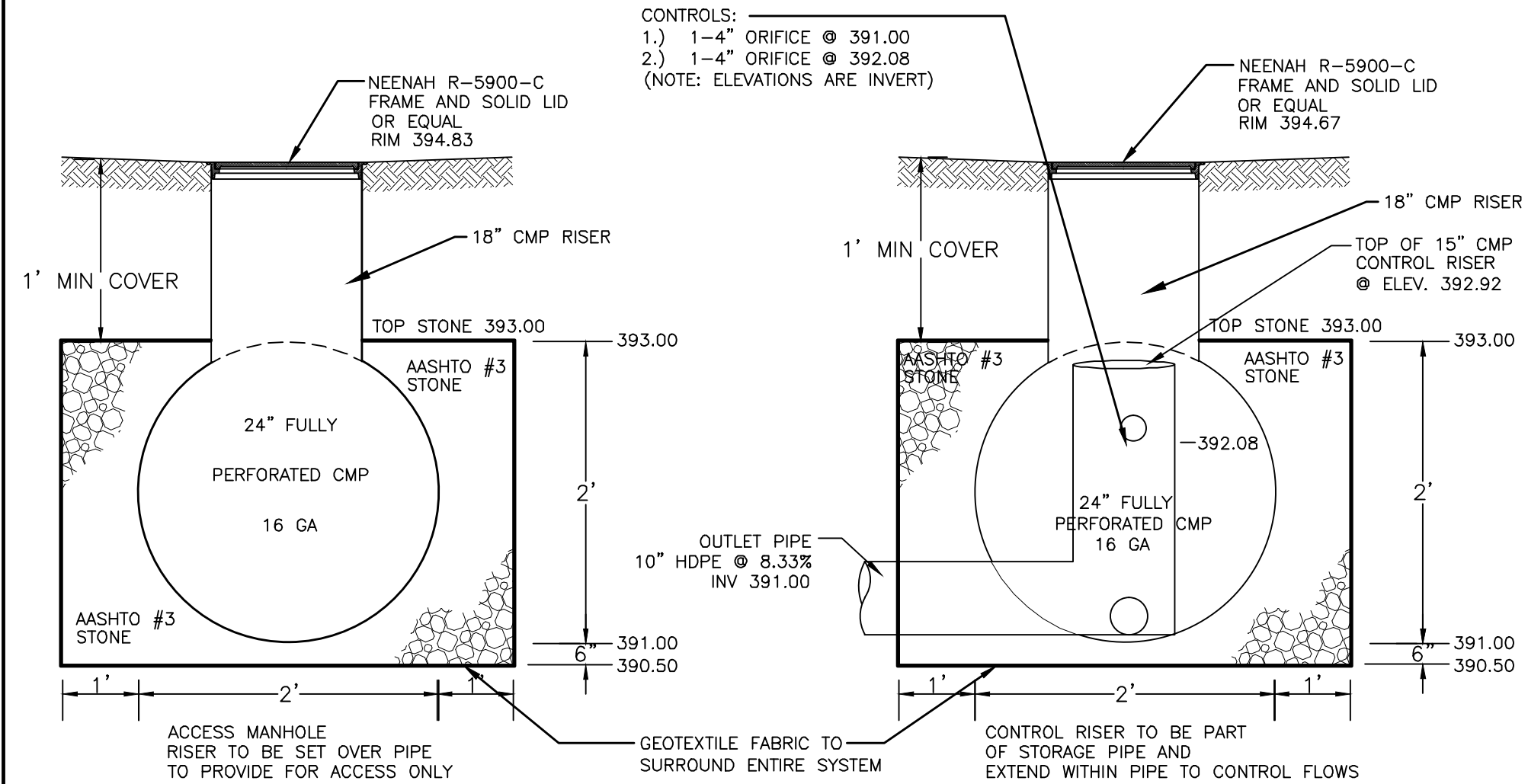
DATE: SEPTEMBER 14, 2015  
SHEET NO. 3  
OF 4  
SCALE: 1" = 20'  
FILE NO.: 14-327





### STORMWATER MANAGEMENT SYSTEM #1

101 LF 24" FULLY PERFORATED CMP  
1.0' OF STONE ON EITHER SIDE OF SYSTEM  
6" OF STONE BENEATH SYSTEM



### STORMWATER MANAGEMENT SYSTEM #1

**CONSTRUCTION SPECIFICATIONS STORMWATER DETENTION SYSTEMS**  
1. ALTER AND RETINE 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 UNDUE SUBGRADE COMPACTION. TRAFFIC OVER SUBGRADE SHALL BE KEPT AT A MINIMUM.

3. INSTALL POLYPROPYLENE GEOTEXTILE FABRIC (I.E., DUPONT TYPAR #3401, AMOCO PROPEX #4545, OR APPROVED EQUAL) ON BOTTOM OF BED AREAS AND TACK UP SIDES OF EXCAVATION. WHERE EDGES OF ROLLS OVERLAP, THEY SHALL DO SO BY AT LEAST TWO FEET. ADEQUATE FABRIC SHALL BE LEFT ON THE ROLLS (NOT CUT FROM SIDE INSTALLATION ) TO FACILITATE OVERTOPPING THE STONE AT COMPLETION OF BED AREA.

4. ALL STONE USED SHALL BE CLEAN, WASHED, CRUSHED STONE AGGREGATE MEETING PENNDOT/AASHTO #3 SPECIFICATIONS.

5. STONE BASE COURSE SHALL BE LAID OVER A DRY SUBGRADE, TO A DEPTH SHOWN IN DRAWINGS, IN LIFTS TO LAY NATURALLY COMPACTED. DO NOT ROLL OR COMPACT THE STONE BASE COURSE. KEEP THE BASE COURSE CLEAN FROM DEBRIS, CLAY AND ERODING SOIL.

6. COVER STONE BED WITH REMAINING FABRIC.

7. STONE BED TO BE TOTALLY ENCLOSED IN THE GEOTEXTILE FABRIC.

8. ALL CMP TO BE ALUMINIZED STEEL PIPE.

9. STORMWATER RISER ACCESS LADDER WILL BE USED.

#### NOTES:

1) ALL CMP TO BE ALUMINUM OR ALUMINIZED STEEL.

2) PERFORMATIONS FOR 24" CMP SHALL SATISFY AASHTO DESIGNATION M36/M36M-90 FOR CLASS 2 PERFORMATIONS. THE PERFORMATIONS SHALL BE CIRCULAR HOLES WITH NOMINAL DIAMETERS OF 5/16 TO 3/8 INCH. THE PERFORMATIONS SHALL BE UNIFORMLY SPACED AROUND THE FULL PERIPHERY OF THE PIPE. THE PERFORMATIONS 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 PERFORMATIONS, 3/8 INCH DIAMETER, PER SQUARE FOOT OR 565 PERFORMATIONS PER LINEAR FOOT SATISFIES THIS REQUIREMENT.

#### 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 INFILTRATION SEEPAGE BEDS, APPROPRIATE MEASURES (I.E., CLEANING THE SOIL/SEDIMENT FROM FABRIC, STONE, BED ETC. AND/OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED.

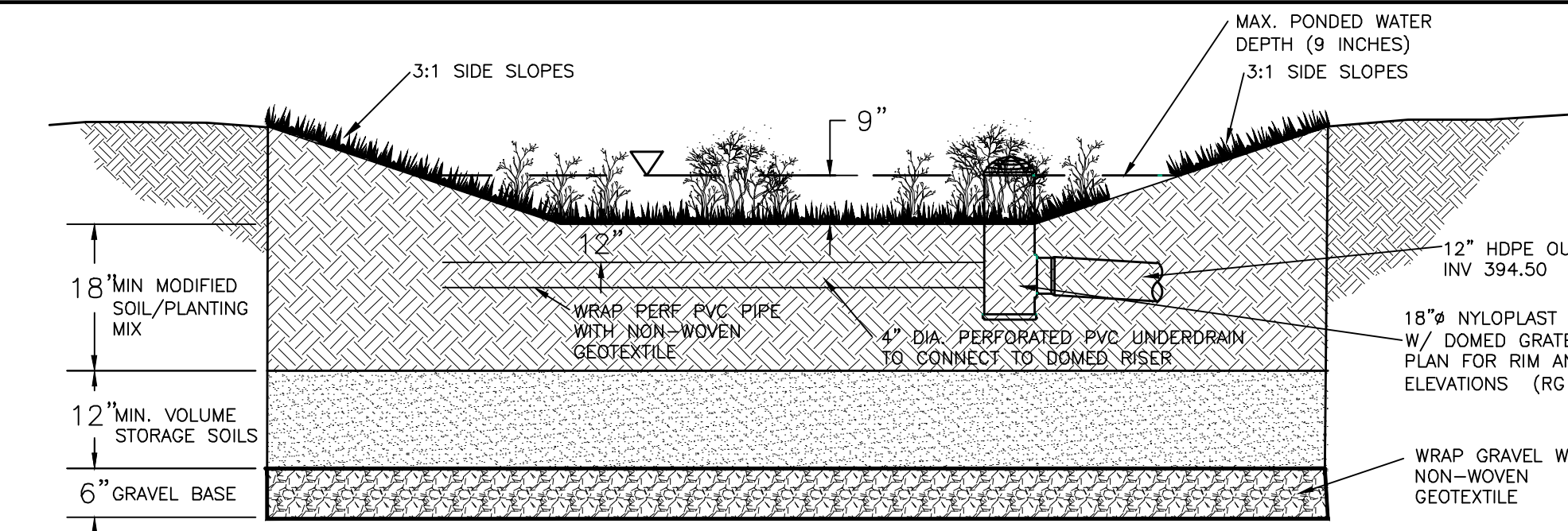
2) ALL STONE FOR THE CONSTRUCTION OF THE INFILTRATION BMP SHOULD BE UNIFORMLY GRADED AND CLEAN WASHED AGGREGATE.

3) THE BOTTOM OF ALL INFILTRATION BMPs 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 AND DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THESE SYSTEMS. ALL DOWNSPOUTS AND OVERFLOW PIPES SHOULD BE KEPT IN GOOD WORKING ORDER.

5) ALL INFILTRATION BMPs SHALL BE LOCATED A MINIMUM OF 10' FROM A BASEMENT WALL.

6) AFTER THE INFILTRATION BED IS 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 INFILTRATION BEDS, IT MUST BE IMMEDIATELY REPAIRED OR REPLACED TO DESIGN SPECIFICATIONS.



### TYPICAL RAINGARDEN DETAIL

NTS

#### BIORETENTION SPECIFICATIONS

1. GRASS MIX:

CHEWINGS FESCUE FESTUCA RUBRA 20 LB/AC.  
AUTUMN BENTGRASS AGROSTIS PERENNANS 10 LB/AC.  
SAND LOVEGRASS ERAGROSTIS TRICHODES 2 LB/AC.

2. MODIFIED SOIL/PLANTING MIX SHALL BE A LOAM SOIL CAPABLE OF SUPPORTING A HEALTHY VEGETATIVE COVER. SOILS SHALL BE AMENDED WITH A COMPOSTED ORGANIC MATERIAL. A TYPICAL ORGANIC AMENDED SOIL IS COMBINED WITH 20-30% ORGANIC MATERIAL (COMPOST), AND 70-80% SOIL BASE (TOPSOIL). PLANTING SOIL SHALL BE APPROXIMATELY 4 INCHES DEEPER THAN THE BOTTOM OF THE LARGEST ROOT BALL.

3. VOLUME STORAGE SOILS SHOULD ALSO HAVE A PH OF BETWEEN 5.5 AND 6.5, A CLAY CONTENT LESS THAN 10%, BE FREE OF TOXIC SUBSTANCES AND UNWANTED PLANT MATERIAL AND HAVE A 5-10% ORGANIC MATTER CONTENT. ADDITIONAL ORGANIC MATTER MAY BE ADDED TO INCREASE WATER HOLDING CAPACITY.

#### PROPERTY REQUIREMENT

PH 5.5-6.0  
ORGANIC MATTER 5-10% \*  
SAND 40-50% \*  
SILT 30-40% \*  
CLAY <10% \*

\* ALL PERCENTAGES BY WEIGHT

NOTE: ORGANIC CONTENT IS 20-30% BY VOLUME - SEE BELOW

### BIORETENTION AREA: TYPICAL PLANT SPECIES LIST:

SHRUBS & GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	<i>Clethra alnifolia</i>	Summersweet	24"-30" ht.	Cont.
	<i>Cornus alba</i> "Elegantissima"	Variegated Red Twig Dogwood	24"-30" ht.	Cont.
	<i>Ilex verticillata</i> "Winter Red"	Winter Red Winterberry Holly	24"-30" ht.	Cont. one male per massing
	<i>Ilex virginica</i> "Henry's Garnet"	Henry's Garnet Sweetpire	24"-30" ht.	Cont.
	<i>Myrica pennsylvanica</i>	Northern Bayberry	24"-30" ht.	Cont.
	<i>Viburnum nudum</i> "Winterthur"	Smooth Witherod Viburnum	24"-30" ht.	Cont. one male per massing

#### PERENNIALS & GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<i>Carex stricta</i>	Tussock Sedge	1 gal. cont.	18" o.c.
<i>Andropogon scoparius</i>	Little Bluestem	1 gal. cont.	18" o.c.
<i>Aquilegia Canadensis</i>	Wild Columbine	Deep Root Plugs	18" o.c.
<i>Asclepias incarnate</i>	Swamp Milkweed	Deep Root Plugs	18" o.c.
<i>Asclepias incarnate</i>	Swamp Milkweed	Deep Root Plugs	18" o.c.
<i>Aster novae-angliae</i>	New England Aster	Deep Root Plugs	18" o.c.
<i>Chelone glabra</i>	Turtlehead	1 gal. cont.	18" o.c.
<i>Chelone glabra</i>	Turtlehead	Deep Root Plugs	18" o.c.
<i>Technica purpurea</i>	Purple Coneflower	Deep Root Plugs	18" o.c.
<i>Eupatorium fistulosum</i>	Joe Pye Weed	1 gal. cont.	24" o.c.
<i>Helenium autumnalis</i>	Sneezeweed	1 gal. cont.	18" o.c.
<i>Iris versicolor</i>	Blue Flag Iris	1 gal. cont.	15" o.c.
<i>Juncus effusus</i>	Soft Rush	1 gal. cont.	18" o.c.
<i>Monarda fistulosa</i>	Wild Bergamot	1 gal. cont.	24" o.c.
<i>Monarda fistulosa</i>	Wild Bergamot	Deep Root Plugs	18" o.c.
<i>Panicum virgatum</i> "Haense Herms"	Haense Herms Switch Grass	1 gal. cont.	24" o.c.
<i>Euthackia fulgida</i> "Goldstrum"	Blackeyed Susan	Deep Root Plugs	18" o.c.
<i>Vernonia novboracensis</i>	Ironweed	1 gal. cont.	18" o.c.

#### STORMWATER MANAGEMENT FACILITY MAINTENANCE PLAN

THE STORMWATER MANAGEMENT FACILITIES ON THIS LOT CONSIST OF A SUBSURFACE DETENTION/RECHARGE BASIN AND A RAIN GARDEN. THE BASIN IS COMPRISED OF FULLY PERFORATED HDPE PIPE WITHIN A STONE BED SURROUNDED BY FILTER FABRIC. AN INTERNAL CONTROL RISER ALLOWS CONTROLLED DISCHARGE OF FLOWS FROM THE SYSTEM. WATER RUNOFF IS DIRECTED TO THE BASIN VIA ROOF DRAINS, A SMALL PARK GRATE, AND PIPING WHICH CAPTURES AND COLLECTS RUNOFF FROM PORTIONS OF THE ROOF, PORTIONS OF THE DRIVEWAY, AND SOME YARD AREAS. THE INLET AND SUMP BOX IS PROVIDED WITH A ONE FOOT SUMP BELOW THE INLET AND OUTLET PIPES SO THAT DEBRIS CAN BE COLLECTED PRIOR TO FLOWING INTO THE SUBSURFACE PIPE SYSTEM.

A CONTROL STRUCTURE WITHIN THE SYSTEM DISCHARGES TO THE EXISTING CONVEYANCE SYSTEM IN LANSOWNE AVENUE. AN ACCESS MANHOLE IS PROVIDED AT THE END OF THE SUBSURFACE PIPE SYSTEM TO FACILITATE ACCESS AND MAINTENANCE OF THE SYSTEM.

THE RAIN GARDEN IS DESIGNED TO PROMOTE GROUNDWATER RECHARGE. IT IS DESIGNED TO COLLECT RUNOFF FROM OFFSITE AREAS THAT DRAIN THROUGH THE PROPERTY. RUNOFF IN EXCESS CAPACITY OF THE RAIN GARDEN WILL BE CONVEYED TO THE EXISTING CONVEYANCE SYSTEM IN LANSOWNE AVENUE.

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 TO 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.

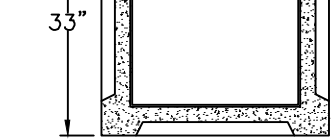
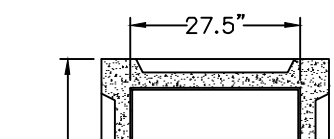
3. GRASS AND LANDSCAPING IN THE VICINITY OF ALL INLETS SHALL BE KEPT TRIM AND FREE FROM DEBRIS ACCUMULATION, AND DOWNSPOUTS AND INLETS SHALL BE KEPT FREE OF OBSTRUCTIONS THAT COULD BLOCK THE FREE FLOW OF WATER TO AND WITHIN THEM.

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.



NOTE: PROVIDE MIN. 1' SUMP IN ALL INLETS

2' x 2' SUMP BOX

(NON-TRAFFIC BEARING)

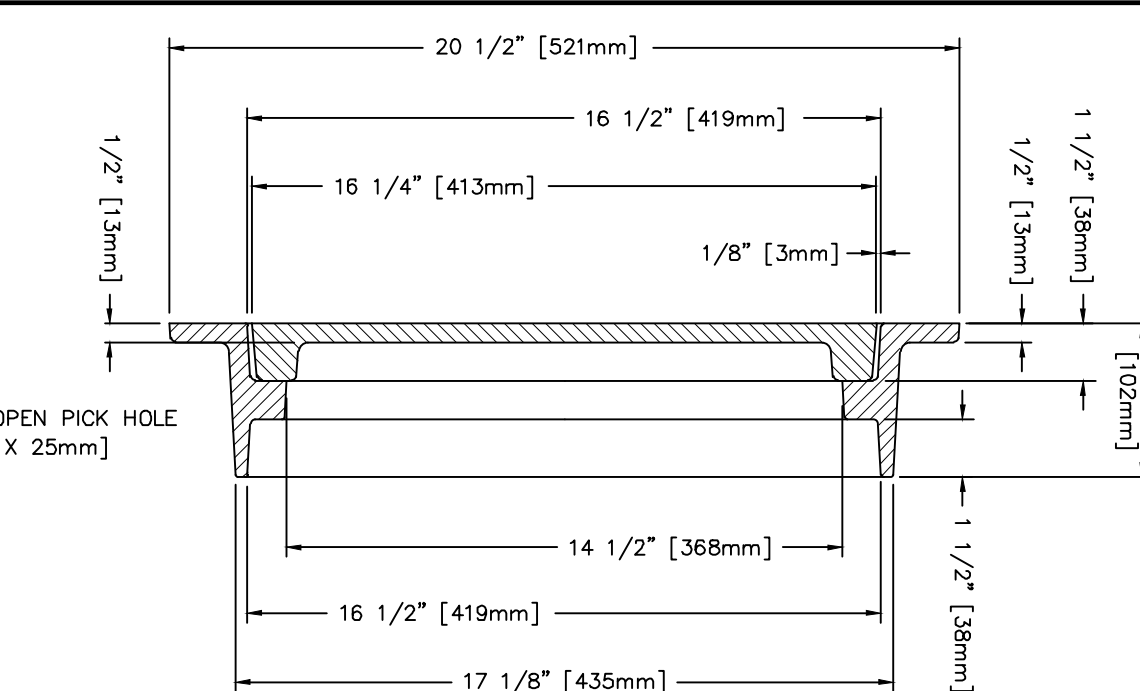
Manufactured by  
MODERN CONCRETE SEPTIC TANK CO.  
or other NPCA certified plant

#### NOTE:

IN ORDER TO USE A CITY No. 1 HOOD MODIFICATIONS ARE REQUIRED TO STANDARD INLET BOXES. CONTRACTOR MAY MODIFY THE BOX AS APPROVED BY THE TOWNSHIP ENGINEER'S OFFICE.

### OPEN MOUTH INLET WITH GRATE

NTS



### 18" ACCESS MANHOLE / MANHOLE OVER RISER

R-5900-C

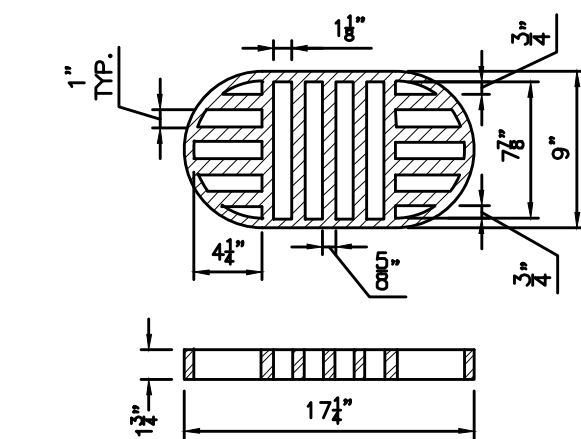
FRAME AND LID

MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B  
FOR CORRUGATED METAL PIPE SIZED TO FIT SNUGLY INTO OPENING OF CORRUGATED PIPE.

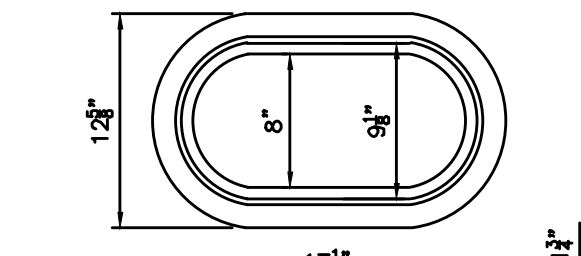
ADDITIONAL ANCHORAGE TO METAL PIPE MAY BE ACCOMPLISHED BY DRILLING HOLES IN THE SLEEVE OR BARREL PORTION OF THE FRAME AND BOLTING THE FRAME IN PLACE. FRAMES CAN BE FURNISHED DRILLED FOR THIS PURPOSE ON SPECIAL ORDER.

### STORMWATER MANHOLE DETAILS

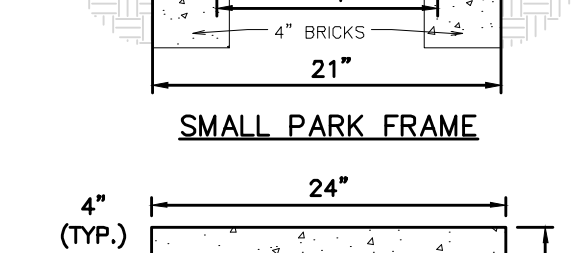
N.T.S.



### SMALL PARK GRATE

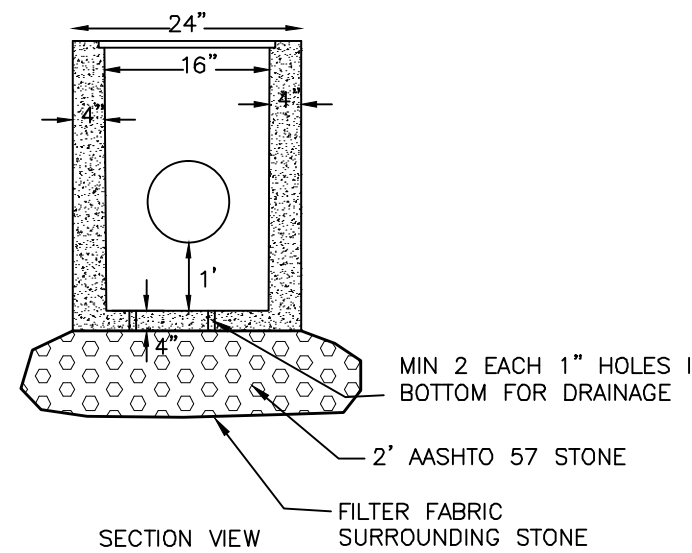


### SMALL PARK FRAME



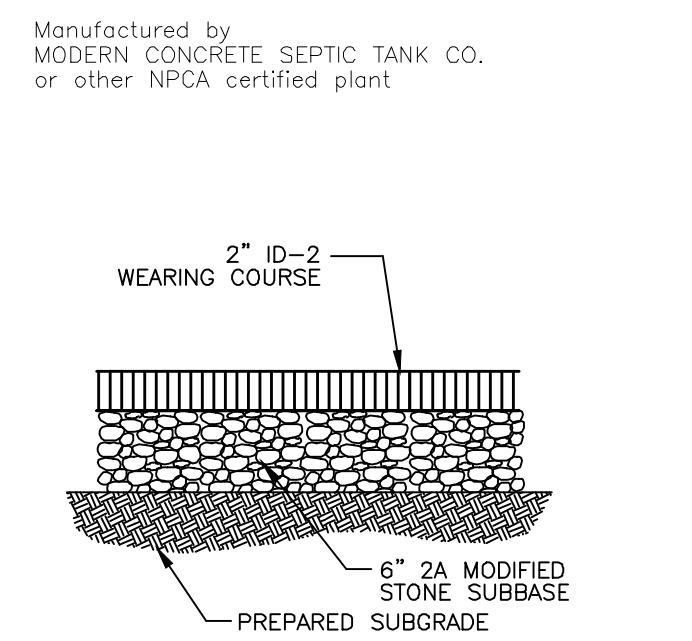
### SMALL PARK GRATE DETAIL

N.T.S.



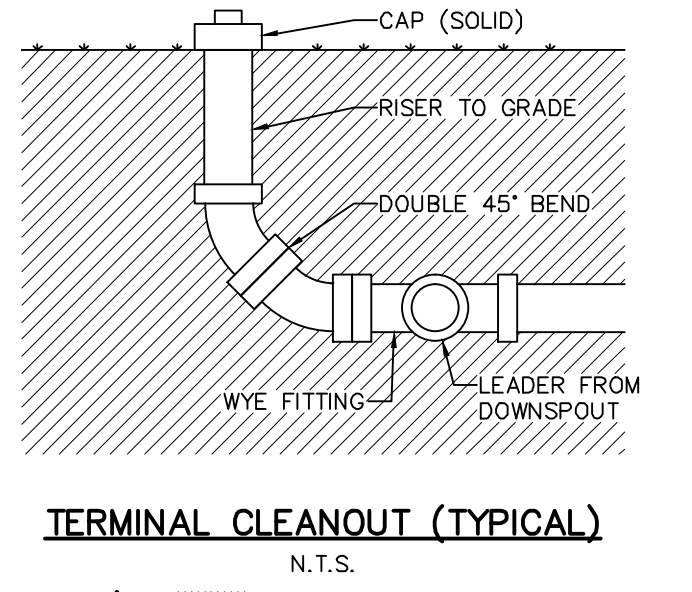
### DRIVEWAY CROSS SECTION

N.T.S.



### TERMINAL CLEANOUT (TYPICAL)

N.T.S.



### DOWNSPOUT DETAIL

N.T.S.

#### SPECIFICATIONS:

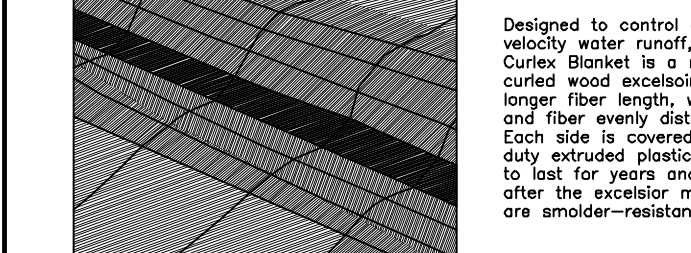
- CONCRETE STRENGTH: PA DOT TYPE "A"  
- REINFORCING STEEL: CONFORMS TO ASTM A615 & A185  
- TOP AND PIPES TO BE GROUTED IN PLACE ON SITE BY CONTRACTOR  
- DESIGN: TRAFFIC LOADS, HS-20 LOADING  
- M.A. IND. STEPS PROVIDED AS REQUIRED

#### NOTES:

1. BASE PREPARATION SHALL BE A MINIMUM OF 6" OF COMPACTED 2A SUBBASE MATERIAL.  
2. PROVIDE PA DOT TYPE "C" STRUCTURAL STEEL INLET FRAME WITH A BICYCLE SAFE GRATE TO MATCH EXISTING ROAD GRADE.

#### Hi-Velocity Curlex Blankets

American Excelator Company



#### INSTALLATION INSTRUCTIONS

This blanket is designed to withstand high-velocity water runoff, the Excelator Hi-Velocity Curlex Blanket is a machine-produced mat of curled and twisted polypropylene fibers. Each side is covered with black, extra heavy duty extruded plastic mesh meeting designed to last for years and reinforce the roof system after the excelator mat has decomposed. They are smolder-resistant-no chemical additives.

#### STAPLING INSTRUCTIONS FOR AMOCO HI-VELOCITY CURLEX BLANKETS

Use wire staples, 20" in diameter or greater, 1" shaped with legs 8" long or longer and 1" to 2" crown. Size and gauge of staples used will vary with soil types. Use four staples across at the start of each roll and continue to staple along the length of the roll at 2 ft. intervals. When blankets are placed along-side of each other, staple so as to catch the edges of the blanket at the appropriate intervals (see drawing), place staples in the center of the blanket halfway between the outer staples.

#### Typical Stapling Pattern for High-Velocity Ditches and Slopes

Use 4 staples across of the start of each roll and continue to staple throughout the length of the roll at 2 ft. intervals.

#### CHANNEL STABILIZATION

N.T.S.

#### SLOPE INSTALLATION

14549 HIGHWAY 41 NORTH EVANSVILLE, INDIANA 47711  
USA 1-800-772-2040 CANADA 1-800-448-2040

NORTH AMERICAN GREEN

3B

3A

2

5

NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

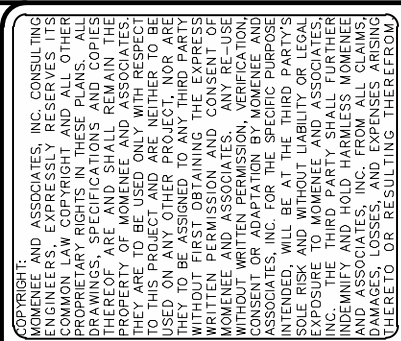
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.

4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.

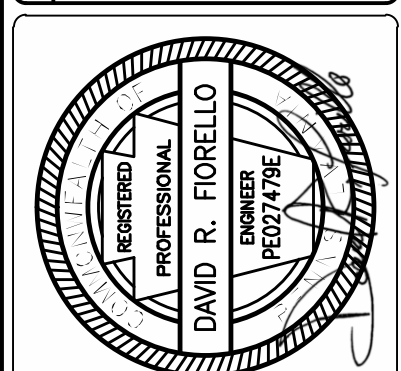
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.



CALL BEFORE YOU DIG!  
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

Serial Number:

DAVID R. FIORELLO  
PROFESSIONAL ENGINEER  
P.E. #007796  
DRIVER



### MOMEN & ASSOCIATES, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

924 COUNTY LINE ROAD, BRYN MAWR, PA 19010

PHONE: (610) 527-3030 FAX: (610) 527-9008

GRADING PERMIT PLAN  
CONSTRUCTION DETAILS  
220 LANSOWNE AVENUE  
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA  
OWNER/APPLICANT  
JAMES BRADLEY  
200 W. WAYNE, PA 19087  
ONE-CALL: DRF  
DRAWN BY: DRF  
CHECKED BY: DRF

DATE: SEPTEMBER 14, 2015

SHEET NO. 4

SCALE: AS NOTED

FILE NO.: 14-327

COMMENTS

REV. DATE





**Date:** November 3, 2015

**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:** The Cottage at Valley Forge Flowers–Preliminary Plan  
Village Associates – Applicant

Date Accepted: September 8, 2015  
90 Day Review: December 7, 2015

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Gannett Fleming, Inc. has completed a review of the Cottage at Valley Forge Flowers Preliminary Land Development Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant is proposing to construct a 589 SF connector building between two existing buildings within the shopping center. The project will be located in the consolidated parcels C&E and Parcel D.

Plans Prepared By: Momenee & Associates, Inc.  
Dated: 08/07/2015, last revised 10/21/2015

The applicant has indicated on the Township Subdivision and Land Development Application that the following waiver be requested for this project:

- §255-21.B.(n) – To allow aerial photograph to depict features within 500 feet of property. The applicant has indicated that the utility and similar information for properties within 500 feet is not readily available or needed for this application.

The applicants Attorney has indicated in a letter dated August 7, 2015 that the following waivers be requested for this project:

- §255-7 – Waiver of land development for this project.

**Gannett Fleming, Inc.**

P.O. Box 80794 • Valley Forge, PA 19484-0794 | 1010 Adams Avenue • Audubon, PA 19403-2402

t: 610.650.8101 • f: 610.650.8190

[www.gannettfleming.com](http://www.gannettfleming.com)



- §255-14 – To consider this application as a preliminary /final plan.

I. Zoning

1. §280-52.G – No more than 70% of each lot may be occupied by impervious surfaces. The impervious calculations do not include Parcels A, B and F. Since this site functions as one retail area under single ownership with common parking and access, calculations for the entire site must be provided. The total existing impervious coverage for the site prior to this project is 71.40%. The impervious coverage proposed after construction of this project is 71.28%. The applicant has indicated continuance of the existing nonconformity.
2. §280-103(10) – Three additional parking spaces will be required for the 589 SF addition. The applicant has provided three additional parking spaces on the plan. Since this site functions as one retail area under single ownership with common parking areas and access as permitted under §280-103.B, and not six separate distinct parcels, the parking calculations have been provided for all the parcels. The applicant has indicated that the existing conditions require 404 parking spaces and there are 327 existing spaces. The applicant has indicated continuance of the existing nonconformity.

II. Subdivision

1. §255-21.B.(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 must be shown on the plans. The applicant has requested a waiver from this requirement.
2. §255-43.1.E.(2) – Where, upon agreement with the applicant or developer, it is determined that the dedication of all or any portion of the land area required for park and recreation purposes is not feasible, the applicant or developer shall pay a fee in lieu of dedication of any such land to the Township. The fee for nonresidential subdivision or land developments shall be \$3,307 per 4,000 square feet of building area. The fee in lieu is \$3,307. The applicant has indicated they will comply.
3. §255-29.A(1) – The two-way aisle design standard for all off-street parking facilities with a capacity of three or more vehicles is 22 feet. It does not appear that the proposed parking area, located west of the project area, meets this minimum requirement. This must be revised or a waiver requested.
4. §255-29.A(1) – The 90° parking stall design standard for all off-street parking facilities with a capacity of three or more vehicles, shall be 9 ½' x 20'. The proposed parking

spaces, located west of the project area, are dimensioned as 10' x 19' on the plans. This must be revised to ensure the minimum dimension is met or a waiver requested.

5. §255-29.A(12)(b) – The minimum width of a two-way entrance and exit drive shall be 25 feet. It appears that the drive provided is approximately 15 feet. This must be revised or a waiver requested.
6. §255-29.A(15) – All dead-end parking areas shall be designed to provide sufficient backup area for the end stalls of a parking area. There is no back-up area shown for the proposed parking spaces located west of the proposed project. This must be revised or a waiver requested.

### III. Stormwater

1. At this time, no infiltration testing results have been provided by the applicant. We note that the applicant indicates in their October 22, 2015 response letter that “percolation testing are being scheduled and will be incorporated as part of the grading permit application for the proposed work”. The test results must be submitted once they are complete. Final approval of the stormwater management plan will be required as part of the Grading Permit process.
2. We note that the applicant has updated the “Synthetic Turf Placement Detail” shown on Sheet 7 of 7 to include a note indicating the presence of a permeable pad. At this time, no manufacturer’s information has been provided detailing the permeability of the proposed surface. The applicant must provide this information.
3. Please clarify how potential overflow of the subsurface recharge tank will be addressed. We note that on Sheet 5 of 7 there is a notation indicating that overflow from tank is proposed to connect to the existing recharge line; however, no infrastructure is being shown on the plan.
4. Clarification must be provided regarding the seepage tank detail shown on Sheet 7 of 7. The plan views indicate two 4-inch pvc pipes; however the section view indicates 8-inch pvc pipes.
5. 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.

### IV General

1. The tree protection detail provided on the plan is not the most current detail. We have attached the updated tree protection detail for the applicants use.

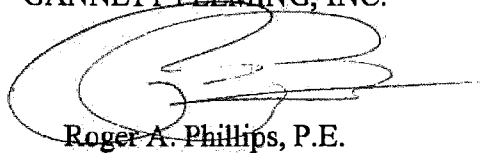
2. A record plan must be provided indicating the consolidated lots with final metes and bounds of the new parcel.

We suggest that consideration of final approval be conditioned upon adequately addressing the comments referenced above.

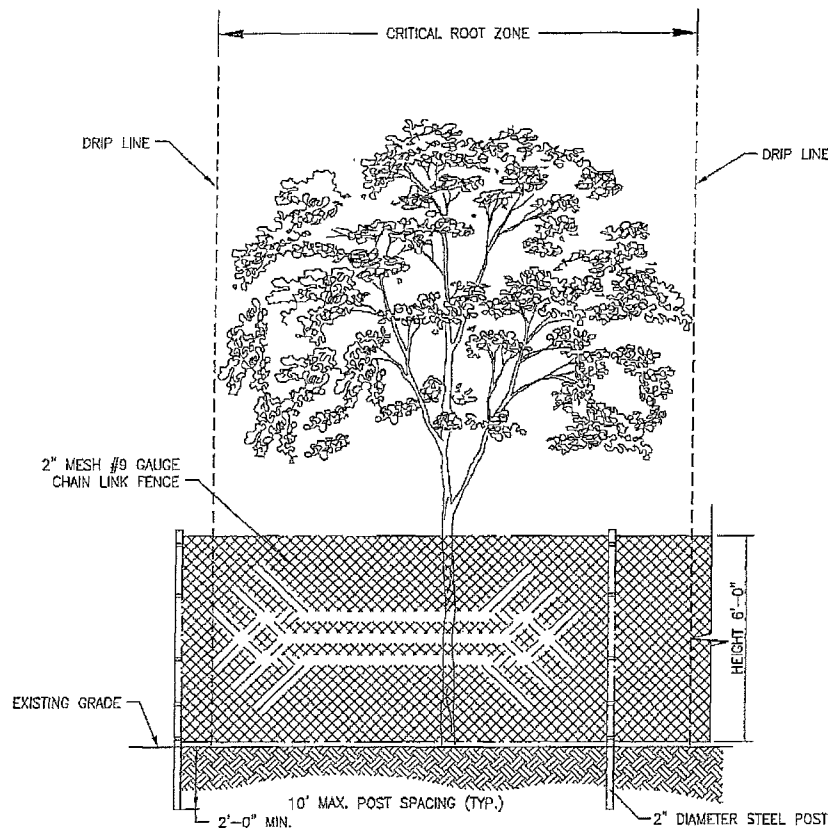
If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to read 'Roger A. Phillips', is written over the company name.

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

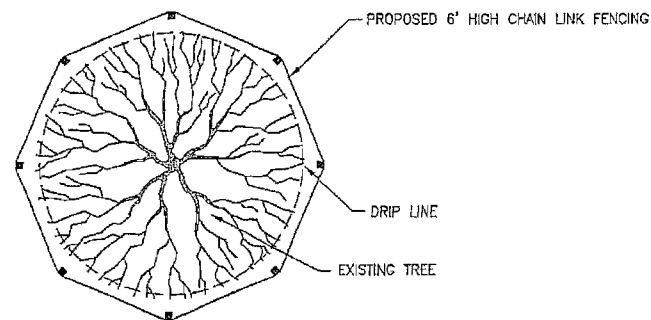


**DO NOT:**

- A. Allow run off of spillage of damaging materials into the area below any tree canopy.
- B. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
- C. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the Consulting Arborist.
- D. Allow fires under and adjacent to trees.
- E. Discharge exhaust into foliage.
- F. Secure cable, chain, or rope to trees or shrubs.
- G. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the Consulting Arborist.
- H. Apply soil sterilants under pavement near existing trees.

**TREE PROTECTION DETAIL**

**NO SCALE**



**PLAN VIEW**

**TREE PROTECTION SPECIFICATIONS**

- I. 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' from the trunk of any tree. 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.



**ROCKWELL**  
ASSOCIATES, LLC

Arboriculture • Urban Forestry • Horticulture  
Consulting • Planning • Management

P.O. Box 542, Ridley Park, PA 19078

Phone (610) 731-7969

Fax (610) 521-0108

[jhtrees@verizon.net](mailto:jhtrees@verizon.net)

[www.rockwellconsultants.com](http://www.rockwellconsultants.com)



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

**MEMORANDUM**

---

**Date:** November 2, 2015

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

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

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

**Reference:** 163 Eagle Road  
Final Land Development Review  
G&A Job #13-11040

---

Pursuant to your request, Gilmore & Associates, Inc. (G&A) has completed a transportation review of the referenced Land Development Plans for 163 Eagle Road, zoning district C-2 *General Commercial District*. The applicant intends to remove the existing walkway and greenhouse connecting the two existing buildings and convert the area between the two existing structures to an outdoor sales display area with a paved courtyard and synthetic turf area. G&A offers the following for Radnor Township consideration:

A. REVIEWED MATERIALS

1. 163 Eagle Road Final Land Development Plans (7 sheets), dated August 7, 2015, revised on October 21, 2015, prepared by Momen & Associates, Inc., prepared for Village Associates.

B. REVIEW COMMENTS

1. The plan proposes three new parking spaces located within a crushed stone parking area northwest of the proposed area of work, adjacent to a residential neighborhood. The plan must be revised or waiver must be requested from the following sections of the Subdivision and Land Development Ordinance:
  - a. §255-29.A(3) All parking spaces shall be marked so as to provide for orderly and safe parking. Crushed stone does not provide an appropriate surface to provide pavement markings for parking stalls. We recommend the applicant provide a more durable, dustproof, all-weather surface.
  - b. §255-29.A(9) In no case shall parking areas for three or more vehicles be designed to require or encourage cars to back into a public street in order

to leave the lot. The present layout will likely require vehicles to back out of the proposed surface lot and into onsite circulating traffic.

- c. §255-29.A(12) Identify the width of the driveway to the proposed parking facility for compliance with the section of the ordinance. A minimum 25' width is required for two-way traffic.
  - d. §255-29.A(15) All dead-end parking areas shall be designed to provide sufficient backup area for the end stalls of a parking area. Provide turning templates to ensure onsite maneuvers can be performed within the identified parking lot.
  - e. 255-29.A(15) All common parking areas shall be adequately lighted during after-dark operating hours. All lighted standards shall be located on raised parking islands and not on the parking surface.
- 2. Identify the widths or lengths of the various driveways, sidewalks and parking spaces to ensure compliance with the appropriate section of the ordinance.
  - 3. Pedestrian facilities located adjacent to the building and existing pedestrian crosswalks/curb ramps must be upgraded to meet the latest ADA requirements as required by the Americans with Disabilities Act of 1990. Minimally, if the sidewalk widths are less than five (5) feet wide, compliant passing areas must be provided every 200 feet.
  - 4. The parking spaces located on the east side of the building have been modified and do not reflect the previously approved October 31, 2013 plan which included three handicapped parking spaces. Clarify if the three previously approved spaces will remain in addition to the two new handicapped spaces for a total of five (5) handicapped spaces or if the applicant will no longer construct the three approved handicapped spaces.
  - 5. Sheet 6 of 7: The identified *limits of disturbance* does not include the proposed crushed stone paving area.

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

# MOMENEE AND ASSOCIATES, INC.

924 COUNTY LINE ROAD • BRYN MAWR, PENNSYLVANIA 19010

(610) 527-3030 • FAX (610) 527-9008

E-MAIL: info@momenee.com

www.momenee.com

October 22, 2015

Mr. Roger Philips, P.E.  
Radnor Township Engineer  
301 Iven Avenue  
Wayne, PA 19087

**RE: 163 Eagle Road  
Radnor Township, Delaware County**

**Our File No. 13-345**

Dear Roger:

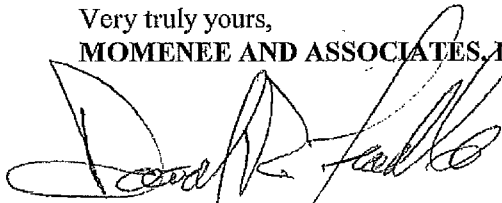
On behalf of Village Associates, we are submitting revised preliminary/final land development plans for the construction of a new glass enclosed connector building at The Eagle Village Center in Wayne. The plans have been revised to address comments contained in your September 2, 2015 letter addressed to the Radnor Township Planning Commission relative to the original submission for this project.

Enclosed for consideration are the following:

- Two (2) copies of a letter addressed to you from the applicant's attorney addressing the comments you raised regarding the submission
- Two (2) copies of a letter from the applicant's attorney addressed to Amy Kaminski, P.E. addressing the comments she raised relative to the original submission.
- Ten (10) full size copies of the revised plans
- Ten (10) reduced size (11x17) copies of the revised plans
- Two (2) copies of the revised stormwater management calculations.
- Six (6) Thumb Drives containing a copy of this letter and copies of the above letters, plans and calculations.

Please let us know if there are any outstanding issues. Please place this matter on the November 9, 2015 Board of Commissioners agenda for caucus and on the November 23, 2015 Board of Commissioners meeting for a decision.

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



David R. Fiorello, P.E., P.L.S.  
Associate

13345L01.doc



**George W. Broseman**  
Direct Dial: (610) 941-2459  
Direct Fax: (610) 684-2005  
Email: [gbroseman@kaplaw.com](mailto:gbroseman@kaplaw.com)  
[www.kaplaw.com](http://www.kaplaw.com)

October 22, 2015

**VIA HAND DELIVERY (TO RADNOR TOWNSHIP)**  
**AND E-MAIL (RPHILLIPS@GFNET.COM)**

Roger A. Phillips, P.E.  
Senior Project Manager  
Gannett Fleming, Inc.  
1010 Adams Avenue  
Audubon, PA 19403

**RE: Eagle Village Shops**  
**The Cottage at Valley Forge Flowers – Preliminary Plan**  
**Our Reference: 11805-06**

Dear Mr. Phillips:

I am writing in response to your September 2, 2015 letter addressed to the Radnor Township Planning Commission for conformance with Zoning, Subdivision and Land Development, Stormwater Management and other applicable codes of Radnor Township.

We have set forth your comments below in regular print and have provided our responses to outstanding items in **bold print**.

Zoning

1. §280-51.L(6) – The applicant is proposing to construct a 589 SF Greenhouse Connector between two existing buildings within the shopping center. A Greenhouse is not a permitted use in the C-2 zoning district. This use would not be authorized as a Special Exception, as green house is a use first permitted in the C-3 zoning district as outlined in §280-55.H(9). A zoning variance must be requested for this use.

**The connector is not a working greenhouse. The plans have been revised to clarify the use of the proposed space, which is to provide a connection between two existing, adjoining buildings.**

2. §280-52.G. – No more than 70% of each lot may be occupied by impervious surfaces. The impervious calculations do not include Parcels A, B and F. Since this site functions as one retail area under single ownership with common parking and access, calculations for the entire site must be provided. A variance must be request should the entire site not conform to the 70% maximum impervious requirements.

**Impervious coverage calculations have been added for all of the parcels. The existing site is nonconforming to the 70% impervious coverage limits. The project will not increase the degree of the nonconformity, so no variance should be required.**

3. §280-103(10) – Three additional parking spaces will be required for the 589 SF addition. The applicant has indicated that there is an existing parking non-conformity for Parcel D. The total number of spaces required for Parcel D is 185 and there are 130 spaces provided leaving the nonconformity of 55 spaces. The applicant is proposing to use 3 existing spaces from the surplus of spaces indicated in the calculations for consolidated Parcels C & E. The parking calculations do not include parking determinations for Parcels A, B and F. Since this site functions as one retail area under single ownership with common parking areas and access as permitted under §280-103.B, and not six separate distinct parcels, the parking calculations shall be determined based on total square footage of all of the uses on all parcels.

**Applicant has revised the plans to show three additional parking spaces on an existing gravel area. Additional parking calculations have been provided for all of the parcels. Applicant does not intend to abandon or decrease any parking nonconformity with respect to any parcels which have a parking surplus.**

4. §280-104.B – This project will be removing a loading berth. For retail stores the number of berths required is based on net floor area. Information on the net floor area for the entire site along with number and location of existing berths must be provided to ensure that there are an adequate number of berths for this site.

**The project is not removing the loading berth in question. That berth will remain. The project does not generate the need for any new loading berths.**

Subdivision

1. §255-21.B.(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 must be shown on the plans. The applicant has requested a waiver from this requirement.

**Acknowledged.**

2. §255-43.1.B.(2) – For all nonresidential subdivisions and/or land developments, the amount of land to be dedicated for park and recreational area shall be 2,500 square feet per 4,000 square feet of building area. 2,500 square feet of land will be required for dedication.

**Applicant does not believe that this minor commercial project will cause any additional burden on Township park and recreational facilities. Applicant proposes payment of an in-lieu fee as permitted by Code §255-43.1(E)(2).**

3. §255-43.1.E(2) – Where, upon agreement with the applicant or developer, it is determined that the dedication of all or any portion of the land area required for park and recreation purposes is not feasible, the applicant or developer shall pay a fee in lieu of dedication of such land to the Township. The fee for nonresidential subdivision or land developments shall be \$3,307 per 4,000 square feet of building area. The fee in lieu is \$3,307.

**See above.**

4. §255-54 – The water system shall be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specifications of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided. Therefore, any and all subdivision and land development plans submitted to this Township shall indicate, according to scale, the closest existing fire hydrants to the proposed subdivision and land development. The location of the closest fire hydrant must be shown on the plans.

**Locations of fire hydrants in the vicinity of the new connector building have been shown on the revised plans.**

Stormwater

1. The applicant is proposing synthetic turf for an outdoor display area. The applicant does not appear to be counting synthetic turf towards their impervious surface area. The detail shown on sheet 4 of 6 does not provide enough information to make a determination.

- a. The applicant must indicate if there will be a permeable pad placed beneath the turf.

**The turf details on the plan have been updated to show the use of permeable turf on a permeable pad atop a permeable stone base.**

- b. The applicant must indicate if there is potential for infiltration. We note that no infiltration testing has been done at this point. The applicant must submit infiltration testing results if the synthetic turf is to be used in this manner.

**As discussed in a recent meeting, the intent is to allow for infiltration for the synthetic turf areas and for the increased runoff generated by the new/replacement impervious cover. Percolation tests are being scheduled and results will be incorporated as part of the grading application for the proposed work**

- c. The applicant must indicate how the underdrains will be connected their SWM system if it is to be utilized for storage and overflow.

**The turf details have been revised to eliminate the use of underdrains and allow infiltration directly to the underlying ground.**

2. §245.22.A.2.a – The applicant appears to be providing storage volume in the underground tank for the increase in volume from the Net 2-Year Storm event; however, no supporting documentation/calculations have been supplied. It appears that the applicant is instead determining the increase in volume from 1-inch over all impervious surfaces. This method should not be used when proposing 1,500 SF or more of impervious surfaces. These calculations must be submitted.

**The extent of the proposed new and replacement impervious cover has been reduced to less than 1,500 SF. Recharge is being proposed for the increase with a new recharge facility to be placed beneath the existing parking lot.**

3. §245-23.D – The applicant does not appear to have supplied the supporting calculations/documentation demonstrating that the storage volume provided has met the water quality volume recharge requirements. These calculations must be submitted.

**Revised stormwater management calculations and drainage narrative are being submitted with the revised plans.**

4. §245.25 – The applicable has not provided any supporting calculations/documentation demonstrating that stormwater peak rate control requirements have been met at this time. These calculations must be submitted.

**As a result of reducing the extent of the proposed new/replacement impervious, only water quality recharge is required. The revised stormwater management calculations and drainage narrative being submitted with the revised plans address the changes made to the plans.**

#### General

1. The existing utility lines and service connection must be indicated on the plans.

**The applicant has had PA One-Call mark the utilities in the area of the proposed improvements. The revised plans now indicate the locations of these lines.**

2. A detail of the proposed concrete ramp located near the proposed synthetic display area must be provided on the plans.

**The proposed concrete ramp has been properly identified as a driveway apron to provide access to the existing ramp serving the loading dock. Details for this apron have been added to the plan.**

Along with this letter, Momenee & Associates, Inc., is providing you with revised plans and stormwater calculations for the Project.

Roger A. Phillips, P.E.  
October 22, 2015  
Page 6

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Please place this matter on the November 9, 2015 Board of Commissioners agenda for caucus and on the November 23, 2015 Board of Commissioners meeting for a decision.

Sincerely,



George W. Broseman

cc via email: Donna Torpey  
Jeff Martin, R.A.  
David Fiorello, P.E.  
Kevin Kochanski  
Stephen Norcini, P.E.

**George W. Broseman**  
Direct Dial: (610) 941-2459  
Direct Fax: (610) 684-2005  
Email: [gbroseman@kaplaw.com](mailto:gbroseman@kaplaw.com)  
[www.kaplaw.com](http://www.kaplaw.com)

October 22, 2015

**VIA HAND DELIVERY TO RADNOR TOWNSHIP**  
**AND E-MAIL (AKAMINSKI@GILMORE-ASSOC.COM)**

Amy Kaminski, P.E., PTOE  
G&A Transportation Services Manager  
Gilmore & Associates, Inc.  
65 E. Butler Avenue; Suite 100  
New Britain, PA 18901

**RE: The Eagle Village Shops**  
**The Cottage at Valley Forge Flowers**  
**163 Eagle Road – Transportation Review**  
**Our Reference: 11805-06**

Dear Ms. Kaminski:

I am writing in response to your August 27, 2015 memorandum addressed to Steve Norcini, Radnor Township Public Works Director, regarding your transportation review of the above-referenced land development plans for the proposed cottage at Valley Forge Flowers at the Eagle Village Shops.

We have set forth your comments below in regular print and have provided our responses to outstanding items in **bold print**.

Review Comments

1. §255-29.A – Parallel parking requires an 8' parking width and an 18' driveway aisle width. Sheet 1 of 6 indicates parallel parking existing between the AREA OF WORK and the Masonry One Story Building. Dimension the parallel parking spaces adjacent to the Masonry One Story Building and the driveway aisle to determine if a waiver is required or if the parallel parking should be eliminated through signage.

**There are no parallel parking spaces in the referenced location. Sheet 1 of 6 is an aerial photograph that showed vehicles stopped at that location.**

2. A review memorandum dated December 2, 2013 previously issued for the same applicant and property for plans dated October 31, 2013 was never officially addressed with a response letter or plan submission. The italicized comment below from the December 2, 2013 comment should be addressed by the applicant.

*ADA facilities adjacent to the building including existing pedestrian crosswalks and curb ramps should be upgraded to meet the latest ADA requirements.*

**This comment was addressed by the approved Grading Permit Plan for the previous project.**

3. The parking spaces located on the east side of the buildings have been modified and are not in accordance with the October 31, 2013 plans. The changes have not been identified as changes within this project. We note the following:

- a. The designated handicap parking locations have been modified on the southeast corner of the buildings.

**The parking spaces were modified in accordance with the approved grading permit for the previous project.**

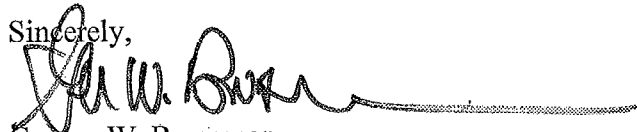
- b. The crosswalk previously shown between Parcel C and Parcel E is not indicated on the plans.

**The crosswalk has been added to the revised plans.**

Please let us know if you have any remaining comments.

Thank you.

Sincerely,



George W. Broseman

cc: Donna Torpey  
Jeff Martin, R.A.  
David Fiorello, P.E.  
Kevin Kochanski  
Stephen Norcini, P.E.  
Roger Phillips, P.E.





## 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)

September 17, 2015

### PLANNING COMMISSION

THOMAS J. O'BRIEN, AIA  
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 19087-5297

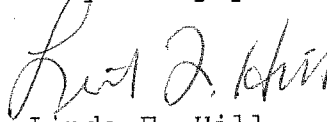
RE: Name of Dev't: Eagle Village Shops  
DCPD File No.: 34-2979-91-94-10-13-15  
Developer: Village Associates  
Location: North side of Lancaster Avenue,  
approximately 220' west of Eagle Road  
Recv'd in DCPD: August 14, 2015

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 September 17, 2015, 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

LFH/pmg

cc: Village Associates  
Momenee and Associates, Inc.



# 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: September 17, 2015  
File No.: 34-2979-91-94-10-13-15

PLAN TITLE: Eagle Village Shops

DATE OF PLAN: August 7, 2015

OWNER OR AGENT: Village Associates

LOCATION: North side of Lancaster Avenue,  
approximately 220' west of Eagle  
Road

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Final Land Development  
Final Subdivision

ZONING DISTRICT: C-2

SUBDIVISION ORDINANCE: Local

PROPOSAL: Further develop 7.038 acres with a  
589 sq. ft. greenhouse building  
connection and related improvements

Subdivide 3 lots totaling 7.038  
acres into 1 lot

UTILITIES: All Public

RECOMMENDATIONS: Subdivision: Approval  
Land Development: Approval

STAFF REVIEW BY: Jessica Dunford



Date: September 17, 2015  
File No.: 34-2979-91-94-10-13-15

REMARKS:

**PREVIOUS ACTION**

A plan for the site was last reviewed by the Delaware County Planning Commission at its meeting on December 19, 2013, as a final land development to develop 3.584 acres with renovations to an existing retail building totaling 2,987 sq. ft. The Commission recommended approval.

**SITE INFORMATION**

The entire site consists of Eagle Village Shops. Portions of the shopping center have been leased to different landholders. These portions are identified on the plan as Parcels A through F.

**PROPOSAL**

Sheet 2 of the submitted plan indicates that Parcels C and E have been previously merged for code purposes; they total 3.584 acres. The plan shows a further proposed incorporation of Parcel D, which would merge C, D, and E into one 7.038 acre parcel containing 13 buildings, two of which are the subject of the current proposed land development.

The applicant also proposes to construct a 589 sq. ft. greenhouse connector between two existing buildings within the shopping center. The proposed building addition will increase the retail building's size from 47,433 sq. ft. to 48,022 sq. ft.

The plan also includes minor landscape improvements and a concrete patio between the two buildings.

Date: September 17, 2015  
File No.: 34-2979-91-94-10-13-15

REMARKS (continued):

**ZONING**

The property is located within the C-2 Commercial district with regulations established in Article XII of the Township zoning code.

**HISTORICAL AND ARCHEOLOGICAL SIGNIFICANCE**

The proposed development occurs in a zone that has a high potential for archaeological resources, according to the County-wide Archaeology Inventory and Implementation Plan. However the area described as Zone M, which once had a crossroads development of 19<sup>th</sup> century buildings, no longer exists, due to 20<sup>th</sup> century development. In any case the proposed additions will occur on area that has already been disturbed with the Eagle Village stores, circa 1970's so no adverse effect on above or below ground resources is anticipated.

**STORMWATER MANAGEMENT**

The municipal engineer must verify the adequacy of all proposed stormwater management facilities.

**COMPLIANCE**

The proposed plan appears to be consistent with Township zoning code and subdivision ordinance provisions.

**RECORDING**

Should this plan be approved, 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:** September 2, 2015

**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:** The Cottage at Valley Forge Flowers–Preliminary Plan  
Village Associates – Applicant

Date Accepted: September 8, 2015

90 Day Review: December 7, 2015

---

Gannett Fleming, Inc. has completed a review of the Cottage at Valley Forge Flowers Preliminary Land Development Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant is proposing to construct a 589 SF greenhouse connector building between two existing buildings within the shopping center. The project will be located in the consolidated parcels C&E and Parcel D.

Plans Prepared By: Momenie & Associates, Inc.

Dated: 08/07/2015

The applicant has indicated on the Township Subdivision and Land Development Application that the following waiver be requested for this project:

- §255-21.B.(n) – To allow aerial photograph to depict features within 500 feet of property. The applicant has indicated that the utility and similar information for properties within 500 feet is not readily available or needed for this application.

Gannett Fleming, Inc.

P.O. Box 80794 • Valley Forge, PA 19484-0794 | 1010 Adams Avenue • Audubon, PA 19403-2402  
t 610.650.8101 • f 610.650.8190

[www.gannettfleming.com](http://www.gannettfleming.com)



The applicants Attorney has indicated in a letter dated August 7, 2015 that the following waivers be requested for this project:

- §255-7 – Waiver of land development for this project.
- §255-14 – To consider this application as a preliminary /final plan.

I. Zoning

1. §280-51.L(6) – The applicant is proposing construct a 589 SF Greenhouse Connector between two existing buildings within the shopping center. A Greenhouse is not a permitted use in the C-2 zoning district. This use would not be authorized as a Special Exception, as green house is a use first permitted in the C-3 zoning district as outlined in §280-55.H(9). A zoning variance must be requested for this use.
2. §280-52.G – No more than 70% of each lot may be occupied by impervious surfaces. The impervious calculations do not include Parcels A, B and F. Since this site functions as one retail area under single ownership with common parking and access, calculations for the entire site must be provided. A variance must be requested should the entire site not conform to the 70% maximum impervious requirement.
3. §280-103(10) – Three additional parking spaces will be required for the 589 SF addition. The applicant has indicated that there is an existing parking non conformity for Parcel D. The total number of spaces required for Parcel D is 185 and there are 130 spaces provided leaving the nonconformity of 55 spaces. The applicant is proposing to use 3 existing spaces from the surplus of spaces indicated in the calculations for consolidated parcels C&E. The parking calculations do not include parking determinations for Parcels A, B and F. Since this site functions as one retail area under single ownership with common parking areas and access as permitted under §280-103.B, and not six separate distinct parcels, the parking calculations shall be determined based on total square footage of all of the uses on all parcels.
4. §280-104.B – This project will be removing a parking berth. For retail stores the number of berths required is based on net floor area. Information on the net floor area for the entire site along with number and location of existing berths must be provided to ensure that there are an adequate number of berths for this site.

II. Subdivision

1. §255-21.B.(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 must be shown on the plans. The applicant has requested a waiver from this requirement.

2. §255-43.1.B.(2) – For all nonresidential subdivisions and/or land developments, the amount of land to be dedicated for park and recreational area shall be 2,500 square feet per 4,000 square feet of building area. 2,500 square feet of land will be required for dedication.
3. §255-43.1.E.(2) – Where, upon agreement with the applicant or developer, it is determined that the dedication of all or any portion of the land area required for park and recreation purposes is not feasible, the applicant or developer shall pay a fee in lieu of dedication of any such land to the Township. The fee for nonresidential subdivision or land developments shall be \$3,307 per 4,000 square feet of building area. The fee in lieu is \$3,307.
4. §255-54 – The water system shall be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specifications of the of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided. Therefore, any and all subdivision and land development plans submitted to this Township shall indicate, according to scale, the closest existing fire hydrants to the proposed subdivision and land development. The location of the closest fire hydrant must be shown on the plans.

III. Stormwater

1. The applicant is proposing synthetic turf for an outdoor display area. The applicant does not appear to be counting the synthetic turf towards their impervious surface area. The detail shown on sheet 4 of 6 does not provide enough information to make a determination.
  - a. The applicant must indicate if there will be a permeable pad placed beneath the turf.
  - b. The applicant must indicate if there is potential for infiltration. We note that no infiltration testing has been done at this point. The applicant must submit infiltration testing results if the synthetic turf is to be used in this manner.
  - c. The applicant must indicate how the underdrains will be connected to their SWM system if it is to be utilized for storage and overflow.
2. §245-22.A.2.a – The applicant appears to be providing storage volume in the underground tank for the increase in volume from the Net 2-Year Storm event; however, no supporting documentation/calculations have been supplied. It appears that the applicant is instead determining the increase in volume from 1-inch over all impervious surfaces. This method should not be used when proposing 1,500 SF or more of impervious surfaces. These calculations must be submitted.

3. §245-23.D - The applicant does not appear to have supplied the supporting calculations/documentation demonstrating that the storage volume provided has met the water quality volume recharge requirements. These calculations must be submitted.
4. §245-25 - The applicant has not provided any supporting calculations/documentation demonstrating that stormwater peak rate control requirements have been met at this time. These calculations must be submitted.

IV General

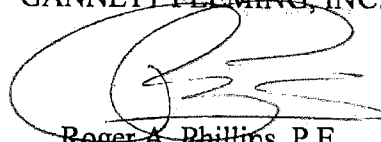
1. The existing utility lines and service connection must be indicated on the plans.
2. A detail of the proposed concrete ramp located near the proposed synthetic display area must be provided on the plans.

We recommend that consideration of approval not be given until such time as the outstanding zoning issues are adequately addressed and the plans are revised to reflect 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:** August 27, 2015

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

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

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

**Reference:** 163 Eagle Road  
Final Land Development Review  
G&A Job #13-11040

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Pursuant to your request, Gilmore & Associates, Inc. (G&A) has completed a transportation review of the referenced Land Development Plans for 163 Eagle Road. The applicant intends to remove the walkway and construction of a new greenhouse connecting the two existing buildings. The remaining area between the two existing structures will be converted to an outdoor sales display area and the area will consist of a paved courtyard with surrounding synthetic turf areas. G&A offers the following for Radnor Township consideration:

A. REVIEWED MATERIALS

1. 163 Eagle Road Final Land Development Plans (6 sheets), dated August 7, 2015, prepared by Momen & Associates, Inc., prepared for Village Associates.
2. Radnor Township Subdivision/Land Development Application for Eagle Village Shops at 163 Eagle Road, applicant Village Associates.

B. REVIEW COMMENTS

1. §255-29.A- Parallel parking requires an 8' parking width and an 18' driveway aisle width. Sheet 1 of 6 indicates parallel parking exists between the AREA OF WORK and the Masonry One Story Building. Dimension the parallel parking spaces adjacent to the Masonry One Story Building and the driveway aisle to determine if a waiver is required or if the parallel parking should be eliminated through signage.
2. A review memorandum dated December 2, 2013 previously issued for the same applicant and property for plans dated October 31, 2013 was never officially addressed with a response letter or plan submission. The italicized comment

Steve Norcini, P.E.  
163 Eagle Road Land Development Review  
August 27, 2015

below from the December 2, 2013 comment should be addressed by the applicant.

*ADA facilities adjacent to the building including existing pedestrian crosswalks and curb ramps should be upgraded to meet the latest ADA requirements.*

3. The parking spaces located on the east side of the buildings have been modified and are not in accordance with the October 31, 2013 plans. The changes have not been identified as changes within this project. We note the following:

- a. The designated handicap parking locations have been modified on the southeast corner of the buildings.
- b. The crosswalk previously shown between Parcel C and Parcel E is not indicated on the plans.

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



**RADNOR TOWNSHIP**

**MEMORANDUM**

---

**TO:** MR. STEVE NORCINI  
**FROM:** RAY DALY  
**SUBJECT:** 503 WEST LANCASTER, THE COTTAGE  
**DATE:** AUGUST 17, 2015  
**CC:** MR. PHILLIPS

---

Mr. Norcini, from the Fire perspective there are no issues with inclosing the two properties by adding the middle gardening section. All spaces will need to be sprinklered.

From the Building Codes perspective, additional entrances may need to be added. The gas service location will need to be adjusted. The existing cooking hood exhaust will need to be relocated. The potential for additional basement egress may needed. ADA compliance and egress will need to be taken into consideration for the entire complex.

Respectfully,

Raymond W. Daly  
Building Codes Official/Fire Codes Official, BCO

**WILLIAM A. SPINGLER**  
*President*

**JAMES C. HIGGINS**  
*Vice-President*

**ELAINE P. SCHAEFER**

**DONALD E. CURLEY**

**JOHN FISHER**

**JOHN NAGLE**

**RICHARD F. BOOKER**



**RADNOR TOWNSHIP**  
301 IVEN AVENUE  
WAYNE, PENNSYLVANIA 19087-5297

Phone (610) 688-5600  
Fax (610) 971-0450  
[www.radnor.com](http://www.radnor.com)

**ROBERT A. ZIENKOWSKI**  
*Township Manager*  
*Township Secretary*

**JOHN B. RICE, ESQ.**  
*Solicitor*

**JOHN E. OSBORNE**  
*Treasurer*

August 13, 2015

Village Associates  
Donna Torpey  
Eagle Village Shops  
503 W. Lancaster Ave, Suite 240  
Wayne, PA 19085

**RE: Land Development Application #2015-D-09-Final**  
**The Cottage at Valley Forge Flowers**

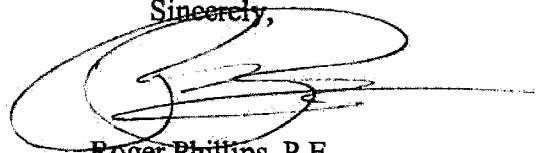
Dear Ms. Torpey:

In accordance with Section 255-18 of the Subdivision of Land Code of the Township of Radnor, we have reviewed your final plan application to construct a 589 S.F. greenhouse between two existing buildings at the abovementioned location, and have found it complete. Therefore, I have accepted the application for final plan for review by the Township Staff, Shade Tree Commission, Planning Commission, and Board of Commissioners.

These plans are available for public viewing in the Engineering Department. These plans will be reviewed by the Planning Commission at their meeting on **Tuesday, September 8, 2015**. You or your representative should plan to attend all scheduled meetings.

If the Planning Commission takes action, your plan will then be reviewed by the Board of Commissioners at a future meeting. These dates will be provided to you once it is placed on the agenda.

Sincerely,



Roger Phillips, P.E.  
Township Engineer

**George W. Broseman**  
Direct Dial: (610) 941-2459  
Direct Fax: (610) 684-2005  
Email: [gbroseman@kaplaw.com](mailto:gbroseman@kaplaw.com)  
[www.kaplaw.com](http://www.kaplaw.com)

August 7, 2015

**VIA HAND DELIVERY**

Mr. Roger Phillips, P.E., Township Engineer  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087

**RE: Eagle Village Shops – The Cottage at Valley Forge Flowers  
Land Development Application  
Our Reference: 11805-06**

Dear Mr. Phillips:

I represent Village Associates (“**Associates**”), owner of the Eagle Village Shops (“**Center**”) in Strafford. Along with this letter we are filing a land development application for improvements associated with a 589 s.f. (+/-) addition to link the existing Barn at Valley Forge Flowers with an adjoining building.

**I. SUBMISSION**

Along with this letter please find:

1. A land development application;
2. The Delaware County Planning Commission review application;
3. A copy of the deed for the property confirming Associates’ ownership of the land in question;
4. A copy of a title report that includes the affected parcels, together with attachments;

5. Three checks as follows:
  - a. \$2,150.00 to Radnor Township for the required application fee;
  - b. \$10,000.00 to Radnor Township for the professional review fee escrow account; and
  - c. \$300.00 to Delaware County, the Delaware County Planning Commission review fee.
6. Copies of the plans prepared by Momenee & Associates, consisting of six (6) sheets and dated 08/07/2015 as follows:
  - a. 10 full size copies (including 8 notarized copies);
  - b. 30 11 X 17 copies; and
  - c. 10 thumb-drives with plans and related documentation
7. Two copies of a stormwater management report

## **II. PROJECT NARRATIVE**

In 2010 the Township approved a Final/Minor Land Development plan that enabled the relocation of Valley Forge Flowers (“VFF”) into a new and larger building formally occupied as a salon. The work on the building is a show piece and had been important to the continued vitality of the Center. In 2013 the Township approved the conversion of the former Village Hall building into the Barn at Valley Forge Flowers (“Barn”), which is another show piece building. An existing building which was last occupied by a salon and rug store (referred to as Building 3) which adjoins the Barn is now proposed for renovation and upgrade to serve as an adjunct to the Barn. The renovated building will be known as the Cottage at Valley Forge Flowers (“Cottage”).

The plans for the Cottage include a proposed 589 s.f. (+/-) addition (“Connector”) to provide a physical connection with the Barn. Various existing impervious areas between the Barn and Building 3 will be removed and reconfigured, so that overall impervious coverage will not be increased. A patio and pervious synthetic turf surface area will be provided adjacent to the Connector.

The Center as a whole consists of multiple parcels which are subject to cross easements for access, parking, utilities, and the like, as set forth in various documents of record. The plans show that the three additional parking spaces generated by the Connector can be satisfied by reducing the existing available parking surplus.

Mr. Roger Phillips, P.E., Township Engineer

August 7, 2015

Page 3

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We request that the Township consider this as a waiver of land development and seek a waiver from Code §255-7 or consider this application as a minor plan or as a preliminary/final plan through a waiver from Code §255-14.

### **III. REVIEW**

Please place this matter on the September 8, 2015 agenda of the Planning Commission and distribute the enclosed materials accordingly. Please provide us with copies of all reviews and related materials as soon as they are generated and/or received.

If you have any questions or require any further information, please do not hesitate to contact me. Thank you for your attention to this matter.

Sincerely,



George W. Broseman

GWB:sl

Enclosures

cc via electronic mail:

Donna Torpey (w/enclosures)

Jeffrey Martin (w/enclosures)

David Fiorello

Stephen Norcini

Kevin Kochanski

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

**SUBDIVISION ~ LAND DEVELOPMENT**

Location of Property: EAGLE VILLAGE SHOPS – 163 EAGLE ROAD

Zoning District: C-2 Application No. \_\_\_\_\_  
(Twp. Use)

Fee: \_\_\_\_\_ Ward No. 1 Is property in HARB District NO

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

Name VILLAGE ASSOCIATES

Address EAGLE VILLAGE SHOPS, 503 W. LANCASTER AVE. SUITE 240, WAYNE PA 19085

Telephone 610-293-2012 Fax 610-687-2433 Cell 610-580-7044

Email  
DTORPEY@EAGLEVILLAGESHOPS.COM

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

Name DAVID R. FIORELLO, PE, MOMENEE AND ASSOCIATES INC.

Address 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010

Telephone 610-527-3030 Fax 610-527-9008

Email DFIORELLO@MOMENEE.COM

Area of property 7.038 AC Area of disturbance 5,500 SF +/-

Number of proposed buildings 1 Proposed use of property: RETAIL SHOPPING CENTER

Number of proposed lots 1

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



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

Explain the reason for noncompliance.

MODIFICATION OF CODE 255-21(n) TO ALLOW AERIAL PHOTOGRAPH TO DEPICT  
FEATURES WITHIN 500 FEET OF PROPERTY. UTILITY AND SIMILAR INFORMATION FOR  
PROPERTIES WITHIN 500 FEET IS NOT READILY AVAILABLE OR NEEDED FOR THIS  
APPLICATION

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

NO

Individual/Corporation/Partnership Name

VILLAGE ASSOCIATES, A PA LIMITED PARTNERSHIP

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

*Donna Torpey, V.P.*

Print Name

VILLAGE ASSOCIATES, A PA LIMITED PARTNERSHIP, BY ITS GENERAL  
PARTNER EAGLE ASSOCIATES, B PENNSYLVANIA GENERAL PARTNERSHIP, BY DONNA  
TORPEY, AUTHORIZED SIGNATOR

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 Land) 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 required.**

Please type or print legibly

**DEVELOPER/APPLICANT**

Name VILLAGE ASSOCIATES (DONNA TORPEY) E-Mail DTORPEY@EAGLEVILLAGESHOPS.COM

Address EAGLE VILLAGE SHOPS, 503 W. LANCASTER AVE. SUITE 240, WAYNE PA 19085

Phone 610-293-2012

Name of Development: THE COTTAGE AT VALLEY FORGE FLOWERS - EAGLE VILLAGE SHOPS

Municipality RADNOR TOWNSHIP

**ARCHITECT, ENGINEER OR SURVEYOR**

Name of Firm MOMENEE AND ASSOCIATES INC Phone 610-527-3030

Address 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010

Contact DAVID R. FIORELLO, P.E. E-Mail DFIORELLO@MOMENEE.COM

**Utilities**

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

Zoning District C-2

Tax Map # 36/11/316, 36/11/316:001 & 36/11/316:002

Tax Folio # 36.01.00284.00, 36.01.00284.01 & 36.01.00171.00

**STATEMENT OF INTENT**

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

CONSTRUCT A 589 SF GREENHOUSE CONNECTOR BETWEEN TWO EXISTING BUILDINGS  
WITHIN THE SHOPPING CENTER. OTHER BUILDINGS IN CENTER ARE NOT A PART OF THIS  
PROJECT. EXISTING

Total Site Area 7.038 Acres (GROSS AREA -- CONSOLIDATED PARCELS C, D & E)

Size of All Existing Buildings 47,433 Square Feet

Size of All Proposed Buildings 48,022 Square Feet

Size of Buildings to be Demolished 0 Square Feet

DONNA TORRES  
Print Developer's Name

[Signature]  
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 Designed Municipal Official \_\_\_\_\_ Phone Number \_\_\_\_\_

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

**FOR DCPD USE ONLY**

Review Fee: Check # \_\_\_\_\_ Amount \$ 225 Date Received \_\_\_\_\_

Applications with original signatures must be submitted to DCPD.

# **MOMENEE AND ASSOCIATES, INC.**

924 COUNTY LINE ROAD • BRYN MAWR, PENNSYLVANIA 19010

(610) 527-3030 • FAX (610) 527-9008

E-MAIL: [info@momenee.com](mailto:info@momenee.com)

[www.momenee.com](http://www.momenee.com)

## **HYDROLOGIC STUDY FOR THE COTTAGE AT YALLEY FORGE FLOWERS**

**SPREAD EAGLE SHOPS**

**163 EAGLE ROAD**

**TOWNSHIP OF RADNOR**

**JOB #13-345**

**AUGUST 7, 2015**

## **PROJECT NARRATIVE**

### **THE COTTAGE AT VALLEY FORGE FLOWERS**

#### **163 Eagle Road**

The site is an 8.461-acre retail center located on Eagle Road in Radnor Township. The owner of the property proposes to add a greenhouse connection between the recently expanded Valley Forge Flowers barn building and the adjacent retail building which will become part of the Valley Forge Flowers garden center. The existing sidewalk and garden area between the two buildings will become part of the outdoor display area and will contain a patio surrounded by synthetic turf. The new improvements result in 1,619 SF of new and/or replacement impervious cover on site.

Stormwater recharge will be provided for the new and replacement impervious surfaces in accordance with the provisions of Radnor Township's stormwater management regulations. These calculations are included as part of a Land Development application for the improvements.

There are currently no stormwater management controls on the developed portion of the site. A new 1,500 gallon underground storage tank is proposed to provide storage volume for the new improvements. The collected runoff will be used for irrigation on the property. The underground storage tank has been sized to provide storage volume for the increase in volume for the 2-year storm event created by the new impervious surfaces.

The storage tank is located within the courtyard between the two buildings and will collect runoff from the roof of the new greenhouse and the courtyard. The synthetic turf will be constructed on a stone base with underdrains to convey seepage through the turf to an inlet in the courtyard where it will be conveyed to the holding tank for use in irrigating the plants within the garden center. Runoff in excess capacity of the tank bed will be conveyed to the existing conveyance system on the property.

**REPLACEMENT IMPERVIOUS COVERAGE:**

BUILDING ADDITION	589 S.F.
ASPHALT	142 S.F.
CURBS	39 S.F.
WALKS, ETC.	849 S.F.
TOTAL	1,619 S.F.

**STORMWATER RECHARGE CALCULATIONS:**

NEW/REPLACEMENT IMPERVIOUS COVER = 1,619 S.F.

DESIGN FOR: 1,650 S.F.

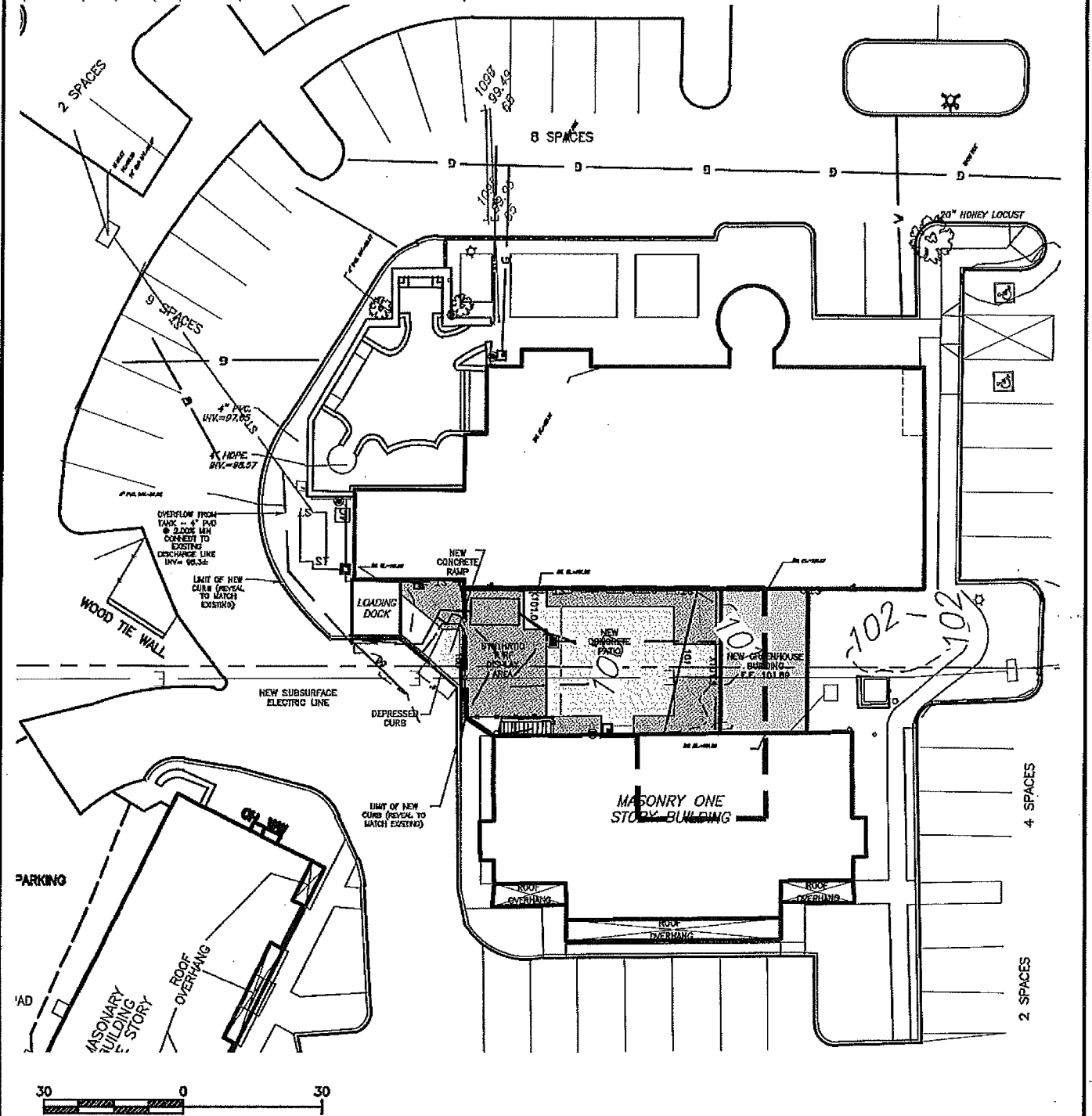
REQUIRED RECHARGE = 1" PER 1 S.F. OF COVER

$$1,650 \text{ S.F.} \times 1"/12" = 137.5 \text{ CF}$$

$$1 \text{ CF} = 7.481 \text{ GALLONS}$$

$$137.5 \text{ CF} = 1,028.64 \text{ GALLONS}$$

USE 1,500 GALLON SEPTIC TANK AS HOLDING TANK  
TO CAPTURE ROOF & PATIO SURFACE RUNOFF FOR  
PLANT IRRIGATION.



REV.	DATE	COMMENTS
	DATE: AUGUST 7, 2015	
	SHEET NO.	
	1	
	OF 1	
	SCALE: 1" = 30'	
	FILE NO.: 13-345	

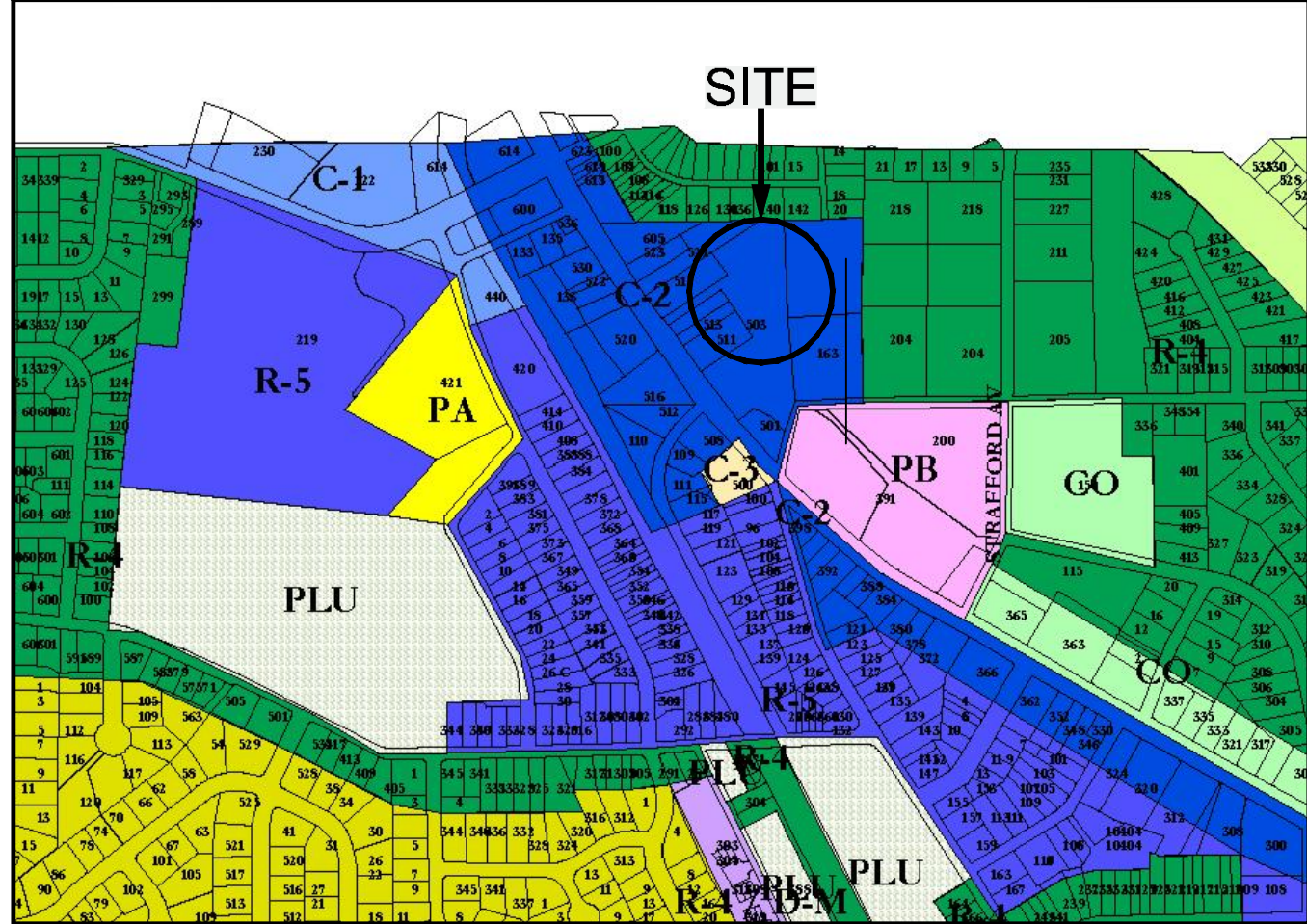
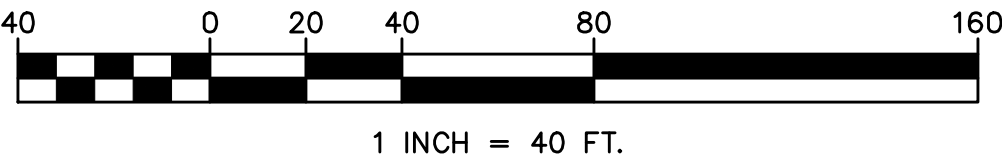
POST DEVELOPMENT DRAINAGE AREA MAP  
COTTAGE AT VALLEY FORGE FLOWERS – 163 EAGLE ROAD

**MOMENEE & ASSOCIATES, INC.**

CIVIL ENGINEERS AND LAND SURVEYORS

924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008





**ZONING DISTRICT C-2: (GENERAL COMMERCIAL DISTRICT)**  
LOT SIZE 20,000 SF MIN  
WIDTH AT BUILDING LINE 100' MIN  
BUILDING AREA 30% MAX  
FRONT YARD 15' MIN  
SIDE YARD 20' MIN  
REAR YARD 30' ABUTTING A RESIDENTIAL DISTRICT  
BUILDING HEIGHT GREATER OF 35' OR 30% OF LOT DEPTH  
BUILDING COVERAGE 35% MAX  
IMPERVIOUS COVERAGE 70% MAX

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

**GENERAL NOTES**

- OWNER/APPLICANT: VILLAGE ASSOCIATES, 503 WEST LANCASTER AVENUE, SUITE 240, WAYNE, PA 19087
- BOUNDARY SURVEY AND EXISTING CONDITION INFORMATION TAKEN FROM A PLAN ENTITLED, "FINAL LAND DEVELOPMENT PLANS PREPARED FOR EAGLE VILLAGE SHOPS, 503 WEST LANCASTER AVENUE" PREPARED BY YERKES ASSOCIATES INC. DATED OCTOBER 1, 2010, LAST REVISED 01/14/11 (PLAN #0-36-11-316).
- ADDITIONAL SITE FEATURES INCLUDING BUILDINGS AND OTHER FEATURES DEPICTED ON THE VICINITY PLAN WERE NOT PHYSICALLY SURVEYED. LOCATIONS OF THESE FEATURES WERE TAKEN FROM AVAILABLE PLANS, AERIAL PHOTOGRAPHS AND OTHER SOURCES AND REPRESENT AN ESTIMATE OF THE EXTENT OF THESE FEATURES.
- VERTICAL DATUM: APPROXIMATE U.S.G.S.
- IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C0017F EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- SOIL INFORMATION TAKEN FROM THE SOIL SURVEY FOR CHESTER AND DELAWARE COUNTIES PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE.
- THE PROPOSED DEVELOPMENT WILL INCLUDE THE REMOVAL OF EXISTING WALKWAYS AND THE CONSTRUCTION OF A NEW GREENHOUSE CONNECTING THE TWO EXISTING BUILDINGS ON EITHER END OF THE GREENHOUSE. THE REMAINING AREA BETWEEN THE TWO EXISTING STRUCTURES WILL BE CONVERTED TO AN OUTDOOR SALES DISPLAY AREA. THE AREA WILL CONSIST OF A PAVED COURTYARD WITH SURROUNDING SYNTHETIC TURF AREAS. THERE WILL ALSO BE SOME MINOR REALIGNMENT OF CURBING AND SIDEWALKS. THE CHANGES RESULT IN A NET REDUCTION IN IMPERVIOUS SURFACE.
- AS THE RESULT OF THE REPLACEMENT IMPERVIOUS COVER, GROUNDWATER RECHARGE IS REQUIRED. A RECHARGE FACILITY TO BE CONSTRUCTED BENEATH A PORTION OF THE EXISTING PARKING LOT WILL PROVIDE THE REQUIRED RECHARGE.
- THIS SITE IS CURRENTLY SERVED BY PUBLIC DOMESTIC WATER SERVICE PROVIDED BY AQUA PENNSYLVANIA. PUBLIC WATER SERVICE IS TO BE MAINTAINED.
- THIS SITE IS CURRENTLY SERVED BY PUBLIC SEWER SERVICE. EXISTING SEWER SERVICE IS TO BE MAINTAINED.
- MAINTENANCE FOR THE SITE TO BE THE RESPONSIBILITY OF THE SHOPPING CENTER.
- THE STORMWATER MANAGEMENT RECHARGE AND COLLECTION SYSTEM AND INLETS ARE TO BE OWNED AND MAINTAINED BY THE SHOPPING CENTER. ROOF DRAINS ARE TO BE TIED INTO THE STORMWATER MANAGEMENT DETENTION SYSTEMS AS NOTED ON THE PLANS.
- A GENERAL EASEMENT IS HEREBY CREATED OVER THE STORMWATER MANAGEMENT SYSTEMS THAT PERMITS INGRESS AND EGRESS BY RADNOR TOWNSHIP.
- NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORMWATER CONTROL OR BMP, UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM, WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
- NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER CONTROL OR BMP OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER CONTROL OR BMP WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
- BENCHMARK IS EXISTING TYPE M INLET - ELEV. 96.20.

**PROJECT NARRATIVE**

IT IS PROPOSED TO CONSOLIDATE ALL OF THE EXISTING INDIVIDUAL PARCELS THAT COMPRISE THE OVERALL CENTER INTO ONE PARCEL. THE MINOR DEVELOPMENT PROJECT INVOLVES PROVIDING A SMALL, ENCLOSED CONNECTING LINK (589 S.F. GROSS AREA) BETWEEN THE VALLEY FORGE FLOWERS BARN BUILDING AND THE ADJOINING BUILDING 3 LAST OCCUPIED BY AREA RUG AND THE VILLAGE SALON. BUILDING 3 WILL IN TURN BE RENOVATED TO BECOME PART OF THE VALLEY FORGE FLOWERS BARN GARDEN CENTER SPACE. THE VILLAGE SALON WILL RELOCATE TO A PARKER SPACE IN BUILDING 11 ON PARCEL C/2. THE 589 S.F. (GROSS) CONNECTOR GENERATES A PARKING REQUIREMENT OF 3 PARKING SPACES WHICH WILL BE SATISFIED BY PAVING A PORTION OF THE EXISTING GRAVEL AREA TO CREATE THE REQUIRED SPACES.

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 \_\_\_\_\_ AUTHORIZED SIGNOR FOR VILLAGE ASSOCIATES, (A PENNSYLVANIA LIMITED PARTNERSHIP), WHO BEING DULY SWORN ACCORDING TO LAW DESPOSES AND SAYS THAT SAID VILLAGE ASSOCIATES OWNS THE PROPERTY SHOWN ON THIS PLAN, THAT THE LAND DEVELOPMENT SHOWN ON THIS PLAN WAS MADE AT HIS/HER DIRECTION AND WITH HIS/HER CONSENT AND THAT IT IS DESIRED THAT SAID PLAN BE RECORDED IN ACCORDANCE WITH LAW.

OWNER, VILLAGE ASSOCIATES, (A PENNSYLVANIA LIMITED PARTNERSHIP)

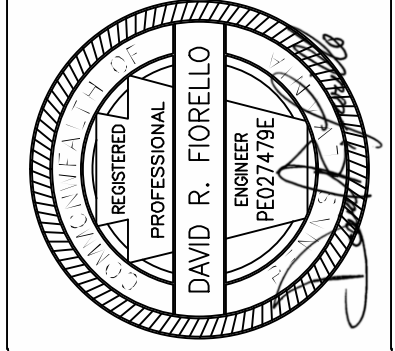
(SIGNATURE)

NOTARY PUBLIC OR OTHER OFFICER

MY COMMISSION EXPIRES: \_\_\_\_\_

Serial Number: \_\_\_\_\_

CALL BEFORE YOU DIG:  
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



**MOMENEE & ASSOCIATES, INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010  
PHONE: (610) 527-3030 FAX: (610) 527-9008

**SITE PLAN**

THE COTTAGE AT VALLEY FORGE FLOWERS - EAGLE VILLAGE SHOPS  
163 EAGLE ROAD  
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

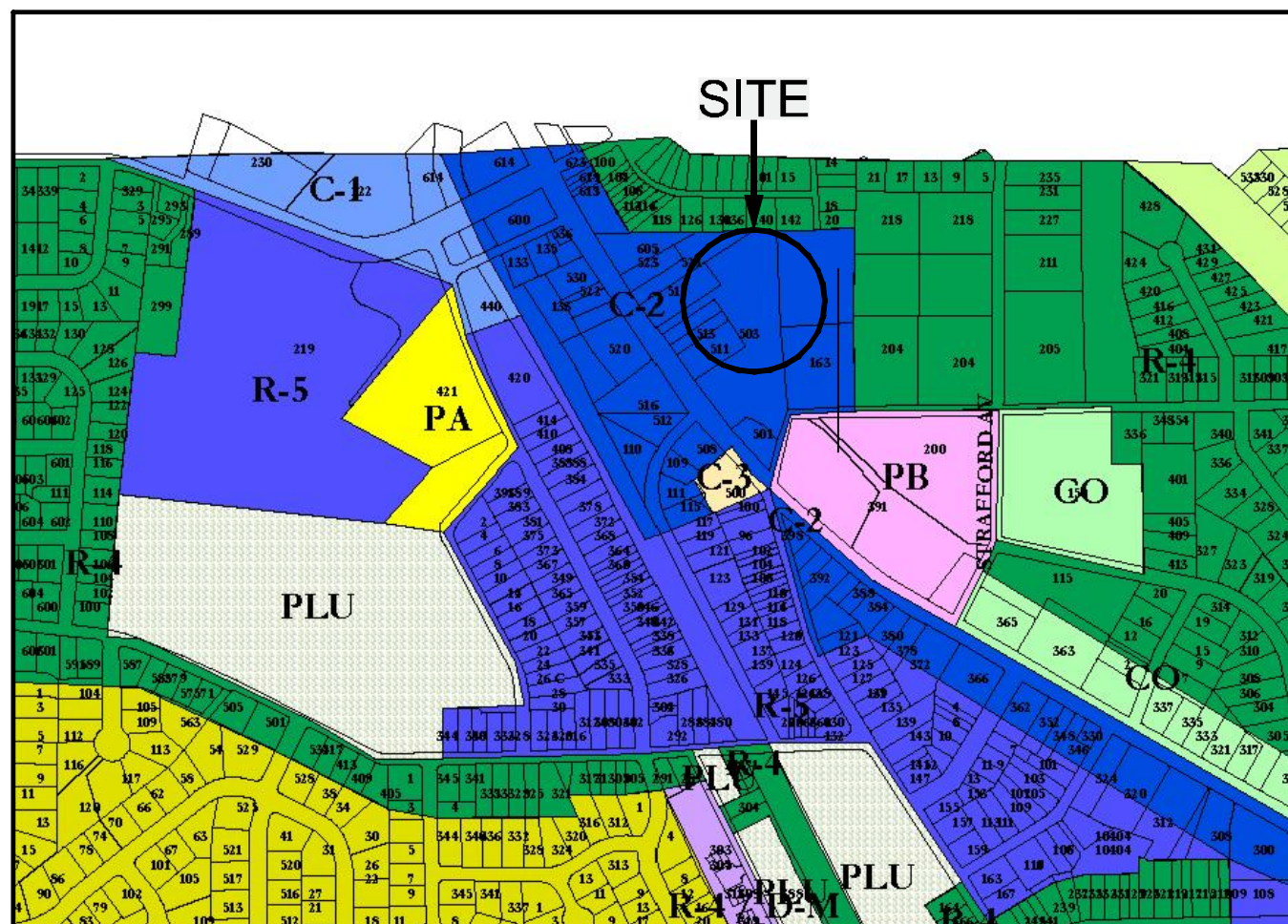
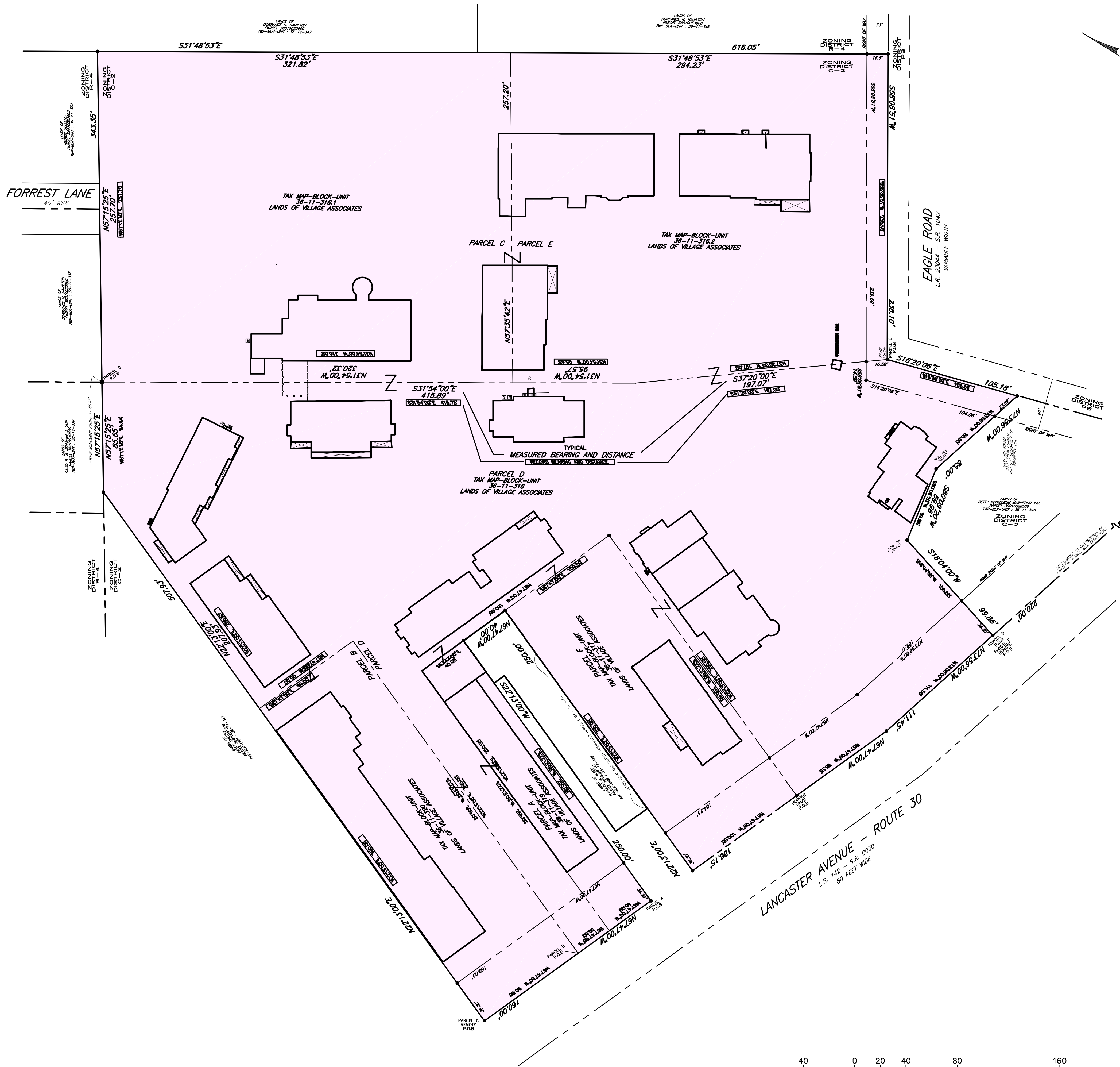
OWNER/APPLICANT VILLAGE ASSOCIATES 503 W. LANCASTER AVENUE, SUITE 240 WAYNE, PA 19087	ONE-CALL: DRAWN BY: DRF	CHECKED BY: DRF
--	----------------------------	-----------------



REV	DATE	PER	TWP REVIEW	COMMENTS
1	10/21/15			

DATE: AUGUST 7, 2015  
SHEET NO. 1  
OF 7  
SCALE: 1" = 40'  
FILE NO.: 13-345





**LOCATION MAP**  
SCALE: 1" = 600'

**ZONING DISTRICT C-2 (GENERAL COMMERCIAL DISTRICT)**  
LOT SIZE 20,000 SF MIN  
WIDTH AT BUILDING LINE 100' MIN  
BUILDING AREA 30% MAX  
FRONT YARD 15' MIN  
SIDE YARD 20' MIN  
REAR YARD 30' ABUTTING A RESIDENTIAL DISTRICT  
BUILDING HEIGHT GREATER OF 35' OR 30% OF LOT DEPTH  
BUILDING COVERAGE 35% MAX  
IMPERVIOUS COVERAGE 70% MAX

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

**TOTAL AREA OF CENTER:**

GROSS AREA: (TO THE TITLE LINE)  
368,577 SF (8.461 ACRES)

NET AREA: (TO THE ROAD R/W)  
345,833 SF (7.940 ACRES)

THE OVERALL CENTER CONSISTS OF THE FOLLOWING PARCELS:

PARCEL	FOLIO NUMBER	MAP NUMBER
PARCEL A:	36.01.00280.00	36-11-319:000
PARCEL B:	36.01.00279.00	36-11-320:000
PARCEL C:**	36.01.00284.01	36-11-316:001
PARCEL D:	36.01.00284.00	36-11-316:000
PARCEL E:**	36.01.00171.00	36-11-316:002
PARCEL F:	36.01.00282.00	36-11-317:000

\*\*PARCELS C & E ARE MERGED FOR CODE PURPOSES PER PRIOR TOWNSHIP APPROVALS.

THE INTENT OF THIS PLAN IS TO SHOW THE CONSOLIDATION OF ALL OF THE EXISTING INDIVIDUAL PARCELS THAT COMPRISE THE OVERALL CENTER INTO ONE PARCEL.

**EXISTING PARCEL A:**

GROSS AREA: 10,000 SF (0.229 AC)  
NET AREA: 8,548 SF (0.196 AC)

**EXISTING IMPERVIOUS COVERAGE:**

BUILDINGS AND OVERHANGS	6,119 S.F.**
ASPHALT PAVING	1,779 S.F.
CURBS	14 S.F.
WALKS/PATIOS	179 S.F.
WALLS	49 S.F.
MISC	0 S.F.
TOTAL	8,140 S.F. (81.40%)

\*\*BUILDING COVERAGE = 61.19%

**EXISTING PARCEL B:**

GROSS AREA: 27,000 SF (0.620 AC)  
NET AREA: 23,733 SF (0.545 AC)

**EXISTING IMPERVIOUS COVERAGE:**

BUILDINGS AND OVERHANGS	9,013 S.F.**
ASPHALT PAVING	8,890 S.F.
CURBS	284 S.F.
WALKS/PATIOS	3,054 S.F.
WALLS	39 S.F.
MISC	20 S.F.
TOTAL	22,039 S.F. (81.63%)

\*\*BUILDING COVERAGE = 33.38%

**EXISTING PARCEL F:**

GROSS AREA: 25,000 SF (0.574 AC)  
NET AREA: 21,370 SF (0.491 AC)

**EXISTING IMPERVIOUS COVERAGE:**

BUILDINGS AND OVERHANGS	3,557 S.F.**
ASPHALT PAVING	8,890 S.F.
CURBS	402 S.F.
WALKS/PATIOS	2,373 S.F.
WALLS	190 S.F.
MISC	0 S.F.
TOTAL	15,412 S.F. (61.65%)

\*\*BUILDING COVERAGE = 14.23%

**COMBINED PARCELS A, B, C, D, E & F:**

GROSS AREA: 368,576 SF (8.4613 AC)  
NET AREA: 345,883 SF (7.9404 AC)

**EXISTING IMPERVIOUS COVERAGE:**

BUILDINGS AND OVERHANGS	66,123 S.F.**
ASPHALT PAVING	154,832 S.F.
GRAVEL PAVING	3,021 S.F.
CURBS	4,522 S.F.
WALKS/PATIOS	32,029 S.F.
WALLS	1,840 S.F.
LOADING DOCK	324 S.F.
MISC	458 S.F.
TOTAL	263,147 S.F. (71.40%)

\*\*BUILDING COVERAGE = 17.94%

OWNER: VALLEY FORGE FLOWERS, INC.  
163 EAGLE ROAD  
RADNOR, PA 19087  
PHONE: (610) 527-3030  
FAX: (610) 527-9008

CALL BEFORE YOU DIG:  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE-STOP CALL  
Pennyweld Utility Call System, Inc.  
1-800-242-1776

Serial Number:  
DAVID R. FIORELLO  
PROFESSIONAL  
ENGINEER  
P.E. 007179E

**MOMENEE & ASSOCIATES, INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010  
PHONE: (610) 527-3030 FAX: (610) 527-9008

**LOT CONSOLIDATION PLAN**  
THE COTTAGE AT VALLEY FORGE FLOWERS - EAGLE VILLAGE SHOPS  
163 EAGLE ROAD  
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA  
OWNER/APPLICANT: VALLEY ASSOCIATES  
DRAWN BY: DRF  
CHECKED BY: DRF

**MA**

DATE: OCTOBER 21, 2015  
SHEET NO.  
2  
OF 7  
SCALE: 1" = 40'  
FILE NO.: 13-345

PER TWP REVIEW  
DATE  
REV  
DATE



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PARCEL F:	36.01.00282.00	36-11-317:000

\*PARCELS C & E ARE MERGED FOR CODE PURPOSES PER PRIOR TOWNSHIP APPROVALS.

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ASPHALT PAVING	1,779 S.F.
CURBS	14 S.F.
WALKS/PATIOS	179 S.F.
WALLS	49 S.F.
MISC	0 S.F.
TOTAL	8,140 S.F. (81.40%)

\*\*BUILDING COVERAGE = 61.19%

EXISTING PARCEL B:

GROSS AREA: 27,000 SF (0.620 AC)  
NET AREA: 23,733 SF (0.545 AC)

EXISTING IMPERVIOUS COVERAGE:

BUILDINGS AND OVERHANGS	9,013 S.F.**
ASPHALT PAVING	9,629 S.F.
CURBS	284 S.F.
WALKS/PATIOS	3,054 S.F.
WALLS	39 S.F.
MISC	20 S.F.
TOTAL	22,039 S.F. (81.63%)

\*\*BUILDING COVERAGE = 33.38%

EXISTING CONSOLIDATED PARCELS C & E

GROSS AREA: 156,116 SF (3.584 AC)  
NET AREA: 152,175 SF (3.493 AC)

EXISTING IMPERVIOUS COVERAGE:

BUILDINGS AND OVERHANGS	21,486 S.F.**
ASPHALT PAVING	69,546 S.F.
CURBS	1,781 S.F.
WALKS/PATIOS	11,144 S.F.
WALLS	329 S.F.
LOADING DOCK	324 S.F.
MISC	248 S.F.
TOTAL	104,856 S.F. (67.18%)

\*\*BUILDING COVERAGE = 13.76%

EXISTING PARCEL D:

GROSS AREA: 150,460 SF (3.454 AC)  
NET AREA: 140,057 SF (3.215 AC)

EXISTING IMPERVIOUS COVERAGE:

BUILDINGS AND OVERHANGS	25,948 S.F.**
ASPHALT PAVING	64,988 S.F.
GRAVEL PAVING	3,021 S.F.
CURBS	2,041 S.F.
WALKS/PATIOS	15,279 S.F.
WALLS	1,233 S.F.
MISC	190 S.F.
TOTAL	112,700 S.F. (74.89%)

\*\*BUILDING COVERAGE = 17.25%

EXISTING PARCEL E:

GROSS AREA: 25,000 SF (0.574 AC)  
NET AREA: 21,370 SF (0.491 AC)

EXISTING IMPERVIOUS COVERAGE:

BUILDINGS AND OVERHANGS	3,557 S.F.**
ASPHALT PAVING	8,890 S.F.
CURBS	402 S.F.
WALKS/PATIOS	2,373 S.F.
WALLS	190 S.F.
MISC	0 S.F.
TOTAL	15,412 S.F. (61.65%)

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COMBINED PARCELS A, B, C, D, E & F:

GROSS AREA: 368,576 SF (8.4613 AC)  
NET AREA: 345,883 SF (7.9404 AC)

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BUILDINGS AND OVERHANGS	86,123 S.F.**
ASPHALT PAVING	154,832 S.F.
CURBS	3,021 S.F.
WALKS/PATIOS	42,029 S.F.
WALLS	1,840 S.F.
LOADING DOCK	324 S.F.
MISC	458 S.F.
TOTAL	263,147 S.F. (71.40%)

\*\*BUILDING COVERAGE = 17.94%

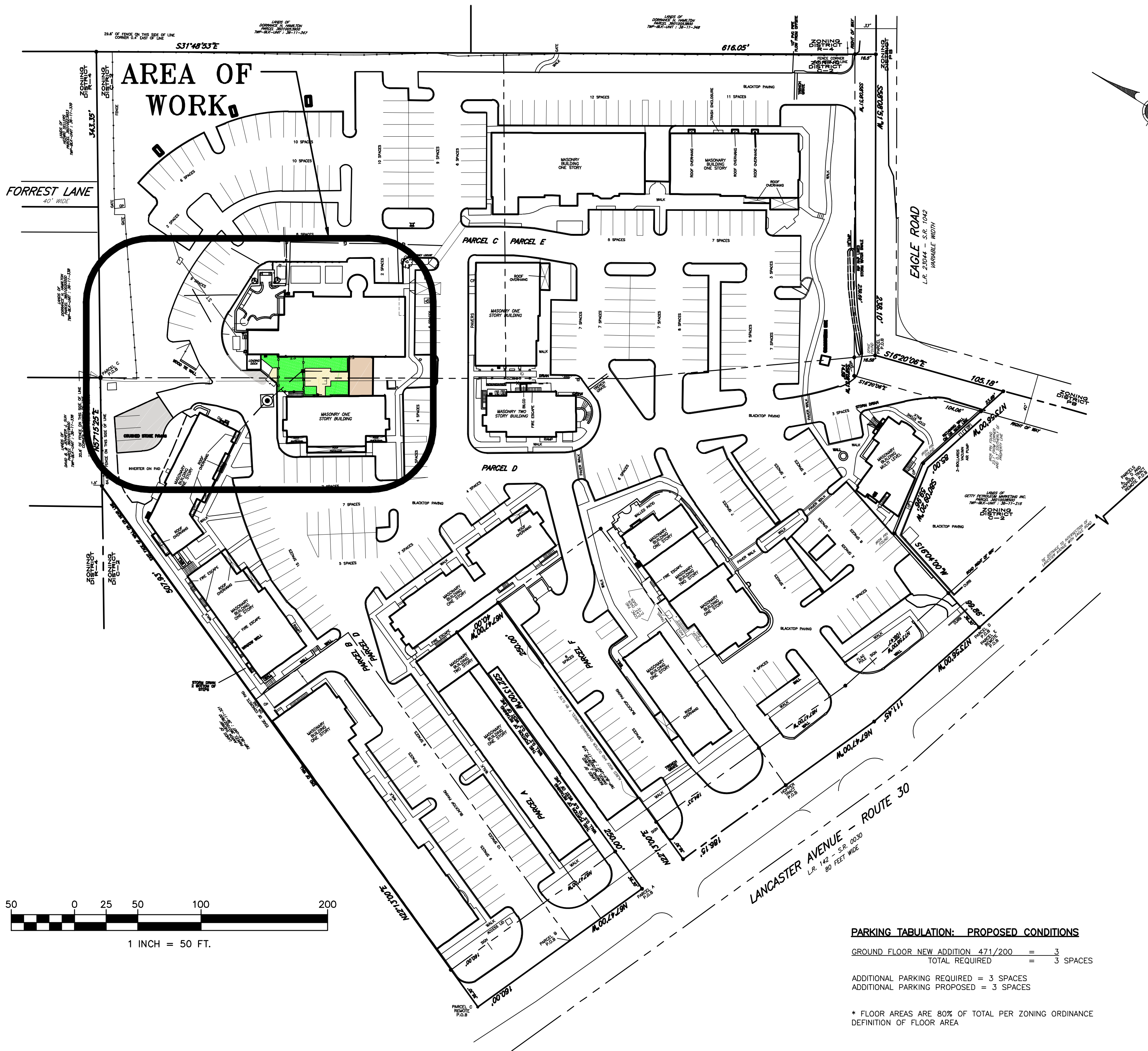
COMBINED PARCELS A, B, C, D, E & F:

GROSS AREA: 368,576 SF (8.4613 AC)  
NET AREA: 345,883 SF (7.9404 AC)

PROPOSED IMPERVIOUS COVERAGE:

BUILDINGS AND OVERHANGS	66,712 S.F.**
ASPHALT PAVING	156,269 S.F.
GRAVEL PAVING	1,631 S.F.
CURBS	4,514 S.F.
WALKS/PATIOS	31,075 S.F.
WALLS	1,823 S.F.
LOADING DOCK	324 S.F.
MISC	361 S.F.
TOTAL	262,709 S.F. (71.28%)

\*\*BUILDING COVERAGE = 18.10%



PARKING TABULATION: PROPOSED CONDITIONS

GROUND FLOOR NEW ADDITION	471/200	=	3
TOTAL REQUIRED		=	3 SPACES

ADDITIONAL PARKING REQUIRED = 3 SPACES  
ADDITIONAL PARKING PROPOSED = 3 SPACES

\* FLOOR AREAS ARE 80% OF TOTAL PER ZONING ORDINANCE DEFINITION OF FLOOR AREA

PARKING TABULATION: CONSOLIDATED PARCELS C & E

EXISTING CONDITIONS:			
GROUND FLOORS	4,450/200	=	72.7
UPPER FLOORS	3,558/300	=	11.9
RESTAURANT SEATING***	66/3	=	22
50 EMPLOYEES (EST)	50/2	=	25
TOTAL REQUIRED		=	132 SPACES

\*\*\*SEATING: SILVER SPOON = 30, VVF CAFE = 12, VVF BARN CAFE = 24 SEATS

EXISTING SPACES (PARCELS C & E) = 161  
SURPLUS = 29 SPACES

PARKING TABULATION: PARCEL D

EXISTING CONDITIONS:			
GROUND FLOORS	15,562/200	=	77.8
OFFICE	987/200	=	4.9
RESTAURANT SEATING***	208/3	=	69.3
65 EMPLOYEES (EST)	65/2	=	32.5
TOTAL REQUIRED		=	185 SPACES

\*\*\*SEATING: TASTE OF BRITAIN = 48, FINE DINING = 160

EXISTING SPACES (PARCEL D) = 130  
NONCONFORMITY = 55 SPACES

NOTE: APPLICANT DOES NOT INTEND TO ABANDON ANY PARKING NONCONFORMITY.

PARKING TABULATION: PARCEL F

EXISTING CONDITIONS:			
GROUND FLOORS	2,627/200	=	13.1
UPPER FLOORS	3,558/300	=	11.9
OFFICE	1,734/200	=	8.7
RESTAURANT SEATING	274/3	=	91.3
144 EMPLOYEES (EST)	144/2	=	72
TOTAL REQUIRED		=	404 SPACES

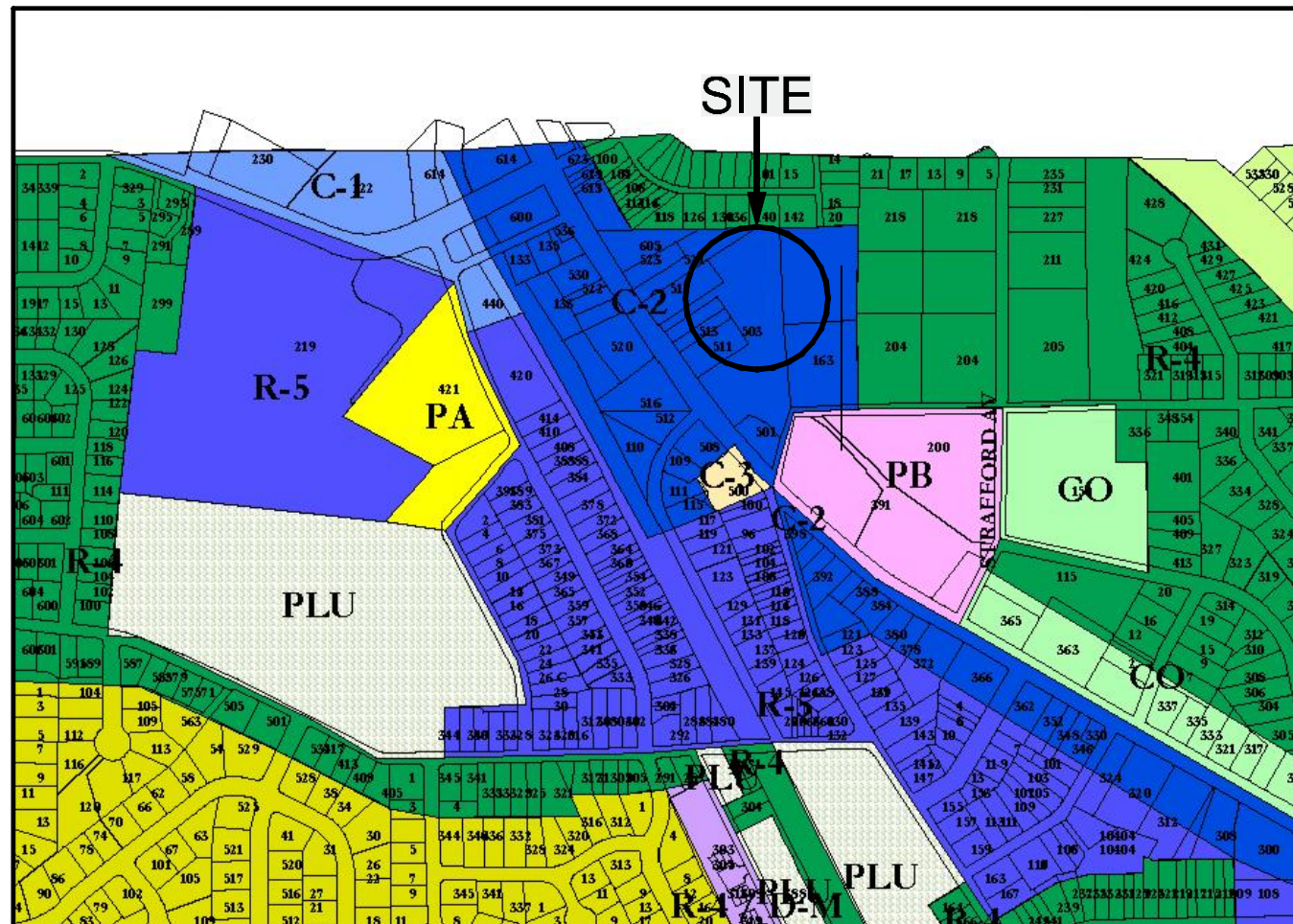
EXISTING SPACES (PARCEL F) = 18  
SURPLUS = 3 SPACES

PARKING TABULATION: ALL PARCELS (A, B, C, E, D, & F)

EXISTING CONDITIONS:			
GROUND FLOORS	44,043/200	=	220.2
UPPER FLOORS	3,558/300	=	11.9
OFFICE	1,734/200	=	8.7
RESTAURANT SEATING	274/3	=	91.3
144 EMPLOYEES (EST)	144/2	=	72
TOTAL REQUIRED		=	404 SPACES

EXISTING SPACES (TOTAL) = 327  
NON CONFORMITY = 77 SPACES

\* FLOOR AREAS ARE 80% OF TOTAL PER ZONING ORDINANCE DEFINITION OF FLOOR AREA



ZONING COMPLIANCE TABULATION - PARCEL A:

ITEM	REQUIREMENT	EXISTING
LOT AREA	20,000 SF MIN.	10,000 SF GROSS
LOT WIDTH	100' MIN	8,548 SF NET OF R/W
BUILDING COVERAGE	30% MAX	40.0 FEET
FRONT YARD	15' MIN	6,119 SF (61.19%)
SIDE YARD	20' MIN	19.9 FEET
REAR YARD	30' ABUTTING A RESIDENTIAL DISTRICT	0 FEET
BUILDING HEIGHT	GREATER OF 35' OR 30% OF LOT DEPTH	N/A
IMPERVIOUS SURFACES	70% MAX	8,140 SF (81.40%)
BUILDING HEIGHT	35 FEET MAX	<35 FEET

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

ZONING COMPLIANCE TABULATION - PARCEL B:

ITEM	REQUIREMENT	EXISTING
LOT AREA	20,000 SF MIN.	27,000 SF GROSS
LOT WIDTH	100 FEET AT BUILDING LINE	23,733 SF NET OF R/W
BUILDING COVERAGE	30% MAXIMUM	160 FEET
FRONT YARD	15 FEET MINIMUM	9,013 SF (33.38%)
SIDE YARD	20 FEET MINIMUM	19.85 FEET
REAR YARD	30 FEET ABUTTING A RESIDENTIAL DISTRICT	0.5 FEET
BUILDING HEIGHT	GREATER OF 35' OR 30% OF LOT DEPTH	N/A
IMPERVIOUS SURFACES	70% MAXIMUM	21.7 FEET
BUILDING HEIGHT	35 FEET MAX	20,039 SF (81.63%)

ZONING COMPLIANCE TABULATION - COMBINED PARCELS C & E:

ITEM	REQUIREMENT	EXISTING
LOT AREA	20,000 SF MIN.	156,116 SF GROSS
LOT WIDTH	100 FEET AT BUILDING LINE	152,175 SF NET OF R/W
BUILDING COVERAGE	30% MAXIMUM	100+ FEET
FRONT YARD	15 FEET MINIMUM	21,699 SF (13.90%)
SIDE YARD	20 FEET MINIMUM	76 FEET
REAR YARD	30 FEET ABUTTING A RESIDENTIAL DISTRICT	16.8 FEET
BUILDING HEIGHT	GREATER OF 35' OR 30% OF LOT DEPTH	63 FEET
IMPERVIOUS SURFACES	70% MAXIMUM	116 FEET
BUILDING HEIGHT	35 FEET MAX	105,399 SF (67.51%)

ZONING COMPLIANCE TABULATION - PARCEL D:

ITEM	REQUIREMENT	EXISTING
LOT AREA	20,000 SF MIN.	150,460 SF GROSS
LOT WIDTH	100 FEET AT BUILDING LINE	140,057 SF NET OF R/W
BUILDING COVERAGE	30% MAXIMUM	100+ FEET
FRONT YARD	15 FEET MINIMUM	25,948 SF (17.25%)
SIDE YARD	20 FEET MINIMUM	23.7 FEET
REAR YARD	30 FEET ABUTTING A RESIDENTIAL DISTRICT	1.5 FEET
BUILDING HEIGHT	GREATER OF 35' OR 30% OF LOT DEPTH	N/A
IMPERVIOUS SURFACES	70% MAXIMUM	13.8 FEET
BUILDING HEIGHT	35 FEET MAX	112,700 SF (74.89%)

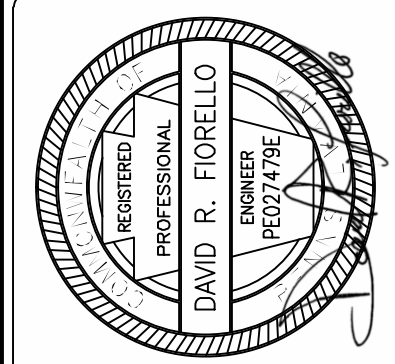
ZONING COMPLIANCE TABULATION - PARCEL F:

ITEM	REQUIREMENT	EXISTING
LOT AREA	20,000 SF MIN.	25,000 SF GROSS
LOT WIDTH	100 FEET AT BUILDING LINE	21,370 SF NET OF R/W
BUILDING COVERAGE	30% MAXIMUM	100+ FEET
FRONT YARD	15 FEET MINIMUM	3,557 SF (14.23%)
SIDE YARD	20 FEET MINIMUM	23.5 FEET
REAR YARD	30 FEET ABUTTING A RESIDENTIAL DISTRICT	0 FEET
BUILDING HEIGHT	GREATER OF 35' OR 30% OF LOT DEPTH	N/A
IMPERVIOUS SURFACES	70% MAXIMUM	15,412 SF (61.65%)
BUILDING HEIGHT	35 FEET MAX	<35 FEET

ZONING COMPLIANCE TABULATION - COMBINED PARCELS A, B, C, D, E & F:

ITEM	REQUIREMENT	EXISTING	PROPOSED
LOT AREA	20,000 SF MIN.	368,576 SF GROSS	368,576 SF GROSS
LOT WIDTH	100 FEET AT BUILDING LINE	345,883 SF NET OF R/W	345,883 SF NET OF R/W
BUILDING COVERAGE	30% MAXIMUM	66,712 SF (17.94%)	100+ FEET
FRONT YARD	15 FEET MINIMUM	19.85 FEET	66,712 SF (18.10%)
SIDE YARD	20 FEET MINIMUM	0.5 FEET	19.85 FEET
REAR YARD	30 FEET ABUTTING A RESIDENTIAL DISTRICT	63 FEET	0.5 FEET
BUILDING HEIGHT	GREATER OF 35' OR 30% OF LOT DEPTH	116 FEET	63 FEET
IMPERVIOUS SURFACES	70% MAXIMUM	262,709 SF (71.28%)	116 FEET
BUILDING HEIGHT	35 FEET MAX	<35'	262,709 SF (71.28%)

Serial Number: CALL BEFORE YOU DIG! 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



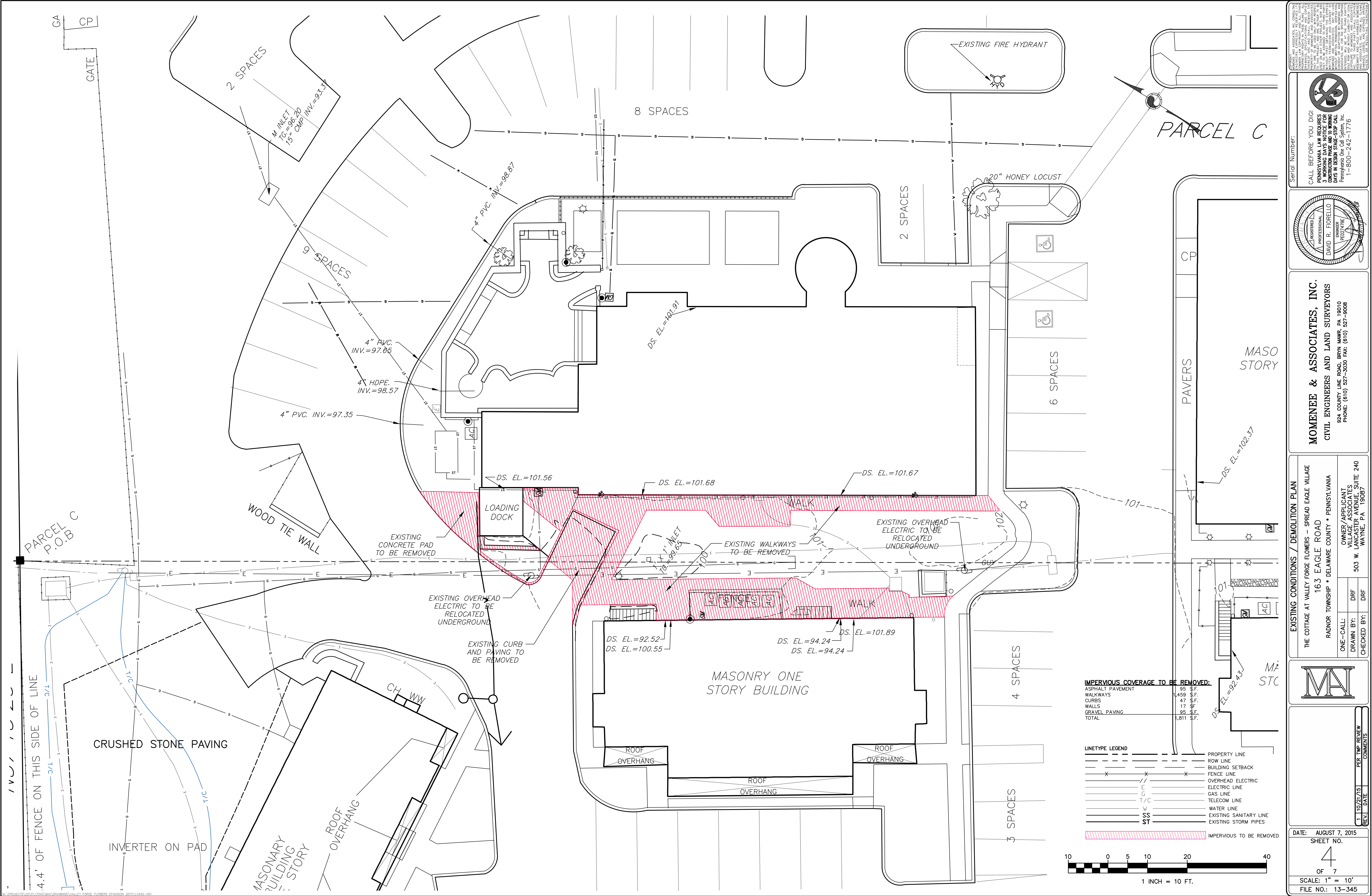
MOMENEE & ASSOCIATES, INC. CIVIL ENGINEERS AND LAND SURVEYORS 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008

ZONING INFORMATION PLAN THE COTTAGE AT VALLEY FORCE FLOWERS - SPREAD EAGLE VILLAGE 163 EAGLE ROAD RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA OWNER/APPLICANT VILLAGE ASSOCIATES LLC 503 W. LANTANA AVENUE SUITE 240 WAYNE, PA 19087



DATE: AUGUST 7, 2015 SHEET NO. 3 OF 7 SCALE: 1" = 50' FILE NO.: 13-345

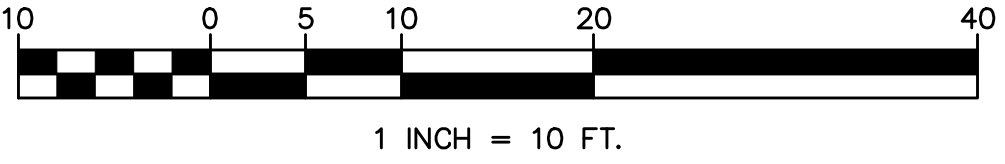




**IMPERVIOUS COVERAGE TO BE REMOVED:**

ASPHALT PAVEMENT	95 S.F.
WALKWAYS	1,459 S.F.
CURBS	47 S.F.
WALLS	17 S.F.
GRAVEL PAVING	95 S.F.
<b>TOTAL</b>	<b>1,811 S.F.</b>

LINETYPE LEGEND		
---	---	PROPERTY LINE
---	---	ROW LINE
---	---	BUILDING SETBACK
---	---	FENCE LINE
X	X	OVERHEAD ELECTRIC
E	E	ELECTRIC LINE
G	G	GAS LINE
T/C	T/C	TELECOM LINE
W	W	WATER LINE
SS	SS	EXISTING SANITARY LINE
ST	ST	EXISTING STORM PIPES



Serial Number:

CALL BEFORE YOU DIG:  
1-800-4-A-DIG  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE STOP CALL  
Pennyweld Utility Call System, Inc.  
1-800-242-1776

REGISTERED  
PROFESSIONAL  
DAVID R. FIORELLO  
ENGINEER  
PA 027196

**MOMENEE & ASSOCIATES, INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010  
PHONE: (610) 527-3030 FAX: (610) 527-9008

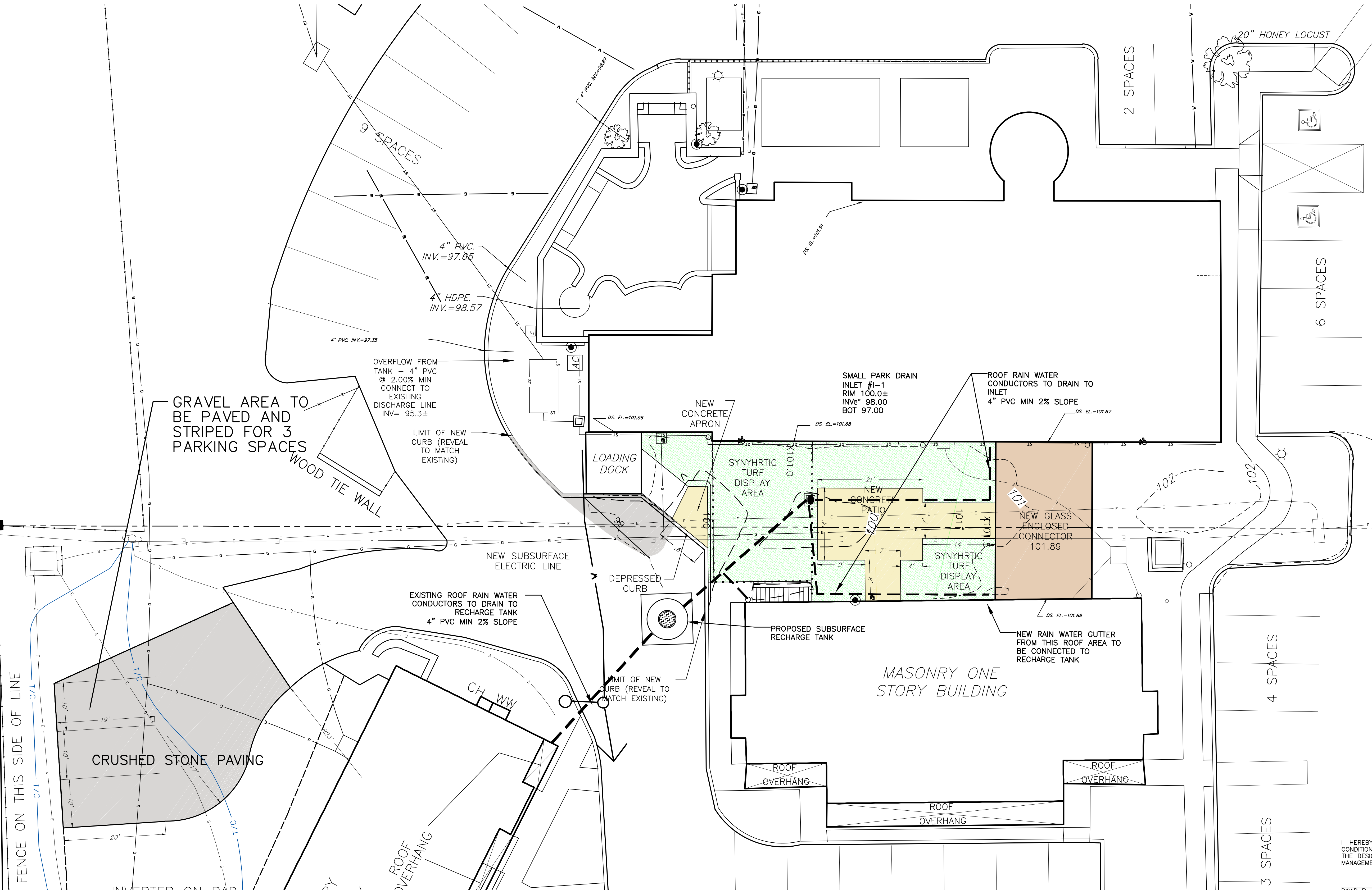
**EXISTING CONDITIONS / DEMOLITION PLAN**  
THE COTTAGE AT VALLEY FORGE FLOWERS - SPREAD EAGLE VILLAGE  
163 EAGLE ROAD  
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA  
ONE-CALL:  
DRAWN BY: DRF  
CHECKED BY: DRF

**MA**

DATE: AUGUST 7, 2015  
SHEET NO.  
4  
OF 7  
SCALE: 1" = 10'  
FILE NO.: 13-345



N57°15'25"E



**IMPERVIOUS COVERAGE TO BE REMOVED:**

ASPHALT PAVEMENT	95 S.F.
WALKWAYS	1,459 S.F.
CURBS	47 S.F.
WALLS	17 S.F.
GRAVEL PAVING (MISC)	95 S.F.
TOTAL	1,811 S.F.

**REPLACEMENT IMPERVIOUS COVERAGE:**

BUILDING ADDITION	589 S.F.
ASPHALT	142 S.F.
CURBS	39 S.F.
WALKS, ETC.	508 S.F.
TOTAL	1,275 S.F.

**STORMWATER RECHARGE CALCULATIONS:**

NEW/REPLACEMENT IMPERVIOUS COVER = 1,275 S.F.

DESIGN FOR: 1,300 S.F.

REQUIRED RECHARGE = 1" PER 1 S.F. OF COVER

1,300 S.F. x 1"/12" = 108.4 CF

GRAVEL AREA TO BE PAVED AND STRIPED FOR 3 PARKING SPACES

WOOD TIE WALL

NEW SUBSURFACE ELECTRIC LINE

EXISTING ROOF RAIN WATER CONDUCTORS TO DRAIN TO RECHARGE TANK  
4" PVC MIN 2% SLOPE

DEPRESSED CURB  
LIMIT OF NEW CURB (REVEAL TO MATCH EXISTING)

PROPOSED SUBSURFACE RECHARGE TANK

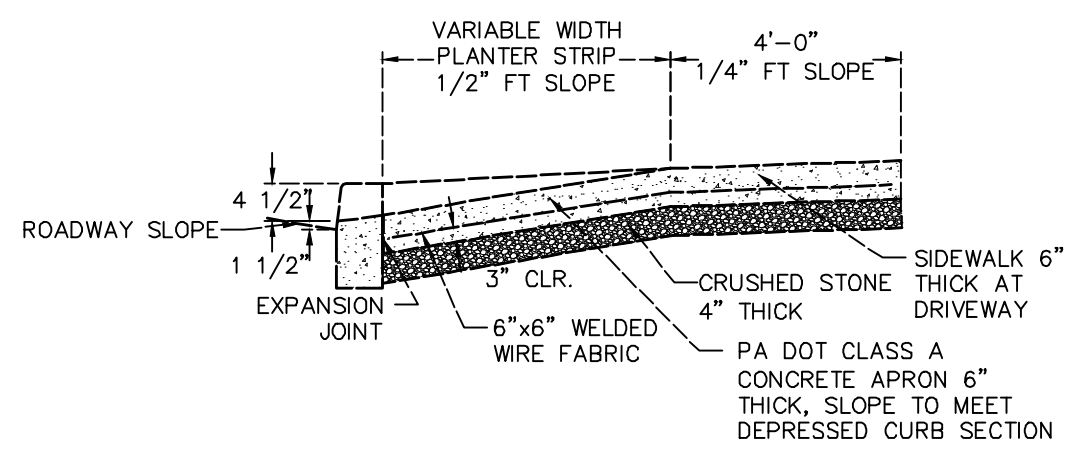
NEW RAIN WATER GUTTER FROM THIS ROOF AREA TO BE CONNECTED TO RECHARGE TANK

MASONRY ONE STORY BUILDING

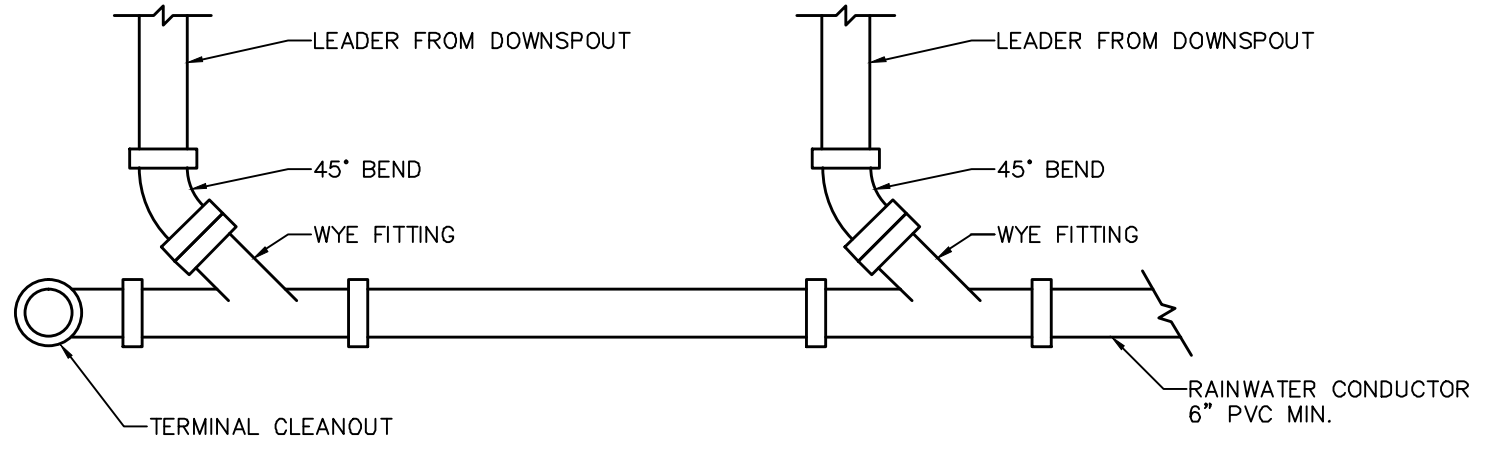
ROOF OVERHANG

ROOF OVERHANG

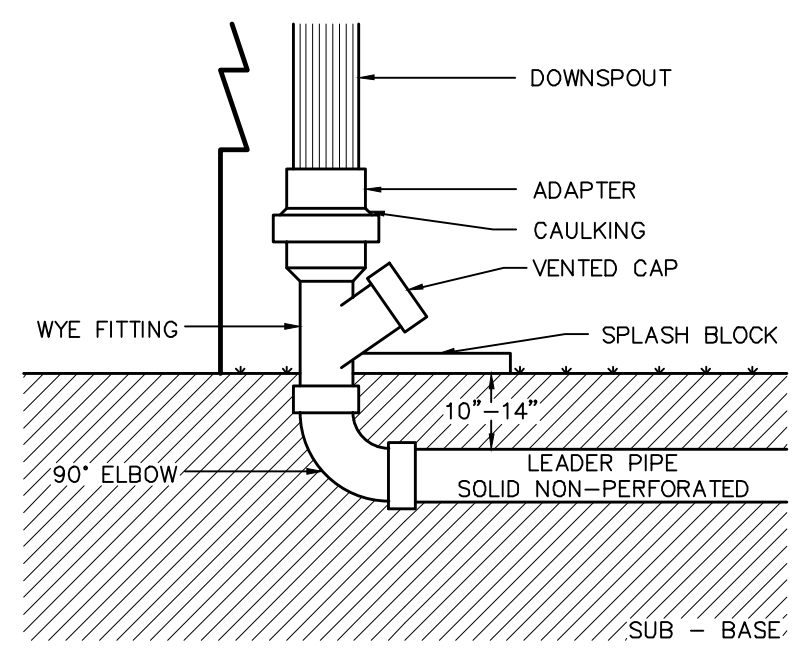
ROOF OVERHANG



TYPICAL SECTION - APRON & SIDEWALK  
N.T.S.



TYPICAL RAIN WATER CONDUCTOR ROUTING (PLAN VIEW)  
N.T.S.



DOWNSPOUT DETAIL  
N.T.S.

**LINE TYPE LEGEND**

---	PROPERTY LINE
---	ROW LINE
---	BUILDING SETBACK
X	FENCE LINE
---	OVERHEAD ELECTRIC
---	ELECTRIC LINE
G	GAS LINE
T/C	TELECOM LINE
W	WATER LINE
SS	EXISTING SANITARY LINE
ST	EXISTING STORM PIPES
---	PROPOSED STORM SEWER
---	PROPOSED NEW BUILDING COVERAGE
---	PROPOSED NEW WALK/CURB COVERAGE
---	PROPOSED NEW PAVEMENT COVERAGE
---	PROPOSED SYNTHETIC TURF
---	EXISTING 1' CONTOUR
---	EXISTING 5' CONTOUR
---	PROPOSED CONTOUR

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE EXISTING CONDITIONS ARE AS SHOWN AND THAT THIS DRAINAGE PLAN COMPLIES WITH ALL THE DESIGN STANDARDS AND CRITERIA OF THE RADNOR TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

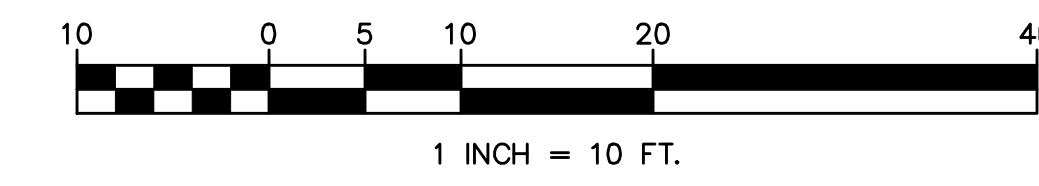
DAVID R. FIORELLO, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY,

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY ACKNOWLEDGE THAT THE STORMWATER CONTROLS AND BMPs ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY THE MUNICIPALITY

OWNER \_\_\_\_\_ DATE \_\_\_\_\_



Serial Number: \_\_\_\_\_

CALL BEFORE YOU DIG:  
1. CALL 800-4-A-DIG  
2. WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE STOP CALL  
Pennyweld Utility Call System, Inc.  
1-800-242-1776

REGISTERED PROFESSIONAL ENGINEER  
DAVID R. FIORELLO  
P.E. 007279E  
DRIVER

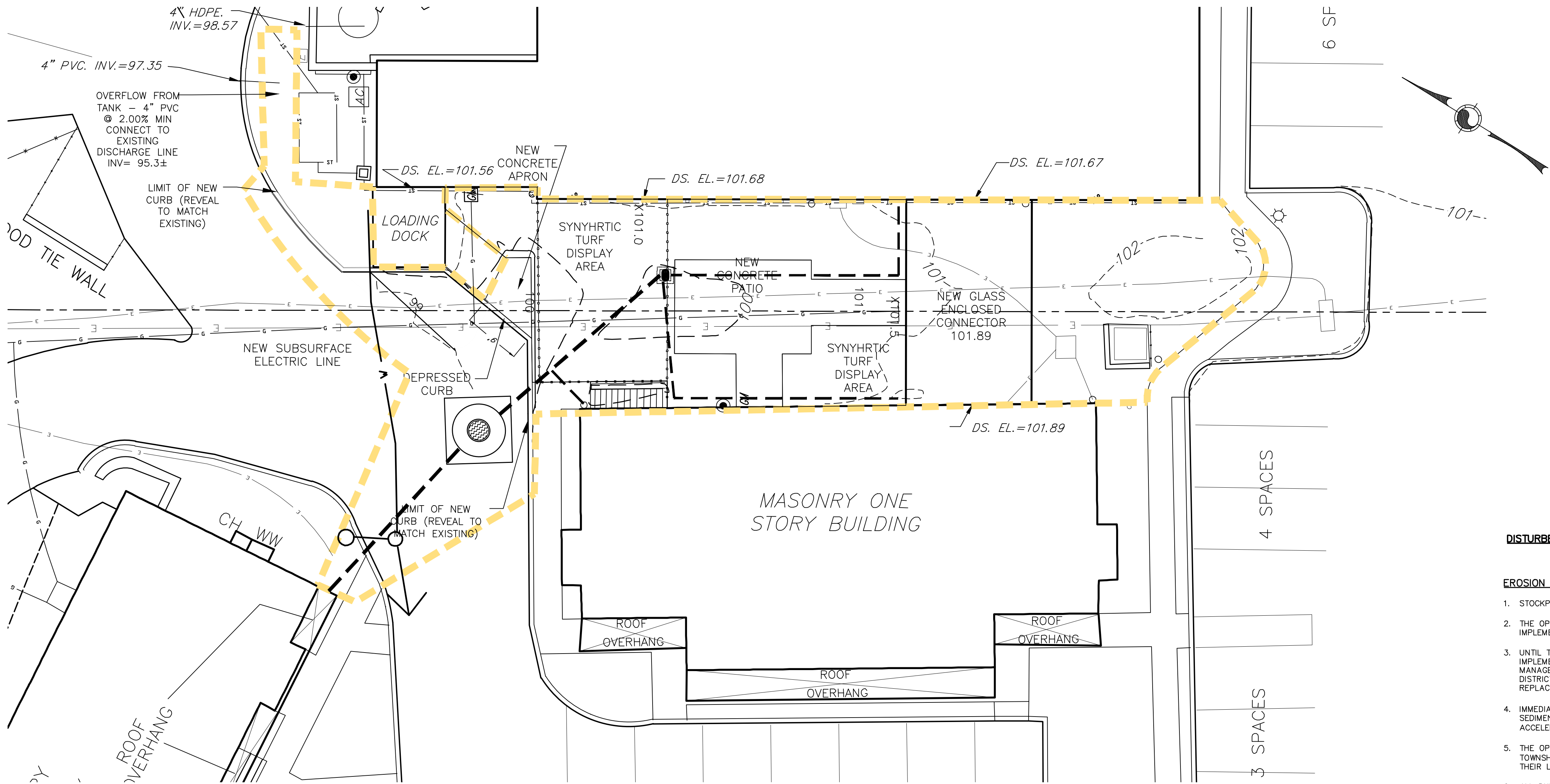
**MOMENEE & ASSOCIATES, INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010  
PHONE: (610) 527-3030 FAX: (610) 527-9008

**GRADING & UTILITY PLAN**  
THE COTTAGE AT VALLEY FORGE FLOWERS - SPREAD EAGLE VILLAGE  
163 EAGLE ROAD  
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA  
OWNER/APPLICANT: VILLAGE ASSOCIATES  
DRAWN BY: DRF  
CHECKED BY: DRF

**MAI**

DATE: AUGUST 7, 2015  
SHEET NO. 5 OF 7  
SCALE: 1" = 10'  
FILE NO.: 13-345





**MAINTENANCE OF TEMPORARY SEDIMENTATION CONTROLS:**

A ROUTINE "END OF DAY CHECK" SHALL BE MADE DURING CONSTRUCTION TO MAKE SURE THAT ALL CONTROL MEASURES ARE WORKING PROPERLY. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL 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 EROSION AND SEDIMENTATION CONTROLS AND STOCKPILES AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, RENETTING AND STOCKPILE COVERING MUST BE PERFORMED IMMEDIATELY.

1. STABILIZED CONSTRUCTION ENTRANCE: THE STABILIZED CONSTRUCTION ENTRANCES ARE TO BE CONSTRUCTED PER 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 SEDIMENT DEPOSITED ON PUBLIC ROADWAYS WILL 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 IT REACHES 1/2 THE FENCE HEIGHT OR AS DIRECTED BY THE CONSERVATION DISTRICT OR TOWNSHIP ENGINEER. SILT FENCING WHICH HAS BEEN UNDERMINED OR TOPPED WILL BE REPLACED WITH ROCK FILTER OUTLETS IMMEDIATELY.

3. ROCK FILTER OUTLETS: 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 CLEAN STONE.

4. INLET PROTECTION: INLET PROTECTION SHALL BE CONSTRUCTED PER THE DETAIL AND CLEANED AFTER EACH STORM EVENT OR AS DIRECTED BY THE CONSERVATION DISTRICT OR TOWNSHIP ENGINEER.

5. SWALES: ALL SWALES MUST BE TEMPORARY LINED WITH CURLEX TO ALLOW VEGETATION TO ESTABLISH. IF VEGETATION CAN NOT GROW THEN THAT AREA MUST BE SODDED.

6. SEDIMENT DISPOSAL: SILT REMOVED FROM TEMPORARY SEDIMENT CONTROL STRUCTURES SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS LOCATED OUTSIDE OF FLOOD PLAINS, WETLANDS, STEEP SLOPES AND DRAINAGE SWALES.

7. DUST CONTROL: DUST AND OTHER PARTICLES SHALL BE KEPT WITHIN TOLERABLE LIMITS BY USING WATER OR OTHER APPROVED DUST CONTROL AGENT. APPLICATION SHALL BE AS NEEDED OR AS DIRECTED BY THE TOWNSHIP ENGINEER OR THE CONSERVATION DISTRICT. USE OF CALCIUM CHLORIDE OR OTHER SIMILAR APPROVED 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. AIR POLLUTION: BURNING OF TREES, STUMPS, CUTTINGS, AND OTHER PERISHABLE MATERIALS WILL NOT BE PERMITTED UNLESS SPECIFICALLY ALLOWED BY THE MUNICIPALITY. THE PROVISIONS OF THE PENNSYLVANIA AIR POLLUTION CONTROL ACT, JANUARY 8, 1990, AS AMENDED TO DATE, WILL GOVERN AND AREA A PART OF THIS PLAN BY REFERENCE.

**NOTES:**

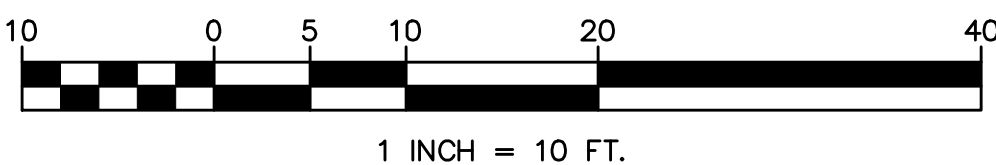
- GEOTEXTILE FABRIC SHALL BE CLASS 1. GEOTEXTILE FABRIC IN ACCORDANCE WITH PENNDOT SPECIFICATION FORM 408. THE TYPE AND/OR THICKNESS SHALL BE DUPONT TYPAR #3401, AMOCO PROPEX #4545 OR APPROVED EQUAL OR AS OTHERWISE INDICATED ON THE PLAN.
- TO ALL AREA WHICH REMAIN DISTURBED FOR MORE THAN 20 DAYS AND WILL BE SUBJECT TO THE ACTION OF EARTHMOVING AND OTHER EQUIPMENT, APPLY A MULCH (WOODCHIP-20 TONS PER ACRE; HAY OR STRAW-3 TONS PER ACRE). ALL OTHER DISTURBED AREAS REMAINING OPEN FOR MORE THAN 20 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED.
- SHOULD UNFORESEEN EROSION 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.
- THE CONTRACTOR SHALL, BY SCHEDULING THE CONSTRUCTION, UTILIZE NEW PLANTINGS AND PROPERLY INSTALL EROSION CONTROL FENCING, HAY BALES AND OTHER EROSION CONTROL MEASURES TO MINIMIZE EROSION DAMAGE.
- ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED FOR MORE THAN 20 DAYS 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 WITH A PERMANENT SEED MIXTURE AND MULCH. DIVERSIONS, CHANNELS, SEDIMENTATION BASINS, SEDIMENT TRAPS, AND STOCKPILES MUST BE SEEDED AND MULCHED IMMEDIATELY.
- A ROUTINE "END-OF-DAY-CHECK" SHALL BE MADE DURING CONSTRUCTION TO MAKE SURE THAT ALL CONTROL MEASURES ARE WORKING PROPERLY. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL DESIGN, IMPLEMENT, AND MAINTAIN CONTROL MEASURES WHICH PREVENT ACCELERATED EROSION AND SEDIMENTATION. THERE SHALL BE NO ADVERSE DISCHARGE OF THE SEDIMENT OR OTHER SOLID MATERIALS FROM THE SITE AS THE RESULT OF STORMWATER RUNOFF.
- TEMPORARY EROSION CONTROL MEASURES MAY BE REMOVED ONLY AFTER THE CONSTRUCTION AREA AND CONTAINED SILT IS STABILIZED AND THE LAWN AREA ESTABLISHED.
- ALL PERSONS ENTERING ACTIVE TANKS, MANHOLES, INLETS, ETC. MUST COMPLY WITH OSHA REQUIREMENTS FOR ENTRY INTO CONFINED SPACES.

**BMP NOTES:**

A GENERAL EASEMENT IS HEREBY CREATED OVER THE STORMWATER MANAGEMENT SYSTEMS THAT PERMITS INGRESS AND EGRESS BY RADNOR TOWNSHIP.

NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORMWATER CONTROL OR BMP, UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM, WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.

NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER CONTROL OR BMP OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER CONTROL OR BMP WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.

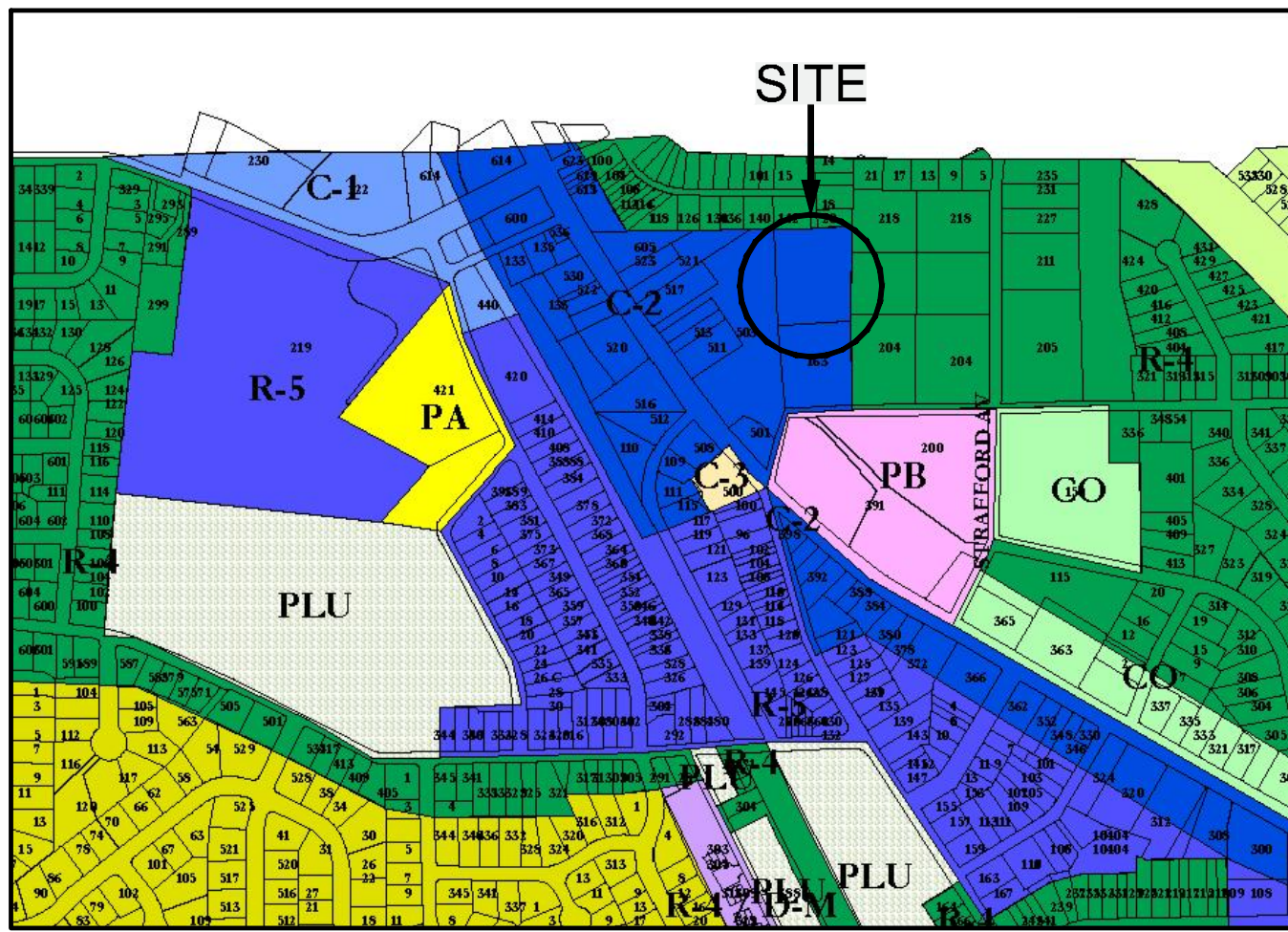


**CONSTRUCTION TIMING AND SEQUENCE:**

- NOTIFY THE TOWNSHIP THAT CONSTRUCTION IS GOING TO COMMENCE AND SCHEDULE A PRE-CONSTRUCTION MEETING. ANTICIPATED DATE: DECEMBER 2015.
- INSTALL TREE PROTECTION / CONSTRUCTION FENCING AS INDICATED ON PLAN. FENCING MUST BE IN PLACE AND APPROVED PRIOR TO ANY DISTURBANCE. ALL DISTURBANCE SHALL BE CONTAINED TO THE DELINEATED LIMIT OF CONSTRUCTION.
- IT IS ANTICIPATED THAT CONSTRUCTION ACTIVITIES WILL BE ISOLATED AND MINIMIZED SO THAT MINIMUM EROSION CONTROLS ARE NECESSARY. CONTRACTOR SHALL STOCKPILE AMPLE SEDIMENT BARRIERS WHICH SHALL BE INSTALLED THROUGHOUT THE ENTIRE PROJECT.
- BEGIN DEMOLITION AND REMOVAL OF THE PORTIONS OF EXISTING SIDEWALK, CURBING AND PAVEMENT NECESSARY FOR THE CONSTRUCTION OF FOUNDATIONS FOR THE BUILDING ADDITION. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN AN APPROVED MANNER.
- UPON COMPLETION OF BUILDING DEMOLITION, AND EXISTING FEATURE REMOVAL, CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF NEW BUILDING CONSTRUCTION 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, MULCH, ETC. ALL STOCKPILED MATERIAL PER THE TEMPORARY SEEDING SPECIFICATIONS. MAINTAIN PORTIONS OF PAVING AND SIDEWALL IN CONSTRUCTION AREA TO MINIMIZE DISTURBANCE.
- RELOCATE EXISTING OVERHEAD ELECTRIC SERVICE AND INSTALL NECESSARY UTILITY CONNECTIONS TO BUILDING LINK
- EXCAVATE AND CONSTRUCT FOUNDATIONS FOR NEW BUILDING ADDITION.
- BACKFILL FOUNDATIONS AND CONTINUE WITH BUILDING CONSTRUCTION.
- 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, REGRADING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY, IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
- 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 WASTE AT THE SITE.
- TOPSOIL TAKEN FROM CONSTRUCTION AREAS SHALL BE SEEDED WITH VEGETATIVE COVER AND STOCKPILED FOR RE-USE IN FINISH GRADING.
- CRUSHED STONE BASE COURSE TO BE PLACED ON DRIVEWAYS AS SOON AS POSSIBLE AFTER GRADING TO PREVENT EROSION OF SUBGRADE.
- THE CONTRACTOR SHALL, BY SCHEDULING THE CONSTRUCTION, UTILIZE NEW PLANTINGS AND PROPERLY INSTALL EROSION CONTROL FENCING, HAY BALES AND OTHER EROSION CONTROL MEASURES TO MINIMIZE EROSION DAMAGE.
- PROVIDE CONSTRUCTION FENCING AS NECESSARY TO SECURE THE CONSTRUCTION SITE FROM UNAUTHORIZED ACCESS.
- GRADING AND EARTHMOVING OPERATIONS SHALL BE MINIMIZED DURING THE PERIOD FROM NOVEMBER 15 TO APRIL 1 WHEN RE-VEGETATION OF EXPOSED GROUND SURFACE IS DIFFICULT. MULCH, STRAW, STONE AND/OR SOD SHALL BE USED TO STABILIZE ALL AREAS DENuded DURING THIS TIME PERIOD.

**LINE TYPE LEGEND**

---	PROPERTY LINE
---	ROW LINE
---	BUILDING SETBACK
---	FENCE LINE
---	OVERHEAD ELECTRIC
---	ELECTRIC LINE
---	GAS LINE
---	TELECOM LINE
---	WATER LINE
---	EXISTING SANITARY LINE
---	EXISTING STORM PIPES
---	PROPOSED STORM SEWER
---	LIMIT OF DISTURBANCE



**SOIL DATA [ENTIRE SITE AND SURROUNDING AREA]**

NAME	% SLOPE	DEPTH TO S. H. WATER	DEPTH TO BEDROCK	EROD. GROUP	HYDRO SOIL LIMITATIONS
MADELAND	0-8	3+	4+	----	B

**DISTURBED AREA = 4,500 SF±**

**EROSION AND SEDIMENT CONTROL NOTES:**

- STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
- THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
- UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES. THE OPERATOR SHALL MAINTAIN AND MAKE AVAILABLE TO DELAWARE COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGRADING, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY.
- 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.
- THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE TOWNSHIP, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
- ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
- 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.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
- EROSION AND SEDIMENT BMP'S MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMP'S.
- 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.
- 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.
- STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY, IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- 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.
- 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 WASTE AT THE SITE.
- TOPSOIL TAKEN FROM CONSTRUCTION AREAS SHALL BE SEEDED WITH VEGETATIVE COVER AND STOCKPILED FOR RE-USE IN FINISH GRADING.
- CRUSHED STONE BASE COURSE TO BE PLACED ON DRIVEWAYS AS SOON AS POSSIBLE AFTER GRADING TO PREVENT EROSION OF SUBGRADE.
- THE CONTRACTOR SHALL, BY SCHEDULING THE CONSTRUCTION, UTILIZE NEW PLANTINGS AND PROPERLY INSTALL EROSION CONTROL FENCING, HAY BALES AND OTHER EROSION CONTROL MEASURES TO MINIMIZE EROSION DAMAGE.
- PROVIDE CONSTRUCTION FENCING AS NECESSARY TO SECURE THE CONSTRUCTION SITE FROM UNAUTHORIZED ACCESS.
- GRADING AND EARTHMOVING OPERATIONS SHALL BE MINIMIZED DURING THE PERIOD FROM NOVEMBER 15 TO APRIL 1 WHEN RE-VEGETATION OF EXPOSED GROUND SURFACE IS DIFFICULT. MULCH, STRAW, STONE AND/OR SOD SHALL BE USED TO STABILIZE ALL AREAS DENuded DURING THIS TIME PERIOD.

**MOMENEE & ASSOCIATES, INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010  
PHONE: (610) 527-3030 FAX: (610) 527-9008

**EROSION AND SEDIMENTATION CONTROL PLAN**  
THE COITAGE AT VALLEY FORGE FLOWERS - SPREAD EAGLE VILLAGE  
163 EAGLE ROAD  
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA  
OWNER/APPLICANT: VILLAGE ASSOCIATES  
DRAWN BY: DRF  
CHECKED BY: DRF



DATE: AUGUST 7, 2015  
SHEET NO. 6  
OF 7  
SCALE: 1" = 10'  
FILE NO.: 13-345





**LETTER OF INTENT FOR PURCHASE OF REAL PROPERTY**

Date: \_\_\_\_\_

Radnor Township School District  
Board of Directors  
135 S. Wayne Avenue  
Wayne, PA 19087

RE: Letter of Intent  
TMP # 36-01-72  
Radnor Township, Delaware County

Dear School District Directors:

Subject to the execution of a definitive and mutually acceptable Agreement of Sale (“Agreement of Sale”) after approval and execution of this Letter of Intent (“LOI”), the undersigned Radnor Township Board of Commissioners offers to purchase the subject property in accordance with the following terms and conditions:

1. Seller: Radnor Township School District (“School District”), 135 S. Wayne Avenue, Wayne, PA 19087.
2. Buyer: Radnor Township (“Township”), 301 Iven Avenue, Wayne, PA 19087.
3. Subject Property: The property, which is the subject of this offer (“Subject Property”), is a portion of an approximately 4.441 acres currently owed by the School District containing stormwater facilities and athletic fields, known as Delaware County Tax Map Parcel #36-01-72. Buyer proposes to purchase approximately 1 acre of the 4.441 acres in order to expand and improve the existing stormwater management basin on the Subject Property (“Stormwater Lot”).
4. Purchase Price: One dollar (\$1.00)



5. Terms of Purchase: The purchase will be subject to a minor subdivision of approximately 1 acre from the subject property, which acre would be conveyed to Radnor Township free and clear of any encumbrances. The proposed minor subdivision shall be subject to approval by both parties.
6. Conditions To Be Memorialized In An Agreement:
  - A. Subdivision in accordance with Township rules and regulations.
  - B. The 1985 Lease Agreement shall be considered terminated as of transfer of the Stormwater Lot.
  - C. The costs of subdivision shall be shared equally.
  - D. Township shall provide on the subdivision plan an access easement from the parking lot to the ball field to the satisfaction of the School District.
  - E. Landscaping improvements shall be provided on the Stormwater Lot in accordance with a plan approved by the Township.
  - F. The School District reserves a right of first refusal to buy back the Stormwater Lot if it ever ceases to be used for stormwater management.
7. Other Provisions:
  - A. The Agreement of Sale may contain other provisions including, but not limited to, notices, mutual indemnifications, division of settlement costs, subdivision terms and the like, as approved by both parties.



- B. The School District shall be the applicant for the proposed subdivision and any necessary zoning relief shall be requested jointly by both parties.
8. This Letter of Intent does not include all of the essential terms required in order for there to be a contract between the parties and additional essential terms shall be finalized through the execution of an Agreement of Sale. Either party may terminate negotiations at any time.
9. The parties agree that this Letter of Intent is not binding and is not intended to create any Agreement or obligation by either party to negotiate a definitive Agreement of Sale. The parties intend that neither party shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive Agreement of Sale has been fully executed and delivered by the parties.

The Township looks forward to working with the School District in finalizing an Agreement of Sale in the best interest of all Radnor Township taxpayers. Please discuss any questions or concerns with the Township Manager and Township Solicitor. Thank you for your kind consideration.

Sincerely,

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Radnor Township

**Radnor Township**

**PROPOSED LEGISLATION**

**INTRODUCTION**



**TO:** Board of Commissioners

**FROM:** Kevin W. Kochanski, RLA, CZO, Community Development Director

**SUBJECT:** FIRE LOSS REIMBURSEMENT CLAIMS AND PROCEDURES ORDINANCE

**DATE:** November 4, 2015

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**LEGISLATION:** Ordinance 2015-19 creates a New Chapter 183 of the Radnor Township Code, Fire Loss Reimbursement Claims and Procedures; that provides for the transfer of fire insurance proceeds to the Township for payment of delinquent taxes and other municipal claims or be held as security.

**LEGISLATIVE HISTORY:** None

**PURPOSE AND EXPLANATION:** The proposed Fire Loss Reimbursement Claims and Procedures Ordinance specifically provides that in cases where buildings within the Township experience fire losses, the insurance company for that property is directed to transfer the fire insurance proceeds to the Township to be held as security against any potential costs the Township incurs as a result of the fire. Some potential costs incurred by the Township as a result of the fire may include removal, repair, or securing of the building or other structure on the affected property. The proceeds may also be held by the Township for payment of delinquent taxes, assessments, penalties or other municipal claims against the property. By requiring the transfer of fire proceeds to the Township to be held as security, the ordinance aims to deter the commission of arson, to discourage the abandonment of property, and to prevent blight and deterioration of properties within the Township.

**FISCAL IMPACT:** It is anticipated that there will be no impact to the Township Budget.

**RECOMMENDED ACTION:** The Staff would respectfully recommend that this Ordinance be introduced on November 9, 2015 and a hearing date for adoption be set. Thank you for your consideration.

**RADNOR TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, AMENDING THE RADNOR TOWNSHIP CODE BY  
CREATING A NEW CHAPTER 183 – FIRE LOSS REIMBURSEMENT  
CLAIMS AND PROCEDURES THAT PROVIDES FOR THE TRANSFER  
OF FIRE INSURANCE PROCEEDS TO THE TOWNSHIP FOR  
PAYMENT OF DELINQUENT TAXES AND OTHER MUNICIPAL  
CLAIMS OR BE HELD AS SECURITY.**

*The Radnor Township Board of Commissioners does hereby ENACT and ORDAIN, as follows:*

**SECTION 1.**

The Radnor Township Code is hereby amended by adding a new Chapter, 183 – Fire Loss Reimbursement Claims and Procedures, that reads as follows:

**CHAPTER 183  
FIRE LOSS REIMBURSEMENT CLAIMS AND PROCEDURES**

**§183-1     Use of Fire Insurance Proceeds.**

- A. No insurance company, association or exchange (hereinafter “insurer”) doing business in the Commonwealth of Pennsylvania shall pay a claim of a named insured for fire damage to a structure located within Radnor Township where the amount recoverable for the fire loss to the structure under all policies exceeds \$7,500, unless the insurer is furnished by the Township with a certificate pursuant to Subsection 508(b) of the Insurance Company Law of 1921, as amended by Act 98 of 1992 and Act 93 of 1994 (40 P.S. §638) (the “Act”) and unless there is compliance with the procedures set forth in Subsections 508(c) and (d) of the Act, as amended.
- B. Where there are delinquent taxes, assessments, penalties or user charges against the property (“municipal claims”), or there are expenses which Radnor Township has incurred as a cost for the removal, repair or securing of a building or other structure on the property (collectively “municipal expenses”), the Township shall immediately render a bill for such work, if it has not already done so. Upon written request of the named insured specifying the tax description of the property, the name and address of the insurer and the date of receipt by the insurer of a loss report of the claim, the Township shall

furnish a certificate within 14 working days after the request, to the insurer, a certificate (or at the Township's discretion, an oral notice confirmed in writing) either;

- (1) stating that there are no unpaid municipal claims or municipal expenses against the property; or
- (2) specifying the nature and amount of such claims or expenses, accompanied by a bill for such amounts.

Taxes, assessments, penalties, and user charges shall be deemed delinquent for this purpose if a lien could have been filed for such claims under applicable law.

- C. Upon receipt of a certificate and bill pursuant to Subsection B above, the insurer shall transfer to the Township an amount from the insurance proceeds sufficient to pay such sums prior to making payment to the named insured, subject to the provisions of this Chapter.
- D. When all municipal claims and municipal expenses have been paid pursuant to Subsection C above, or where the Township has issued a certificate described in Subsection B(1) above indicating that there are no municipal claims or municipal expenses against the property, the insurer shall pay the claim of the named insured; provided, however, that if the loss agreed upon by the named insured and the insurer equals or exceeds 60% of the aggregate limits of liability on all fire policies covering the building or structure, the following procedures must be followed:
  - (1) The insurer shall transfer from the insurance proceeds to the Secretary of the Township, in the aggregate, \$2,000 for each \$15,000 of such claim or fraction thereof.
  - (2) If at the time a loss report is submitted by the insured, such insured has submitted to the insurer, with a copy to Radnor Township, a contractor's signed estimate of the cost of removing, repairing, or securing the building or other structure in an amount less than the amount calculated under the foregoing transfer formula, the insurer shall transfer to the Secretary of the Township from the insurance proceeds the amount specified in the estimate.
  - (3) If there is more than one insurer, the transfer of proceeds shall be on a pro rata basis by all insurers insuring the building or other structure.
  - (4) Upon receipt of the above described portion of the insurance proceeds, the Secretary of the Township shall do the following:
    - (a) Place the proceeds in a separate fund to be used solely as security against the total municipal expenses anticipated by Radnor Township to be required in removing, repairing, or securing the building or structure as required by this Chapter. Such costs shall include, without limitation, any

engineering, legal, or administrative costs incurred by Radnor Township in connection with such removal, repair, or securing or any proceedings related thereto; and,

- (b) Mail to the named insured, at the address received from the insurer, a notice the proceeds have been received by Radnor Township and that the procedures under this Chapter shall be followed.
- (c) After the transfer, the named insured may submit to Radnor Township a contractor's signed estimate of the cost of removing, repairing, or securing the building or other structure, in which event the Secretary of the Township shall, if such estimate is deemed by the Secretary of the Township to be reasonable, return to the insured the amount of the funds transferred to Radnor Township in excess of that required to pay the municipal expenses; provided, the Township has not commenced to remove, repair, or secure the building or other structure, in which case the Township will complete the work.
- (d) Pay to the Township, for reimbursement to Radnor Township general fund, the amount of the municipal expenses paid by the Township.
- (e) Pay the remaining balance in the fund (without interest) to the named insured upon receipt of a certificate issued by the Secretary of the Township that the repair, removal, or securing of the building or other structure has been completed in accordance with all applicable codes and regulations of Radnor Township.
- (f) Nothing in this Article shall be construed to limit the ability of Radnor Township to recover any deficiency in the amount of municipal claims or municipal expenses recovered pursuant to this Chapter, or to insurance proceeds, by an action at law or in equity to enforce the codes of Radnor Township or to enter into an agreement with the named insured with regard to such other disposition of the proceeds as the Township may deem responsible.

#### **§183-2 Limits of Liability**

Nothing in this Article shall be construed to make an insurance company, association, or exchange liable for any amount in excess of proceeds payable under its insurance policy or for any other act performed pursuant to this Article or to make Radnor Township or any public Radnor Township official, an insured under a policy of insurance or to create an obligation to pay delinquent property taxes or unpaid removal liens or expenses other than as provided in this Article.

### **§183-3 Insurance Company Rights Reserved**

An insurance company, association, or exchange making payment of policy proceeds under this Article for delinquent taxes or structure removal liens or removal expenses incurred by Radnor Township shall have a full benefit of such payment, including all rights of subrogation and of assignment.

### **§183-4 Construction**

This Article shall be liberally construed to accomplish its purpose to deter the commission of arson and related crimes, to discourage the abandonment of property, and to prevent urban blight and deterioration.

### **§183-5 Notification of Pennsylvania Department of Community and Economic Development.**

The Secretary of the Township shall transmit a certified copy of this Article promptly to the Pennsylvania Department of Community and Economic Development.

### **§183-6 Penalty.**

Any owner of property, named insured, or insurer who violates the provisions of this Article or who shall fail to comply with any of the requirements hereof shall be sentenced, upon conviction thereof, to a fine of not more than One Thousand Dollars (\$1,000) plus costs. Each day for which an offense shall continue shall be deemed a separate offense.

## **SECTION 2. REPEALER**

All ordinances, parts of ordinances, and amendments thereof which are inconsistent with this Ordinance are hereby repealed.

## **SECTION 3. SEVERABILITY**

If any clause, sentence, paragraph, section, subsection, part, or provision of this Ordinance is, for any reason, found to be unconstitutional, illegal, or invalid by a court of competent jurisdiction, such unconstitutionality, illegality, or invalidity shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid. It is hereby declared as the intent of the Board of Commissioners of Radnor Township, that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid clause, sentence, paragraph, section, subsection, part, provision, or part thereof not been included therein.

**ARTICLE 4.     EFFECTIVE DATE**

This Ordinance shall become effective in accordance with the Radnor Township Home Rule Charter.

**TOWNSHIP OF RADNOR  
DELAWARE COUNTY, PENNSYLVANIA**

**FIRE LOSS REIMBURSEMENT CLAIMS AND PROCEDURES ORDINANCE  
ORDINANCE NO. \_\_\_\_\_**

***ENACTED AND ORDAINED*** this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2015.

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name: James C. Higgins  
Title: President

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



Public Hearing #2 –  
2016 Township Manager  
Recommended Budget