

BOARD OF COMMISSIONERS
AGENDA
Monday, December 21, 2015 - 6:30 PM

Pledge of Allegiance

Notice of Executive Session on December 21, 2015

1. Resolution #2015-134 - Honoring John Fisher's Service as Commissioner 2007-2015
2. Commendation of Merit Awards – Radnor Police Department
3. Public Works Recognition
4. Public Participation

5. Consent Agenda

- a) Disbursement Review and Approval: 2015-12B, 2015-12C, 2015-12D
- b) Acceptance of Department Monthly Reports
- c) BPT Settlement Agreement 2015-BPT-03 in the amount of \$69,500
- d) BPT Settlement Agreement 2015-BPT-04 in the amount of \$44,700
- e) Resolution #2015-128 - Authorizing the Township Manager to bind coverage for Worker's Compensation Insurance for the period beginning January 1, 2015 through December 31, 2015
- f) Resolution #2015-135 – Authorization for Replacement of Fitness Equipment at the Township Building
- g) Resolution 2015-129 - Authorizing the replacement of the Police Range Backstop in the Police Shooting Range
- h) Resolution #2015-130 - Authorizing a contract with the U.S. Department of Agriculture for professional Deer culling and Geese control services

6. Committee Reports

PERSONNEL & ADMINISTRATION

- A. Discussion & Motion to Authorize the Township Manager to execute a letter to the State Legislature to review and amend the Heart & Lung Disability Provisions for Police Officers
- B. Ordinance #2016-01 (**Introduction**) - Boy Scout Cabin -- Agreement of Sale

COMMUNITY DEVELOPMENT

- C. Discussion of a Radnor Gateway Enhancement Zone

PUBLIC WORKS & ENGINEERING

- D. Presentation - CH2M to provide further modelling of the flooding at Banbury Way, and the Stormwater Advisory Committee will provide an update
- E. Resolution #2015-131 - Amending Resolution 2013-103 Which Established A Stormwater Management Advisory Committee by Removing the Ward Qualifications for Appointment
- F. Resolution #2015-132 - Authorization for CH2M to Prepare a Request for Proposal for Professional Design Services for the Banbury Way Flood Mitigation Project, and Subsequent Authorization to Solicit for Proposals
- G. Resolution #2015-133 - Authorization for CH2M to Prepare a Request for Proposal for Professional Services for an Assessment of the Gulph Creek, Meadowbrook Run, and Darby Creek Watersheds
- H. Motion to Award Bid for the Sale of Folio #36-02-01232-01 (240 Radnor Chester Road)
- I. **Caucus** (Preliminary/Final) - Villanova University, 800 Lancaster Avenue - Bartley Exchange and Entrance Plaza Project

FINANCE & AUDIT

PUBLIC SAFETY

PARKS & RECREATION

LIBRARY

PUBLIC HEALTH

Old Business

New Business

Public Participation

Adjournment

RESOLUTION 2015-134

**A RESOLUTION OF THE RADNOR TOWNSHIP BOARD OF COMMISSIONERS
HONORING COMMISSIONER JOHN FISHER FOR HIS SERVICE**

WHEREAS, Commissioner John Fisher is retiring from the Board of Commissioners after over eight years of exemplary service; and

WHEREAS, the Board of Commissioners desires to recognize Commissioner Fisher for that service; and

WHEREAS, Commissioner Fisher was first appointed as Seventh Ward Commissioner November 27, 2007; was twice elected and served two full terms on the Board of Commissioners from January 2008 to December 31, 2015; and was elected President of the Board for the year 2011; and

WHEREAS, during his tenure John Fisher was particularly instrumental in finding and rooting out evidence of fiscal mismanagement and ethical misconduct within the Township, resulting in the Township recovering hundreds of thousands of dollars; and

WHEREAS, in his eight years on the Board, John Fisher was most effective in ensuring that the Board adhere to high standards of openness in the conduct of its business and in strictly adhering to the Pennsylvania Sunshine Act; and

WHEREAS, John Fisher further demonstrated outstanding service by leading the Board of Commissioners in the passage of legislation to upgrade Clem Macrone Park and fully enforcing its landlord-tenant laws, and guaranteeing that the Villanova University expansion approved in 2015 was done in proper conformity with Township laws.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Radnor Township commends John Fisher for exhibiting the highest standards of integrity and leadership for the people of Radnor Township.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 21st day of December, A.D., 2015.

RADNOR TOWNSHIP

By: _____

Name: James C. Higgins

Title: President

ATTEST: _____

Robert A. Zienkowski

Township Manager and Secretary

Commendation of
Merit Awards
Radnor Police Department

Public Works Recognition

Public Participation

RADNOR TOWNSHIP
DISBURSEMENTS SUMMARY
December 21, 2015

The table below summarizes the amount of disbursements made since the last public meeting held on December 14, 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)	2015-12B December 11, 2015	2015-12C December 9, 2015	2015-12D December 14, 2015	Total
General Fund (01)	649,303.57	250.00	347,940.92	\$997,494.49
Sewer Fund (02)	15,604.96	0.00	9,728.70	25,333.66
Storm Sewer Management (04)	80,607.74	0.00	0.00	80,607.74
Capital Improvement Fund (05)	8,699.82	0.00	0.00	8,699.82
Investigation Fund (12)	213.04	0.00	0.00	213.04
Police K-9 Fund (17)	47.29	0.00	0.00	47.29
The Willows Fund (23)	4,200.00	0.00	0.00	4,200.00
Total Accounts Payable Disbursements	\$758,676.42	250.00	357,669.62	\$1,116,596.04
<i>Electronic Disbursements</i>	n/a	n/a	n/a	1,100,300.00
Grand Total	\$758,676.42	250.00	357,669.62	\$2,216,896.04

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,

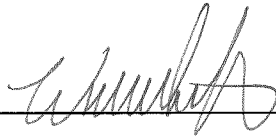


William M. White
Finance Director

ELECTRONICALLY PAID DISBURSEMENT LISTING
Estimated Through January 4, 2016

Description	Account No.	Date	Purpose	Amount
Credit Card Revenue Fees - Estimated	Various Funds	12/10/2015	11/15 Credit Card Revenue Processing Fees	\$3,500.00 *
Payroll [Bi-Weekly] Transaction - Estimated	01-various	12/17/2015	Salaries and Payroll Taxes - General Fund	\$663,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	12/17/2015	Salaries and Payroll Taxes - Sewer Fund	\$18,000.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	12/17/2015	Salaries and Payroll Taxes - K-9 Fund	\$400.00
Payroll [Bi-Weekly] Transaction - Estimated	01-various	12/31/2015	Salaries and Payroll Taxes - General Fund	\$400,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	12/31/2015	Salaries and Payroll Taxes - Sewer Fund	\$15,000.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	12/31/2015	Salaries and Payroll Taxes - K-9 Fund	\$400.00
Period Total				\$1,100,300.00

Submitted:



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

FINANCE DEPARTMENT
Monthly Report
General Fund and Sewer Fund
As of November 30, 2015



Prepared by: William M. White
Finance Director

November 2015 Finance Update

Radnor Township, PA

12/4/2015

General Fund (#01)

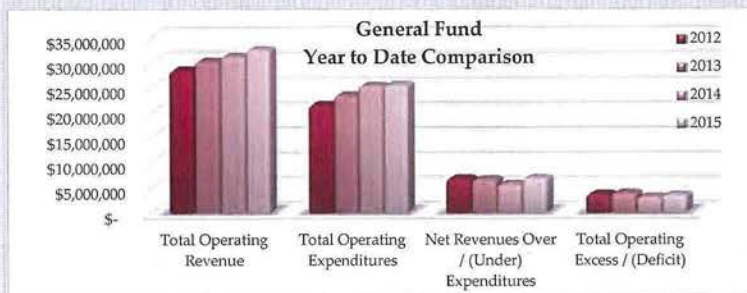
Revenue Update

Year over year revenue is now up 4.3% versus being up 3.8% at the end of October. Forecasted revenue is expected to beat estimates by \$1.2 million (or 4%)

Township revenues are made up of three broad categories: Real Estate Taxes (36%), Act 511 Taxes (41%) and other revenues (23%). Other revenues are comprised of permits, fines, departmental income and miscellaneous income.

Real Estate and Business Taxes (a part of the Act 511 group) are collected prior to May 15th, so at this

collection efforts, audit proceeds to-date are almost \$600,000 with another \$60,000 due in December. Finally, building permit (and related) revenues continue to be up significantly over last year (+20.2%) and current year forecasts (+24%). The bump is the result of a couple large projects that began



point in the year; most of the annual revenues are collected; giving us a good idea on where we will end the year. Real Estate Taxes are the most predictable and continue to perform as expected.

Next, we reported at the end of Q3 that business taxes showed little growth. However, due to the Township's ongoing follow up and

late summer. Other revenue areas that are performing well are grants (+\$279K over 2014) and miscellaneous (+\$166K over 2014). Grants are up due to increases in state pension aid and catchup payments from recycling grants. Miscellaneous is up due to unclaimed funds proceeds and life insurance surrenders.

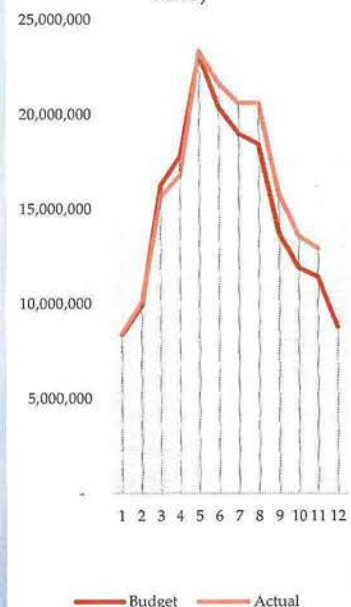
General Fund Cash Flow at a Glance

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The chart below tracks how the actual cash flow for the general fund is performing against expectations.

Through October, results continue to trend ahead of expectations.

General Fund
2015 Fund Balance
Projection
Budget vs. Actual (to date)



Those results, coupled with the large increases in the real estate transfer taxes have allowed us to

maintain the year-end forecast for the General Fund at \$2.0 million

(down slightly from the August forecast of \$2.2 million).

Expenditure Update

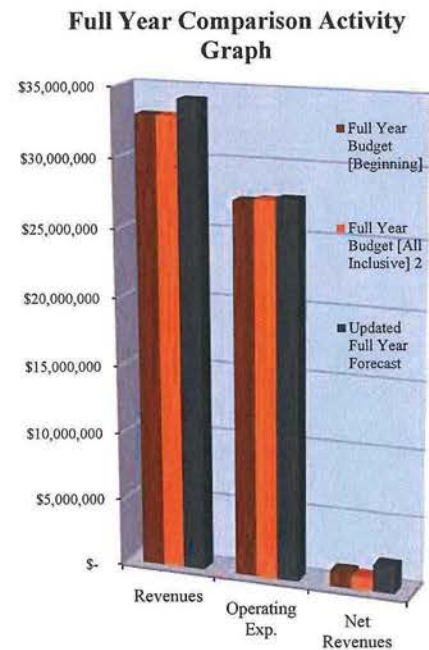
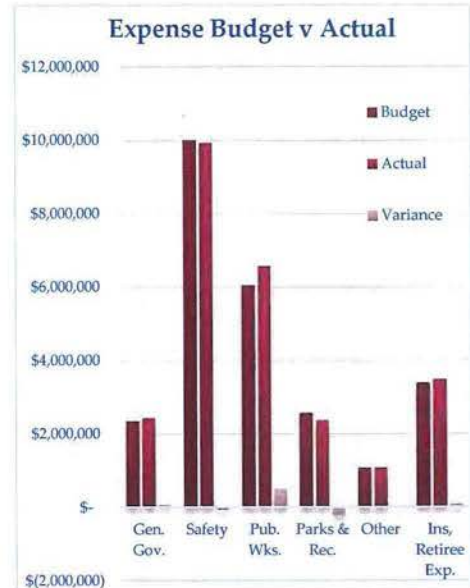
Expenditures are expected to end slightly over full year budgets (+1%) as a result of winter expenses, Papal visit and labor counsel fees.

Township expenses fall within eight broad categories: General Government, Protection of Persons & Property, Public Works, Parks & Recreation, Library, Community Organizations, Non-Departmental and Other Financing Uses. General Government is now performing slightly over budget as a result of some significant (labor counsel) legal bills. Security of Persons and Property are performing at budgeted levels as a result of not yet hiring all of the budgeted police positions as well as not needing all of the contracted inspection expenses in Community Development due to the delayed approval of the Villanova Dorm / Parking project. Some Police Department line items are forecasting to exceed budgeted levels due to various reasons. However, in the aggregate and as a result (again) of not hiring the budgeted police positions, the impact to the bottom line is minimal. Public works is trending above budgeted levels due entirely to the snow removal costs from January / February. Parks & Recreation continue to perform

below budget due mostly to the fact that during the winter months, most of the park maintenance payroll was charged to highways for snow removal. Library is performing as expected while community organizations are over budget as a result of the payment to Main Line School Night for painting expenses at the Creutzburg Center. Non-Departmental and other financing uses are performing as expected for the most part.

As we try to forecast to year-end, base line operational expenditures are right on track and should meet expectations. With November and December temperatures being so high, we are now confident that there shouldn't be many variables in expenses as we head down the home stretch. That being the case, we can reasonably count on the ending 2015 net revenue (cash basis) ending at \$2 million.

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Radnor Township, PA
Monthly Finance Report
General Fund
For the Month Ended, November 30, 2015



Year to Date Actual (Cash Basis)

REVENUES

	2012	2013	2014	2015	\$Δ	%Δ
Taxes						
Real Estate Tax	\$ 11,565,360	\$ 11,636,316	\$ 11,667,797	\$ 11,677,404	9,667	0.1%
Real Estate Transfer Tax	1,654,736	2,371,219	1,985,854	2,568,162	582,368	29.3%
Mercantile Tax ¹	1,215,596	689,542	1,368,408	1,265,898	(102,510)	-7.5%
Local Services Tax	956,234	880,868	904,671	989,344	84,673	9.4%
Amusement Tax	44,620	33,632	34,492	22,901	(11,591)	-33.6%
Business Privilege Tax	6,441,028	7,480,834	8,426,554	8,577,348	150,794	1.8%
Mercantile Tax - Audit	41,716	-	-	61,000	61,000	n/a
Business Privilege Tax Audit	442,026	1,096,028	498,095	729,229	231,134	46.4%
Total Taxes	\$ 22,361,313	\$ 24,188,439	\$ 24,885,871	\$ 25,891,285	1,605,414	4.0%

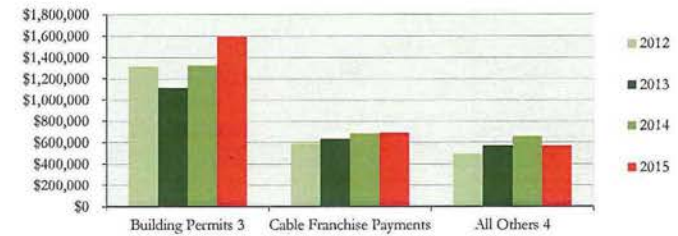
¹ The Mercantile Tax laws were amended in 2012 to move the file-payment date from August 15th to May 15th. As a result, comparisons with 2012 prior to August will be skewed, and comparisons with 2013 will be off for the entire year as 2013 only represented six months' worth of activity.



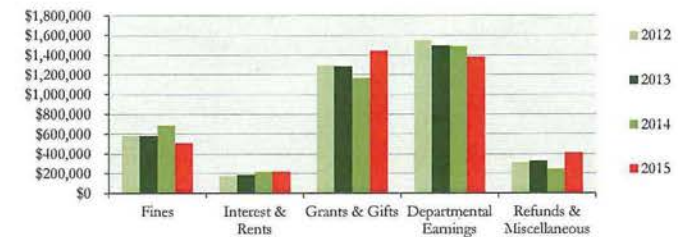
Permits & Licenses						
Building Permits ³	1,313,439	1,113,458	1,323,880	1,591,036	267,156	20.2%
Cable Franchise Payments	590,833	631,098	679,659	684,975	5,316	0.8%
All Others ⁴	497,666	571,900	655,681	564,685	(90,996)	-13.9%
Total Permits & Licenses	\$ 2,401,938	\$ 2,316,456	\$ 2,659,221	\$ 2,840,696	181,476	6.8%

³ Building Permits Includes: Building, Mechanical, Plumbing and Electrical permit codes

⁴ All Others excludes development escrow proceeds since they are accounted for as a reduction of the Engineering expenses below



Other Sources						
Fines	582,084	579,256	683,237	505,886	(177,352)	-26.0%
Interest & Rents	166,487	182,231	212,929	212,192	(737)	-0.3%
Grants & Gifts	1,294,459	1,283,141	1,162,104	1,441,598	279,495	24.1%
Departmental Earnings	1,544,851	1,492,566	1,485,548	1,377,050	(108,498)	-7.3%
Refunds & Miscellaneous	309,401	324,645	242,395	408,691	166,296	68.6%
Total Other Sources	\$ 3,897,282	\$ 3,861,839	\$ 3,786,214	\$ 3,945,418	159,204	4.0%



TOTAL REVENUES	\$ 28,660,533	\$ 30,366,734	\$ 31,331,305	\$ 32,677,399	1,346,094	4.3%
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Radnor Township, PA
Monthly Finance Report
General Fund
For the Month Ended, November 30, 2015

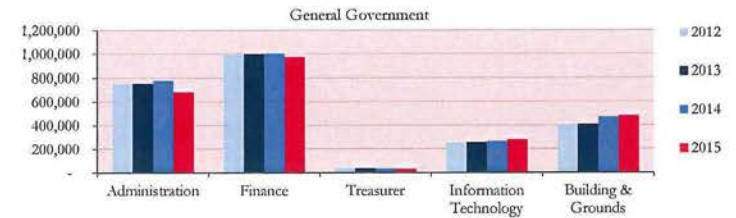


Year to Date Actual (Cash Basis)

2012	2013	2014	2015	\$Δ	%Δ
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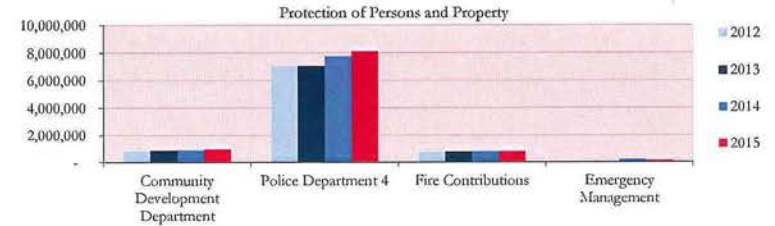
EXPENDITURES

General Government					
Administration	822,666	754,402	777,879	682,483	(95,396) -12.3%
Finance	958,784	995,489	1,003,452	971,461	(31,991) -3.2%
Treasurer	38,759	37,851	34,390	29,472	(4,918) -14.3%
Information Technology	232,632	258,251	269,001	281,662	12,662 4.7%
Building & Grounds	448,588	410,672	470,560	480,122	9,562 2.0%
Total General Government	\$ 2,501,429	\$ 2,456,666	\$ 2,555,281	\$ 2,445,200	(110,081) -4.3%



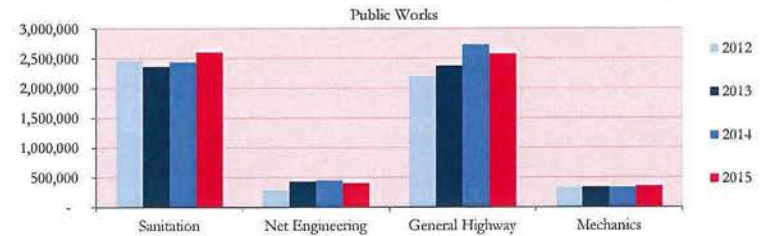
Protection of Persons & Property

Community Development Department	719,608	869,804	889,844	939,509	49,665 5.6%
Police Department	6,720,841	7,072,667	7,792,221	8,118,318	326,097 4.2%
Fire Contributions	899,042	769,507	799,999	779,977	(20,022) -2.5%
Emergency Management	124,075	4,100	218,814	103,320	(115,494) -52.8%
Total Protection of Persons & Property	\$ 8,463,566	\$ 8,716,079	\$ 9,700,878	\$ 9,941,124	240,246 2.5%



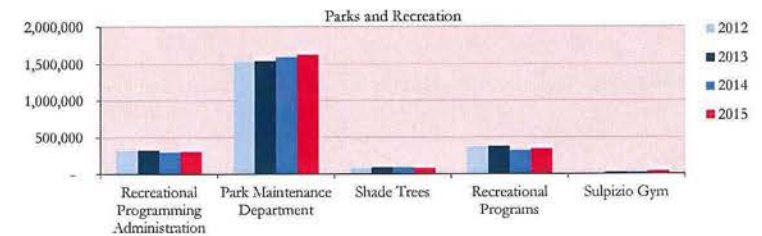
Public Works

Sanitation	2,467,502	2,363,510	2,440,510	2,591,182	150,672 6.2%
Engineering	509,990	727,180	1,075,535	1,054,776	
Less: Escrow Reimbursements	(210,441)	(294,681)	(620,466)	(658,543)	
Net Engineering	299,549	432,499	455,069	396,233	(58,836) -12.9%
General Highway	2,207,585	2,371,788	2,729,434	2,566,987	(162,447) -6.0%
Mechanics	327,338	341,600	333,959	349,337	15,378 4.6%
Total Public Works	\$ 5,601,523	\$ 5,941,896	\$ 6,414,041	\$ 6,299,971	(115,233) -0.9%



Parks & Recreation

Recreational Programming Administration	311,069	322,579	296,665	300,017	3,352 1.1%
Park Maintenance Department	1,540,910	1,540,870	1,598,717	1,625,024	26,308 1.6%
Shade Trees	37,115	87,693	92,230	78,125	(14,105) -15.3%
Recreational Programs	310,210	377,622	323,570	343,885	20,315 6.3%
Sulpizio Gym	30,834	21,303	24,916	35,864	10,948 43.9%
Total Parks & Recreation	\$ 2,230,138	\$ 2,350,067	\$ 2,336,098	\$ 2,382,915	46,817 2.0%



Radnor Township, PA
Monthly Finance Report
General Fund
For the Month Ended, November 30, 2015

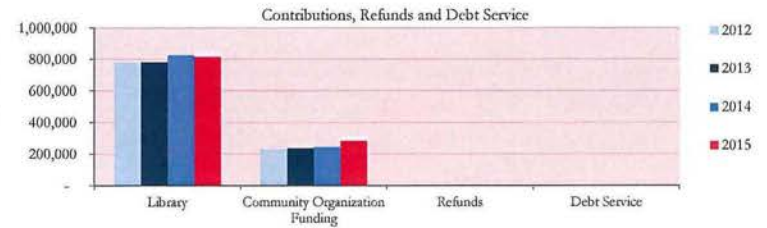


Year to Date Actual (Cash Basis)

	2012	2013	2014	2015	\$Δ	%Δ
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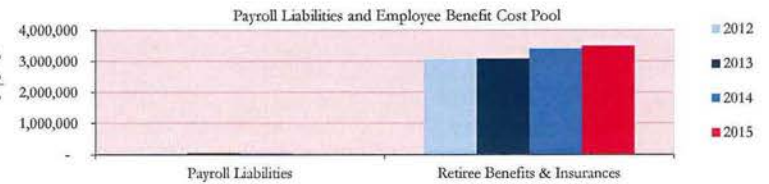
Contributions, Refunds & Misc.
Library
Community Organization Funding
Refunds
Debt Service
Total Contributions, Refunds & Misc.

	750,472	779,347	826,158	812,121	(14,038)	-1.7%
	239,945	235,358	243,284	283,177	39,892	16.4%
	-	-	-	-	-	n/a
	1,475	2,310	2,867	2,474	(393)	-13.7%
\$	991,892	\$ 1,017,015	\$ 1,072,309	\$ 1,097,771	25,461	2.4%



Insurance, Payroll Liabilities & Retiree Benefits
Payroll Liabilities
Retiree Benefits & Insurances
Total Insurance & Retiree Benefits

	53,304	47,846	38,822	9,346	(29,476)	-75.9%
	1,889,368	3,084,621	3,404,520	3,497,276	92,757	2.7%
\$	1,942,672	\$ 3,132,467	\$ 3,443,342	\$ 3,506,623	63,281	1.8%

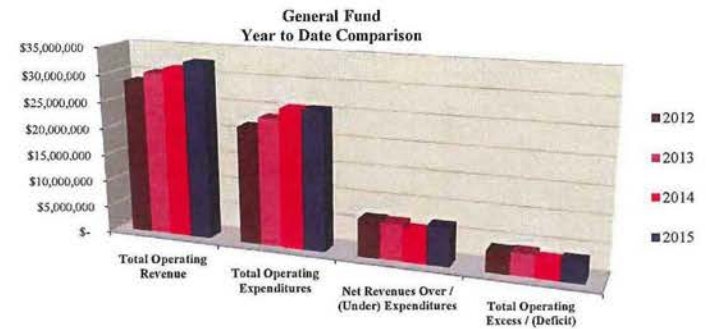


TOTAL OPERATING EXPENDITURES
NET REVENUES OVER / (UNDER)
EXPENDITURES

\$	21,731,219	\$ 23,614,191	\$ 25,521,948	\$ 25,673,603	151,655	0.6%
\$	6,929,314	\$ 6,752,544	\$ 5,809,357	\$ 7,003,796	1,194,439	20.6%

Transfers In from Other Funds
Transfers Out to Other Funds
TOTAL SURPLUS / (DEFICIT)

	-	-	-	-	-	n/a
	(3,141,046)	(2,757,763)	(2,598,000)	(3,411,209)	(813,209)	n/a
\$	3,788,268	\$ 3,994,781	\$ 3,211,357	\$ 3,592,587	381,230	11.9%



Radnor Township, PA
Monthly Finance Report
General Fund
For the Month Ended, November 30, 2015



Full Year Budget v Forecast Comparison					
Full Year Budget [Beginning]	2014 Carry Forward Encumb ¹	Full Year Budget [All Inclusive] ²	% Change	Updated Full Year Forecast	% Variance (vs. amend budget)

REVENUES

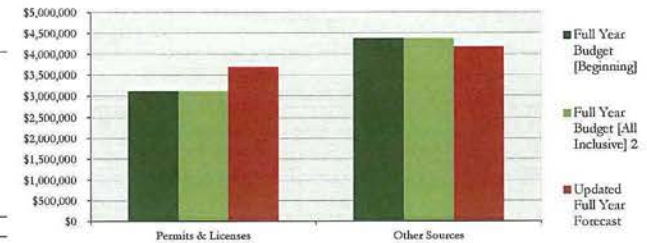
Taxes

Real Estate Tax	\$ 11,850,300	n/a	\$ 11,850,300	0%	11,815,351	100%
Real Estate Transfer Tax	2,080,350	n/a	2,080,350	0%	2,700,551	130%
Mercantile Tax	1,400,527	n/a	1,400,527	0%	1,294,265	92%
Local Services Tax	936,500	n/a	936,500	0%	994,699	106%
Amusement Tax	37,000	n/a	37,000	0%	26,189	71%
Business Privilege Tax	8,720,188	n/a	8,720,188	0%	8,728,762	100%
Mercantile Tax - Audit	50,000	n/a	50,000	0%	73,290	147%
Business Privilege Tax Audit	455,000	n/a	455,000	0%	729,229	160%
Total Taxes	\$ 25,529,865	\$ n/a	\$ 25,529,865	0%	\$ 26,362,336	103%



Permits & Licenses

Building Permits	1,359,000	n/a	1,359,000	0%	1,689,203	124%
Cable Franchise Payments	745,900	n/a	745,900	0%	684,975	92%
All Others	1,010,700	n/a	1,010,700	0%	1,303,009	129%
Total Permits & Licenses	\$ 3,115,600	\$ n/a	\$ 3,115,600	0%	\$ 3,677,187	118%



Other Sources

Fines	844,739	n/a	844,739	0%	583,576	69%
Interest & Rents	235,000	n/a	235,000	0%	242,078	103%
Grants & Gifts	1,358,323	n/a	1,358,323	0%	1,441,598	106%
Departmental Earnings	1,656,143	n/a	1,656,143	0%	1,481,126	89%
Refunds & Miscellaneous	286,000	n/a	286,000	0%	424,238	148%
Total Other Sources	\$ 4,380,205	\$ n/a	\$ 4,380,205	0%	\$ 4,172,617	95%

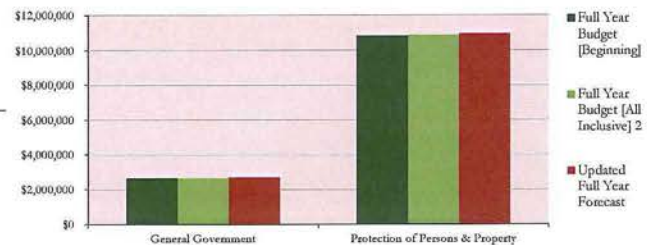
TOTAL REVENUES

\$ 33,025,670	\$ n/a	\$ 33,025,670	0%	\$ 34,212,140	104%
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EXPENDITURES

General Government

Administration	703,207	802	704,009	0%	747,155	106%
Finance	1,075,225	1,574	1,076,799	0%	1,061,325	99%
Treasurer	41,371	28	41,399	0%	35,283	85%
Information Technology	299,724	93	299,817	0%	303,883	101%
Building & Grounds	523,146	728	523,874	0%	533,813	102%
Total General Government	\$ 2,642,673	\$ 3,225	\$ 2,645,898	0%	\$ 2,681,458	101%



Protection of Persons & Property

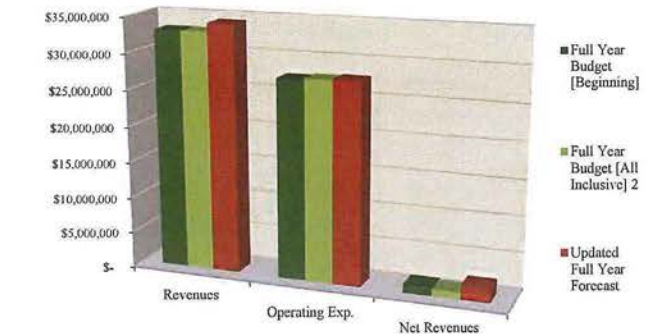
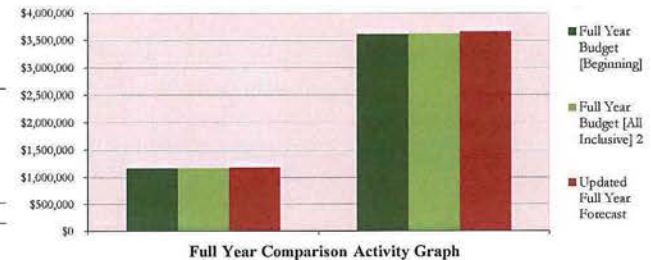
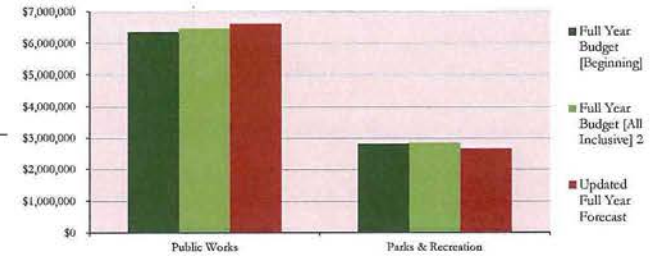
Community Development Department	1,059,702	11,431	1,071,133	1%	1,048,629	98%
Police Department	8,985,326	22,603	9,007,929	0%	9,040,679	100%
Fire Contributions (various departments)	797,107	1,645	798,752	0%	788,194	99%
Emergency Management	-	-	-	n/a	103,320	n/a
Total Protection of Persons & Property	\$ 10,842,135	\$ 35,679	\$ 10,877,814	0%	\$ 10,980,822	101%

Radnor Township, PA
Monthly Finance Report
General Fund
For the Month Ended, November 30, 2015



Full Year Budget v Forecast Comparison					
Full Year Budget [Beginning]	2014 Carry Forward Encumb ¹	Full Year Budget [All Inclusive] ²	% Change	Updated Full Year Forecast	% Variance (vs. amend budget)

Public Works					
Sanitation	3,049,425	8,969	3,058,394	0%	2,893,175 95%
Engineering	777,373	19,104	796,477		1,188,356
Less: Escrow Reimbursements	(300,000)	-	(300,000)		(681,914)
Net Engineering	477,373	19,104	496,477	4%	506,442 102%
General Highway	2,415,011	75,727	2,490,738	3%	2,821,913 113%
Mechanics	412,122	1,614	413,736	0%	392,719 95%
Total Public Works	\$ 6,353,931	\$ 105,414	\$ 6,459,345	2%	\$ 6,614,249 102%
Parks & Recreation					
Recreation Programming Administration	333,634	2,448	336,082	1%	331,498 99%
Park Maintenance Department	1,976,951	10,506	1,987,457	1%	1,794,745 90%
Shade Trees	10,000	21,375	31,375	214%	81,110 259%
Recreation Programming	438,721	60	438,781	0%	390,860 89%
Sulpizio Gym	48,700	6,663	55,363	14%	53,446 97%
Total Parks & Recreation	\$ 2,808,006	\$ 41,052	\$ 2,849,058	1%	\$ 2,651,659 93%
Contributions, Refunds & Misc.					
Library	890,507	485	890,992	0%	886,687 100%
Community Organization Funding	264,755	-	264,755	0%	283,177 107%
Refunds	-	-	-	n/a	- n/a
Debt Service	6,000	-	6,000	0%	3,967 66%
Total Contributions, Refunds & Misc.	\$ 1,161,262	\$ 485	\$ 1,161,747	0%	\$ 1,173,830 101%
Insurance, Payroll Liabilities & Benefits					
Payroll Liabilities	50,000	-	50,000	0%	9,381 19%
Employee Benefits & Insurances	3,554,180	7,367	3,561,547	0%	3,633,553 102%
Total Insurance & Employee Benefits	\$ 3,604,180	\$ 7,367	\$ 3,611,547	0%	\$ 3,642,934 101%
TOTAL OPERATING EXPENDITURES	\$ 27,412,187	\$ 193,223	\$ 27,605,410	1%	\$ 27,744,952 101%
NET REVENUES OVER / (UNDER) EXPENDITURES	\$ 5,613,483	\$ (193,223)	\$ 5,420,260		\$ 6,467,188
Transfers In from Other Funds	-	-	-	n/a	- n/a
Transfers Out to Other Funds	(4,433,660)	-	(4,433,660)	0%	(4,448,334) 100%
NET REVENUES OVER / (UNDER)	\$ 1,179,823	\$ (193,223)	\$ 986,600		\$ 2,018,854
Beginning Fund Balance	8,947,739		8,947,739		8,947,739
Add: Net Revenue Over / (Under)	1,179,823		986,600		2,018,854
Ending Fund Balance	\$ 10,127,562		\$ 9,934,339		\$ 10,966,594
Target Fund Balance (15% of Exp)	4,111,828		4,140,812		4,161,743
Fund Balance Excess / (Shortfall)	6,015,734		5,793,528		6,804,851



Footnotes:

1. 2014 Carry Forward Encumbrances: These represent obligations incurred in 2014, against the 2014 adopted budget that did not occur until 2015. Therefore, the 2014 budget in which these obligations were approved against, were carried forward into 2015. The funds required to pay these obligations are encumbered against the 2014 fund balances.
2. Full Year Budget [CF Enc + Amendments]: Includes the Board approved beginning budget, all 2014 carry forward encumbrances, and any Board approved amendments to the 2015 Beginning Budget

Radnor Township, PA
Monthly Finance Report
General Fund
For the Month Ended, November 30, 2015



Budget v Actual : Year-to-Date								
YTD Budget	% of Full Year Budget	YTD Actual	B v A	%	\$	Variance	%	Variance

Variance Notation

REVENUES

Taxes								
Real Estate Tax	\$ 11,712,352	95%	\$ 11,677,404	99%		(34,949)	-0.3%	
Real Estate Transfer Tax	1,947,961	94%	2,568,162	123%		620,201	31.8%	
Mercantile Tax	1,350,674	98%	1,265,898	92%		(84,777)	-6.3%	
Local Services Tax	931,145	99%	989,344	106%		58,199	6.3%	
Amusement Tax	48,420	131%	22,901	62%		(25,519)	-52.7%	
Business Privilege Tax	8,544,104	99%	8,577,348	99%		33,243	0.4%	
Mercantile Tax - Audit	37,710	75%	61,000	122%		23,290	61.8%	
Business Privilege Tax Audit	558,771	124%	729,229	162%		170,458	30.5%	
Total Taxes	\$ 25,131,137	98%	\$ 25,891,285	101%	\$	760,148	3.0%	
Permits & Licenses								
Building Permits	1,260,833	93%	1,591,036	117%		330,203	26.2%	
Cable Franchise Payments	779,218	104%	684,975	92%		(94,242)	-12.1%	
All Others	930,919	59%	1,223,228	78%		292,309	31.4%	
Total Permits & Licenses	\$ 2,970,969	95%	\$ 3,499,239	112%	\$	528,270	17.8%	
Other Sources								
Fines	767,048	91%	505,886	60%		(261,163)	-34.0%	
Interest & Rents	205,114	87%	212,192	90%		7,078	3.5%	
Grants & Gifts	1,451,278	107%	1,441,598	100%		(9,680)	-0.7%	
Departmental Earnings	1,462,631	88%	1,377,050	83%		(85,581)	-5.9%	
Refunds & Miscellaneous	272,843	95%	408,691	143%		135,848	49.8%	
Total Other Sources	\$ 4,158,914	95%	\$ 3,945,418	95%	\$	(213,497)	-5.1%	
TOTAL REVENUES	\$ 32,261,021	98%	\$ 33,335,942	101%	\$	1,074,921	3.3%	

Activity is occurring within reasonable limits of expectations
Positive variance is the result of the BioMed sale to Penn Medicine in addition to the Ardrossan sales
Activity (from 2014) was short of expectations: It's not likely that this will recover prior to year end
Positive variance seems to be the result of higher collections than budgeted
Negative variance is the result of reduced activity and refund payments
Activity is occurring within reasonable limits of expectations
Activity is occurring within reasonable limits of expectations
Enforcement program continues to audit and assess under-filing businesses at a pace higher than expected

Building permits rebounded strongly in August as a result of several large projects
These revenues continue to fall short of growth expectations: Comparisons to prior years show rev is up
Positive variance is the result of higher than budgeted development escrow projects (see engineering expense below)

Police activity is lagging expectations significantly as a result of suspending enforcement on parking for two months
Activity is occurring within reasonable limits of expectations
Activity is occurring within reasonable limits of expectations
Negative variance is the result of lagging parking revenues resulting from the Kiosk switch over.
Positive variance is the result of executing cash surrender values on various life insurance policies for deceased retirees

EXPENDITURES

General Government								
Administration	640,667	91%	682,483	97%		41,816	6.5%	
Finance	957,296	89%	971,461	90%		14,164	1.5%	
Treasurer	35,669	86%	29,472	71%		(6,197)	-17.4%	
Information Technology	268,583	96%	281,662	94%		13,079	4.9%	
Building & Grounds	467,211	85%	480,122	92%		12,910	2.8%	
Total General Government	\$ 2,369,427	90%	\$ 2,445,200	92%	\$	75,773	3.2%	
Protection of Persons & Property								
Community Development Department	963,754	90%	939,509	88%		(24,246)	-2.5%	
Police Department	8,232,415	91%	8,118,318	90%		(114,097)	-1.4%	
Fire Contributions (various departments)	790,535	99%	779,977	98%		(10,559)	-1.3%	
Emergency Management	21,943	n/a	103,320	n/a		81,377	370.5%	
Total Protection of Persons & Property	\$ 10,008,648	92%	\$ 9,941,124	91%	\$	(67,525)	-0.7%	

Negative Variance is the result of larger-than-budgeted legal expenses for the Solicitor and Labor Counsel
Variance is the result of timing differences in the payment of the Independent Audit expense. Year over year exp are down
n/a
Variance is due to slightly higher contracted service expenses for internet to-date
Variance is the result of overtime needed to maintain / clean Salpizio gym

Professional contracted inspection expenses for VU proj. were not needed to-date, causing this positive variance
three budgeted positions have gone un-filled, causing this positive variance
This is a timing difference in the payment of insurance obligations for the RFC.
Variance is the result of the Pupal expenses posted to-date

Radnor Township, PA
Monthly Finance Report
General Fund
For the Month Ended, November 30, 2015



Budget v Actual : Year-to-Date								
YTD Budget	% of Full Year Budget	YTD Actual	B v A	%	\$	Variance	%	Variance

Variance Notation

Public Works								
Sanitation	2,753,827	90%	2,591,182	85%	(162,645)	-5.9%		
Engineering	665,147	84%	1,054,776	132%	389,629	58.6%		
General Highway	2,263,731	91%	2,566,987	103%	303,256	13.4%		
Mechanics	374,358	90%	349,337	84%	(25,021)	-6.7%		
Total Public Works	\$ 6,057,062	102%	\$ 6,562,281	110%	\$ 505,219	8.3%		
Parks & Recreation								
Recreation Programming Administration	307,778	92%	300,017	89%	(7,761)	-2.5%		
Park Maintenance Department	1,827,789	92%	1,625,024	82%	(202,765)	-11.1%		
Shade Trees	10,915	35%	78,125	249%	67,210	615.7%		
Recreation Programming	392,108	89%	343,885	78%	(48,223)	-12.3%		
Sulpizio Gym	36,939	67%	35,864	65%	(1,075)	-2.9%		
Total Parks & Recreation	\$ 2,575,529	90%	\$ 2,382,915	84%	\$ (192,614)	-7.5%		
Contributions, Refunds & Misc.								
Library	816,426	92%	812,121	91%	(4,306)	-0.5%		
Community Organization Funding	264,755	100%	283,177	107%	18,422	7.0%		
Refunds	-	0%	-	0%	-	n/a		
Debt Service	4,507	75%	2,474	41%	(2,033)	-45.1%		
Total Contributions, Refunds & Misc.	\$ 1,085,688	93%	\$ 1,097,771	94%	\$ 12,083	1.1%		
Insurance, Payroll Liabilities & Benefits								
Payroll Liabilities	49,965	n/a	9,346	n/a	(40,619)	-81.3%		
Employee Benefits & Insurances	3,355,088	93%	3,497,276	97%	142,188	4.2%		
Total Insurance & Employee Benefits	\$ 3,405,054	94%	\$ 3,506,623	97%	\$ 101,569	3.0%		
TOTAL OPERATING EXPENDITURES	\$ 25,501,408	91%	\$ 25,935,913	93%	\$ 434,505	1.7%		
NET REVENUES OVER / (UNDER) EXPENDITURES	\$ 6,759,613		\$ 7,400,029		\$ 640,416	9.5%		
Transfers In from Other Funds	-	n/a	-	n/a	-	n/a		
Transfers Out to Other Funds	(4,231,869)	95%	(3,411,209)	77%	(820,660)	19.4%		
NET REVENUES	\$ 2,527,743		\$ 3,988,820		\$ 1,461,076	57.8%		

Lower than expected payroll costs due to winter season (expenses charged to general highway)
Higher than expected development escrow expenses. All are offset by higher than expected reimbursements (see revenue)
Higher than expected winter costs; mostly in payroll. These overages are offset by pos var. in the san/park main depts.
n/a

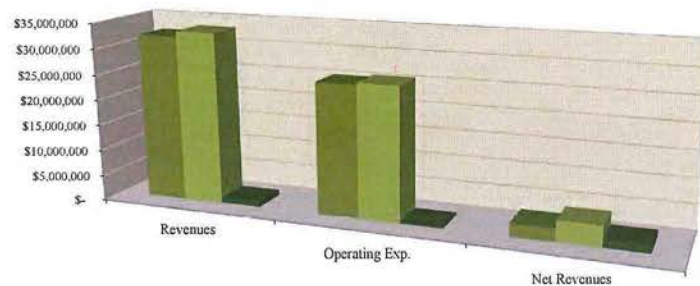
n/a
Lower than expected payroll costs due to winter season (expenses charged to general highway)
The original budget was too low for anticipated activity.
Lower than budgeted seasonal wages associated with the Day Camp program
Utility expenses are higher than expected to-date

n/a
This variance is the result of providing MNSL \$20,000 for painting costs at the Creutzburg Center
Timing difference in the invoicing by the financial institutions for paying agent fees

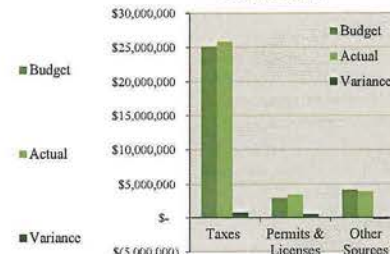
Timing difference in the payment of workers compensation
Retiree healthcare has been higher than expected to-date.

Timing difference in the transfer of funds for bond retirement needs

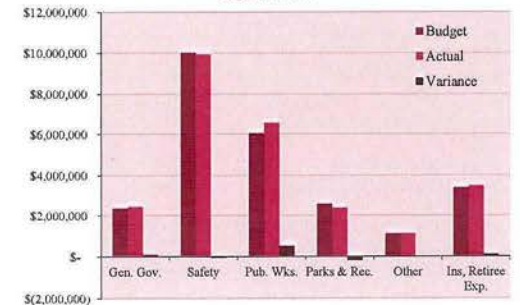
Year to Date Budget vs. Actual



Revenue BvA



Expense BvA

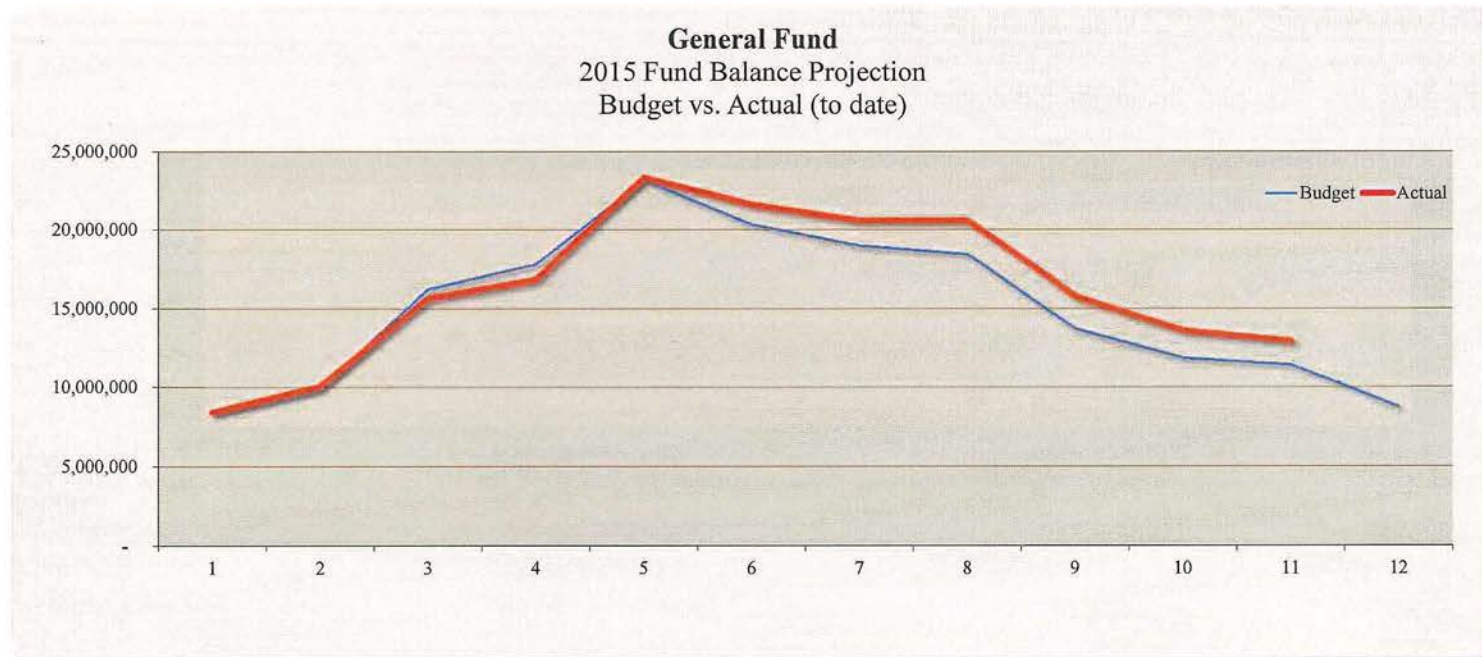


Radnor Township, PA
Monthly Finance Report
General Fund
For the Month Ended, November 30, 2015



Budget v Actual : Year-to-Date								
YTD Budget	% of Full Year Budget	YTD Actual	B v A	%	\$	Variance	%	Variance

Variance Notation



Radnor Township, PA
Monthly Finance Report
Sewer Fund
For the Month Ended, November 30, 2015



Full Year Actual (Cash Basis)

REVENUES

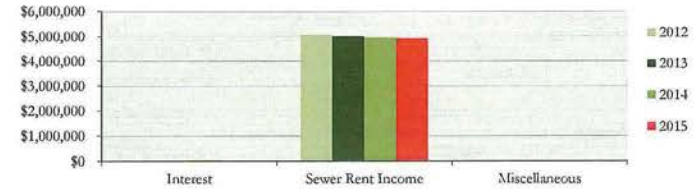
All Sources

Interest	\$ 12,003	\$ 13,008	\$ 25,658	\$ 20,591	(5,067)	-19.7%
Sewer Rent Income	5,059,493	4,999,648	4,944,490	4,905,396	(39,094)	-0.8%
Miscellaneous	18,145	14,450	24,926	20,222	(4,704)	-18.9%

TOTAL REVENUES

	\$ 5,089,640	\$ 5,027,107	\$ 4,995,074	\$ 4,946,209	(48,865)	-1.0%
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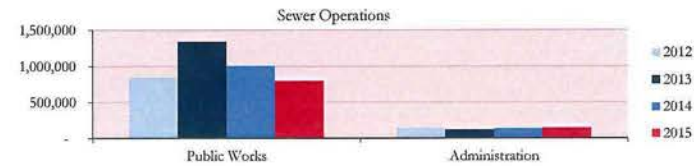
(1) In 2008, the Township sold a Tax Anticipation Note in January which was recorded as "Miscellaneous" above



EXPENDITURES

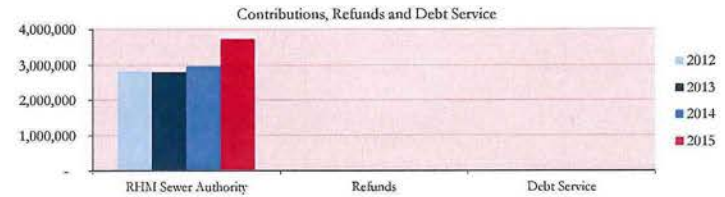
Sewer Operations

Public Works	855,680	1,338,410	1,006,351	795,430	(210,922)	-21.0%
Administration	139,223	121,650	137,899	141,214	3,315	2.4%
Total Sewer Operations	\$ 994,903	\$ 1,460,060	\$ 1,144,250	\$ 936,644	(207,607)	-18.1%



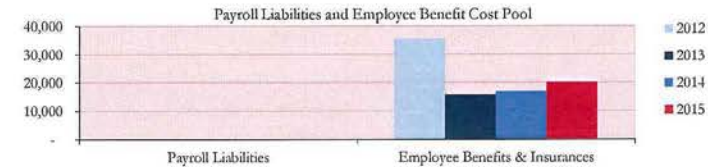
Contributions, Refunds & Misc.

RHM Sewer Authority	2,841,497	2,801,918	2,973,461	3,704,185	730,724	24.6%
Refunds	-	-	-	-	-	n/a
Debt Service	-	-	-	-	-	n/a
Total Contributions, Refunds & Misc.	\$ 2,841,497	\$ 2,801,918	\$ 2,973,461	\$ 3,704,185	730,724	24.6%



Insurance, Payroll Liabilities & Benefits

Payroll Liabilities	-	-	-	-	-	n/a
Employee Benefits & Insurances	35,737	15,699	16,952	20,015	3,062	18.1%
Total Insurance & Employee Benefits	\$ 35,737	\$ 15,699	\$ 16,952	\$ 20,015	3,062	18.1%



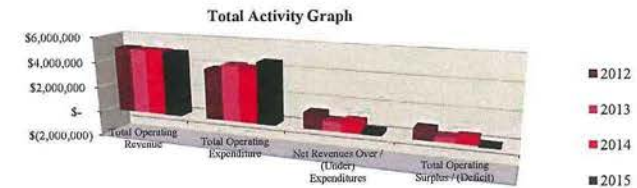
TOTAL OPERATING EXPENDITURES

NET REVENUES OVER / (UNDER)

EXPENDITURES

Transfers In from Other Funds

Transfers Out to Other Funds	(390,664)	(376,995)	(368,550)	(368,550)	-	n/a
TOTAL SURPLUS / (DEFICIT)	\$ 826,840	\$ 372,435	\$ 491,860	\$ (83,184)	(575,045)	-116.9%



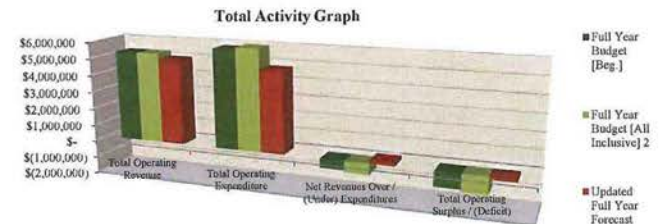
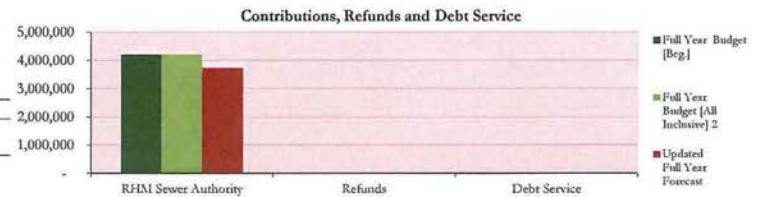
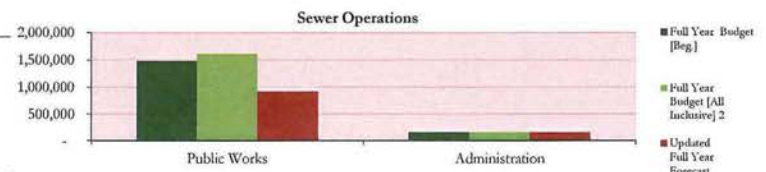
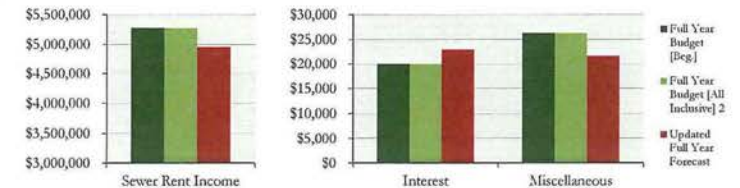
Radnor Township, PA
Monthly Finance Report
Sewer Fund
For the Month Ended, November 30, 2015



Full Year Budget v Forecast Comparison							
	Full Year Budget [Beg.]	2014 Carry Forward Encumb ¹	2015 Board Approved Amendments	Full Year Budget [All Inclusive] ²	% Change	Updated Full Year Forecast	% Variance (vs. amend budget)
REVENUES							
All Sources							
Interest	\$ 20,000	n/a	\$ -	\$ 20,000	0%	\$ 22,952	115%
Sewer Rent Income	5,269,214	n/a	-	5,269,214	0%	4,947,377	94%
Miscellaneous	26,259	n/a	-	26,259	0%	21,636	82%
TOTAL REVENUES	\$ 5,315,473	\$ n/a	\$ -	\$ 5,315,473	0%	\$ 4,991,964	94%
EXPENDITURES							
Sewer Operations							
Public Works	1,472,689	130,893	130,893	1,603,582	9%	922,282	58%
Administration	148,247	647	647	148,894	0%	150,678	101%
Total Sewer Operations	\$ 1,620,936	\$ 131,540	\$ 131,540	\$ 1,752,476	8%	\$ 1,072,959	61%
Contributions, Refunds & Misc.							
RHM Sewer Authority	4,196,207	-	-	4,196,207	0%	3,704,185	88%
Refunds	-	-	-	-	n/a	-	n/a
Debt Service	-	-	-	-	n/a	-	n/a
Total Contributions, Refunds & Misc.	\$ 4,196,207	\$ -	\$ -	\$ 4,196,207	0%	\$ 3,704,185	88%
Insurance, Payroll Liabilities & Benefits							
Payroll Liabilities	-	-	-	-	n/a	-	n/a
Employee Benefits & Insurances	20,000	-	-	20,000	0%	20,015	100%
Total Insurance & Employee Benefits	\$ 20,000	\$ -	\$ -	\$ 20,000	0%	\$ 20,015	100%
TOTAL OPERATING EXPENDITURES	\$ 5,837,143	\$ 131,540	\$ 131,540	\$ 5,968,683	2%	\$ 4,797,159	80%
NET REVENUES OVER / (UNDER) EXPENDITURES	\$ (521,670)	\$ (131,540)	\$ (131,540)	\$ (653,210)	n/a	\$ 194,806	n/a
Transfers In from Other Funds	-	n/a	-	-	n/a	-	n/a
Transfers Out to Other Funds	(368,550)	-	-	(368,550)	n/a	(368,550)	n/a
TOTAL SURPLUS / (DEFICIT)	\$ (890,220)	\$ (131,540)	\$ (131,540)	\$ (1,021,760)	n/a	\$ (173,744)	n/a

Footnotes:

- 2012 Carry Forward Encumbrances: These represent obligations incurred in 2012, against the 2012 adopted budget that did not occur until 2013. Therefore, the 2012 budget in which these obligations were approved against, were carried forward into 2013. The funds required to pay these obligations are encumbered against the 2012 fund balances.
- Full Year Budget [CF Enc + Amendments]: Includes the Board approved beginning budget, all 2012 carry forward encumbrances, and any Board approved amendments to the 2013 Beginning Budget



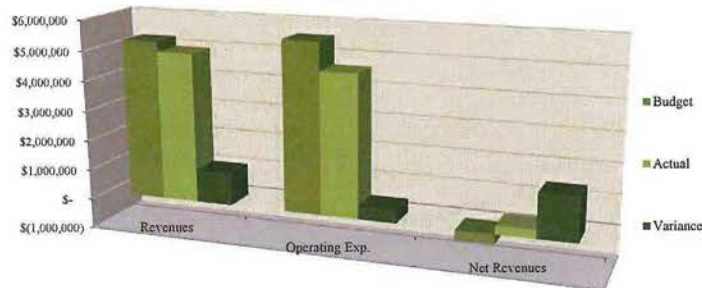


Radnor Township, PA
Monthly Finance Report
Sewer Fund
 For the Month Ended, November 30, 2015

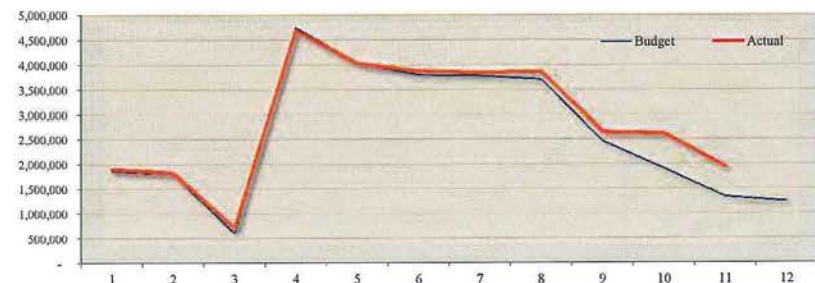
Budget v Actual : Year-to-Date

	YTD	Forecast	% of Full Year Budget	YTD Actual	B v A Target %	\$	Variance	% Variance	Variance Notation
REVENUES									
All Sources									
Interest	\$	17,639	88%	\$	20,591	0%	2,952	16.7%	
Sewer Rent Income		5,227,233	99%		4,905,396	0%	(321,837)	-6.2%	Sewer Rent collections were lower than expected due to lower water usage in 2014 than estimated
Miscellaneous		24,845	95%		20,222	0%	(4,623)	-18.6%	
TOTAL REVENUES	\$	5,269,718	99%	\$	4,946,209	0%	\$ (323,509)	-6.1%	
EXPENDITURES									
Sewer Operations									
Public Works		1,476,730	92%		795,430	0%	(681,300)	-46.1%	Positive variance is the result of holding off on capital program due to lower than expected sewer rent revenue
Administration		138,832	93%		141,214	0%	2,382	1.7%	
Total Sewer Operations	\$	1,615,562	92%	\$	936,644	0%	\$ (678,918)	-42.0%	
Contributions, Refunds & Misc.									
RHM Sewer Authority		3,956,736	94%		3,704,185	88%	(252,551)	-6.4%	RHM payments to-date have been lower than budgeted
Refunds		-	0%		-	0%	-	n/a	
Debt Service		-	0%		-	0%	-	n/a	
Total Contributions, Refunds & Misc.	\$	3,956,736	0%	\$	3,704,185	0%	\$ (252,551)	-6.4%	
Insurance, Payroll Liabilities & Benefits									
Payroll Liabilities		-	n/a		-	n/a	-	n/a	
Employee Benefits & Insurances		17,802	89%		20,015	100%	2,213	12.4%	
Total Insurance & Employee Benefits	\$	17,802	0%	\$	20,015	0%	\$ 2,213	12.4%	
TOTAL OPERATING EXPENDITURES	\$	5,590,100	94%	\$	4,660,843	78%	\$ (929,257)	-16.6%	
NET REVENUES OVER / (UNDER) EXPENDITURES	\$	(320,382)		\$	285,366		\$ 605,748	n/a	
Transfers In from Other Funds		-	0%		-	0%	-	n/a	
Transfers Out to Other Funds		(368,550)	160%		(368,550)	160%	-	n/a	
TOTAL SURPLUS / (DEFICIT)	\$	(688,932)		\$	(83,184)		\$ 605,748	-87.9%	

Year to Date Budget vs. Actual



Sewer Fund Fund Balance



Radnor Township
Public Works Department
Monthly Report for November 2015

Building Maintenance 1 man

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

Fleet 3 men

- Daily routine checkups of police vehicles
– 27 vehicles
- Vehicle safety inspections for all departments
– 6 vehicles
- Major Repairs - Unit #85 – Replace all brake lines (salt damage), bleed system
Unit #87 Replace window regulator
Unit #76 Remove and replace water pump, change anti-freeze
Unit #9 Dealer replaced turbocharger (warranty)
Unit #11 Dealer warranty, replaced steering gear
Unit #29 Remove and replace steering box, new pitman arm
Unit #75 Replace all brakes and rotors, replace dipstick tube, replace trans cooler and lines all salt damage

All Dump Trucks – Installed magnesium chloride tanks, hooked up all lines and electrical connections, tested all functions.

Unit #LV-6 Replaced bad bearing on impeller shaft
Unit #25 Removed and replaced driver side inside door handle with door pane assembly

- Scheduled Vehicle Maintenance

Unit #LV-6	Unit #85
Unit #H-1	Unit #87
Unit #38	Unit #6
Unit #5	Unit #11
Unit #97	Unit #75

- Repair, Service and Maintain 132 pieces of equipment and vehicles

Highway 12 men

- Attended All Staff meetings
- Installed new traffic signs
- Repaired meters for parking authority
- Installed speed boards for police dept.
- Cleaned inlets throughout the Township
- Delivered Barricades for various events
- Assisted Sewer Department
- Painted street markings
- Removed foliage blocking street signs
- Set up Radnorshire Room for Meetings.
- Installed all salt spreaders on dump trucks
- Turned compost piles at Skunk Hollow
- Replaced and repaired signs as needed
- Called Higgins Electric for Traffic Signal Concerns
- Cleaned Storm Sewer Lines with the Sewer Department
- Moved Speed Boxes for Police Department
- Cleaned business district
- Assisted Parks Dept with emergency storm damage
- Assisted with trash and recycling
- Washed All Highway Vehicles & Equipment
- Leaf Collection in District 1, 2, & 3
-

Parks 13 men

- Attended all staff meetings
- Cleaned all Park Restrooms, 3 times per week
- Picked up trash at parks and bike trail, 3 times per week
- Cleaned all gutters at all Township Buildings
- Assisted Highway Dept with Leaf pick up – 9 men
- Pruned 22 trees in right of way
- Removed 3 trees in right of way

- Checked the Radnor Bike Trail after all storms
- Cleaned and Repaired all grills
- Washed all Vehicles
- Repaired all fences in the parks
- Checked all park playground equipment
- Cleaned garages
- Cleaned Public Works Buildings and Restrooms

- Removed 2 trees in parks
- Repaired small equipment
- Serviced all mowers and tractors
- Removed 2 fallen trees from roads at night
- Repaired swings at tot-lots
- Cleared 2 trees from waterway
- Set up and cleaned up after all Recreation Dept. events
- Cleaned leaves at all Parks and Buildings

Sewer *3 men*

- Pumping Stations (5) check and maintain 5 times per week – 100 times per month
- PA One Call markouts – 257 for the month of November
- Cleaned 3 manholes
- Repaired 2 manholes
- Fueled generators at pumping stations
- 20 stoppages for the month of November
- Camared sewer lines

- Generators (4) - check and maintain 5 times per week – 80 times per month
- Jet Truck – cleaned 2,870 feet of sewer and storm lines
- Located 2 buried manholes
- Repaired 2 pumping stations
- Assist trash department Monday and Tuesday
- Cleaned garages
- Washed all vehicles
- Assisted Highway Dept with Leaf removal – 2 men

Solid Waste *20 full time and 5 part time men*

- Solid Waste and Recycling collections -7,500 collections 2 times per week
- 91 Open truck collections

- Curbside Yard Waste Collection – Every Wednesday
- Cleaned road side on State Roads
- Picked up paint cans at residences as requested

MEMORANDUM

To: Board of Commissioners
CC: Robert A. Zienkowski, Twp. Manager
Stephen F. Norcini, P.E.; Director of Public Works
From: Suzan Jones, Administrative Assistant Engineering Department
Re: November 2015 Monthly Summary Report

We hereby submit for your review the November 2015 Engineering and Public Works Departments Revenue, respectively \$ 20,820.00 and \$ 1,650.00 as outlined below.

➤ 24	Grading Permit Applications - \$ 11,325.00	year-to-date - \$ 78,100.00
➤ 0	Clearing Permit Application - \$ 0.00	year-to-date - \$ 475.00
➤ 1	SALDO Application - \$ 1,550.00	year-to-date - \$ 19,250.00
➤ 9	Sidewalk Permit Applications - \$ 450.00	year-to-date - \$ 4,150.00
➤ 45	Sidewalk blocks replaced -	year-to-date - 401 blocks
➤ 1	Septic Permit Applications - \$ 750.00	year-to-date - \$ 4,500.00
➤ 53	Property inspections - \$ 3,445.00	year-to-date - \$ 21,255.00
➤ 19	Certificate of Occupancy Applications - \$ 3,300.00	year-to-date - \$ 56,850.00
➤ 7	Highway Permit Applications - \$ 1,650.00	year-to-date - \$ 50,290.00

Engineering income for 2015 year-to-date \$ 184,580.00

Public Works income for 2015 year-to-date \$ 50,290.00

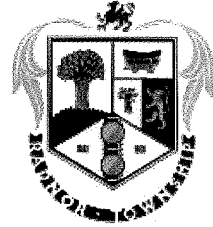
Engineering Assistant Doug Meder, SEO, performed the following: do this section from doug

➤ 76	Site visits	year-to-date - 826
➤ 13	Mark outs for property resale (sidewalks)	year-to-date - 318
➤ 13	Sewer inspections	year-to-date - 318
➤ 6	Complaints investigated	year-to-date - 84
➤ 4	Grading Permit applications reviewed	year-to-date - 88
➤ 35	Meetings attended	year-to-date - 379
➤ 0	Sewage Permit Review	year-to-date - 3
➤ 0	Sewage Permit Septic Installations	year-to-date - 5
➤ 1	Sewage Permit Percolation Tests	year-to-date - 3
➤ 1	Sewage Permit Deep Holes	year-to-date - 4
➤ 1	Sewage Permit Pre-soaks	year-to-date - 3
➤ 0	Storm percolation tests	year-to-date - 17
➤	Deliveries to Shade Tree and Planning Commission members	year-to-date - 161

Professional Service Fees Reimbursed for 2015 year-to-date \$ 677,019.11

Interoffice Memorandum

TO: BOARD OF COMMISSIONERS
FROM: KEVIN KOCHANSKI, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT
SUBJECT: NOVEMBER MONTHLY REPORT
DATE: DECEMBER 2, 2015
CC: ROBERT A. ZIENKOWSKI, TOWNSHIP MANAGER



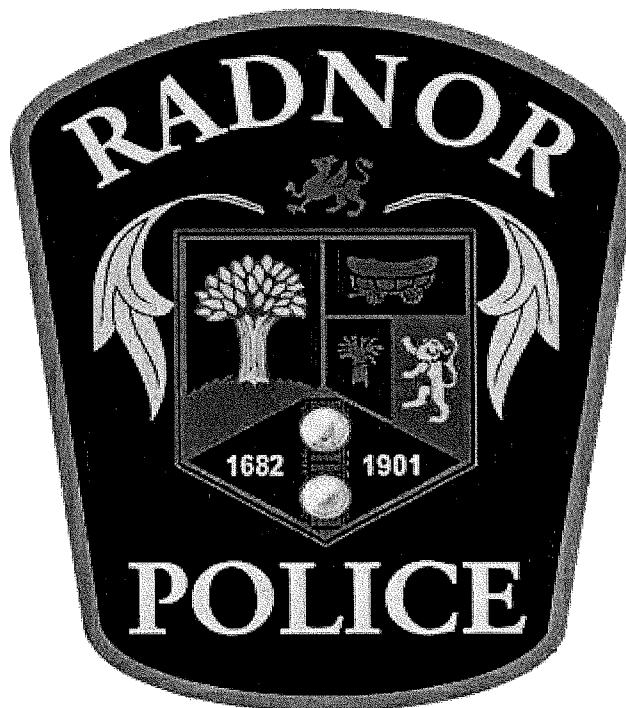
**Community Development
Department**

Attached for your review is the Community Development Monthly Report for the month of November 2015. Please note the following highlights:

- Building Permit Fee Revenue totaled \$54,197.00 with 52 permits issued
 - Electric Permit Fee Revenue totaled \$8,098.00 with 48 permits issued
 - Fire Permit Fee Revenue totaled \$0.00 with 1 permit issued
 - Mechanical Permit Fee Revenue totaled \$3,022.00 with 22 permits issued
 - Plumbing Permit Fee Revenue totaled \$5,467.00 with 32 permits issued
 - Zoning Permit Fee Revenue totaled \$825.00 with 11 permits issued
 - Banner Permit Fee Revenue totaled \$50.00 with 1 permit issued
 - Design Review Board Application Fee Revenue totaled \$1,000.00 with 6 applications received
 - Historic and Architectural Review Board Revenue totaled \$100.00 with 2 applications received
 - Zoning Hearing Board Revenue totaled \$1,650.00 with 3 applications received
-
- Permit and application revenue for November 2015: \$ 74,409.00
 - Permit and application revenue year to date: \$1,650,639.00
-
- Permits and applications for November 2015: 178
 - Permits and applications year to date: 2,270
-
- Inspections conducted for November 2015: 464
 - Inspections conducted year to date: 6,382

RADNOR TOWNSHIP POLICE DEPARTMENT

MONTHLY REPORT



NOVEMBER 2015

**William A. Colarulo
Police Superintendent**



RADNOR TOWNSHIP POLICE DEPARTMENT

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

**WILLIAM A. COLARULO
POLICE SUPERINTENDENT**

Executive Summary

November 2015

The Radnor Police Department responded to 2,015 calls for service for the month of November 2015. Radnor Officers issued 633 traffic citations for motor vehicle violations. 51 non-traffic citations were issued for various summary offenses such as Disorderly Conduct, Underage Drinking and Public Drunkenness. A total of 1,379 parking tickets were issued for expired meter violations. Radnor Police Officers made 20 misdemeanor/felony arrests during November 2015.

December 14, 2015

Calls for Service - by UCR Code

Incidents Reported Between 11/01/2015 and 11/30/2015

RADNOR TOWNSHIP



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
0300	ROBBERY	1			
0348	STRONG ARM - MISC.	2			
0410	AGGRAVATED ASSAULT	1			
0440	ASSAULT - ATROCIOUS- HANDS,FISTS,FEET	1			
0490	ASSAULT - REPORTS	1			
0511	BURGLARY-FORCED ENTRY-RESIDENCE-NIGHT	1			
0512	BURGLARY-FORCED ENTRY-RESIDENCE-DAY	1			
0611	THEFT-\$200 & OVER-POCKET PICKING	1			
0614	THEFT-\$200 & OVER-FROM AUTO (EXCPT 0615)	2			
0617	THEFT-\$200 & OVER-FROM BUILDINGS	2			
0619	THEFT-\$200 & OVER-ALL OTHER	2			
0625	THEFT-\$50-\$200-AUTO PARTS & ACCESSORIES	1			
0627	THEFT-\$50 TO \$200-FROM BUILDINGS	2			
0629	THEFT-\$50 TO \$200-ALL OTHER	0			1
0633	THEFT-UNDER \$50-RETAIL THEFT	1			
1100	FRAUD	3			
1130	FRAUD - ALL OTHERS (FLIM-FLAM, ETC.)	2			
1150	FRAUD - CREDIT CARDS	3			
1191	FRAUD - REPORTS	4			
1410	CRIMINAL MISCHIEF TO AUTOMOBILES	2			
1440	CRIMINAL MISCHIEF - ALL OTHER	1			
1450	ALL OTHER VANDALISM	2			
1465	INSTITUTIONAL VANDALISM	1			
1490	CRIMINAL MISCHIEF - REPORTS	1		1	
1812	NARCOTICS-SALE-MARIJUANA, HASHISH, ETC.	3			
1822	NARCOTICS-MANUFACTURE-MARIJUANA,ETC.	2			
1831	NARCOTICS-POSSESSION-MORPHINE,HEROIN,ETC	0	1		
1832	NARCOTICS-POSSESSION-MARIJUANA,ETC.	7			
2111	DRIVING UNDER THE INFLUENCE - ALCOHOL	3			
2112	DRIVE UNDER INFLUENCE-ALCOHOL-IMPAIRED	1	1		
2211	LIQUOR LAW-UNDERAGE-PURCH,CONSMP,POSSES	2			
2300	PUBLIC DRUNKENESS	5	1		
2400	DISORDERLY CONDUCT	0	1	1	
2410	HARASSMENT BY COMMUNICATION	2			
2440	DISORDERLY CONDUCT-DISTURBING THE PEACE	0		1	
2450	HARASSMENT	8		1	
2640	ALL OTHER ORDINANCE VIOLATIONS	11	1		
2660	TRESPASSING OF REAL PROPERTY	0	1		
2900	JUVENILE RUNAWAYS	6			
2910	LOST/MISSING PROPERTY	1			
3000	LOST/RECOVERED PROPERTY	1			
3200	CHECK ON WELFARE	3			
3300	CIVIL DISPUTES	11			
3320	DOA	2			
3500	DISTURBANCE - DISORDERLY PERSONS	6	2		
3501	DISTURBANCE-COMPLAINT OF NOISE,MUSIC,ETC	9	1		
3520	DOMESTIC PROBLEM (NO ARREST)	10			
3610	DISTURBANCES-JUVENILE	1			

Calls for Service - by UCR Code

Incidents Reported Between 11/01/2015 and 11/30/2015

RADNOR TOWNSHIP

Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
3620	DISTURBANCES-OTHER (FIGHTS,DISPUTES,ETC)	11			
3650	ELECTRIC COMPANY-POWER OUTAGES,ETC	2			
3700	FIRE - RESIDENTIAL	4			
3701	FIRE-COMMERCIAL	1			
3702	FIRE-VEHICLE	2			
3703	FIRE-ALL OTHERS	8			
3704	FIRE-BURNING ORDINANCE VIOLATION	0	1		
3705	FIRE - SUSPICIOUS	1			
3706	FIRE - LEAVES, BRUSH, ETC.	1			
3850	HAZARDOUS CONDITIONS	4			
4000	JUVENILE PROBLEMS (NO ARREST)	11			
4016	NON-CRIMINAL - PEDESTRIAN CONTACTS	1			
4018	NON-CRIMINAL-ST. LIGHT OUT, ST. REPAIRS.	2			
4200	MISSING PERSONS(EXCEPT JUVENILES)	2			
4300	MENTAL HEALTH-EMERG.302/SUICIDE ATTEMPTS	1			
4301	MENTAL HEALTH-ALL OTHERS	5			
4500	OPEN DOORS/WINDOWS	9			
4600	ORDINANCE VIOL.-EXCEPT BURNING/SOLICIT	2	1		
4650	POLICE INFORMATION	36			
4655	CID/DTF INVESTIGATION	6	2	1	
4660	911 HANG UP CALL	29			
4700	ADDED PATROL-REQUEST FOR	61	1		
4701	ADDED PATROL - BUSINESS CHECKS	91			
4702	ADDED PATROL - SCHOOL CHECKS	42			
4800	SOLICITING-WITHOUT PERMIT	1	1		
4801	SOLICITING-COMPLAINTS	2			
4900	SUSPICIOUS PERSON	37	1		
4901	SUSPICIOUS CIRCUMSTANCE	43			
4902	SUSPICIOUS VEHICLES	19			
5000	TELEPHONE CALLS-HARASSING/SUSPICIOUS	17			
5002	LOST & FOUND - FOUND ANIMAL	1			
5004	LOST & FOUND - FOUND ARTICLES	8			
5005	FOUND BICYCLES	1			
5006	LOST & FOUND - LOST ANIMAL	1			
5008	LOST & FOUND - LOST ARTICLES	7			
5012	LOST & FOUND - MISSING JUVENILE MALE	1			
5100	TRAFFIC SIGNALS-DAMAGED/NEED REPAIR	6			
5200	TRAFFIC HAZARD-POTHoles/OBSTRUCTIONS/ICE	5			
5300	TREES DOWN AND/OR BLOCKING ROADWAY,ETC	4			
5400	VEHICLES-ABANDONED	5			
5401	VEHICLES-ASSIST MOTORIST(INCL LOCKOUTS)	23			
5402	VEHICLES-DISABLED	12	1		
5403	VEHICLES-MV VIOLATIONS & MVV COMPLAINTS	19			
5404	VEHICLES-PARKING COMPLAINTS	18			
5405	VEHICLES-TOWED	2	1		
5406	VEHICLES-REGISTRATION/LOST OR STOLEN	1			
5500	WATER MAIN BREAK/WATER CO. PROBLEMS	1			
5501	WIRES DOWN - NO HAZARD	4			

December 14, 2015

Calls for Service - by UCR Code

Incidents Reported Between 11/01/2015 and 11/30/2015

RADNOR TOWNSHIP



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
5502	ANIMAL COMPLAINTS - BARKING DOGS	3	1		
5504	ANIMAL COMPLAINTS - DOG BITES	2			
5506	ANIMAL COMPLAINTS - STRAY ANIMALS	5			
5510	ANIMAL COMPLAINTS - OTHER	4	1		
5600	WARRANT-ARREST (ISSUED OUTSIDE RADNOR)	1			
6001	ACCIDENT - WITH INJURIES	9			
6002	ACCIDENT - NO INJURIES (REPORTABLE)	14			
6003	ACCIDENT - NON REPORTABLE	64			
6004	ACCIDENT - HIT & RUN	10			
6005	ACCIDENT - NO REPORT DONE	9			
6008	ACCIDENT INVOLVING NONINJURY	1			
6390	TRAFFIC ENFORCEMENT - REPORTS	0	1		
6606	TRAFFIC RELATED - DIRECT TRAFFIC	6			
6614	TRAFFIC RELATED - OTHER TRAFFIC	2			
7000	TRANSPORT	2			
7002	NOTIFICATION - COMMUNITY DEVELOPMENT	4			
7006	NOTIFICATION - HIGHWAY DEPT.	0	1		
7008	NOTIFICATION - SEWER DEPT.	3			
7010	NOTIFICATION - PARKS DEPT.	1			
7014	PUBLIC SERVICE - OTHERS (OFFICER ASSIST)	8			
7090	PUBLIC SERVICES - REPORTS	1			
7502	ASSIST OTHER AGENCIES - FIRE DEPT.	1			
7504	ASSIST OTHER AGENCIES - OTHER POLICE	3	1		
7506	ASSISTING OTHER AGENCIES - ALL OTHERS	1			
8000	BURG/HOLDUP/PANIC ALARM - CIT ISSUED	2			
8001	BURG/HOLDUP/PANIC ALARM - NO CITATION	111			
8002	FIRE/MEDICAL ALARM - CITATION ISSUED	1			
8003	FIRE/MEDICAL ALARM - NO CITATION	29			
9000	ANIMALS - DOG COMPLAINTS	8	1		
9001	ANIMALS-RABID/SICK	2			
9002	ANIMALS - ALL OTHER	3			
9005	ANIMALS - ALL INVOLVING DEER	10	1		
9038	K-9 ASSIST	7	3		
9041	ASSIST HAVERFORD PD	1			
9045	ASSIST TREDYFFRIN PD	2			
9047	ASSIST PSP	1			
9050	ASSIST SICK/INJURED	93			
9051	ASSIST AMBULANCE	27	1		
9052	ASSIST OTHER POLICE DEPARTMENT	1			
9055	ASSIST SICK/INJURED ALCOHOL/DRUG RELATED	3	1		
9966	SELECTIVE ENFORCEMENT-CITATION ISSUED	107	2		
9968	SELECTIVE ENFORCEMENT-WARNING ISSUED	17	1		
9970	SELECTIVE ENFORCEMENT-NO ISSUANCE	50			
9972	MOTOR OFFICER ACTIVITY	0	6		
CITN	NON-TRAFFIC CITATION	51			
CITT	TRAFFIC CITATION	633			
Total Calls		2,015			

Radnor Township Police Department**November 2015****Accidents / Violations / Investigations / Juvenile Report**

Accidents	Nov-15	YTD 2015	Nov-14	YTD 2014	YTD from 15 to 14
Accidents - Fatal	0	1	0	0	1
Accidents - Reportable- With Injuries	9	73	8	82	-9
Accidents - Reportable - No Injuries	14	160	20	171	-11
Accidents - Non Reportable	64	586	58	655	-69
Accidents - Hit & Run	10	129	8	121	8
Accidents - No Report	9	82	6	80	2
Pedestrian Accidents - With Injuries	0	0	0	0	0
Pedestrian Accidents - Fatal	0	0	0	0	0
Total Accidents	106	1031	100	1109	-78
Violations					
Arrests - Felony & Misdemeanor	20	192	23	176	16
Traffic Violations	633	4901	421	5137	-236
Non-Traffic Violations	51	543	63	720	-177
Parking Meter Violations	1379	13959	2155	24687	-10728
Abandoned Vehicles	1	11	0	8	3
Total Violations	2084	19606	2662	30728	-11122
Complaints					
Complaints	1331	14684	1209	14148	536
Unlocked Businesses	9	87	3	81	6
Alarms	143	1518	142	1584	-66
Animal Complaints	23	179	22	240	-61
Total Complaints	1506	16468	1376	16053	415

PATROL HIGHLIGHTS



1st Platoon: Sergeant Shawn Dietrich
3rd Platoon: Sergeant Mark Stiansen

2nd Platoon: Sergeant Joseph Pinto
4th Platoon: Sergeant Anthony Radico

November 2015

Highlights

On November 1st, a resident reported her wallet had been stolen while she was at Church. She stated she arrived at Church and left her purse in a classroom and when she returned she discovered her wallet was missing from her purse. Her wallet contained \$120.00, PA driver's license, a check for \$1,300.00 and various credit and debit cards. She filled a statement and property report.

On November 2nd, a request was made for an Officer to assist with a well check on Marlyn Circle. Police along with Township Officers responded to the home in question to discover a multitude of both health and Township code violations.

On November 2nd, DelCom reported RFC respond to a building fire on the 100 block of East Lancaster Avenue. The resident was out of the apartment and uninjured. RFC was able to ventilate the apartment prior to releasing it back to the tenant. The kitchen stove and hood sustained minor damage.

On November 3rd, a resident from Hunt Road reported a suspicious condition. Three teenage girls knocked at her door advising they needed a ride to the train to go to Philadelphia. Officers were able to determine that they were runaways from PCV and staff was in the process of filling all the necessary paperwork to report them missing.

On November 4th, a resident reported solicitation on Fox Fields Lane without Radnor Township permits. Officer arrived in the area and observed an actor and made contact with the male who was identified by his PA OLN. He admitted to soliciting without a permit inside Radnor Township. He was checked in CLEAN/NCIC and had negative results and he was issued a citation for violating Radnor Code chapter 209-1 License required for Soliciting.

On November 5th, a resident from the 700 block of Sproul Road reported an animal complaint. The resident stated that approximately twenty guinea fowl were on her property. She stated they were loud and defecated on her property. Officer spoke with the bird's owner who stated she would make efforts to ensure the birds stay on her property.

On November 7th, a resident of Landover Road called to report a theft of an auto part. Officer arrived and spoke to the resident who stated that on November 5th she parked her car on Moore Avenue and later that day she observed the driver side exterior mirror glass was removed from the PA registration. She did not observe any broken glass or mirror. Officer checked the area where the vehicle was parked and did not see glass on

the street. The value of the mirror was estimated between \$50.00 and \$100.00.

On November 9th, Officer reported being out with the Community Development Department Inspector for running water on Gulph Creek Road. They found a leak in the basement of a house. Aqua was notified and the Codes Department waited on scene for them to arrive.

On November 10th, a Township employee reported a male subject walking in the area of Lowrys Lane at County Line Road who appeared to be intoxicated. The area was checked with negative results.

On November 11th, a resident from the 700 block of Sproul Road reported an animal complaint. The resident said stated there were about twenty guinea fowl on her property. She stated they were loud and defecated on her property. Officer spoke with the bird's owner who stated she would make efforts to ensure the birds stay on her property. As a result of the ongoing problem, a non-traffic citation was filed against the owner of the animals for unnecessary noise prohibited.

On November 11th, a resident on David Drive reported that overnight someone had smashed part of her car's front windshield. Police responded and met with the vehicle's owner who stated that she had parked her car and discovered the damage the next morning. Police issued an incident card and cleared without further incident.

On November 13th, a resident came to the Police Station to report a suspicious circumstance. She reported receiving a phone message from a friend who stated he was in the hospital in Georgia. Officer contacted the Sheriff's Department in Georgia to check the welfare of her friend. Officer was able to make contact with the male who was a patient in a nearby Army Medical Center. The female would make contact with the male at the hospital.

On November 14th, Officer located a hunter off Darby Paoli Road and Goshen Road. Officer spoke with the male who stated he had verbal permission from the property owner but no written permission. Officer and the male went to Montparnasse Place and spoke with homeowner. Officer advised the homeowner of the Township Ordinance. The homeowner stated that he gave permission to the hunter but did not realize he needed it confirmed by Radnor Police. As the Officer were leaving, the homeowner was going into the house to write up the permission paperwork.

On November 15th, DelCom reported vandalism on Chamounix Road. Contact was made with the homeowner who advised that her friend pulled into her driveway and noticed broken glass scattered around the area. The glass appeared to be from Coca-Cola bottles. The resident believed the broken glass is related to a civil dispute with her neighbors and she wanted the incident to be documented by police. The resident filled out and signed a written statement form.

On November 16th, a maintenance man from La Maison called to report a dumpster fire. Upon arrival at work, the maintenance man found a fire in a dumpster beside a storage/parking garage. He pulled the dumpster out to the driveway away from the building. RFC extinguished the fire and removed part of the garage roof which was smoldering. Fire Marshall Don Wood was called to inspect the damage.

On November 20th, Officer reported conducting a traffic stop at Lancaster Avenue and County Line Road. Officer reported stopping a vehicle for a red light violation. Officer spoke with the driver who stated he was an Uber driver taking two occupants back to VU's campus. Officer spoke with the occupants and while speaking with the occupants, both exhibited obvious signs of recent alcoholic beverage consumption and admitted to have a few beers. When asked for ID, a female handed Officer a false NJ license. Officer asked the female how she was admitted into the bar; she handed over a false PA license. The driver was issued a Written Warning for the traffic offense, and both occupants were advised they would be receiving citations for Underage Drinking and Possession of a false ID. VUPSD was advised.

On November 23rd, a resident of the 500 block of West Beechtree reported a theft from his car overnight. The resident parked his vehicle and when he came out the next morning, he found the center console open with

\$100.00 in cash, a check made out to him for \$300.00 and a check made out for \$54.00 which was signed but not filled out to the payee taken. He stated he locked the car the previous night but there was no sign of a forced entry. He contacted the bank about the theft to cancel the checks.

On November 26th, Officer reported the theft of hunting equipment from the wooded area behind Countryview Drive. Officer reported sometime between 11/13/2015 and 11/20/2015, someone had taken hunting equipment from the wooded area between the residence and Route 476. Taken was a Moultrie Game Feeder (valued at \$100.00) and a Bushnell Trail Camera (valued at \$200.00). Officer would attempt to locate the serial numbers of the camera which did have identifiable marks, if located.

On November 27th, Officer reported a dog bite at Harford Park. The female reported her dog was bitten by another dog at Harford Park. Officer reported making contact was the complainant who advised that her dog was bit on the neck by another dog while at the park. Officer reported he observed a laceration the dog's neck. Officer made contact was made with the owner of the dog and he admitted his dog attacked the female's dog. The owner advised he had just adopted his dog. The male was served with dog bite paperwork. The other dog was transported her dog to Radnor Veterinary Hospital for treatment.

On November 28th, a passing motorist reported a loud group on Haymarket Lane. Officer reported that the street was empty upon arrival. After speaking with the resident, police could hear several voices from the rear of the yard. Officer identified the resident and advised him of the township Noise Ordinance. Officer issued a citation for violating the ordinance for noise

On November 30th, Officer responded to the Wayne Hotel parking lot for a report of theft. Upon arrival, Officer met with a female who told police that she bought \$468 worth of merchandise from the Wayne Sporting Goods store and returned to her parked vehicle with the items. She stated that she had forgotten to purchase one item and returned to the store. In approximately 15 minutes, her unlocked her vehicle was broken into. She requested an incident card so she could report the theft to her credit card company. The Wayne Hotel does not have security cameras in the front parking. The reported stolen merchandise was four pairs of Nike fleece pants, North face pants and sweater.

Radnor Township Police Department

November 2015 Burglary Report

<i>Time of Day</i>	Res-Forced	Res-No Force	Res-Attempt	Non Res-Forced	Non Res-No Force	Non Res-Attempt
Day (6 AM to 6 PM)	1	0	0	0	0	0
Night (6 PM to 6 AM)	1	0	0	0	0	0
Time Unknown	0	0	0	0	0	0
Total Burgs -11/15	2	0	0	0	0	0
Total Burgs - YTD	23	1	2	2	0	0
Burglaries by Area						
Patrol Area	District	Burgs 11/15	Burgs YTD 15			
Northeast Beat	1	0	2			
Northwest Beat	2	0	8			
Southwest Beat	3	2	7			
Southeast Beat	4	0	11			
Villanova University	7	0	0			
Total Burglaries		2	28			

Radnor Township Police Department

November 2015 Crime Report

CLASS 1 Offenses							
Offense	Inc 11/15	Inc YTD 15	Clr'd 11/15	Clr'd YTD 15	Inc YTD 14	Clr'd YTD 14	Inc YTD 15 to 14
Criminal Homicide	0	0	0	0	1	0	-1
Forcible Rape	0	0	0	0	1	0	-1
Robbery	2	2	0	0	4	0	-2
Assault	4	40	1	14	22	13	18
Burglary	2	28	0	5	40	2	-12
Larceny	11	209	2	15	224	8	-15
Auto Theft	0	13	0	1	11	1	2
Arson	0	0	0	0	0	0	0
Total Class 1 Off.	19	292	3	35	303	24	-11
CLASS 2 Offenses							
Vandalism	7	109	0	1	86	3	23
Illegal Drugs	12	81	7	56	47	26	34
DUI	4	53	4	45	68	54	-15
Disorderly Conduct	10	85	1	15	83	14	2
Fraud Related	12	162	0	0	118	0	44
Underage Drinking	2	30	0	24	57	39	-27
All Other Class 2	11	103	6	62	121	51	-18
Total Class 2 Off.	58	623	18	203	580	187	43
Grand Total	77	915	21	238	883	211	32

Radnor Township Police Department
November 2015 Property Stolen Recovered Report

Type of Property	Jan-15 Stolen	2015 YTD Stolen	Jan-15 Recovered	2015 Y-T-D Recovered
Currency, Notes, Stocks Etc.	\$3,170.00	\$60,235.00	\$0.00	\$1,430.00
Clothing & Furs	\$20.00	\$12,235.00	\$0.00	\$133.00
Locally Stolen Motor Vehicles	\$0.00	\$346,670.00	\$0.00	\$69,565.00
Office Equipment	\$0.00	\$40,025.00	\$0.00	\$2,400.00
Televisions, Radios, Cameras	\$0.00	\$6,789.00	\$0.00	\$0.00
Firearms	\$0.00	\$200.00	\$0.00	\$360.00
Household Goods	\$6,068.00	\$21,393.00	\$0.00	\$2,463.00
Consumable Goods	\$35.00	\$578.00	\$0.00	\$0.00
Jewelery & Precious Metals	\$46,492.00	\$132,352.00	\$0.00	\$25.00
Livestock	\$0.00	\$35.00	\$0.00	\$0.00
Miscellaneous	\$430.00	\$56,465.00	\$0.00	\$805.00
Total Property Value	\$56,215.00	\$676,977.00	\$0.00	\$77,181.00

Radnor Township Police Department

2015 Deer Summary

2015 Total Deer Incidents									
Date	Time	Location	M / F	Killed Auto	Inj Auto	Killed Other	Inj Other	Others	Incident Narrative
		Sub-Totals		28	9	11	4	3	
1/2/2015	12:42	609 Portledge Drive	U			1			Private Removal
1/4/2015	13:12	Bryn Mawr Ave. & Mill Rd.	U		1				Injured - Gone Upon Arrival
1/13/2015	11:15	92 Woodstone Lane	U				1		Injured - Gone Upon Arrival
1/13/2015	22:30	King of Prussia & Woodcrest	U	1					PennDot Notified
1/26/2015	15:04	110 Quaker Lane	U				1		Injured - Gone Upon Arrival
2/5/2015	18:08	473 S. Ithan Avenue	U		1				Game Commission Notified
2/5/2015	22:51	363 W. Lancaster Avenue	U					1	Gone Upon Arrival
2/12/2015	2:52	3 Lynch Road	U			1			Public Safety Notified
2/12/2015	20:13	Sproul Rd. & Chandler La.	U		1				Gone Upon Arrival
2/14/2015	12:37	Conestoga Rd. & S. Ithan Av.	U		1				Gone Upon Arrival
2/14/2015	15:25	713 Sturbridge Drive	U			1			Private Removal
2/27/2015	12:31	Bryn Mawr Av. & Stone Creek La.	M	1					Game Commission Notified
3/29/2015	10:57	13 Courtney Circle	M				1		Gone Upon Arrival
3/30/2015	11:21	949 Wootton Road	U	1					Game Commission Notified
4/2/2015	8:40	1000 Conestoga Road	F	1					PennDot Notified
4/13/2015	17:00	527 Conestoga Road	U			1			Private Removal
4/18/2015	23:04	East Lancaster & Rt. 476	U	1					PennDot Notified
5/6/2015	8:55	551 Woodland Lane	U					1	Gone Upon Arrival
6/3/2015	18:45	Bryn Mawr Ave & Darby Paoli Rd.	U	1					PennDot Notified
6/14/2015	18:41	820 Vauclain Lane	U			1			Private Removal
7/11/2015	3:25	County Line Rd & Matsonford Rd.	U	1					PennDot Notified
7/13/2015	8:15	625 Matsonford Road	U	1					PennDot Notified
7/14/2015	19:05	652 County Line Road	U	1					Private Removal
8/3/2015	9:12	Darby Paoli Rd. & Brooke Rd.	U	1					Game Commission Notified
8/13/2015	9:40	Eagle Rd. & King of Prussia Rd.	F	1					Game Commission Notified
8/21/2015	18:12	605 Longchamps Drive	U			1			Private Removal
9/3/2015	0:48	Bryn Mawr & Academy	F	1					Game Commission Notified
9/3/2015	14:18	902 Newtown Road	U			1			PennDot Notified
9/30/2015	7:23	480 Bryn Mawr Aveue	U			1			PennDot Notified
10/4/2015	20:26	837 Goshen Road	U	1					PennDot Notified
10/5/2015	11:02	Eagle Rd. & Paul Rd.	U	1					Private Removal
10/7/2015	16:29	787 County Line Rd.	U	1					Private Removal
10/14/2015	20:09	Bryn Mawr Ave. & Sproul Rd.	F	1					PennDot Notified
10/16/2015	7:35	Bryn Mawr Ave. & Sproul Rd.	U	1					PennDot Notified
10/16/2015	8:07	Darby Paoli Road	M	1					Game Commission Notified
10/20/2015	19:45	Wistar & County Line	U		1				Gone Upon Arrival
10/21/2015	18:56	Malin Rd. & Milmar Rd.	F	1					Game Commission Notified

2015 Deer Summary

[illegible]

Radnor Township

PROPOSED LEGISLATION



DATE: December 21, 2015

TO: Board of Commissioners

FROM: William M. White, Director of Finance

A handwritten signature in black ink, appearing to read "W. White", is placed next to the name "William M. White".

LEGISLATION: A motion authorizing the settlement agreement "2015-BPT-04" in the amount of \$69,500.

LEGISLATIVE HISTORY: Beginning in 2010, the Township implemented a policy that requires Board approval of all settlement agreements relating to Act 511 tax cases to help bring as much transparency to the process as legally allowed. Please note that:

Radnor Township may enter into a settlement agreement concerning a business tax assessment. The agreement may (1) establish a mutual understanding of certain issues, such as prospective taxability and calculation of tax; (2) compromise an assessment amount; and/or (3) avoid or end litigation. If an agreement involves an assessment of more than \$3,000, the Board of Commissioners must consider it at a public meeting.

The Pennsylvania Local Taxpayers Bill of Rights Act (Act 50 of 1998) prohibits disclosure of any confidential taxpayer information (except for official purposes or as provided by law). Confidential taxpayer information is defined as any information acquired by the Township as a result of any audit, tax return, report, investigation, hearing or verification. Punishments for unlawful disclosure may include a \$2,500 fine, imprisonment for one year and, if the offender is an officer or employee of a taxing authority, dismissal from office or discharge from employment.

For these reasons, the Township will not disclose any confidential taxpayer information in connection with a settlement agreement of a business tax assessment.

PURPOSE AND EXPLANATION: The Administration and Act 511 auditors and attorneys have worked together with the taxpayer over the past year to develop a settlement that is beneficial to the Township by addressing three concerns: (1) that the tax laws of the Township are recognized and followed, (2) that the settlement results in a fair assessment of the tax liability, and (3) take into consideration the cost of further legal action in light of the amount of tax revenue owed (i.e. the cost vs. benefit analysis).

FISCAL IMPACT: The Taxpayer has agreed to pay \$69,500 to resolve all outstanding issues relating to the BPT liability for tax, interest and penalty for all tax years included in the settlement agreement. The taxpayer will pay the full amount of \$69,500 on or before December 31, 2015 following the approval of the settlement agreement being authorized by the Board of Commissioners.

RECOMMENDED ACTION: The Administration respectfully requests the Board of Commissioners to pass the motion authorizing the Tax Settlement Agreement at the December 21, 2015 regular Board of Commissioner meeting.

Radnor Township

PROPOSED LEGISLATION



DATE: December 21, 2015

TO: Board of Commissioners

FROM: William M. White, Director of Finance

A handwritten signature in black ink, appearing to read "William M. White", is written over the printed name.

LEGISLATION: A motion authorizing the settlement agreement "2015-BPT-03" in the amount of \$44,700.

LEGISLATIVE HISTORY: Beginning in 2010, the Township implemented a policy that requires Board approval of all settlement agreements relating to Act 511 tax cases to help bring as much transparency to the process as legally allowed. Please note that:

Radnor Township may enter into a settlement agreement concerning a business tax assessment. The agreement may (1) establish a mutual understanding of certain issues, such as prospective taxability and calculation of tax; (2) compromise an assessment amount; and/or (3) avoid or end litigation. If an agreement involves an assessment of more than \$3,000, the Board of Commissioners must consider it at a public meeting.

The Pennsylvania Local Taxpayers Bill of Rights Act (Act 50 of 1998) prohibits disclosure of any confidential taxpayer information (except for official purposes or as provided by law). Confidential taxpayer information is defined as any information acquired by the Township as a result of any audit, tax return, report, investigation, hearing or verification. Punishments for unlawful disclosure may include a \$2,500 fine, imprisonment for one year and, if the offender is an officer or employee of a taxing authority, dismissal from office or discharge from employment.

For these reasons, the Township will not disclose any confidential taxpayer information in connection with a settlement agreement of a business tax assessment.

PURPOSE AND EXPLANATION: The Administration and Act 511 auditors and attorneys have worked together with the taxpayer over the past year to develop a settlement that is beneficial to the Township by addressing three concerns: (1) that the tax laws of the Township are recognized and followed, (2) that the settlement results in a fair assessment of the tax liability, and (3) take into consideration the cost of further legal action in light of the amount of tax revenue owed (i.e. the cost vs. benefit analysis).

FISCAL IMPACT: The Taxpayer has agreed to pay \$44,700 to resolve all outstanding issues relating to the BPT liability for tax, interest and penalty for all tax years included in the settlement agreement. The taxpayer will pay the full amount of \$44,700 on or before December 31, 2015 following the approval of the settlement agreement being authorized by the Board of Commissioners.

RECOMMENDED ACTION: The Administration respectfully requests the Board of Commissioners to pass the motion authorizing the Tax Settlement Agreement at the December 21, 2015 regular Board of Commissioner meeting.

**RESOLUTION 2015-128
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA. APPROVING WORKERS COMPENSATION INSURANCE
COVERAGE BEGINNING JANUARY 1, 2016 THROUGH DECEMBER 31, 2016.**

WHEREAS, the Township of Radnor is required to carry Workers' Compensation Insurance; and

WHEREAS, the Administration met with Arthur J. Gallagher & Co. (AJG), formerly Brokerage Professionals, Inc., to review the insurance premium renewal information and pricing, and

WHEREAS, in order to ensure that no interruption in coverage, the Township Manager has authorized the binder subject to the Board of Commissioner approval at the December 21, 2015 Regular Meeting.

NOW, THEREFORE, it is hereby **RESOLVED** that the Board of Commissioners of Radnor Township hereby authorizes the Township Manager to execute the coverage for the Workers Compensation Insurance for the period beginning January 1, 2016 through December 31, 2016 in the amount of \$519,231.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 21st day of December, A.D., 2015.

RADNOR TOWNSHIP

By: _____

Name: James C. Higgins

Title: President

ATTEST: _____

Robert A. Zienkowski,
Township Manager / Secretary

Radnor Township

PROPOSED LEGISLATION



DATE: December 21, 2015

TO: Board of Commissioners

FROM: William M. White, Finance Director

A handwritten signature in black ink, appearing to read "W. White", is placed over the name "William M. White" in the "FROM:" line.

LEGISLATION: A Resolution authorizing the Township Manager to bind coverage for Workers' Compensation Insurance for the period beginning January 1, 2016 through December 31, 2016

LEGISLATIVE HISTORY: This is an annual renewal process whereby the administration works with Arthur J. Gallagher & Co. (AJG), formerly Brokerage Professionals Incorporated who solicits renewal coverage prices from multiple insurance providers and then reviews the best alternatives with the Township. The resolution is required giving the Township Manager authorization to bind coverage and pay the appropriate premium obligation.

PURPOSE AND EXPLANATION: The purpose of the legislation is to authorize the Township Manager to bind coverage for workers' compensation.

IMPLEMENTATION SCHEDULE: The coverage period runs concurrent with the calendar year. The Administration has been working with AJG to finalize the pricing prior to the December 31st 2015.

FISCAL IMPACT: The insurance coverage will cost the Township \$519,231 which will be paid in quarterly installments at the beginning of each quarter. Please see table below for summary of premium expense.

	2012 (Audited)	2013 (Audited)	2014 (Audited)	2015 (Unaudited)	2016
Township Portion	436,390	405,797	400,124	442,674	474,785
Fire Company Portion	20,795	19,693	44,550	45,528	44,446
Total Premium Paid	\$ 457,185	\$ 425,490	\$ 433,031	\$ 488,202	\$ 519,231

RECOMMENDED ACTION: The Administration respectfully requests the Board to approve this resolution at the December 21, 2015 meeting. Thank you.

RESOLUTION NO. 2015-135

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA APPROVING THE REPLACEMENT OF FITNESS CENTER
EQUIPMENT AT THE TOWNSHIP BUILDING**

WHEREAS, the Township has received a proposal to replace existing fitness equipment at the Township building from Gym Source USA, LLC in the amount of \$10,162.00; and

WHEREAS, the final purchase price proposed for replacement equipment includes a credit of \$650.00 for existing fitness equipment at the Township building.

NOW, THEREFORE, be it hereby **RESOLVED** that the Board of Commissioners of Radnor Township does hereby approve the replacement of fitness equipment at the Township building through a contract with Gym Source USA, LLC in the total amount of \$9,512.00.

SO RESOLVED this 21st day of December, 2015.

RADNOR TOWNSHIP

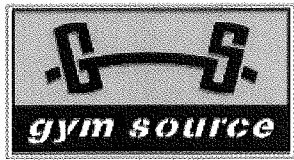
By:

Name: James C. Higgins

Title: President

ATTEST: _____

Robert A. Zienkowski, Secretary

**QUOTE:**

1800034

12/18/2015
Page 1 of 1

Salesperson	Store	Quote Dt	ACCOUNT ID	CUSTOMER NAME
CHRIS MOORE	030	12/08/2015	32-233249	RADNOR TOWNSHIP

Bill To

RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE PA 19087

Ship To

RADNOR TOWNSHIP
301 IVEN AVENUE

WAYNE PA 19087

LN	Product	Description	List	Price	Qty	Total
1	TRU-CS400/BASE	BASE-CS400 TREAD BASE	5209.00	2,995.00	1	2,995.00
2	TRU-CS-CON/STD9B	ESCALATE 9B CS 900/650/600/400	890.00	600.00	1	600.00
3	OPTI-65	BALL-STRETCH 26"-RED/CHARCOAL B-FABS65	32.55	.00	1	.00
4	OPTI-BALL STACKER	SINGLE OPTI BALL STACKER BSS-SINGLE	10.99	.00	1	.00
6	HOIST-HD-1900/CC	PULLEY GYM V-PLATINUM	3299.00	2,595.00	1	2,595.00
7	HOIST-MI-SMITH	MI-SMITH-PL DUAL ACTION	2999.99	2,295.00	1	2,295.00
8	HOIST-HF-4444/PS	RACK-OLY PLATE TREE	239.99	185.00	1	185.00
9	SPR-KICK BAG	SPRI FREESTANDING KICK BAG FB-6	434.98	395.00	1	395.00
10	HOIST-HD-OPT-05	BAR PKGE.FOR HD1900(02/03)	189.00	.00	1	.00
11	FREIGHT	FREIGHT	602.00	602.00	1	602.00
12	DEL-INST	DELIVERY & INSTALLATION	495.00	495.00	1	495.00
13	PRICE GUARANTEE	PRICING VALID FOR 30 DAYS		.00	1	.00
14	PAYMENT TERMS	NET 15 POST DELIVERY		.00	1	.00
15	PICK-UP/TRADE	ITEMS FOR TRADE IN	650.00	650.00	-1	-650.00
16		TRADE-IN PRODUCTS BEING PICKED UP				
17		BY ABSOLUTE FITNESS SOLUTIONS				

QUOTE IS VALID FOR 30 DAYS

GYM SOURCE RESERVES THE RIGHT TO ASSESS A 3% PROCESSING FEE FOR PAYMENTS MADE BY CREDIT CARD
IN EXCESS OF \$15,000

Subtotal	9,512.00
Total	9,512.00

Page 1 of 1

Gym Source USA LLC

Quote # 1800034

GYM SOURCE CT

Phone: 267-247-2067 FAX: 610-520-9771

REMIT PAYMENT TO: GYM SOURCE DEPT. 106042, PO BOX 150468, HARTFORD, CT. 06115-0468

RESOLUTION 2015-129

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PURCHASE FOR THE REPLACEMENT OF THE BULLET TRAP SYSTEM FOR THE FIREARMS RANGE FOR USE BY THE RADNOR TOWNSHIP POLICE DEPARTMENT.

WHEREAS, the Radnor Township Police Department is seeking to replace the bullet trap system in the Police Firearms Range to be used by Radnor Township Police Department Officers and;

WHEREAS, the current system has exceeded the normal life expectancy. The replacement system is a budgeted item with a cost of \$8,574.00; and

WHEREAS, the work consists of furnishing materials, equipment and incidental items to install a new, operational rubber berm bullet trap system in the Police Firearms Range; and

NOW, THEREFORE, be it hereby **RESOLVED** that the Radnor Township Board of Commissioners does approve the purchase of the replacement of the bullet trap system for the firearms range in an amount not to exceed \$8,574.00.

SO RESOLVED, this 21st day of December A.D., 2015.

RADNOR TOWNSHIP

By: _____
Name: James C. Higgins
Title: President

ATTEST: _____
Robert A. Zienkowski, Township Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: December 14, 2015
TO: Robert A. Zienkowski, Township Manager
FROM: Lieutenant Andrew J. Block

LEGISLATION: Resolution 2015-129 authorizing the replacement of the bullet trap system in the Police Firearms Range utilized by Radnor Township Police Department Officers.

LEGISLATIVE HISTORY: Request for legislative/new.

PURPOSE AND EXPLANATION: The Radnor Township Police Department requests to replace the bullet trap system in the Police Firearms Range. This establishes the plan for replacement of the rubber backstop material in the bullet containment system of the Radnor Township Police Department Firearms Range.

FISCAL IMPACT: **\$8,574.00.** Range Systems Inc. is the original manufacturer of the Dura Blocs Back Stop and Bullet Trap System for the Radnor Township Police Department's Firearms Range. Range Systems Inc. and the Dura Blocs Back Stop is a single source manufacturer of this system. The funding for this proposed Legislation is a budgeted item with a cost of **\$8,574.00.**

RECOMMENDATION ACTION: I respectfully recommend the Legislation be passed for the replacement of the bullet trap system in the Police Firearms Range utilized by the Radnor Township Police Department Officers. This is a scheduled replacement item in the budget.

MOVEMENT OF LEGISLATION: Adoption at the December 21, 2015 Board of Commissioners Meeting.

RESOLUTION NO. 2015-130

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING A CONTRACT WITH THE U.S. DEPARTMENT OF AGRICULTURE FOR PROFESSIONAL DEER CULLING AND GEESE CONTROL SERVICES.

WHEREAS, Radnor Township established a Deer Mitigation Program through Resolution No. 2012-76 to provide for the control of deer density through education, private hunting and professional culling and geese control services; and

WHEREAS, Radnor Township promotes legal and permitted hunting activities on privately held land and on designated Township properties in Radnor during hunting season in Pennsylvania; and

WHEREAS, the Board of Commissioners desires to enter into a contract for professional deer culling and geese control services with the U.S.D.A.; and

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners does hereby approve a contract with the U.S. Department of Agriculture to manage the deer and geese population for the 2016 season. This is to include a sharpshooting program as outlined in the White-tailed Deer Management Plan. This contract will cover a ten (10) night program to include deer removal and carcass delivery to processor in an amount not to exceed \$ 49,989.32.

SO RESOLVED, this 21nd day of December A.D., 2015.

RADNOR TOWNSHIP

By: _____

Name: James C. Higgins

Title: President

ATTEST: _____

Robert A. Zienkowski, Township Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: December 15, 2015

TO: Robert A. Zienkowski, Township Manager

FROM: William A. Colarulo, Superintendent of Police

LEGISLATION: Resolution to enter into a Deer Culling Program and Geese Control Services for 2016.

PURPOSE AND EXPLANATION: The Radnor Township Police Department requests to re-enter into a culling program for the 2016 season.

FISCAL IMPACT: **\$49,989.32.** The funds will be drawn from the 2016 General Fund and were included in the Police Department's budget.

The cost for the professional culling service is as follows:

U.S. Department of Agriculture: **\$49,989.32.**

YEAR	2013	2014	2015	2016
COST	\$51,208.84	\$64,798.67	\$61,395.65	\$49,989.32
DEER CULLED	250 - 11 nights	300 - 16 nights	201 - 16 nights	
DEER/SQUARE MILE	61.5/per sq. mile	43.5/per sq. mile	23/per sq. mile	

RECOMMENDED ACTION: I respectfully request the Legislation be passed for Radnor Township to re-enter into a deer culling program for 2016.

Discussion & Motion to
Authorize the Township
Manager to execute a letter
to the State to review and
amend the Heart & Lung
Disability Provisions

ORDINANCE NO. 2016-01

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING AN AGREEMENT OF SALE AND PURCHASE AGREEMENT BETWEEN THE TOWNSHIP OF RADNOR AND FRIENDS OF RADNOR TROOP 284 FOR THE PURCHASE OF 2.2 ACRES OF REAL ESTATE

WHEREAS, Radnor Township and the Friends of Troop 284 have negotiated an agreement for the purchase of 2.2 acres of land in Radnor Township; and

WHEREAS, § 3.01 G. of the Radnor Township Home Rule Charter permits the conveyance of real property by the Township by ordinance.

NOW, THEREFORE, be it hereby *ENACTED* and *ORDAINED* that the Radnor Township Board of Commissioners hereby approves the Agreement of Sale and Purchase Agreement with Friends of Radnor Troop 284, a copy of which is attached hereto and incorporated herein.

ENACTED AND ORDAINED this ____ day of January, 2016.

RADNOR TOWNSHIP

By: _____
Name:
Title: President

ATTEST: _____
Robert A. Zienkowski, Secretary

AGREEMENT OF SALE

THIS AGREEMENT OF SALE (the "Agreement") is dated as of the _____ day of _____, 2015 by and between RADNOR TOWNSHIP (the "Seller"), and FRIENDS OF RADNOR 284, INC. (the "Purchaser").

BACKGROUND

Seller is the owner of certain Premises (as hereinafter defined) located within Radnor Township, Delaware County, Pennsylvania. Seller now desires to sell and Purchaser desires to purchase the Premises, upon the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the covenants and agreements contained in this Agreement and other good and valuable consideration, and intending to be legally bound, Seller and Purchaser agree as follows:

1. **Agreement to Sell and Purchase.** Subject to the terms and conditions of this Agreement, Seller agrees to sell to Purchaser, and Purchaser agrees to purchase from Seller the following: (i) All that certain tract or parcel of land described by metes and bounds in **Exhibit 1** (the "Land") and all easements, rights of way, licenses, privileges, hereditaments and appurtenances, if any, belonging to or inuring to the benefit of the Land, and all right, title and interest of Seller in and to any land lying in the bed of any highway, street, road or avenue, opened or proposed, in front of or abutting or adjoining the Land (collectively, the "Appurtenances"). The Land and Appurtenances are referred to collectively as the "Premises".

Purchase Price. The purchase price for the Premises (the "Purchase Price") is Eight Six Thousand Seven Hundred Eighty-Six and 72/100 Dollars (\$86,786.72) per acre (acreage to be net of any easement requirement by the Township for the Township's future use including, but not limited to, trails, etc.). There shall be no deduction in the purchase price on account of the requirement set forth in Paragraph 8.3 of this Agreement. The Purchase Price, subject to the adjustments and credits provided in Articles 11 and 12, shall be paid by Purchaser at Closing by wire transfer or by bank or title company check.

2. **Closing.** Closing under this Agreement (the "Closing") shall take place on or before the date which is thirty (30) days following receipt of the Project Approvals (as defined in herein) (the exact date to be determined by Purchaser) (the "Closing Date"), at a location selected by Purchaser and reasonably acceptable to Seller.

3. **Condition of Title.** Title to the Premises shall be good and marketable and free and clear of all liens, restrictions, easements, encumbrances, leases, tenancies and other title objections, other than those which are reasonably acceptable to Purchaser. In addition, such title shall be insurable, by any reputable title insurance company at regular rates, under a full coverage owner's title insurance policy (2006 ALTA form, or such other form as replaces or supersedes the 2006 ALTA form) and shall include such endorsements as Purchaser reasonably may require. If title to the Premises cannot be conveyed to Purchaser at the time of Closing in accordance with the requirements of this Agreement, then Purchaser shall have the option of (a) applying all or a portion of the Purchase Price to pay any liens of ascertainable amount against the Premises at the time of Closing, taking such title as Seller can convey and waiving the unfulfilled conditions, if any, or (b) terminating Purchaser's obligations under this Agreement, in which

case this Agreement shall become null and void and of no further force or effect, and neither Purchaser nor Seller shall have any further liability or obligation to the other under this Agreement except for those obligations expressly stated to survive the termination of this Agreement.

4. **Due Diligence Period.** Purchaser shall have no due diligence period; provided, however, that from time to time prior to Closing, Purchaser shall have the right to inspect the physical condition of the Premises and make such engineering, environmental and other studies as Purchaser may elect. For purposes of conducting such inspections and studies, Seller agrees to provide Purchaser, its agents, employees, contractors and consultants full and complete access to the Premises at all reasonable times on business days upon at least twenty-four (24) hours prior written notice to Seller.

5. **Representations and Warranties of Seller.** Seller, to induce Purchaser to enter into this Agreement and to purchase the Premises, represents and warrants to Purchaser as follows:

5.1. Seller has full power, authority and legal right to (a) execute and deliver this Agreement and all documents and instruments relating to this Agreement ("Related Agreements"), (b) comply with the terms of this Agreement and all Related Agreements, and (c) complete the transactions contemplated by this Agreement and all Related Agreements.

5.2. This Agreement and all Related Agreements have been duly authorized, executed and delivered by Seller and constitute the valid and legally binding obligations of Seller, enforceable against Seller in accordance with their respective terms.

5.3. There is no action, suit or proceeding pending or, to the best of Seller's knowledge, threatened, against or affecting the Premises or relating to or arising out of the ownership, management, operation or condition of the Premises in any court or before or by any other Governmental Authority or arbitration, mediation or conciliation tribunal.

5.4. No assessment for public improvements has been served upon Seller with respect to the Premises which remains unpaid, including, but not limited to, those for construction of sewer, water, electric, gas or steam lines and mains, streets, sidewalks and curbing. Seller knows of no public improvements which have been ordered to be made and/or which have not heretofore been completed, assessed and paid for.

5.5. Seller has not received any notice of any condemnation proceeding or other proceeding in the nature of eminent domain with respect to the Premises, and to the best of Seller's knowledge no such proceedings are threatened. Seller has received no written notice of, nor does it have any knowledge of, any pending or threatened action or governmental proceeding relating to (a) zoning changes, (b) rent control, or (c) increase in tax assessment.

5.6. The Premises is in compliance with all Environmental Laws. The term "Environmental Laws" means all Federal, state and local laws, statutes, ordinances, codes, rules, regulations and other requirements respecting the environment, including but not limited to those respecting: (a) the generation, use, handling, processing, storage, treatment, transportation, or disposal of any solid or hazardous wastes, or any hazardous, toxic or regulated substances or materials; (b) pollution or contamination of land, improvements, air (including indoor air), or water (including groundwater); (c) emissions, spills, releases, or discharges of any substance onto or into the land, improvements, air (including indoor air), or water (including groundwater), or any sewer or septic system; (d) protection of wetlands; (e) aboveground or underground storage tanks; (f) air quality or water quality (including groundwater quality); and (g) protection of endangered species. Without limiting the generality of the foregoing, the term "Environmental Laws" includes the Comprehensive Environmental Response,

Compensation and Liability Act of 1980, as amended, 42 U.S.C., Sec. 9601, et seq.; the Resource Conservation and Recovery Act, as amended, 42 U.S.C., Sec. 6901, et seq., and the Toxic Substance Control Act of 1976, as amended, 15 U.S.C., Sec. 2601, et seq., the Pennsylvania Hazardous Sites Cleanup Act, 35 P.S. § 6020.101 et seq., the Pennsylvania Land Recycling and Environmental Remediation Standards Act, 35 P.S. § 6026.101 et seq. ("Act 2"), the Pennsylvania Solid Waste Management, 35 P.S. § 6018.101 et seq., and the Pennsylvania Clean Streams Law, 35 P.S. 691.1 et seq.

5.7. Seller knows of no facts or circumstances which would hinder or prevent the development, use or operation of the Premises following Closing.

6. Conditions to Purchaser's Obligation; Remedies Not Restricted.

6.1. Conditions. The obligation of Purchaser under this Agreement to purchase the Premises from Seller is subject to the satisfaction of all of the following conditions (any or all of which may be waived in whole or in part by Purchaser in writing at any time): (i) All representations and warranties by Seller set forth in this Agreement shall be true and correct at and as of the Closing Date as if such representations and warranties were made at and as of the Closing Date; (ii) Seller shall have performed, observed and complied with all covenants, agreements and conditions required by this Agreement to be performed, observed and complied with prior to or as of the Closing; and (iii) Purchaser's title to the Premises shall be insured by Purchaser's title insurance company at regular rates at Closing free of objections of any kind except the Permitted Exceptions pursuant to a full coverage owner's title insurance policy (2006 ALTA form, or such other form as replaces or supersedes the 2006 ALTA form), including such endorsements as Purchaser may require.

6.2. Remedies Not Restricted. Nothing in this Article is intended to limit or restrict any right or remedy which Purchaser may have under this Agreement or at law or in equity on account of the inaccuracy of any representation or warranty made by Seller or breach by Seller of any other obligation under this Agreement.

6.3. Purchaser's Right to Close Without Affecting Remedies. Except as otherwise provided in this Agreement, if, prior to Closing, Purchaser obtains knowledge of the inaccuracy of any representation or warranty made by Seller or breach by Seller of any other obligation under this Agreement or any Related Agreement, Purchaser nevertheless shall have the right to proceed with Closing, without in any way waiving or otherwise affecting Purchaser's rights or remedies on account of such inaccuracy or breach.

7. **Period Prior to Closing.** Between the date of this Agreement and the Closing Date, Seller agrees that, without Purchaser's prior written consent, Seller will not: (a) grant, create, assume or permit to be created any mortgage, lien, encumbrance, lease, easement, covenant, condition, right-of-way or restriction upon the Premises or take or permit any action adversely affecting the title to the Premises as it exists on the date of this Agreement; (b) enter into any new service contract; or (c) make any alterations to the Premises.

8. Provisions with Respect to Closing. At Closing:

8.1. Seller's Deliveries. Seller shall deliver or cause to be delivered to Purchaser the following: (i) a special warranty deed for the Premises, duly executed and acknowledged by Seller, in proper form for recording, subject only to those Permitted Exceptions which are of record and are valid and subsisting, and otherwise in form and substance reasonably acceptable to Purchaser. If the legal description contained in the Survey is different from the legal description attached to this Agreement as **Exhibit 1**, the legal description contained in the Survey will be used in the deed and in all other

documents delivered at Closing; (ii) such certificates, permits or approvals of the Township of Radnor as may be required by applicable law, in connection with the transfer of the Premises; (iii) such other documents as may be reasonably required to consummate the transactions contemplated by this Agreement; and (iv) possession of the Premises shall be delivered by Seller to Purchaser at Closing, free and clear of all tenancies of every kind and of parties in possession.

8.2. Purchaser's Deliveries. Purchaser shall deliver or cause to be delivered to Seller the following: (i) the balance of the Purchase Price; and (ii) such other documents as may be reasonably required to consummate the transactions contemplated by this Agreement.

8.3 Prior to Closing, Purchaser shall execute a Deed Restriction or Restrictive Covenant limiting the future expansion of the existing building and the placement of impervious surfaces on the Premises in a form and manner approved by both parties.

9. Transfer Taxes and Other Closing Costs. Purchaser shall pay all title insurance premiums charged by Purchaser's title insurance company. Each party shall bear its own counsel fees. Buyer shall be responsible for any realty transfer tax. All other recording and closing costs of any nature or description shall be borne or apportioned in accordance with the custom and practice in the jurisdiction in which the Premises is located.

10. Adjustments. The following items shall be prorated as of 12:01 a.m. prevailing Eastern Time on the Closing Date, on the basis of a 365-day year, with Purchaser deemed the owner of the Premises on the entire Closing Date: (a) real estate taxes, including refunds with respect thereto, if any; and (b) any other expenses relating to the Premises which are customarily adjusted at settlement.

11. **Fire; Eminent Domain.**

11.1. Seller shall bear the risk of all loss or damage to the Premises from all causes, and the risk of condemnation proceedings or other proceedings in the nature of eminent domain, until Closing. If at any time prior to Closing any portion of the Premises is destroyed or damaged as a result of fire or any other casualty whatsoever, or if Seller is notified of any condemnation proceedings or other proceedings in the nature of eminent domain against any portion of the Premises, Seller shall, within three (3) business days thereafter, give written notice to Purchaser. Purchaser shall have the right, within fifteen (15) days after receipt of such notice, to terminate this Agreement, in which event this Agreement shall become null and void (except for those obligations expressly stated to survive the termination of this Agreement), and neither party shall have any further liabilities or obligations under this Agreement (except for those obligations expressly stated to survive the termination of this Agreement).

11.2. If Purchaser does not terminate this Agreement, then: (a) Purchaser shall have the right, to participate in and approve any adjustment of any insurance claims or the determination of any condemnation or eminent domain award; (b) at the time of Closing, Purchaser shall receive a credit against the Purchase Price in an amount equal to the sum of: (i) the proceeds of any insurance policies or any condemnation or eminent domain award with respect to the Premises paid to Seller between the date of this Agreement and the Closing, and (ii) in the case of casualty, an amount equal to the cost of restoring any loss (or portion thereof) which is not covered by Seller's insurance, including any amount falling within Seller's deductible and the uninsured portion of any loss as to which Seller maintains less than full replacement cost insurance; and (c) all unpaid claims and rights in connection with losses shall be assigned to Purchaser at Closing without in any manner affecting the Purchase Price.

12. **Brokers.** Seller and Purchaser represent and warrant to each other that no broker or finder was instrumental in arranging or bringing about this transaction and that there are no claims or rights for commissions, finders' fees or other compensation (collectively, "compensation") by any person or entity. If any broker or finder asserts a claim for compensation based upon any actual or alleged contact, dealings or communication with Purchaser or Seller, then the party through whom such broker or finder makes its claim shall indemnify and hold the other party (the "Indemnified Party") harmless from and against any and all claims, damages, judgments, suits, liabilities, losses, costs and expenses (including without limitation, reasonable attorneys' fees and court costs) suffered or incurred by or brought against the Indemnified Party in connection with such claim for compensation. The provisions of this Article shall survive the Closing, or, if Closing does not occur, any termination of this Agreement.

13. **Default.** In the event that Purchaser is obligated to complete Closing under this Agreement but fails to do so, this Agreement shall become null and void, except for those obligations expressly stated to survive the termination of this Agreement, and neither party shall have any further liability or obligation under this Agreement, except for those obligations expressly stated to survive the termination of this Agreement. The foregoing shall not be construed to limit or restrict any rights or remedies of Purchaser under any other provision of this Agreement or otherwise available at law or equity. Upon any default by Seller in the performance of its obligations under this Agreement, Purchaser shall have all rights and remedies available at law or equity, including, without limitation, the right to specific performance of Seller's obligations.

14. **Notices.** Any notices required or permitted to be given under this Agreement shall be given in writing and shall be sent by (a) hand delivery, (b) commercial overnight courier that guarantees next day delivery and provides a receipt, or (c) legible facsimile (followed by hard copy sent concurrently with such facsimile, in accordance with preceding subsections (a) or (b)), and such notices shall be addressed as follows: If to Seller: Radnor Townshp, 301 Iven Road, Wayne, PA 19087 ; with a required copy to John Rice, Esquire, Grim, Biehn & Thatcher, 104 S. Sixth Street, P.O. Box 215, Perkasio, PA 18944; If to Purchaser: Friends of Radnor 284, Inc., P.O. Box 142, Wayne, PA 19087; with a required copy to David Falcone, Esquire, Saul Ewing LLP, 1200 Liberty Ridge Drive, Suite 200, Wayne, PA 19087; or to such other address as either party may from time to time specify in writing to the other party. Notice given by hand delivery shall be effective upon receipt (or refusal by the intended recipient to accept delivery). Notice given by commercial overnight courier shall be effective upon the date of deposit with the courier. Notice given by facsimile shall be effective upon the sending of such facsimile (subject to the requirement that hard copy be sent concurrently in accordance with this Section).

15. **The Approvals Contingency.**

15.1. **Project Approvals.** Purchaser intends to utilize the Premises as a Boy Scout Troop headquarters for Troop 284 (the "Intended Use"). Purchaser's ability to use the Premises for the Intended Use is contingent upon Purchaser's obtaining from all Governmental Authorities having jurisdiction over the Premises, such final, irrevocable, and unappealable subdivision and land development approvals and other permits and approvals as may be required for the Intended Use. Such permits and approvals are referred to hereinafter collectively as the "Project Approvals" and include, without limitation, subdivision and land development approvals, use permits, licenses, certificates, variances, authorizations, special exceptions, building permits, curb cut permits, crossover permits, highway occupancy permits, sewer and water connection permits, and site plan approvals, from any Governmental Authority having jurisdiction over the Premises. Purchaser shall seek to obtain the Project Approvals in good faith and with due diligence.

15.2. **Purchaser's Termination Right.** Purchaser's obligations under this Agreement are contingent upon Purchaser's obtaining the Project Approvals (the "Approvals Contingency"). If

Purchaser fails to obtain the Project Approvals, Purchaser shall have the right to terminate this Agreement by giving written notice of termination (the "Approvals Termination Notice") to Seller at any time prior to the expiration of the Approvals Contingency Period (as hereinafter defined). If Purchaser gives the Approvals Termination Notice as aforesaid, this Agreement shall become null and void and of no further force or effect, except for those obligations expressly stated to survive termination. The Approvals Contingency Period shall mean the period extending from the Effective Date through the date which is twelve (12) months from the same (the "First Outside Date").

15.3. Right to Extend Approvals Contingency Period. Notwithstanding the foregoing, if Purchaser has not obtained the Project Approvals by the First Outside Date, Purchaser shall have the right to extend the Approvals Contingency Period for an additional period of six (6) months (the "Extension Option") (the "Second Outside Date"). Purchaser shall exercise the Extension Option, if at all, by giving written notice to Seller at any time prior to the First Outside Date. If Purchaser exercises the Extension Option, the Approvals Contingency Period shall continue until the Second Outside Date.

16. **Miscellaneous.**

16.1. Tender Waived. Formal tender of an executed deed and purchase money are hereby waived.

16.2. Governmental Filings. If either party is required to make any filing, submission or report to any Governmental Authority in connection with the transactions contemplated by this Agreement, the party upon which such requirement is imposed shall make such filing, submission or report.

16.3. The headings and captions in this Agreement are inserted for convenience of reference only and in no way define, describe or limit the scope or intent of this Agreement or any of the provisions hereof. Where the context so requires, the use of the singular shall include the plural and vice versa and the use of the masculine shall include the feminine and the neuter. This Agreement shall be construed reasonably to carry out its intent, without presumption against or in favor of either party.

16.4. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania.

16.5. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument. The transmission of a signed counterpart of this Agreement by facsimile or by portable document file ("PDF") shall have the same force and effect as delivery of an original signed counterpart of this Agreement, and shall constitute valid and effective delivery for all purposes.

16.6. This Agreement shall be binding upon, and inure to the benefit of, the parties to this Agreement and their respective successors and assigns. Purchaser shall have the right to assign its interest in this Agreement without the consent of Seller. No such assignment shall relieve Purchaser of its liabilities or obligations under this Agreement.

16.7. This Agreement and the Exhibits attached to this Agreement contain the final and entire agreement of Purchaser and Seller with respect to the sale and purchase of the Premises and are intended to be an integration of all prior negotiations and understandings. Neither Purchaser nor Seller shall be bound by any covenants, agreements, statements, representations or warranties, oral or written, not contained in this Agreement. No change or modification to this Agreement shall be valid unless the same is in writing and signed by the parties to this Agreement. No waiver of any of the provisions of this

Agreement shall be valid unless the same is in writing and is signed by the party against which it is sought to be enforced.

16.8. If any provision of this Agreement, or the application thereof to any person, place or circumstance, shall be held by a court of competent jurisdiction to be invalid, unenforceable or void, the remainder of this Agreement and such provisions as applied to other persons, places and circumstances shall remain in full force and effect.

16.9. In the event that the date for performance of any duty or obligation, exercise of any right or option or giving of any notice shall occur upon a Saturday, Sunday or legal holiday, the due date for such performance, exercise or giving of notice shall be automatically extended to the next succeeding business day.

16.10. Seller agrees that it will, at any time and from time to time after the Closing Date, upon request of Purchaser, do, execute, acknowledge and deliver, or will cause to be done, executed, acknowledged and delivered, all such further acts, deeds, assignments, transfers, conveyances and assurances as may reasonably be required for the assigning, transferring, granting, assuring and confirming to Purchaser, or its successors and assigns, the Premises, provided that the same do not impose any liability on Seller beyond that provided in this Agreement or any Related Agreement.

16.11. Time is of the essence of each and every provision of this Agreement of which time is an element.

16.12. EACH PARTY HEREBY WAIVES, IRREVOCABLY AND UNCONDITIONALLY, TRIAL BY JURY IN ANY ACTION BROUGHT ON, UNDER OR BY VIRTUE OF OR RELATING IN ANY WAY TO THIS AGREEMENT OR ANY OF THE RELATED AGREEMENTS, THE PREMISES, OR ANY CLAIMS, DEFENSES, RIGHTS OF SET-OFF OR OTHER ACTIONS PERTAINING HERETO OR TO ANY OF THE FOREGOING.

16.13. The submission of a draft of this Agreement by one party to another is not intended by either party to be an offer to enter into a legally binding contract with respect to the purchase and sale of the Premises. The parties shall be legally bound with respect to the purchase and sale of the Premises pursuant to the terms of this Agreement only if and when Seller and Purchaser have fully executed and delivered to each other a counterpart of this Agreement.

IN WITNESS WHEREOF, intending to be legally bound hereby, Purchaser and Seller have executed this Agreement as of the date first above written.

SELLER:

RADNOR TOWNSHIP BOARD OF
COMMISSIONERS

By: _____
Name: James C. Higgins
Title: President

PURCHASER:

FRIENDS OF RADNOR 284, INC.

By: _____
Name: _____
Title: _____

EXHIBIT 1
LEGAL DESCRIPTION

Discussion of a Radnor Gateway Enhancement Zone

Ithan Creek Watershed Assessment

Task 3 – Development of Concept Plans –
Banbury Way/ Francis Ave / Windsor Ave

12/21/15 Radnor BOC Meeting



Construction Cost Estimate (by flood event managed)

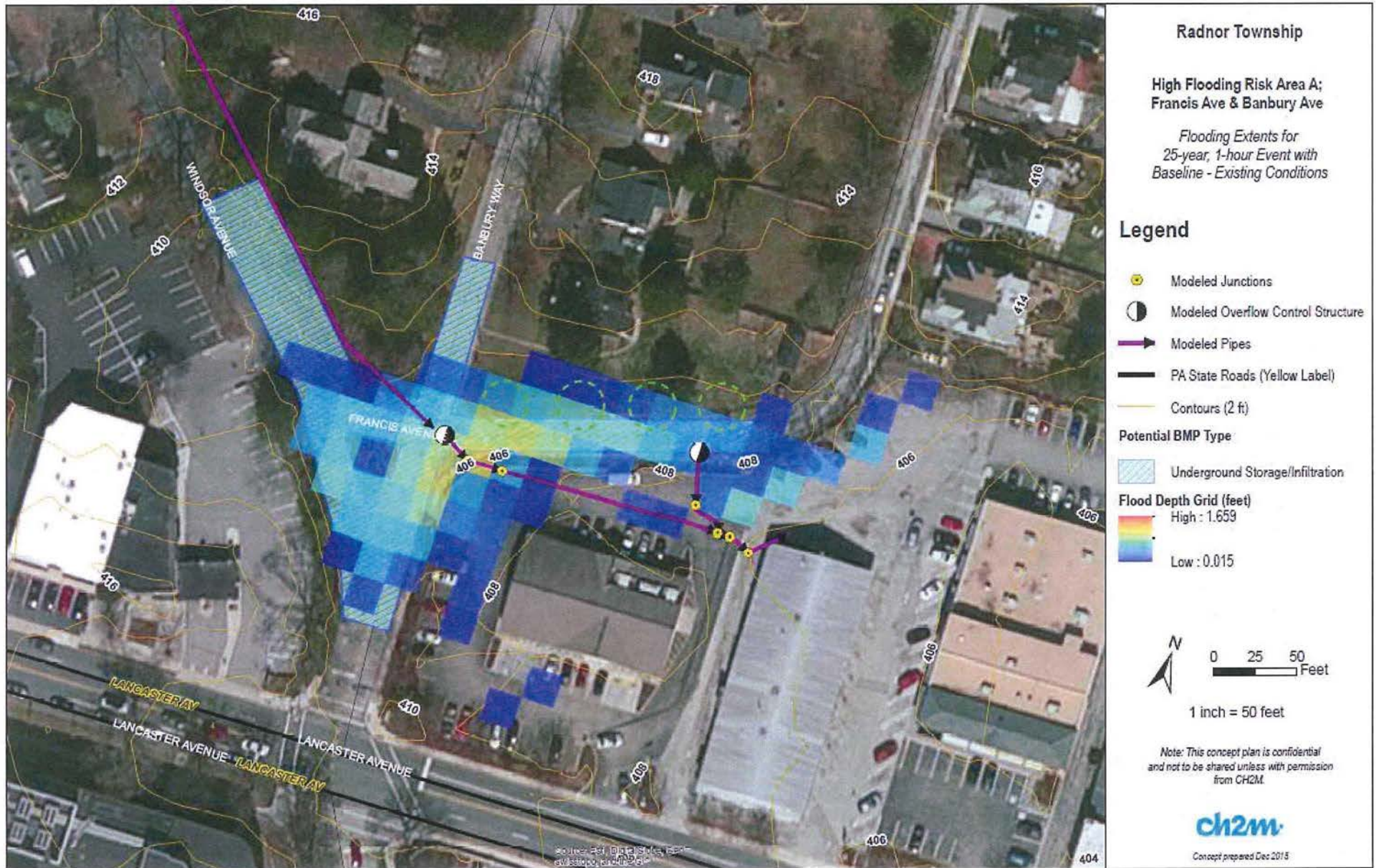
Design Storm	Option 1 (5-yr, 1-hr)	Option 2 (10-yr, 1-hr)	Option 3 (25-yr, 1-hr)
	(1.77 in)	(2.03 in)	(2.35 in)
Estimated Construction Cost - Low	\$483,000	\$653,000	\$855,000
Estimated Construction Cost - High	\$681,000	\$922,000	\$1,207,000
% Reduction in 5-year, 1-hour flood volume	100%	100%	100%
% Reduction in 10-year, 1-hour flood volume	73%	100%	100%
% Reduction in 25-year, 1-hour flood volume	56%	82%	100%

Notes:

- High costs (+20%); low costs (-15%)
- Soft costs (survey, geotech, design, etc) not included
- % reductions in flood volume based on EPA SWMM model

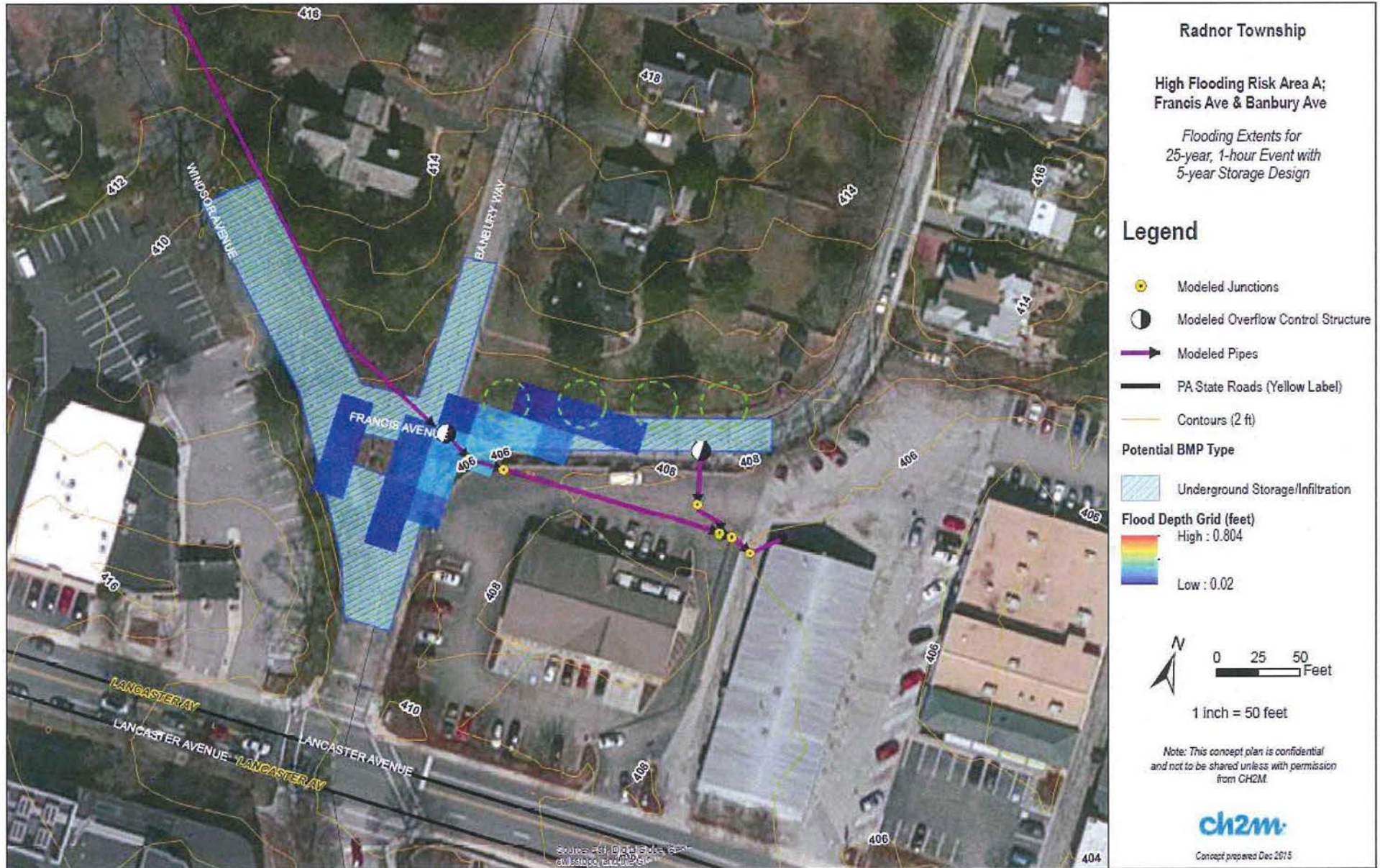
Flood Extent Results

25-year, 1-hour Event: Baseline Existing Conditions



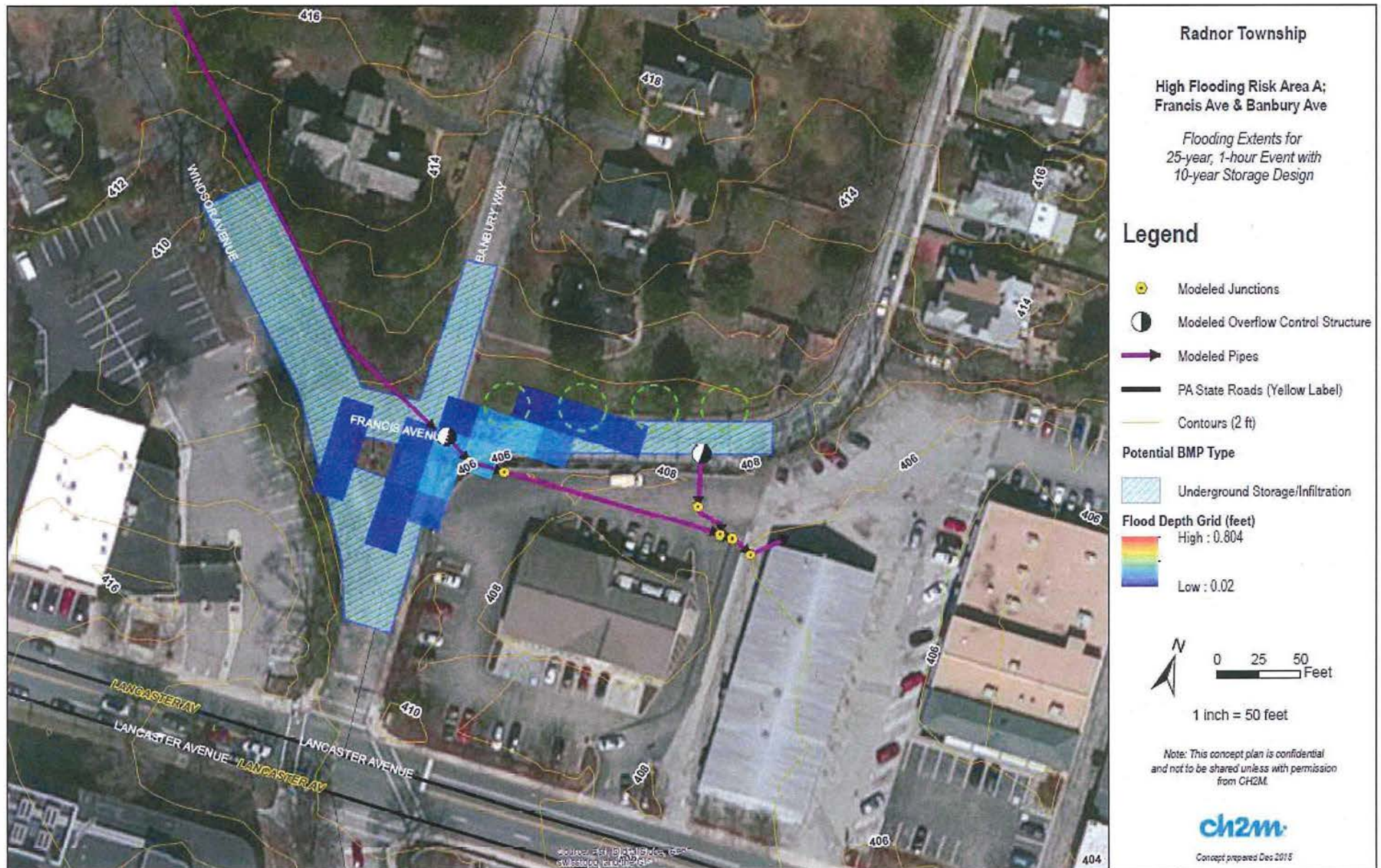
Flood Extent Results

25-year, 1-hour Event: 5-year Storage Design



Flood Extent Results

25-year, 1-hour Event: 10-year Storage Design



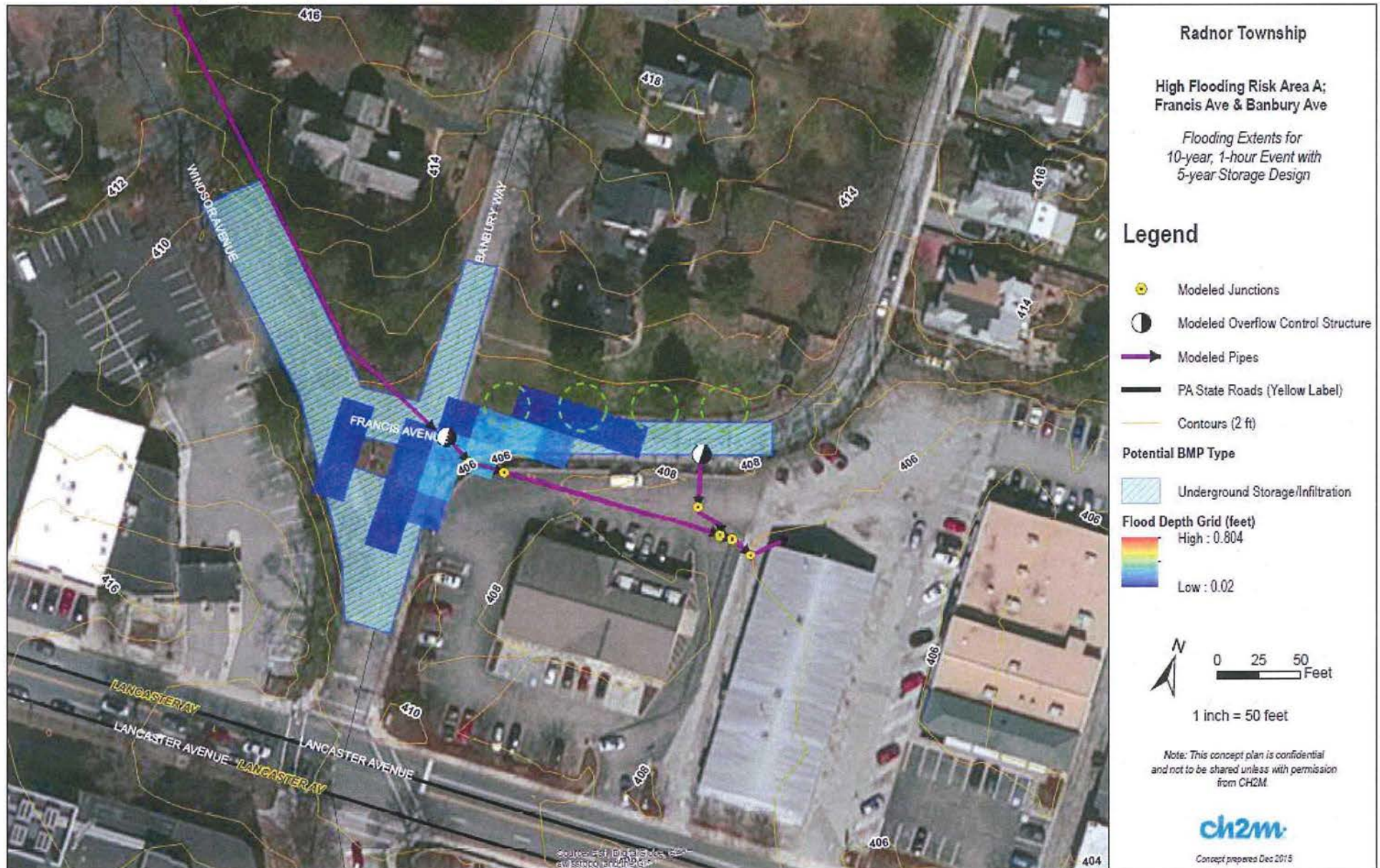
Flood Extent Results

10-year, 1-hour Event: Baseline Existing Conditions



Flood Extent Results

10-year, 1-hour Event: 5-year Storage Design



RESOLUTION # 2015-131

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING RESOLUTION 2013-103 WHICH ESTABLISHED A STORMWATER MANAGEMENT ADVISORY COMMITTEE BY REMOVING THE WARD QUALIFICATIONS FOR APPOINTMENT

WHEREAS, the Township adopted Resolution No. 2013-103 establishing a stormwater management advisory committee on September 23, 2013; and

WHEREAS, currently the Board of Commissioners appoints seven electors, one from each ward to the advisory committee; and

WHEREAS, the Board of Commissioners desires to revise the qualifications for appointment to the committee by removing the requirement for one member from each ward.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Radnor Township, Pennsylvania, that Resolution No. 2013- 103 is revised and amended effective January 1, 2016 as follows:

- a. The requirement that one member of the committee shall be from each of the seven wards is deleted and all new member appointments shall be at large appointments.
- b. All new member appointments shall be for a three year term.
- d. All existing members shall complete their terms as appointed.
- c. All other terms and conditions of Resolution No. 2013-103 shall remain in full force and effect.

SO RESOLVED this 21st day of December, 2015.

RADNOR TOWNSHIP

By: _____

Name: James C. Higgins
Title: President

ATTEST: _____

Robert A. Zienkowski
Manager/Secretary

RESOLUTION NO. 2015-132

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, PROVIDING
AUTHORIZATION FOR CH2M TO PREPARE A REQUEST
FOR PROPOSAL FOR PROFESSIONAL DESIGN
SERVICES FOR THE BANBURY WAY FLOOD
MITIGATION PROJECT, AND SUBSEQUENT
AUTHORIZATION TO SOLICIT FOR PROPOSALS**

WHEREAS, the intersection of Banbury Way, Francis Avenue, and Windsor Avenue, floods

WHEREAS, the Board of Commissioners has previously authorized the Ithan Creek Watershed Analysis to be performed

WHEREAS, the above referenced watershed analysis confirmed the severity of the flooding at the aforementioned intersection

WHEREAS, the Stormwater Advisory Committee has recommended to the Board of Commissioners that CH2M prepare a Request For Proposal for professional design services for a flood mitigation project at this location

NOW, THEREFORE, be it **RESOLVED** by the Board of Commissioners of Radnor Township does hereby provide Authorization for CH2M to Prepare a Request For Proposal for Professional Design Services for the Banbury Way Flood Mitigation Project for the Not To Exceed Fee of \$3,120, and Subsequent Authorization to Solicit for Proposals

SO RESOLVED this 21st day of December, A.D., 2015

RADNOR TOWNSHIP

By: _____

Name: James C. Higgins
Title: Vice President

ATTEST: _____

Robert A. Zienkowski
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: December 16, 2015

TO: Radnor Township Board of Commissioners

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

CC: Robert A. Zienkowski, Township Manager

LEGISLATION: Resolution #2015-132: Authorization for CH2M to Prepare a Request For Proposal for Professional Design Services for the Banbury Way Flood Mitigation Project, and Subsequent Authorization to Solicit Proposals

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

PURPOSE AND EXPLANATION: The Stormwater Management Advisory Committee has recommended to the Board of Commissioners that CH2M, the Township's appointed Stormwater Engineering Firm, prepare a Request For Proposal (RFP) for Professional Services for an engineering firm to perform the required engineering in regards to a flood mitigation project at the intersection Banbury Way, Francis Avenue, and Windsor Avenue. The chosen firm will provide all necessary design services, permitting, construction drawings, and bidding documents for the project. One of the design criteria will be mitigation of a specific frequency storm, or percentage thereof. As part of this request, when the Request For Proposal is complete, we would post on Penn Bid and solicit proposals immediately.

IMPLEMENTATION SCHEDULE: If approved by the Board of Commissioners, the process will begin immediately.

FISCAL IMPACT: The cost for CH2M to prepare the proposal will be \$3,120, and will be paid from the Stormwater Fund, account # 04421-4790.

RECOMMENDED ACTION: I respectfully request the Board of Commissioners approve Authorization for CH2M to Prepare a Request For Proposal for Professional Design Services for the Banbury Way Flood Mitigation Project, and Subsequent Solicitation for Proposals

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

MEMORANDUM

TO: RADNOR TOWNSHIP BOARD OF COMMISSIONERS
FROM: RADNOR TOWNSHIP STORMWATER MANAGEMENT ADVISORY
COMMITTEE
SUBJECT: SWMAC RECOMMENDATIONS
DATE: DECEMBER 16, 2015
CC: FILE

Based upon the Ithan Creek Watershed Engineering Assessment, the Radnor Township Stormwater Management Advisory Committee (SWMAC) is seeking Board of Commissioners (BoC) approval of the following:

WINDSOR-FRANCIS-BANBURY AREA FLOOD MITIGATION PROJECT DESIGN

Authorization to solicit proposals for the design, permitting and preparation of construction bid documents for underground stormwater management facilities within the Radnor Township right-of-way at this location to mitigate local flooding and reduce downstream stormwater impacts.

As requested by the BoC, additional modeling has been completed for the design of stormwater management facilities at the Windsor-Francis-Banbury area, near the Wawa on Lancaster Avenue. The proposed measures will address a significant flood hazard, while also reducing flooding at several critical locations within the Ithan Creek Watershed including: South Wayne Avenue near the Firehouse, Midland Avenue, and Ivan Avenue near the Township Administration Building. The estimated cost for design, permitting and construction is \$900k-1M with an anticipated construction start date in 2016.

RADNOR TOWNSHIP WATERSHED ENGINEERING ASSESSMENT (GULPH CREEK, DARBY CREEK AND MEADOWBROOK RUN WATERSHEDS)

Authorization to solicit proposals for a Radnor Township Watershed Engineering Assessment to analyze the remaining watersheds within the township boundaries, specifically the areas draining to Gulph Creek, Darby Creek and Meadowbrook Run. The Assessment will include modeling of the watersheds, systematic identification of key locations for mitigation projects, preparation of project concepts with cost estimates, and detailed request for proposal (RFP) documents for the design of selected projects.

This Engineering Assessment will result in a township-wide prioritized list of stormwater management measures to ensure the best use of stormwater fee funding. The selection of projects will be an interactive process between the SWMAC and BoC with guidance from the Stormwater Administrator, Radnor Township Staff and the input of Radnor Residents and Stakeholders. Ability to leverage outside funding will be considered, and public safety will be the highest priority in determination of project need.

RESOLUTION NO. 2015-133

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, PROVIDING
AUTHORIZATION FOR CH2M TO PREPARE A REQUEST
FOR PROPOSAL FOR AN ASSESSMENT OF THE GULPH
CREEK, MEADOWBROOK RUN, AND DARBY CREEK
WATERSHEDS, AND SUBSEQUENT AUTHORIZATION
TO SOLICIT PROPOSALS**

WHEREAS, the Board of Commissioners has previously authorized the Ithan Creek Watershed Analysis to be performed

WHEREAS, the Stormwater Advisory Committee has recommended to the Board of Commissioners that CH2M prepare a Request For Proposal for an Assessment of the Gulph Creek, Meadowbrook Run, and Darby Creek Watersheds, and Subsequent Authorization to Solicit Proposals

NOW, THEREFORE, be it **RESOLVED** by the Board of Commissioners of Radnor Township does hereby provide Authorization for CH2M to Prepare a Request For Proposal for an Assessment of the Gulph Creek, Meadowbrook Run, and Darby Creek Watersheds, for the fee of \$3,120, and Subsequent Authorization to Solicit for Proposals

SO RESOLVED this 21st day of December, A.D., 2015

RADNOR TOWNSHIP

By: _____

Name: James C. Higgins

Title: Vice President

ATTEST: _____

Robert A. Zienkowski
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: December 16, 2015

TO: Radnor Township Board of Commissioners

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

CC: Robert A. Zienkowski, Township Manager

LEGISLATION: Resolution #2015-133: Authorization for CH2M to Prepare a Request For Proposal for Professional Services for an Assessment of the Gulph Creek, Meadowbrook Run, and Darby Creek Watersheds, and Subsequent Authorization to Solicit Proposals

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

PURPOSE AND EXPLANATION: The Stormwater Management Advisory Committee has recommended to the Board of Commissioners that CH2M, the Township's appointed Stormwater Engineering Firm, prepare a Request For Proposal (RFP) for Professional Services for an engineering firm to perform an assessment of the Gulph Creek, Meadowbrook Run, and Darby Creek Watersheds. You may recall that an assessment of the Ithan Creek Watershed has been completed. Upon completion of this assessment, the Township will now have in hand a Township wide watershed analysis. As part of this request, when the Request For Proposal is complete, we would post on Penn Bid and solicit proposals immediately.

IMPLEMENTATION SCHEDULE: If approved by the Board of Commissioners, the process will begin immediately.

FISCAL IMPACT: The cost for CH2M to prepare the proposal will be \$3,120, and will be paid from the Stormwater Fund, account # 04421-4790.

RECOMMENDED ACTION: I respectfully request the Board of Commissioners approve Authorization for CH2M to Prepare a Request For Proposal for Professional Services for an Assessment of the Gulph Creek, Meadowbrook Run, and Darby Creek Watersheds, and Subsequent Authorization to Solicit Proposals

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

240 RADNOR CHESTER ROAD INVESTMENT, LP.
ATTEN: SHELDON GROSS
240 RADNOR CHESTER ROAD
RADNOR, PENNSYLVANIA 19087
TELEPHONE 267-266-4517 TELEFAX: 954-876-0502
EMAIL: SHELDONEGROSS@ GMAIL.COM

Ms. Melissa Conn

Radnor Township Purchasing and Contracts

301 Iven Avenue

Wayne, PA 19087

RE: CONTRACT# B-15-007 PARCEL#36-14-44 Tax Map 36 Block 15 Unit 27 Folio 36-02-01232-01

Dear Ms. Conn:

I have attached BID page of the Proposal for sale for 2500 square foot land adjacent to 240 Radnor Chester Road. As you will see we would like to enter our purchase bid of FIFTY THOUSAND ONE HUNDRED DOLLARS (\$50,100.00).


Additionally we have provided the following responses to the information requested in the Proposal Form.

RESPONSE: 3

A certified check in the amount of \$5,010 payable to Radnor Township is enclosed as a deposit for the submitted which will be forfeited if Purchaser, through its own actions, is unable to complete the transaction.

RESPONSE: 4

The 50 feet by 50 feet landlocked ground (Tax Map 36 Block 15 Unit 27 Folio 36-02-01232-01) will be used as greenspace ("Property") by Purchaser/Bidder. Upon conveyance of the Property, it will be consolidated with the Purchaser's adjacent 240 Radnor Chester Road property, thereby creating a new property line for 240 Radnor Chester Road and the adjacent 14 Radnor Way property. Additionally, a deed restriction will be attached to the Property prohibiting any building or impervious surfaces to be placed upon the Property and prohibiting any new construction of a building by Purchaser outside of the PB Zoned portion of the Purchaser's adjacent property at 240 Radnor Chester Road. Purchaser and Township will execute the documents necessary to record the deed restrictions reflected and will complete all required filings in order to memorialize these deed restrictions for the benefit of Township and Radnor Way residents. Purchaser's existing conditions on its 240 Radnor Chester Road shall remain in place and will not be affected by this Agreement.



240 RADNOR CHESTER ROAD INVESTMENT, LP.

ATTEN: SHELDON GROSS

240 RADNOR CHESTER ROAD

RADNOR, PENNSYLVANIA 19087

TELEPHONE 267-266-4517 TELEFAX: 954-876-0502

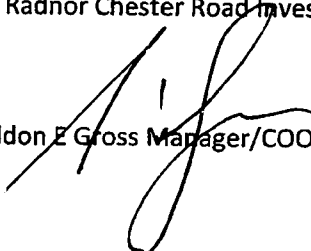
EMAIL: SHELDONEGROSS@ GMAIL.COM

Thank you for your considerations.

Very truly yours,

240 Radnor Chester Road Investment LP

Sheldon E Gross Manager/COO

A handwritten signature in black ink, appearing to be 'S. E. Gross', written over the printed name 'Sheldon E Gross Manager/COO'.

**PROPOSAL FORM
TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA**

**SALE OF MUNICIPAL REAL PROPERTY – 2500 Square feet, 240 Radnor Chester
Road
Parcel No. 36-14-44**

Contract #B-15-007

The Township of Radnor desires to sell municipal real property known as Parcel No. 36-14-44, consisting of 2,500 square feet, located at 240 Radnor Chester Road in the Township of Radnor, Delaware County, State of Pennsylvania (the "Property"), as it has been determined that such Property is not needed for any municipal purpose.

Sealed written Bids will be received by Melissa Conn, Purchasing and Contracts Coordinator, at the Radnor Township Municipal Building, Finance Department, 301 Iven Avenue, Wayne, PA 19087 until 10:00 a.m. local time on Monday, December 14, 2015, at which time the Bids will be opened and read publicly.

Bids must be in a sealed envelope bearing the name of the bidder, the item being bid on, and the date the Bids are to be opened. No late Bids will be accepted. The Township reserves the right to reject any and all bids received at its sole discretion. Approval of the high bidder will be pursuant to an ordinance approving the sale by the Board of Commissioners at a regular or special meeting.

Total Amount of Bid: \$ **50,100.00**

Total Amount Bid in words: **FIFTY THOUSAND ONE HUNDRED DOLLARS**

NAME OF BIDDER: **240 RADNOR CHESTER ROAD INVESTMENT LP**

ADDRESS: **PO BOX 545 DEERFIELD BEACH, FL 33443**

PHONE NO.: **267-266-4517**

SIGNATURE:

SHeldon E. Gross
COO/MANAGING PARTNER
DECEMBER 9, 2015

DATE:

JAMES C. HIGGINS
President

JOHN FISHER
Vice-President

RICHARD F. BOOKER

LUCAS CLARK, IV

DONALD E. CURLEY

JOHN NAGLE

ELAINE P. SCHAEFER



RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297

Phone (610) 688-5600
Fax (610) 688-1279
www.radnor.com

ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

JOHN E. OSBORNE
Treasurer

LEGAL ADVERTISEMENT

Sealed bids for the sale of Township real property Parcel No. 36-14-44, 240 Radnor Chester Road (Contract # B-15-007) will be received by Radnor Township until 10:00 a.m. on Monday, December 14, 2015, when the bids shall be publicly opened and read aloud. Bids must be submitted in accordance with the Conditions of Sale available from Melissa Conn, Purchasing and Contracts Coordinator, 610-688-5600 ext. 142 or mconn@radnor.org.

A bid security in the amount of ten percent (10%) of the total bid is required. Bid security shall be in the form of either a certified or cashier's check.

The Township Board of Commissioners reserves the right to waive any informalities and reject any or all proposals, or parts thereof, for any cause permitted by law, as it deems in the best interest of the Township. The standard under which bids will be evaluated and other bid requirements and instructions to bidders are included in the Condition of Sale.

Robert A. Zienkowski
Township Secretary

To be Published:

Delaware County Daily Times: December 2, 2015 and December 9, 2015

**CONDITIONS OF SALE
OF
CERTAIN REAL PROPERTY
BY THE
TOWNSHIP OF RADNOR, PENNSYLVANIA
CONTRACT #B-15-007**

Sealed written bids for the purchase and sale of certain real property (the "Property") of the Township of Radnor, Pennsylvania, will be received by Radnor Township at the address stated below until 10:00 a.m. local time, on Monday, December 14, 2015, at which time the bids will be read publicly. The official time clock is in the Finance Department. Bids must be enclosed in a sealed envelope bearing the name of the bidder, the item being bid on, and the date the Bids are to be opened. As Bids are received they will be dated and time stamped. No late Bids will be accepted. The conditions of sale, in accordance with and subject to which all Bids shall be received and any sale shall be made, are:

1. Location: The Property consists of 2,500 square feet and is generally located at 240 Radnor Chester Road in Radnor Township and is currently identified in the Delaware County Record of Deed's Offices as Parcel No. 36-14-44. The property is landlocked with no direct access to a public road and is currently zoned R-1, Residential.

2. Deed: The Township will transfer title to the Property to the purchaser by fee simple deed subject to certain terms and conditions set forth below.

3. Deposit: Each proposal must be accompanied by a bid deposit of a certified or cashier's check payable to the Township, in the amount of ten percent (10%) of the total bid as security that the payment of the purchase price for the Property will be made in accordance with the proposal, if the proposal is accepted. The deposit will be forfeited as agreed liquidated damages upon failure of the successful bidder to perform; otherwise, that deposit will be applied as part payment of the purchase price for the Property. No interest will be paid on the deposit.

4. Bids/Minimum Bid: All bids shall be unconditional and each proposal must state the full name of each individual and corporation, partnership or other entity interested in the bid. Each proposal shall describe the proposed use to be made of the property. The Township reserves the unconditional right to reject any or all bids and to waive any or all informalities. All bids shall be subject to a minimum bid price value of \$50,000.00.

5. Acceptance: The successful proposal shall be the proposal determined by the Township to provide the most value to the Township. Bids may propose cash payment, substitute land consideration or some combination of both. The award of contracts shall be made only by public announcement at a regular or special meeting of the Board of Commissioners and shall be subject to the subsequent approval of an Ordinance by the Board of Commissioners. All bids shall be accepted on the condition that payment of the purchase price and any other consideration to the Township shall be made within 60 days of the acceptance of bids or upon such other conditions of purchase price payment as determined by the Board of Commissioners at the time of bid award. The Township shall not be obligated to sell the Property until an ordinance has been enacted by the Board of Commissioners and the Township Manager has signed an Agreement of Sale with the successful bidder.

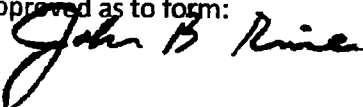
6. Conditions of Sale by Township: The sale of the Property shall be subject to the placement of restrictive covenants or a conservation easement on the Property restricting any building, development, or placement of impervious surfaces on the property, and such further requirements deemed necessary by the Board of Commissioners to protect the adjacent residential neighborhood from commercial construction encroachment. The successful bidder must enter into an Agreement of Sale with the Township in a form to be approved by the Township.

7. Inquiries and Notices: All inquiries should be directed to Melissa Conn, Purchasing and Contracts Coordinator, Township of Radnor, 301 Iven Avenue, Wayne, PA 19087, 610-688-5600 ext. 142, or mconn@radnor.org. Any notice to the Township shall be delivered in person or mailed, postage prepaid, to the Township at that address to the attention of Melissa Conn, Purchasing and Contracts Coordinator. Notices to the Township shall be deemed to have been given upon receipt thereof.

TOWNSHIP OF RADNOR, PENNSYLVANIA

By: _____
Robert A. Zienkowski
Township Manager

Approved as to form:



John B. Rice, Esq.
Township Solicitor

0068005

11-24

CASHIER'S CHECK

SERIAL #: 6800500545

ACCOUNT#: 4861-009025

December 09, 2015

\$5,010.00

VOID IF OVER US \$ 5,010.00

NON-NEGOTIABLE

Remitter: SHELTON E GROSS
Purchaser: SHELTON E GROSS
Purchaser Account: 9089873296
Operator I.D.: u436149 pa003476
Funding Source: Paper Items(s)
PAY TO THE ORDER OF ***RADNOR TOWNSHIP***

Five thousand ten dollars and no cents

Payee Address:
Memo:

WELLS FARGO BANK, N.A.
599 E LANCASTER AVE
SAINT DAVIDS, PA 19087
FOR INQUIRIES CALL (480) 394-3122

NOTICE TO PURCHASER-IF THIS INSTRUMENT IS LOST,
STOLEN OR DESTROYED, YOU MAY REQUEST CANCELLATION
AND REISSUANCE. AS A CONDITION TO CANCELLATION AND
REISSUANCE, WELLS FARGO & COMPANY MAY IMPOSE A
FEE AND REQUIRE AN INDEMNITY AGREEMENT AND BOND.

Purchaser Copy

FB004 M4203 10536107

PRINTED ON LINEMARK PAPER - HOLD TO LIGHT TO VIEW. FOR ADDITIONAL SECURITY FEATURES SEE BACK.

0068005

11-24

CASHIER'S CHECK

6800500545

December 09, 2015

\$5,010.00

VOID IF OVER US \$ 5,010.00

Richard Levy
CONTROLLER

Remitter: SHELTON E GROSS
Operator I.D.: u436149 pa003476

PAY TO THE ORDER OF ***RADNOR TOWNSHIP***

Five thousand ten dollars and no cents

Payee Address:
Memo:

WELLS FARGO BANK, N.A.
599 E LANCASTER AVE
SAINT DAVIDS, PA 19087
FOR INQUIRIES CALL (480) 394-3122

⑈6800500545⑈ ⑆121000248⑆4861 009025⑈

Details on Back
Security Features Included.



Date: December 14, 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: Bartley Exchange and Entrance Plaza Project
Villanova University – Applicant

Date Accepted: December 7, 2015
90 Day Review: March 6, 2016

Gannett Fleming, Inc. has completed a review of the Bartley Exchange 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 expand the existing indoor and outdoor seating areas associated with the Exchange Café located in Bartley Hall. The existing building is located within the PI Zoning District.

Plans Prepared By: Associated Engineering Consultants Incorporated
Dated: 11/04/2015

The applicant has indicated in the transmittal letter and listed on the plan that the following waivers are being requested for this project:

- §245-22.A(2)(c) – Regarding groundwater recharge requirements. The applicant requests that the requirement to infiltrate runoff from the impervious areas be waived since the infiltration rate at the site has been tested and was found to be zero.
- §245-25.B – Regarding peak rate control standards. The applicant requests that the requirement to reduce the peak rate of the proposed condition 2-year and 5-year storms to the present condition 1-year and 2-year storms to be waived. Since the project area is so small, the proposed condition 2-year storm is 0.44 CFS and the present condition 1-year

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



storm is 0.39CFS. The proposed conditions 5-year storm is 0.61 CFS and the present condition 2-year storm is 0.57 CFS. All other design storms meet the peak rate control standards in the code.

- §255-12.A – The applicant requests that the requirement to obtain separate preliminary and final land development approvals be waived since this proposed project is a minor land development project.
- §255-20.B(5) – The applicant requests that the requirement to provide a transportation impact study be waived since neither the student nor staff population will increase as a result of this project.

The applicant appeared before the Planning Commission on December 8, 2015. The Planning Commission recommended approval the preliminary /final plans conditioned on full compliance and guidance with staff as well as granting the requested waivers. The applicant has submitted additional information on December 10, 2015 as requested at the December 8, 2015 Planning Commission Meeting.

I. Zoning

1. §280-69.C – No building or structure shall exceed three stories or 38 feet. Bartley Hall is 4 stories/ 46.75 feet. The applicant has indicated continuance of the existing nonconformity.
2. §280-69.D – No building or permanent structure shall be located less than 120 feet from a street right-of-way line. The existing setback along Ithan Avenue is 60 feet. The applicant has indicated continuance of the existing nonconformity.
3. §280-69 – The applicant has indicated on the Zoning Table provided on Sheet 2 that the total impervious coverage will increase from 37.63% to 37.65%. The table also indicates that 3,195 sf of impervious coverage will be removed and 4,430 SF of impervious coverage will be replaced. The areas of impervious coverage must be broken down by area (ex. Sidewalk relocation, Bartley Hall area, etc.) The applicant has provided a revised sheet C0.1 that indicates the breakdown of impervious coverage.
4. §280-103 – The applicant has indicated on the revised sheet C0.1 that there a 7 proposed spaces allocated from the total existing parking spaces on campus. The parking requirement table must be revised to remove the 4 spaces that were originally proposed. The applicant has indicated that there are 202 existing interior seats, 36 existing exterior seats and 222 proposed interior seats and 36 proposed exterior seats. The total increase in seats is 20. The 7 proposed parking spaces were calculated by using one space per three seating accommodations as required by the code.
5. §280-103 – The total existing parking spaces provided on the Parking Requirement table appears to differ slightly from the total existing parking spaces shown on the Lancaster Ave Housing Plans. The total number of parking spaces available on campus after the Lancaster Avenue Housing Project must be verified. The applicant has revised sheet

C0.1 to show the parking to be consistent with the recorded Lancaster Avenue Housing project plans.

II. Subdivision and Land Development

1. §255-20.B(5) – A transportation study shall be undertaken for all major subdivisions and land developments. The applicant requests that the requirement to provide a transportation impact study be waived since neither the student nor staff population will increase as a result of this project.

III. Stormwater

1. §245-22 – Infiltration testing results appear to indicate that the applicant will not be able to infiltrate the required volumes. We note that the applicant has requested a waiver from this requirement. The applicant is providing significant volume storage within the stormtank modules even though infiltration testing results yield 0.00 in/hr (approximately 800 CF by GF check vs. the requirement which is 261 CF (Net 2-yr) according to the applicant's calculation).
2. §245-23 – Infiltration testing results appear to indicate that the applicant will not be able to infiltrate the required volumes. We note that the applicant has requested a waiver from this requirement. The applicant is providing significant volume storage within the stormtank modules even though infiltration testing results yield 0.00 in/hr (approximately 800 CF by GF check vs. the requirement which is 348 CF (WQv) according to the applicant's calculation).
3. §245-25 – Applicant does not appear to meet the peak rate control requirements for this stormwater district. Specifically, the 2-year and 5-year proposed conditions are not reduced to the 1-year and 2-year existing conditions respectively. We note that the applicant has requested a waiver from this requirement. For both peak rate reduction requirements, the applicant is not meeting the requirement by 0.05 CFS. This rate is virtually indiscernible.
4. 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

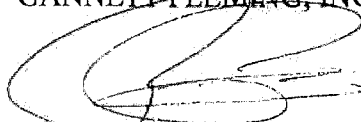
1. The tree protection detail provided on the plan is not the most current detail. We have attached the updated tree protection detail for the applicant's use. The applicant has indicated that the current tree protection detail will be shown on the revised plans.

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 be 'R. Phillips', is written over the company name.

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



Associated Engineering Consultants Incorporated

485 Devon Park Drive Suite 113 Wayne Pennsylvania 19087 tel 610 688 3980 fax 610 688 4566

December 10, 2015

Radnor Township
Board of Commissioners
301 Iven Avenue
Wayne, PA 19087

**Re: Villanova University
Bartley Exchange and Entrance Plaza Project
Responses to Review Letters
AEC Project No.: 0531.003**

Dear Members of the Board:

The Villanova University Bartley Exchange and Entrance Plaza project received Preliminary/ Final Land Development conditional approval from the Planning Commission at their monthly meeting on Monday December 7, 2015, contingent on the applicant addressing the comments to the satisfaction of the Township and Traffic Engineer.

Associated Engineering Consultants, Inc. (AEC) received the review letters from Gannett Fleming, Inc., dated December 1, 2015 and Gilmore and Associates, Inc., dated November 25, 2015, and offer the following responses to each.

Gannett Fleming, Inc. Review Letter dated December 1, 2015:

Zoning:

1. 280-69.C – No building or structure shall exceed three stories or 38 feet. Bartley Hall is 4 stories/ 46.75 feet. The applicant has indicated continuance of this existing nonconformity.

No change is proposed to the existing nonconformity.

2. 280-69.D – No building or permanent structure shall be located less than 120 feet from a street right-of-way line. The existing setback along Ithan Avenue is 60 feet. The applicant has indicated continuance of this existing nonconformity.

No change is proposed to the existing nonconformity.

3. 280-69 – The applicant has indicated on the Zoning Table provided on Sheet 2 that the total impervious coverage will increase from 37.63% to 37.65%. The table also indicates that 3,195 SF of impervious coverage will be removed and 4,430 SF of impervious coverage will be replaced. The areas of impervious coverage must be broken down by area (ex. Sidewalk relocation, Bartley Hall area, etc.).

The areas of impervious coverage will be broken down by area and added to the Zoning Table.

4. 280-103 – The applicant has indicated on Sheet 2 that 4 parking spaces for the 1,140 SF (1 space/300 SF unspecified use) of building area have been allocated out of the total existing available parking spaces on campus.

Per the discussion at the Planning Commission meeting on December 7, the number of parking spaces allocated for the project will be increased from 4 to 7. The updated parking calculations will be shown on the revised plans.

5. 280-103 – The total existing parking spaces provided on the Parking Requirement table appears to differ slightly from the total existing parking spaces shown on the Lancaster Avenue Housing Plans. The total number of parking spaces available on campus after the Lancaster Avenue Housing Project must be verified.

The total existing available parking spaces on campus was shown in the table as 5,133. However, the correct number of spaces is 5,126, which matches the recorded Lancaster Avenue Housing project plans. The correct number of existing spaces will be shown on the revised plans.

Subdivision and Land Development:

1. 255-20.B(5) – A transportation study shall be undertaken for all major subdivisions and land developments. The applicant requests that the requirement to provide a transportation impact study be waived since neither the student nor staff population will increase as a result of this project.

Gilmore and Associates, Inc. does not object to the request for this waiver.

Stormwater:

1. 245-22 – Infiltration testing results appear to indicate that the applicant will not be able to infiltrate the required volumes. We note that the applicant has requested a waiver from this requirement. The applicant is providing significant volume storage within the StormTank modules even though the infiltration testing results yield 0.00 in/hr (approximately 800 CF by GF check vs. the requirement which is 261 CF (Net 2-yr) according to the applicant's calculation).

No comment.

2. 245-23 – Infiltration testing results appear to indicate that the applicant will not be able to infiltrate the required volumes. We note that the applicant has requested a waiver from this requirement. The applicant is providing significant volume storage within the StormTank modules even though the infiltration testing results yield 0.00 in/hr (approximately 800 CF by GF check vs. the requirement which is 348 CF (WQv) according to the applicant's calculation).

No comment.

3. 245-25 – Applicant does not appear to meet the peak rate control requirements for this stormwater district. Specifically, the 2-year and 5-year proposed conditions are not reduced to the 1-year and 2-year existing conditions, respectively. We note that the applicant has requested a waiver from this requirement. For both peak rate reduction requirements, the applicant is not meeting the requirement by 0.05 CFS. This rate is virtually indiscernible.

While the project does not meet the peak rate requirements as specified in the Township Code for the 2-year and 5-year proposed conditions, the proposed conditions peak rate is between 18% and 32% less than the existing conditions peak rate for each storm event.

4. 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.

No comment.

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 applicant's use.

The current tree protection detail will be shown on the revised plans.

Gilmore and Associates, Inc. Review Letter dated November 25, 2015:

1. Detailed construction information should be provided for all proposed curb ramps. Details should include elevations, slopes and dimensions for each ADA accessible curb ramp. The applicant shall provide ADA compliant curb ramps at the following locations:
 - a. The existing depressed curbs on the east side of the Entrance Plaza and the Health Services driveway should be upgraded to current ADA curb ramp standards.
 - b. The intersection of N. Ithan Avenue and the Entrance Drive should be upgraded to current ADA standards at all corner curb ramp locations.

The existing curb ramps will be field verified for compliance and upgraded as required.

2. The applicant should consider revising the location of the pedestrian crosswalk near the existing Guard House. The projection of the curb surrounding the Guard House reduces the width of the pedestrian access route as well as creates a condition where vehicles approaching the crossing may not see pedestrians. In addition, the curb ramp at the bottom of the Bartley Hall stairs does not provide appropriate slopes in the wheel chair turning area to access the sidewalk along the entrance drive. Revise the plans to relocate the crosswalk and curb ramps more to the north through the median planting bed to improve motorist visibility of pedestrians and provide creating a pedestrian refuge island. Additionally, a W11-2 "Pedestrian" sign and W16-7P "Diagonal Downward Pointing Arrow

Plaque" sign should be placed adjacent to the crosswalk facing vehicles approaching on both sides of the crosswalk.

As per our discussion and agreement with Amy Kaminski from Gilmore & Associates, the pedestrian crosswalk will be relocated to the west, adjacent to the planting bed. This will move the curb ramp at the bottom of the Bartley Hall stairs, which will be revised as requested.

3. Revise the curb ramp adjacent to Bartley Hall to a Type 2 curb ramp to provide an appropriate landing area and to accommodate wheel chair turn movements. Refer to PennDOT RC-67M for additional details.

The curb ramp will be revised to a Type 2 as requested.

4. Revise the proposed crosswalks and corresponding details in accordance with PennDOT Pub 111 TC-8600. Use a minimum crosswalk width of six (6) feet and a minimum spacing of 12 inches between the white thermoplastic markings.

The crosswalk will be revised as requested.

5. Include a stop sign (R1-1) and stop bar on the eastbound approach of the Entrance Drive prior to the proposed crosswalk to create all-way stop control at the intersection. Give the anticipated volume of pedestrian traffic the stop condition should be considered as a safety precaution.

As per the discussion at the Planning Commission meeting, the stop sign is no longer required since the crosswalk is being relocated.

6. Provide ADA compliant curb ramps for the diagonal crosswalk located west of the Guard House.

There are existing curb ramps with detectable warning surfaces at the diagonal crosswalk that were not shown on the plan. They will be added to the plan and checked for compliance.

Shade Tree Commission

The project also received Conditional Approval from the Shade Tree Commission at their monthly meeting on December 1, 2015, provided the following conditions are addressed:

- The species and caliper of the trees adjacent to the project area be identified on the revised plans.
- Temporary tree protection fence be added around the three trees in the entrance drive island and around the tree in the island next to the proposed sidewalk work.

The above information will be added to the revised plans.

Radnor Township
Board of Commissioners
Re: Villanova University Bartley Exchange and Entrance Plaza
Responses to Review Letters
December 10, 2015
Page 5 of 5

Villanova University agrees to comply with all the review comments as stated above. If you have any questions or need more information, please let us know.

Sincerely,

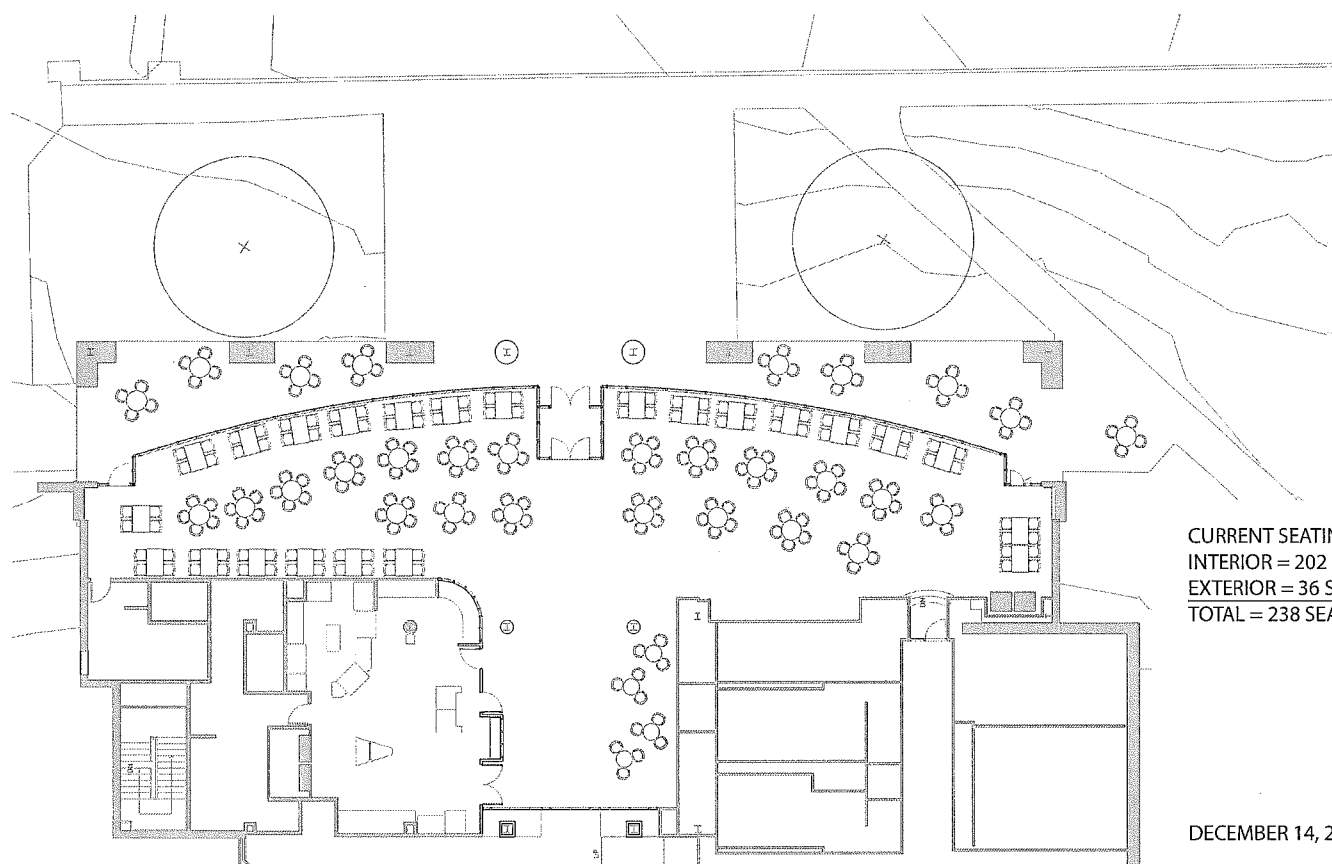
Associated Engineering Consultants, Inc.

A handwritten signature in black ink that reads "Brenden Dorley". The signature is written in a cursive, flowing style.

Brenden Dorley, P.E.
Project Engineer

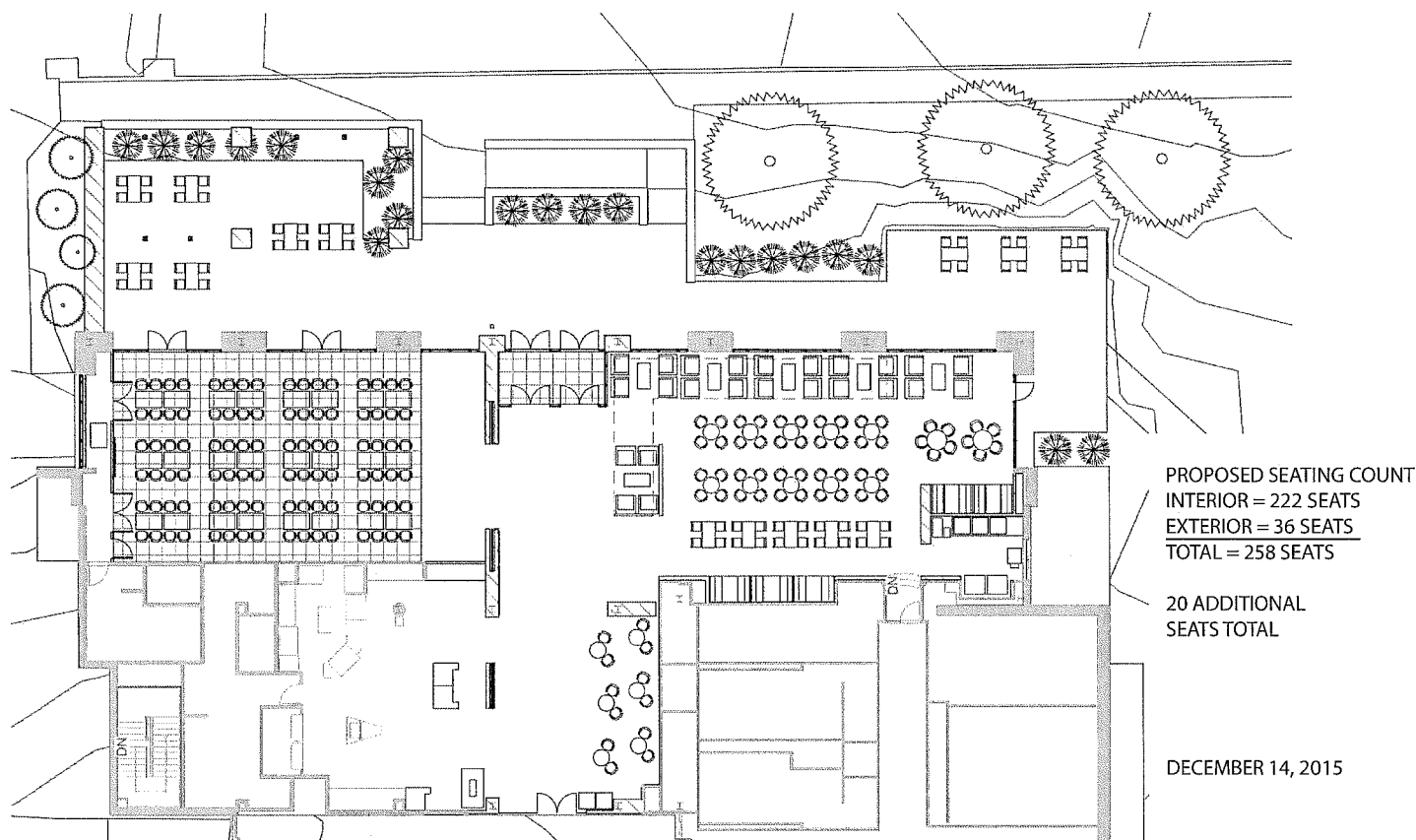
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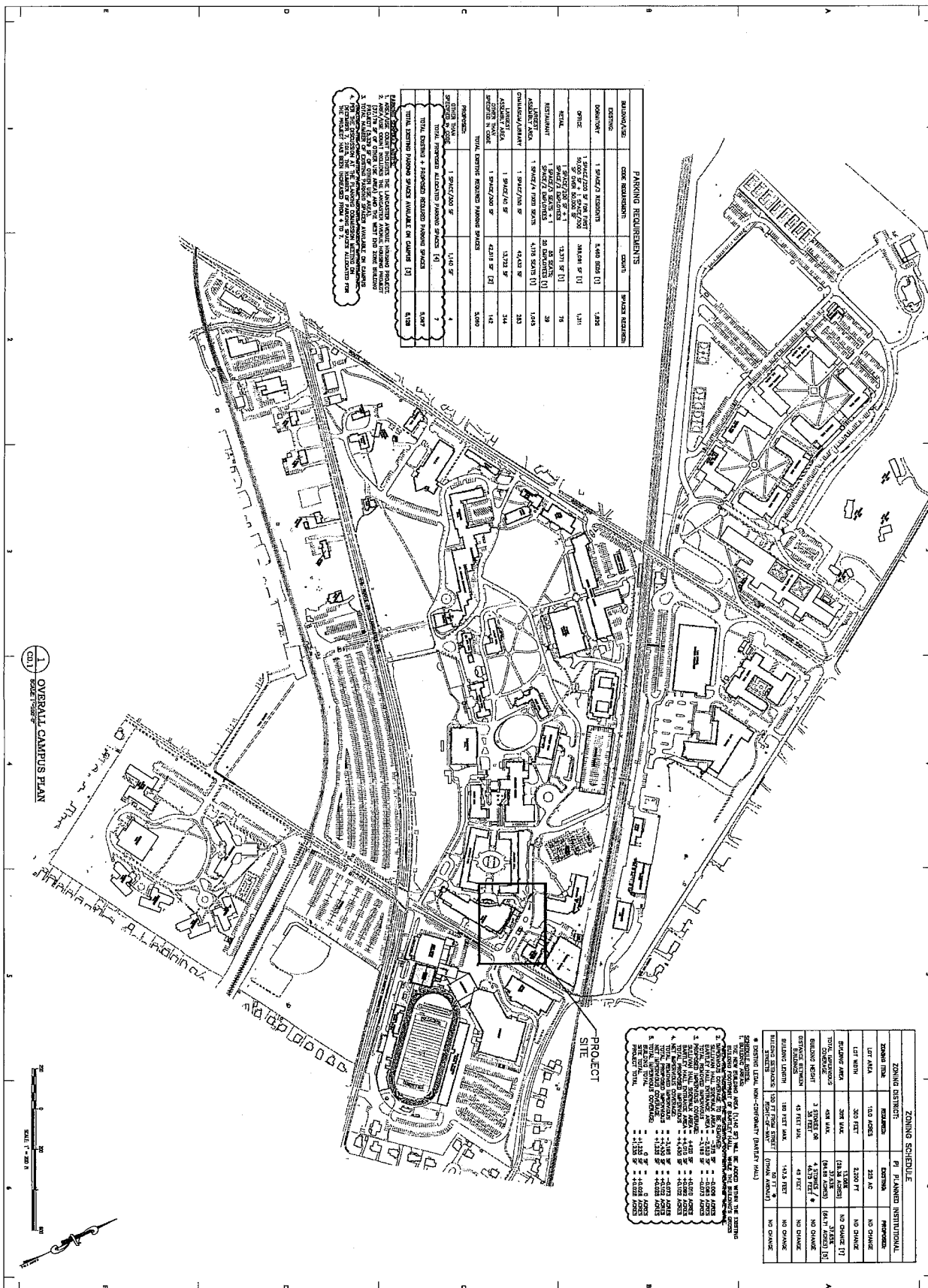
Bartley Hall – Current Condition



DECEMBER 14, 2015

Bartley Hall – Proposed





PERSONNEL REQUIREMENTS		COUNT	WORKS ELEMENTS
MATERIALS	CONCRETE		
FORMING	1 SCHEDULE 20 RESISTS	5,440 BBS [3]	1,840
DEMOLITION	1 SCHEDULE 15 FOR THE 500' OF 6000 SF	24,000 SF [10]	1,311
PAINTS			
WALL	1 SCHEDULE 15 9,671 SQUARE FEET	12,371 SF [1]	75
REINFORCEMENT	1 SCHEDULE 15 1,000' OF 12" DIA	1,000' [1]	39
CONCRETE	1 SCHEDULE 15 FOR 500' OF 6000 SF	4,115 SQUARE FT [1]	1913
CONCRETE	1 SCHEDULE 15 FOR 500' OF 6000 SF	4,115 SQUARE FT [1]	203
CONCRETE/PAINT	1 SCHEDULE 15 FOR 500' OF 6000 SF	4,115 SF [1]	244
LABORER	1 SCHEDULE 15 FOR 500' OF 6000 SF	12,371 SF [1]	142
ASSISTANT	1 SCHEDULE 15 FOR 500' OF 6000 SF	4,215 SF [1]	5,005
PERMIT	1 SCHEDULE 15 FOR 500' OF 6000 SF		
TOTAL DIRECT REBUILT FABRICATIONS			
FINISHES	1 SCHEDULE 15 FOR 500' OF 6000 SF	1,415 SF	1
PAINTS	1 SCHEDULE 15 FOR 500' OF 6000 SF	1,415 SF	1
TOTAL FINISHES	1 SCHEDULE 15 FOR 500' OF 6000 SF	1,415 SF	5,049
TOTAL FINISHES	1 SCHEDULE 15 FOR 500' OF 6000 SF	1,415 SF	5,049
TOTAL FINISHES	1 SCHEDULE 15 FOR 500' OF 6000 SF	1,415 SF	5,049

[illegible][illegible]

SCHMIDTKE MONITOR
1. BUILDING AREAS
THE NEW BUILDING AREA (1,140 SF) WILL BE ADDED WITHIN THE EXISTING

[illegible]

1
CO.1
OVERALL CAMPUS PLAN
SCALE 1"=100'-0"

DATE AS NOTED	REPORT TITLE
DATE OF	OVERALL CAMPUS
REPORT	PLAN
DATE	
10/20/13	
CO.1	
REPORT OF 13	


PROJECT:
**Bartley Exchange
+ Entrance Plaza**
Villanova University
Villanova, PA

CICADA
ARCHITECTURE/PLANNING INC.
1500 LOCUST ST. STE 700 PHILA. PA 19102
TEL 215.367.1400 F 215.367.1413
www.cicadaarchitecture.com

PA
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PROFESSIONAL
ENGINEER
21042-E
CONCRETE
STRUCTURES

CONSULTANTS

MEP/Structural/ civil Engineers



Associated Engineering Consultants Incorporated

4440 River Park Drive Suite 110 Wayne/Pontiac/MI 48093

248 349-4400 FAX 248 349-4401

www.aecinc.com

[illegible]



Gannett Fleming

100 Years

of Excellence Delivered As Promised

Date: December 1, 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: Bartley Exchange and Entrance Plaza Project
Villanova University – Applicant

Date Accepted: December 7, 2015

90 Day Review: March 6, 2016

Gannett Fleming, Inc. has completed a review of the Bartley Exchange 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 expand the existing indoor and outdoor seating areas associated with the Exchange Café located in Bartley Hall. The existing building is located within the PI Zoning District.

Plans Prepared By: Associated Engineering Consultants Incorporated

Dated: 11/04/2015

The applicant has indicated in the transmittal letter and listed on the plan that the following waivers are being requested for this project:

- §245-22.A(2)(c) – Regarding groundwater recharge requirements. The applicant requests that the requirement to infiltrate runoff from the impervious areas be waived since the infiltration rate at the site has been tested and was found to be zero.
- §245-25.B – Regarding peak rate control standards. The applicant requests that the requirement to reduce the peak rate of the proposed condition 2-year and 5-year storms to the present condition 1-year and 2-year storms to be waived. Since the project area is so small, the proposed condition 2-year storm is 0.44 CFS and the present condition 1-year storm is

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



0.39CFS. The proposed conditions 5-year storm is 0.61 CFS and the present condition 2-year storm is 0.57 CFS. All other design storms meet the peak rate control standards in the code.

- §255-12.A – The applicant requests that the requirement to obtain separate preliminary and final land development approvals be waived since this proposed project is a minor land development project.
- §255-20.B(5) – The applicant requests that the requirement to provide a transportation impact study be waived since neither the student nor staff population will increase as a result of this project.

I. Zoning

1. §280-69.C – No building or structure shall exceed three stories or 38 feet. Bartley Hall is 4 stories/ 46.75 feet. The applicant has indicated continuance of the existing nonconformity.
2. §280-69.D – No building or permanent structure shall be located less than 120 feet from a street right-of-way line. The existing setback along Ithan Avenue is 60 feet. The applicant has indicated continuance of the existing nonconformity.
3. §280-69 – The applicant has indicated on the Zoning Table provided on Sheet 2 that the total impervious coverage will increase from 37.63% to 37.65%. The table also indicates that 3,195 sf of impervious coverage will be removed and 4,430 SF of impervious coverage will be replaced. The areas of impervious coverage must be broken down by area (ex. Sidewalk relocation, Bartley Hall area, etc.)
4. §280-103 – The applicant has indicated on sheet 2 that 4 parking spaces for the 1,140 SF (1 space/300 SF unspecified use) of building area have been allocated out of the total existing available parking spaces on campus.
5. §280-103 – The total existing parking spaces provided on the Parking Requirement table appears to differ slightly from the total existing parking spaces shown on the Lancaster Ave Housing Plans. The total number of parking spaces available on campus after the Lancaster Avenue Housing Project must be verified.

II. Subdivision and Land Development

1. §255-20.B(5) – A transportation study shall be undertaken for all major subdivisions and land developments. The applicant requests that the requirement to provide a transportation impact study be waived since neither the student nor staff population will increase as a result of this project.

III. Stormwater

1. §245-22 – Infiltration testing results appear to indicate that the applicant will not be able to infiltrate the required volumes. We note that the applicant has requested a waiver from this requirement. The applicant is providing significant volume storage within the stormtank modules even though infiltration testing results yield 0.00 in/hr (approximately 800 CF by GF check vs. the requirement which is 261 CF (Net 2-yr) according to the applicant's calculation).
2. §245-23 – Infiltration testing results appear to indicate that the applicant will not be able to infiltrate the required volumes. We note that the applicant has requested a waiver from this requirement. The applicant is providing significant volume storage within the stormtank modules even though infiltration testing results yield 0.00 in/hr (approximately 800 CF by GF check vs. the requirement which is 348 CF (WQv) according to the applicant's calculation).
3. §245-25 – Applicant does not appear to meet the peak rate control requirements for this stormwater district. Specifically, the 2-year and 5-year proposed conditions are not reduced to the 1-year and 2-year existing conditions respectively. We note that the applicant has requested a waiver from this requirement. For both peak rate reduction requirements, the applicant is not meeting the requirement by 0.05 CFS. This rate is virtually indiscernible.
4. 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

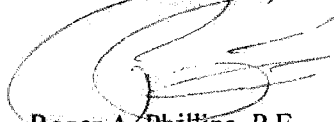
1. The tree protection detail provided on the plan is not the most current detail. We have attached the updated tree protection detail for the applicants use.

We recommend that the plans be revised to address the comments stated above prior to consideration for approval, or conditional approval shall include the applicant addressing the comments to the satisfaction of the Township Engineer.

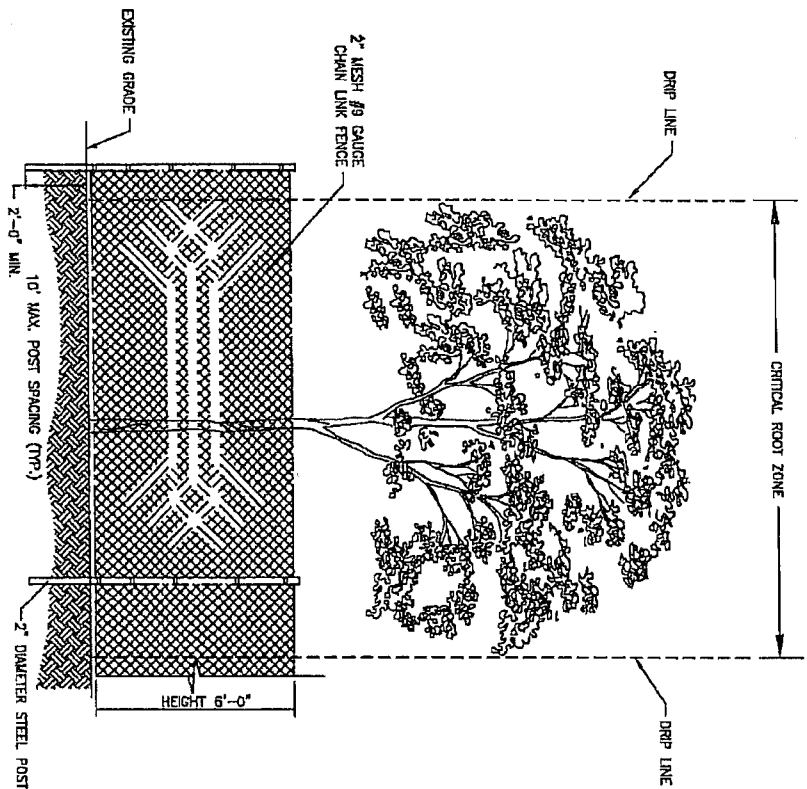
If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC



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

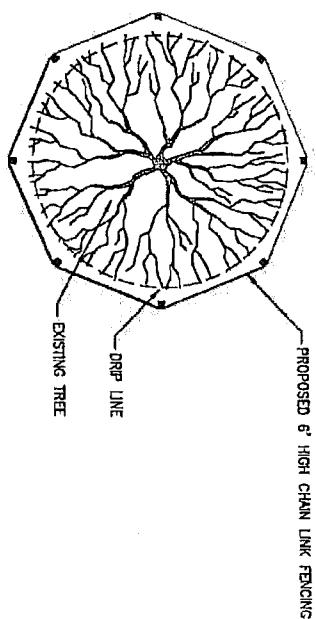


- DO NOT:
- A. Allow run off of spillage of damaging materials into the area below any tree canopy.
 - B. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
 - C. Cut, break, trim, or otherwise damage or trim without first consulting with the Consulting Arborist.
 - D. Allow trees 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 drip line 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 drip line 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 drip line of protected tree(s). The fencing can be moved within the drip line 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. Portable barriers of chain link fencing secured to corner blocks can be substituted for "fixed" fencing if the Consulting Arborist agrees 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 identified that tree protection fencing will interfere with the safety of work crews, the wrapping may be used as an alternative form of tree protection. Wooden slats or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Higher scaffold limbs may require protection as determined by the Consulting Arborist. Straw waddle may also be used as a trunk wrap by calling 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

Arborticulture • Urban Forestry • Horticulture
Consulting • Planning • Management

lhtrees@verizon.net
www.rockwellconsultants.com

P.O. Box 542, Ridley Park, PA 19078
Phone (610) 731-7969
Fax (610) 521-0108



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: November 25, 2015

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

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

cc: Kevin Kochanski, ASLA, R.L.A., Director of Community Development
Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.
Steve Gabriel, PP, RETTEW
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

Reference: Villanova University – Bartley Exchange & Entrance Plaza
Preliminary/Final Land Development Review #1
Radnor Township, Delaware County, PA
G&A 15-11036

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the referenced project and offers the following transportation comments for Radnor Township consideration:

A. BACKGROUND

Villanova University is proposing to expand the existing indoor and outdoor seating areas associated with the Exchange Café located in Bartley Hall. The Exchange Café is located on the ground floor along the north side of Bartley Hall across from the campus main entrance guardhouse. The ground floor at this location is recessed approximately four to fourteen feet from the building facade above. This 1,512 square foot covered area provides for the current outdoor seating area. The proposed project is to infill this covered area, adding 1,140 square feet of interior seating space, and reconfigure the existing entrance plaza to provide for a new outdoor seating area. There is no increase in the number of students, faculty, or staff associated with this project. A crosswalk and ADA facilities are also proposed under this project.

B. DOCUMENTS REVIEWED

1. Preliminary/Final Land Development Plans for Bartley Exchange & Entrance Plaza, consisting of 13 sheets, dated November 4, 2015.
2. Transmittal letter dated November 4, 2015 prepared by Associated Engineering Consultants, Inc.

BUILDING ON A FOUNDATION OF EXCELLENCE

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

www.gilmore-assoc.com

C. WAIVERS REQUESTED

1. §245-22.A(2)(c) The applicant requests that the requirement to infiltrate runoff from the impervious areas be waived since the infiltration rate at the site has been tested and was found to be zero.
2. §245-25.8. The applicant requests that the requirement to reduce the peak rate of the proposed condition 2-year and 5-year storms to the present condition 1-year and 2-year storms be waived.
3. §255-12.A The applicant requests that the requirement to obtain separate preliminary and final land development approvals be waived since this proposed project is a minor land development project.
4. §255-20.B(5) The applicant requests that the requirement to provide a transportation impact study be waived since neither the student nor staff populations will increase as a result of this project.

Comment: Based on no net increase in the student and staff populations resulting from this project, G&A does not have an engineering objection to this request.

D. REVIEW COMMENTS

1. Detailed construction information should be provided for all proposed curb ramps. Details should include elevations, slopes and dimensions for each ADA accessible curb ramp. The applicant shall provide ADA compliant curb ramps at the following locations:
 - a. The existing depressed curbs on the east side of the Entrance Plaza and the Health services Driveway should be upgraded to current ADA curb ramp standards.
 - b. The intersection of N. Ltham Avenue and the Entrance Drive should be upgraded to current ADA standards at all corner curb ramps locations.
2. The applicant should consider revising the location of the pedestrian crosswalk near the existing Guard House. The projection of the curb surrounding the Guard House reduces the width of the pedestrian access route as well as creates a condition where vehicles approaching the crossing may not see pedestrians. In addition, the curb ramp at the bottom of the Bartley Hall stairs does not provide appropriate slopes in the wheel chair turning area to access the sidewalk along the entrance drive. Revise the plans to relocate the crosswalk and curb ramps more to the north through the median planting bed to improve motorist visibility of pedestrians and provide creating a pedestrian refuge island. Additionally, a W11-2 "Pedestrian" signs and W16-7P "Diagonal Downward Pointing Arrow Plaque" signs should be placed adjacent to the crosswalk facing vehicles approaching on both sides of the crosswalk.

3. Revise the curb ramp adjacent Bartley Hall to a Type 2 curb ramp to provide an appropriate landing area and to accommodate wheel chair turn movements. Refer to PennDOT RC-67M for additional details.
4. Revise the proposed crosswalks and corresponding details in accordance with PennDOT Pub 111 TC-8600. Use a minimum crosswalk width of six (6) feet and a minimum spacing of 12 inches between the white thermoplastic markings.
5. Include a stop sign (R1-1) and stop bar on the eastbound approach of the Entrance Drive prior to the proposed crosswalk to create all-way stop control at the intersection. Given the anticipated volume of pedestrian traffic the stop condition should be considered as a safety precaution.
6. Provide ADA compliant curb ramps for the diagonal crosswalk located west of the Guard House.



RADNOR TOWNSHIP

MEMORANDUM

TO: MR. STEVE NORCINI
FROM: RAY DALY
SUBJECT: 800 E. LANCASTER, BARTLEY PROJECT
DATE: NOVEMBER 13, 2015
CC: MR. PHILLIPS

Mr. Norcini;

The building Codes Department has no issues with the project. All the code items can be addressed during the Building plan review.

Respectfully,

Raymond W. Daly

Building Codes Official/Fire Codes Official



DELAWARE COUNTY PLANNING DEPARTMENT

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

LINDA F. HILL
DIRECTOR

November 17, 2015

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

RE: Title: Bartley Exchange and Entrance Plaza
Applicant(s): Villanova University
File Number: 34-1522-77-83-90-92-94-97-98-99-00-01-02-06-13-15
Meeting Date: 12/17/2015
Municipality: Radnor Township
Location: South side of Lancaster Avenue, east and west
sides of S. Ithan Avenue
Received: 11/13/2015

Dear Mr. Zienkowski,

This is to acknowledge receipt of the above referenced application for review and report. The Commission has tentatively scheduled consideration of the application for its public meeting on the date shown above at 4:00 p.m. in the Government Center Building, (Room 100), Court House Complex, Media, PA. Attendance is not required but is welcomed. If you have any questions concerning this matter, please contact Jessica Dunford at (610) 891-5223.

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

Very truly yours,

Linda F. Hill

Linda F. Hill
Director

LFH/JGD

cc: Villanova University

Associated Engineering Consultants, Inc.



JAMES C. HIGGINS
President

JOHN FISHER
Vice-President

RICHARD F. BOOKER

DONALD E. CURLEY

JOHN NAGLE

ELAINE P. SCHAEFER

CHERYL GRAFF TUMOLA



RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297

Phone (610) 688-5600
Fax (610) 971-0450
www.radnor.com

ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

JOHN E. OSBORNE
Treasurer

November 11, 2015

Robert Morro
Villanova University
800 Lancaster Ave
Villanova, PA 19085

RE: Land Development Application #2015-D-10-Final
Villanova University – Bartley Exchange and Entrance Plaza Project

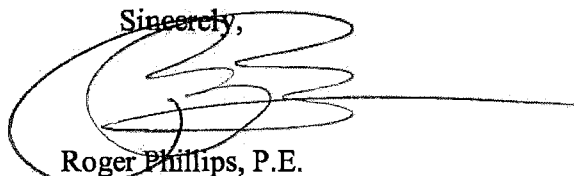
Dear Mr. Morro:

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 add interior building space below an existing overhang 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 **Monday, December 7, 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

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

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

Please type or print legibly

DEVELOPER/APPLICANT

Name Villanova University E-mail ROBERT.MORRO@VILLANOVA.EDU

Address 800 Lancaster Avenue, Villanova, PA 19085 Phone (610) 519-4589

Name of Development Bartley Exchange and Entrance Plaza

Municipality Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Associated Engineering Consultants, Inc. Phone (610) 688-3980

Address 485 Devon Park Drive, Suite 113, Wayne, PA 19087

Contact Karen McManuels E-mail kmcmanuels@aeceng.net

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

Zoning District PI - Planned Institutional

Tax Map # 36 / 24 / 033

Tax Folio # 36 / 04 / 02400 / 10

STATEMENT OF INTENT

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

The proposed Bartley Exchange project will expand within the existing Bartley Hall footprint. The project will add interior building space below an existing overhang, so will not increase the building footprint. Bartley Exchange is an existing cafeteria within the existing classroom building. Neither the student nor staff populations will increase as a result of this project.

Total Site Area	225	Acres
Size of All Existing Buildings	1,279,904	Square Feet
Size of All Proposed Buildings	0	Square Feet
Size of Buildings to be Demolished	0	Square Feet


Print Developer's Name

Robert H. Monro, PE.
Vice President, Facilities Management
Developer's Signature

MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting _____

Local Governing Body Regular Meeting _____

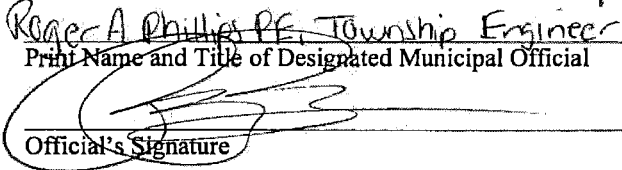
Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

Actual Date Needed _____

IMPORTANT: If previously submitted, show assigned DCPD File # 34-1522-77-83-90-92-94-97-98

Roger A. Phillips PE, Township Engineer
Print Name and Title of Designated Municipal Official

610-650-8101
Phone Number


Official's Signature

11/11/2015
Date

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.



Associated Engineering Consultants Incorporated

485 Devon Park Drive Suite 113 Wayne Pennsylvania 19087 tel 610 688 3980 fax 610 688 4566

November 4, 2015

Mr. Roger Phillips
Township Engineer
c/o Radnor Township
301 Iven Avenue
Wayne, PA 19087

**Re: Villanova University
Bartley Exchange and Entrance Plaza Project
Preliminary/Final Land Development Submission
AEC Project No.: 0531.003**

Dear Mr. Phillips:

On behalf of the Applicant, Villanova University, Associated Engineering Consultants, Inc., is hereby submitting the following documents for preliminary/final land development approval:

- Ten (10) sets of 24"x36" Preliminary/Final Land Development Plans, consisting of 13 sheets, dated November 4, 2015 (includes 8 sets signed and notarized)
- Thirty (30) sets of 11"x17" Preliminary/Final Land Development Plans, consisting of 13 sheets, dated November 4, 2015
- Two (2) copies of Stormwater Management Reports, dated November 4, 2015
- One (1) Radnor Township Land Development Application
- One (1) check for \$1,550 Radnor Township Application Fee
- One (1) check for \$10,000 Radnor Township Escrow Fee
- One (1) Delaware County Planning Commission Application for Act 247 Review
- One (1) check for \$250 Delaware County Planning Commission Application Fee
- Ten (10) flash drives containing PDFs of all submission items

Project Description/Narrative

Villanova University is proposing to expand the existing indoor and outdoor seating areas associated with the Exchange Café located in Bartley Hall, Villanova's business school. The Exchange Cafe is located on the ground floor on the north side of Bartley Hall across from the campus main entrance's guardhouse. The ground floor at this location is recessed approximately four to fourteen feet from the building façade above. This 1,512 square foot covered area provides for the current outdoor seating area.

The proposed project is to infill this covered area, which will add 1,140 square feet of interior seating space, and reconfigure the existing entrance plaza to provide for a new outdoor seating area, which will have a new canopy and trellis.

The Exchange Cafe primarily serves the business school. There will be no increase in the number of students, faculty, or staff associated with this project. The square footage of the building footprint will not change. There will be a slight increase (1,235 square feet) to the total impervious coverage.

The applicant is requesting the following four waivers from the Stormwater Management and SALDO Ordinances regarding groundwater recharge requirements and transportation impact studies:

1. From Section 245-22.A(2)(c) of the Stormwater Ordinance regarding groundwater recharge requirements. The applicant requests that the requirement to infiltrate runoff from the impervious areas be waived since the infiltration rate at the site has been tested and was found to be zero.
2. From Section 245-25.B of the Stormwater Ordinance regarding peak rate control standards. The applicant requests that the requirement to reduce the peak rate of the proposed condition 2-year and 5-year storms to the present condition 1-year and 2-year storms be waived. Since the project area is so small, the proposed condition 2-year storm is 0.44 CFS and the present condition 1-year storm is 0.39 CFS. The proposed condition 5-year storm is 0.61 CFS and the present condition 2-year storm is 0.57 CFS. All other design storms meet the peak rate control standards in the code.
3. From Section 255-12.A of the SALDO Code regarding land development submission procedures. The applicant requests that the requirement to obtain separate preliminary and final land development approvals be waived since this proposed project is a minor land development project.
4. From Section 255-20.B(5) of the SALDO Code regarding transportation impact studies. The applicant requests that the requirement to provide a transportation impact study be waived since neither the student nor staff populations will increase as a result of this project.

If you have any questions or need more information, please do not hesitate to contact me.

Sincerely,

Associated Engineering Consultants, Inc.



Brenden Dorley, PE
Project Engineer

Enclosures

cc: File

F:\AEC_Projects\0531\00300\Corres\Ltr Radnor 2015-11-04 Prelim-Final Land Dev Sub.doc

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

SUBDIVISION LAND DEVELOPMENT

Location of Property 800 Lancaster Avenue, Villanova

Zoning District PI

Application No. _____
(Twp. Use)

Fee \$1,550

Ward No. 7-1

Is property in HARB District No

Applicant: (Choose one) Owner _____

Equitable Owner X

Name Villanova University

Address 800 Lancaster Avenue, Villanova, PA 19085

Telephone 610 519 4589 Fax 610 519 6903 Cell 484 576 3089

Email ROBERT.MORRO@VILLANOVA.EDU

Designer: (Choose one) Engineer X

Surveyor _____

Name Associated Engineering Consultants, Inc.

Address 485 Devon Park Drive, Suite 113, Wayne, PA 19087

Telephone (610) 688-3980 Fax (610) 688-4566

Email kmcmamuels@aeceng.net

Area of property 225 acres

Area of disturbance 0.21 acres

Number of proposed buildings 0

Proposed use of property Institutional

Number of proposed lots 0

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

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

No.

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

Individual/Corporation/Partnership Name
Villanova University

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 RHM

Print Name Robert H. Morro, P.E.
Vice President, Facilities Management

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

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

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

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

Please type or print legibly

DEVELOPER/APPLICANT

Name Villanova University

E-mail ROBERT.MORRO@VILLANOVA.EDU

Address 800 Lancaster Avenue, Villanova, PA 19085

Phone (610) 519-4589

Name of Development Bartley Exchange and Entrance Plaza

Municipality Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Associated Engineering Consultants, Inc.

Phone (610) 688-3980

Address 485 Devon Park Drive, Suite 113, Wayne, PA 19087

Contact Karen McManuels

E-mail kmcmanuels@aeceng.net

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

Zoning District PI - Planned Institutional

Tax Map # 36 / 24 / 033

Tax Folio # 36 / 04 / 02400 / 10

STATEMENT OF INTENT

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

The proposed Bartley Exchange project will expand within the existing Bartley Hall footprint. The project will add interior building space below an existing overhang, so will not increase the building footprint. Bartley Exchange is an existing cafeteria within the existing classroom building. Neither the student nor staff populations will increase as a result of this project.

Total Site Area	225	Acres
Size of All Existing Buildings	1,279,904	Square Feet
Size of All Proposed Buildings	0	Square Feet
Size of Buildings to be Demolished	0	Square Feet


Print Developer's Name

Robert H. Morro, PE.
Vice President, Facilities Management
Developer's Signature

MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting _____

Local Governing Body Regular Meeting _____

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

Actual Date Needed _____

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

Print Name and Title of Designated Municipal Official _____

Phone Number _____

Official's Signature _____

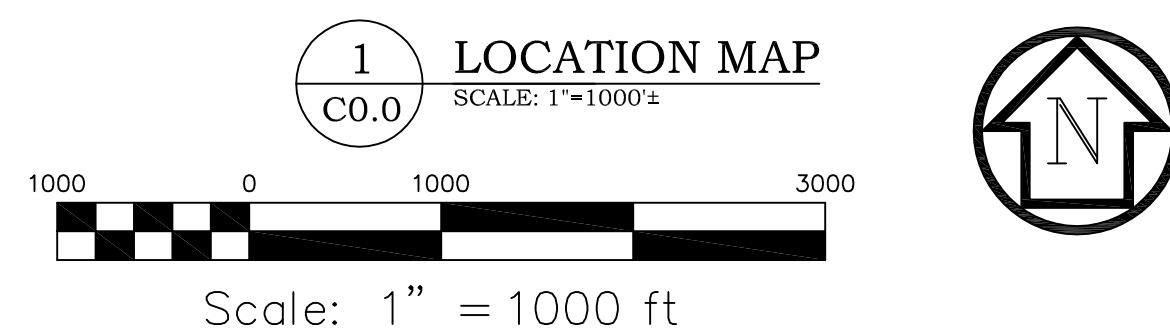
Date _____

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.

800 EAST LANCASTER AVENUE
VILLANOVA, PENNSYLVANIA 19085
RADNOR TOWNSHIP, DELAWARE COUNTY

[illegible]

WAIIVERS REQUESTED:

THE FOLLOWING WAIIVERS ARE BEING REQUESTED BY THE APPLICANT:

1. SECTION 245--22.A.2.C OF THE STORMWATER ORDINANCE REGARDING GROUNDWATER RECHARGE REQUIREMENTS. THE APPLICANT REQUESTS THAT THE REQUIREMENT TO INFILTRATE RUNOFF FROM THE IMPERVIOUS AREAS BE WAIIVED SINCE THE INFILTRATION CAPABILITY OF THE SOILS IN THE PROJECT AREA WILL BE ZERO.

2. SECTION 245--25.B OF THE STORMWATER ORDINANCE REGARDING PEAK RATE CONTROL STANDARDS. THE APPLICANT REQUESTS THAT THE REQUIREMENT TO REDUCE THE PEAK RATE OF THE PROPOSED CONDITION 2-YEAR AND 5-YEAR STORMS TO THE PROPOSED CONDITION 1-YEAR STORM BE WAIIVED SINCE THE PROJECT AREA IS SO SMALL, THE PROPOSED CONDITION 2-YEAR STORM IS 0.44 CFS AND THE PRESENT CONDITION 1-YEAR STORM IS 0.39 CFS. THE PROPOSED CONDITION 5-YEAR STORM IS 0.61 CFS AND THE PRESENT CONDITION 2-YEAR STORM IS 0.50 CFS. ALL OF THE DESIGN STORMS MEET THE PEAK RATE CONTROL STANDARDS IN THE CODE.

3. SECTION 255--12.A OF THE SALDO CODE REGARDING LAND DEVELOPMENT SUBMISSION PROCEDURES. THE APPLICANT REQUESTS THAT THE REQUIREMENT TO SUBMITTATE A MINOR LAND DEVELOPMENT PROJECT BE WAIIVED SINCE THE WAIIVED SINCE THIS PROPOSED PROJECT IS A MINOR LAND DEVELOPMENT PROJECT.

4. SECTION 255--20.B.5 OF THE SALDO CODE REGARDING TRANSPORTATION IMPACT STUDIES. THE APPLICANT REQUESTS THAT THE REQUIREMENT TO PROVIDE A TRANSPORTATION STUDY BE WAIIVED SINCE THE STUDENT NON STAFF POPULATIONS WILL INCREASE AS A RESULT OF THIS PROJECT.

PROPERTY NOTES:

1. SITE OWNER:
VILLANOVA UNIVERSITY
2. SITE ADDRESS:
800 EAST LANCASTER AVENUE
VILLANOVA, PA 19085
3. CONTACT INFORMATION:
LEO KOB, PROJECT MANAGER
(610) 519-4156
4. SITE TAX MAP INFORMATION:
PORTION OF TAX MAP #36-24-033
PORTION OF PARCEL #36-04-02400-10

Commonwealth of Pennsylvania

County of _____ SS

On this, the _____ day of _____, 20____, before me, the undersigned officer, personally appeared _____, who being duly sworn according to law, deposes and says that he is the owner or equitable owner of the property shown on this plan, that the land development plan thereof was made at his direction and that he acknowledges the same to be his act and plan and desires the same to be recorded as such according to law.

Witness my hand and seal the day and date above written.

(Signature of Individual)

Notary Public or other Officer

My Commission expires _____

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.

THE WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS OF GOVERNING AUTHORITIES HAVING JURISDICTION.

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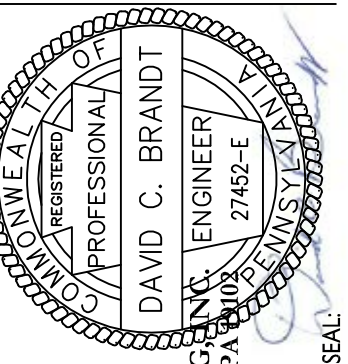
No.	DATE:	BY:	DESCRIPTION:
△	11/04/15	AEC	PRELIM./FINAL SUB.

MEP/Structural/Civil Engineers:



Associated Engineering Consultants Incorporated
485 Denon Park Drive, Suite 113 Wayne Pennsylvania 19087
tel 610 682 3980 fax 610 688 4566
www.aecinc.com www.aeceng.net

Civil Structural HVAC Plumbing Electrical



CICADA
ARCHITECTURE/PLANNING
1520 LOCUST ST. STE 702 PHILA
PA 19104
T: 215.247.1430 F: 215.247.1433
www.cicadaarchitecture.com

**Bartley Exchange
+ Entrance Plaza**
Villanova University
Villanova, PA

References

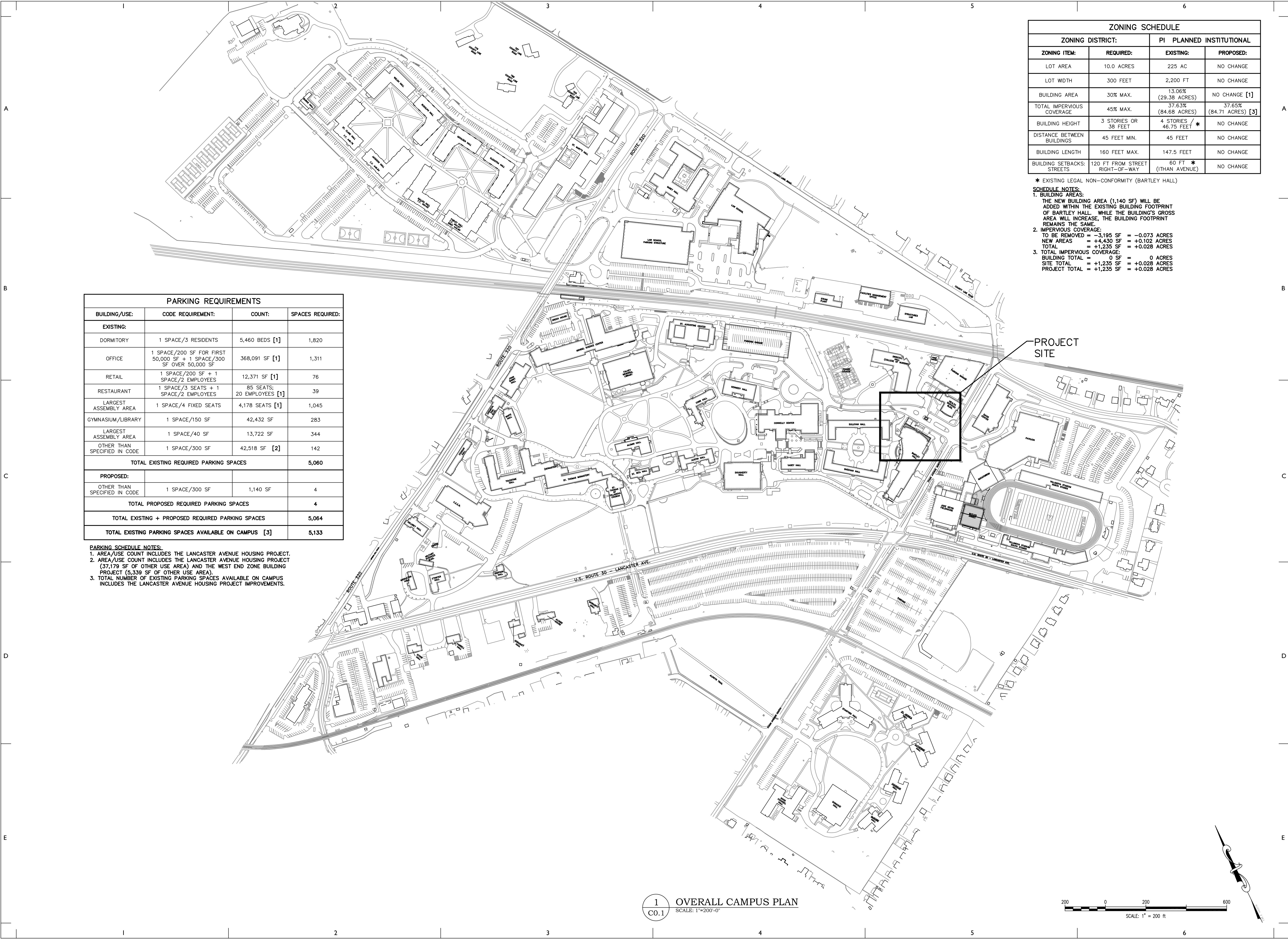
COVER SHEET

DATE:	AS NOTED	
DRAWN BY:	BJD	
APPROVED:	KRM	
DATE:	11/04/15	

DRAWING No:

C0.0

SHEET 1 OF 13



PARKING REQUIREMENTS			
BUILDING/USE:	CODE REQUIREMENT:	COUNT:	SPACES REQUIRED:
EXISTING:			
DORMITORY	1 SPACE/3 RESIDENTS	5,460 BEDS [1]	1,820
OFFICE	1 SPACE/200 SF FOR FIRST 50,000 SF + 1 SPACE/300 SF OVER 50,000 SF	368,091 SF [1]	1,311
RETAIL	1 SPACE/200 SF + 1 SPACE/2 EMPLOYEES	12,371 SF [1]	76
RESTAURANT	1 SPACE/3 SEATS + 1 SPACE/2 EMPLOYEES	85 SEATS; 20 EMPLOYEES [1]	39
LARGEST ASSEMBLY AREA	1 SPACE/4 FIXED SEATS	4,178 SEATS [1]	1,045
GYMNASIUM/LIBRARY	1 SPACE/150 SF	42,432 SF	283
LARGEST ASSEMBLY AREA	1 SPACE/40 SF	13,722 SF	344
OTHER THAN SPECIFIED IN CODE	1 SPACE/300 SF	42,518 SF [2]	142
TOTAL EXISTING REQUIRED PARKING SPACES			5,060
PROPOSED:			
OTHER THAN SPECIFIED IN CODE	1 SPACE/300 SF	1,140 SF	4
TOTAL PROPOSED REQUIRED PARKING SPACES			4
TOTAL EXISTING + PROPOSED REQUIRED PARKING SPACES			5,064
TOTAL EXISTING PARKING SPACES AVAILABLE ON CAMPUS [3]			5,133

PARKING SCHEDULE NOTES:
1. AREA/USE COUNT INCLUDES THE LANCASTER AVENUE HOUSING PROJECT.
2. AREA/USE COUNT INCLUDES THE LANCASTER AVENUE HOUSING PROJECT (37,179 SF OF OTHER USE AREA) AND THE WEST END ZONE BUILDING PROJECT (5,339 SF OF OTHER USE AREA).
3. TOTAL NUMBER OF EXISTING PARKING SPACES AVAILABLE ON CAMPUS INCLUDES THE LANCASTER AVENUE HOUSING PROJECT IMPROVEMENTS.

ZONING SCHEDULE			
ZONING DISTRICT:		PI PLANNED INSTITUTIONAL	
ZONING ITEM:	REQUIRED:	EXISTING:	PROPOSED:
LOT AREA	10.0 ACRES	225 AC	NO CHANGE
LOT WIDTH	300 FEET	2,200 FT	NO CHANGE
BUILDING AREA	30% MAX.	13.06% (29.38 ACRES)	NO CHANGE [1]
TOTAL IMPERVIOUS COVERAGE	45% MAX.	37.63% (84.68 ACRES)	37.65% (84.71 ACRES) [3]
BUILDING HEIGHT	3 STORIES OR 38 FEET	4 STORIES / 46.75 FEET *	NO CHANGE
DISTANCE BETWEEN BUILDINGS	45 FEET MIN.	45 FEET	NO CHANGE
BUILDING LENGTH	160 FEET MAX.	147.5 FEET	NO CHANGE
BUILDING SETBACKS: STREETS	120 FT FROM STREET RIGHT-OF-WAY	60 FT * (ITHAN AVENUE)	NO CHANGE

* EXISTING LEGAL NON-CONFORMITY (BARTLEY HALL)

SCHEDULE NOTES:

1. BUILDING AREAS:
THE NEW BUILDING AREA (1,140 SF) WILL BE ADDED WITHIN THE EXISTING BUILDING FOOTPRINT OF BARTLEY HALL. WHILE THE BUILDING'S GROSS AREA WILL INCREASE, THE BUILDING FOOTPRINT REMAINS THE SAME.
2. IMPERVIOUS COVERAGE:
TO BE REMOVED = -3,195 SF = -0.073 ACRES
NEW AREAS = +4,430 SF = +0.102 ACRES
TOTAL = +1,235 SF = +0.028 ACRES
3. TOTAL IMPERVIOUS COVERAGE:
BUILDING TOTAL = 0 SF = 0 ACRES
SITE TOTAL = +1,235 SF = +0.028 ACRES
PROJECT TOTAL = +1,235 SF = +0.028 ACRES

ALL DIMENSIONS AND DISTANCES SHOWN ON THIS PLAN HAVE BEEN CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS OF GOV. ENGINEERING AND ARCHITECTURE INCORPORATED
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REVISIONS		DESCRIPTION:
No.	DATE:	BY:
1	11/04/15	AEC
2		
3		
4		
5		
6		
7		
8		
9		
10		

CONSULTANTS:
MEP/Structural/Civil Engineers:
Associated Engineering Consultants Incorporated
4800 Devon Park Drive, Suite 113, Wayne, Pennsylvania 19087
Tel: 610.688.8800 Fax: 610.688.6066
www.aecinc.com



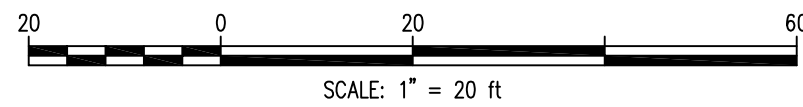
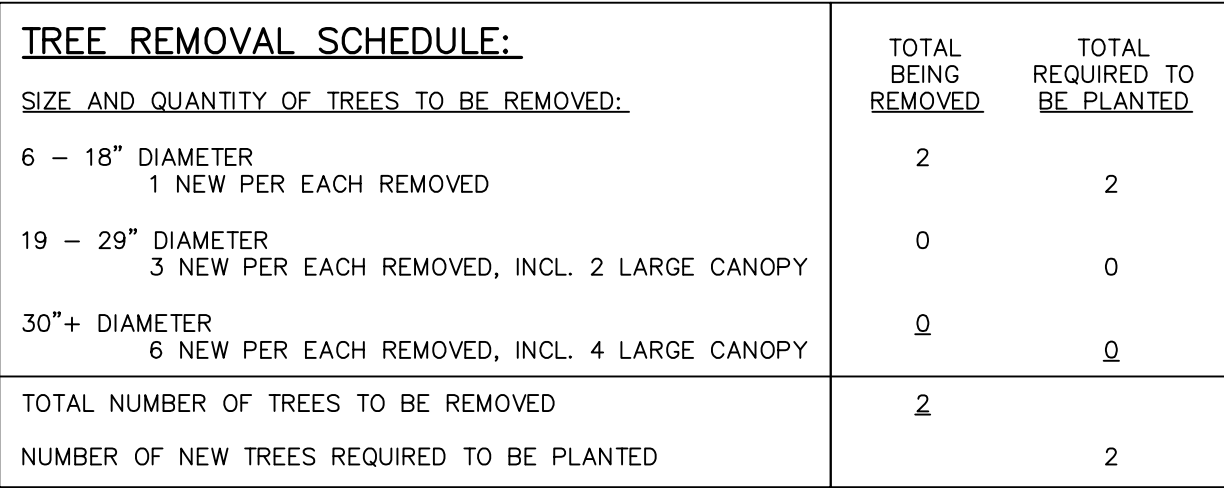
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ARCHITECTURE/PLANNING/ENGINEERING
1520 LOCUST ST. STE 702 PHILADELPHIA, PA 19104
P: 215.257.1430 F: 215.257.1435
www.cicadaarchitecture.com

PROJECT:
OVERALL CAMPUS
PLAN

Bartley Exchange Plaza
+ Entrance Plaza
Villanova University
Villanova, PA

PROJECT NO: 479.00 / AEC PROJECT NO. 0031.003

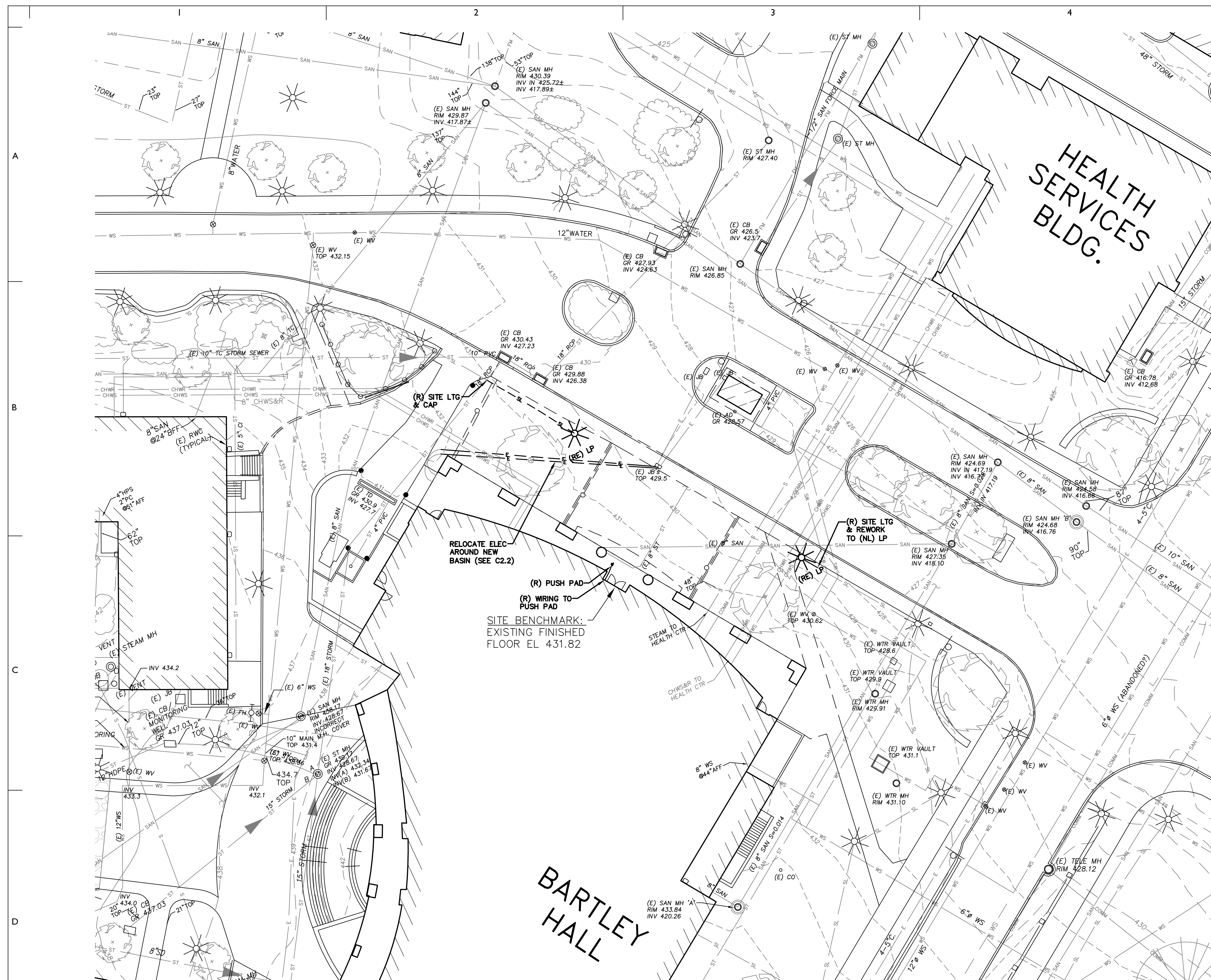
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DRAWN BY: BJD
APPROVED: KRM
DATE: 11/04/15
DRAWING No: C0.1
SHEET 2 OF 13



SCALE:	AS NOTED
DRAWN BY:	BJD
APPROVED:	KRM
DATE:	11/04/15
DRAWING No:	

C1.1

SHEET 3 OF 13



1
C1.2

EXISTING UTILITIES
DEMOLITION PLAN

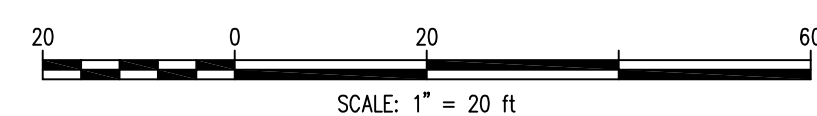
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NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Serial Number:	20150210968
CALL BEFORE YOU DIG!	
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TO WORKING DAYS IN DESIGN STAGE-STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776	



NOTE:
AT LEAST 3 DAYS BEFORE STARTING ANY EARTH
DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED
SHALL NOTIFY THE PA ONE CALL SYSTEM INC. AT
1-800-242-1776 FOR BURIED UTILITIES LOCATIONS.



LEGEND

EXISTING TO
REMAIN

EXISTING TO
BE DEMOLISHED

STORM SEWER
SANITARY SEWER
WATER SERVICE
STEAM
COMMUNICATIONS
ELECTRIC SERVICE
SITE LIGHTING
GAS SERVICE
CHILLED WATER SUPPLY
CHILLED WATER RETURN
CATCH BASIN & INLET
MANHOLE
CLEAN OUT OR VALVE
UTILITY POLE
LIGHT POLE
FIRE HYDRANT

ABBREVIATIONS

(E)	EXISTING TO REMAIN
(ER)	EXISTING TO BE RELOCATED
(R)	REMOVE EXISTING
(RE)	RELOCATE EXISTING
(N)	NEW
(NL)	NEW LOCATION OF EXISTING

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.

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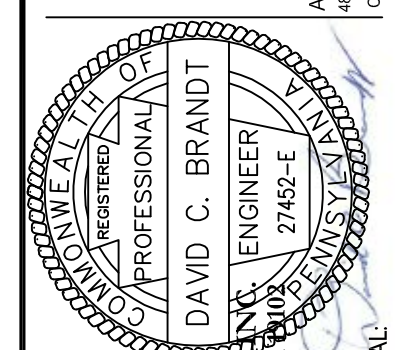
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REVISIONS:			
No.	DATE:	BY:	DESCRIPTION:
1	11/04/15	AEC	PRELIM./FINAL

CONSULTANTS:

MEP/Structural/Civil Engineers:

Associated Engineering Consultants Incorporated
35 Devon Park Drive Suite 113 Wayne Pennsylvania 19087
tel 610 688 3980 fax 610 688 4566
www.aecinc.net




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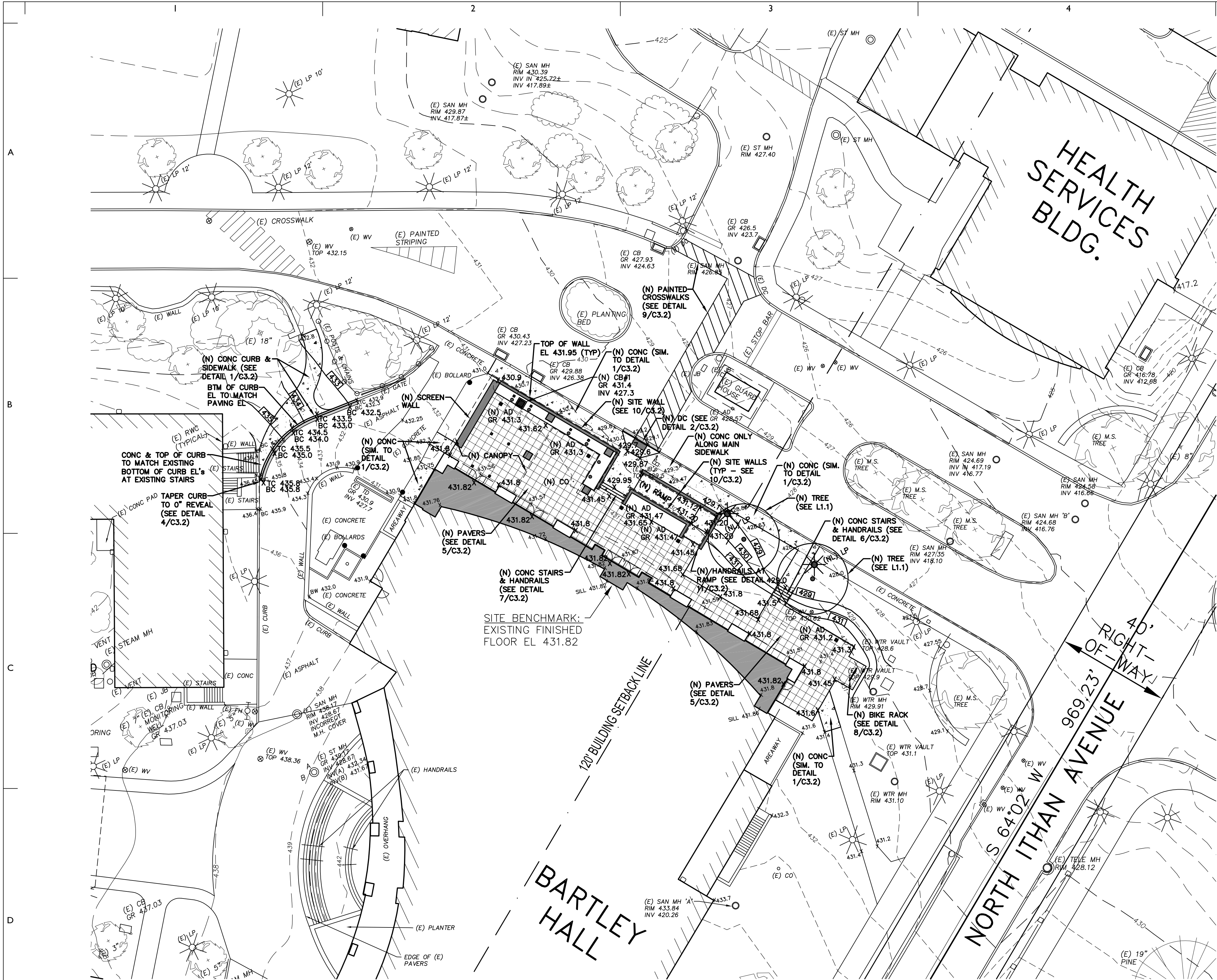
**Bartley Exchange
+ Entrance Plaza**
Villanova University
Villanova, PA

ET TITLE: **EXISTING UTILITIES
DEMOLITION PLAN**

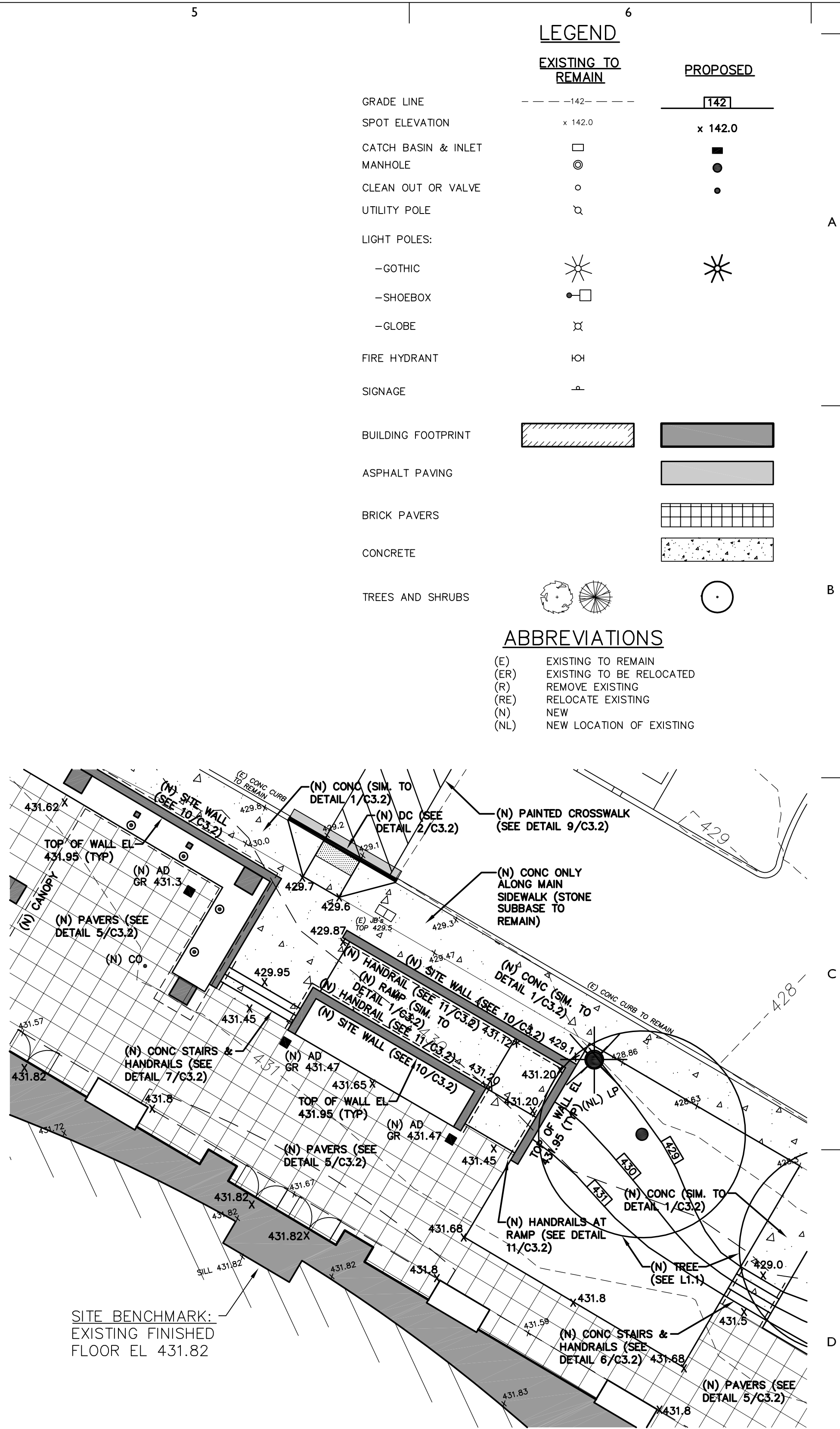
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APPROVED:	KRM
DATE:	11/04/15
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SHEET 4 OF 13

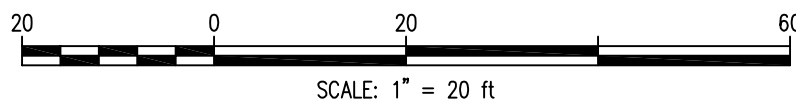


1 SITE DEVELOPMENT PLAN
SCALE: 1"=20'-0"



2 ENLARGED PLAN AT ENTRANCE PLAZA
SCALE: 1"=10'-0"

NOTE:
A GRADING PLAN AND EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.



LEGEND

	EXISTING TO REMAIN	PROPOSED
GRADE LINE	-142-	[142]
SPOT ELEVATION	x 142.0	x 142.0
CATCH BASIN & INLET	[Symbol]	[Symbol]
MANHOLE	[Symbol]	[Symbol]
CLEAN OUT OR VALVE	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
LIGHT POLES:		
-GOTHIC	[Symbol]	[Symbol]
-SHOEBOX	[Symbol]	[Symbol]
-GLOBE	[Symbol]	[Symbol]
FIRE HYDRANT	[Symbol]	[Symbol]
SIGNAGE	[Symbol]	[Symbol]
BUILDING FOOTPRINT	[Symbol]	[Symbol]
ASPHALT PAVING	[Symbol]	[Symbol]
BRICK PAVERS	[Symbol]	[Symbol]
CONCRETE	[Symbol]	[Symbol]
TREES AND SHRUBS	[Symbol]	[Symbol]

ABBREVIATIONS

(E)	EXISTING TO REMAIN
(ER)	EXISTING TO BE RELOCATED
(R)	REMOVE EXISTING
(RE)	RELOCATE EXISTING
(N)	NEW
(NL)	NEW LOCATION OF EXISTING

ALL DIMENSIONS AND DISTANCES SHOWN ON THIS DRAWING SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS OF GOV. AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS OF GOV. AGENCIES.

DATE: 11/04/15
BY: AEC
DESCRIPTION: PRELIM/FINAL SUB.

REVISIONS:

No.	DATE	DESCRIPTION
1	11/04/15	PRELIM/FINAL SUB.

CONSULTANTS:

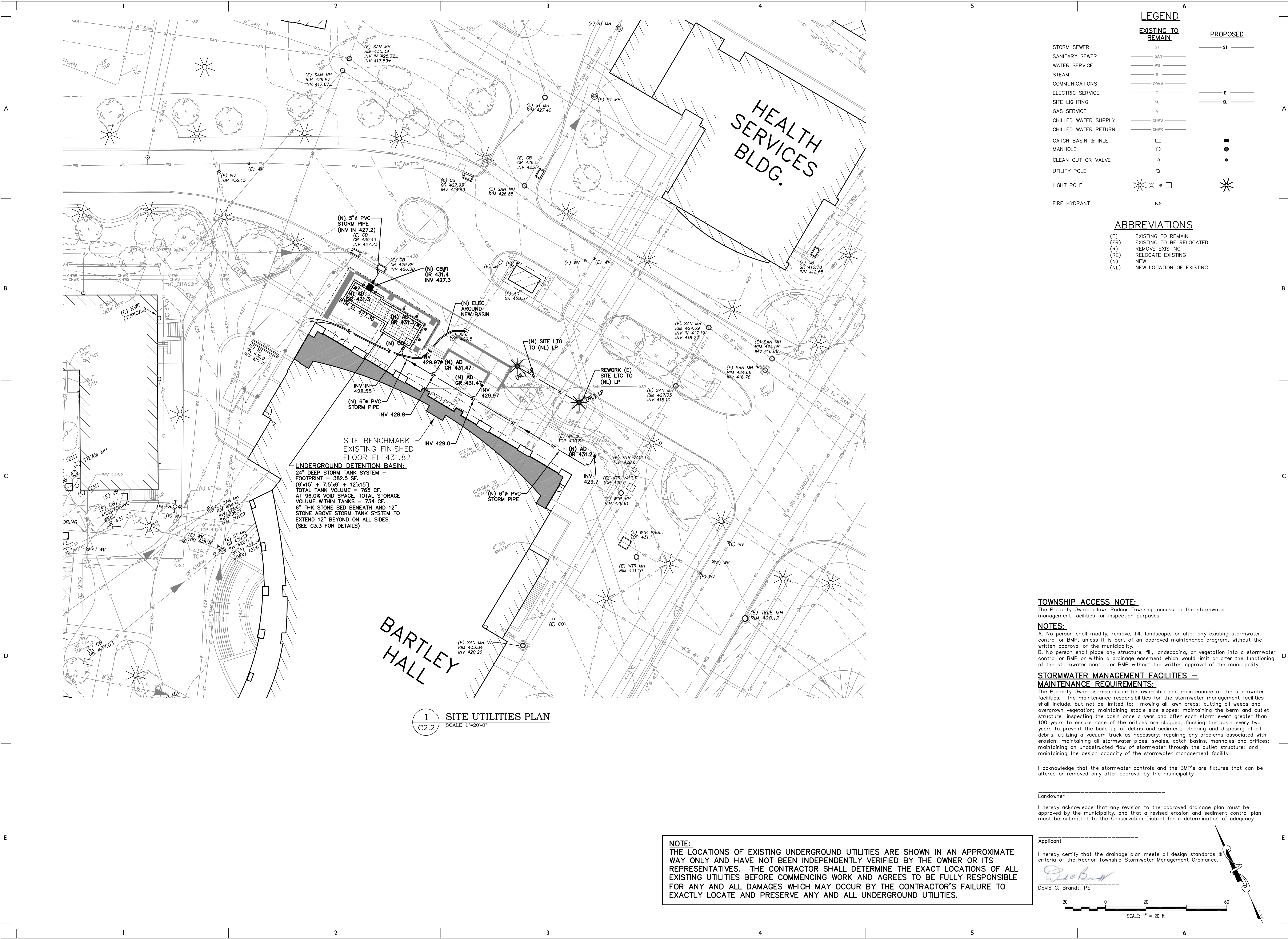
MEP/Structural/Civil Engineers:
Associated Engineering Consultants Incorporated
1405 Downer Park Drive, Suite 113, Wayne, Pennsylvania 19381
Tel: 610.686.6066 Fax: 610.686.6068
www.aecinc.com

DAVID C. BRANDT
PROFESSIONAL ENGINEER
ARCHITECTURE/PLANNING/ENGINEERING
1520 LOCUST STREET, 702 PHILADELPHIA, PA 19104
Tel: 215.247.1430 Fax: 215.247.1433
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ARCHITECTURE/PLANNING/ENGINEERING
Bartley Exchange Plaza + Entrance Plaza
Villanova University
Villanova, PA

PROJECT: SITE DEVELOPMENT PLAN
SHEET 6 OF 13

PROJECT NO.: 479.00 / AEC PROJECT NO. 0531.003



LEGEND	
EXISTING TO REMAIN	PROPOSED
STORM SEWER	ST
SANITARY SEWER	SAN
WATER SERVICE	WS
STEAM	S
COMMUNICATIONS	COMM
ELECTRIC SERVICE	E
SITE LIGHTING	SL
GAS SERVICE	G
CHILLED WATER SUPPLY	CHWS
CHILLED WATER RETURN	CHWR
CATCH BASIN & INLET	
MANHOLE	
CLEAN OUT OR VALVE	
UTILITY POLE	
LIGHT POLE	
FIRE HYDRANT	

ABBREVIATIONS	
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(ER)	EXISTING TO BE RELOCATED
(R)	REMOVE EXISTING
(RE)	RELOCATE EXISTING
(N)	NEW
(NL)	NEW LOCATION OF EXISTING

TOWNSHIP ACCESS NOTE:
The Property Owner allows Radnor Township access to the stormwater management facilities for inspection purposes.

NOTES:
A. 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.
B. 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.

STORMWATER MANAGEMENT FACILITIES – MAINTENANCE REQUIREMENTS:
The Property Owner is responsible for ownership and maintenance of the stormwater facilities. The maintenance responsibilities for the stormwater management facilities shall include, but not be limited to: mowing all lawn areas; cutting all weeds and overgrown vegetation; maintaining stable side slopes; maintaining the berm and outlet structure; inspecting the basin once a year and after each storm event greater than 100 years to ensure none of the orifices are clogged; flushing the basin every two years to prevent the build up of debris and sediment; clearing and disposing of all debris, utilizing a vacuum truck as necessary; repairing any problems associated with erosion; maintaining all stormwater pipes, swales, catch basins, manholes and orifices; maintaining an unobstructed flow of stormwater through the outlet structure; and maintaining the design capacity of the stormwater management facility.

I acknowledge that the stormwater controls and the BMP's are fixtures that can be altered or removed only after approval by the municipality.

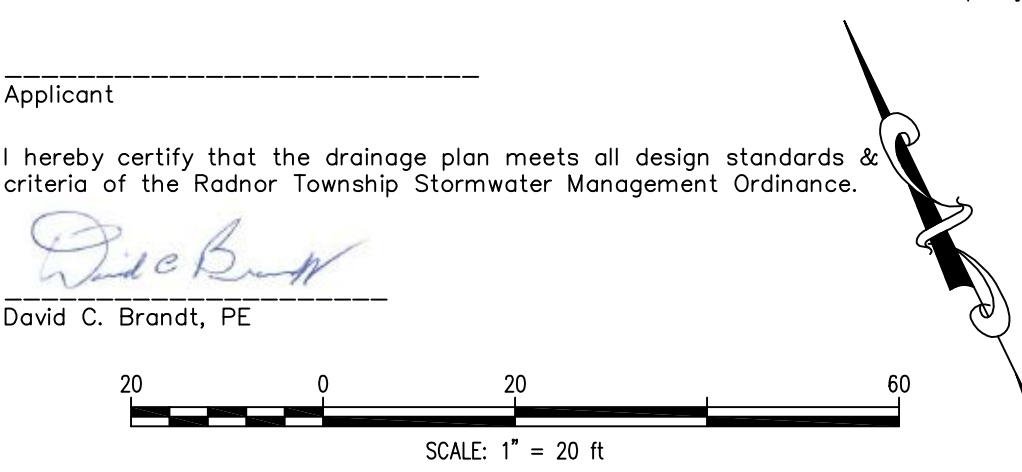
Landowner _____

I hereby acknowledge that any revision to the approved drainage plan must be approved by the municipality, and that a revised erosion and sediment control plan must be submitted to the Conservation District for a determination of adequacy.

Applicant _____

I hereby certify that the drainage plan meets all design standards & criteria of the Radnor Township Stormwater Management Ordinance.

David C. Brandt, PE



NOTE:
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REVISIONS	DESCRIPTION	BY	DATE
1	PRELIM/FINAL SUB.	AEC	11/04/15

CONSULTANTS:
MEP/Structural/Civil Engineers:
Associated Engineering Consultants Incorporated
4650 Drexel Park Drive, Suite 113, Wayne, Pennsylvania 19381
Tel: 610.688.8800 Fax: 610.688.6066
www.aecinc.com

SEAL
DAVID C. BRANDT
REGISTERED PROFESSIONAL ENGINEER
IN THE STATE OF PENNSYLVANIA
No. 27492-E
Exp. 12/31/2018
www.c2c2a.com

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1520 LOCUST ST. STE. 702 PHILADELPHIA, PA 19104
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www.c2c2a.com

Bartley Exchange Plaza + Entrance Plaza
Villanova University
Villanova, PA

PROJECT: SITE UTILITIES PLAN

SHEET TITLE: SITE UTILITIES PLAN

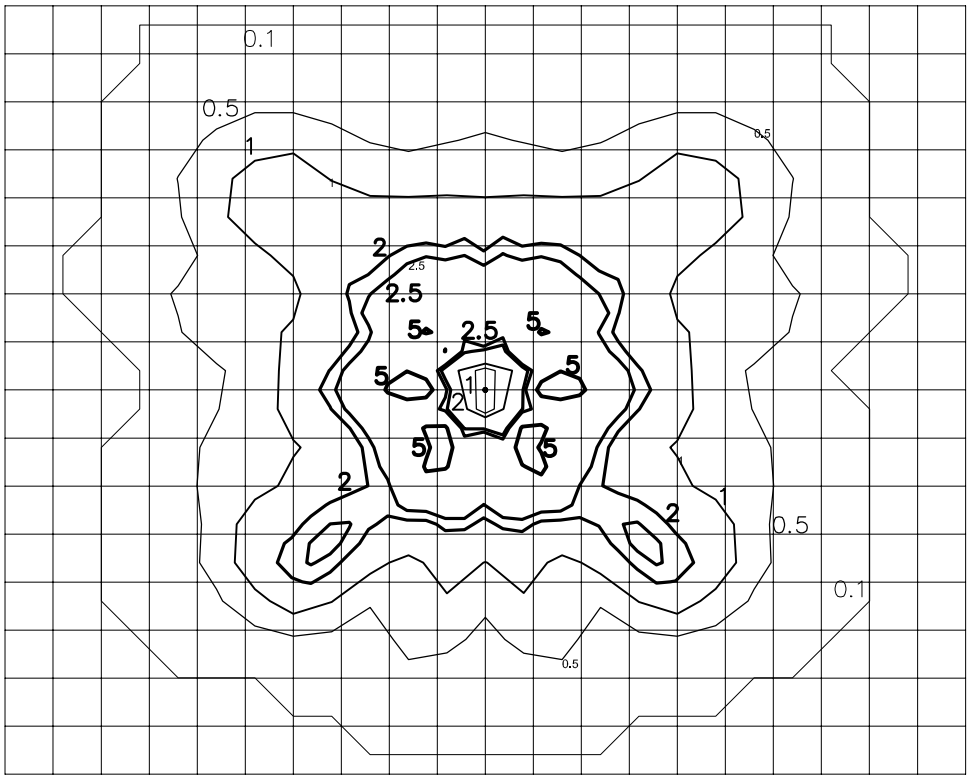
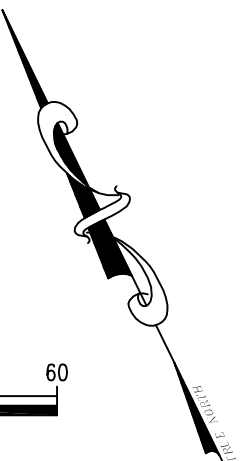
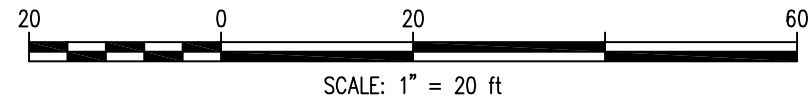
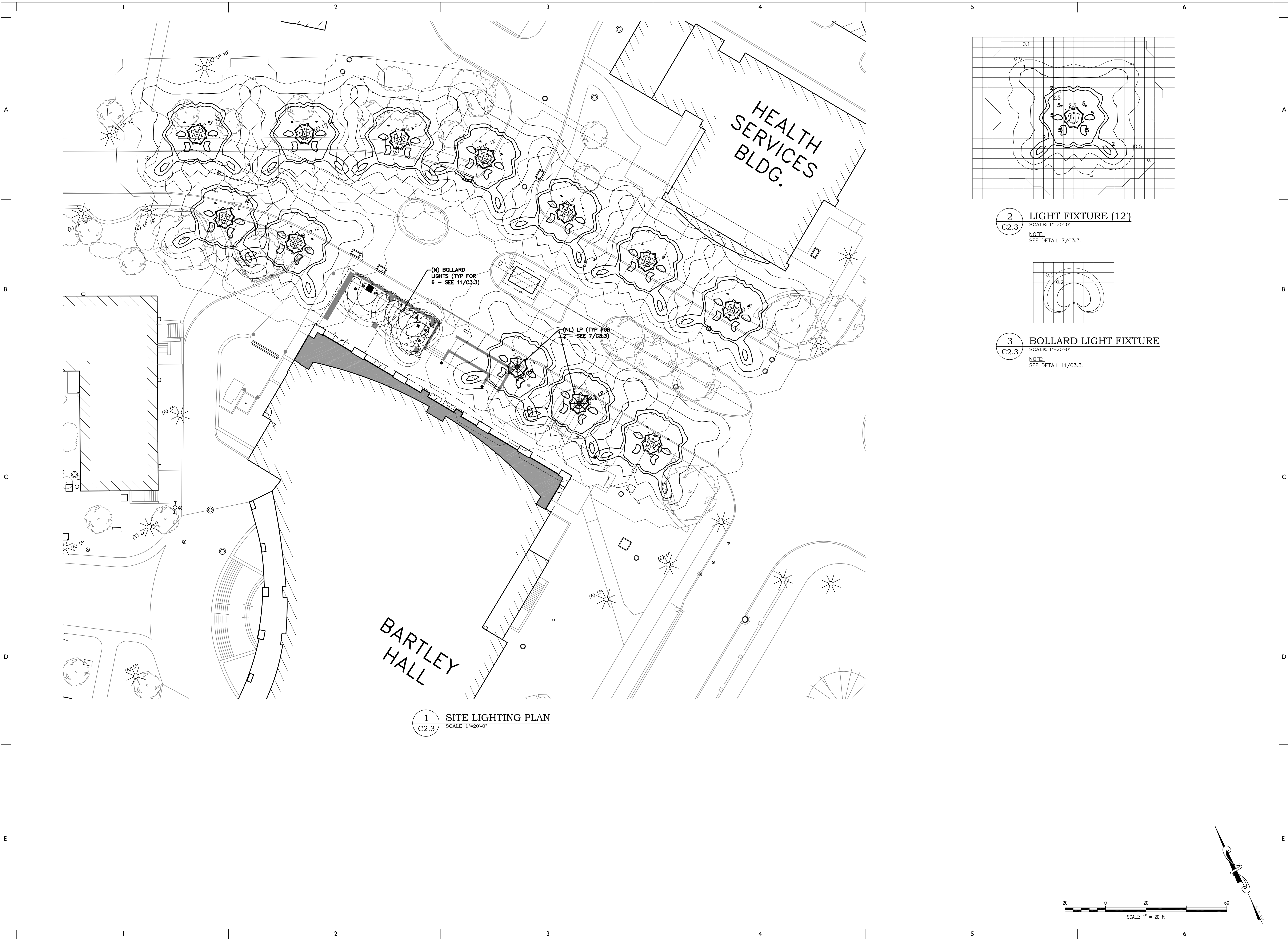
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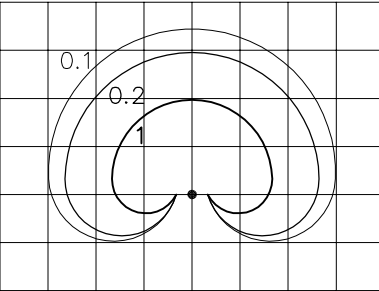
DRAWN BY:	BJD
APPROVED:	KRM
DATE:	11/04/15

DRAWING No:

C2.2
SHEET 7 OF 13



2 LIGHT FIXTURE (12')
SCALE: 1"=20'-0"
NOTE:
SEE DETAIL 7/C3.3.



3 BOLLARD LIGHT FIXTURE
SCALE: 1"=20'-0"
NOTE:
SEE DETAIL 11/C3.3.

PROJECT NO. 479.00 / AEC PROJECT NO. 031.003

SHEET TITLE

SITE LIGHTING PLAN

PROJECT

Bartley Exchange Plaza
+ Entrance Plaza
Villanova University
Villanova, PA

CONSULTANTS

REGISTERED PROFESSIONAL ENGINEER

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REVISIONS

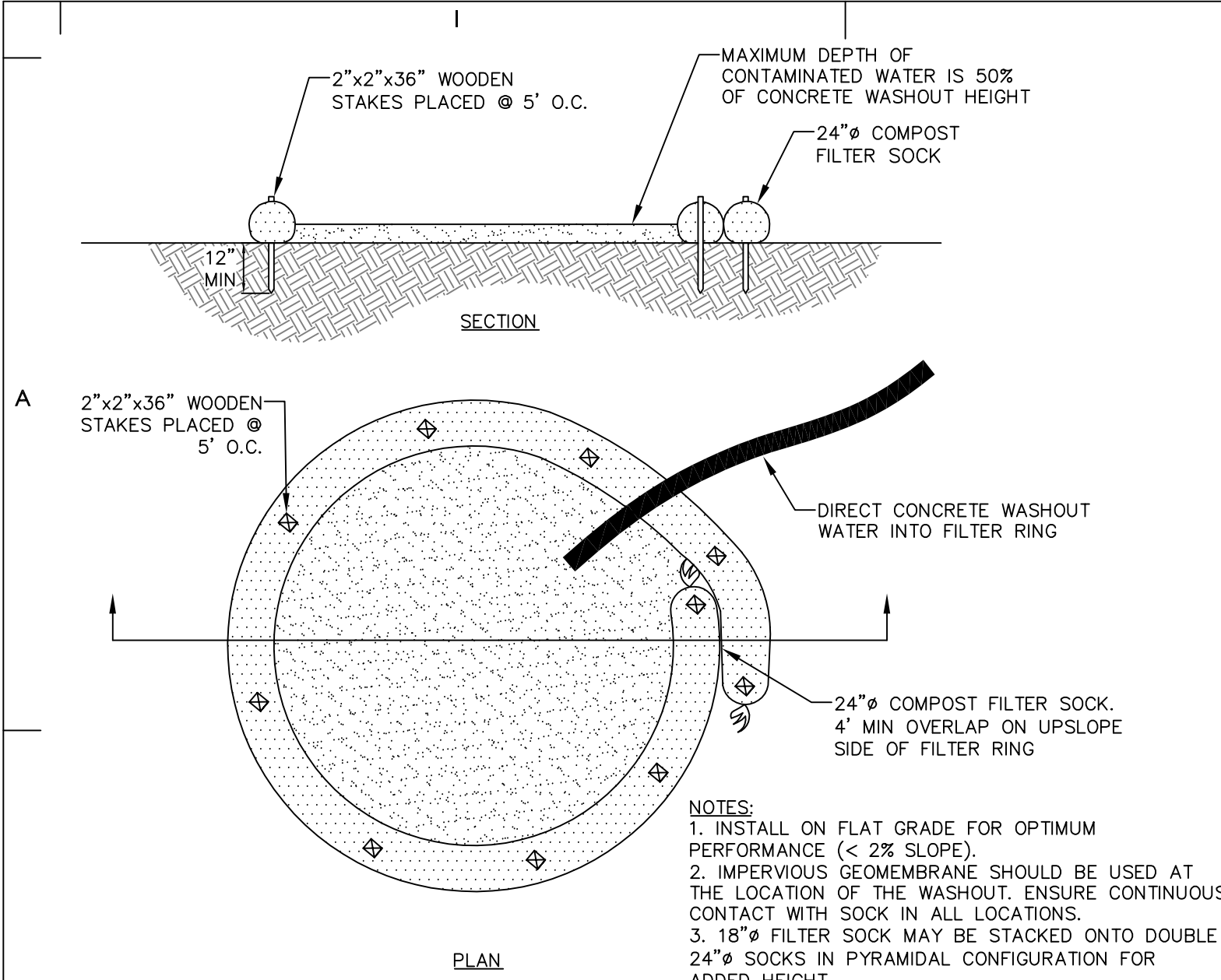
No.	DATE	BY	DESCRIPTION
1	11/04/15	AEC	PRELIM/FINAL SUB.

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SCALE: AS NOTED

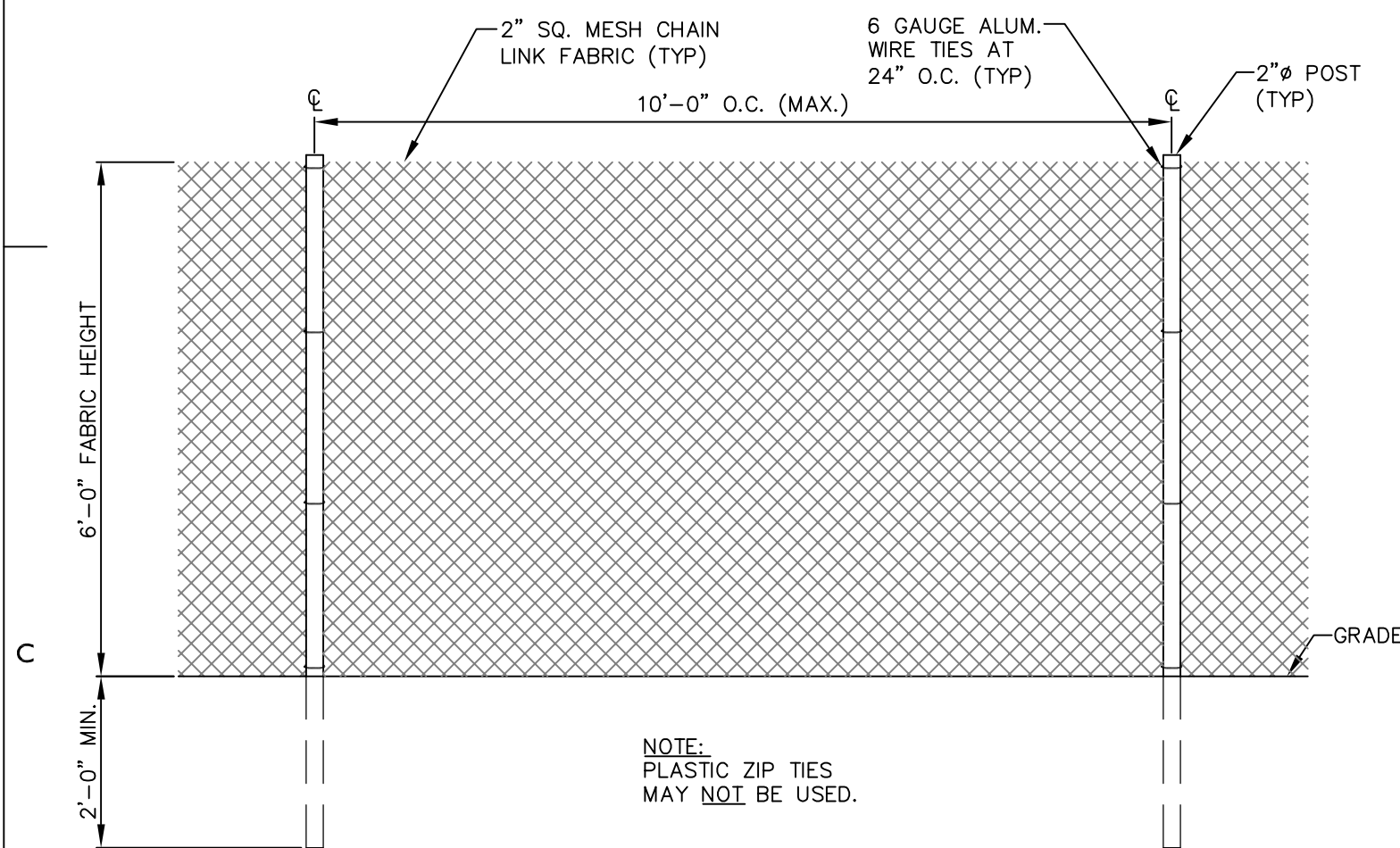
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APPROVED:	KRM
DATE:	11/04/15
DRAWING No.	C2.3

SHEET 8 OF 13



1 CONCRETE WASHOUT DETAIL

SCALE: NOT TO SCALE

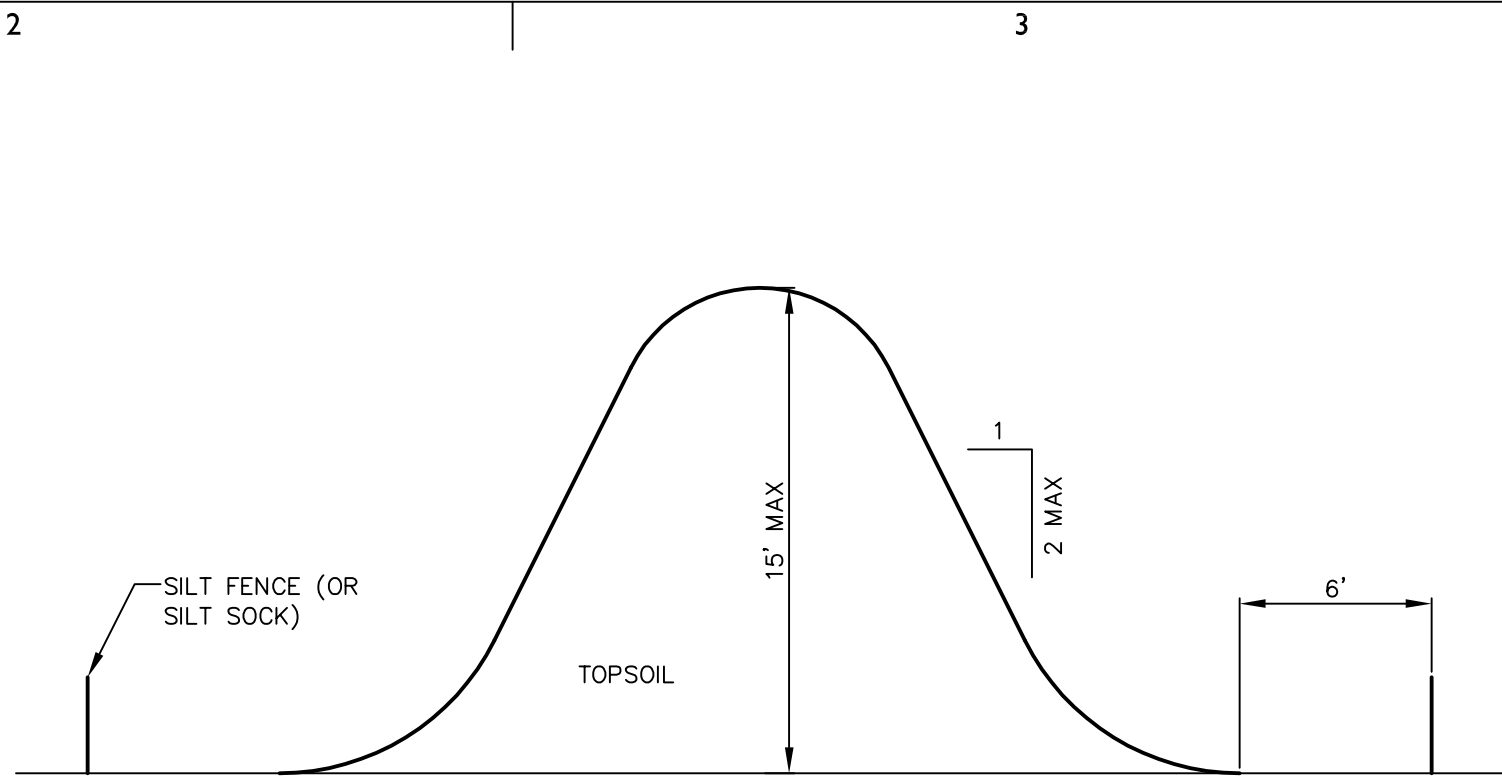


5 TREE PROTECTION BARRIER FENCING DETAIL

SCALE: 1/2" = 1'-0"

(LOCATION SHOWN THUS ——— ON PLAN)

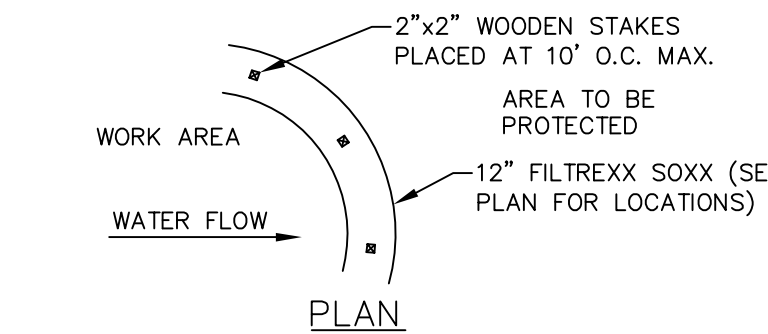
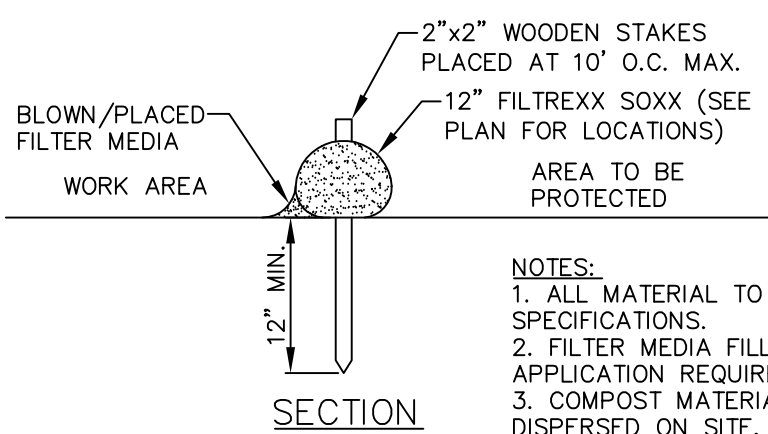
- NOTES:
1. PROTECTION BARRIERS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE WORK AT THE SITE.
 2. ADDITIONAL WARNING SIGNS SHOULD ALSO BE PLACED ON THE FENCING AND IN APPROPRIATE AREAS NEAR THE WORK ZONE.
 3. TREE PROTECTION FENCE SHALL BE INSPECTED BY THE OWNER OR CONTRACTOR AT THE END OF EVERY DAY FOR THE DURATION OF THE PROJECT. THE FENCE SHALL BE REPAIRED WHERE NECESSARY.



2 TYPICAL SOIL STOCKPILE CROSS SECTION

SCALE: NOT TO SCALE

- NOTES:
1. SILT FENCE OR SILT SOCK MUST COMPLETELY ENIRCLE STOCKPILES.
 2. TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE OR USED AS FILL.
 3. TOPSOIL SHALL BE REMOVED FROM THE AREAS OF CONSTRUCTION AND STORED SEPARATELY.
 4. THE TOPSOIL SHALL BE STABILIZED TO MINIMIZE EROSION DURING STORAGE.
 5. UPON COMPLETION OF CONSTRUCTION, THE TOPSOIL SHALL BE UNIFORMLY REDISTRIBUTED ON THE SITE.

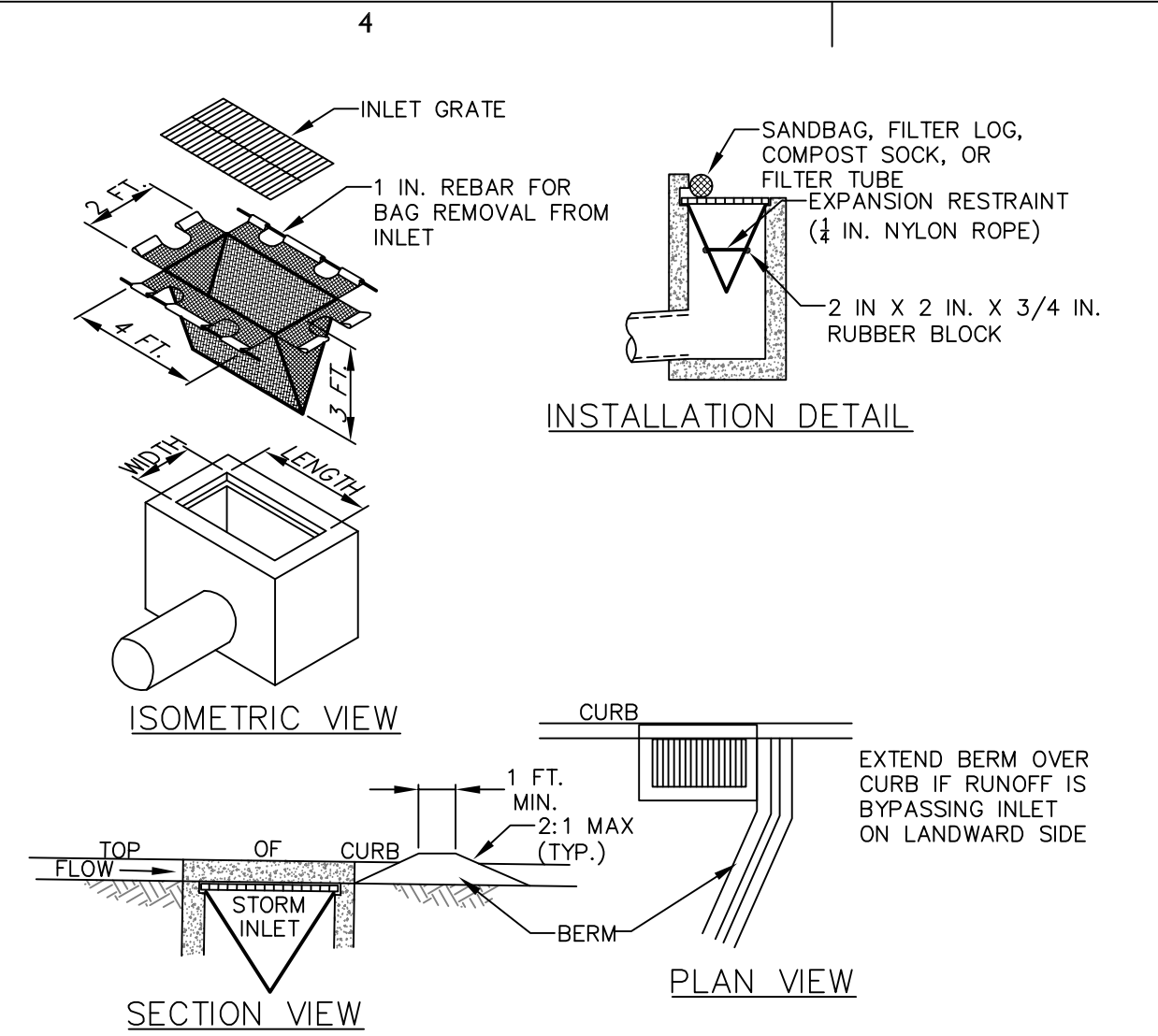


6 SILT SOCK DETAIL

SCALE: NOT TO SCALE

SILT SOCK NOTES:

1. The Silt Sock is to be laid on top of the ground along the down-slope areas and along side-slope areas as required to prevent or reduce erosion.
2. The Silt Sock can either be lapped or butted at the ends to create a continuous line of defense.
3. Socks placed on earthen slopes should be anchored with stakes driven through the center of the sock at intervals recommended by the manufacturer. Where socks are placed on paved surfaces, heavy concrete blocks should be used immediately down slope of the socks to help hold the sock in place.
4. Traffic shall not be permitted to cross Silt Sock. If the Silt Sock is deformed due to being driven over or dragged, then it is to be re-contoured by hand if applicable. If not, the silt sock shall be repaired (see repair notes below).
5. If the Silt Sock rolls due to hydraulic force, then it is to be repositioned and staked.
6. If the Silt Sock loses ground contact, then fill in the depressions and back-grout with chips from damaged section.
7. If sediment accumulates to half of the sock height, then remove the sediment by hand. It may be necessary to install a second row of sock positioned on top of or up slope of the original sock.
8. If holes, rips or tears develop in the sock, then small holes or narrow rips shorter than 12 inches may be stitched closed using plastic zip ties. Tears longer than 12 inches require the sock to be replaced. Repairs or replacement shall occur within 24 hours of inspection.
9. If a pinch or localized diameter reduction of more than half of the original diameter develops in the sock, then a new section of sock is to be installed upslope of the damaged section.
10. Silt Socks shall be inspected weekly and after each runoff event.
11. Biodegradable filter socks shall be replaced after 6 months; photodegradable socks after 1 year. Polypropylene socks shall be replaced according to the manufacturer's recommendations.
12. Silt Socks shall be removed upon stabilization of the area tributary to the sock.
13. LOCATION SHOWN THUS —■— ON PLAN C1.3.



3 TYPE 'C' INLET - FILTER BAG PROTECTION DETAIL

SCALE: NOT TO SCALE

NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

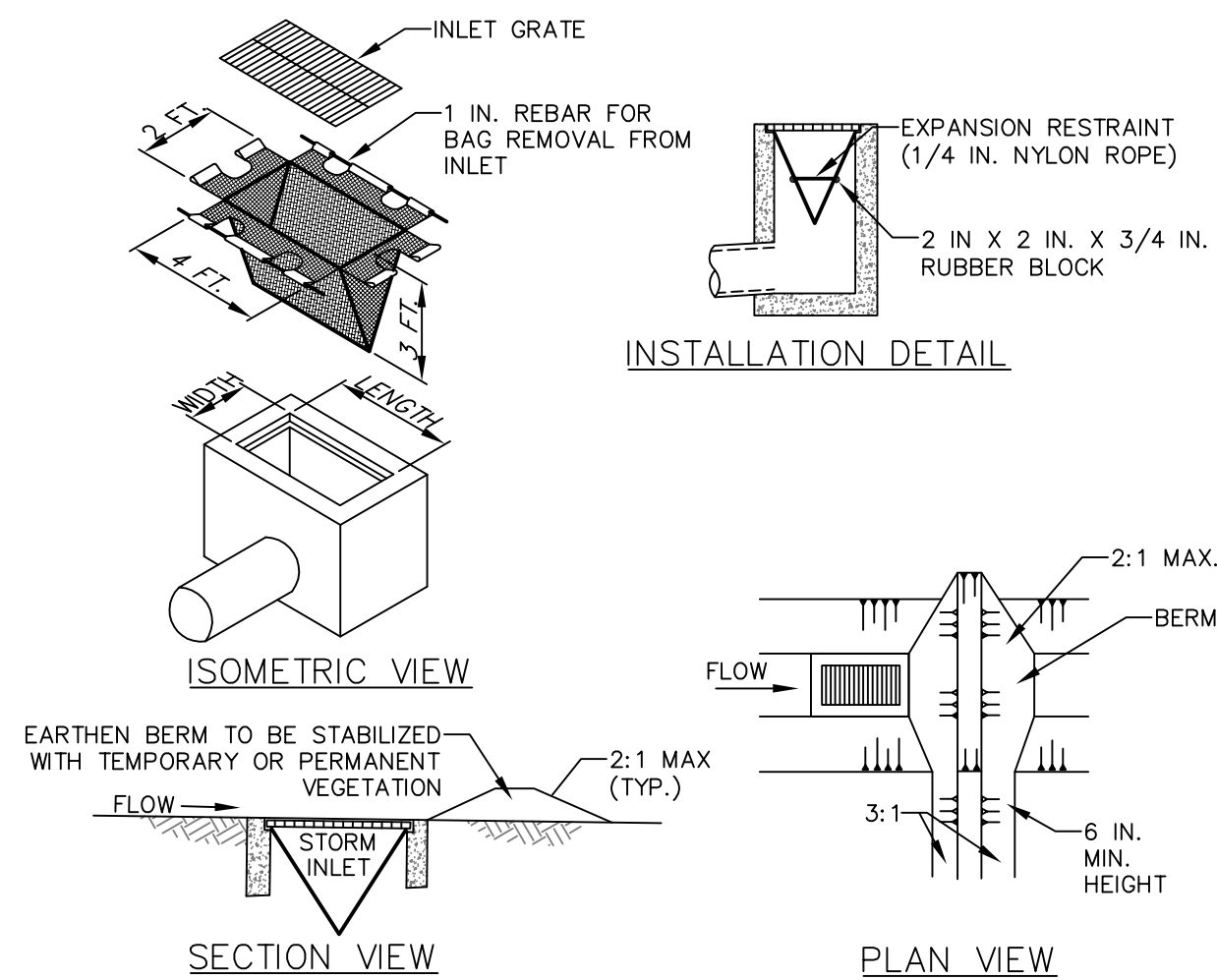
INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS. A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.



7 TYPE 'M' INLET - FILTER BAG PROTECTION DETAIL

SCALE: NOT TO SCALE

NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

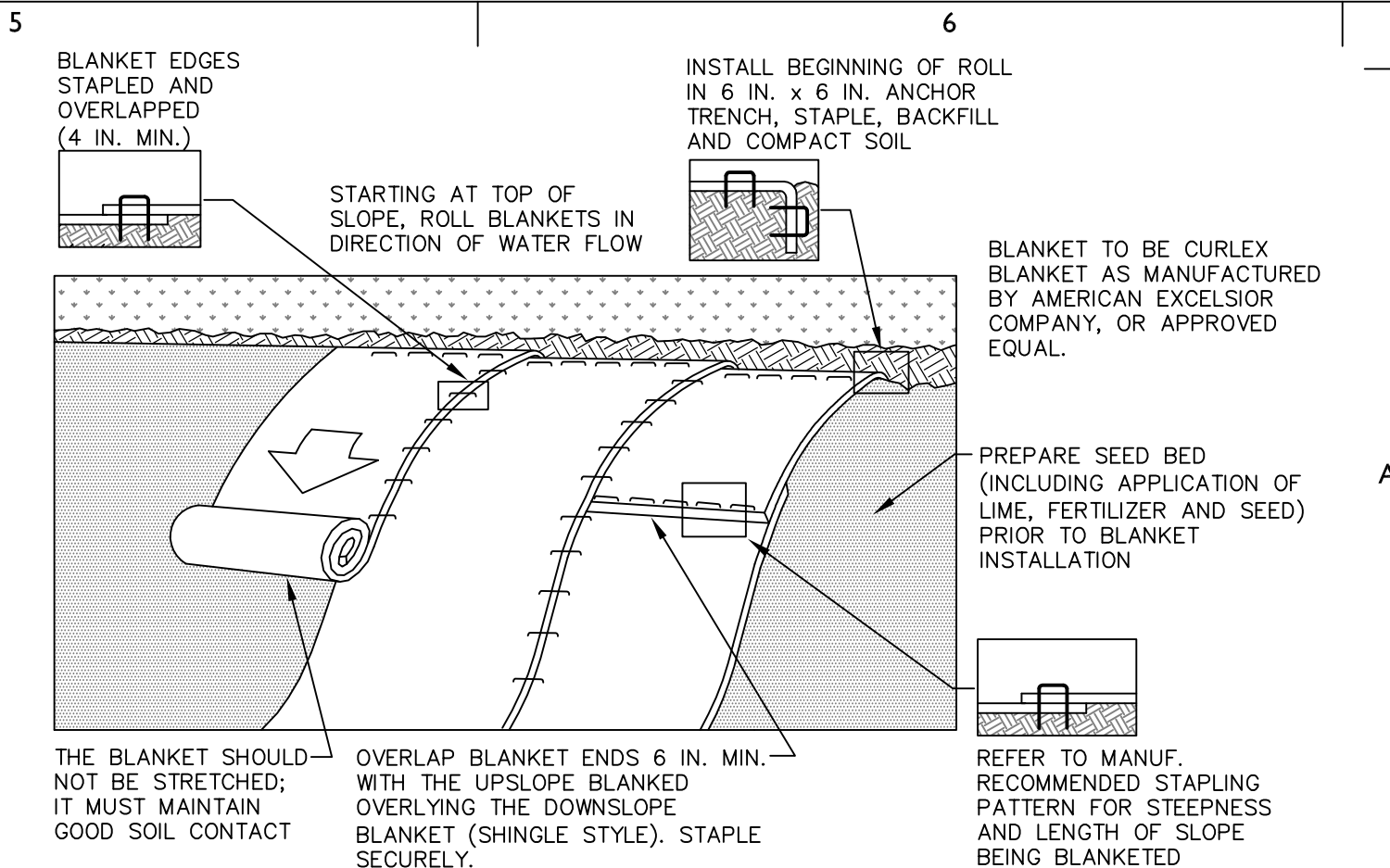
INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS. A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.



4 EROSION CONTROL BLANKET INSTALLATION DETAIL

SCALE: NOT TO SCALE

NOTES:

SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

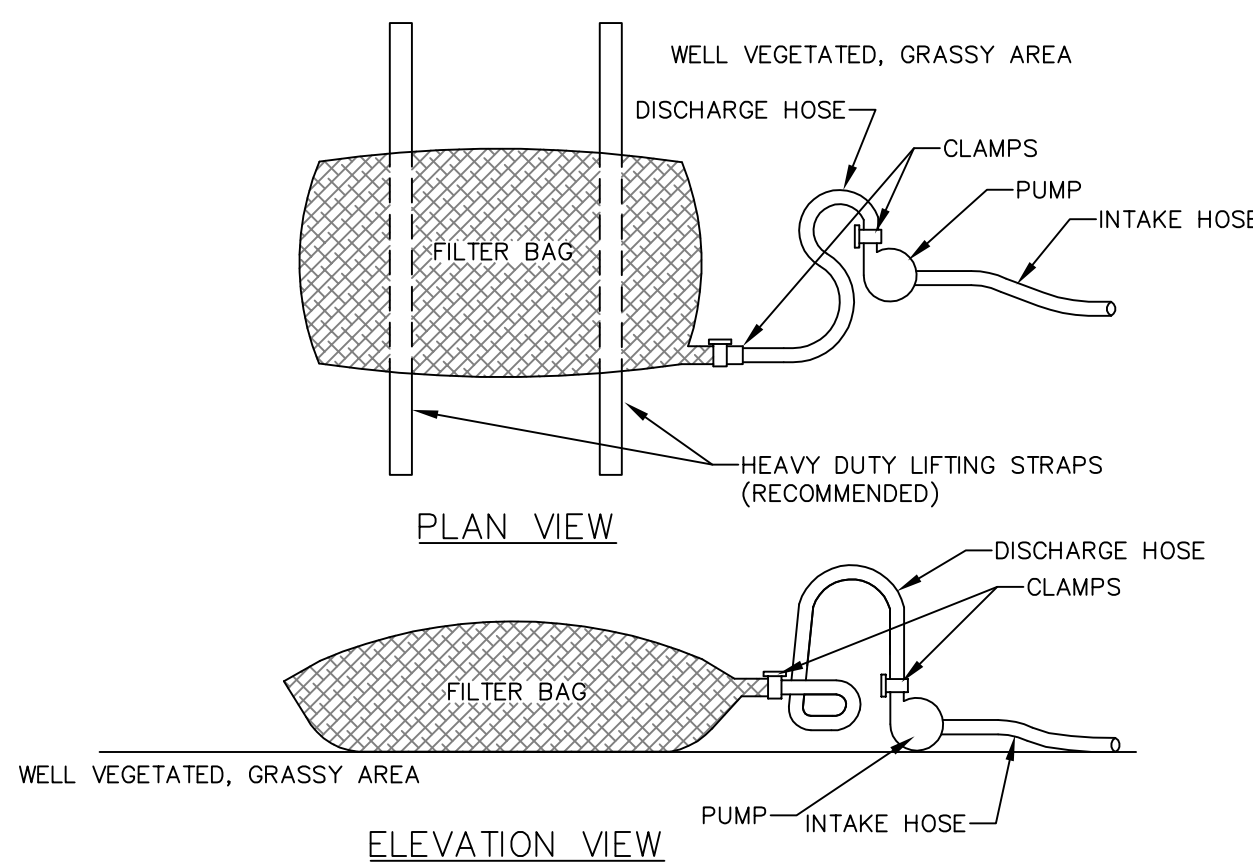
SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

LOCATION SHOWN THUS  ON PLAN C1.3.



8 PUMPED WATER FILTER BAG DETAIL

SCALE: NOT TO SCALE

NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5% CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

NOTE:

SEE C3.0 FOR EROSION & SEDIMENTATION CONTROL NOTES, CONSTRUCTION SEQUENCE AND PROJECT GENERAL NOTES.

ALL DIMENSIONS AND DETAIL SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS OF GOV. BEFORE ANY CONSTRUCTION BEGINS. AUTHORITY HAVING JURISDICTION.

REVISIONS

No.	DATE	BY	DESCRIPTION
1	11/04/15	AEC	PRELIM/FINAL SUB.

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Bartley Exchange Plaza + Entrance Area

Villanova University

Villanova, PA

SOIL EROSION CONTROL SECTIONS AND DETAILS

PROJECT NO. 479.00 / AEC PROJECT NO. 0531.003

SCALE: AS NOTED

DRAWN BY: BJD

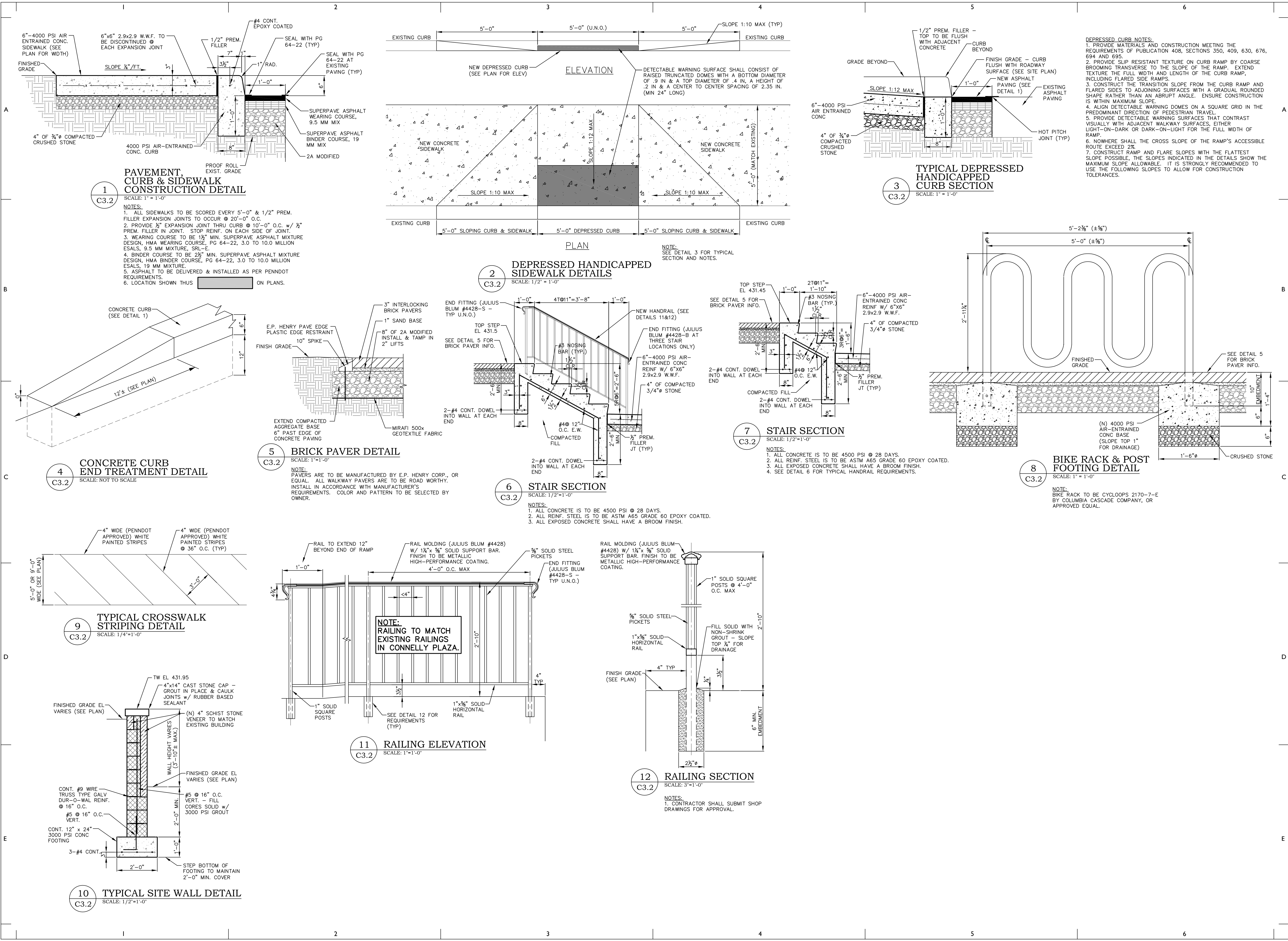
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SHEET 10 OF 13



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PROJECT TITLE:
SITE SECTIONS AND DETAILS

PROJECT:
Bartley Exchange Plaza + Entrance Area
Villanova University
Villanova, PA

PROJECT NO.: 479.00 / AEC PROJECT NO. 031.003

SCALE: AS NOTED

DRAWN BY: BJD

APPROVED: KRM

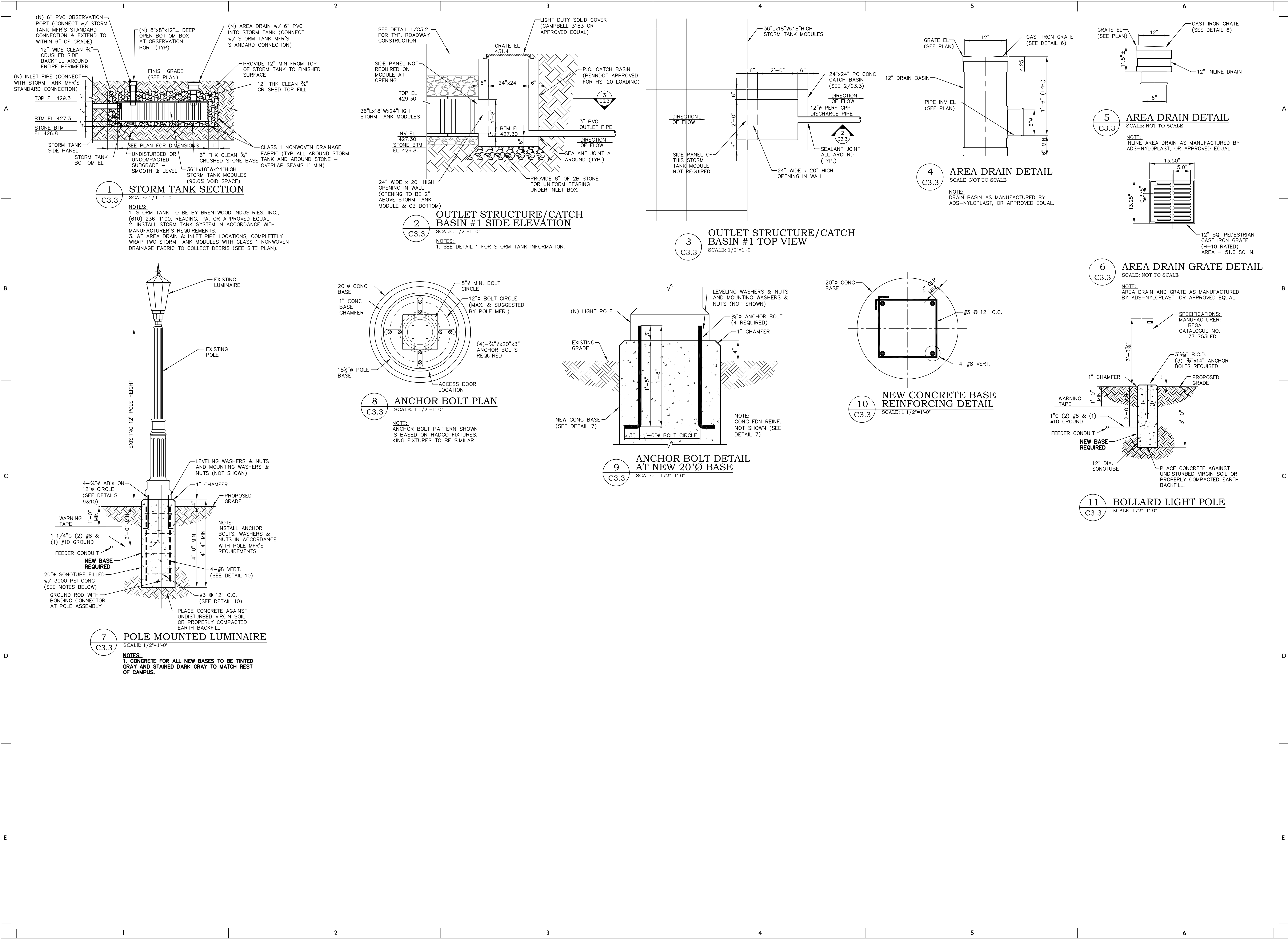
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SHEET 11 OF 13

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PROJECT

**Bartley Exchange Plaza
+ Entrance Area**
Villanova University
Villanova, PA

SHEET TITLE

**SITE UTILITIES
SECTIONS AND
DETAILS**

PROJECT NO.

479.00 / AEC PROJECT NO. 0031.003

SCALE

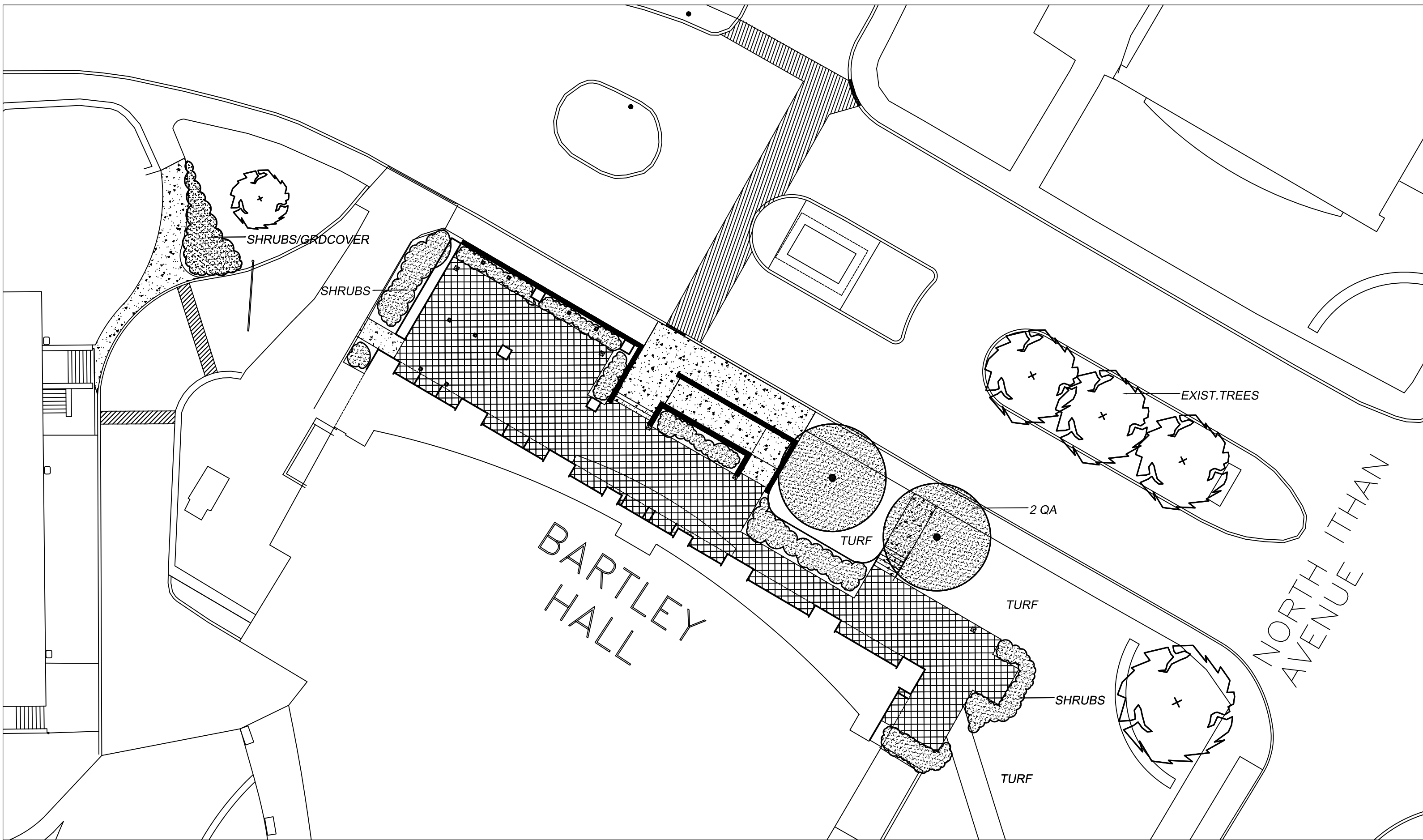
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APPROVED:	KRM
DATE:	11/04/15
DRAWING NO.	

C3.3

SHEET 12 OF 13

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Planting Soil

Soil for all on-grade planting shall be composed of three parts topsoil and one part processed compost or equal organic matter. It shall be mixed dry to a uniform texture without lumps and containing no stones, sticks, roots, or other foreign material. Fertilizer and other soil amendments shall be applied and incorporated, at amounts and rates determined by the topsoil analysis. Planting Soil shall have a pH range from 6 to 7, which will be confirmed by an analysis of the soil mix by an accredited soils laboratory, provided at the Contractor's cost. In all planting areas, planting soil shall be placed so that bed surface will be at finished grade when mixture has settled to normal compaction.

Topsoil stripped and stockpiled on the site may be used providing that it meets the requirements specified herein. The Contractor shall be responsible for removing from the stockpiled topsoil any of the deleterious admixtures as listed herein. Topsoil provided by the Contractor from off the site areas shall be obtained from naturally well drained areas and installed by the Contractor at no additions to the contract price.

Topsoil shall consist of natural friable loam soil capable of sustaining normal plant growth. It shall be of uniform quality, free from brush, weeds, hard clods, stiff clay, sods, stone, stumps, roots etc. larger than 1/2" in diameter, toxic substances and any material or substance harmful to plant growth or that would be a hindrance to planting and maintenance operations. Topsoil shall be without admixture of subsoil, refuse, or any foreign material.

Topsoil shall contain not less the 6% organic matter and not more than 10% organic matter determined by loss of ignition of moisture-free samples dried in accordance with the current method of the Association of Official Agricultural Chemists.

Plants

All plants shall be the kind and size indicated on the plant list and shall be true to name. Grading of all plants shall be in accordance with the code of standards as stated in the current issue of the AmericanStandard for Nursery Stock published by the American Association of Nurseryman. All plants shall have been nursery grown with the same USDA hardness zone as the project site. All plants shall be sound, healthy, vigorous nursery stock with a normal habit of growth, shall have been subjected to nursery root and top spraying, transplanting, etc., and shall have been inspected and approved for sale, transportingand transplanting by all governmental agencies authorized to administer such control. All plants shall be subject to inspection and approval by the Landscape Architect throughout the contract period. Plants shall be true to measurement specified except that plants larger than specified may be used if approved by the Landscape Architect and at no addition to the Contract Price. Substitutions of plants will not be permitted unless reviewed and approved by the Landscape Architect prior to commencement of the work.

Planting

Excavation of Plant Pits: All plant pit excavation shall be according to the following requirements:

- 1.Trees with a ball of earth less than four feet in diameter shall be planted in a pit three times as wide as the diameter of the root ball and equal to the depth of the ball. At the conclusion of planting, the root flare shall be visible at finished grade.
- 2.In no case shall the distance from the ball to the side of the pit be less than twelve inches. The minimum depth of pits for shrubs shall be equal to the depth of the container or rootball.

Burlap, plastic, twine and metal cages shall be removed prior to planting.

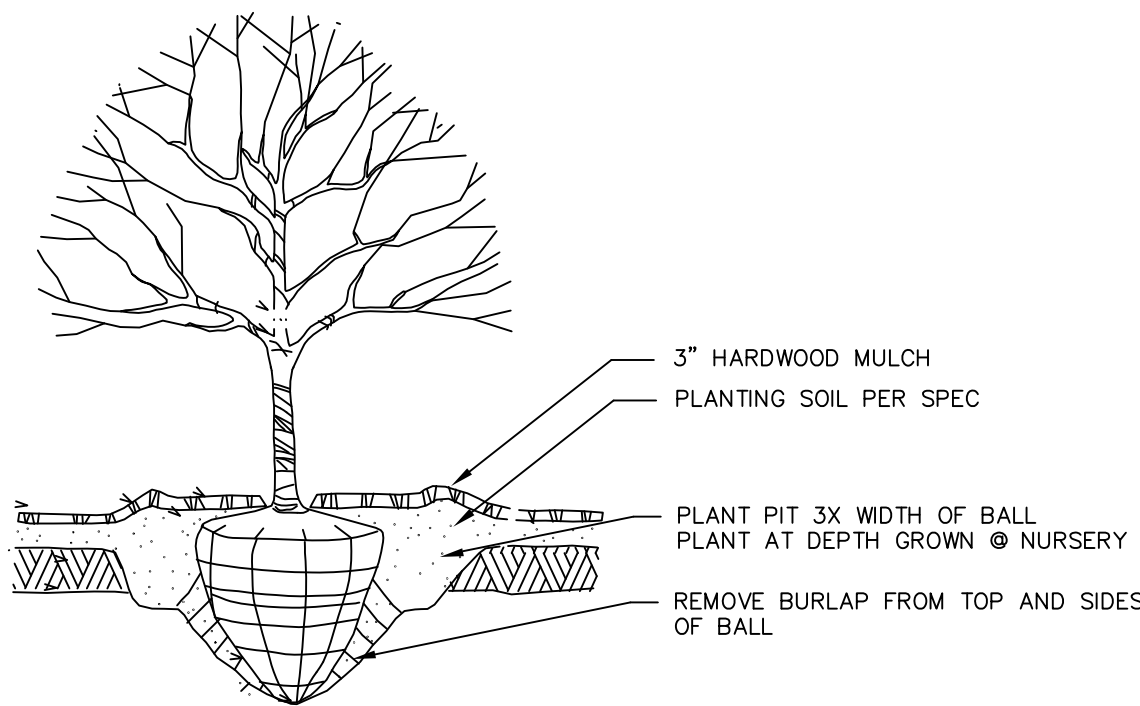
Trees shall be staked only in areas of steep slopes (>5:1), high wind, or as directed by Landscape Architect.

All planting areas shall be covered to a uniform loose depth of 3" with finely shredded hardwood bark mulch, unless otherwise indicated.

Tree Removals
6-23"cal 2 trees

Township Planting Requirements
TREE REPLACEMENT 2 TOTAL
1 tree/6-18"cal.tree removal (2)

Deciduous Canopy
Quercus acutissima Sawtooth Oak QA 2 1/2-3"cal. 2



TREE PLANTING DETAIL

ALL DIMENSIONS AND EXIST-
ING CONDITIONS SHALL BE
THE CONTRACTOR AT THE
SITE. THE CONTRACTOR SHALL
OBTAIN A TRUE COPY
WITH APPLICABLE CODES
AND REGULATIONS FROM
THE JURISDICTION.
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LANDSCAPE

REVISIONS:
No. DATE BY: DESCRIPTION:
1 11/04/15 MLB PRELIMINAL SUB.

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PROJECT:
Bartley Exchange
Expansion & Renovation
Villanova University
Villanova, PA

PROJECT NO. 479.00

DATE 11/04/2015
DRAWN BY mlb

SCALE 1"=20'

PROJECT TITLE
Planting Plan

11.1