BOARD OF COMMISSIONERS
AGENDA
Monday, February 9, 2026 – 6:30 PM

Radnorshire Room

Call to Order

Pledge of Allegiance

Oath of Office - Treasurer - Rob Armstrong

Notice of Executive Session

Presentations

Presentation – Land Development Plan - 270 S. Bryn Mawr Avenue (Lumais Project): Construction of a Wellness Facility

1. Public Participation
2. Consent Agenda - Public Comment

2.A. Approval of the Minutes of the January 5, 2026 Organization and Regular Board of Commissioners Meetings.

Minutes January 5 2026 Organization and Regular BOC Meetings.pdf

2.B. Chiefs Monthly Report - December 2025 and January 2026

Chief Monthly Report December 2025.pdf
Chief Monthly Report January 2026.pdf

2.C. Staff Traffic Committee Meeting Minutes - November 19, 2025 and December 17, 2025

Staff Traffic Committee Meeting Minutes November 19, 2025.docx.pdf
Staff Traffic Committee Meeting Minutes December 17, 2025.pdf

2.D. HARB 2026-01 - 407 Midland Avenue -Garage studio addition, possible raise kitchen roof in back to A-Frame.

HARB 2026-01 407 MIDLAND CERT OF APPROPRIATENESS.pdf

2.E. Resolution 2026-10 - Sewage Facilities Planning Module Approval – 201 S. Spring Mill Road: Subdivision of Vacant Single Lot into Two Lots, Each with a Planned Residential Dwelling

Letter_to_Radnor_Twp-_PC___BOC_Meeting_Request.pdf
Planning_Module_-_201_S._Spring_Mill_Rd._Subdivision_12.11.25.pdf
201SSpringMill_Comp_4A_Muni_PC.pdf
201_S_Spring_Mill_Rd_PC_PM.pdf
SEWAGE FACILITIES PLANNING MODULE APPLICATION - PC signed.pdf
Planning Module - 201 S. Spring Mill Rd. Subdivision 12.11.25 Resolution.pdf

201 S Spring Mill Rd BOC PM.pdf

2.F. Resolution 2026-11 - Authorizing the Purchase and Upfitting of a Township Fire & EMS Chief Vehicle in the Amount of $80,302.66 as Budgeted in the 2026 Capital Replacement Fund (#005).

Tahoe specs.pdf
Upfitting quote.pdf
chief Car resolution 26-00011.pdf

2.G. Resolution 2026-20 - Authorizing the reduction of police officer contributions to their Pension Plan from 5% to 3% for the calendar year 2025 for officers hired before January 1, 2013.

2026-20-- Police Pension and Officer Contributions -- Resolution -- February 9, 2026.pdf

2.H. Resolution 2026-12 - Authorization to enter into a service agreement with the United States Department of Agriculture (USDA) to conduct White Tail Deer and Canada Geese Management at a cost of $52,249.04, plus $20,250 for deer processing and donation to area food pantry(ies), for a total cost of $72,499.04 as budgeted in the 2026 General Fund Budget.

Deer Resolution 2026.pdf
Deer Legislation 2026.pdf

2.I. Resolution 2026-14- Authorization to purchase two (2) Ford F150 Hybrid Police Vehicles under the 2026 Pennsylvania COSTARS Program, in the amount not to exceed $160,848.24, to be funded from the Drug Task Force Special Revenue Fund (#014), as included in the 2026 Capital Budget.

K4 H3 Vehicle Resolution checked.pdf
K1 H4 Vehicle Legislation.pdf

2.J. Resolution 2026-24 - Approving the Purchase of one (1) Patrol Police K9 for use by its Patrol Division. The Police Patrol K9 will be purchased from Shallow Creek Kennels, Inc. at a cost of $17,600.00, to be funded from the DOJ Equitable Sharing Fund.

LEGISLATION 2026 NEW k9.pdf
RESOLUTION NEW K9 FINAL 1.30.26.pdf

2.K. Resolution 2026-15 - Authorizing the Replacement of a Water Source Heat Pump (WSHP) (Unit 220) at the Township Building in the Amount of $13,900, to be Funded from the 2024 Facilities General Obligation Bond.

2026-15 -- WSHP -- Resolution -- February 9,2026.pdf

2.L. Resolution 2026-26 - NEARMAP and ESRI Annual Subscription, in the amount of $18,775.80, to be funded from the general fund.

2026-26_GIS_Subscription_2026.pdf

2.M. Motion to Authorize the Sale of Surplus Township Vehicles (Pursuant to section 5-52 (B)(1) of the Radnor Township Code)

2.N. Resolution 2026-17 - Authorizing the removal and stump grinding of 3 hazardous trees in the Right of Way at 105 Aberdeen Terrace by Shreiner Tree Care in the amount of $8,900 to be funded from the 2026 General Fund Tree Maintenance Budget.

Shreiner Estimate.pdf
RESOLUTION NO 2026-17 Removal of Three Hazardous Trees in the Right of Way at 105 Aberdeen Terrace.pdf

2.O. Resolution 2026-19 - Authorizing the Purchase of a Snow Plow and two V Box Salt Spreaders for use by the Public Works Department in an Amount Not to Exceed $26,000 as Funded and Approved in the 2026 Capital Improvement Plan

Plow & Spreader Quote.pdf
RESOLUTION NO 2026-19 Plow & 2 V-Box Spreaders.pdf

2.P. Resolution 2026-21 - Authorizing the Purchase of a Replacement Sanitation Truck #31 in an amount not to exceed $410,000 to be Financed through a Five-Year Lease Purchase Agreement as funded and approved in the 2026 Capital Improvement Plan with an Annual Payment of Approximately $82,000

RESOLUTION NO 2026-21 Purchase Sanitation Truck 31.pdf

2.Q. Resolution 2026-23 - Authorizing the Purchase of a Toro Groundsmaster 5900 Mower for Use by the Public Works Parks Department in the amount not to exceed $166,110 to be Financed through a Five-Year Lease Purchase as Funded and Approved in the 2026 Capital Improvement Plan with an annual payment of approximately $35,000

Toro Groundsmaster Quote.pdf
RESOLUTION NO 2026-23 Capital Toro Groundsmaster.pdf

2.R. Resolution 2026-22 - Authorizing the Purchase of a Heavy-Duty Tandem Dump Truck for use by the Public Works Department in an amount not to exceed $335,000 to be Financed through a Five-Year Lease Purchase Agreement as Funded and Approved in the 2026 Capital Improvement Plan with an estimated Annual Payment of $67,000

RESOLUTION NO 2026-22 Capital Tandem.pdf

3. Business Agenda

3.A. Appointments to Boards and Commissions

- Al Murphy - Business Advisory Committee - First Term ending December 31, 2029
- Jay Osterholm - Business Advisory Committee - First Term ending December 31, 2029
- Enrique Hervada - Civil Service Commission, Alternate - Partial Term ending December 31, 2027

3.B. Caucus - Minor Land Development Plan - 126 Garrett Avenue: Retention of Existing Office and Apartment, Removal of Other Existing Structures and Construction of a Commercial Accessory Structure and Parking Lot Revisions

GFT_review_letter_12-23-25.pdf

Gilmore_review_letter_12-29-25.pdf
2025-12-15FP.pdf

3.C. Caucus - Minor Subdivision Plan - 270 and 274 Hothorpe Lane and 772 Newtown Road: Lot Line Change to Transfer 10,048 Square Feet from 270 Hothorpe Lane to 274 Hothorpe Lane and to Transfer 53,512 Square Feet from 772 Newtown Road to 274 Hothorpe Lane

C-1899-01-LLC-REC.pdf
GFT-PC_Review_1_12_19_2025.pdf
2026-01-02_270 Hothorpe_Traffic Review 1.pdf

3.D. Discussion and Consideration - Minor Subdivision and Land Development Plan - 3 Meadowcrest Road: Subdivision of One Lot with an Existing Dwelling to be Demolished into Two Lots, Each with a Proposed Dwelling

CCEDS - Response Letter 12-4-2025.pdf
CCEDS - Meadowcrest Subdivsion Plan Set - Rev7.pdf
GFT Review Letter 12-19-25.pdf
2025-12-16 Traffic Review 6.pdf
Meadowcrest Building Exhibit.pdf

3.E. Radnor Police Department Conditional Offer of Employment. Radnor Police has an authorized strength of 50 sworn personnel. We are requesting the conditional offer to fill Two (2) vacancies. These candidates have followed the Civil Service process and will be hired following a medical examination and psychological examination.

3.F. Resolution 2026-13 - Authorization to enter into a purchase and maintenance agreement with CELLEBRITE, INC for the installation and maintenance of mobile device extractor and analyzer software, at cost of $20,995.00 for 2026, to be funded from the General Fund.

RESOLUTION 2026-13 CELLEBRITE INC 1.21.26 (002).pdf
Cellebrite Quote - Radnor Twp PD - Q-491960 OFFICIAL.pdf

3.G. Ordinance 2026-02 - ***Adoption*** - An Ordinance of Radnor Township, Delaware County, Pennsylvania, Amending the Radnor Township Code of Ordinances, Chapter 145, Contractors, By Adding a New Section 14 Application of this Chapter to Discounted Fees.

RCO Amendment (as sent to Delco and LL) 1.12.26.pdf
JBR to Delco 1.12.26.pdf
Legal Notice (RCO) 1.12.26.pdf
JBR to Delco 1.28.26.pdf
RCO Amendment (as sent to Delco) 1.28.26.pdf
Legal Notice (RCO) 1.28.26.pdf

3.H. Ordinance 2026-03 - ***Adoption*** - An Ordinance of Radnor Township, Delaware County, Pennsylvania, Amending the Code of the Township of Radnor, Chapter 280, Zoning, to Amend Section 280-122 of Article XXI, Signs.

Ordinance_2026-03_Wall_and_Awning_signs_12.30.25.pdf

JBR to DCLL 1.06.26.pdf
Ordinance_Wall and Awning signs (as sent to Delco & LL) 1.06.26.pdf
Legal Notice (signs) 1.06.26.pdf
JBR to Delco 1.28.26.pdf
Ordinance_Wall and Awning signs (as sent to Delco) 1.28.26.pdf
Legal Notice (signs) 1.28.26.pdf

3.I. Ordinance 2026-04- ***Adoption*** - Radnor Township Fee Schedule for 2026

JBR to DCLL 1.08.26.pdf
Legal Notice 1.08.26 Fee Schedule.pdf
JBR to Delco 1.28.26.pdf
Ordinance 2026-04 - Fee Schedule (as sent to Delco) 1.28.26.pdf
Legal Notice 1.28.26.pdf
2026-04-- Fee Schedule -- Ordinance -- February 9, 2026.pdf
Fee Schedule 2026 .pdf
Consolidated Fee Schedule 2026.pdf

3.J. Ordinance 2026-09 - ***Introduction*** -An Ordinance Authorizing The Board Of Commissioners Of Radnor Township To Select And Appropriate By Eminent Domain Certain Real Estate In Radnor Township, Delaware County, Pennsylvania, For Park, Recreational And Other Municipal Purposes; Also Authorizing The Institution Of Eminent Domain Proceedings For The Acquisition Of Land From The Valley Forge Military Academy Foundation; The Furnishing Of Security For The Payment Of Damages In Accordance With Law; And The Ability Of Certain Officers Of Radnor Township To Act For It In All Procedures And Actions Required By The Eminent Domain Code.

VFMA Condemnation Ordinance 1.21.26.pdf

3.K. Resolution 2026-16 - Authorizing a Change Order to Contract #B-24-005 with Willow Tree and Landscaping Services of $14,922 for additional tree removal/pruning at the Willows/Skunk Hollow Parks to be funded by the 2026 General Fund Tree Maintenance Budget.

Willow Tree change order proposal.pdf
RESOLUTION NO 2026-16 Change Order Contract B-24-005.pdf

3.L. Resolution 2026-18 - Authorization of the Payment of the Change Order for Additional Work Required to Coordinate with the Roof Replacement Contractor to JJ White, Inc. for the Township Building Roof Top Unit Replacement Project in the Amount of $14,500.00 to be Paid from the Proceeds of the 2024 Facilities General Obligation Bond

S24-176 CO1 Radnor Roof Top Replacements.pdf
Resolution 2026-18.pdf

3.M. Motion to Appoint an Assistant Zoning Officer, Steve Norcini, PE

4. Reports of Board Liaisons

5. New Business

6. Old Business
7. Public Participation
8. Adjournment

Radnor Township

PROPOSED LEGISLATION

DATE:	February 9, 2026
TO:	Radnor Township Board of Commissioners
CC:	William M. White, Township Manager; Stephen F. Norcini, P.E., Township Engineer
FROM:	Dennis P. Capella, Engineering – Project Manager
LEGISLATION:	Presentation – Land Development Plan - 270 S. Bryn Mawr Avenue (Lumais Project): Construction of a Wellness Facility

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LEGISLATIVE HISTORY: - The BOC approved a separate Preliminary/Final Land Development Plan for a Senior Living facility at this address on 9/23/2024 (Resolution 2024-100).
- This item has not been presented to the BOC previously.

PURPOSE AND EXPLANATION: The applicant would like to discuss the proposed wellness facility with the BOC before a formal Land Development application is submitted.

IMPLEMENTATION SCHEDULE: Following the discussion, the applicant will determine the next steps.

FISCAL IMPACT: There is no fiscal impact on Radnor Township with this item.

RECOMMENDED ACTION: Discussion

TOWNSHIP OF RADNOR
Minutes of the Meeting of January 5, 2026

The Radnor Township Board of Commissioners met at approximately 7:40 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

Commissioners Present:	*Jim Riley, Maggy Myers, Jack Larkin, Catherine H Agnew, Moira Mulroney, Howard Childs, James Coates*
Commissioners Absent:	*None*
Also Present:	*John Rice, Township Solicitor, William White, Township Manager, Peggy Hagan, Executive Assistant to the Township Manager, Robert V. Tate, Jr. Finance Director, Jim Smith, Radnor Township Fire/EMS Chief, Christopher Flanagan, Police Superintendent, Steve Norcini, Township Engineer, Tammy Cohen, Parks and Recreation Director, Leslie Bogdnof, Traffic Engineer, Roger Phillips, Engineer, Ricky Foster, Jr., Public Works Director*

Organization Meeting

Call to Order

President Myers called the Organization Meeting to order at 7:40 pm.

Pledge of Allegiance

President Myers led the Assembly in the Pledge of Allegiance.

1) Oath of Office

3.A Oath of Office to 2nd Ward Commissioner - Maggy Myers

3.B Oath of Office to 4th Ward Commissioner - Jim Riley

3.C Oath of Office to 6th Ward Commissioner - Howard Childs

District Justice Sloan Walker administered the Oath of Office of Radnor Township Commissioner to Maggy Myers - 2nd Ward, Jim Riley - 4th Ward, and Howard Childs - 6th Ward.

2) *Election of President*

President Myers called for a nomination for President of the Board of Commissioners.

Commissioner Larkin made a motion to nominate Jim Riley for President, seconded by Commissioner Agnew.

approve Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates
NOES: None

3) *Election of Vice President*

Commissioner Myers called for a nomination for Vice President of the Board of Commissioners.

Commissioner Agnew made a motion to nominate Maggy Myers for Vice President, seconded by Commissioner Mulroney.

approve Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates
NOES: None

4) *Appointment of Township Solicitor, John Rice, Grim, Biehn & Thatcher*

Commissioner Mulroney made a motion to approve the Appointment of Township Solicitor, John Rice, Grim, Biehn & Thatcher, seconded by Commissioner Larkin.

approve Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates
NOES: None

5) *Appointment of Township Labor Attorney, Joseph C. Rudolf, Clark Hill*

President Riley made a motion to approve the Appointment of Township Labor Attorney, Joseph C. Rudolf, Clark Hill, seconded by Commissioner Mulroney.

approve Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates

NOES: None

6) *Appointment of the Township Secretary and designation of an Assistant Secretary*

Commissioner Agnew made a motion to approve the Appointment of William White as Township Secretary and Peggy Hagan as Assistant Secretary, seconded by Vice President Myers.

approve Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates
NOES: None

7) *Appointments of Liaisons to Boards/Commissions*

Commissioner Mulroney made a motion to approve the Appointments of Liaisons to Boards/Commissions as follows; Radnor Memorial Library - Jim Riley, Cathy Agnew, Board of Health - Maggy Myers, Parks and Recreation Board -Howard Childs, Environmental Advisory Council - Cathy Agnew, Jim Riley, Shade Tree Commission - James Coates, Radnor Fire Company - Moira Mulroney and Jack Larkin, seconded by Commissioner Larkin.

approve Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates
NOES: None

8) *Appointment of Vacancy Board Chairperson*

Commissioner Mulroney made a motion to approve the Appointment of Jannie Lau as Vacancy Board Chairperson, seconded by President Riley.

approve Motion carried 7- 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates
NOES: None

9) *Reappointments to Boards and Commissions*

9.A Reappointments

Vice President Myers read the reappointment to Boards and Commissions.

Board of Health

Dr. Robert Diedidue - Second Term ending 12/31/2029

Dr. Aaron Ocker - First Full Term ending 12/31/2029

Chloe Fong - First Full Term ending 12/31/2029

Environmental Advisory Council

Sven Dethlefs - First Full Term ending 12/31/2029

Bess Yates - First Full Term ending 12/31/2029

Planning Commission

Michael Lihota - Second Term ending 12/31/2029

Commissioner Agnew made a motion to approve the Reappointments, seconded by Commissioner Mulroney.

approve Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates
NOES: None

9.B *Resolution 2026-01 - Appointing Richard Weitzman for a Second Term ending December 31, 2030, to the Radnor Township Zoning Hearing Board in Accordance with the Municipalities Planning Code*

Resolution_2026-01_-Zoning_Hearing_Board_Appointment.pdf

Commissioner Mulroney made a motion to approve Resolution 2026-01 - Appointing Richard Weitzman for a Second Term ending December 31, 2030, to the Radnor Township Zoning Hearing Board in Accordance with the Municipalities Planning Code, seconded by Howard Childs.

approve Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates
NOES: None

10) *Appointments to Boards & Commissions*

10.A *Appointments*

Vice President Myers read the appointment to the Boards & Commissions.

Board of Health

Alex Yannopoulos - First Term ending 12/31/2029

Civil Service Commission

Linda Berman - Member - First Term ending 12/31/2031

Patricia Hillis-Clark - Member - First Term ending 12/31/2031

Environmental Advisory Council

William Gelles - First Term ending 12/31/2029

Anjana Vidyadharan - First Term ending 12/31/2029

Historical and Architectural Review Board

Monica Ortiz Cortes - First Term Ending 12/31/2030

Planning Commission

Matt Golas - First Term ending 12/31/2029

Shade Tree

Tim Zimmerman - Partial Term ending 12/31/2028

Commissioner Larkin made a motion to approve the Appointments, seconded by Commissioner Agnew.

approve Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates
NOES: None

11) Adjournment of the Organization Meeting to Regular Meeting

Commissioner Agnew made a motion for the Adjournment of the Organization Meeting to Regular Meeting at 7:52 pm, seconded by Commissioner Mulroney.

approve Motion carried 0 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates
NOES: None

Vice President Myers called for a short recess before beginning the Regular Meeting.

Regular Meeting

Call to Order

President Riley called the meeting to order at 8:00 pm.

Pledge of Allegiance

President Riley led the Assembly in the Pledge of Allegiance.

President Riley announced items 3) J, K, L, M, and N were being pulled from the agenda. He then announce an amendment the agenda to add an item, to send the Township Solicitor to the January 15, 2026, Zoning Hearing Board Meeting in reference to Wawa Appeal #3252. President Riley called for a motion to amend the agenda, Commissioner Larkin moved to approve amending the agenda, seconded by Vice President Myers. The motion was approved 7-0.

Notice of Executive Session

President Riley gave notice of an Executive Session held prior to the January 5, 2026, Board of Commissioners Organization Meeting to discuss legal and real estate issues.

President Riley acknowledged the loss of Radnor Resident Cheryl Tumola and gave the floor to Commissioner Agnew to speak. Commissioner Agnew spoke about Cheryl Tumola and her many contributions to the Radnor Township Community.

1) Public Participation

Sara Pilling - Garrett Avenue - Spoke on the loss of Radnor Township Resident Sam Horsey. She also gave remembrance to Spencer Gettis, Jim Carroll, Charles Harper, Don Sullivan, Mr. Charlie, Mr. Bennett, George Sydnor, and Emlen Tunnell.

David Mackey - Business Owner - Spoke on the relocation of his business and the need for Zoning Hearing Board review to use his existing sign due to code interpretation for his application and the cost he incurred.

Brian Yanoviak - Sign Studios - Spoke on the interpretation of the sign code and its effect on businesses.

2) Consent Agenda - Public Comment

2.A Approval of the Minutes of the November 24, 2025 and December 8, 2025 Board of Commissioners Meetings.

Minutes November 24 2025 BOC Meeting.pdf

Meeting Minutes December 8 2025 BOC Meeting.pdf

2.B *Resolution 2026-02 - Authorizing the Township Manager to Bind Coverage for Workers Compensation Insurance Policy in the amount of $523,619 for the period January 1, 2026 through December 31, 2026 to be funded from the General Fund and Sewer Fund.*

Cover Page
2026-02-- Workers Compensation Insurance Coverage -- Legislative Summary -- January 5, 2026.pdf
2026-02 -- Workers Compensation Insurance Coverage -- Resolution -- January 5, 2026.pdf

2.C *Resolution 2026-03 - Authorizing the Execution of a Grant Application to the Pennsylvania Horticultural Society's 2026 Trees for Watersheds Grant Program for The Willows Riparian Repair Project In the Amount of $15,750 and Funding the Remaining Balance of $19,251.20 from the Commemorative Shade Tree Fund*

Cover Page
2026-003-_STC_s_The_Willows_Riparian_Repair_Project_--_PHS_2026_Trees_for_Watershed_Program_--_Resolution_--_January_5__2026.pdf

2.D *Resolution 2026-08 - Ending the Emergency Disaster Declaration relating to the anticipated service impacts to EMS and social services as a result of the two Delaware County hospital closures from spring 2025*

Cover Page
Resolution 2026-08 -- Ending the Emergency Declaration EMS and Social Services -- January 5, 2026.pdf
Resolution - 2025-68 -- DECLARING A DISASTER EMERGENCY DUE TO THE SERVICE IMPACTS ON EMERGENCY MEDICAL SERV.pdf

President Riley asked if any Commissioners or members of the public wanted to pull an item(s) from the Consent Agenda, no items were pulled.

Public Comment
None

Commissioner Larkin made a motion to approve the Consent Agenda, seconded by Vice President Myers.

approve Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates
NOES: None

3) Business Agenda

3.A Presentation – Land Development Plan - 270 S. Bryn Mawr Avenue (Lumais Project): Construction of a Wellness Facility

Cover Page

The Applicant was not present.

Vice President Myers made a motion to table the Presentation – Land Development Plan - 270 S. Bryn Mawr Avenue (Lumais Project): Construction of a Wellness Facility, seconded by Commissioner Larkin.

table Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates
NOES: None

3.B Resolution 2026-07– Authorization to Engage Gilmore & Associates to Provide Specific Planning Review and Ordinance Analysis Relating to the Proposed Wellness Facility at 270 S. Bryn Mawr Avenue in an Amount Not To Exceed $10,000 to be Reimbursed by the Developer

Cover Page
2025-12-17 RT Service Agreement.pdf
Resolution 2026-07.pdf

Steve Norcini, Township Engineer, spoke on the agreement, which is a pass through cost the developer has agreed to pay.

Public Comment
None

Commissioner Larkin made a motion to approve Resolution 2026-07– Authorization to Engage Gilmore & Associates to Provide Specific Planning Review and Ordinance Analysis Relating to the Proposed Wellness Facility at 270 S. Bryn Mawr Avenue in an Amount Not To Exceed $10,000 to be Reimbursed by the Developer, seconded by Commissioner Mulroney

approve Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates
NOES: None

3.C *Resolution 2026-04 - Minor Subdivision and Land Development Plan Approval - 3 Meadowcrest Road: Subdivision of One Lot with an Existing Dwelling to be Demolished into Two Lots, Each with a Proposed Dwelling*

Cover Page
CCEDS - Response Letter 12-4-2025.pdf
CCEDS - Meadowcrest Subdivsion Plan Set - Rev7.pdf
GFT Review Letter 12-19-25.pdf
2025-12-16 Traffic Review 6.pdf
Preliminary Final Approval Resolution (3 Meadowcrest) 12.29.25.pdf

Commissioner Mulroney noted the Board was going to table the item. Nick Caniglia, Applicant Representative, asked to present the modification to the plan previously before the Board and noted the waivers requested are the same. Mr. Caniglia noted the modifications to the plan - the house on lot two was pushed more toward lot one and there is now a 30ft setback with the property to the right which is 15 ft larger than the required 15 ft setback, reduced the size of the home on lot one by creating more open space in the back, building on lot two was reduced by approximately 100 sq feet.

Pubic Comment
Kelly Goldenberg - Meadowcrest Road - Spoke on house size being larger not smaller than previously presented as per plans on website.

John Talucci - Chew Lane - Would like to make sure new Board member is aware of all the facts previously presented.

Item will be placed on the January 26, 2026, Agenda.

Commissioner Mulroney made a motion to table Resolution 2026-04 - Minor Subdivision and Land Development Plan Approval - 3 Meadowcrest Road: Subdivision of One Lot with an Existing Dwelling to be Demolished into Two Lots, Each with a Proposed Dwelling, seconded by Commissioner Agnew.

table Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates
NOES: None

3.D *Resolution 2026-05 - Sewage Facilities Planning Module Approval – 3 Meadowcrest Road: Facilities to Serve the Subdivision of One Lot with an Existing Dwelling to be Demolished into Two Lots, Each with a Proposed Dwelling*

Cover Page

Sewer_Facilities_Planning_Module_Component_4A-Municipal_Planning_Agency_Review_Form_3850-FM-BCW0362B_completed.pdf
3 Meadowcrest Avenue SFPM BOC Memo.pdf
02-Sewer Facilities Planning Module Resolution_Form 3850-FM-BCW0356.pdf

Commissioner Larkin made a motion to table Resolution 2026-05 - Sewage Facilities Planning Module Approval – 3 Meadowcrest Road: Facilities to Serve the Subdivision of One Lot with an Existing Dwelling to be Demolished into Two Lots, Each with a Proposed Dwelling, seconded by Vice President Myers.

table Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates
NOES: None

3.E *Resolution 2026-06 - Minor Subdivision Approval - 216 - 220 Radnor Chester Road: Lot Line Change to Transfer 10,048 Square Feet Including a Barn from 220 Radnor Chester Road to 216 Radnor Chester Road*

Cover Page
251027-Radnor_Chester_Rd-Plan.pdf
11_24_2025_GFT_Review.pdf
2025-11-20_traffic_Review.pdf
Resolution (216-220 Radnor Chester Rd) 12.29.25.pdf

Patrick Spellman, Applicant Representative, noted there are no changes to the plan previously presented and Applicant agrees with review comments.

Public Comment
None

Commissioner Agnew made a motion to approve Resolution 2026-06 - Minor Subdivision Approval - 216 - 220 Radnor Chester Road: Lot Line Change to Transfer 10,048 Square Feet Including a Barn from 220 Radnor Chester Road to 216 Radnor Chester Road, seconded by Vice President Myers.

approve Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates
NOES: None

3.F *A Motion Authorizing the Township Solicitor to Prepare the Necessary Legislation, Including all Necessary Legal Work Associated Thereto, for the Potential Selection and Appropriation by Eminent Domain of Approximately*

14+/- Acres Owned by the Valley Forge Military Academy, to be on the January 24, 2026 Board agenda

Cover Page

Commissioner Larkin spoke on the Township's interest in open space and a solution to supplement and eventually replace the space and use of the Sulpizio Gym. He also noted the area is in his ward and there has been a ton of development recently with addition to traffic and services and it is time to close the additional build out of the area. Commissioner Larkin also noted that there is talk of the owner of the property in talks to sell it for development at expense of existing open space. The Township has reached out to VFMA to negotiate in good faith and has not heard back from them.

Public Comment
None

Vice President Myers made a motion to approve the Motion Authorizing the Township Solicitor to Prepare the Necessary Legislation, Including all Necessary Legal Work Associated Thereto, for the Potential Selection and Appropriation by Eminent Domain of Approximately 14+/- Acres Owned by the Valley Forge Military Academy, to be on the January 24, 2026 Board agenda, seconded by Commissioner Mulroney.

approve Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates
NOES: None

3.G *Ordinance 2026-02 - Introduction - An Ordinance of Radnor Township, Delaware County, Pennsylvania, Amending the Radnor Township Code of Ordinances, Chapter 145, Contractors, By Adding a New Sections 14, Radnor Township School District, and 15, Waiver of Fees.*

Ordinance 2026-02 2025.12.30 RCO Amendment (DRAFT).pdf

There was discussion among Commissioners including, the importance in insuring access to a strong base of responsible contractors, reduction of change orders, request to forgive cost of permits for large project for School District, not limit this to just School District, anyone asking for a waiver of fees from the Board would have to comply if the waiver is granted, should there be set conditions for waivers, waivers are at the Board's discretion.

Public Comment
Sara Pilling - Garrett Ave - Spoke on previous waiver of fees for the Radnor Township School District and the issues is brought, transparency is important.

Robert Doig - Poplar Lane - Spoke on the responsible contractor ordinance to insure workers who are qualified, trained, and trained in safety on public projects. School

District projects should have the best contractors and those trained in safety on the projects at a reasonable cost. He is in favor of the ordinance.

Commissioner Mulroney made a motion to amend Ordinance 2026-02 - An Ordinance of Radnor Township, Delaware County, Pennsylvania, Amending the Radnor Township Code of Ordinances, Chapter 145, Contractors, By Adding a New Sections 14, Radnor Township School District, and 15, Waiver of Fees, by removing section 14 and amending the language of section 15 to indicate any significant institution requesting waivers should comply with the Township Responsible Contractor Ordinance, seconded by Commissioner Coates.

amend Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates
NOES: None

Commissioner Mulroney made a motion to approve the introduction of amended Ordinance 2026-02 - An Ordinance of Radnor Township, Delaware County, Pennsylvania, Amending the Radnor Township Code of Ordinances, Chapter 145, Contractors, By Adding a New Sections 14, Radnor Township School District, and 15, Waiver of Fees, by removing section 14 and amending the language of section 15 to indicate any significant institution requesting waivers should comply with the Township Responsible Contractor Ordinance., seconded by Commissioner Agnew.

approve Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates
NOES: None

3.H *Ordinance 2026-03 - Introduction - An Ordinance of Radnor Township, Delaware County, Pennsylvania, Amending the Code of the Township of Radnor, Chapter 280, Zoning, to Amend Section 280-122 of Article XXI, Signs.*

Ordinance_2026-03_Wall_and_Awning_signs_12.30.25.pdf

There was discussion among Commissioners and Steve Norcini, Township Engineer, about the ordinance to amend the Sign Code to match how it has previously been interpreted.

Public Comment
None

Commissioner Mulroney made a motion to approve the introduction of Ordinance 2026-03 - An Ordinance of Radnor Township, Delaware County, Pennsylvania, Amending the

Code of the Township of Radnor, Chapter 280, Zoning, to Amend Section 280-122 of Article XXI, Signs, seconded by Commissioner Agnew.

approve Motion carried 0 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates
NOES: None

3.I *Ordinance 2026-04 - Introduction - Radnor Township Fee Schedule for 2026*

Cover Page
2026-04-- Fee Schedule -- Ordinance -- January 5, 2026.pdf
Fee Schedule 2026.pdf

Bob Tate, Finance Director, and Ricky Foster, Jr., Public Works Director, spoke on the fee changes which include escrow for developers, rear yard trash collection fee changes for units that are connected now being charged the same fee as separate units.

Public Comment
None

Commissioner Larkin made a motion to approve the introduction of Ordinance 2026-04 - Radnor Township Fee Schedule for 2026, seconded by Commissioner Myers.

approve Motion carried 0 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates
NOES: None

3.J ~~*Ordinance 2026-01 - Introduction - An Ordinance of Radnor Township, Delaware County, Pennsylvania, Amending Its Code of Ordinances, Chapter 5, Article V, Departmental Organization by Consolidating the Engineering and Community Development Departments; Revising the Responsibilities of the Finance, Police, Public Works and Parks and Recreation Departments; Consolidating the Information Technology Department Under the Finance Department; and Establishing a Fire and Rescue Department*~~.

Ordinance_2026-01_Administrative_Code_Article_V_12.30.25.pdf

Pulled from Agenda.

3.K ~~*Ordinance 2026-05 - Introduction - An Ordinance of Radnor Township, Delaware County, Pennsylvania, Readopting and Revising Chapter 98, Air Pollution, of the Radnor Township Code of Ordinances and Designating the*~~

~~*Director of Engineering and Community Development as the Control and Enforcement Officer of the Ordinance.*~~

Ordinance_2026-05_Chapter_98_Air_Polllution_12.30.25.pdf

Pulled from Agenda.

3.L ~~*Ordinance 2026-06 - Introduction - An Ordinance of Radnor Township, Delaware County, Pennsylvania, Revising Chapter 166, Fire Code of the Radnor Township Code of Ordinances by Readopting the 2018 International Fire Code; and Revising the Department Name to the Department of Engineering and Community Development; and Increasing Bond Amounts for Blasting Permits*~~

Ordinance_2026-06_Chapter_166_Fire_Prevention_12.30.25.pdf

Pulled from Agenda.

3.M ~~*Ordinance 2026-07 - Introduction - An Ordinance of Radnor Township, Delaware County, Pennsylvania, Revising Chapter 46, Fire Investigator, of the Radnor Township Code of Ordinances by Designating the Qualifications, Responsibilities and Jurisdiction of The Radnor Township Fire Investigator.*~~

Ordinance_2026-07_Chapter_46_Fire_Investigator_12.30.25.pdf

Pulled from Agenda.

3.N ~~*Ordinance 2026-08 - Introduction - An Ordinance of Radnor Township, Delaware County, Pennsylvania, Amending Chapter 164, Fire Control Management of the Radnor Township Code of Ordinances Establishing the Authority and Powers of the Radnor Township Fire/EMS Chief; Defining and Officer in Charge and Duties at a Fire or Emergency Scene; Readopting Fire Districts and Mutual Aid; Prohibiting Interference with Fire Suppression Forces and Equipment; and Establishing Penalties for Ordinance Violations.*~~

Ordinance_2026-08_Chapter_164_Fire_Control_Management_12.30.25.pdf

Pulled from Agenda.

4) *Reports of Board Liaisons*

None

5) *New Business*

Motion to send the Township Solicitor to the January 15, 2026, Zoning Hearing Board Meeting in reference to Wawa Appeal #3252

Commissioner Agnew noted the Wawa appeal is for variances for signage and lighting and she is asking for the authorization of the Township Solicitor to attend to protect the Township's and residents interest that may be affected by it.

Public Comment
None

Commissioner Mulroney made a motion to approve the motion to send the Township Solicitor to the January 15, 2026, Zoning Hearing Board Meeting in reference to Wawa Appeal #3252, seconded by Commissioner Larkin.

approve Motion carried 7 - 0

AYES: Jim Riley, Maggy Myers, Jack Larkin, Catherine H. Agnew, Moira Mulroney, Howard Childs, James Coates
NOES: None

Vice President Myers announced the Board of Health has written a letter, which she has passed on to the Board, about responsibly shopping for carpeting in the Township Building.

6) Old Business

Bill White, Township Manger, introduced Sam Thomas, the new Economic Development Officer. Mr. Thomas will be part of the Engineering/Community Development Department.

7) Public Participation

None

8) Adjournment

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

Respectfully submitted,

Peggy Hagan

RADNOR TOWNSHIP
POLICE DEPARTMENT

Monthly Report

December 2025

Christopher B. Flanagan
Police Superintendent

Radnor Twp PD

DAILY INCIDENT COUNTS

11/1/2025 to 11/30/2025

Day of Month Responses	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	Total
911 HANG UP	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
MV ACCIDENT (BRIDGE STRIKE)	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
MV ACCIDENT (REPORTABLE)	1	0	0	0	1	0	1	0	1	1	1	0	1	1	1	0	1	0	3	0	2	0	0	0	1	0	1	0	1	1	0	19
ADDED PATROL BUSINESS	6	6	8	3	6	6	5	2	2	5	4	5	4	3	9	3	4	3	7	10	5	4	3	4	11	4	2	7	9	12	0	162
ADDED PATROL	8	12	7	2	5	11	4	4	6	6	1	3	7	6	5	4	1	1	5	8	0	2	3	5	6	7	1	7	8	5	0	150
ADDED PATROL SCHOOL	9	4	6	3	3	4	7	0	0	11	11	11	8	9	5	1	9	5	8	10	7	0	0	4	6	0	0	2	2	3	0	148
ALARM (ALL TYPES)	3	3	6	2	6	4	3	5	2	4	5	2	4	4	2	3	2	2	4	4	5	3	3	4	6	6	7	8	5	0	0	117
ANIMALS - BITES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	2
ANIMAL COMPLAINTS	0	1	1	3	0	0	1	0	3	1	1	1	1	1	0	1	1	0	1	2	0	2	0	2	0	0	0	0	0	1	0	24
ANIMALS - DEER	0	1	1	0	0	0	0	0	0	0	1	0	1	0	1	0	0	1	1	0	0	0	0	1	0	0	0	0	0	0	0	8
ASSAULT	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	3
ASSAULT SEXUAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
ASSIST ANOTHER PD	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	4	0	0	3	3	0	0	0	0	1	0	0	0	0	0	13
ASSIST AGENCY NON LAW	0	1	0	0	0	0	0	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	6
ASSIST PUBLIC	2	1	0	1	1	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	9
CHILDLINE INCIDENT	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	6
CIVIL DISPUTE	0	0	0	0	0	1	0	0	0	3	1	1	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	8
COMMUNITY EVENT WITH PD	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	3
CRIMINAL MISCHIEF TO AUTO	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
CRIMINAL MISCHIEF / VANDALISM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2
DISORDERLY CONDUCT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
DELCOM INFO ONLY	4	3	2	1	0	0	4	1	1	0	2	2	3	1	2	1	1	1	1	0	1	1	0	1	3	0	1	0	1	1	0	39
EXTRA DUTY DETAIL - K-9	1	1	0	0	0	0	0	1	0	0	0	0	0	0	2	0	0	0	0	0	0	1	0	0	1	0	0	0	1	0	0	8
NEIGHBOR DISPUTE	0	0	0	0	0	3	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	5
DISTURBANCE NO CITATION	2	3	0	0	1	1	1	2	1	0	2	0	0	0	1	1	0	1	0	0	2	2	0	0	2	1	3	1	0	0	0	27
DEATH DOA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

DOMESTIC (NO ARREST)	1	0	0	0	0	1	0	1	0	1	0	2	0	0	0	0	0	0	0	1	1	0	2	0	0	0	0	0	0	0	0	10
DRIVING UNDER THE INFLUENCE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
ASSIST SICK/INJURED/EMS	7	4	2	4	6	5	5	2	2	4	9	5	4	7	2	4	6	6	4	8	3	2	8	6	4	5	5	3	4	0	0	136
FIRE (ALL TYPES)	0	0	0	1	0	0	0	0	1	0	1	0	0	0	0	0	0	1	0	1	1	1	0	0	0	0	1	0	0	0	0	8
FRAUD (ALL TYPES)	2	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	1	0	0	1	0	0	1	2	1	0	0	1	0	0	0	11
HARASSMENT ALL OTHER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
HAZARDOUS CONDITION	0	0	0	0	1	0	0	2	0	2	2	1	0	0	0	1	1	1	0	0	2	1	1	0	1	3	0	1	1	0	0	21
JUVENILE PROBLEMS (NO ARREST)	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	3
K9 ASSIST	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	3
MENTAL HEALTH (EMER 302)	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	3
MENTAL HEALTH (ALL OTHERS)	0	0	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1	0	0	1	0	0	1	0	8
MISSING PERSON	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
NARCOTICS	0	1	0	0	0	1	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	5
NOTIFICATION - ELECTRICIAN	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
NOTIFICATION - ALL OTHERS	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
NOTIFICATION - TOWNSHIP	0	0	1	0	0	1	0	0	0	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	6
OFFICER INJURED/EXPOSURE ON	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
OPEN DOORS / WINDOWS	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	1	0	0	6
ORDINANCE VIOLATION CITATION	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	2
ORDINANCE VIOLATION NO	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
PARKING COMPLAINTS	2	1	0	1	0	0	1	1	0	1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	10
PFA SERVICE / VIOLATION	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
POLICE INFORMATION	0	2	5	2	2	3	3	2	0	1	2	5	2	2	2	0	7	3	1	3	2	1	2	2	3	1	1	0	1	0	0	60
FOUND PROPERTY	0	0	0	0	0	1	0	0	0	1	1	1	0	0	0	0	0	1	0	0	0	2	0	0	1	0	0	0	1	1	0	10
LOST PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
REFERRED TO VILLANOVA PD	0	4	0	0	1	0	0	0	0	2	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	10
RECEIVING STOLEN PROPERTY	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
SELECTIVE ENFORCEMENT	0	4	7	3	8	4	3	1	0	5	7	5	4	5	3	2	2	5	3	3	3	0	2	2	4	0	0	2	0	1	0	88
SUSPICIOUS CIRCUMSTANCE	0	0	1	1	0	1	1	3	1	0	1	0	0	0	0	0	0	1	1	1	0	2	1	0	0	0	0	1	0	0	0	16
SUSPICIOUS PERSON	0	1	0	1	0	2	0	1	0	0	0	0	0	0	0	1	0	1	1	1	0	1	2	0	0	0	0	0	0	0	0	12

SUSPICIOUS VEHICLE	1	1	1	0	0	0	0	0	1	0	2	1	0	1	0	1	0	0	0	1	0	0	0	1	0	0	1	0	2	0	0	14
THEFT ALL OTHER	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	3
THEFT RETAIL	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	4
TRAFFIC STOP	8	10	13	9	4	10	7	3	0	7	3	6	5	6	7	0	1	6	6	6	7	4	1	8	5	1	1	2	5	3	0	154
CONSUME / POSSESS ALCOHOL	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
VEHICLES - ABANDONED	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
VEHICLES - DISABLED	0	1	2	3	0	0	1	1	0	1	2	0	1	0	0	1	1	0	0	1	0	0	3	1	0	1	0	0	0	0	0	20
VEHICLES - KLIV	1	0	1	0	0	1	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
MOTOR VEHICLE VIOLATIONS	1	0	0	0	0	0	1	0	0	1	1	1	0	1	2	0	0	2	1	0	1	0	0	0	0	0	1	0	1	0	0	14
STOLEN VEHICLE	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
VEHICLES - TOWED PRIVATE/REPO	0	0	1	2	0	2	0	1	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1	0	10
WARRANT ARREST	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
WEAPONS OFFENSE	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
CHECK WELFARE	0	0	0	0	0	0	0	0	3	0	0	2	1	0	1	0	0	0	0	0	1	0	1	1	0	1	0	0	0	0	0	11
TOTAL RESPONSES FOR EACH DAY	62	67	71	43	49	64	53	36	26	63	60	58	52	54	51	25	45	46	50	68	51	36	35	48	58	34	26	36	49	32	0	1448

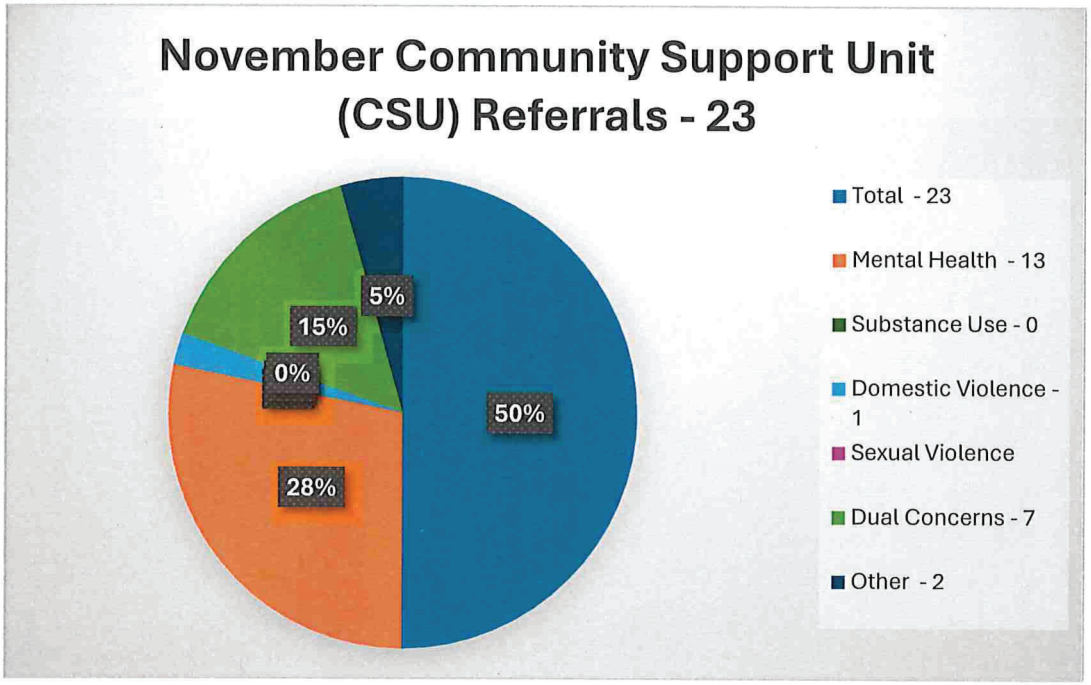
NOVEMBER

Description	Primary Count
Parking Tickets	
Month of November 2025	812
January - November	9,225
Residential and Commercial False Alarm Violations	
Month of November 2025	68
January - November	1,020
Moving Violations	
Month of November 2025	17
January - November	937
K9 Call Outs - November	12
Drug Task Force Investigations - November	1
Youth Aid Panel	3
Community Service Unit	23

Radnor Police Training - November 2025

Braxton- DHS Scent Detection

Reardon- Elder Abuse MPOETC 180



Community Events:

- Continued Attendance at Waynes Cares every 2nd Wednesday of the month
- Coffee with the Chaplains & Social Worker every 4th Wednesday of the month

Completed & Upcoming Trainings:

- PSW Cook received clinical licensure, elevating her current credentials to Licensed Clinical Social Worker (LCSW)

CRIME ALERTS
NOVEMBER 2025

Retail Theft - The Little Children Shop - 503 W. Lancaster Av.

On Wednesday, 11/5/2025 a retail theft occurred at the Little Children's Shop, 503 W. Lancaster Av. Store employees advised two females, no further description, entered the store and left with items without making payment.

Thefts from Autos - Good Shepherd Terrace

Over night between 11/10/2025 and 11/11/2025 several vehicles parked on Good Shepherd Terrace were entered. All the vehicles entered were ransacked and had various items of value taken from inside of them. All vehicles were left unlocked at the time of the thefts.

Stolen Vehicle - 104 Charles Drive Building E - The Villas of Bryn Mawr

Sometime over night between, 11/10/2025 and 11/11/2025, a vehicle was stolen from the parking lot of "E" Building, 104 Charles Drive, the Villas of Bryn Mawr. The vehicle was a 2020 Jeep Grand Cherokee and was left unlocked with keys inside of the car.

Retail Theft - Wawa Store - 215 W. LAncaster Av.

On Saturday, 11/15/2025, at approximately 2:44 AM, the Wawa Store, located at 215 W. Lancaster Av., reported a retail theft. Store employees report five black males ran out the store without paying for several items.

Retail Theft - the Garden Shoppe - 616 W. Lancaster Av.

Sometime overnight between 11/21/2025 and 11/22/2025, a theft occurred from the Garden Shoppe, located at 616 W. Lancaster Av. Taken were several 3 gallon potted Spruce Trees from out front of the store.

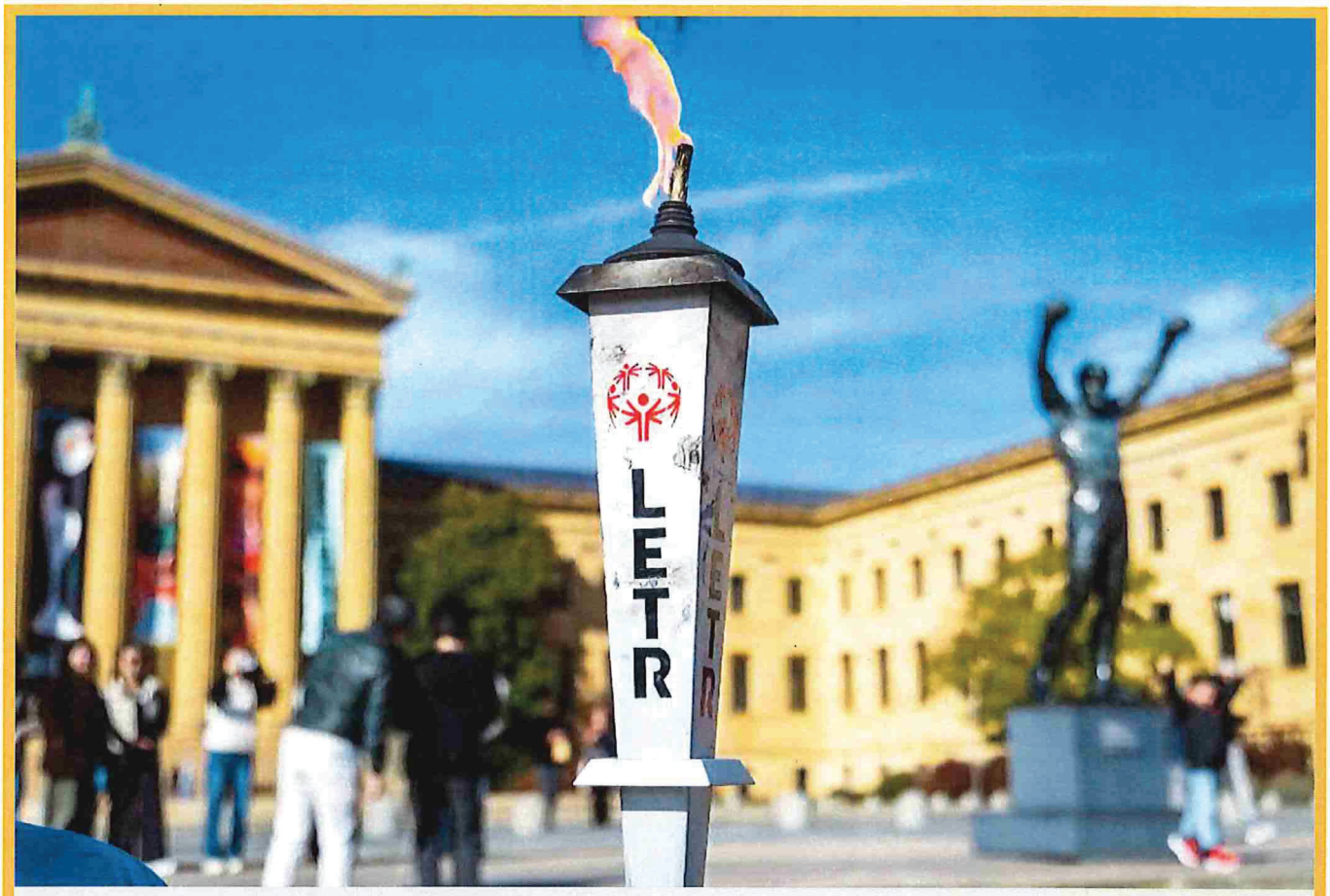
Retail Theft - Wine and Spirits - 127 W. Lancaster Av.

On Friday, 11/28/2025 , at approximately 9:15 PM, a retail theft occurred at the Wine and Spirits, located at 127 W. Lancaster Av. Video shows a black male, wearing a brown coat, brown pants and an orange hat leaving the store without making payment for several items.

The Radnor Police respects citizens' privacy, civil rights, and civil liberties by emphasizing behavior, rather than appearance, in identifying suspicious activity. Factors such as race, ethnicity, and/or religious affiliation are not suspicious. The public should only report suspicious behavior and situations (e.g., an unattended backpack or package, or someone breaking into a vehicle or restricted area). Moreover, any physical descriptions are based on victim and witness statements provided to the Radnor Police at the time the incident was reported or developed through investigation.

RADNOR TOWNSHIP POLICE DEPARTMENT

COMMUNITY EVENTS



On behalf of our Law Enforcement Torch Run State Leadership and Special Olympics Pennsylvania, we want to extend a heartfelt thank you for helping make this year's Fall Fest Torch Run 'Philly to Villanova' event a roaring success. Thanks to you, we had over 220 registered runners and participation from 25 federal, state, city, and local agencies!

We had ideal weather and a fantastic day filled with unity, joy and respect for each other. THANK YOU for your dedication and support! We're grateful for all you do. Please stay safe and we look forward to coming together again soon!

We captured hundreds of amazing moments from the day. Click below to access and download/share all event photos (courtesy of Paul Csihas):

EVENT PHOTOS





LAW ENFORCEMENT
TORCH RUN®
FOR SPECIAL OLYMPICS
PENNSYLVANIA





If you have any questions or follow up feedback about the event, please contact Eric Cushing at ***ecushing@specialolympicspa.org***

Special Olympics Pennsylvania | 2570 Blvd of the Generals Suite 124 | Norristown, PA 19403 US

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VILLANOVA
School of Business
FLANAGAN
POLICE
TORCH RUN
FALL FESTIVAL TORCH RUN
LETR


VILLANOVA
SPECIAL OLYMPICS
NOV 7-9 | 2025
VILLANOVA
SPECIAL OLYMPICS
NOV 7-9 | 2025
VERAL VOLUNTEER

RADNOR TOWNSHIP POLICE DEPARTMENT

THANK YOU LETTERS



Because of you,
I gnome what gratitude is.

November
2025

To The men + women
of Radnor P.D.

Wishing you a holiday filled
with happiness,
laughter, and special times
with those you love...
the kind of Thanksgiving
to be truly thankful for.

Thank you so much for
all you do for the families
of Radnor township. We
appreciate your dedication!
May this holiday season
bring you all love and wonder
of the season!

Thank you!!
Janice, Ace + Rocky
Garrett


THANK YOU

Chris -

Thanks for taking the time to meet with us and offer your experience about the recent events at Villanova. We appreciate your insight, giving us some ideas for improvement at Rice!

Lia



Season's Greetings

From the Batra Family

Dear Radnor PD,

Thank you for all you do to support our community & keep it safe. Happy holidays to all!

With Gratitude,
The Batra Family

Wishing you peace, prosperity and joy in the coming year.

Dheeraj, Rishtee, Shirin and Viraj Batra


WOMEN'S
CENTER
of Montgomery County

Please accept our thanks for the support that your department provided to our Client. Both Ofc. Pinto and Officer Faust Responded and provided service that calmed and Reassured a domestic violence victim at a difficult time. We appreciate the professional and caring support -

WCMC



FOOTBALL

My apologies for not bringing these with me this past weekend. But we wanted to show our appreciation for getting the team to the stadium with such a great escort. Thank You!!

THANK YOU,
COLGATE FOOTBALL

BRYN MAWR FIRE COMPANY

901 WEST LANCASTER AVENUE
BRYN MAWR, PA 19010-3011
Volunteer Service Since 1903

July 14, 2025

Superintendent Chris Flanagan
Radnor Township Police Department
301 Iven Avenue
Wayne, PA 19087

Dear Superintendent Flanagan,

On behalf of the Bryn Mawr Fire Company, I would like to extend our sincere thanks for your swift response and support in providing the Radnor Police Command vehicle to generate power to our substation during the storms a couple of weeks ago.

Your quick action ensured that our operations could continue without interruption at a critical time, allowing us to maintain essential services to our community despite the severe weather. This generous support highlights the strong and invaluable partnership we share with Radnor Township.

We greatly appreciate the continued cooperation and commitment demonstrated by the Radnor Township Police Department. Your leadership and dedication to public safety make a meaningful difference, and we are truly grateful for your ongoing collaboration.

Thank you again for your support and for always being a dependable partner.

Sincerely,

Charles J. McGarvey, Sr., M.S., EFO
President

cc. William White, Radnor Township, Township Manager

Dear Isabel,

Season's Greetings
with best wishes
for the holidays
and for the new year.



Thank yw for the kindn
compassion you've extenda
our family over the last
several months. Wishing
yw a very merry Chnstn

-Rishtee
Dheeraj Bath

Michael Kamali, MD, FACEP

15 December 2025

Superintendent Christopher B. Flanagan
Radnor Police Department
301 Iven Avenue
Wayne, PA 19087-5297

Re: Letter of Thanks and Appreciation

Dear Superintendent Flanagan,

I have been meaning to write to you and your department to offer my most sincere thanks and appreciation. I have 2 daughters at Villanova, and one is completing her first semester in a week. I feel that this is a good time to reflect over the past few months.

On August 20, my wife and I moved our second daughter into Villanova for her freshman year, and we were on campus on August 21 when the reports of an active shooter circulated sending numerous people into hiding and commencing a large law enforcement response.

Working in emergency medicine, I made my way over to the law enforcement, fire and EMS staging area with the intent of helping in any way I could. I identified myself to Sgt. Michael Fischer and other Radnor officers there. All the officers were deeply engaged, professional and appreciative. I was informed that as of that time there were no injured persons yet identified, and I said I would standby to assist if needed.

In those early moments, it appeared to me that Radnor Police were the first on the scene, and multiple officers, with the exact extent of the circumstances unknown, entered the building to save and protect any who might be affected by an active shooter. Additional officers, including those not on duty, responded to back-up their colleagues. I cannot image the stress of entering a building with a reported active shooter. Those actions and work was and is truly heroic.

Multiple additional agencies responded and Radnor Police coordinated building sweeps ensuring all areas were searched and secure. The response from all the regional police forces and Pennsylvania State Police was impressive and a testament to the dedication of the law enforcement officers in your area.

I spoke to many that day, including Fire and EMS personnel. The camaraderie and mutual respect between all is amazing and commendable.

Once everything had settled for the day, my wife asked if I thought it was safe to leave our daughter at Villanova. The joy and pride of our child attending Villanova had turned into fear, but I turned to my wife and said that after meeting so many first responders and seeing their actions, we could not have our daughter in a better place.

You lead an amazing department filled with incredible law enforcement officers. A special thanks to Sgt. Fischer and all the officers that day and every day.

With most sincere appreciation,

Mike Kamali
Emergency Medicine
CC: Radnor Fire

RADNOR TOWNSHIP POLICE DEPARTMENT

Monthly Report

January 2026

Christopher B. Flanagan
Police Superintendent

Radnor Twp PD

DAILY INCIDENT COUNTS

12/1/2025 to 12/31/2025

Day of Month Responses	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	Total
911 HANG UP	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0	1	0	0	0	0	5
MV ACCIDENT (BRIDGE STRIKE)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
MV ACCIDENT (REPORTABLE)	0	2	1	0	0	1	0	2	1	0	1	0	0	0	1	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	13
ADDED PATROL BUSINESS	5	3	6	7	6	3	1	4	8	3	0	3	7	4	3	3	3	11	7	2	2	5	7	6	1	1	9	6	6	3	5	140
ADDED PATROL	7	4	6	5	7	4	3	4	5	2	1	9	7	1	2	4	5	6	2	3	1	11	4	5	0	5	8	9	2	4	10	146
ADDED PATROL SCHOOL	7	9	8	4	4	0	0	7	13	6	3	11	5	4	10	4	11	8	8	0	0	4	4	0	0	4	2	1	0	0	5	142
ALARM (ALL TYPES)	5	4	4	3	3	2	0	4	3	2	3	4	6	4	4	4	3	1	6	2	3	4	0	3	4	1	2	1	3	4	5	97
ANIMALS - BITES	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
ANIMAL COMPLAINTS	4	1	1	1	0	4	0	2	0	0	1	1	2	1	0	1	0	2	1	1	1	2	0	0	1	0	1	0	1	0	1	30
ANIMALS - DEER	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	5
ASSAULT	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	2
ASSIST ANOTHER PD	0	0	1	1	0	0	0	1	0	1	3	1	0	1	0	0	1	0	2	0	0	0	1	0	0	1	0	0	0	1	0	15
ASSIST AGENCY NON LAW	2	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
ASSIST PUBLIC	0	1	0	1	0	2	0	0	3	0	0	3	0	2	1	2	1	0	0	1	0	1	1	0	1	0	1	0	1	0	0	22
ASSIST VUPD	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
CHILDLINE INCIDENT	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	4
CIVIL DISPUTE	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	3
COMMUNITY EVENT WITH PD	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
CRIMINAL MISCHIEF / VANDALISM	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	4
DISORDERLY CONDUCT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
DELCOM INFO ONLY	3	4	2	2	1	0	2	1	0	1	4	1	3	2	1	2	2	2	1	2	1	0	0	2	0	0	0	0	4	0	0	43
EXTRA DUTY DETAIL - K-9	1	0	0	0	1	0	1	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	6
NEIGHBOR DISPUTE	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	2
DISTURBANCE NO CITATION	0	1	0	1	0	1	1	0	1	0	0	0	2	0	0	0	0	1	0	0	0	0	1	0	1	0	0	0	0	0	1	11
DEATH DOA	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	4
DOMESTIC (NO ARREST)	0	0	0	1	0	1	0	1	0	0	1	0	0	0	0	0	0	0	1	2	0	0	0	1	0	1	0	0	0	1	0	10

DRIVING UNDER THE INFLUENCE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
DUI ACCIDENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2
ASSIST SICK/INJURED/EMS	11	5	4	10	7	10	4	1	5	5	2	7	6	8	5	7	10	5	7	12	4	7	4	4	1	3	5	5	6	2	4	176
ASSIST EMS AED	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
FIRE (ALL TYPES)	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	5	1	0	0	0	0	0	0	0	0	3	2	0	13
FRAUD (ALL TYPES)	1	0	0	0	1	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	1	1	0	9
HAZARDOUS CONDITION	0	0	1	1	0	0	0	0	3	0	0	1	0	6	1	0	1	4	10	1	3	2	1	2	0	0	1	1	7	0	0	46
JUVENILE PROBLEMS (NO ARREST)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
K9 ASSIST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
MENTAL HEALTH (EMER 302)	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
MENTAL HEALTH (ALL OTHERS)	1	0	0	0	0	0	1	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	5
MISSING PERSON	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
NARCOTICS	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	4
NOTIFICATION - ELECTRICIAN	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	4
NOTIFICATION - TOWNSHIP	1	0	0	0	1	0	0	0	0	2	0	1	1	0	0	0	0	0	0	0	1	0	0	0	0	1	2	0	2	1	0	13
OPEN DOORS / WINDOWS	1	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	4
ORDINANCE VIOLATION CITATION	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
ORDINANCE VIOLATION NO	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	1	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	5
PARKING COMPLAINTS	0	0	0	1	3	0	0	2	0	0	0	1	2	0	0	2	2	1	1	0	0	0	0	0	0	1	0	0	0	0	1	17
PFA SERVICE / VIOLATION	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
POLICE INFORMATION	1	2	1	1	2	1	2	0	0	1	3	2	2	0	1	2	3	2	3	1	2	2	3	1	1	2	1	2	2	1	1	48
FOUND PROPERTY	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	3
LOST PROPERTY	0	0	0	2	1	0	0	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
RECOVERED STOLEN PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
PUBLIC DRUNK	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
REFERRED TO VILLANOVA PD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
ROBBERY	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
SELECTIVE ENFORCEMENT	1	0	3	5	2	1	0	2	2	3	0	3	3	1	0	0	2	1	0	1	0	5	1	1	0	0	2	1	0	0	3	43
SEX OFFENSE / PORNOGRAPHY	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
SUSPICIOUS CIRCUMSTANCE	2	2	0	0	1	0	0	0	0	1	3	1	2	1	1	2	1	1	1	0	1	0	0	0	1	3	0	0	2	0	2	28

SUSPICIOUS PERSON	0	0	0	0	0	0	0	0	1	1	1	0	0	1	3	1	2	1	0	0	1	0	0	1	0	0	1	0	0	0	2	16
SUSPICIOUS VEHICLE	1	1	1	1	0	1	0	2	1	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	1	0	1	1	0	0	14
THEFT ALL OTHER	0	0	0	0	1	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
THEFT FROM AUTO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
TRAFFIC STOP	7	1	6	8	4	2	1	3	0	5	0	6	4	2	0	0	4	4	2	2	0	1	4	1	0	3	2	7	0	5	2	86
DRONE UNIT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	2
VEHICLES - DISABLED	1	0	0	0	0	0	1	2	0	1	0	0	0	6	0	1	1	2	1	1	0	1	1	1	0	1	0	0	0	0	1	22
VEHICLES - KLIV	1	2	0	1	0	1	0	0	0	0	0	0	1	0	0	2	0	1	0	0	0	0	0	0	0	0	1	0	0	1	0	11
MOTOR VEHICLE VIOLATIONS	0	0	0	0	0	0	0	0	3	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	1	0	2	1	0	0	1	10
VEHICLES - TOWED PRIVATE/REPO	1	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1	0	1	7
WARRANT ARREST	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
WEAPONS OFFENSE	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
CHECK WELFARE	0	0	0	0	0	1	0	0	0	0	0	0	1	1	1	0	0	1	0	0	0	0	0	0	0	0	1	0	1	1	1	9
TOTAL RESPONSES FOR EACH DAY	65	46	46	58	49	42	19	43	50	36	32	60	61	49	36	45	55	59	60	35	23	51	38	31	13	29	46	37	46	29	49	1338

DECEMBER

Description	Primary Count
Parking Tickets	
Month of December 2025	436
January - December	9,661
Residential and Commercial False Alarm Violations	
Month of December	61
January - December	1,081
Moving Violations	
Month of December 2025	6
January - December	940
K9 Call Outs - December	7
Drug Task Force Investigations - December	3
Youth Aid Panel	0
Community Service Unit -	23

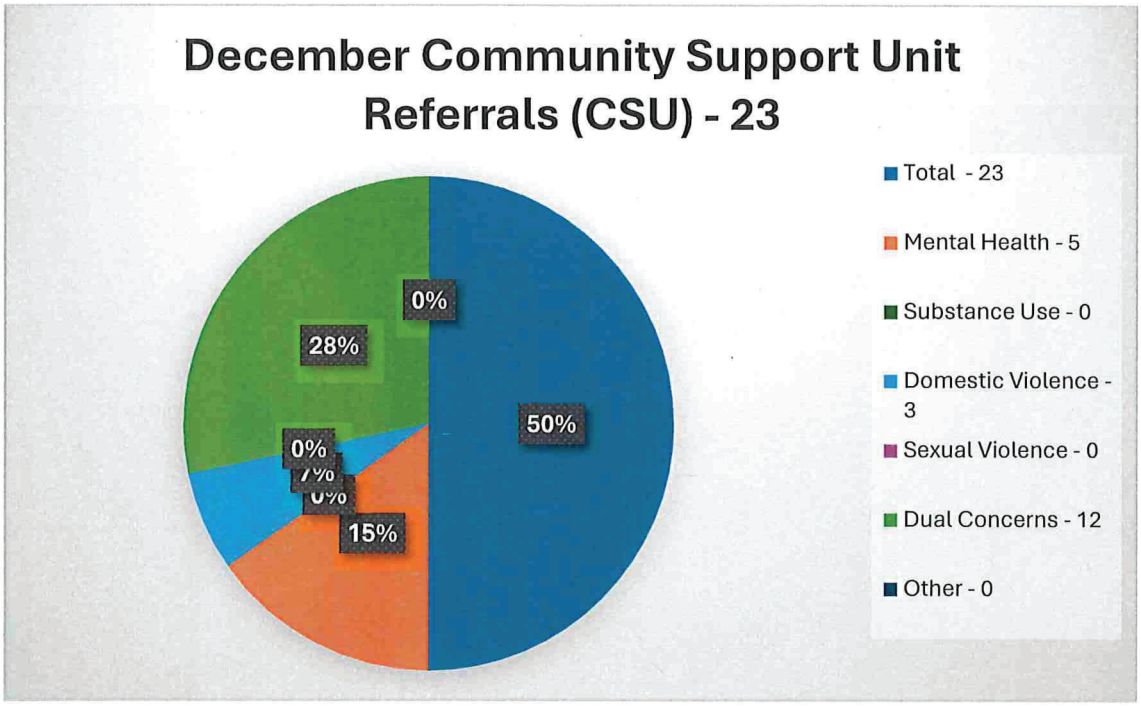
Radnor Police Training - December 2025

Bell- Inv & Prosecuting No Body Homicide

McHale- Tactical Response MPOETC 180

Rose- Social Media Investigation MPOETC 180

Ryan- FBI LEEDA



Community Events:

- Continued Attendance at Waynes Cares every 2nd Wednesday of the month
- Coffee with the Chaplains & Social Worker every 4th Wednesday of the month

Completed & Upcoming Trainings:

- Completed Year 2 Review with Command Staff
- Set goals for 2026 with Command Staff

CRIME ALERTS
December 2025

Theft of Package - David Dr.

On Friday, 12/12/2025, at approximately 9:11 AM, a delivered package was reported stolen from the common area of 204 David Dr. Video showed an unknown male person remove the package, opening it, then throwing the contents into a dumpster.

Robbery - 201 S. Bryn Mawr Av.

A strong-arm robbery occurred on Saturday, 12/13/20254, at approximately 3:38 PM, at 201 S. Bryn Mawr Av. Five black male juveniles assaulted two other juveniles and stole their winter hats. The five actors also went through the pockets of the two juveniles but did not locate anything to steal.

Criminal Mischief - Design Home Studios - 229 Willow Av.

On Saturday, 12/13/2025, at approximately 5:08 PM, the window to Design Home Studios, located at 229 Willow Av. was broken. Video showed three white male juveniles gathering in the area of the store's loading dock. At one point, one of the male juveniles threw a pack of candy through the window of the store. The three juveniles then fled the area.

The Radnor Police respects citizens' privacy, civil rights, and civil liberties by emphasizing behavior, rather than appearance, in identifying suspicious activity. Factors such as race, ethnicity, and/or religious affiliation are not suspicious. The public should only report suspicious behavior and situations (e.g., an unattended backpack or package, or someone breaking into a vehicle or restricted area). Moreover, any physical descriptions are based on victim and witness statements provided to the Radnor Police at the time the incident was reported or developed through investigation.

RADNOR TOWNSHIP POLICE DEPARTMENT

THANK YOU LETTERS

Chief Flanagan -

Thank you so much to you and your team for an incredible experience this evening. We can't express how grateful we are for the care, professionalism, and generosity you showed the Bluejays.

The escort through Philadelphia made a huge difference for our team and ensured we arrived safely and on time. It was truly appreciated by our entire staff and players, and it set the tone for a great night.

Please pass along our sincere thanks to everyone involved. We know it was a big ask, and we're extremely thankful for the effort your team put in to make it happen.

Have a great rest of the week,

John McKew | Creighton University Men's Basketball
Basketball Administrative Specialist
McDermott Center
625 Florence Blvd, Omaha, NE 68178
| www.GoCreighton.com



ALL IS CALM, ALL IS BRIGHT

With Love,
Ryan, Brynne, Everly, Landon, Colton & Sky

Thank you so much for "stopping by" our house. We are so grateful!

Brynne + Ryan Ott
706 Knox Rd. Villanova, PA 19085

minted.
A COMMUNITY OF INDEPENDENT DESIGNERS | ART BY Rebecca Durflinger | MINTED.COM
PRINTED ON 100% RECYCLED PAPER


Thank
You

Dear Radnor Police Department and All the Officers Who Responded,

Thank you for your swift and courageous response to the active shooter incident on our campus.

In one of the most terrifying moments many of us have ever faced, your immediate arrival brought an overwhelming sense of calm and safety. Your presence and protection reassured us and gave us strength in a time of great fear and uncertainty.

Your professionalism, bravery, and unwavering dedication did not go unnoticed. You put yourselves in harm's way without hesitation, and for that, we are profoundly grateful. You are true heroes, and your actions will forever be remembered and honored by our community.

Thank you not only for your response in this moment of crisis, but for the work you do everyday to keep our communities safe.

With heartfelt appreciation,
The Center for Research and Fellowships
Villanova University

RADNOR TOWNSHIP POLICE DEPARTMENT

COMMUNITY EVENTS

Santa's Delivery

December 7, 2026


HOLIDAYS
WITH
HEROES
FAMILIES BEHIND THE BADGE
CHILDREN'S FOUNDATION
Forever
DO ME
RADNOR
POLICE


BROOMALL
ENGINE
53
POLICE

Radnor Township

PROPOSED LEGISLATION

DATE: February 9, 2026

TO: Board of Commissioners

CC:

FROM: Christopher B. Flanagan

LEGISLATION: Staff Traffic Committee Meeting Minutes - November 19, 2025 and December 17, 2025

LEGISLATIVE HISTORY:

PURPOSE AND EXPLANATION:

IMPLEMENTATION SCHEDULE:

FISCAL IMPACT:

RECOMMENDED ACTION:

ATTACHMENTS:

Staff Traffic Committee Meeting Minutes November 19, 2025.docx.pdf
Staff Traffic Committee Meeting Minutes December 17, 2025.pdf

STAFF TRAFFIC COMMITTEE
AGENDA
Wednesday, November 19, 2025 – 10:00 AM

Roll Call Room

RADNOR TOWNSHIP POLICE DEPARTMENT

To: Radnor Township Commissioners; William M. White, Township Manager; Robert Tate, Director of Finance; Stephen F. Norcini, Township Engineer; Ricky Foster, Public Works Director; Tammy Cohen, Director of Recreation and Community Programming; Bill Cassidy, Field Leader; Lt. Christopher Four; Lt. Joseph Pinto; Sgt. Anthony Radico, Officer Alex Janoski; Officer Pat Lacey, Officer Ken Piree, Highway Patrol Unit; Michael Maratea, Supervisor of Parking, James Smith, Fire/EMS Chief; Vera DiMaio, Executive Assistant

From: Christopher B. Flanagan, Superintendent

1. **New Business**

1.a. Parking Supervisor, Michael Maratea requests the removal of the handicap space at 257 Williams Road as there are new owners and the space is not needed.

Parking Supervisor was present at this meeting. Staff Traffic Committee approves the removal of the handicap space at 257 Williams Road. Parking Supervisor will contact Solicitor, John Rice, to create a repeal of the Ordinance.

1.b. PennDOT contacted Radnor Police Department regarding speeding complaints on Goshen Road.

A resident from Goshen Road had speed concerns. After a review from PennDOT, the speed will be changed to 25 mph from Darby Paoli Road to Malin Road. Following that change, Radnor Police Department will conduct speed enforcement.

1.c. Commissioner Abel requests signage on the right shoulder of Church Road at Darby Paoli Road.

Commissioner Abel was not present at this meeting. Staff Traffic Committee states that this is a PennDOT issue as Church Road is a state road. PennDOT will be contacted regarding this issue.

1.d. Resident Kathleen Omar states concerns of speeding on South Devon Avenue and vehicles rolling through the stop sign.

Ms. Omar was not present at this meeting. This item was addressed at a previous Staff Traffic Committee Meeting. There is not a speeding issue, however, this will be added to the selective enforcement list.

2. **Old Business**

See attached spreadsheet for pending issues and updates

2.a. Bill Cassidy will report on his site visit to Brooke Road in reference to Ms. Norris-Szanto's request of October's meeting.

Field Leader, Bill Cassidy, states that a pre-existing sign is already at this location.
Staff Traffic Committee states this item will be closed.

3. **Staff Traffic Update Report**

Staff Traffic Committee Meeting

3.a. Staff Traffic Status Report

Staff Traffic Status Report November 2025.pdf

STAFF TRAFFIC COMMITTEE
AGENDA
Wednesday, December 17, 2025 – 10:00 AM

Roll Call Room

RADNOR TOWNSHIP POLICE DEPARTMENT

To: Radnor Township Commissioners; William M. White, Township Manager; Robert Tate, Director of Finance; Stephen F. Norcini, Township Engineer; Ricky Foster, Public Works Director; Tammy Cohen, Director of Recreation and Community Programming; Bill Cassidy, Field Leader; Lt. Christopher Four; Lt. Joseph Pinto; Sgt. Anthony Radico, Officer Pat Lacey, Officer Ken Piree, Highway Patrol Unit; Michael Maratea, Supervisor of Parking, James Smith, Fire/EMS Chief; Vera DiMaio, Executive Assistant

From: Christopher B. Flanagan, Superintendent

1. **New Business**

   1.a. Brandon Adams requests to discuss traffic calming issues on West Beechtree Avenue.

   Mr. Adams was present at this meeting. Staff Traffic Committee stated that they will install a traffic counter after the New Year to assess the situation.

   1.b. Parking Supervisor, Michael Maratea, requests to discuss handicap parking proposal at the Wayne Senior Center.

   Parking Supervisor was present at this meeting. Parking Supervisor, Michael Maratea and Field Leader, Bill Cassidy, will review the area to determine what changes would make sense and report back at the next meeting.

2. **Old Business**
   See attached spreadsheet for pending issues and updates

3. **Staff Traffic Update Report**

   3.a. Staff Traffic Status Report - December 2025

Radnor Township

PROPOSED LEGISLATION

DATE: February 9, 2026

TO: steve

CC:

FROM: lisa

LEGISLATION: HARB 2026-01 - 407 Midland Avenue -Garage studio addition, possible raise kitchen roof in back to A-Frame.

LEGISLATIVE HISTORY:

PURPOSE AND EXPLANATION:

IMPLEMENTATION SCHEDULE:

FISCAL IMPACT:

RECOMMENDED ACTION:

ATTACHMENTS:
HARB 2026-01 407 MIDLAND CERT OF APPROPRIATENESS.pdf

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board

NAME OF OWNER:	**EDWARD J BRENNAN / JENNIFER W BRENNAN**
OWNER ADDRESS:	**407 MIDLAND AVE**
ADDRESS OF PROPERTY:	**407 MIDLAND AVENUE**
APPLICATION NUMBER:	**HARB 2026-01 GARAGE STUDIO ADDITION**

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

GARAGE STUDIO ADDITION AND POSSIBLY RAISE KITCHEN ROOF IN BACK TO A-FRAME

at the address specified and may proceed with the building permit process. If not completed within one year of the date hereof, this permit is void and new application must be made. This Approval is subject to the Applicant applying for and receiving all necessary permits and approvals; and complying with all applicable Municipal regulations. Owner specifically gives the building inspector or designated official the right to inspect the work during progress and at completion.

BOARD RECOMMENDS WINDOWS TO BE TWO OVER ONE OR TWO OVER TWO. APPROVAL GRANTED

NOTES AND/OR CONDITIONS OF APPROVAL:

ISSUED: 01/26/2026

_____ _____

TOWNSHIP OFFICIAL **ACCEPTED BY APPLICANT**

Radnor Township

PROPOSED LEGISLATION

DATE:	February 9, 2026
TO:	Radnor Township Board of Commissioners
CC:	William M. White, Township Manager; Stephen F. Norcini, P.E., Township Engineer
FROM:	Dennis P. Capella, Engineering – Project Manager
LEGISLATION:	Resolution 2026-10 - Sewage Facilities Planning Module Approval – 201 S. Spring Mill Road: Subdivision of Vacant Single Lot into Two Lots, Each with a Planned Residential Dwelling

---

LEGISLATIVE HISTORY: - Resolution 2025-89 (6/16/2025): Minor Subdivision and Land Development Plan Approval
- This item has not been before the BOC previously

PURPOSE AND EXPLANATION: 1 edu for one single family home has already been included in the connection management plan. The subdivision requires one additional edu or the equivalent of 262.5 gpd for the proposed single family home. This Planning Module must be approved by resolution by the Board of Commissioners prior to submission to the PA DEP.

In addition to the proposed resolution, the following items are attached:
- Applicants cover letter (12/11/2025)
- SFPM Component 3
- SFPM Component 4A
- Gannett Fleming memo re: Planning Commission approval (12/29/2025)
- Planning Commission approval (1/6/2026)
- Gannett Fleming memo re: BOC approval (1/15/2026)

IMPLEMENTATION SCHEDULE: If authorized by the BOC, the SFPM will be forwarded to the Pennsylvania Department of Environmental Protection.

FISCAL IMPACT: While having no direct fiscal impact, this item is another step in the overall project, which provides a benefit to Radnor Township.

RECOMMENDED ACTION: Staff requests that the Radnor Township Board of Commissioners approve the Sewage Facilities Planning Module for the 201 S. Spring Mill Road Subdivision of a Vacant Single Lot into Two Lots, Each with a Planned Residential Dwelling. The proposed resolution is

attached.

ATTACHMENTS:

Letter_to_Radnor_Twp-_PC___BOC_Meeting_Request.pdf
Planning_Module_-_201_S._Spring_Mill_Rd._Subdivision_12.11.25.pdf
201SSpringMill_Comp_4A_Muni_PC.pdf
201_S_Spring_Mill_Rd_PC_PM.pdf
SEWAGE FACILITIES PLANNING MODULE APPLICATION - PC signed.pdf
Planning Module - 201 S. Spring Mill Rd. Subdivision 12.11.25 Resolution.pdf
201 S Spring Mill Rd BOC PM.pdf

Ebert Engineering, Inc.
Water and Wastewater Engineering

December 11, 2025

Mr. Stephen Norcini
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

Subject: 201 S. Spring Mill Road – Subdivision
Radnor Township, Delaware County, PA
PA DEP Code No. 1-23013-350-3J
Re: January 2026 PC and BOC Meeting Agenda Request
EE, Inc. No.: 026-424

Dear Mr. Norcini,

On behalf of 40 Chetwynd Road, LLC, Ebert Engineering (EE, Inc.) is submitting a completed copy of the proposed 201 S. Spring Mill Road Subdivision Sewage Facilities Planning Module for review. The proposed project is located at 201 S. Spring Mill Road in Radnor Township, Delaware County, Pennsylvania.

40 Chetwynd Road, LLC purchased the existing vacant lot located at 201 S. Spring Mill Road in Radnor Township, Delaware County, PA. The existing lot of record is identified as tax parcel id 36-04-02610-00. On June 3, 2024 the PADEP issued a Determination of No Planning Required Waiver for the construction of a single family dwelling on this existing lot. Since then, 40 Chetwynd Road, LLC proposes to subdivide the existing lot for the construction of an additional single family home. Therefore, the existing lot will be subdivided into two lots for two single family homes. As mentioned, the PADEP issued a waiver from sewage facilities planning for the first proposed single family home on the existing lot which is also accounted for on the Darby Creek Joint Authority (DCJA) Connection Management Plan (CMP). Therefore, this Planning Module seeks sewage facilities planning approval for the subdivision of the existing lot for the construction of an additional single family home. One (1) edu or 262.5 gpd is required for this project.

The existing method of sewage disposal for 201 S. Spring Mill Road is connection to the existing Radnor Township Public Sanitary Sewer System. The Radnor Township sewer system flows to the Radnor-Haverford-Marple (RHM), Darby Creek Joint Authority (DCJA) and DELCORA sanitary sewer systems for ultimate conveyance to the City of Philadelphia Southwest Water Pollution Control Plant. The wastewater will be treated at the Philadelphia Southwest Water Pollution Control Plant and discharged under its existing NPDES Permit No. PA0026671.

EE, Inc. requests that Radnor Township please add this project to the Radnor Township Planning Commission January 5, 2026 Meeting agenda for completion of Component 4A. Following the January 5, 2026 PC Meeting, EE, Inc. also asks that this project please be placed on the January 26, 2026 Board of Commissioners Meeting agenda for approval by Resolution of Adoption.

If you need any additional information or have any questions concerning the matter, please feel free to contact our office.

Sincerely,

Nicole Gambone

Nicole Gambone
Planning Specialist

Enclosure

SEWAGE FACILITIES PLANNING MODULE
(COMPONENT 3)

FOR

201 S. SPRING MILL ROAD – SUBDIVISION

LOCATED IN

RADNOR TOWNSHIP,
DELAWARE COUNTY, PENNSYLVANIA

PADEP CODE NO.: 1-23013-350-3J

Ebert Engineering, Inc.
Water and Wastewater Engineering
P.O. Box 540
4397 Skippack Pike
Skippack, PA 19474

EE, INC. PROJECT NO. 026-424

May 15, 2025
Updated December 11, 2025

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14. **PLANS**

PA DEP PROJECT COMPLETION CHECKLIST

Pennsylvania
Department of Environmental Protection

SENT VIA ELECTRONIC MAIL ONLY

May 12, 2025

Ms. Nicole Gambone
Ebert Engineering
PO Box 540
4397 Skippack Pike
Skippack, PA 19474

Re: Application for Planning Modules
201 South Spring Mill Road Subdivision
DEP Code No. 1-23013-350-3J
Radnor Township
Delaware County

Dear Ms. Gambone:

In response to your application mailer, this letter outlines what is required to be submitted to the municipality and the Department of Environmental Protection (DEP) as a complete module packet for the proposed development. The project proposes a 2-lot residential subdivision that will be served by a connection to public sewer. This project is located at 201 South Spring Mill Road in Radnor Township, Delaware County on Tax Parcel 36-04-02610-00.

This project is tributary to the SCUD and Darby Creek Interceptors which are under a Chapter 94 Connections Management Plan. As such, the project sponsor must obtain capacity on the Connections Management Plan prior to submitting the planning module to DEP.

Sewage Facilities Planning Module forms are available online at www.pa.gov. You can find the appropriate forms by typing the document number into our website's search function. Alternately, you can access all forms related to sewage facilities planning at this link: Sewage Facilities Planning.

Your project requires the following forms. Please enter the above-referenced DEP Code Number on the first page of each form.

Sewage Facilities Planning Module Transmittal Letter, Form 3850-FM-BCW0355
Sewage Facilities Planning Module Resolution, Form 3850-FM-BCW0356

Sewage Facilities Planning Module Component 3, Form 3800-FM-BCW0353
- Instructions
- Form

Sewage Facilities Planning Module Component 4
- 4A-Municipal Planning Agency Review, Form 3850-FM-BCW0362A
- 4B-County Planning Agency Review, Form 3850-FM-BCW0362B
- 4C-County or Joint Health Department Review, Form 3850-FM-BCW0362C

For this project, Section J must be completed.

Submissions. DEP must receive an electronic copy of the completed planning module. Electronic copies may be submitted through the Public Upload with Electronic Payment portal, which is available on our website under Data and Tools, Electronic Submissions, Public Upload with Electronic Payment, Public Upload (Public Upload with Electronic Payment).

Please be advised that, selecting incorrect submission types will result in significant delays in the processing of your submission.

Please note that DEP will not accept electronic copies submitted via email.

DEP may request hard copies of portions of the planning module submission, including, but not limited to Resolutions of Adoption and plot plans.

Review Fees. Please be advised that DEP is no longer able to accept planning module submissions for review without the correct review fee.

In order to assure that your submission includes the correct review fee, prior to submitting the planning module, we recommend that you complete the Request for Fee Calculation form and email it to ra-epserocwplanning@pa.gov. Please use the subject *Request for Fee Calculation* when sending your email. Our office will calculate the review fee and respond to your email with the correct amount to be paid as described below.

Payments may be submitted using the Public Upload with Electronic Payment portal. Alternately, a check or money order made payable to *Commonwealth of PA, DEP* may be sent to the address included in the footer on the first page. A copy of the check must be included in the electronic submission. The check must include the DEP code number or project name in the memo section of the check. Checks submitted without this information may be returned.

Planning modules submitted without the required review fee or with an incorrect review fee will not be accepted for review.

Standard Operating Procedures. Please refer to the Standard Operating Procedures ("SOP") that govern Act 537 sewage facilities planning module reviews. The SOPs can be found on the

DEP website. Consistent with the SOP, DEP may disapprove an administratively incomplete planning module submission.
In all cases, address the immediate and long-range sewage disposal needs of the proposal and comply with 25 Pa. Code, Chapter 71, Subchapter C relating to New Land Development Plan Revisions.

If you have any questions concerning the information required, please contact me at 484-250-5186 or at SteRittenh@pa.gov and reference theabove project name.

Sincerely,



Stefanie Rittenhouse-Loughery
Sewage Planning Specialist 2
Clean Water

Enclosure: Request for Fee Calculation form

cc: Delaware County Health Department
Delaware County Planning Department
Delaware County Conservation District
Radnor Township
40 Chetwynd Road, LLC
Gannett Fleming TranSystem
RHM
DCJA
DELCORA
City of Philadelphia Water Department
Planning Section

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

Completeness Checklist

The individual completing the component should use the checklist below to assure that all items are included in the module package. The municipality should confirm that the required items have been included within 10 days of receipt, and if complete, sign and date the checklist.

Sewage Collection and Treatment Facilities

- ☒ Name and Address of land development project.
- ☒ U.S.G.S. 7.5 minute topographic map with development area plotted.
- ☒ Project Narrative.
- ☒ Letter from water company (if applicable).
- ☒ Alternative Analysis Narrative.
- ☒ Details of chosen financial assurance method.
- ☒ Proof of Public Notification (if applicable).
- ☒ Name of existing collection and conveyance facilities.
- ☒ Name and NPDES number of existing treatment facility to serve proposed development.
- ☒ Plot plan of project with required information.
- ☒ Total sewage flows to facilities table.
- ☒ Signature of existing collection and/or conveyance Chapter 94 report preparer.
- ☒ Signature of existing treatment facility Chapter 94 report preparer.
- ☐ Letter granting allocation to project (if applicable).
- ☒ Signature acknowledging False Swearing Statement.
- ☒ Completed Component 4 (Planning Agency Review) for each existing planning agency and health department.
- ☐ Information on selected treatment and disposal option.
- ☐ Permeability information (if applicable).
- ☐ Preliminary hydrogeology (if applicable).
- ☐ Detailed hydrogeology (if applicable).

Municipal Action

- ☒ Component 3 (Sewage Collection and Treatment Facilities).
- ☒ Component 4 (Planning Agency Comments and Responses).
- ☐ Proof of Public Notification.
- ☐ Long-term operation and maintenance option selection.
- ☐ Comments, and responses to comments generated by public notification.
- ☒ Transmittal Letter

_____
Signature of Municipal Official

_____
Date submittal determined complete

PA DEP TRANSMITTAL LETTER

3850-FM-BCW0355 Rev. 5/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

TRANSMITTAL LETTER FOR SEWAGE FACILITIES PLANNING MODULE

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #
1-23013-350-3J				

TO: Approving Agency (DEP or delegated local agency)

PA DEP Southeast Region Office
2 East Main Street
Norristown, PA 19401-4915

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Nicole Gambone *(Name)*

EE, Inc. Planning Specialist *(Title)* for 201 S. Spring Mill Road Subdivision *(Name)*

a subdivision, commercial ,or industrial facility located in Radnor Township,

Delaware *(City, Borough, Township)* County.

Check one

☒ (i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed ☒ revision ☐ supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is ☒ adopted for submission to DEP ☐ transmitted to the delegated LA for approval in accordance with the requirements of 25 *Pa. Code* Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

☐ (ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

Check Boxes

☐ Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.

☐ The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 *Pa. Code* Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.

☐ Other (attach additional sheet giving specifics).

Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.

☒ Resolution of Adoption
☒ Module Completeness Checklist
☐ 2 Individual and Community Onlot Disposal of Sewage
☒ 3 Sewage Collection/Treatment Facilities
☐ 3s Small Flow Treatment Facilities
☒ 4A Municipal Planning Agency Review
☒ 4B County Planning Agency Review
☒ 4C County or Joint Health Department Review

Municipal Secretary (print) *Signature* *Date*

RESOLUTION FOR PLAN REVISION

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code No.
1-23013-350-3J

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE ~~(SUPERVISORS)~~ (COMMISSIONERS) ~~(COUNCILMEN)~~ of Radnor (TOWNSHIP~~) (BOROUGH) (CITY)~~, Delaware COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS 40 Chetwynd Road, LLC (land developer) has proposed the development of a parcel of land identified as 201 S Spring Mill Road Subdivision (name of subdivision), and described in the attached Sewage Facilities Planning Module, and proposes that such subdivision be served by: (check all that apply), ☒ sewer tap-ins, ☐ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify). _____

WHEREAS, Radnor Township (municipality) finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the ~~(Supervisors)~~ (Commissioners) ~~(Councilmen)~~ of the (Township) ~~(Borough) (City)~~ of Radnor hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____ (Signature), Secretary, Radnor Township Township Board of Commissioners ~~(City Councilmen)~~, hereby certify that the foregoing is a true copy of the Township ~~(Borough) (City)~~ Resolution # _____, adopted, _____, 20_____.

Municipal Address:

Radnor Township
301 Iven Avenue
Wayne, PA 19087
Telephone 610-688-5600

Seal of Governing Body

COMPONENT 3 – SEWAGE COLLECTION AND TREATMENT FACILITIES

3800-FM-BPNPSM0353 Rev. 2/2015
Form

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Code No.
1-23013-350-3J

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE # **1-23013-350-3J**	**CLIENT ID #**	**SITE ID #**	**APS ID #**	**AUTH ID #**

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) a subdivision to be served by sewage collection, conveyance or treatment facilities, (2) a tap-in to an existing collection system with flows on a lot of 2 EDU's or more, or (3) the construction of, or modification to, wastewater collection, conveyance or treatment facilities that will require DEP to issue or modify a Clean Streams Law permit. Planning for any project that will require DEP to issue or modify a permit cannot be processed by a delegated agency. Delegated agencies must send their projects to DEP for final planning approval.

This component, along with any other documents specified in the cover letter, must be completed and submitted to the municipality with jurisdiction over the project site for review and approval. All required documentation must be attached for the Sewage Facilities Planning Module to be complete. Refer to the instructions for help in completing this component.

REVIEW FEES: Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see section R and the instructions for more information on these fees.

NOTE: All projects must complete Sections A through I, and Sections O through R. Complete Sections J, K, L, M and/or N if applicable or marked ☒.

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name: 201 S. Spring Mill Road Subdivision

2. Brief Project Description: 40 Chetwynd Road, LLC proposes to subdivide the existing lot located at 201 S. Spring Mill Road into two lots for the construction of 2 single family homes.

B. CLIENT (MUNICIPALITY) INFORMATION (See Section B of instructions)

Municipality Name	County	City	Boro	Twp
Radnor	Delaware	☐	☐	☒

Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
White	William			Township Manager

Additional Individual Last Name	First Name	MI	Suffix	Title
Norcini	Stephen			Township Engineer

Municipality Mailing Address Line 1	Mailing Address Line 2
301 Iven Avenue	

Address Last Line -- City	State	ZIP+4
Wayne	PA	19087

Area Code + Phone + Ext.	FAX (optional)	Email (optional)
610-688-5600		snorcini@radnor.org

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name
201 S. Spring Mill Road Subdivision

Site Location Line 1	Site Location Line 2
201 S. Spring Mill Road	

Site Location Last Line -- City	State	ZIP+4	Latitude	Longitude
Wayne	PA	19087	40.03099	-75.35866

Detailed Written Directions to Site Continue on I-476 S and take exit 13 for US-30 W towards Villanova. Turn left onto Lancaster Ave then right on Louella Court and the building will be on the left.

Description of Site: The site currently consists of an existing lot of land with open space and some trees.

Site Contact (Developer/Owner)

Last Name	First Name	MI	Suffix	Phone	Ext.
Reilly	Brendan			215-510-2992	

Site Contact Title	Site Contact Firm (if none, leave blank)
	40 Chetwynd Road, LLC
FAX	Email
	brendan@crescentrealestate.net
Mailing Address Line 1	Mailing Address Line 2
209 Pembroke Ave	

Mailing Address Last Line -- City	State	ZIP+4
Wayne	PA	19087

D. PROJECT CONSULTANT INFORMATION (See Section D of instructions)

Last Name	First Name	MI	Suffix
Gambone	Nicole		

Title	Consulting Firm Name
Planning Specialist	Ebert Engineering, Inc.
Mailing Address Line 1	Mailing Address Line 2
4397 Skippack Pike	

Address Last Line – City	State	ZIP+4	Country
Skippack	PA	19474	USA

Email	Area Code + Phone	Ext.	Area Code + FAX
ngambone@ebertengineering.com	610-584-6701		

E. AVAILABILITY OF DRINKING WATER SUPPLY

The project will be provided with drinking water from the following source: (Check appropriate box)

☐ Individual wells or cisterns.

☐ A proposed public water supply.

☒ An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: Aqua Pennsylvania

F. PROJECT NARRATIVE (See Section F of instructions)

☒ A narrative has been prepared as described in Section F of the instructions and is attached.

The applicant may choose to include additional information beyond that required by Section F of the instructions.

RE: 201 S. SPRING MILL RD.

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (See Section G of instructions)

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter 93 (relating to wastewater treatment requirements).

1. **COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

☐ New collection system ☐ Pump Station ☐ Force Main

☐ Grinder pump(s) ☒ Extension to existing collection system ☐ Expansion of existing facility

Clean Streams Law Permit Number not available per municipality

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 1

Connections 1

Name of:
existing collection or conveyance system Radnor Township
owner Radnor Township
existing interceptor RHM Interceptor / Darby Creek Interceptor
owner RHM / DCJA

2. **WASTEWATER TREATMENT FACILITY**

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

☐ New facility ☒ Existing facility ☐ Upgrade of existing facility ☐ Expansion of existing facility

Name of existing facility Philadelphia Southwest Water Pollution Control Plant

NPDES Permit Number for existing facility PA0026671

Clean Streams Law Permit Number 5123401

Location of discharge point for a new facility. Latitude N/A Longitude N/A

b. The following certification statement must be completed and signed by the wastewater treatment facility permitee or their representative.

As an authorized representative of the permittee, I confirm that the Philadelphia Southwest Water Pollution Control Plant (Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality Philadephia Water Department

Name of Responsible Agent Eric Ponert, SEO

Agent Signature E Pat Date 12/10/25

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. **PLOT PLAN**

The following information is to be submitted on a plot plan of the proposed subdivision.

a. Existing and proposed buildings.
b. Lot lines and lot sizes.
c. Adjacent lots.
d. Remainder of tract.
e. Existing and proposed sewerage facilities. Plot location of discharge point, land application field, spray field, COLDS, or LVCOLDS if a new facility is proposed.
f. Show tap-in or extension to the point of connection to existing collection system (if applicable).
g. Existing and proposed water supplies and surface water (wells, springs, ponds, streams, etc.)
h. Existing and proposed rights-of-way.
i. Existing and proposed buildings, streets, roadways, access roads, etc.
j. Any designated recreational or open space area.
k. Wetlands - from National Wetland Inventory Mapping and USGS Hydric Soils Mapping.
l. Flood plains or Flood prone areas, floodways, (Federal Flood Insurance Mapping)
m. Prime Agricultural Land.
n. Any other facilities (pipelines, power lines, etc.)
o. Orientation to north.
p. Locations of all site testing activities (soil profile test pits, slope measurements, permeability test sites, background sampling, etc. (if applicable).
q. Soils types and boundaries when a land based system is proposed.
r. Topographic lines with elevations when a land based system is proposed

4. **WETLAND PROTECTION**

	YES	NO	
a.	☐	☒	Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
b.	☐	☒	Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, Identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

5. **PRIME AGRICULTURAL LAND PROTECTION**

YES	NO	
☐	☒	Will the project involve the disturbance of prime agricultural lands? If yes, coordinate with local officials to resolve any conflicts with the local prime agricultural land protection program. The project must be consistent with such municipal programs before the sewage facilities planning module package may be submitted to DEP. If no, prime agricultural land protection is not a factor to this project.
☐	☐	Have prime agricultural land protection issues been settled?

6. **HISTORIC PRESERVATION ACT**

YES	NO	
☒	☐	Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at www.dep.state.pa.us, select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice

(CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

7. **PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES**

Check one:

☒ The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.

☐ A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at www.naturalheritage.state.pa.us , and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials NG.

H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (See Section H of instructions)

☒ An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.

The applicant may choose to include additional information beyond that required by Section H of the attached instructions.

I. COMPLIANCE WITH WATER QUALITY STANDARDS AND EFFLUENT LIMITATIONS (See Section I of instructions) (Check and complete all that apply.)

1. **Waters designated for Special Protection**

☐ The proposed project will result in a new or increased discharge into special protection waters as identified in Title 25, Pennsylvania Code, Chapter 93. The Social or Economic Justification (SEJ) required by Section 93.4c. is attached.

2. **Pennsylvania Waters Designated As Impaired**

☐ The proposed project will result in a new or increased discharge of a pollutant into waters that DEP has identified as being impaired by that pollutant. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss water quality based discharge limitations.

3. **Interstate and International Waters**

☐ The proposed project will result in a new or increased discharge into interstate or international waters. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss effluent limitations necessary to meet the requirements of the interstate or international compact.

4 **Tributaries To The Chesapeake Bay**

☐ The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: _____ pounds of TN per year, and _____ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is _____ pounds per year and the total phosphorus capacity is _____ pounds per year as determined by the wastewater treatment facility permitee. The permitee has determined that the additional TN and TP to be contributed by this project (as modified by credits and/or offsets to be provided) will not cause the discharge to exceed the annual total mass limits for these parameters. Documentation of compliance with nutrient allocations is attached.

Name of Permittee Agency, Authority, Municipality _____

Initials of Responsible Agent (See Section G 2.b) _____

See *Special Instructions* (Form 3800-FM-BPNPSM0353-1) for additional information on Chesapeake Bay watershed requirements.

PA DEP Code: 1-23013-350-3J

40 Chetwynd Road, LLC

Attn: Ms. Nicole Gambone

7/2/25

File No: RHMSA-020

Re: RHMSA Capacity Certification Letter

Dear Ms. Nicole Gambone

The Radnor Haverford Marple Sewer Authority has received request to certify sewer capacity for the project as detailed below:

Project/Development Name:	201 S. Spring Mill Rd.
Additional Project Flows (gpd):	262.5

If the information has since been revised, please resubmit your request accordingly.

This letter serves as the signoff indicating that there is adequate capacity available for the referenced project's sewage disposal needs as required in PA Code § 71.53(d)(3), and that the additional load will not negatively impact the Chapter 94 status of the RHMSA conveyance facilities, taking into account projected loads and any previously allocated capacity.

This is a capacity certification as it pertains to the RHMSA facilities, and does not guarantee capacity of other downstream sewer authorities.

Please direct the applicant to coordinate with my office If they require signatures for any required PADEP planning documentation.

Sincerely,

Matthew Burns

Matt Burns, P.E.
Sewer Authority Engineer
cc: Dave Adams, Sewer Authority Manager (via email)
Charles Catania, DCJA Engineer (via email)

KELLY ENGINEERS & SURVEYORS
30 LACRUE AVENUE SUITE 201
GLEN MILLS PA 19342
O: 610.358.9363

☐ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 262.5 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

   When providing "treatment facilties" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

   a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.

   b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.

   c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

   To complete the table, refer to the instructions, Section J.

		a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
		Average	Peak	Average	Peak	Average	Peak
M.G.D.	Collection						
	Conveyance	16.8	20	6.0	7.0	10.0	15.0
	Treatment						

3. Collection and Conveyance Facilities

   The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

   YES NO

   a. ☐ ☑ This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

   If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

   If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

   b. Collection System

   Name of Agency, Authority, Municipality _____

   Name of Responsible Agent _____

   Agent Signature _____ Date _____

☐ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality RHMSA

Name of Responsible Agent Matt Burns, RHMSA Engineer

Agent Signature

Date 7/2/25

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

	YES	NO	
a.	☐	☐	This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

☐ K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.

☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.

☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.

☐ 4 A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ L. PERMEABILITY TESTING (See Section L of instructions)

☐ The information required in Section L of the instructions is attached.

☐ M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)

☐ The information required in Section M of the instructions is attached.

DELAWARE COUNTY REGIONAL WATER QUALITY CONTROL AUTHORITY

P.O. BOX 999 • CHESTER, PA 19016-0999

June 30, 2025

VIA EMAIL ONLY
READ RECEIPT REQUESTED

via email: ngambone@ebertengineering.com

Nicole Gambone
Planning Specialist
Ebert Engineering, Inc.
P. O. Box 540
4397 Skippack Pike
Skippack, PA 19474

RE: Sewage Facilities Planning Module
201 S. Spring Mill Road
Radnor Township, Delaware County

Dear Ms. Gambone:

We are in receipt of check #1351 from Top Notch Custom Homes in the amount of $1,500.00 for the tapping fee for this project. Should the project not go forward, this fee will be refunded upon written request.

Please be advised that DELCORA has sufficient capacity at the Darby Creek Pump Station to accept the 262.5 GPD (1 EDU) from the referenced project. The additional load from the project will not create a hydraulic or an organic overload, or a five-year projected overload. The conveyance system has adequate capacity to meet the criteria set forth in Section 71.51(b)(2)(iii) of the PADEP Rules and Regulations for this project's wastewater flows.

Please note that a sewer connection permit may be needed for the facility from the owner of the collection system before discharge can occur.

Sincerely,

Robert J. Willert
Executive Director

RJW:bg
enclosure

cc: C. Catania, Jr., CEA – via email
C. Hurst – via email
Accounting – via email
File - Project #2025-0309

3800-FM-BPNPSM0353 Rev. 2/2015
Form

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 262.5 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

   When providing "treatment facilties" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

   a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.

   b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.

   c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

   To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	30.0 MGD	60.0 MGD	18.61 MGD	49.52 MGD	18.68 MGD	49.69 MGD
Treatment						

3. Collection and Conveyance Facilities

   The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

   YES NO

   a. ☐ ☒ This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

   If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

   If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

   b. Collection System

   Name of Agency, Authority, Municipality Radnor Township

   Name of Responsible Agent _____

   Agent Signature _____ Date _____

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality RHM / DELCORA / DCJA

Name of Responsible Agent Robert Willert

Agent Signature Robert J Willert

Date 7/18/25

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

	YES	NO	
a.	☐	☒	This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality Philadephia Water Department

Name of Responsible Agent Eric Ponert, SEO

Agent Signature _____

Date _____

☐ K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.

☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.

☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.

☐ 4 A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ L. PERMEABILITY TESTING (See Section L of instructions)

☐ The information required in Section L of the instructions is attached.

☐ M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)

☐ The information required in Section M of the instructions is attached.

DARBY CREEK JOINT AUTHORITY

P.O. Box 41
Chester, PA 19016

December 7, 2025
File No. 83800-112-RHM

Nicole Gambone
Ebert Engineering, Inc
PO Box 540
Skippack, PA 19474

Re: 201 S Spring Mill Rd, Radnor Township
PADEP Code #1-23013-350-3J
Flow Allocation

Dear Ms. Gambone:

In accordance with the Capacity Management Plan for the Darby Creek Interceptor approved by PaDEP on September 29, 2025, the Authority has the capacity to receive the flow of 262.5 gpd (1 EDU) for the above-referenced project. The project is being allocated an “un-allocated miscellaneous connection credit” in the connection management plan.

Please be aware that the developer will need to advise DCJA once the project is connected to the system in order to track in the Connection Management Plan and that Radnor Township will need to include in the annual Chapter 94 report.

Should you have any questions, feel free to contact me.

Very truly yours,

Charles J. Catania Jr

Charles J. Catania, Jr., PE
Authority Engineer

CJC,Jr/cd
Cc: D Kelly, DCJA
T Musi, MMD
D Adams, RHM
W White, Radnor

Connections Management Plan (CMP) - Miscellaneous EDU Tracking Sheet

Permittee / Facility Owner	*DARBY CREEK JOINT AUTHORITY*
Facility	*DARBY CREEK INTERCEPTOR*
Date of This Version of the CMP	*9/29/2025*

DEP Code #	Date Planning determination approved by DEP	Project		Miscellaneous EDUs Allocated to this Project	Miscellaneous EDU Balance: Available for Assignment
"Miscellaneous" request CMP listed in 6/28/22 version					+20
1-23003-107-X	5/3/2022	540 Childs Ave	Upper Darby	1	19
1-23013-302-X	7/14/2022	765 Church Rd	Radnor	1	18
1-23943-243-X	12/29/2022	Culbertson Elementary School Expansion	Newtown Twp	2	16
1-23822-24-3J		DCIU - 701 Henderson Blvd	Folcroft	5	11
1-23013-339-3J	3/11/2025	12 Louella Drive Hair Salon	Radnor	2	9
1-23013-330-X	5/1/2024	330 Edgehill Rd	Radnor	1	8
		270 Hothorpe Ln	Radnor	1	7
1-23013-343-X	11/22/2024	193-195 East Lancaster Ave - Phase 1	Radnor	2	5
1-23013-338-3J	4/7/2025	193-195 East Lancaster Ave - Phase 2	Radnor	4	1
1-23013-337-X	7/3/2024	201 S Spring Mill Rd	Radnor	1	0
1-23013-334-X	5/10/2024	411 W Wayne Ave	Radnor	1	-1
1-23830-028-X	3/27/2025	1194 Chester Pike	Sharon Hill	2	-3
		"Miscellaneous" connection request this CMP		+20	17
1-23013-350-3J		201 S Spring Mill Rd	Radnor	1	16
					16
					16
Leave Blank	Leave Blank	Future Miscellaneous Projects not yet planning approved can be listed if known		#EDU Intended	Calculate Remaining

☐ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 262.5 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

   When providing "treatment facilties" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

   a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.

   b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.

   c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

   To complete the table, refer to the instructions, Section J.

DCJA DCI	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	**Peak**	**Average**	**Peak**	**Average**	**Peak**
Collection						
Conveyance	21,699,503	29,669,503	21,814,103	29,784,103	21,969,989	30,028,874
Treatment						

3. Collection and Conveyance Facilities

   The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

   YES NO

   a. ☒ ☐ This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

   If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

   If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

   b. Collection System

   Name of Agency, Authority, Municipality _____

   Name of Responsible Agent _____

   Agent Signature _____ Date _____

☐ J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality Darby Creek Joint Authority

Name of Responsible Agent Charles Catania

Agent Signature Charles J Catania, Jr

Date 12-3-2025

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

	Yes	No	
a.	☐	☐	This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

☐ K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.

☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.

☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.

☐ 4 A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ L. PERMEABILITY TESTING (See Section L of instructions)

☐ The information required in Section L of the instructions is attached.

☐ M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)

☐ The information required in Section M of the instructions is attached.

☐ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 262.5 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

   When providing "treatment facilties" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

   a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.

   b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.

   c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

   To complete the table, refer to the instructions, Section J.

DCJA SCUD	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	11,000,000	15,000,000	10,062,316	12,234,632	10,138,849	12,245,343
Treatment						

3. Collection and Conveyance Facilities

   The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

   YES NO

   a. ☒ ☐ This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

   If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

   If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

   b. Collection System

   Name of Agency, Authority, Municipality _____

   Name of Responsible Agent _____

   Agent Signature _____ Date _____

☐ J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality Darby Creek Joint Authority

Name of Responsible Agent Charles Catania

Agent Signature Charles J Catania, Jr

Date 12-3-2025

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

	Yes	No	
a.	☐	☐	This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

☐ K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.

☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.

☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.

☐ 4 A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ L. PERMEABILITY TESTING (See Section L of instructions)

☐ The information required in Section L of the instructions is attached.

☐ M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)

☐ The information required in Section M of the instructions is attached.

PHILADELPHIA WATER
EST. 1801

Randy E. Hayman, Water Commissioner

December 10, 2025
Via E-mail

Nicole Gambone
Ebert Engineering, Inc.
P.O. Box 540
Skippack, PA 19474

SUBJECT: **Capacity Certification**
201 S. Spring Mill Road
Radnor Township, Delaware County

Ms. Gambone:

PWD has completed the portions pertaining to the City of Philadelphia on the enclosed pages 3, 6 and 7 of the planning module for the above referenced project and certifies that there is adequate capacity within the City of Philadelphia's conveyance and treatment facilities to receive and treat the sewage flows from this development. The waste load from the proposed development will not create a hydraulic or organic overload or a five-year projected overload from the date of this letter that is inconsistent with the City's approved Combined Sewer Overflow Plan. This certification is for conveyance capacity within the City of Philadelphia sewerage system and treatment for proposed sewage flows of 262.5 gpd at the City's Southwest Water Pollution Control Plant (NPDES Permit No. PA 0026671, Clean Streams Law Permit No. 5123401) only and should not be construed as a certification of collection or conveyance capacity outside the City of Philadelphia.

Please note that the City of Philadelphia may rescind this capacity certification should an unforeseen capacity issue arise or if the PA Department of Environmental Protection or other regulatory agency restricts or bans additional flows to any portion of the City's sewerage system to which the project is tributary.

Sincerely,

ERIC PONERT
Sewage Enforcement Officer

PWD

3800-FM-BPNPSM0353 Rev. 2/2015
Form

RE: 201 S. SPRING MILL RD.

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 262.5 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

   When providing "treatment facilties" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

   a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.

   b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.

   c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

   To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance						
Treatment*	200	252	174	210	183	207

3. Collection and Conveyance Facilities *(MGD) PHILA. SWWPCP

   The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

   YES NO

   a. ☐ ☒ This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

   If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

   If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

   b. Collection System

   Name of Agency, Authority, Municipality Radnor Township

   Name of Responsible Agent _____

   Agent Signature _____ Date _____

RE: 201 S. SPRING MILL RD.

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality RHM / DELCORA / DCJA

Name of Responsible Agent _____

Agent Signature _____

Date _____

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

a. ☐ ☒ This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality Philadephia Water Department

Name of Responsible Agent Eric Ponert, SEO

Agent Signature E Pat

Date 12/10/25

☐ K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.

☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.

☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.

☐ 4 A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ L. PERMEABILITY TESTING (See Section L of instructions)

☐ The information required in Section L of the instructions is attached.

☐ M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)

☐ The information required in Section M of the instructions is attached.

☐ N. DETAILED HYDROGEOLOGIC STUDY (See Section N of instructions)

☐ The detailed hydrogeologic information required in Section N. of the instructions is attached.

O. SEWAGE MANAGEMENT (See Section O of instructions)

(1-3 for completion by the developer(project sponser), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)

	Yes	No	
1.	☐	☒	Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

If Yes, respond to the following questions, attach the supporting analysis, and an evaluation of the options available to assure long-term proper operation and maintenance of the proposed non-municipal facilities. If No, skip the remainder of Section O.

2. Project Flows _____ gpd

	Yes	No	
3.	☐	☐	Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to puchase the necessary credits and describe the assurance that these credits and offsets will be available for the remaining design life of the non-municipal sewage facility;

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

The questions below are to be answered by the organization/individual responsible for the non-municipal collection and conveyance facilities. The individual(s) signing below must be legally authorized to make representation for the organization.

	Yes	No	
a.	☐	☐	If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, a representative of the organization responsible for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with Chapter 71 §71.53(d)(3) and that this proposal will not affect that status.

b. Collection System
Name of Responsible Organization _____
Name of Responsible Agent _____
Agent Signature _____
Date _____

c. Conveyance System
Name of Responsible Organization _____
Name of Responsible Agent _____
Agent Signature _____
Date _____

5. Treatment Facility

The questions below are to be answered by a representative of the facility permittee. The individual signing below must be legally authorized to make representation for the organization.

	Yes	No	
a.	☐	☐	If this project proposes the use of an existing non-municipal wastewater treatment plant for the disposal of sewage, will this action create a hydraulic or organic overload at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with §71.53(d)(3) and that this proposal will not impact that status.

b. Name of Facility _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

(For completion by the municipality)

6. ☐ The **SELECTED OPTION** necessary to assure long-term proper operation and maintenance of the proposed non-municipal facilities is clearly identified with documentation attached in the planning module package.

P. PUBLIC NOTIFICATION REQUIREMENT (See Section P of instructions)

This section must be completed to determine if the applicant will be required to publish facts about the project in a newspaper of general circulation to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice is found in Section P of the instructions.

To complete this section, each of the following questions must be answered with a "yes" or "no". Newspaper publication is required if any of the following are answered "yes".

	Yes	**No**	
1.	☐	☒	Does the project propose the construction of a sewage treatment facility ?
2.	☐	☒	Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3.	☐	☒	Will the project result in a public expenditure for the sewage facilities portion of the project in excess of $100,000?
4.	☐	☒	Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5.	☐	☒	Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6.	☐	☒	Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)
7.	☐	☒	Does the project involve a major change in established growth projections?
8.	☐	☒	Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?

P. PUBLIC NOTIFICATION REQUIREMENT cont'd. (See Section P of instructions)

9. ☐ ☒ Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
10. ☐ ☒ Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
11. ☐ ☒ Will sewage facilities discharge into high quality or exceptional value waters?

☐ Attached is a copy of:
- ☐ the public notice,
- ☐ all comments received as a result of the notice,
- ☐ the municipal response to these comments.

☐ No comments were received. A copy of the public notice is attached.

Q. FALSE SWEARING STATEMENT (See Section Q of instructions)

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

Nicole Gambone	Nicole Gambone
Name (Print)	Signature
Planning Specialist / Ebert Engineering, Inc.	May 15, 2025
Title	Date
4397 Skippack Pike, PO Bo 540, Skippack PA 19474	610-584-6701
Address	Telephone Number

R. REVIEW FEE (See Section R of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

☐ I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.

☒ I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of $50.00 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.

☐ I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

   # 1 Lots (or **EDUs**) X $50.00 = $ 50.00

   The fee is based upon:

   - The number of lots created or number of EDUs whichever is higher.
   - For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.

2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

   A. A new surface discharge greater than 2000 gpd will use a flat fee:

   $ 1,500 per submittal (non-municipal)
   $ 500 per submittal (municipal)

   B. An increase in an existing surface discharge will use:

   #_____ Lots (or EDUs) X $35.00 = $ _____

   to a maximum of $ 1,500 per submittal (non-municipal) or $ 500 per submittal (municipal)

   The fee is based upon:

   - The number of lots created or number of EDUs whichever is higher.
   - For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
   - For non-single family residential projects, EDUs are calculated using projected population figures

   C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:

   $ 1,500 per submittal (non-municipal)
   $ 500 per submittal (municipal)

COMPONENT 3 – SECTION F PROJECT NARRATIVE

PROJECT NARRATIVE

201 S. Spring Mill Road Subdivision

May 15, 2025

1. ***Indicate the nature of the development project. (Residential, Commercial, Institutional, Industrial, etc.) If the project is commercial, institutional or industrial, describe the activity, such as light manufacturing, private hospital, or heavy manufacturing.***

40 Chetwynd Road, LLC purchased the existing vacant lot located at 201 S. Spring Mill Road in Radnor Township, Delaware County, PA. The existing lot of record is identified as tax parcel id 36-04-02610-00. On June 3, 2024 the PADEP issued a Determination of No Planning Required Waiver for the construction of a single family dwelling on this existing lot.

Since then, 40 Chetwynd Road, LLC proposes to subdivide the existing lot for the construction of an additional single family home. Therefore, the existing lot will be subdivided into two lots for two single family homes. As mentioned above, the PADEP issued a waiver from sewage facilities planning for the first proposed single family home on the existing lot. The first proposed single family home requires 1 edu which is currently included on the Darby Creek Joint Authority (DCJA) Connection Management Plan (CMP). Therefore, this Planning Module seeks sewage facilities planning approval for the subdivision of the existing lot for the construction of an additional single family home.

The existing method of sewage disposal for 201 S. Spring Mill Road is connection to the existing Radnor Township Public Sanitary Sewer System. The Radnor Township sewer system flows to the Radnor-Haverford-Marple (RHM), Darby Creek Joint Authority (DCJA) and DELCORA sanitary sewer systems for ultimate conveyance to the City of Philadelphia Southwest Water Pollution Control Plant. The wastewater will be treated at the Philadelphia Southwest Water Pollution Control Plant and discharged under its existing NPDES Permit No. PA0026671.

2. ***Enter the number of lots or EDUs in the development project. Lots refer to single family residential dwellings and for purposes of flow calculation are assumed to generate a minimum of 400 gallons per day (gpd). If larger residential flows are anticipated, these flows should be used. The residual tract, if any, is also counted as a lot. For commercial, industrial, and institutional facilities, the number of lots in a subdivision is determined by using EDUs. Divide the total flow for these facilities by 400 to determine the number of EDUs.***

The 201 S. Spring Mill Road subdivision will require one edu of wastewater or the equivalent of 262.5 gpd for the proposed single family home.

3. ***Describe the proposed sewage disposal method (municipal treatment facility, package plant, etc.) including a description of collection and conveyance facilities, if applicable. Include a general map showing the path of the sewage to the treatment facility.***

The proposed subdivision at 201 S. Spring Mill Road will connect to the Radnor Township Public Sanitary Sewer System via gravity lateral connections. The Radnor Township sewer system flows to the Radnor-Haverford-Marple (RHM) and Darby Creek Joint Authority (DCJA) sewer systems for ultimate conveyance to the City of Philadelphia Southwest Water Pollution Control Plant. The Southwest Water Pollution Control Plant will treat the wastewater and discharge it under existing NPDES Permit No. PA0026671.

Darby Creek Joint Authority has a self-imposed Connection Management Plan (CMP) for projects within the Darby Creek Interceptor sewer service area. Placement of the project onto the CMP allows the edus to be released to Radnor Township to accommodate the projected flows for the proposed building first floor use.

Each of the Sewer Authorities has completed all necessary information in Section J of the Component 3 form, verifying the connection of this project will not create an organic or hydraulic overload to the conveyance system or treatment system within five years of connection.

4. ***Specify the projected population to be served and sewage flows in gpd and how these figures were calculated. Flow figures should be consistent with those found in DEP's Domestic Wastewater Facilities Manual available on the DEP Web site at www.depweb.state.pa.us, Keyword: "wastewater" unless adequate justification for lower per capita flows is provided and/or has been previously approved by DEP.***

Per the 2021 census the average number of persons per housing unit was 2.58. The projected equivalent population is 3 persons (1 edu x 2.58 persons per edu = 2.58 persons). Radnor Township assigned a flow per edu as being equal to 262.5 gpd/edu. This is a per capita flow of 102 gpd per person (262.5 gpd per edu / 2.58 persons per edu = 101.7 gpd). This exceeds the recommended flow per person of 75 gpd per person.

5. ***Describe the location of the discharge, disposal point or land application, if applicable.***

The sewage generated by the proposed single family home located at 201 S. Spring Mill Road will flow into Radnor Township's collection system, and then into the RHM conveyance system, which is owned and operated by RHM. From the RHM conveyance system, wastewater will then flow into the Springfield Upper Darby (SCUD) Interceptor, which flows through Springfield Township and Upper Darby Township. From the SCUD Interceptor, the wastewater will be conveyed to the Darby Creek Interceptor, and then conveyed to the Darby Creek Pump Station.

The Darby Creek Pump Station will convey the wastewater to the City of Philadelphia Southwest Water Pollution Control Plant, which is owned and operated by Philadelphia Water Department. The Southwest Water Pollution Control Plant will treat the wastewater

and discharge it under existing NPDES Permit No. PA0026671.

6. ***List the total acreage of the proposed land development project.***

The total acreage of the existing lot is 1.5 acres which will be subdivided into two lots.

7. ***Describe the use of any acreage or parcels under the same ownership and adjacent to the property. (Such as: for future development, recreational, agriculture, open space, etc.) If the land is proposed for future development, or is part of a phased project, determine if there will be adequate sewage disposal facilities to serve those phases.***

There are no acres or parcels that are also owned by the developer of this lot. This project will not be phased.

8. ***Provide information on any previous Act 537 planning completed for the site and any other information that the applicant believes is important for the Department's review of the project.***

The Radnor Township Act 537 Plan identifies the project area to be serviced by the Radnor Township existing Public Sanitary Sewer Service Area. The existing and proposed method of sewage disposal for 201 S. Spring Mill Road is connection to the Radnor Township Public Sanitary Sewer System which is consistent with the Act 537 Plan.

COMPONENT 3 – SECTION H ALTERNATIVE SEWAGE FACILITIES ANALYSIS

ALTERNATIVES ANALYSIS

201 S. Spring Mill Road Subdivision

May 15, 2025

1. ***Describe the chosen disposal method, its location, the daily flow proposed and if the method is an interim method (to be replaced by the ultimate method in 5 years or less), or is an ultimate method (to serve the development in the long term, for 5 years or more). Provide a description of how the chosen method will provide compliance with effluent limitations. Also provide the number of lots or EDU's that will be served.***

The 201 S. Spring Mill Road subdivision will require one edu of wastewater or the equivalent of 262.5 gpd for the proposed single family home.

The proposed subdivision at 201 S. Spring Mill Road will connect to the Radnor Township Public Sanitary Sewer System via gravity lateral connections. The Radnor Township sewer system flows to the Radnor-Haverford-Marple (RHM) and Darby Creek Joint Authority (DCJA) sewer systems for ultimate conveyance to the City of Philadelphia Southwest Water Pollution Control Plant. The Southwest Water Pollution Control Plant will treat the wastewater and discharge it under existing NPDES Permit No. PA0026671.

Darby Creek Joint Authority has a self-imposed Connection Management Plan (CMP) for projects within the Darby Creek Interceptor sewer service area. Placement of the project onto the CMP allows the edus to be released to Radnor Township to accommodate the projected flows for the proposed building first floor use.

2. ***Describe the types of land uses adjacent to the project area (Agricultural, Residential, Commercial etc.) and the type of sewage disposal method serving each of those land uses. Properties adjacent to the project must be described by indicating present land uses and zoning designations. Describe the sewage disposal methods being used for each of those adjacent land uses (on lot, municipal treatment, etc.) and if those methods are intended for interim or ultimate use.***

The proposed project site is zoned Residential (R2). The properties to the north, south, east, and west are also zoned Residential (R2). All adjacent properties are connected to the public facilities. This is the long-term method of sewage disposal for these properties.

3. ***Indicate if the sewage facilities described in (2) are in need of improvement due to noncompliance with effluent limitations, high rates of on lot malfunction or overloaded public sewers. Is there a potential for a combined public/private project? If any of the sewage facilities described above are in need of improvement in order to attain or maintain compliance with effluent limitations (including Nitrogen and Phosphorus cap loads, where appropriate), overloaded treatment facilities or high on lot malfunction rates, a combined sewage disposal alternative that proposes to upgrade or construct facilities to serve these needs areas as well as the proposed project area may be more viable than a method intended to serve only the current project.***

Darby Creek Joint Authority has a self-imposed Connection Management Plan (CMP) for projects within the Darby Creek Interceptor sewer service area. Placement of the project onto the CMP allows the edus to be released to Radnor Township to accommodate the projected flows for the proposed development. Once planning approval is received from PADEP, the proposed development can be connected to the public sanitary sewer system.

Each of the Sewer Authorities has completed all necessary information in Section J of the Component 3 form, verifying the connection of this project will not create an organic or hydraulic overload to the conveyance system or treatment system within five years of connection. Overloaded public sewers have not been identified adjacent to the project area.

4. ***Determine and indicate what sewage disposal method is proposed for the development area in the municipality's Official Sewage Facilities Plan (such as: on lot disposal systems, public sewers, etc.).***

The Radnor Township Act 537 Plan identifies the project area to be serviced by the Radnor Township existing Public Sanitary Sewer Service Area. The proposed method of sewage disposal for the proposed development is connection to the Radnor Township Public Sanitary Sewer System which is consistent with the Act 537 Plan.

5. ***Describe any existing sewage management program(s) in the area, and/or any sewage management program(s) that this project would be required to participate in, and that program's requirements.***

The site is located within the Radnor Township public sanitary sewer service area. Therefore, any existing on-lot sewage management programs would not apply to the selected method of sewage disposal.

Darby Creek Joint Authority has a self-imposed Connection Management Plan (CMP) for projects within the Darby Creek Interceptor sewer service area. Placement of the project onto the CMP allows the edus to be released to Radnor Township to accommodate the projected flows for the proposed development. Once planning approval is received from PADEP, the proposed development can be connected to the public sanitary sewer system.

Each of the Sewer Authorities has completed all necessary information in Section J of the Component 3 form verifying the connection of this project will not create an organic or hydraulic overload to the conveyance system or treatment system within five years of connection.

6. ***Describe any potential alternative sewage disposal methods that are available for the project. Consider all reasonable possibilities for sewage disposal, such as a stream discharge or an alternate method of land disposal. The municipality, delegated local agency or DEP may also require consideration of particular types of sewage disposal***

methods in the analysis. The chosen method must assure that applicable water quality standards are attained.

The most feasible alternative for wastewater disposal is connection to the public sanitary sewer system, as the property is currently connected to public sewer and it is consistent with Radnor Township's Act 537 Plan.

The concept development plan, in conjunction with USDA-NRCS soils mapping, does not appear to support on-lot sewage disposal as a large portion of the Site soils have been disturbed by existing features such as existing buildings, parking lot and sidewalks.

Permitting and constructing of a "package" WWTP that would serve only the subject development is not a viable alternative from an environmental or administrative viewpoint considering the existing public sanitary sewer connection and it is in conflict with Radnor Township's Act 537 Plan.

The selected public sewer alternative is technically and financially feasible and would provide adequate wastewater treatment and disposal in accordance with the WWTP NPDES permit and is in general compliance with the Radnor Township Act 537 Plan.

7. ***Describe why the proposed method was chosen over any of the other methods described in the alternatives analysis. Environmental, administrative, and financial concerns may be addressed. Also indicate how the chosen method will guarantee adequate sewage disposal, including compliance with applicable water quality standards and effluent limitations, for the development in both the short-term (up to 5 years) and long-term (beyond 5 years) by describing the adequacy of the proposed facilities (organic and hydraulic loading) and the ability of the facility to accept additional flows or loads.***

In consideration of the development capabilities of the subject property, in accordance with applicable Township zoning and SALDO, the public sewer alternative was evaluated for wastewater treatment and found to provide adequate sewage facilities from an environmental, administrative, and financial perspective. Capital expenditures, in addition to ongoing operation and maintenance considerations, are best addressed by connection to the existing public sanitary sewer system. Connection to the existing Radnor Township Public Sanitary Sewer is the ultimate long-term sewage planning option.

Each of the Sewer Authorities has completed all necessary information in Section J of the Component 3 form, verifying the connection of this project will not create an organic or hydraulic overload to the conveyance system or treatment system within five years of connection.

8. ***Indicate who will be the owner of the facility, and who will be responsible for operation and maintenance of the facility and ultimately compliance with applicable water quality standards and effluent limitations.***

To assure adequate long-term sewage disposal for the project, the disposal system must be properly operated and maintained. The applicant must indicate in the analysis who will be the owner of the facility and who will be responsible for the operation and maintenance of the facility. This may be a private individual, a municipality, a sewer authority or a management agency; however, the ultimate responsibility lies with the municipality. The delegated local agency or DEP may require a more extensive analysis of the available choices relative to ownership and operation of the facility. If the project will be required to participate in an existing municipal sewage management program or if a sewage management program is to be created, describe the program's requirements. Sewage management programs can consist of requirements for tank pumping, ordinances requiring maintenance of systems, or financial arrangements (fees, taxes, etc.) guaranteeing long-term operation of the treatment facilities.

The building owner will be responsible for the operation and maintenance of the sewer connections via laterals to the public facilities. The laterals outside of the road right-of-way will remain under the ownership of each lot while the public facilities within the road right of way will remain under the ownership and responsibility of the municipality.

COMPONENT 4A

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

INSTRUCTIONS FOR COMPLETING COMPONENT 4A
MUNICIPAL PLANNING AGENCY REVIEW

Remove and recycle these instructions prior to mailing component to the approving agency.

Background

This component, Component 4, is used to obtain the comments of planning agencies and/or health departments having jurisdiction over the project area. It is used in conjunction with other planning module components appropriate to the characteristics of the project proposed.

Who Should Complete the Component?

The component should be completed by any existing municipal planning agency, county planning agency, planning agency with areawide jurisdiction, and/or health department having jurisdiction over the project site. It is divided into sections to allow for convenient use by the appropriate agencies.

The project sponsor must forward copies of this component, along with supporting components and data, to the appropriate planning agency(ies) and health department(s) (if any) having jurisdiction over the development site. These agencies are responsible for responding to the questions in their respective sections of Component 4, as well as providing whatever additional comments they may wish to provide on the project plan. After the agencies have completed their review, the component will be returned to the applicant. The agencies have 60 days in which to provide comments to the applicant. If the agencies fail to comment within this 60 day period, the applicant may proceed to the next stage of the review without the comments. The use of registered mail or certified mail (return receipt requested) by the applicant when forwarding the module package to the agencies will document a date of receipt.

After receipt of the completed Component 4 from the planning agencies, or following expiration of the 60 day period without comments, the applicant must submit the entire component package to the municipality having jurisdiction over the project area for review and action. If approved by the municipality, the proposed plan, along with the municipal action, will be forwarded to the approving agency (Department of Environmental Protection or delegated local agency). The approving agency, in turn, will either approve the proposed plan, return it as incomplete, or disapprove the plan, based upon the information provided.

Instructions for Completing Planning Agency and/or Health Department Review Component

Section A. Project Name

Enter the project name as it appears on the accompanying sewage facilities planning module component (Component 2, 2m, 3, 3s or 3m).

Section B. Review Schedule

Enter the date the package was received by the reviewing agency, and the date that the review was completed.

Section C. Agency Review

1. Answer the yes/no questions and provide any descriptive information necessary on the lines provided. Attach additional sheets, if necessary.

2. Complete the name, title, and signature block.

Section D. Additional Comments

The Agency may provide whatever additional comment(s) it deems necessary, as described in the form. Attach additional sheets, if necessary.

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: 1-23013-350-3J

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

201 S. Mill Road Subdivision

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency _____
2. Date review completed by agency _____

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No		
☐	☐	1.	Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, *et seq*.)?
☐	☐	2.	Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
☐	☐	3.	Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____
☐	☐	4.	Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?
☐	☐	5.	Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
☐	☐	6.	Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____
☐	☐	7.	Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts _____
☐	☐	8.	Is there a municipal zoning ordinance?
☐	☐	9.	Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
☐	☐	10.	Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
☐	☐	11.	Have all applicable zoning approvals been obtained?
☐	☐	12.	Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)

Yes	No	
☐	☐	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
☐	☐	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
☐	☐	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
☐	☐	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____

17. Name, title and signature of planning agency staff member completing this section:

Name: _____

Title: _____

Signature: _____

Date: _____

Name of Municipal Planning Agency: _____

Address _____

Telephone Number: _____

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

COMPONENT 4B

3850-FM-BCW0362B 6/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-23013-350-3J

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
(or Planning Agency with Areawide Jurisdiction)

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and one copy of this *Planning Agency Review Component* should be sent to the county planning agency or planning agency with areawide jurisdiction for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name
201 S Spring Mill Road subdivision

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency June 30, 2025
2. Date plan received by planning agency with areawide jurisdiction _____
   Agency name _____
3. Date review completed by agency July 2, 2025

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No		
☒	☐	1.	Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 *et seq.*)? *Delaware County 2035 was adopted on November 27, 2013. Responses to #2, #3, #4, & #5 are based on this plan.*
☒	☐	2.	Is this proposal consistent with the comprehensive plan for land use?
☒	☐	3.	Does this proposal meet the goals and objectives of the plan?
			If no, describe goals and objectives that are not met
☒	☐	4.	Is this proposal consistent with the use, development, and protection of water resources?
			If no, describe inconsistency
☒	☐	5.	Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
			If no, describe inconsistencies:
☐	☒	6.	Does this project propose encroachments, obstructions, or dams that will affect wetlands? *Response based on information contained in the National Wetlands Inventory Maps and review of the site development plan.*
			If yes, describe impact
☐	☒	7.	Will any known historical or archeological resources be impacted by this project? *Response based on information contained in the Delaware County Preservation Planning files and documents.*
			If yes, describe impacts
☐	☒	8.	Will any known endangered or threatened species of plant or animal be impacted by the development project? *Response based on information from the Natural Heritage Inventory of Delaware County.*
			If yes, describe impacts
☐	☒	9.	Is there a county or areawide zoning ordinance?
☐	☐	10.	Does this proposal meet the zoning requirements of the ordinance?
			If no, describe inconsistencies Not applicable

SECTION C. AGENCY REVIEW (continued)

Yes	No		
☐	☐	11.	Have all applicable zoning approvals been obtained? Unknown, subject to municipal approval.
☒	☐	12.	Is there a county or areawide subdivision and land development ordinance? *The Delaware County Subdivision & Land Development Ordinance is used by some, but not all municipalities. It* is not *applicable to this municipality.*
☐	☐	13.	Does this proposal meet the requirements of the ordinance? N/A If no, describe which requirements are not met
☒	☐	14.	Is this proposal consistent with the municipal Official Sewage Facilities Plan? If no, describe inconsistency
☐	☒	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe
☐	☒	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐		If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies Not applicable
☒	☐	17.	Does the county have a stormwater management plan as required by the Stormwater Management Act? *Only for the Ridley, Chester, Darby, and Crum Creek watersheds. This project is located in the Darby Creek watershed.*
☒	☐		If yes, will this project plan require the implementation of storm water management measures?
		18.	Name, Title and signature of person completing this section: Name: Michael A. Leventry Title: Manager Signature: Date: July 2, 2025 Name of County or Areawide Planning Agency: Delaware County Planning Department Address: 2 W Baltimore Avenue, Suite 202, Media, PA 19063 Telephone Number: 610-891-5200

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.
This component and any additional comments are to be returned to the applicant.

N/A

COMPONENT 4C

3850-FM-BCW0362C 6/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-23013-350-3J

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4C - COUNTY OR JOINT HEALTH DEPARTMENT REVIEW

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the county or joint county health department for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name
201 S. Spring Mill Road

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county or joint county health department 12/7/2025

   Agency name Delaware County Health Department

2. Date review completed by agency 121/10/2025

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No		
☒	☐	1.	Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?
			If no, what are the inconsistencies?
☐	☒	2.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
			If yes, describe
☐	☒	3.	Is there any known groundwater degradation in the area of this proposal?
			If yes, describe
☒	☐	4.	The county or joint county health department recommendation concerning this proposed plan is as follows: The Delaware County Health Department has no objections to the proposed sewage facilities planning module as long as all local ordiances are met.
		5.	Name, title and signature of person completing this section:

Name: William J Conrad III

Title: Sewage Enforcement Officer

Signature: William J. Conrad III

Date: 12/10/2025

Name of County Health Department: Delaware County Health Department

Address: 1500 Chester Pike, Suite 700 - Eddystone, PA 19022

Telephone Number: (484) 609-8081

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.
This component and any additional comments are to be returned to the applicant.

DELAWARE COUNTY HEALTH DEPARTMENT

Promoting and Protecting the Health of Delaware County

Comments

201 S. Spring Mill Road – Subdivision
Radnor Township
Delaware County, PA
PADEP Code No.: 1-23013-350-3J

1. Water Commitment Letter from Aqua Water Company (May 25, 2025) confirms water availability for this project.
2. Sewage Commitment Letter confirms sewage capacity for this project from the following:
   - Darby Creek Joint Authority
   - RHMSA
   - DELCORA
3. The Sewage Facilities Planning Module Component 4C (County Health Department) is completed, signed, and part of this packet.
4. Please complete and attach the Sewage Facilities Planning Module Component 4A (Municipal Planning Agency) and Component 4B (County Planning Agency) to this packet before mailing to DEP.

USGS LOCATION MAP

PENNSYLVANIA NATURAL DIVERSITY INVENTORY (PNDI)
CORRESPONDENCE

1. PROJECT INFORMATION

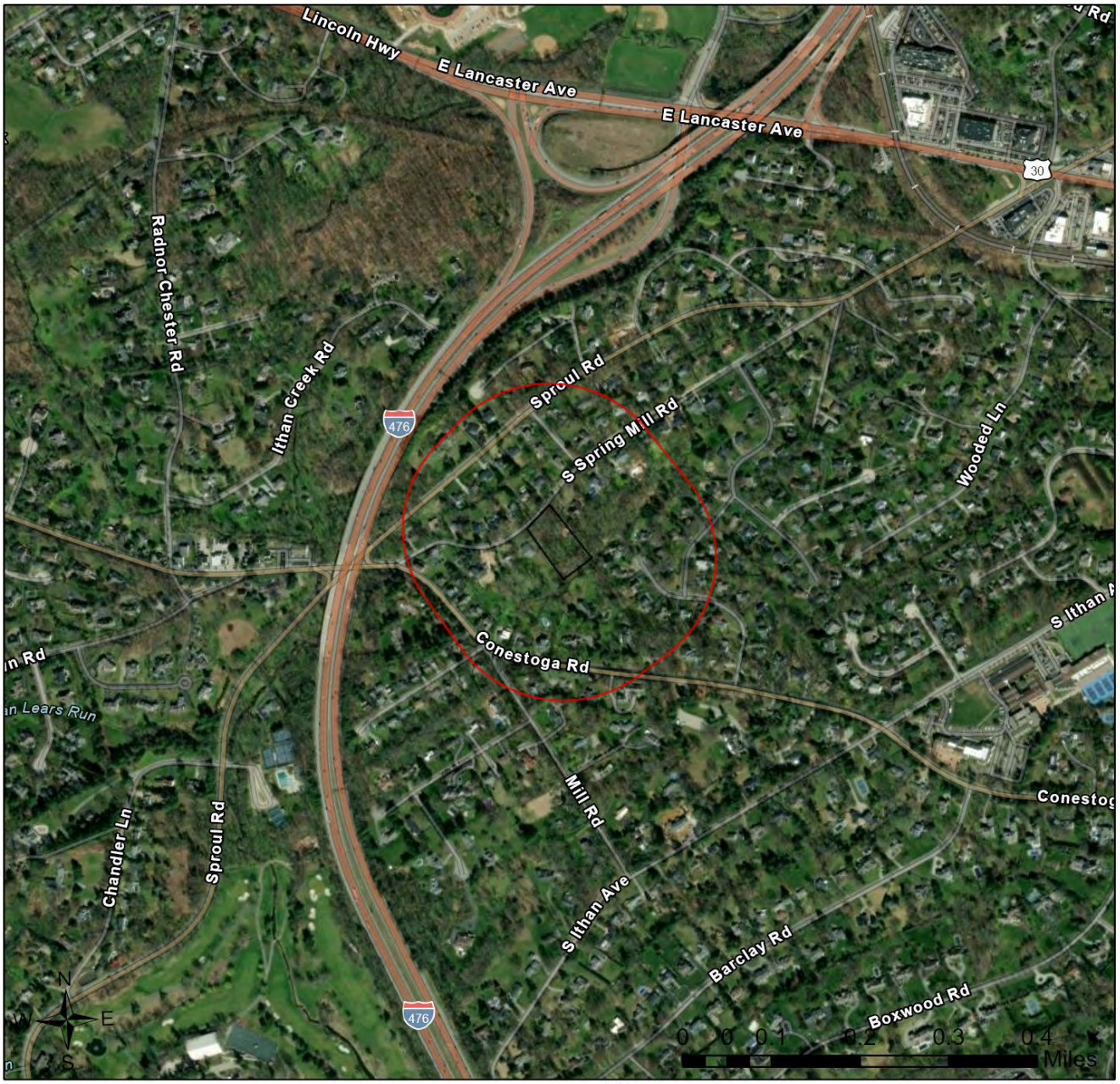
Project Name: **201 S Spring Mill Road Subdivision**
Date of Review: **4/30/2025 03:49:26 PM**
Project Category: **Development, Residential, subdivision which will contain 1-2 lots with 1-2 single family living units**
Project Area: **1.51 acres**
County(s): **Delaware**
Township/Municipality(s): **Radnor Township**
ZIP Code:
Quadrangle Name(s): **NORRISTOWN**
Watersheds HUC 8: **Lower Delaware**
Watersheds HUC 12: **Darby Creek**
Decimal Degrees: **40.030642, -75.359044**
Degrees Minutes Seconds: **40° 1' 50.3100" N, 75° 21' 32.5593" W**

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

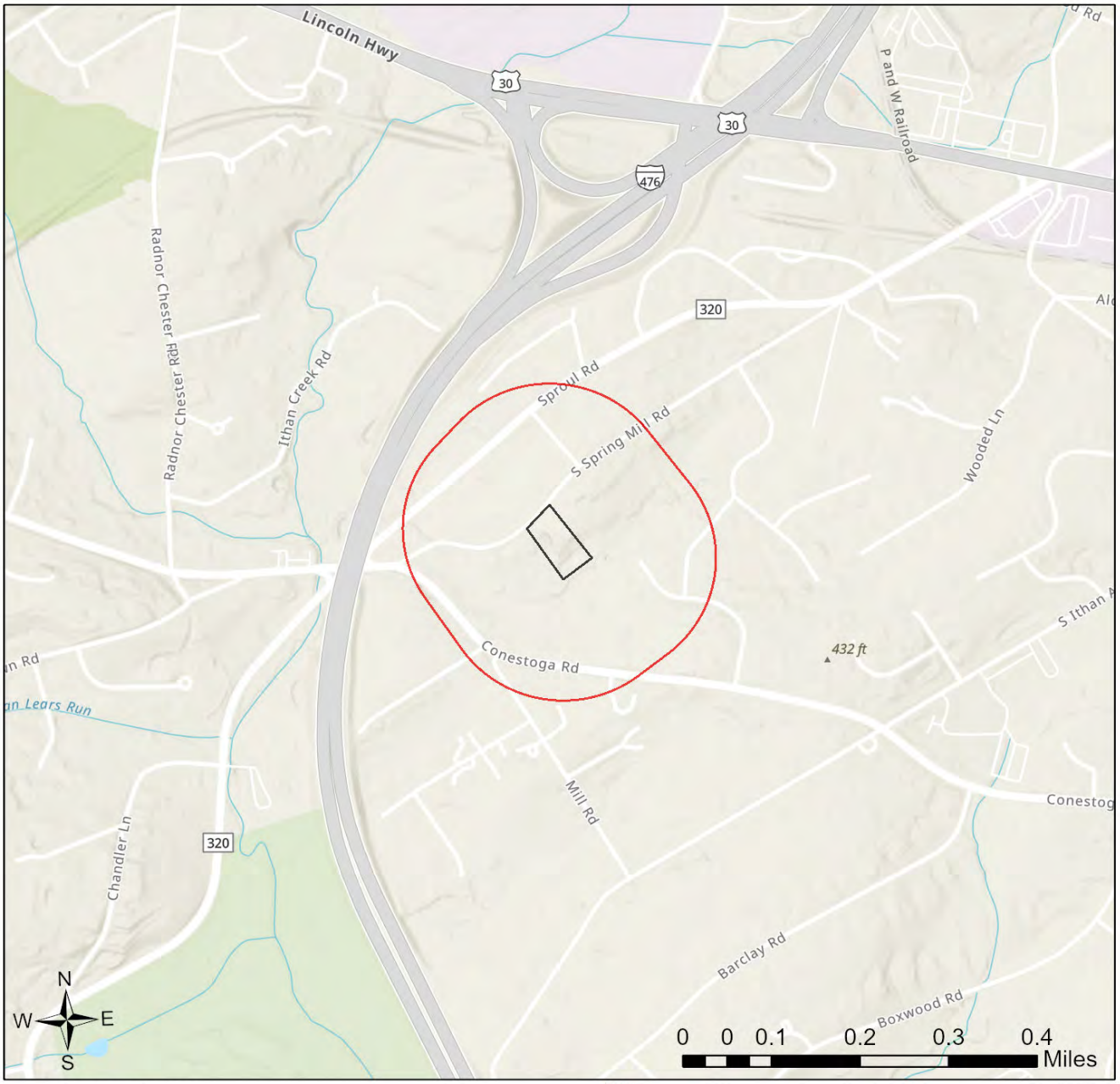
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

201 S Spring Mill Road Subdivision



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

201 S Spring Mill Road Subdivision



Buffered Project Boundary

Project Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA,

RESPONSE TO QUESTION(S) ASKED

Q1: Accurately describe what is known about wetland presence in the project area or on the land parcel by selecting ONE of the following. "Project" includes all features of the project (including buildings, roads, utility lines, outfall and intake structures, wells, stormwater retention/detention basins, parking lots, driveways, lawns, etc.), as well as all associated impacts (e.g., temporary staging areas, work areas, temporary road crossings, areas subject to grading or clearing, etc.). Include all areas that will be permanently or temporarily affected -- either directly or indirectly -- by any type of disturbance (e.g., land clearing, grading, tree removal, flooding, etc.). Land parcel = the lot(s) on which some type of project(s) or activity(s) are proposed to occur.
Your answer is: The entire project and associated discharge, plus a 300-foot buffer around the project area, all occur in or on an existing building, parking lot, driveway, road, road shoulder, street, runway, paved area, railroad bed, maintained lawn, or crop agriculture field.

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jursidictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service
RESPONSE:
No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at https://conservationexplorer.dcnr.pa.gov/content/resources.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources
Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

U.S. Fish and Wildlife Service
Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Fish and Boat Commission
Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

PA Game Commission
Bureau of Wildlife Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Nicole Gambone
Company/Business Name: Ebert Engineering, Inc.
Address: 4397 Skippack Pike
City, State, Zip: Skippack, PA 19474
Phone: (610) 584-6701 Fax: ( )
Email: ngambone@ebertengineering.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

NG

applicant/project proponent signature

April 30, 2025
date

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION (PHMC)
CORRESPONDENCE

Pennsylvania State Historic Preservation Office
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

May 1, 2025

Sent Via PA-SHARE

RE: ER Project # 2025PR02228.001, 201 S. Spring Mill Road - Subdivision, Department of Environmental Protection, Radnor Township, Delaware County

Dear Submitter,

Thank you for submitting information concerning the above referenced project. The Pennsylvania State Historic Preservation Office (PA SHPO) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

Above Ground Resources
No Above Ground Concerns - Environmental Review - No Historic Properties - Above Ground

Based on the information received and available in our files, it is our opinion that there are no above ground historic properties (resources listed in or eligible for listing in the National Register) present in the project area of potential effect. Therefore, no above ground historic properties will be affected by the proposed project. Should the scope of the project change and/or new information be brought to your attention regarding historic properties located within the project area of potential effect, please reinitiate consultation with our office using PA-SHARE.

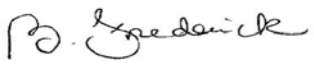
For questions concerning above ground resources, please contact Blair Horton at blahorton@pa.gov.

Archaeological Resources
No Archaeological Concerns - Environmental Review - No Effect - Archaeological

Based on the information received and available in our files, in our opinion, the proposed project should have No Effect on archaeological resources. Should the scope of the project be amended to include additional ground-disturbing activity and/or should you be made aware of historic property concerns regarding archaeological resources, you will need to reinitiate consultation with our office using PA-SHARE.

For questions concerning archaeological resources, please contact Blair Horton at blahorton@pa.gov.

Sincerely,



Barbara Frederick
Environmental Review Division Manager

Outlook

PA-SHARE Environmental Review Initial Submission Accepted by PA SHPO as 2025PR02228 201 S. Spring Mill Road - Subdivision

From PA-SHARE <RA-phpasharednr@pa.gov>
Date Thu 5/1/2025 2:02 PM
To Nicole Gambone <ngambone@ebertengineering.com>

This is an automated notification sent by the Pennsylvania State Historic Preservation Office (PA SHPO) from the Pennsylvania's Historic and Archaeological Resource Exchange (PA-SHARE). Please do not reply directly to this email as it is an unmonitored account.

Hello,

Your Initial submission SRBYLSESN71Q has been accepted as a new Environmental Review project. You also may have received this email if you were named as a contact on the project. Please refer to Project Number 2025PR02228, Project Name 201 S. Spring Mill Road - Subdivision in future correspondence. You will receive further notifications from PA-SHARE when PA SHPO has completed their review of your submission. **No further action is required at this time**.

You can access the submission at:

https://share.phmc.pa.gov/pashare/

If you feel you have received this email in error or have questions about why you are receiving this email, please visit the PA-SHARE help page at https://share.phmc.pa.gov/pasharehelp/ or contact the PA-SHARE Help Desk at pashare@pa.gov.

Thank you,

PA SHPO

WATER SUPPLY COMMITMENT LETTER

May 27, 2025

Ebert Engineering
Nicole Gambone

Re: Water Availability
201 S Spring Mill Rd subdivide
Radnor Township, Delaware County

In response to your request, this letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc. service territory.

Domestic and fire water service is available to this property and will be provided in accordance with Aqua Pennsylvania, Inc. Rules and Regulations. For further details, visit www.aquaamerica.com.

Regarding capacity for domestic and fire service for this area, flow data information can be obtained upon written request to our Control Center at SEPAflowrequest@aquaamerica.com. Include the address with town or township and the nearest intersecting street.

This letter expires one year from the date of issue.

Should you have any further questions or need to request an application for service, visit our New Connection Portal at https://panewconnection.aquawater.com.

Regards,

Deanna L. Ciotti
New Business Administrator - Services
Aqua Pennsylvania, Inc
762 W. Lancaster Ave
Bryn Mawr, PA 19010
O: 610.541.4160

PLANS



LOCATION MAP

NOTE: THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES CANNOT BE GUARANTEED. ALL UTILITIES DEPICTED ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATIONS AND/OR EXISTING RECORDS. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PENNSYLVANIA STATE LAW REQUIRES NOTIFICATION TO 1-800-242-1776 3-10 BUSINESS DAYS PRIOR TO ANY EXCAVATION.

DESIGN S/N: 20203491790

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP/CALL BEFORE YOU DIG!

PLAN LEGEND

BOLD LINES: PROPOSED
FADED LINES: EXISTING
RED LINES: TBR

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING SETBACK LINE
- FENCE LINE
- MONU◯(F) MONUMENT OR PIN (FOUND)
- (F&H) (FOUND AND HELD)
- 1' INTERVAL CONTOUR
- PROPOSED INTERVAL
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- PROPOSED INDICATOR
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- GM GAS METER
- GV GAS VALVE

- BUILDINGS
- ASPHALT
- WALKS & PADS
- WALLS

- EXISTING STEEP SLOPES 14-20 % AREA DELINEATED: 4,412 Sq. Ft.
- EXISTING STEEP SLOPES >20 % AREA DELINEATED: 13,222 Sq. Ft.
- EXISTING SOIL STOCKPILE STEEP SLOPES >20 % AREA DELINEATED: 1,662 Sq. Ft.

TREE LEGEND

AC	AMUR CORK	MB	MULBERRY
AI	AILANTHUS	MG	MAGNOLIA
AS	ASH	R.MA	RED MAPLE
AV	ARBORVITAE	S.MA	SUGAR MAPLE
BE	BEECH	N.MA	NORWAY MAPLE
BG	BLACK GUM	MJ	J. MAPLE
BR	BIRCH	OK	OAK
CD	CEDAR	R.OK	RED OAK
CH	CHESTNUT	P	PINE
CY	CHERRY	SA	SASSAFRAS
DG	DOGWOOD	SG	SWEETGUM
EM	ELM	SP	SPRUCE
FR	FRUIT	SW	SOURWOOD
HB	HACKBERRY	SY	SYCAMORE
HK	HICKORY	TI	TUPPIO
HM	HEMLOCK	TU	TULIP POPLAR
HY	HOLLY	WA	WALNUT
MA	MAPLE	WI	WILLOW
KD	KOUSA DOGWOOD	WP	WHITE PINE
		YW	YGW

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TREE REPLACEMENT CALCULATIONS			
DBH	TREES TO BE REMOVED	REQUIRED REPLACEMENT PER TREE	REQUIRED REPLACEMENT TREES***
6" TO 18"	17	1	17
19" TO 29"	1	3*	3
30" OR GREATER	1	6**	6
TOTAL	19	-	26
*2 REPLACEMENT TREES ARE REQUIRED TO BE LARGE CANOPY TREES			
**4 REPLACEMENT TREES ARE REQUIRED TO BE LARGE CANOPY TREES			
***27 REQUIRED REPLACEMENT TREES TO BE PAID BY A FEE-IN-LIEU PER TOWNSHIP STANDARDS AS APPROVED DURING THE JANUARY 2025 SHADE TREE COMMISSION MEETING.			



EXISTING CONDITIONS

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft.

SURVEY NOTES

1. PARCEL INFORMATION:
   FOLIO No.(36040261000) Block No. 23 Unit No. 057
   Deed Book: 6886 Page No.: 4356
   SITE ADDRESS:
   201 S SPRING MILL RD
   VILLANOVA, PA, 19085
2. TOTAL GROSS LOT AREA: 65,172.92 Sq. Ft.
   TOTAL NET AREA: 58,435.53 Sq. Ft
3. OUTLINE DESCRIPTION AND LOCATION SHOWN IN ACCORDANCE WITH ACTUAL FIELD INSTRUMENT SURVEY CONDUCTED UPON THE GROUNDS BY JEFFREY P TURNER, PLS FROM VARIOUS DEEDS AND PLANS OF RECORD; SURVEY WAS PREFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; PROPERTY MAY BE SUBJECT TO CERTAIN RIGHTS OF OTHERS.
4. THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
5. CONTOURS PLOTTED FROM FIELD RUN SURVEY. ELEVATION BENCHMARK IS BASED ON WGS 84
6. THERE IS NO IDENTIFIABLE FLOOD PLAIN AREAS WITHIN THE PROJECT SITE AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 42045C0038F OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF RADNOR, PENNSYLVANIA.
7. EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY JEFFERY P. TURNER, PLS. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS A SUPPLEMENT TO THE SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.
8. PLANS REFERENCED:
   YERKES ENGINEERING CO.
   PREPARED FOR WJ MOZLEY
   OCT 11, 1968
   NUMBER M-920
9. RIPARIAN BUFFER MAY EXIST ON THIS SITE
   DESIGNER WILL HAVE TO DETERMINE
   WHERE OR IF THER IS ONE

ZONING SUMMARY		
R-2 - RESIDENTIAL DISTRICT		
ORDINANCE ITEM	REQUIREMENT	EXISTING
MIN. LOT AREA	20,000 SF	65,173 SF
MIN. LOT WIDTH @ BLDG	100 FT	216 FT
MIN. SETBACKS		
FRONT	40 FT	N/A
SIDE (INDIVIDUAL/AGGREGATE)	20 FT/45 FT	N/A
REAR	40 FT	N/A
MAX. BUILDING HEIGHT	35 FT	N/A
MAX. BUILDING COVERAGE	18%	0%
MAX. IMPERVIOUS COVERAGE	30%	0%

IMPERVIOUS COVERAGE SUMMARY	
NET LOT AREA	58,435
	EXISTING
BUILDINGS	0 SF
PORCHES & OVERHANGS	0 SF
ASPHALT	0 SF
CONCRETE & WALKS	0 SF
WALLS & EDGES	0 SF
TOTAL BUILDING COVERAGE	0 SF
TOTAL	0 SF

EROSION AND SEDIMENT CONTROL

ALL EROSION AND SEDIMENT CONTROLS AS SHOWN ON SHEET 7 SHALL BE INSTALLED PRIOR TO THE START OF ANY DEMOLITION WORK.

NUM.	DATE	REVISION
3	3/31/2025	PER TOWNSHIP REVIEW COMMENTS
2	3/3/2025	PLANNING COMMISSION MEETING
1	2/13/2025	ZONING HEARING BOARD SUBMISSION

PLAN PREPARED BY:
SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: 610-240-0450 F: 610-240-0451 E:INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:
TOP NOTCH CUSTOM HOMES, LLC
201 S. SPRING MILL RD,
VILLANOVA, PA 19085

RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROBERT M. LAMBERT ENGINEER PE060743

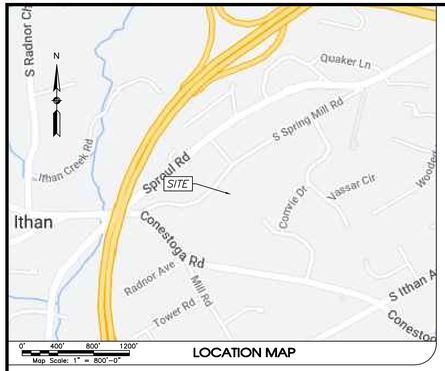
ROBERT M. LAMBERT, P.E.
PE060743

JUNE 24, 2024

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET 2 of 8

SCALE: 1" =30'



LOCATION MAP

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DESIGN S/N: 20203491790

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EXISTING STEEP SLOPES 14-20 %
PROPOSED LOT 1
AREA DELINEATED: 0 Sq. Ft.
PROPOSED LOT 2
AREA DELINEATED: 4,412 Sq. Ft.

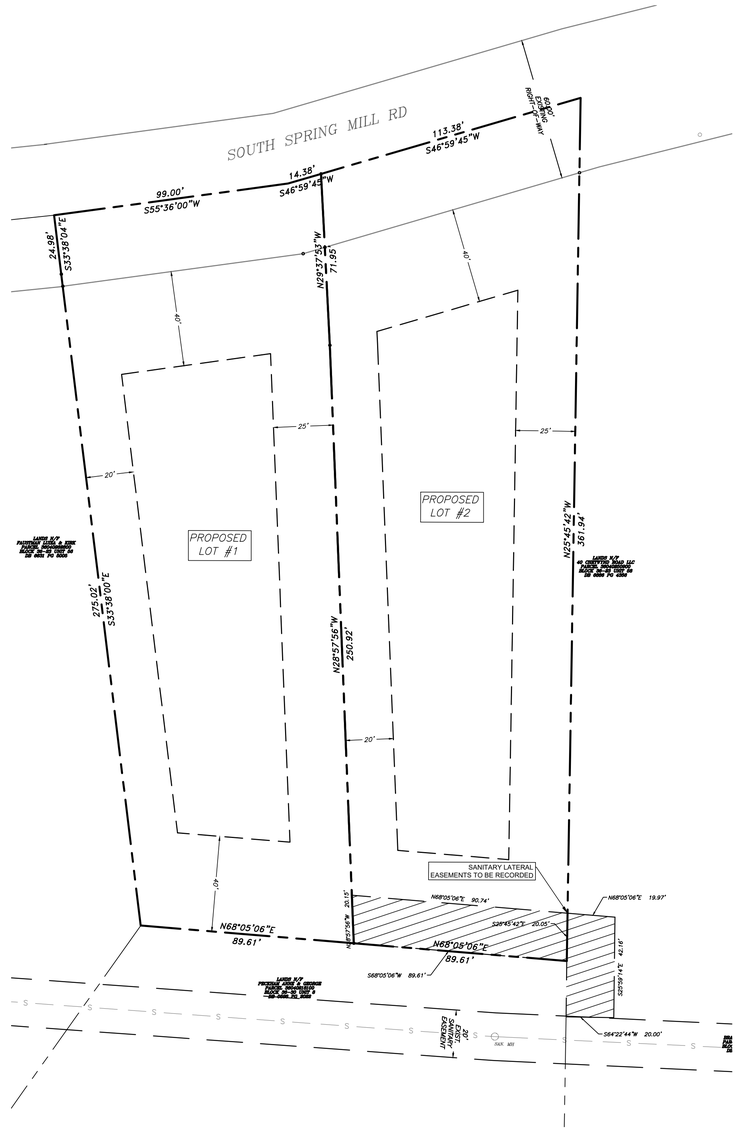
EXISTING STEEP SLOPES >20 %
PROPOSED LOT 1
AREA DELINEATED: 6,595 Sq. Ft.
PROPOSED LOT 2
AREA DELINEATED: 6,627 Sq. Ft.
PROPOSED AREA TO BE DISTURBED: 0 Sq. Ft.

EXISTING SOIL STOCKPILE STEEP SLOPES >20 %
PROPOSED LOT 2
AREA DELINEATED: 1,662 Sq. Ft.
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HM	HEMLOCK	TU	TULIP POPLAR
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SUBDIVISION PLAN

GRAPHIC SCALE
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SURVEY NOTES

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ZONING SUMMARY

R-2 - RESIDENTIAL DISTRICT

ORDINANCE ITEM	REQUIREMENT	EXISTING	PROPOSED LOT#1	PROPOSED LOT#2
MIN. LOT AREA	20,000 SF	65,173 SF	31,325 SF	33,848 SF
MIN. LOT WIDTH @ BLDG	100 FT	216 FT	108 FT	108 FT
MIN. SETBACKS				
FRONT	40 FT	N/A	N/A	N/A
SIDE (INDIVIDUAL/AGGREGATE)	20 FT/45 FT	N/A	N/A	N/A
REAR	40 FT	N/A	N/A	N/A
MAX. BUILDING HEIGHT	35 FT	N/A	N/A	N/A
MAX. BUILDING COVERAGE	18%	0%	0%	0%
MAX. IMPERVIOUS COVERAGE	30%	0%	0%	0%

IMPERVIOUS COVERAGE SUMMARY

NET LOT AREA	58,435	31,325	33,848
	EXISTING	PROPOSED LOT#1	PROPOSED LOT#2
BUILDINGS	0 SF	0 SF	0 SF
PORCHES & OVERHANGS	0 SF	0 SF	0 SF
ASPHALT	0 SF	0 SF	0 SF
CONCRETE & WALKS	0 SF	0 SF	0 SF
WALLS & EDGES	0 SF	0 SF	0 SF
TOTAL BUILDING COVERAGE	0 SF	0 SF	0 SF
TOTAL	0 SF	0 SF	0 SF

NUM.	DATE	REVISION
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RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROBERT M. LAMBERT ENGINEER PE060743

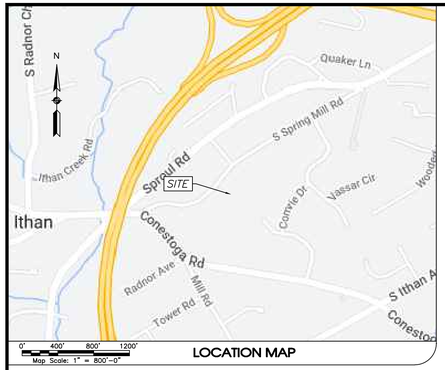
ROBERT M. LAMBERT, P.E.
PE060743

SITE PLAN

JANUARY 3, 2025

SHEET 3 of 8

SCALE: 1" =30'



LOCATION MAP

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EXISTING STEEP SLOPES 14-20 %
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AS	ASH	R.MA	RED MAPLE
AV	ARBORVITAE	S.MA	SUGAR MAPLE
BE	BEECH	N.MA	NORWAY MAPLE
BG	BLACK GUM	MJ	J. MAPLE
BR	BIRCH	OK	OAK
CD	CEDAR	R.OK	RED OAK
CH	CHESTNUT	P	PINE
CY	CHERRY	SA	SASSAFRAS
DG	DOGWOOD	SG	SWEETGUM
EM	ELM	SP	SPRUCE
FR	FRUIT	SW	SOURWOOD
HB	HACKBERRY	SY	SYCAMORE
HK	HICKORY	TL	TUPELO
HM	HEMLOCK	TU	TULIP POPLAR
HY	HOLLY	WA	WALNUT
MA	MAPLE	WI	WILLOW
KD	KOUSA DOGWOOD	WP	WHITE PINE
		YW	YGW

THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.

ZONING SUMMARY

R-2 - RESIDENTIAL DISTRICT

ORDINANCE ITEM	REQUIREMENT	EXISTING	PROPOSED LOT#1	PROPOSED LOT#2
MIN. LOT AREA	20,000 SF	65,173 SF	31,325 SF	33,848 SF
MIN. LOT WIDTH @ BLDG	100 FT	216 FT	108 FT	108 FT
MIN. SETBACKS				
FRONT	40 FT	N/A	40.4 FT	61.8 FT
SIDE (INDIVIDUAL/AGGREGATE)	20 FT/45 FT	N/A	23.3 FT/49.3 FT	21 FT/47.5 FT
REAR	40 FT	N/A	139.8 FT	140.4 FT
MAX. BUILDING HEIGHT	35 FT	N/A	<35 FT	<35 FT
MAX. BUILDING COVERAGE	18%	0%	10.3%	8.7%
MAX. IMPERVIOUS COVERAGE	30%	0%	17.8%	16.0%

IMPERVIOUS COVERAGE SUMMARY

NET LOT AREA	58,435	31,325	33,848
	EXISTING	PROPOSED LOT#1	PROPOSED LOT#2
BUILDINGS	0 SF	3,216 SF	2,931 SF
PORCHES & OVERHANGS	0 SF	0 SF	0 SF
ASPHALT	0 SF	1,981 SF	2,065 SF
CONCRETE & WALKS	0 SF	370 SF	423 SF
WALLS & EDGES	0 SF	0 SF	0 SF
TOTAL BUILDING COVERAGE	0 SF	3,216 SF	2,931 SF
TOTAL	0 SF	5,567 SF	5,419 SF

GRANTED ZONING RELIEF

THE FOLLOWING RELIEF HAS BEEN GRANTED BY THE RADNOR TOWNSHIP ZONING HEARING BOARD ON MARCH 20TH, 2025.

SECTION 280-112.D.: A VARIANCE FROM SECTION 280-112.D OF ZONING CODE'S STEEP SLOPE REGULATIONS IN ORDER TO REMOVE A SOIL STOCKPILE FROM THE PREMISES IN ORDER TO CONSTRUCT A SINGLE-FAMILY RESIDENCE.

SECTION 280-112.N.(2). A SPECIAL EXCEPTION FROM SECTION 280-112.N.(2) TO INSTALL SANITARY SEWERS IN THE STEEP SLOPE AREA.

REQUESTED RELIEF

THE APPLICANT REQUESTS THE FOLLOWING RELIEF FROM THE RADNOR TOWNSHIP SUBDIVISION AND LAND DEVELOPEMENT ORDINANCE

SECTION 255-22.B.(1).(k): THE APPLICANT REQUESTS A PARTIAL WAIVER FROM SECTION 255-22.B.(1).(k) OF THE SUBDIVISION AND LAND DEVELOPMENT CODE. FEATURES WITHIN 500 FEET OF THE SITE HAVE BEEN SHOWN ON SHEET 1 OF THE PLANS. ALL KNOWN FEATURES AND UTILITIES HAVE BEEN PROVIDED IMMEDIATELY ADJACENT TO THE PROPERTY PER FIELD SURVEY AND AVAILABLE PUBLIC DATA.

SECTION 255-27.C.(1): THE APPLICANT REQUESTS A WAIVER FROM SECTION 255-27.C.(1) OF SUBDIVISION AND LAND DEVELOPMENT CODE TO WAIVE THE REQUIREMENT OF CURBS AND SIDEWALKS TO BE PROVIDED ALONG THE FRONTAGE OF THE PROPOSED LOTS.

SECTION 255-34.E.: THE APPLICANT REQUESTS A WAIVER FROM SECTION 255-34.E. OF SUBDIVISION AND LAND DEVELOPMENT CODE TO TO ALLOW LOT 1 & LOT 2 TO HAVE DEPTH TO WITH RATIOS OF 2.59 & 2.87 RESPECTIVELY, WHERE 2.5 IS REQUIRED.

LOT LENGTH TO WIDTH RATIOS

LOT	DEPTH	WIDTH	REQUIRED L:W	PROPOSED L:W
1	279.33	108	2.50	2.59
2	310.1	108	2.50	2.87



SITE PLAN

STREET TREE REQUIREMENTS					
LOT	STREET	FRONT	#TREE REQUIRED (1)	# TREES EXISTING	# TREES NEEDED (2)
1	SPRING MILL	108	4	3	1
2	SPRING MILL	108	4	5	0

(1) EVERY 30' ALONG FRONTAGE PER 255-38.B.
(2) REQUIRED TREES TO BE PLANTED AFTER ACCOUNTING FOR SUITABLE EXISTING TREES PER 255-38.A.

LOT 1 PROPOSED TREE PLANTING SCHEDULE			
STREET TREES			
LP	1	PLANTANUS ACERIFOLIA	LONDON PLANE
	1	TOTAL STREET TREES PROVIDED	

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft.

PROPERTY OWNER

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF DELAWARE

ON THE _____ DAY OF _____ 20 _____ , BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER PERSONALLY APPEARED, _____, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE _____ OF _____, OWNER OF THE PROPERTIES PROPOSED TO BE DEVELOPED IN THE SUBJECT PLAN, BEING AUTHORIZED TO DO SO, ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE PROPERTIES SHOWN THEREON, SITUATED IN THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA, AND DESCRIBED THAT THIS PLAN IS MADE WITH THE OWNER'S FREE CONSENT AND INTENDED TO BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

_____
NOTARY

_____
OWNER

DELAWARE COUNTY PLANNING COMMISSION:

REVIEWED BY THE DELAWARE COUNTY PLANNING COMMISSION THIS __ DAY OF _____, 20___.

_____
SECRETARY

RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF DELAWARE COUNTY AT MEDIA, PENNSYLVANIA IN THE

PLAN BOOK _____ PAGE _____ ON THE ___ DAY OF _____, 20___

_____
RECORDER OF DEEDS

APPLICANT ACKNOWLEDGEMENT §245.26.B(23):

I ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE TOWNSHIP, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY, THE TOWNSHIP (AND CONSERVATION DISTRICT AS APPLICABLE) FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES.

_____ _____
APPLICANT DATE

LICENSED PROFESSIONAL CERTIFICATION §245.26.B(24):

I, ROBERT LAMBERT, ON THIS DATE, _____, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF RADNOR TOWNSHIP CODE CHAPTER 245, STORMWATER MANAGEMENT.

_____ _____
ENGINEER DATE

NUM.	DATE	REVISION
3	3/31/2025	PER TOWNSHIP REVIEW COMMENTS
2	3/3/2025	PLANNING COMMISSION MEETING
1	2/13/2025	ZONING HEARING BOARD SUBMISSION

PLAN PREPARED BY:
SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: 610-240-0450 F: 610-240-0451 E:INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:
TOP NOTCH CUSTOM HOMES, LLC
201 S. SPRING MILL RD,
VILLANOVA, PA 19085

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROBERT M. LAMBERT ENGINEER PE060743

ROBERT M. LAMBERT, P.E.
PE060743

RADNOR TOWNSHIP | DELAWARE COUNTY | PENNSYLVANIA

JANUARY 3, 2025

SITE PLAN

SHEET 4 of 8

SCALE: 1" =30'

Project Site

Wastewater Conveyance Path

Location Map

Radnor Comprehensive Sewer Plan

RADNOR TOWNSHIP, DELAWARE COUNTY, PA

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 E. Butler Avenue, New Britain, PA 18901 (215) 345-4330
www.gilmore-assoc.com

JOB NO: 11-11005T1 | DATE: FEBRUARY 2012 | SCALE: 1" = 600'

Legend

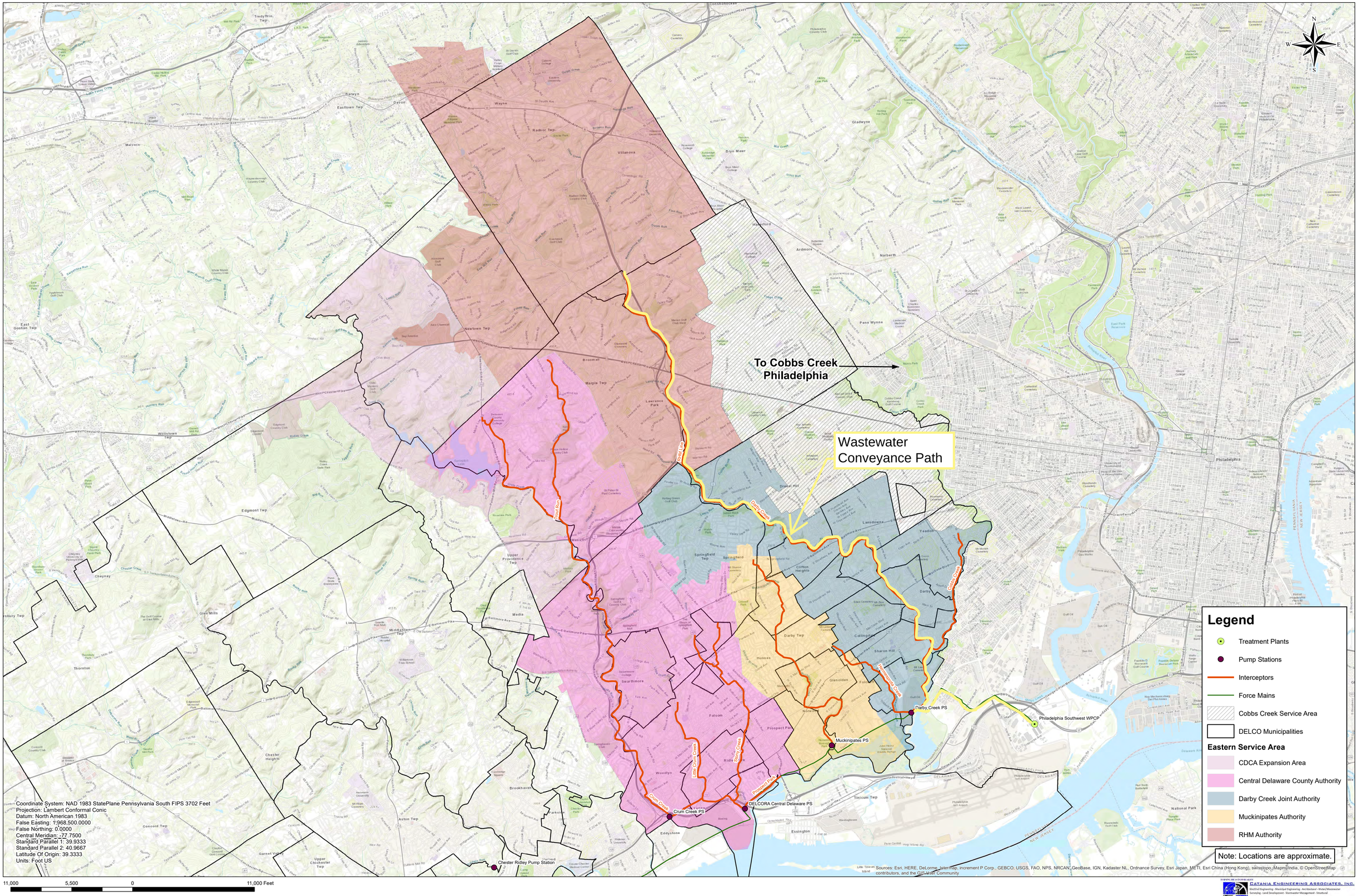
PIPE SIZE

- 0
- 4
- 6
- 8
- 10
- 12
- 14
- 15
- 16
- 18
- 20
- 24
- 810

600 300 0 600 1,200 1,800 Feet

Date: 4/19/2018

EASTERN SERVICE AREA MAP



CATANIA ENGINEERING ASSOCIATES, INC.
Structural Engineering · Municipal Engineering · Fort Washington · Water/Wastewater
Surveying · Land Development · Stormwater Management · Structural
527 W. Mayfair Park Boulevard, Millwood Park, PA 19035
TEL: 610-532-2866 FAX: 610-532-2933
Celebrating 50 years of community service! 1964 - 2014

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: 1-23013-350-3J

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name
201 S. Mill Road Subdivision

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency 12/11/2025
2. Date review completed by agency 01/05/2026

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No		
X		1.	Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, *et seq*.)?
X		2.	Is this proposal consistent with the comprehensive plan for land use?
			If no, describe the inconsistencies
X		3.	Is this proposal consistent with the use, development, and protection of water resources?
			If no, describe the inconsistencies
X		4.	Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?
	X	5.	Does this project propose encroachments, obstructions, or dams that will affect wetlands?
			If yes, describe impacts
	X	6.	Will any known historical or archaeological resources be impacted by this project?
			If yes, describe impacts
	X	7.	Will any known endangered or threatened species of plant or animal be impacted by this project?
			If yes, describe impacts
X		8.	Is there a municipal zoning ordinance?
X		9.	Is this proposal consistent with the ordinance?
			If no, describe the inconsistencies
	X	10.	Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
X		11.	Have all applicable zoning approvals been obtained?
X		12.	Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)

Yes	No		
☒	☐	13.	Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
☒	☐	14.	Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
☐	☒	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
☒	☐	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☒	☐		If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____

17. Name, title and signature of planning agency staff member completing this section:

Name: _____

Title: _____

Signature: _____

Date: _____

Name of Municipal Planning Agency: _____

Address _____

Telephone Number: _____

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

GFT

Ingenuity That Shapes Lives™

MEMORANDUM

Date: December 29, 2025

To: Stephen Norcini, PE – Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Zoning Officer
John Rice, Esq. – Grim, Biehn, and Thatcher
Patricia Sherwin – Radnor Township Engineering and Community Development

RE: 201 S. Spring Mill Road Subdivision
Sewage Facilities Planning Module

The applicant for the above referenced project has prepared a Sewage Facilities Planning Module to be submitted to the PA DEP. The existing lot will be subdivided into two lots for two single family homes. The first proposed single-family home requires 1 EDU which is currently included on the Darby Creek Joint Authority (DCJA) Connection Management Plan (CMP). Therefore, this Planning Module seeks sewage facilities planning approval for the subdivision of the existing lot for the construction of an additional single-family home. The subdivision will require one EDU of wastewater or the equivalent of 262.5 gpd for the proposed single-family home.

Component 4A must be completed by the Township Planning Commission, prior to the Planning Module Submission being adopted by resolution at a Board of Commissioners meeting.

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

Very truly yours,



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

3850-FM-BCW0362A 6/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: 1-23013-350-3J

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name
201 S. Mill Road Subdivision

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency 12/11/2025
2. Date review completed by agency 01/05/2026

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No		
☒	☐	1.	Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, *et seq.*)?
☒	☐	2.	Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
☒	☐	3.	Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____
☒	☐	4.	Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?
☐	☒	5.	Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
☐	☒	6.	Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____
☐	☒	7.	Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts _____
☒	☐	8.	Is there a municipal zoning ordinance?
☒	☐	9.	Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
☐	☒	10.	Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
☒	☐	11.	Have all applicable zoning approvals been obtained?
☒	☐	12.	Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)

Yes	No		
☒	☐	13.	Is this proposal consistent with the ordinance?
			If no, describe the inconsistencies _____
☒	☐	14.	Is this plan consistent with the municipal Official Sewage Facilities Plan?
			If no, describe the inconsistencies _____
☐	☒	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
			If yes, describe _____
☒	☐	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☒	☐		If yes, is the proposed waiver consistent with applicable ordinances?
			If no, describe the inconsistencies

17. Name, title and signature of planning agency staff member completing this section:

Name: Lane Vines

Title: Chair - Planning Commission, Radnor Township

Signature: [signature]

Date: 9/10/2025

Name of Municipal Planning Agency: Planning Commission, Radnor Township

Address 301 IVEN AVE, WAYNE, PA 19087

Telephone Number: 610-688-5600

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

3850-FM-BCW0356 Rev. 5/2016

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code No.
1-23013-350-3J

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE ~~(SUPERVISORS)~~ (COMMISSIONERS) ~~(COUNCILMEN)~~ of Radnor (TOWNSHIP~~) (BOROUGH) (CITY)~~, Delaware COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS 40 Chetwynd Road, LLC (land developer) has proposed the development of a parcel of land identified as

201 S Spring Mill Road Subdivision (name of subdivision), and described in the attached Sewage Facilities Planning Module, and proposes that such subdivision be served by: (check all that apply), ☒ sewer tap-ins, ☐ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify). _____

WHEREAS, Radnor Township (municipality) finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the ~~(Supervisors)~~ (Commissioners) ~~(Councilmen)~~ of the (Township) ~~(Borough) (City)~~ of Radnor hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____ (Signature), Secretary, Radnor Township Township Board of Commissioners~~ (City Councilmen)~~, hereby certify that the foregoing is a true copy of the Township ~~(Borough) (City)~~ Resolution # _____, adopted, _____, 20_____.

Municipal Address:

Radnor Township
301 Iven Avenue
Wayne, PA 19087
Telephone 610-688-5600

Seal of Governing Body

GFT

Ingenuity That Shapes Lives™

MEMORANDUM

Date: January 15, 2026

To: Stephen Norcini, PE – Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Zoning Officer
John Rice, Esq. – Grim, Biehn, and Thatcher
Lesli Bogdnoff PE – Gilmore & Associates, Inc.
Patricia Sherwin –Engineering and Community Department

RE: 201 S. Spring Mill Road Subdivision
Sewage Facilities Planning Module

The applicant for the above referenced project has prepared a Sewage Facilities Planning Module to be submitted to the PA DEP. The existing lot will be subdivided into two lots for two single family homes. The first proposed single family home requires 1 edu which is currently included on the Darby Creek Joint Authority (DCJA) Connection Management Plan (CMP). Therefore, this Planning Module seeks sewage facilities planning approval for the subdivision of the existing lot for the construction of an additional single family home. The subdivision will require one edu of wastewater or the equivalent of 262.5 gpd for the proposed single family home.

This Planning Module must be approved by resolution by the Board of Commissioners prior to submission to the PA DEP.

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

Very truly yours,



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

Radnor Township

PROPOSED LEGISLATION

DATE: February 9, 2026

TO: Board of Commissioners

CC:

FROM: Fire Chief Jim Smith

LEGISLATION: Resolution 2026-11 - Authorizing the Purchase and Upfitting of a Township Fire & EMS Chief Vehicle in the Amount of $80,302.66 as Budgeted in the 2026 Capital Replacement Fund (#005).

LEGISLATIVE HISTORY: This is a new purchase and was included in the planning for the new Chief position and future of the department.

PURPOSE AND EXPLANATION: The vehicle is necessary for the Fire & EMS Chief to have available 24/7/365 to respond to Township related work duties including, regular work hours, meetings at various locations, and response to calls (more dependent in the coming months). As such the vehicle will be equipped with emergency lighting, decals, personal protection equipment (PPE), as well as light equipment needed as a first-responder vehicle.

This vehicle is a gas-powered AWD SUV, similar to the Police Chief's and other responding vehicles in the Township's fleet. As evaluated over the past three+ years, given the immediate need to respond, EV's are not yet available for this type of activity. Hybrid SUV vehicles were evaluated, however the largest vehicle available is a Ford Explorer, which is too small to house the equipment needed.

IMPLEMENTATION SCHEDULE: If approved, it is expected that this vehicle will be put into service in late spring/ early summer, 2026.

FISCAL IMPACT: The cost of the vehicle, including all of the upfitting necessary, is $80,302.66.

RECOMMENDED ACTION:

ATTACHMENTS:
Tahoe specs.pdf
Upfitting quote.pdf
chief Car resolution 26-00011.pdf

FRED BEANS GOVERNMENT SALES
DAN ROBERTS | 215-348-2901 | DAROBERTS@FREDBEANS.COM

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial



FRED BEANS GOVERNMENT SALES
DAN ROBERTS | 215-348-2901 | DAROBERTS@FREDBEANS.COM

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (⚠ Incomplete)

Selected Model and Options

MODEL

CODE	MODEL	MSRP
CK10706	2026 Chevrolet Tahoe 4WD 4dr Commercial	$57,500.00

COLORS

CODE	DESCRIPTION
GBA	Black

SUSPENSION PKG

CODE	DESCRIPTION	MSRP
Z56	Suspension Package, heavy-duty, police-rated. Full independent suspension with monotube dampers, linear coil springs, 35mm solid front stabilizer bar and 32mm hollow rear stabilizer bar (Included and only available with (9C1) Police Vehicle.)	Inc.

EMISSIONS

CODE	DESCRIPTION	MSRP
FE9	Emissions, Federal requirements	$0.00

ENGINE

CODE	DESCRIPTION	MSRP
L84	Engine, 5.3L EcoTec3 V8 with Dynamic Fuel Management, Direct Injection and Variable Valve Timing, includes aluminum block construction (355 hp [265 kW] @ 5600 rpm, 383 lb-ft of torque [518 Nm] @ 4100 rpm) (STD)	$0.00

TRANSMISSION

CODE	DESCRIPTION	MSRP
MHU	Transmission, 10-speed automatic electronically controlled with overdrive, includes Traction Select System including tow/haul (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.

GVWR

CODE	DESCRIPTION	MSRP
C6G	GVWR, 7600 lbs. (3447 kg) (4WD models only.) (STD)	$0.00

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Data Version: 27443. Data Updated: Jan 7, 2026 6:55:00 PM PST.

FRED BEANS GOVERNMENT SALES

DAN ROBERTS | 215-348-2901 | DAROBERTS@FREDBEANS.COM

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (⚠ Incomplete)

AXLE

CODE	DESCRIPTION	MSRP
GU5	Rear axle, 3.23 ratio	$0.00

PREFERRED EQUIPMENT GROUP

CODE	DESCRIPTION	MSRP
1FL	Commercial Preferred Equipment Group includes standard equipment	$0.00

WHEEL TYPE

CODE	DESCRIPTION	MSRP
NZV	Wheels, 20" x 9" (50.8 cm x 22.9 cm) machined aluminum with Charcoal pockets (Includes (XCI) 275/60R20SL all-season, blackwall tires unless (QAE) 275/60R20SL all-terrain, blackwall tires are ordered.)	$350.00

TIRES

CODE	DESCRIPTION	MSRP
XCS	Tires, 275/55R20SL all-season, blackwall, Firestone Firehawk Pursuit (Included and only available with (9C1) Police Vehicle.)	Inc.

PAINT

CODE	DESCRIPTION	MSRP
GBA	Black	$0.00

SEAT TYPE

CODE	DESCRIPTION	MSRP
AZ3	Seats, front 40/20/40 split-bench (STD)	$0.00

RADIO

CODE	DESCRIPTION	MSRP
URW	Audio system, 17.7" diagonal advanced color LCD display with Google built-in compatibility (select service plan required, terms and limitations apply), including navigation capability, connected apps, personalized profiles for each driver's settings, Natural Voice Recognition and Phone Integration (STD)	$0.00

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Data Version: 27443. Data Updated: Jan 7, 2026 6:55:00 PM PST.

FRED BEANS GOVERNMENT SALES
DAN ROBERTS | 215-348-2901 | DAROBERTS@FREDBEANS.COM

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (⚠ Incomplete)

ADDITIONAL EQUIPMENT - PACKAGE

CODE	DESCRIPTION	MSRP
9C1	Identifier for Police Package Vehicle includes, (K47) heavy-duty air filter, (KX4) 250 amp high output alternator, (K6K) 760 cold-cranking amps auxiliary battery, electrical power & vehicle signals for customer connection located at the center front floor. Auxiliary battery circuit for customer connection located in the rear cargo area, (Z56) heavy-duty, police-rated suspension, (XCS) 275/55R20SL all-season tires, (RAV) 275/55R20 all-season spare tire, Police brakes, (RC1) front skid plate, (PXT) 20" steel wheels, Certified speedometer, SEO (5J3) Surveillance Mode interior lighting calibration, SEO (UT7) blunt cut cargo area and blunt cut console area ground wires, (V53) delete luggage rack side rails, deletes side doors and liftgate nameplate badging, and (ATD) third row seat delete) (Also includes (NP0) active single-speed transfer case.) *Upon selection of this option the base price will change*	Inc.
AMF	Remote Keyless Entry Package includes 4 additional transmitters, NOTE: programming of remotes is at customer's expense. Programming remotes is not a warranty expense (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.

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Data Version: 27443. Data Updated: Jan 7, 2026 6:55:00 PM PST.

FRED BEANS GOVERNMENT SALES

DAN ROBERTS | 215-348-2901 | DAROBERTS@FREDBEANS.COM

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (⚠ Incomplete)

ADDITIONAL EQUIPMENT - MECHANICAL

CODE	DESCRIPTION	MSRP
5J9	Calibration, taillamp flasher, Red/White (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
5LO	Calibration, taillamp flasher, Red/Red (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
6J3	Wiring, grille lamps and siren speakers (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	$92.00
6J4	Wiring, horn and siren circuit (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	$75.00
6J7	Flasher system, headlamp and taillamp, DRL compatible with control wire (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
___	Capless Fuel Fill (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
J55	Brake system, heavy duty with front Brembo calipers and 16" front rotors (Included and only available with (9C1) Police Package.)	Inc.
K3W	Battery, 900 cold-cranking amps with 95 amp hour rating (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
K6K	Battery, auxiliary, 760 cold-cranking amps with 70 amp hour rating (packaged behind left rear cargo area panel) (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
KX4	Alternator, 250 amps (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
RC1	Skid plate, front (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
T66	Wiring provision, for outside mirrors and cargo side mirrors (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
UT7	Ground wires, blunt cut cargo area and blunt cut console area (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
V03	Cooling system, extra capacity (Included and only available with (9C1) Police Vehicle.)	Inc.
V76	Recovery hooks, 2 front, frame-mounted, Black (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. Required on all models going to Alaska, Guam, Hawaii, Puerto Rico and Virgin Islands. All Tahoe (9C1) and (5W4) vehicles include front fascia with recovery hook openings.)	Inc.
WX7	Wiring, auxiliary speaker. For upfitter connection to front door and windshield pillar speakers. (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	$100.00

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FRED BEANS GOVERNMENT SALES

DAN ROBERTS | 215-348-2901 | DAROBERTS@FREDBEANS.COM

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (⚠ Incomplete)

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION	MSRP
6C7	Lighting, red and white front auxiliary dome Red and white LED auxiliary dome lamp is located on headliner between front row seats. The auxiliary lamp is wired independently from standard dome lamp (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	$170.00
___	Exterior ornamentation delete (front & rear Chevrolet bowties will remain) (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
RAV	Tire, spare 275/55R20 all-season, blackwall, Firestone Firehawk Pursuit (Included and only available with (9C1) Police Vehicle.)	Inc.
RNQ	Wheel, full-size spare, matching 20" (50.8 cm) steel wheel without center cap (Included and only available with (9C1) Police Vehicle.)	Inc.
V53	Luggage rack side rails, delete (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Package.)	Inc.
WUA	Fascia, front high-approach angle with recovery hook openings, but does not include hooks (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.

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FRED BEANS GOVERNMENT SALES
DAN ROBERTS | 215-348-2901 | DAROBERTS@FREDBEANS.COM

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (⚠ Incomplete)

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION	MSRP
5J3	Calibration, Surveillance Mode interior lighting (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
6N5	Switches, rear window inoperative (rear windows can only operate from driver's position.) (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	$75.00
6N6	Door locks and handles, inside rear doors inoperative (door can only be opened from outside) (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	$62.00
___	Instrumentation, analog with certified 140 mph speedometer, odometer with trip odometer, engine hour meter, fuel level, voltmeter, engine temperature, oil pressure and tachometer (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
___	Power supply, 100-amp, auxiliary battery, rear electrical center (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
___	Power supply, 120-amp, (4) 30-amp circuit, Primary battery, relay controlled, passenger compartment harness wiring (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
___	Power supply, 50-amp, power supply, auxiliary battery, passenger compartment wiring harness (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
___	Theft-deterrent system, vehicle, PASS-Key III (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
ATD	Seat delete, third row passenger	Inc.
AX2	Key, unique Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
BCV	Lock control, driver side auto door lock disable (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
BTV	Remote start (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
K34	Cruise control, electronic with set and resume speed (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
UN9	Radio Suppression Package, with ground straps (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	$95.00
UUA	Display, automatic occupant sensing (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
VZ2	Speedometer calibration (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.

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FRED BEANS GOVERNMENT SALES
DAN ROBERTS | 215-348-2901 | DAROBERTS@FREDBEANS.COM

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (⚠ Incomplete)

ADDITIONAL EQUIPMENT - SAFETY-INTERIOR

CODE	DESCRIPTION	MSRP
___	Active Hill Hold Assist (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
___	Seat belts, 3-point, all seating positions (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.
UD7	Rear Parking Assist (Included and only available with (9C1) Police Vehicle and (5W4) Special Service Vehicle.)	Inc.

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	MSRP
___	Protected idle allows vehicle engine to remain idling and vehicle immobilized while FOB is outside vehicle (Included and only available (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	Inc.

SHIP THRU CODES

CODE	DESCRIPTION	MSRP
VPV	Ship Thru, Produced in Arlington Assembly and shipped to Kerr Industries and onto Arlington Assembly (Included with SEO (6J8) White Left/White Right Whelen LED Lamp Package, SEO (6J9) Red Left/Red Right Whelen LED Lamp Package, SEO (6JE) Blue Left/Blue Right Whelen LED Lamp Package, SEO (6JG) Red Left/Blue Right Whelen LED Lamp Package, SEO (6C7) red and white front auxiliary dome lighting, SEO (6N6) door locks and handles, SEO (7X2) left- and right-hand spotlamps, SEO (7X3) left-hand spotlamp, SEO (T53) alternate flashing Red & Blue rear compartment lid warning lamps, SEO (UN9) Radio Suppression Package, SEO (6J3) grille lamps and siren speakers wiring, SEO (6J4) horn and siren circuit wiring and SEO (WX7) auxiliary speaker wiring.)	Inc.
	Options Total	**$1,019.00**

Price Summary

PRICE SUMMARY

	MSRP
Base Price	$57,500.00
Total Options	$1,019.00
Vehicle Subtotal	$58,519.00
Destination Charge	$2,795.00
Grand Total	**$61,314.00**

Quote Worksheet

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FRED BEANS GOVERNMENT SALES
DAN ROBERTS | 215-348-2901 | DAROBERTS@FREDBEANS.COM

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (⚠ Incomplete)

	MSRP
Base Price	$57,500.00
Dest Charge	$2,795.00
Total Options	$1,019.00
Subtotal	**$61,314.00**
PA COSTARS DISCOUNT	($1,897.00)
Subtotal Pre-Tax Adjustments	**($1,897.00)**
Less Customer Discount	$0.00
Subtotal Discount	**$0.00**
Trade-In	$0.00
Subtotal Trade-In	**$0.00**
Taxable Price	**$59,417.00**
Sales Tax	$0.00
Subtotal Taxes	**$0.00**
Subtotal Post-Tax Adjustments	**$0.00**
Total Sales Price	**$59,417.00**

Dealer Signature / Date

Customer Signature / Date

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ESTIMATE

S.K.D. TRYON'S EMERGENCY VEHICLE UPFITTING INC.
951 River Rd
Croydon, PA 19021-7540

Tim@skdtryonsinc.com
+1 (215) 458-8729

Radnor Police Department

Bill to
Radnor Township
301 Iven Ave
Radnor, PA 19087

Estimate details
Estimate no.: 2025811
Estimate date: 12/01/2025

P.O. Number: 2026 CHEVY TAHOE

#	Product or service	Description	Qty	Rate	Amount
1.	**Soundoff Windshield interior**	Soundoff Signal Nforce interior windshield lightbar RED/WHITE	1	$1,138.32	$1,138.32
2.	**PREMPT KIT**	LIGHTBAR PRE EMPTION KIT	1	$375.00	$375.00
3.	**4" mPower Led**	Soundoff Signal 4" Mpower Led 4 - GRILLE 2 - FRONT BUMPER R/W 2 -UNDER MIRROR R/W 2 - REAR DOORS R/W 2 - QTR GLASSR/W 2 - LICENSE PLATE R/A	14	$154.00	$2,156.00
4.	**SINGLE SHROUD**	PMP2WSSSB Window Shroud Kit for 4" Light w/ Stud Mount - Black	2	$15.12	$30.24
5.	**nForce rear windshield dual**	Soundoff Signal Rear Windhshield Interior Led lightbar dual color - RED/AMBER	1	$850.72	$850.72
6.	**SL Running light**	SL Running Light, 61" - 5 Module, Dual Color Red/White	2	$336.96	$673.92
7.	**SL Running Hardware kit**	PSLVBK05 Universal Mounting Kit for SL Running Light includes: Bracket & Hardware Kit	2	$28.60	$57.20
8.	**Soundoff Signal 500 Series Knob**	Soundoff Signal 500 Series Blueprint Series Controller w/ Knob Controller	1	$1,044.00	$1,044.00

9.	**Link Module**	bluePRINT Link Micro Module & Vehicle Harness TAHOE	1	$412.50	$412.50
10.	**ETSS100J**	100J Series Composite Speaker w/ Universal Ball Bracket - 100 watt	2	$270.00	$540.00
11.	**ETSSVBK07 100J/100U Series Speaker Bracket**	ETSSVBK07 100J/100U Series Speaker Bracket (no drill) capable of holding up to two speakers for Chevrolet Tahoe Pursuit & Civilian Vehicles 2021 - 2025, Hood Latch Mount	2	$42.60	$85.20
12.	**Rockland Cabinet**	Custom Products Command Cabinet GEAR STORAGE, COMMAND BOARD, FILE DRAWER	1	$3,900.00	$3,900.00
13.	**Remote Node**	bluePRINT Remote Node	2	$254.24	$508.48
14.	**BluePrint 8ft Node Harness**	BluePrint node Harness 8ft	2	$89.94	$179.88
15.	**6" Dome Light**	6ECVDMLTAL00 LED Dome Light, 6" Round w/ Red LED Night Light, 10-30v - White LEDs/White Lens	1	$79.20	$79.20
16.	**INSTALLATION / LABOR**	Installation / Labor to Install New & Customer Supplied Equipment	72.5	$110.00	$7,975.00
17.	**SHOP SUPPLIES**	Installation Supplies(5)	1	$600.00	$600.00
18.	**Shipping / Freight**	Shipping /Freight	1	$250.00	$250.00
		Total			**$20,855.66**

Note to customer

COSTARS CONTRACT # 012-E22-306

Accepted date **Accepted by**

RESOLUTION NO. 2026-11

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PURCHASE AND UPFITTING OF ONE (1) NEW FIRE CHIEF VEHICLE FOR USE BY THE RADNOR TOWNSHIP FIRE CHIEF FOR $80,302.66

WHEREAS the Radnor Township Fire and Rescue Department is seeking to purchase One (1) vehicle utilized by the Fire Chief; and

WHEREAS the new vehicle can be purchased under the 2026 Pennsylvania's COSTARS Program. The funds for this purchase will come from the approved 2026 Capital Budget; and

WHEREAS the new vehicle consists of one (1) (4WD) PPV Package Chevrolet Tahoe vehicle; and

NOW, THEREFORE, be it ***RESOLVED*** that the Radnor Township Board of Commissioners does hereby approves the purchase of One (1) new Fire Chief vehicle for use by the Radnor Township Fire Chief in an amount not to exceed $80,302.66.

SO RESOLVED, this 9th day of February 2026.

RADNOR TOWNSHIP

By: _____
Name: James Riley
Title: President

ATTEST: _____
William White, Township Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE:	February 9, 2026
TO:	Board of Commissioners
CC:	Township Manager
FROM:	Bob Tate
LEGISLATION:	Resolution 2026-20 - Authorizing the reduction of police officer contributions to their Pension Plan from 5% to 3% for the calendar year 2025 for officers hired before January 1, 2013.

LEGISLATIVE HISTORY: Prior to 2001, all police officers were contributing 5% of their annual salary to their pension plan. Effective January 1, 2001, a new Collective Bargaining Agreement (CBA) between the Police and the Township permitted a reduction of contributions from 5% to 2%. The subsequent CBA, effective January 1, 2004, increased the contributions from 2% to 3%. Currently the police officers hired before January 1, 2013 continue to contribute 3% while all police officers hired since January 1, 2013, as per the latest CBA, contribute 5% to their pension plan.

PURPOSE AND EXPLANATION: PA Act 600, also known as the Police Pension Fund Act, provides that where police officers are covered by Social Security, members shall pay into the fund 5% of total compensation. However, Section 6(c) of PA Act 600 permits municipalities to annually reduce or eliminate members' contributions through the adoption of an annual ordinance or resolution. While the Township, through collective bargaining, has agreed to reducing contributions to the pension plan for officers hired before January 1, 2013, this resolution satisfies the annual requirement under PA Act 600 to formalize the terms of the reduction through a Board resolution.

IMPLEMENTATION SCHEDULE: Effective for calendar year 2026

FISCAL IMPACT: There is no fiscal impact as the police officers hired before January 1, 2013, contribute to their pension plan at 3% of compensation as agreed to in the Collective Bargaining Agreements since January 1, 2001. Officers hired since January 1, 2013 are budgeted at their contribution rate of 5%.

RECOMMENDED ACTION: Approve

ATTACHMENTS:

2026-20-- Police Pension and Officer Contributions -- Resolution -- February 9, 2026.pdf

RESOLUTION NO. 2026-20

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZING THE REDUCTION OF POLICE OFFICER CONTRIBUTIONS TO THEIR PENSION PLAN FROM 5% TO 3% FOR THE CALENDAR YEAR 2026 FOR OFFICERS HIRED BEFORE JANUARY 1, 2013

WHEREAS, The Township entered into a Consolidated Collective Bargaining Agreement (CBA) with the FOP Delaware County Lodge #27 on behalf of the Radnor Township Police, for a term that began on January 1, 2024 and extends through December 31, 2028; and

WHEREAS, the current Police CBA and every prior CBA since 2004, have allowed for police officers to contribute 3% of their annual compensation toward the Police Pension Plan; and

WHEREAS, under the current CBA provisions regarding officers' pension contributions, effective since 1/1/2013, all newly hired officers since 1/1/2013 have been contributing 5% of annual compensation toward the Police Pension Plan; and

WHEREAS, while PA Act 600 provides that police officers contribute 5% of annual compensation toward the pension plan, the Township is permitted to reduce or eliminate contributions in a given year by resolution; and

WHEREAS, to maintain compliance with PA Act 600 and resolve prior findings as noted by the Auditor General in its' biannual audit of the pension plans.

NOW, THEREFORE, be it hereby ***RESOLVED*** that the Board of Commissioners of Radnor Township does hereby establish the pension contribution amount at 3% for calendar year 2026 for officers hired before 1/1/2013.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 9th day of February, 2026.

RADNOR TOWNSHIP

BY: _____
Name: Jim Riley
Title: President

ATTEST: _____
Name: William M. White
Title: Township Manager / Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: February 9, 2026

TO: Board of Commissioners

CC:

FROM: Christopher B. Flanagan

LEGISLATION: Resolution 2026-12 - Authorization to enter into a service agreement with the United States Department of Agriculture (USDA) to conduct White Tail Deer and Canada Geese Management at a cost of $52,249.04, plus $20,250 for deer processing and donation to area food pantry(ies), for a total cost of $72,499.04 as budgeted in the 2026 General Fund Budget.

LEGISLATIVE HISTORY: Request for legislation/new

PURPOSE AND EXPLANATION: The Radnor Township Police Department requests to purchase, and enter into an agreement for the term of March 30, 2025, Through March 29, 2026, with the United States Department of Agriculture to conduct White Tail Deer, and Canada Geese Management.

IMPLEMENTATION SCHEDULE: Adoption at the February 9, 2026, Board of Commissioners Meeting.

FISCAL IMPACT: $72,499.04. The funds for this purchase requisition will come from the 2026 Animal Control Contracted Services Budget.
The costs for the Management Program are as follows:
USDA Service Agreement for Deer Culling and Goose Management

	$52,249.04
Processing of deer from the Culling 2026	$20,250.00
	$72,499.04

RECOMMENDED ACTION: I recommend the Legislation be passed to Enter into an agreement with the USDA to Conduct Management of the White Tail Deer and Canada Geese population.

ATTACHMENTS:
Deer Resolution 2026.pdf
Deer Legislation 2026.pdf

RESOLUTION NO. 2026-12

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING AN AGREEMENT WITH THE UNITED STATES DEPARTMENT OF AGRICULTURE FOR WHITE TAIL DEER AND CANADA GEESE MANAGEMENT.

WHEREAS, the Radnor Township Police Department is seeking to enter into a service agreement with the United States Department of Agriculture (USDA) to conduct White Tail Deer and Canada Geese Management; and

WHEREAS, deer culling and goose management will be conducted by the USDA at a cost of $52,249.04; and

WHEREAS, deer processing will be completed at a cost of $20,250.00; and

WHEREAS, the Management Program will be funded under the 2026 Capital Budget at a total cost of $72,499.04.

NOW, THEREFORE, be it ***RESOLVED*** that the Radnor Township Board of Commissioners does hereby approve a service agreement with the USDA for White Tail Deer mitigation and Canada Geese Management in an amount not to exceed $72,499.04.

SO RESOLVED, this 9th day of February 2026.

RADNOR TOWNSHIP

By: _____
Name: James Riley
Title: President

ATTEST:_____
William M. White, Township Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: **February 9, 2026**

TO: **William White, Township Manager**

FROM: **Superintendent Christopher B. Flanagan**

LEGISLATION: **Resolution to enter new agreement with USDA for White Tail Deer and Canada Geese Management.**

LEGISLATIVE HISTORY: Request for legislation/new

PURPOSE AND EXPLANATION: The Radnor Township Police Department requests to purchase, and enter into an agreement for the term of March 30, 2025, Through March 29, 2026, with the United States Department of Agriculture to conduct White Tail Deer, and Canada Geese Management.

FISCAL IMPACT: $72,499.04. The funds for this purchase requisition will come from the 2026 Animal Control Contracted Services Budget.

The costs for the Management Program are as follows:

USDA Service Agreement for Deer Culling and Goose Management	$52,249.04
Processing of deer from the Culling 2026	$20,250.00
	$72,499.04

RECOMMENDED ACTION: I recommend the Legislation be passed to Enter into an agreement with the USDA to Conduct Management of the White Tail Deer and Canada Geese population.

MOVEMENT OF LEGISLATION: Adoption at the February 9, 2026, Board of Commissioners Meeting.

Radnor Township

PROPOSED LEGISLATION

DATE: February 9, 2026

TO: Board of Commissioners

CC:

FROM: Christopher B. Flanagan

LEGISLATION: Resolution 2026-14- Authorization to purchase two (2) Ford F150 Hybrid Police Vehicles under the 2026 Pennsylvania COSTARS Program, in the amount not to exceed $160,848.24, to be funded from the Drug Task Force Special Revenue Fund (#014), as included in the 2026 Capital Budget.

LEGISLATIVE HISTORY: Legislation/New

PURPOSE AND EXPLANATION: In accordance with Resolution 2021-32, Adopting the Renewable Energy and Conservation Plan dated February 2021, the Radnor Township Police Department is seeking to replace two vehicles utilized by the K9, and Highway Patrol Units. The new vehicles can be purchased under the 2026 Pennsylvania's COSTARS Program, from Fred Beans Ford. The funds for this purchase will come from the Drug Task Force Fund. The new vehicles consist of two (2) Police Package F-150 Hybrid vehicles. The two (2) Patrol vehicles currently in service with the Police Department will be traded in at current market value.

IMPLEMENTATION SCHEDULE:

FISCAL IMPACT: $160,848.24. The vehicles can be purchased under the 2026 Pennsylvania COSTARS Program. The funds for this purchase requisition will come from the approved 2026 Drug Task Force Fund.

The cost for the purchase of the vehicles is as follows:

2 – Police Package F-150 Hybrid Police Vehicles (AWD)	$ 103,074.00
2 – Emergency Vehicle Upfitting (estimate)	$ 57,774.24
	$ 160,848.24

RECOMMENDED ACTION: For approval at the January 26, 2026 Board of Commissioners Meeting.

ATTACHMENTS:

K4 H3 Vehicle Resolution checked.pdf

K1 H4 Vehicle Legislation.pdf

RESOLUTION NO. 2026-14

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PURCHASE OF TWO (2) NEW HYBRID VEHICLES FOR USE BY THE RADNOR TOWNSHIP POLICE DEPARTMENT FOR $160,848.24

WHEREAS, in accordance with Resolution 2021-32, Adopting the Renewable Energy and Conservation Plan dated February 2021, the Radnor Township Police Department is seeking to replace two vehicles utilized by the K9, and Highway Patrol Units; and

WHEREAS, the new vehicles can be purchased under the 2026 Pennsylvania's COSTARS Program, from Fred Beans Ford. The funds for this purchase will come from the Drug Task Force Fund; and

WHEREAS, the new vehicles consist of two (2) Police Package F-150 Hybrid vehicles; and

WHEREAS, two (2) Patrol vehicle's currently in service with the Police Department will be traded in at current market value.

NOW, THEREFORE, be it ***RESOLVED*** that the Radnor Township Board of Commissioners does hereby approve the purchase of two (2) new hybrid F-150 police vehicles for use by the Radnor Township Police Department in an amount not to exceed $160,848.24.

SO RESOLVED, this 9th day of February 2026.

RADNOR TOWNSHIP

By: _____
Name: Jim Riley
Title: President

ATTEST:_____
William White, Township Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: **02/09/26**

TO: **Board of Commissioners**

FROM: **Superintendent Christopher B. Flanagan**

LEGISLATION: **Resolution to purchase Two (2) new Hybrid F-150 Police Vehicles**

LEGISLATIVE HISTORY: Request for Legislation/new

PURPOSE AND EXPLANATION: In accordance with Resolution 2021-32, Adopting the Renewable Energy and Conservation Plan dated February 2021, the Radnor Township Police Department requests to purchase Two (2) Ford F150 Hybrid Police Vehicles from Fred Beans Ford.

FISCAL IMPACT: $160,848.24. The vehicles can be purchased under the 2026 Pennsylvania COSTARS Program. The funds for this purchase requisition will come from the approved 2026 Drug Task Force Fund. **The cost for the purchase of the vehicles is as follows:**

2 – Police Package F-150 Hybrid Police Vehicles (AWD)	$ 103,074.00
2 – Emergency Vehicle Upfitting (estimate)	$ 57,774.24
	$ 160,848.24

RECOMMENDED ACTION: I recommend the Legislation be passed to purchase two (2) hybrid vehicles to be utilized by the Radnor Township Police Department. The approval will allow the Police Department to receive the vehicles in 2026 calendar year.

MOVEMENT OF LEGISLATION: Adoption at the February 9, 2026 Board of Commissioners Meeting.

Radnor Township

PROPOSED LEGISLATION

DATE:	February 9, 2026
TO:	Board of Commissioners
CC:	
FROM:	Christopher B. Flanagan
LEGISLATION:	Resolution 2026-24 - Approving the Purchase of one (1) Patrol Police K9 for use by its Patrol Division. The Police Patrol K9 will be purchased from Shallow Creek Kennels, Inc. at a cost of $17,600.00, to be funded from the DOJ Equitable Sharing Fund.

LEGISLATIVE HISTORY: Legislative/New

PURPOSE AND EXPLANATION: The Radnor Township Police Department is seeking to purchase one (1) Patrol Police K9 for use by its Patrol Division. This purchase will replace the recently lost K9 (not an addition).

IMPLEMENTATION SCHEDULE: For approval at the February 9, 2026 Board of Commissioners Meeting.

FISCAL IMPACT: Not to exceed $17,600.00.

RECOMMENDED ACTION:

ATTACHMENTS:
LEGISLATION 2026 NEW k9.pdf
RESOLUTION NEW K9 FINAL 1.30.26.pdf

Radnor Township

PROPOSED LEGISLATION

DATE: **February 9, 2026**

TO: **William White, Township Manager**

FROM: **Superintendent Christopher B. Flanagan**

LEGISLATION: **Resolution to purchase one (1) Patrol Police K9**

LEGISLATIVE HISTORY: Request for legislation/new

PURPOSE AND EXPLANATION: The Radnor Township Police Department requests to purchase one (1) Patrol Police K9, for use by the Radnor Township Police Department.

FISCAL IMPACT: $17,600.00: The funds for this purchase requisition will come from the DOJ Equitable Sharing Fund.

RECOMMENDED ACTION: I recommend the Legislation be passed to purchase one (1) Narcotic Detection/Patrol Police K9 for use by the Radnor Township Police Department.

MOVEMENT OF LEGISLATION: Adoption at the February 9, 2026, Board of Commissioners Meeting.

RESOLUTION NO. 2026-24

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PURCHASE OF ONE (1) PATROL POLICE K9 FOR USE BY THE RADNOR TOWNSHIP POLICE DEPARTMENT

WHEREAS, the Radnor Township Police Department is seeking to purchase one (1) Patrol Police K9 for use by its Patrol Division; and

WHEREAS, the new Patrol Police K9 will be purchased from Shallow Creek Kennels, Inc. at a cost of $17,600.00; and

WHEREAS, the new Patrol Police K9 will be purchased under the DOJ Equitable Sharing Fund for $17,600.00.

NOW, THEREFORE, be it ***RESOLVED*** that the Radnor Township Board of Commissioners does hereby approve the purchase of one (1) Narcotic Detection Police K9 for use by the Radnor Township Police Department in an amount not to exceed $17,600.00.

SO RESOLVED, this 9th day of February 2026.

RADNOR TOWNSHIP

By: _____
Name: Jim Riley
Title: President

ATTEST:_____
William M. White
Township Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE:	February 9, 2026
TO:	Board of Commissioners
CC:	William M. White, Township Manager
FROM:	Robert Hale, IT Coordinator
LEGISLATION:	Resolution 2026-15 - Authorizing the Replacement of a Water Source Heat Pump (WSHP) (Unit 220) at the Township Building in the Amount of $13,900, to be Funded from the 2024 Facilities General Obligation Bond.

LEGISLATIVE HISTORY: This request has not been before the Board of Commissioners previously. This is an emergency purchase due to failure of the WSHP unit which stopped working and needs to be replaced.

PURPOSE AND EXPLANATION: One of the HVAC WSHP (Unit 220) located in the Administration office area in the Municipal Building stopped functioning. The HVAC company (JJ White) was contacted and upon further investigation determined that the WSHP unit will need to be replaced. This unit needs to be replaced as soon as possible since it is an integral part of the building HVAC system.

IMPLEMENTATION SCHEDULE: Upon approval by the Board of Commissioners, WSHP would be purchased and installed within 12 weeks after approval.

FISCAL IMPACT: This purchase is a part of the overall HVAC equipment upgrades as incorporated in the General Obligation Bond of 2024 for Facilities Improvements and will be funded from the bond proceeds in the amount of $13,900.00.

RECOMMENDED ACTION: Staff requests the Board of Commissioners of Radnor Township to Authorize the Approval of the Replacement of the (WSHP) in the Amount of $13,900.00, to be Funded from the General Obligation Bond of 2024 for Facilities Improvements Township Building.

ATTACHMENTS:

2026-15 -- WSHP -- Resolution -- February 9,2026.pdf

RESOLUTION 2026-15

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZING THE EMERGENCY REPALCEMENT OF THE WATER SOURCE HEAT PUMP (WSHP) IN THE AMOUNT OF $13,900.00, TO BE FUNDED FROM THE GENERAL OBLIGATION BOND OF 2024 FOR FACILITIES IMPROVEMENTS.

WHEREAS, one of water source heat pump units (WSHP) of the 51 units in the ceilings of the Radnor Township Municipal Building malfunctioned and requires immediate replacement;

WHEREAS, the WSHP units are the original units from the building construction in 2008;

WHEREAS, the WSHP units are estimated to have a 15-to-20-year life and as part of the Facilities Bond is the planned HVAC upgrades and replacement of the WSHP units;

NOW, THEREFORE, be it ***RESOLVED*** by the Board of Commissioners of Radnor Township does hereby Authorize the Emergency Replacement of the WSHP in the Amount of $13,900.00, to be Funded from the General Obligation Bond of 2024 for Facilities Improvements.

SO RESOLVED this 9th day of February, A.D., 2026.

RADNOR TOWNSHIP

By:_____
Name: Jim Riley
Title: President

ATTEST: _____
William M. White
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: February 9, 2026

TO: Board of Commissioners

CC:

FROM: David Kelly GIS Coordinator

LEGISLATION: Resolution 2026-26 - NEARMAP and ESRI Annual Subscription, in the amount of $18,775.80, to be funded from the general fund.

LEGISLATIVE HISTORY:

PURPOSE AND EXPLANATION:

IMPLEMENTATION SCHEDULE:

FISCAL IMPACT: $8,816 Nearmap
$10,688 ESRI

RECOMMENDED ACTION:

ATTACHMENTS:
2026-26_GIS_Subscription_2026.pdf

RESOLUTION 2026-26
RADNOR TOWNSHIP

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA AUTHORIZING THE RENEWAL OF THE ESRI GIS SUBSCRIPTIONS AND LICENSING, IN THE AMOUNT OF $18,775.80, TO BE FUNDED FROM THE GENERAL FUND.

WHEREAS, the Radnor Township Esri GIS server was installed and configured in 2018, and;

WHEREAS, the Esri ArcGIS licensing and Nearmap subscription requires renewal annually.

NOW, THEREFORE, it is hereby ***RESOLVED*** that the Board of Commissioners of Radnor Township hereby authorizes the Township Manager to renew the Township's Esri GIS Licensing and Subscriptions for a one-year term at the following prices:

Product	Renewal Pricing
ArcGIS Enterprise Standard	$5,900.00
ArcGIS Enterprise Pro. Plus	$4,104.00
ArcGIS Online Creator	$684.00
Nearmap	$8816.00
Annual Licensing Total	$19,504.00

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 9th day of February, A.D., 2026.

RADNOR TOWNSHIP

BY: _____
Name: Jim Riley
Title: President

ATTEST: _____
William M. White
Township Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: February 9, 2026

TO: Board of Commissioners

CC:

FROM: Ricky Foster, Jr., Public Works Director

LEGISLATION: Motion to Authorize the Sale of Surplus Township Vehicles (Pursuant to section 5-52 (B)(1) of the Radnor Township Code)

LEGISLATIVE HISTORY: The Public Works Department routinely clears the fleet of vehicles and equipment that are being replaced through the capital improvement plan as the new vehicles and equipment arrive.

PURPOSE AND EXPLANATION: The Public Works Department is requesting to sell truck #32, a 2009 International Workstar Refuse Truck with Leach 2R3-25 yd Rearload Packer, VIN 1HTWGAZT99J087013, mileage 106,493.

IMPLEMENTATION SCHEDULE: This vehicle will be auctioned off at the next available online J.J. Kane Auction, Conshohocken, PA.

FISCAL IMPACT: The Township will receive the proceeds from the sale of the vehicle in a check less the consignment fee retained by J.J. Kane.

RECOMMENDED ACTION: I respectfully request the Board of Commissioners of Radnor Township to approve the motion to authorize the sale of surplus Township vehicles pursuant to section 5-52(B)(1) of the Radnor Township Code.

SHREINER TREE CARE

PROPOSAL

8/29/2025

Proposal By: Tyler Beatty

Job Name: Radnor Township 20250828

Worksite: 105 Aberdeen Ter
Wayne, PA 19087

Work: 610-688-5600
Fax: 610-971-0450

Radnor Township
Mr. Steve Legerton
301 Iven Ave
Wayne, PA 19087

Dear Mr. Legerton,

Thank you for the opportunity to visit your property. Let's get started! Please review your proposal and then contact your Arborist to answer any questions. Upon your approval, we will promptly schedule a work date. We look forward to caring for your trees and landscape.

Qty	Plant	Service Description	Cost
3	Oak Trees	**Tree Removal and Stump Cut Flush (A)** Remove the tree(s) without disturbance to the surrounding plants or structures. All wood and debris will be hauled from the property and the stump will be cut as close to the surrounding grade as possible. Front along road. Declining. DBH's 36", 33", 33" (L to R)	
	Crane	**Crane Service - 55 Ton** 151' Power boom to reach and assist in removals.	
	Logs	**Log Truck with Operator** Our experienced operator and log truck will be used to assist in the removal of wood and debris from your property. Wood Disposal fees are included. Removing the trunk wood from site.	
3	Stumps	**Grind Stump(s) - Leave level with grade** Thoroughly grind the stump area(s) and haul away excess grindings to leave level with grade. Site conditions may affect the area of grinding.	**$8,900.00**
	Utility Lines	**Utility Safety** Whether your utilities are above or below ground, Shreiner Tree Care will contact the appropriate utility services to ensure that your home and our co-workers remain safe while work is performed. We will contact PECO to make the lines work safe.	

334 South Henderson Road
King Of Prussia, PA 19406

610 265-6004 - Fax 610-265-6084
www.shreinertreecare.com
HIC#: PA119693

SHREINER TREE CARE

PROPOSAL

8/29/2025

Proposal By: Tyler Beatty

Job Name: Radnor Township 20250828

Worksite: 105 Aberdeen Ter
Wayne, PA 19087

Work: 610-688-5600

Fax: 610-971-0450

Roadside	**Traffic Safety** During the course of performing your work, we will provide the necessary traffic control measures. This is required to ensure the safe passage of vehicular and pedestrian traffic and the safety of our personnel. We will need to close the road to setup the crane and safety handle the removals.

Subtotal:	$8,900.00
Tax:	$0.00
Total:	**$8,900.00**

This proposal outlines your request for an estimate made at ground level. This work proposal is not a tree(s) health or safety evaluation nor does it include unobserved hazardous conditions that may exist in these trees, or in other trees which are not included in this proposal.

Shreiner Tree Care is a TCIA Accredited firm with nineteen ISA Certified Arborists and three Certified Tree Care Safety Professionals. Work is performed in accordance with ANSI A300 Standards, the published standards for the tree care industry.

Proposal is valid for 30 days. 6% sales tax is applied to insect control treatments. Tree services, landscaping and fertilization services are non-taxable. Payment is due, in full, upon completion of services. Payment may be made by check or online at shreinertreecare.com where you can pay by credit card or PayPal.

RESOLUTION NO. 2026-17

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZING THE REMOVAL & STUMPE GRINDING OF 3 HAZARDOUS TREES IN THE RIGHT OF WAY AT 105 ABERDEEN TERRACE BY SHREINER TREE CARE IN THE AMOUNT OF $8,900 TO BE FUNDED FROM THE 2026 GENERAL FUND TREE MAINTENANCE BUDGET

WHEREAS, the Township requested the evaluation of trees in the Right of Way in front of 105 Aberdeen Terrace; and

WHEREAS, the trees have been evaluated by the Township's arborist and reviewed by the Shade Tree Commission; and

WHEREAS, the Arborist recommended that three hazardous oak trees be removed as soon as possible; and,

WHEREAS, Shreiner Tree Care submitted a proposal to execute said tree removal and stump grinding in the amount of $8,900; and,

WHEREAS, funds are available in the 2026 General Fund Tree Maintenance Budget; and

NOW, THEREFORE, be it ***RESOLVED*** the Board of Commissioners of Radnor Township does hereby authorize the tree removal along 105 Aberdeen Terrace to Shreiner Tree Care, in the amount of $8,900.

SO RESOLVED this 9th day of February, A.D., 2026

RADNOR TOWNSHIP

By: _____
Name: Jim Riley
Title: President

ATTEST: _____
William M. White
Township Manager/Secretary

TP TRAILERS, INC.
TRUCK EQUIPMENT
www.tptrailersinc.com 1-800-255-0666
610-495-4530 Phone | mainoffice@tptrailersinc.com | 610-495-4542 Fax

*** QUOTE ***
703 W RIDGE PIKE
LIMERICK PA 19468

PAGE #	1
QUOTE #	703348
QUOTE DATE:	ASAP

BILL TO: RADNOR TWSP
RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PA 19087

SHIP TO:
RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PA 19087

ORDER DATE	PURCHASE ORDER	SALES REP	UNIT ID	LICENSE	MILEAGE
01/09/26	9' PRO PLUS	14	WESTERN 9'	PRO PLUS	WITH LED LIGHTS

QTY ORDERED / QTY SHIPPED	ITEM / SERVICE NUMBER	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1 1	*PLOW	9'WESTERN PRO PLUS MILD STEEL STRAIGHT BLADE WITH LED LIGHTS,RUBBER SNOW DEFLECTOR 9"INSTALLED		9,303.54

The rates provided in this quote are valid for 15 days beyond the dated provision of the quote. Prices may be revised based on the final scope of services & applicable taxes or fees. This quote does not constitute a binding agreement

Any adjustments made to the quote will be communicated prior to finalizing the agreement. All services are subject to the terms and conditions outlined in the final agreement.

TP TRAILERS INC
COSTARS # 025-E22-

PARTS	
LABOR	
DISCOUNTS	
MISC. CHGS	
SUBTOTAL	
TAX	
FREIGHT	
PREV. DEPOSITS	
INVOICE TOTAL	
DEP/PMT	
BALANCE DUE	

SIGNATURE OF RECEIPT: _____

PRINTED SIGNATURE: _____

ALL DEPOSITS NON-REFUNDABLE | ALL SALES FINAL | RECEIPT REQUIRED FOR CREDIT | NO CREDIT AFTER 30 DAYS | ANY SPECIAL ORDER OR ELECTRONIC PARTS AND COMPONENTS ARE NON-RETURNABLE AND NON-REFUNDABLE | RETURNED PARTS ARE SUBJECT TO A 15% RESTOCKING FEE | 1.5% FINANCE CHARGES APPLICABLE ON ALL PAST DUE INVOICES

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TRUCK EQUIPMENT
www.tptrailersinc.com 1-800-255-0666
610-495-4530 Phone | mainoffice@tptrailersinc.com | 610-495-4542 Fax

*** QUOTE ***
703 W RIDGE PIKE
LIMERICK PA 19468

PAGE #	2
QUOTE #	703348
QUOTE DATE:	ASAP

BILL TO: RADNOR TWSP
RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PA 19087

SHIP TO:
RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PA 19087

ORDER DATE	PURCHASE ORDER	SALES REP	UNIT ID	LICENSE	MILEAGE
01/09/26	9' PRO PLUS	14	WESTERN 9'	PRO PLUS	WITH LED LIGHTS

QTY ORDERED / QTY SHIPPED	ITEM / SERVICE NUMBER	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
		470		

ALL PRICES ARE
QUOTED CASH OR CHECK
ONLY. ANY PURCHASE
USING A CREDIT CARD
WILL BE SUBJECT TO A
3% SERVICE FEE.

PARTS	8,403.09
LABOR	900.45
DISCOUNTS	0.00
MISC. CHGS	0.00
SUBTOTAL	9,303.54
TAX	0.00
FREIGHT	0.00
PREV. DEPOSITS	
INVOICE TOTAL	9,303.54
DEP/PMT	0.00
BALANCE DUE	9,303.54

SIGNATURE OF RECEIPT: _____

PRINTED SIGNATURE: _____

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*** QUOTE ***
703 W RIDGE PIKE
LIMERICK PA 19468

PAGE #	1
QUOTE #	702517
QUOTE DATE:	ASAP

BILL TO: RADNOR TWSP
RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PA 19087

SHIP TO:
RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PA 19087

ORDER DATE	PURCHASE ORDER	SALES REP	UNIT ID	LICENSE	MILEAGE
01/09/26	PRO1500	14	PRO1500 SPREADE		

QTY ORDERED / QTY SHIPPED	ITEM / SERVICE NUMBER	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1 1	PRO1500M	SPREADER, 1.5CY POLY PRO MPLEX ELEC AUGER		5,773.75

The rates provided in this quote are valid for 15 days beyond the dated provision of the quote. Prices may be revised based on the final scope of services & applicable taxes or fees. This quote does not constitute a binding agreement

Any adjustments made to the quote will be communicated prior to finalizing the agreement. All services are subject to the terms and conditions outlined in the final order agreement.

PARTS	5,273.75
LABOR	500.00
DISCOUNTS	0.00
MISC. CHGS	0.00
SUBTOTAL	5,773.75
TAX	0.00
FREIGHT	0.00
PREV. DEPOSITS	
INVOICE TOTAL	5,773.75
DEP/PMT	0.00
BALANCE DUE	5,773.75

SIGNATURE OF RECEIPT: _____

PRINTED SIGNATURE: _____

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*** QUOTE ***
703 W RIDGE PIKE
LIMERICK PA 19468

PAGE #	1
QUOTE #	703941
QUOTE DATE:	ASAP

BILL TO: RADNOR TWSP
RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PA 19087

SHIP TO:
RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PA 19087

ORDER DATE	PURCHASE ORDER	SALES REP	UNIT ID	LICENSE	MILEAGE
01/09/26	TBD	14	PRO2500M	SALT SPREADER	

QTY ORDERED / QTY SHIPPED	ITEM / SERVICE NUMBER	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
		PRO2500M SALT SPREADER INSTALLED.		
1 1	PRO2500M	SPREADER, 2.5CY POLY PRO MPLEX ELEC AUGER		7,318.65

The rates provided in this quote are valid for 15 days beyond the dated provision of the quote. Prices may be revised based on the final scope of services & applicable taxes or fees. This quote does not constitute a binding agreement

Any adjustments made to the quote will be communicated prior to finalizing the agreement. All services are subject to the terms and conditions outlined in the final agreement.

TP TRAILERS INC

PARTS	
LABOR	
DISCOUNTS	
MISC. CHGS	
SUBTOTAL	
TAX	
FREIGHT	
PREV. DEPOSITS	
INVOICE TOTAL	
DEP/PMT	
BALANCE DUE	

SIGNATURE OF RECEIPT: _____

PRINTED SIGNATURE: _____

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703 W RIDGE PIKE
LIMERICK PA 19468

PAGE #	2
QUOTE #	703941
QUOTE DATE:	ASAP

BILL TO: RADNOR TWSP
RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PA 19087

SHIP TO:
RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PA 19087

ORDER DATE	PURCHASE ORDER	SALES REP	UNIT ID	LICENSE	MILEAGE
01/09/26	TBD	14	PRO2500M	SALT SPREADER	

QTY ORDERED / QTY SHIPPED	ITEM / SERVICE NUMBER	DESCRIPTION	UNIT PRICE	EXTENDED PRICE

COSTARS # 025-E22-470

ALL PRICES ARE QUOTED CASH OR CHECK ONLY. ANY PURCHASE USING A CREDIT CARD WILL BE SUBJECT TO A 3% SERVICE FEE.

PARTS	6,818.40
LABOR	500.25
DISCOUNTS	0.00
MISC. CHGS	0.00
SUBTOTAL	7,318.65
TAX	0.00
FREIGHT	0.00
PREV. DEPOSITS	
INVOICE TOTAL	7,318.65
DEP/PMT	0.00
BALANCE DUE	7,318.65

SIGNATURE OF RECEIPT: _____

PRINTED SIGNATURE: _____

ALL DEPOSITS NON-REFUNDABLE | ALL SALES FINAL | RECEIPT REQUIRED FOR CREDIT | NO CREDIT AFTER 30 DAYS | ANY SPECIAL ORDER OR ELECTRONIC PARTS AND COMPONENTS ARE NON-RETURNABLE AND NON-REFUNDABLE | RETURNED PARTS ARE SUBJECT TO A 15% RESTOCKING FEE | 1.5% FINANCE CHARGES APPLICABLE ON ALL PAST DUE INVOICES

RESOLUTION NO. 2026-19

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZING THE PURCHASE OF A SNOW PLOW AND TWO V BOX SALT SPREADERS FOR USE BY THE PUBLIC WORKS PARKS DEPARTMENT IN THE AMOUNT NOT TO EXCEED $26,000 AS FUNDED AND APPROVED IN THE 2026 CAPITAL IMPROVEMENT PLAN

WHEREAS, the Radnor Township Public Works Department is seeking to purchase a snowplow and two V-Box Salt Spreaders as requested and approved in the 2026 Capital Improvement Plan; and

WHEREAS, the new snow plow and (2) V-Box Spreaders can be purchased under the 2026 Pennsylvania's COSTARS cooperative purchasing program; and

WHEREAS, funding for the purchase of a plow and two V-Box Salt Spreaders was included in the approved 2026 Radnor Township Capital Improvement Plan adopted by Ordinance 2025-13 on December 8, 2025; and

WHEREAS, a quote was received from Costars Vendor, TP Trailers and Supply Company for a snow plow and two V-Box spreaders in the amount of $23,940; and

NOW, THEREFORE, be it ***RESOLVED*** the Board of Commissioners of Radnor Township does hereby authorize the purchase of a snow plow and two V-Box Salt Spreaders for use by the Public Works Parks Department in an amount not to exceed $26,000 as included in the approved 2026 Capital Improvement Plan.

SO RESOLVED this 9th day of February, A.D., 2026

RADNOR TOWNSHIP

By: _____
Name: Jim Riley
Title: President

ATTEST: _____
William M. White
Township Manager/Secretary

RESOLUTION NO. 2026-21

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZING THE PURCHASE OF A REPLACEMENT SANITATION TRUCK #31 FOR USE BY THE PUBLIC WORKS SANITATION DEPARTMENT IN AN AMOUNT NOT TO EXCEED $410,000 TO BE FINANCED THROUGH A FIVE-YEAR LEASE PURCHASE AGREEMENT AS FUNDED AND APPROVED IN THE 2026 CAPITAL IMPROVEMENT PLAN WITH AN ANNUAL PAYMENT OF APPROXIMATELY $82,000

WHEREAS, the Radnor Township Public Works Department as part of the ongoing rolling stock replacement plan is seeking to replace Sanitation Truck #31, a 2005 International Truck with a Leach Rear Hoist; and

WHEREAS, the Public Works Department will place the order for a new 2026 Peterbilt Chassis with a Leach Rear Hoist and

WHEREAS, the new truck and leach rear hoist can be purchased under the 2026 Pennsylvania COSTARS cooperative purchasing program; and,

WHEREAS, funding for the 5-year lease purchase of a Sanitation Truck was included in the approved 2026 Radnor Township Capital Improvement Plan approved by Ordinance 2025-13 on December 8, 2025; and

WHEREAS, the Public Works Department would like to place the order for a new Peterbilt Sanitation Truck with a Leach Rear Hoist at the estimated cost not to exceed $410,000 (in Capital Plan) which will be financed through a 5-year lease purchase at a annual payment of approximately $82,000; and,

NOW, THEREFORE, be it ***RESOLVED*** the Board of Commissioners of Radnor Township does hereby authorize the purchase of a new Sanitation Truck for the Public Works Department, as included in the 2026 Approved Capital Improvement Plan.

SO RESOLVED this 9th day of February, A.D., 2026

RADNOR TOWNSHIP

By: _____
Name: Jim Riley
Title: President

ATTEST: _____
William M. White
Township Manager/Secretary

TURF EQUIPMENT AND SUPPLY COMPANY

TURF-EQUIPMENT.COM

December 2, 2025

Radnor Township
Attn: Steve Legerton
301 Iven Avenue
Wayne, PA 19087

Steve,

As requested, I am pleased to quote you the selling price for the following piece(s) of equipment. The price(s) includes full service, set up and delivery but no applicable state sales tax and is good for 30 days. When available, all demo, off-lease, and pre-owned equipment is sold on a "First Come, First Serve" basis. If you choose to pay with a credit card, a 2.5% credit card processing fee will be added to your total.

Qty	Model #	Product Name	MSRP	COSTARS
1	31698	Toro Groundsmaster 5900 (T4)		
1	30669	Universal Sunshade, White		
1	119-8256	Beacon Kit		
		Total	$181,514.99	$145,211.99

COSTARS™

Radnor Township COSTARS Member # 2015
PA State Contract # 4400028342
Valid From: 01/01/2024 To: 12/31/2025
Vendor #417322
Federal I.D. #52-1164738

RESOLUTION NO. 2026-23

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZING THE PURCHASE OF A TORO GROUNDSMASTER 5900 MOWER FOR USE BY THE PUBLIC WORKS PARKS DEPARTMENT WITH THE ESTIMATED PRINIPAL COST OF $145,212 BEING FINANCED THROUGH A FIVE-YEAR LEASE PURCHASE WITH AN ANNUAL PAYMENT OF APPROXIMATELY $35,000 AS FUNDED AND APPROVED IN THE 2026 CAPITAL IMPROVEMENT PLAN

WHEREAS, the Radnor Township Public Works Department is seeking to replace a 2016 Toro Groundsmaster mower which had been evaluated and marked for replacement in the 2026 Capital Improvement Plan; and

WHEREAS, the new mower can be purchased under the 2026 Pennsylvania's COSTARS cooperative purchasing program; and

WHEREAS, funding for the purchase of a new Toro Groundsmaster 5900 Mower was included in the approved 2026 Radnor Township Capital Improvement Plan adopted by Ordinance 2025-13 on December 8, 2025 as a 5-year lease to purchase; and

WHEREAS, a quote was received from Costars Vendor, Turf Equipment and Supply Company for a Toro Groundsmaster 5900 in the amount of $145,211.99 and;

NOW, THEREFORE, be it ***RESOLVED*** the Board of Commissioners of Radnor Township does hereby authorize the purchase of a Toro Groundsmaster 5900 Mower for use by the Public Works Parks Department with a principal amount of $145,212 to be funded through a five-year capital lease purchase with approximate annual payments of $35,000 as funded and approved in the 2026 Capital Improvement Plan.

SO RESOLVED this 9th day of February, A.D., 2026

RADNOR TOWNSHIP

By: _____
Name: Jim Riley
Title: President

ATTEST: _____
William M. White
Township Manager/Secretary

RESOLUTION NO. 2026-22

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZING THE PURCHASE OF A NEW HEAVY-DUTY TANDEM DUMP TRUCK FOR USE BY THE PUBLIC WORKS DEPARTMENT IN AN AMOUNT NOT TO EXCEED $335,000 TO BE FINANCED THROUGH A FIVE-YEAR LEASE PURCHASE AGREEMENT AS FUNDED AND APPROVED IN THE 2026 CAPITAL IMPROVEMENT PLAN WITH AN ESTIMATED ANNUAL PAYMENT OF $67,000

WHEREAS, the Public Works Department is proposing the addition of a Heavy-Duty Peterbilt Tandem Dump Truck to its fleet. This acquisition aims to enhance operational efficiency by enabling the transport of larger volumes of materials such as stone, debris, mulch, salt, and snow; and,

WHEREAS, this Tandem Dump Truck will be outfitted with a stainless steel body and plow setup; and,

WHEREAS, this new truck can be purchased under the 2026 Pennsylvania COSTARS cooperative purchasing program; and,

WHEREAS, funding for the purchase of a new Heavy Duty Tandem Dump Truck was included in the approved 2026 Radnor Township Capital Improvement Plan adopted by Ordinance 2025-13 on December 8, 2025; and,

WHEREAS, the Public Works Department would like to order a new Heavy-Duty Upfitted Tandem Dump Truck at an estimated cost not to exceed $335,00 (in Capital Plan) which will be financed through a 5-year lease purchase with an estimated annual payment of $67,000

NOW, THEREFORE, be it ***RESOLVED*** the Board of Commissioners of Radnor Township does hereby authorize the purchase of a new heavy-duty tandem dump truck for use by the Public Works Department in the amount not to exceed $335,000 as included in the 2026 Approved Capital Improvement Plan.

SO RESOLVED this 9th day of February, A.D., 2026

RADNOR TOWNSHIP

By: _____
Name: Jim Riley
Title: President

ATTEST: _____
William M. White
Township Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE:	February 9, 2026
TO:	Radnor Township Board of Commissioners
CC:	William M. White, Township Manager; Stephen F. Norcini, P.E., Township Engineer
FROM:	Dennis P. Capella, Engineering – Project Manager
LEGISLATION:	Caucus - Minor Land Development Plan - 126 Garrett Avenue: Retention of Existing Office and Apartment, Removal of Other Existing Structures and Construction of a Commercial Accessory Structure and Parking Lot Revisions

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LEGISLATIVE HISTORY: This item has not been before the BOC previously.

PURPOSE AND EXPLANATION: The applicant is proposing the modifications to the existing lot in order to accommodate a commercial operation to train rowers, including those who would like to continue at the collegian level. The plan was approved at the 1//6/2026 Planning Commission meeting with the condition that the applicant add curb stops.

The applicant requests other waivers:
- Preliminary plan approval
- Identification of man-made structures within 500 feet

The following documents are attached:
- Project plan (12/15/2025)
- Gannett review letter (12/23/2025)
- Gilmore review letter (12/29/2025)

IMPLEMENTATION SCHEDULE: Following discussion by the BOC, the applicant will be instructed to take the next step.

FISCAL IMPACT: There is no fiscal impact on the Township from this project.

RECOMMENDED ACTION: Caucus

ATTACHMENTS:
GFT_review_letter_12-23-25.pdf

Gilmore_review_letter_12-29-25.pdf
2025-12-15FP.pdf

GFT

Ingenuity That Shapes Lives™

December 23, 2025

Mr. Stephen Norcini
Radnor Township
301 Iven Avenue
Wayne, PA 19087

RE: 126 Garrett Avenue - Plan of Land Development
Final Land Development Application

GFT, Inc. has completed a review of the Lot Consolidation application for the above-mentioned project. This project is located within the GH-GA Zoning District and is Tax Parcel Number 36-07-04581-00 and contains 0.3065 acres. This project proposes the following:

- To add an accessory building
- To remove existing garages and reduce impervious area

The following documents were submitted for our review:

- One (1) Final Development Plan prepared by Yohn Engineering dated October 31, 2025, Revised December 15, 2025
- One (1) Delaware County Planning Commission Application for Act 247 Review
- One (1) Subdivision – Land Development Application
- One (1) Property Deed
- One (1) Property Title

Plan of Land Development
Plans Prepared By: Yohn Engineering
Dated: 10/31/2025, Revised 12/15/2025

Zoning Variance Granted

Pursuant to the findings and evidence presented to the Zoning Hearing Board and in accordance with the testimony and exhibits entered into the record, the Board has granted the applicant variance relief from the use requirements of section 280-49.7(B). The applicant is granted to permit the proposes use and the proposed row facility. No more than eight rowing patrons at a time are permitted to use the proposed rowing facility. Fourteen off-street parking spaces must be made available for the proposed uses. Relief is granted only with respect to zoning code section 280-49.7(B).

The following waivers are being requested:

1. §255-14: Preliminary Plan. To be considered a Preliminary/Final Submission.
2. §255-22.B(1)(k): The minor subdivision plan shall show or be accompanied by site plan showing existing principal buildings (and their respective uses) and driveways on the

adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site.

3. §255-29.A(21): Concrete curb shall be required along the perimeter of all parking areas exceeding a ten-car capacity.

Subdivision and Land Development & Zoning

1. §255-29.A(21): Concrete curb shall be required along the perimeter of all parking areas exceeding a ten-car capacity. **The applicant has requested a waiver of this requirement.**
2. §255-94: The applicant has provided a lighting plan indicating sufficient lighting in accordance with the requirements of the ordinance.
3. Additional landscaping has been provided as requested by the Planning Commission.

Sanitary Sewer

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP.

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

Very truly yours,
GFT, INC.



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

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

☐ 3850 Sierra Circle, Suite 100 | **Center Valley**, PA 18034 | P: 610.366.8064 | F: 610.366.0433
☐ 12 Terry Drive, Suite 205 | **Newtown**, PA 18940 | P: 215.369.3955 | F: 610.968.1829
☒ 65 E. Butler Avenue, Suite 100 | **New Britain**, PA 18901 | P: 215.345.4330 | F: 215.948.9943
☐ 401 Plymouth Road, Suite 150 | **Plymouth Meeting**, PA 19462 | P: 610.489.4949 | F: 610.489.8447
☐ One Penn Center at Suburban Station, 1617 JFK Blvd., Suite 425 | **Philadelphia**, PA 19103 | P: 215.687.4246 | F: 215.564.1780

MEMORANDUM

Date:	December 29, 2025
To:	Steve Norcini, P.E.
From:	Leslie Bogdnoff, P.E.
cc:	Roger Phillips, P.E. Kristin Norwood, P.E.
Reference:	126 Garrett Avenue - Accessory Structure and Parking Lot Preliminary/Final Land Development Plans Radnor Township, Delaware County Transportation Review #2 G&A #25-01192

Our Transportation Department has completed a review of the Preliminary/Final Land Development Plans prepared for the Accessory Structure and Parking Lot revisions at 126 Garrett Avenue. The Applicant proposes to remove existing garages and a portion of existing paving, walls, and walkways to construct an accessory building for a private studio. The existing office and apartment uses will remain.

A. PROJECT DESCRIPTION

The project includes the removal of existing accessory structures and a portion of the impervious surface to construct an accessory building and restripe the parking area to include dedicated parking spaces. The existing access to Garrett Avenue will be maintained.

B. DOCUMENTS REVIEWED

1. Preliminary/Final Land Development Plans prepared by Yohn Engineering, LLC, dated October 31, 2025, last revised December 15, 2025 and consisting of 5 sheets.
2. Response Letter prepared by Yohn Engineering, LLC dated December 15, 2025.
3. Maneuverability Plans prepared by Yohn Engineering, LLC consisting of 2 sheets.

C. REQUESTED WAIVERS

1. §255-14 – To not require a preliminary plan submission since only minor improvements are proposed and the plans meet the requirements for a final plan.
2. §255-22.B(1)(k) – To not show the required information within 500 feet of the site. Features within 500 feet are shown via an aerial exhibit and a field survey of the subject property is provided.
3. §255-29.A(21) – To not install curb for the parking lot due to the narrow width and only minor improvements being proposed for the existing lot.

D. SALDO COMMENTS

1. §255-20.B(1)(n) & §255-22.B(1)(k) – Show existing features within 500 feet of and within the site. **The Applicant is requesting a waiver of this requirement.**
2. §255-27.C(2) & § 255-27.C(4) – The existing road is classified as a local street with a required right-of-way and cartway width of 60' and 28', respectively. The existing conditions do not meet these requirements. Where a subdivision abuts an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way or additional cartway width to conform to the requirements.
3. §255-29.A(21) – Provide concrete curb along the perimeter of the parking area. **The Applicant is requesting a waiver of this requirement.**

E. GENERAL COMMENTS

1. The maneuverability plans provided were reviewed and found to be acceptable. We have no further transportation comments.

LSB/kmn

Serial Number: 2025-280-3126

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE–STOP CALL

Pennsylvania One Call System, Inc.
1–800–242–1776

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

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

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1–800–242–1776 ACCORDING TO THE FOLLOWING SCHEDULE:

- PRELIMINARY NOTICE: MORE THAN 90 DAYS FROM THE START OF CONSTRUCTION
- FINAL NOTICE: 10–90 DAYS FROM THE START OF CONSTRUCTION
- ROUTINE NOTICE: 3–10 DAYS FROM THE START OF CONSTRUCTION

REFERENCE PLANS:

1. TOPOGRAPHIC SURVEY PLAN PREPARED FOR JOKESA, LP BY JEFFREY P. TURNER, P.L.S., COLLEGEVILLE, PA. DATED SEPTEMBER 15, 2025, PLAN NO. D–36–32–222.
2. LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PSU.EDU.
3. AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
4. SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

REFERENCE PLAN #1 NOTES:

1. OUTLINE DESCRIPTION AND LOCATION SHOWN IN ACCORDANCE WITH ACTUAL FIELD INSTRUMENT SURVEY CONDUCTED UPON THE GROUNDS BY JEFFREY P TURNER, PLS FROM VARIOUS DEEDS AND PLANS OF RECORD; SURVEY WAS PREFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; PROPERTY MAY BE SUBJECT TO CERTAIN RIGHTS OF OTHERS.
2. THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
3. CONTOURS PLOTTED FROM FIELD RUN SURVEY. ELEVATION BASED ON NAD88
4. THERE IS NO IDENTIFIABLE FLOOD PLAIN AREAS WITHIN THE PROJECT SITE AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 42045C0039F OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF RADNOR, PENNSYLVANIA.
5. EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY JEFFERY P. TURNER, PLS. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS A SUPPLEMENT TO THE SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.
6. PLANS REFERENCED: SURVEY PLAN PREPARED FOR KAHN BY HOPKINS AND SCOTT, PHOENIXVILLE PA

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____

ON THIS THE ___ DAY OF _____, 20 , BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, KEVIN LESLIE, MEMBER OF JOKESA, LP, WHO BEING DULY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT JOKESA, LP IS THE OWNER OF THE PROPERTY SHOWN ON THE PLAN, THAT THE PLAN WAS MADE AT THEIR DIRECTION, AND THAT IT IS THEIR INTENTION TO HAVE THE PLAN RECORDED ACCORDING TO LAW.

_____

_____.
MEMBER OF JOKESA, LP (OWNER)

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

_____
NOTARY SIGNATURE

_____
MY COMMISSION EXPIRES:

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE RADNOR TOWNSHIP DIRECTOR OF PUBLIC WORKS.

_____
RADNOR TOWNSHIP DIRECTOR OF PUBLIC WORKS DATE

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE RADNOR TOWNSHIP ZONING OFFICER.

_____
RADNOR TOWNSHIP ZONING OFFICER DATE

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE RADNOR TOWNSHIP ENGINEER.

_____
RADNOR TOWNSHIP ENGINEER DATE

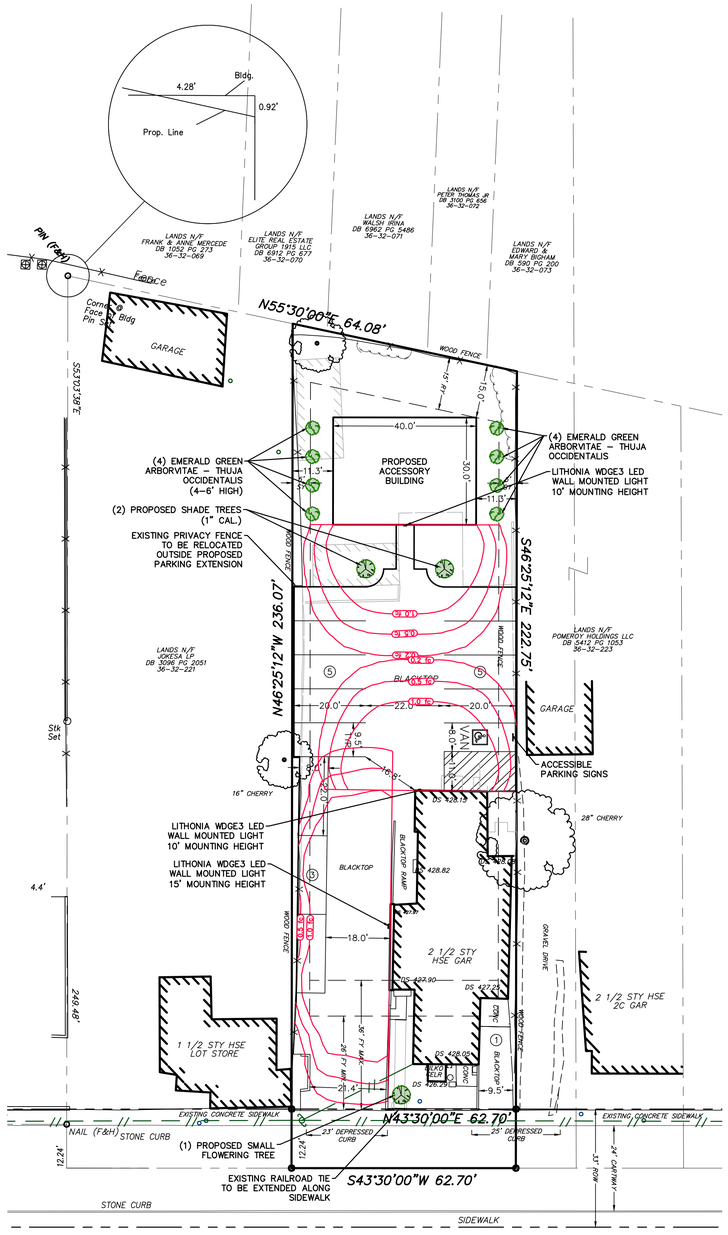
I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE RADNOR TOWNSHIP BOARD OF COMMISSIONERS.

_____
PRESIDENT DATE

_____
SECRETARY DATE

LINETYPE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING BUILDING SETBACK
- EXISTING FENCE



RADNOR TOWNSHIP
DELAWARE CO. PENNSYLVANIA

SUBDIVISION APPLICATION NO. _____

DATE RECEIVED _____ FIRE SERVICE _____

TRAFFIC _____ SWM _____

SEWER/ACT 537 _____ ZONING _____

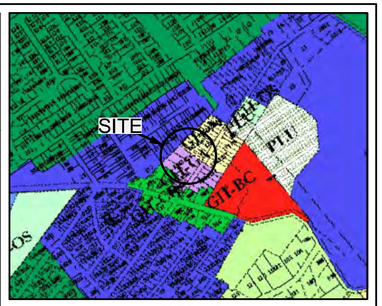
CONFORMITY CHECKD BY _____

APPROVED CONDITIONALLY DATE: _____

APPROVED DATE: _____

_____–PRESIDENT

ATTEST: _____ SEC



LOCATION MAP
SCALE: 1" = 600'

ZONING DATA GH–GA	REQUIRED	PROPOSED
MINIMUM LOT AREA	3,000 SF	14,384 SF
MAXIMUM LOT WIDTH	100 FT	62.7 FT
MINIMUM FRONT YARD	26 FT	12.5 FT*
MAXIMUM FRONT YARD	36 FT	12.5 FT
MINIMUM SIDE YARD EACH (DETACHED)	5 FT	1.3 FT*
MINIMUM REAR YARD	15 FT	15.0 FT
MAXIMUM BUILDING HEIGHT	30 FT	<30.0 FT
MAXIMUM BUILDING COVERAGE	70%	21.5%
MAXIMUM IMPERVIOUS COVERAGE	80%	67.1%

*EXISTING NON–CONFORMITY

FOR MORE DETAILED INFORMATION REFER TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

SEPTEMBER 2, 2025 ZONING HEARING BOARD ORDER:
BASED ON THE TESTIMONY AND EXHIBITS ENTERED INTO AND MADE PART OF THE RECORD BEFORE THE BOARD, AND FOR THE REASONS SET FORTH ON THE RECORD, THE APPLICANTS'REQUEST IS HEREBY GRANTED, AS FOLLOWS:
1. VARIANCE RELIEF FROM THE USE REQUIREMENTS OF SECTION 280–49.7(B) IS HEREBY GRANTED TO PERMIT THE PROPOSED USES AND THE PROPOSED ROWING FACILITY, SUBJECT TO THE CONDITIONS HEREIN, AND IN ACCORDANCE WITH THE PLANS, EXHIBITS, AND TESTIMONY ENTERED INTO THE RECORD;
2. NO MORE THAN EIGHT ROWING PATRONS AT A TIME ARE PERMITTED TO USE THE PROPOSED ROWING FACILITY;
3. FOURTEEN OFF–STREET PARKING SPACES MUST BE MADE AVAILABLE FOR THE PROPOSED USES;
4. RELIEF IS GRANTED ONLY WITH RESPECT TO ZONING CODE SECTION 280–49.7(B); AND
5. NO RELIEF IS GRANTED WITH RESPECT TO ANY OTHER PROVISION OF THE ZONING CODE.

WAIVER REQUESTED:
1. §255–14: PRELIMINARY PLAN – BECAUSE ONLY MINOR IMPROVEMENTS ARE NEEDED FOR THE PROPOSED IMPROVEMENTS, NO STORMWATER MANAGEMENT IS REQUIRED, AND THE PLANS MEET THE FINAL PLAN REQUIREMENTS, THE APPLICANT IS REQUESTING A WAIVER OF PRELIMINARY PLANS.
2. §255–22.B(1)(k): MAN–MADE FEATURES WITHIN 500' OF THE SITE – AN AERIAL SHOWING MAN–MADE FEATURES WITHIN 500' OF THE SITE HAS BEEN PROVIDED ALONG WITH A FIELD SURVEY OF THE SUBJECT PROPERTY.
3. §255–29.A(21): TO PROVIDE CURB FOR PARKING LOTS EXCEEDING 10 VEHICLES – BECAUSE OF THE NARROW LOT WIDTH AND THE FACT THAT THE PARKING LOT EXISTS WITH ONLY MINOR IMPROVEMENTS, THE APPLICANT REQUESTS TO NOT PROVIDE CURB.

GENERAL NOTES:
1. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE CONSTRUCTION OF AN ACCESSORY BUILDING AND ASSOCIATED PARKING IMPROVEMENTS.
2. THE DEVELOPMENT WILL BE SERVICED BY AN EXISTING GRAVITY SEWER LATERAL AND WATER LATERAL, WHICH WILL CONNECT TO THE EXISTING TOWNSHIP SEWER MAIN AND AQUA WATER MAIN WITHIN GARRETT.
3. THERE IS NO STORMWATER MANAGEMENT REQUIRED FOR THIS DEVELOPMENT BECAUSE THE ADDED IMPERVIOUS (1,490 SF) LESS THE CREDIT FOR CONVERTING IMPERVIOUS TO PERVIOUS (999 SF) RESULTS IN LESS THAN 500 SF OF IMPERVIOUS.

BUFFER NOTES:
1. THE SITE CURRENTLY HAS AN EXISTING PRIVACY FENCE AROUND THE PERIMETER WHICH SCREENS THE INTERIOR OF THE PROPERTY FROM THE ADJACENT RESIDENTIAL USE PROPERTIES.

EXISTING LOT DATA:

RECORD OWNER:	JOKESA, LP C/O KEVIN LESLIE 19 SUMMIT GROVE AVENUE BRYN MAWR, PA 19010
PARCEL ID:	36–07–04581–00
TAXMAP ID:	36–32–222:000
GROSS LOT AREA:	14,384 SF (0.3302 AC)
NET LOT AREA:	13,350 SF (0.3065 AC)

EXISTING IMPERVIOUS COVERAGE:

BUILDING	2,523 SF (17.5%)
WALKWAY/SIDEWALK	430 SF
PATIOS, DECKS	0 SF
DRIVEWAY	6,420 SF
OTHER	0 SF
TOTAL	9,373 SF (65.2%)

IMPERVIOUS COVERAGE TO BE REMOVED:

BUILDING	629 SF (4.4%)
WALKWAY/SIDEWALK	165 SF
PATIOS, DECKS	0 SF
DRIVEWAY	365 SF
OTHER	0 SF
TOTAL	1,159 SF (8.1%)

IMPERVIOUS COVERAGE TO BE CONVERTED TO PERVIOUS:

BUILDING	569 SF
WALKWAY/SIDEWALK	148 SF
DRIVEWAY	304 SF
TOTAL	1,021 SF

IMPERVIOUS COVERAGE TO BE ADDED:

BUILDING	1,200 SF (8.3%)
WALKWAY/SIDEWALK	0 SF
PATIOS, DECKS	0 SF
DRIVEWAY	241 SF
OTHER	0 SF
TOTAL	1,441 SF (10.0%)

PROPOSED IMPERVIOUS COVERAGE:

BUILDING	3,094 SF (21.5%)
WALKWAY/SIDEWALK	265 SF
PATIOS, DECKS	0 SF
DRIVEWAY	6,296 SF
OTHER	0 SF
TOTAL	9,655 SF (67.1%)
NET INCREASE	282 SF (2.0%)
MAXIMUM ALLOWED	11,507 SF (80.0%)

PARKING CALCULATION:

EXISTING BUILDING	
OFFICE SPACE	= 324 SF / 200 SF / SPACE = 1.6 SPACES
STORAGE/UNFINISHED	= 1,172 SF / 300 SF / SPACE = 3.9 SPACES
PORCHES/APARTMENT	= 1 UNIT * 2 SPACES / UNIT = 2.0 SPACES
PROPOSED BUILDING	
ROWING/MENTORING	= 1,094 SF / 300 SF / SPACE = 3.6 SPACES
TOTAL REQUIRED PARKING	= 11 SPACES
TOTAL PROVIDED PARKING	= 14 SPACES

0 20' 40'
SCALE: 1" = 20'

REV	DATE	COMMENTS
1	12/15/25	TWP ENG

ALL DOCUMENTS PREPARED OR FURNISHED BY ENGINEER ARE INSTRUMENTS OF SERVICE, AND ENGINEER RETAINS AN OWNERSHIP AND PROPERTY INTEREST (INCLUDING THE COPYRIGHT AND THE RIGHT OF REUSE) IN SUCH DOCUMENTS, WHETHER OR NOT THE PROJECT IS COMPLETED. OWNER SHALL HAVE A LIMITED LICENSE TO USE THE DOCUMENTS ON THE PROJECT, EXTENSIONS OF THE PROJECT, AND FOR USE BY OWNER AND THOSE ENTITIES THAT OWNER CONTROLS, PROVIDED FULL PAYMENT FOR ALL SERVICES RELATING TO PREPARATION OF THE DOCUMENTS AND SUBJECT TO THE FOLLOWING LIMITATIONS: (1) OWNER ACKNOWLEDGES THAT SUCH DOCUMENTS ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT OR FOR ANY OTHER USE OR PURPOSE, WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY ENGINEER; (2) ANY REUSE OR MODIFICATION OF THE DOCUMENTS, WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY ENGINEER, AS APPROPRIATE FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO ENGINEER OR TO ITS OFFICERS, DIRECTORS, MEMBERS, PARTNERS, AGENTS, EMPLOYEES, AND CONSULTANTS, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS ENGINEER AND ITS OFFICERS, DIRECTORS, MEMBERS, PARTNERS, AGENTS, EMPLOYEES, AND CONSULTANTS FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEYS' FEES, ARISING OUT OF OR RESULTING FROM ANY USE, REUSE, OR MODIFICATION OF THE DOCUMENTS WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY ENGINEER; AND (4) SUCH LIMITED LICENSE TO OWNER SHALL NOT CREATE ANY RIGHTS IN THIRD PARTIES.

SEAL:
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER C. YOHN
ENGINEER
PE073703

PROJECT: ACCESSORY STRUCTURE AND PARKING LOT

PROJECT ADDRESS: 126 GARRETT AVENUE, BRYN MAWR, PA 19010

MUNICIPALITY: RADNOR TOWNSHIP | COUNTY: DELAWARE COUNTY

PLAN SET: PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

SHEET NAME: RECORD PLAN (SHEET 1 OF 1 FOR RECORDING)

PREPARED FOR:
OWNER / APPLICANT
JOKESA, LP
KEVIN LESLIE
19 SUMMIT GROVE AVENUE
BRYN MAWR, PA 19010

DATE:	OCTOBER 31, 2025
SCALE:	1" = 20'
ONE CALL NUMBER:	
DRAWN BY:	CCY
PROJECT NUMBER:	25–071

PREPARED BY:
YOHN ENGINEERING, LLC
P.O. BOX 26094
COLLEGEVILLE, PA 19426
610–489–4580
WWW.YOHNENGINEERING.COM

YOHN Engineering, LLC

SHEET: 1 OF 5

Serial Number: 2025-280-3126

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

Pennsylvania One Call System, Inc.

1-800-242-1776

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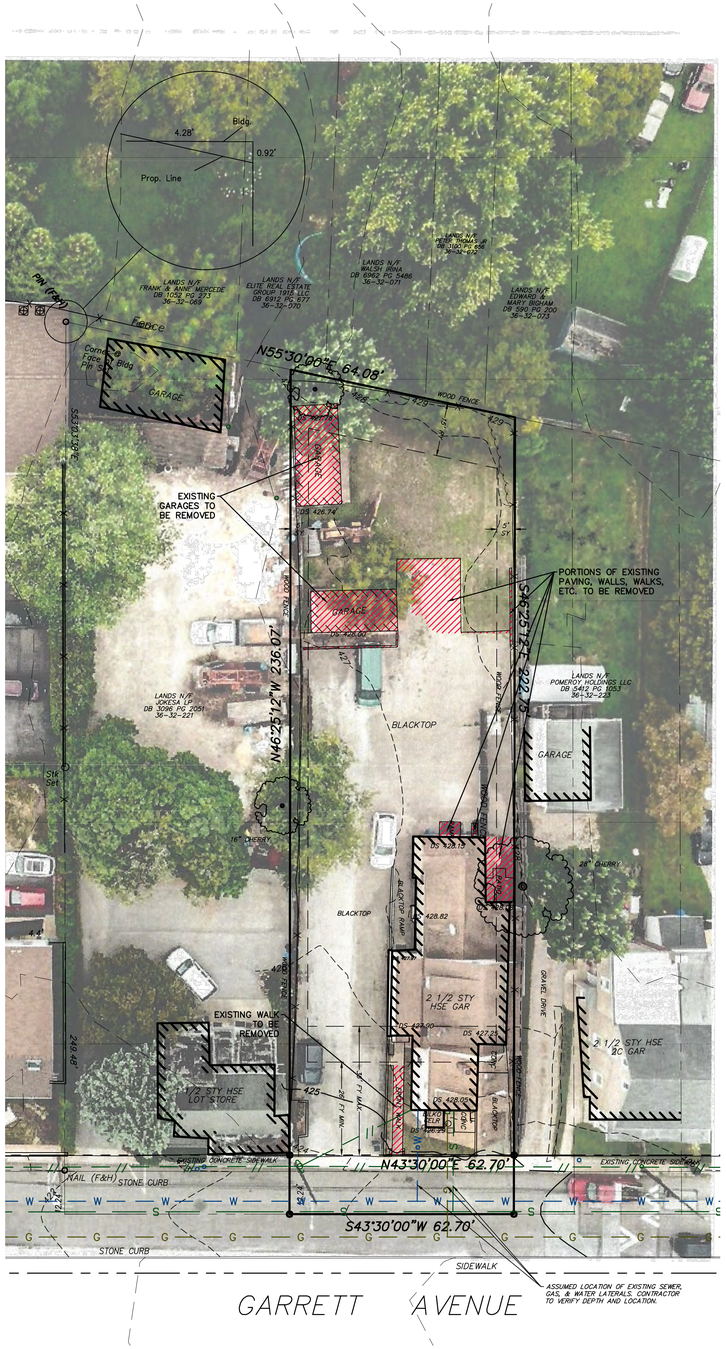
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LOCATION MAP
SCALE: 1" = 600'

ZONING DATA GH-GA	REQUIRED	PROPOSED
MINIMUM LOT AREA	3,000 SF	14,384 SF
MAXIMUM LOT WIDTH	100 FT	62.7 FT
MINIMUM FRONT YARD	26 FT	12.5 FT*
MAXIMUM FRONT YARD	36 FT	12.5 FT
MINIMUM SIDE YARD EACH (DETACHED)	5 FT	1.3 FT*
MINIMUM REAR YARD	15 FT	15.0 FT
MAXIMUM BUILDING HEIGHT	30 FT	<30.0 FT
MAXIMUM BUILDING COVERAGE	70%	21.5%
MAXIMUM IMPERVIOUS COVERAGE	80%	73.7%

*EXISTING NON-CONFORMITY

FOR MORE DETAILED INFORMATION REFER TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

EXISTING LOT DATA:

RECORD OWNER:	JOKESA, LP C/O KEVIN LESLIE 19 SUMMIT GROVE AVENUE BRYN MAWR, PA 19010
PARCEL ID:	36-07-04581-00
TAXMAP ID:	36-32-222:000
GROSS LOT AREA:	14,384 SF (0.3302 AC)
NET LOT AREA:	13,350 SF (0.3065 AC)

EXISTING IMPERVIOUS COVERAGE:

BUILDING	2,523 SF (17.5%)
WALKWAY/SIDEWALK	430 SF
PATIOS, DECKS	0 SF
DRIVEWAY	6,420 SF
OTHER	0 SF
TOTAL	9,373 SF (65.2%)

IMPERVIOUS COVERAGE TO BE REMOVED:

BUILDING	629 SF (4.4%)
WALKWAY/SIDEWALK	165 SF
PATIOS, DECKS	0 SF
DRIVEWAY	365 SF
OTHER	0 SF
TOTAL	1,159 SF (8.1%)

IMPERVIOUS COVERAGE TO BE CONVERTED TO PERVIOUS:

BUILDING	569 SF
WALKWAY/SIDEWALK	148 SF
DRIVEWAY	304 SF
TOTAL	1,021 SF

LINETYPE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING BUILDING SETBACK
- EXISTING FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELECOMMUNICATION LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING STORM PIPES
- IMPERVIOUS TO BE REMOVED

SOILS INFORMATION					
SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH WATER	DEPTH TO BEDROCK
GmB	GLENELG-URBAN LAND-WHEATON COMPLEX	0 TO 8 PERCENT SLOPES	C	6.6+	4.2
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0 20' 40'

SCALE: 1" = 20'

REV	DATE	COMMENTS
1	12/15/25	TWP ENG

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SEAL:

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
CHRISTOPHER C. YOHN
ENGINEER
PE073703

PROJECT: ACCESSORY STRUCTURE AND PARKING LOT

PROJECT ADDRESS: 126 GARRETT AVENUE, BRYN MAWR, PA 19010

MUNICIPALITY: RADNOR TOWNSHIP | COUNTY: DELAWARE COUNTY

PLAN SET: PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

SHEET NAME: EXISTING CONDITIONS/DEMOLITION PLAN

PREPARED FOR:
OWNER / APPLICANT
JOKESA, LP
KEVIN LESLIE
19 SUMMIT GROVE AVENUE
BRYN MAWR, PA 19010

DATE:	OCTOBER 31, 2025
SCALE:	1" = 20'
ONE CALL NUMBER:	
DRAWN BY:	CCY
PROJECT NUMBER:	25-071

PREPARED BY:
YOHN ENGINEERING, LLC
P.O. BOX 26094
COLLEGEVILLE, PA 19426
610-489-4580
WWW.YOHNENGINEERING.COM

YOHN Engineering, LLC

SHEET: 2 OF 5

Serial Number: 2025-280-3126

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE–STOP CALL

Pennsylvania One Call System, Inc.
1–800–242–1776

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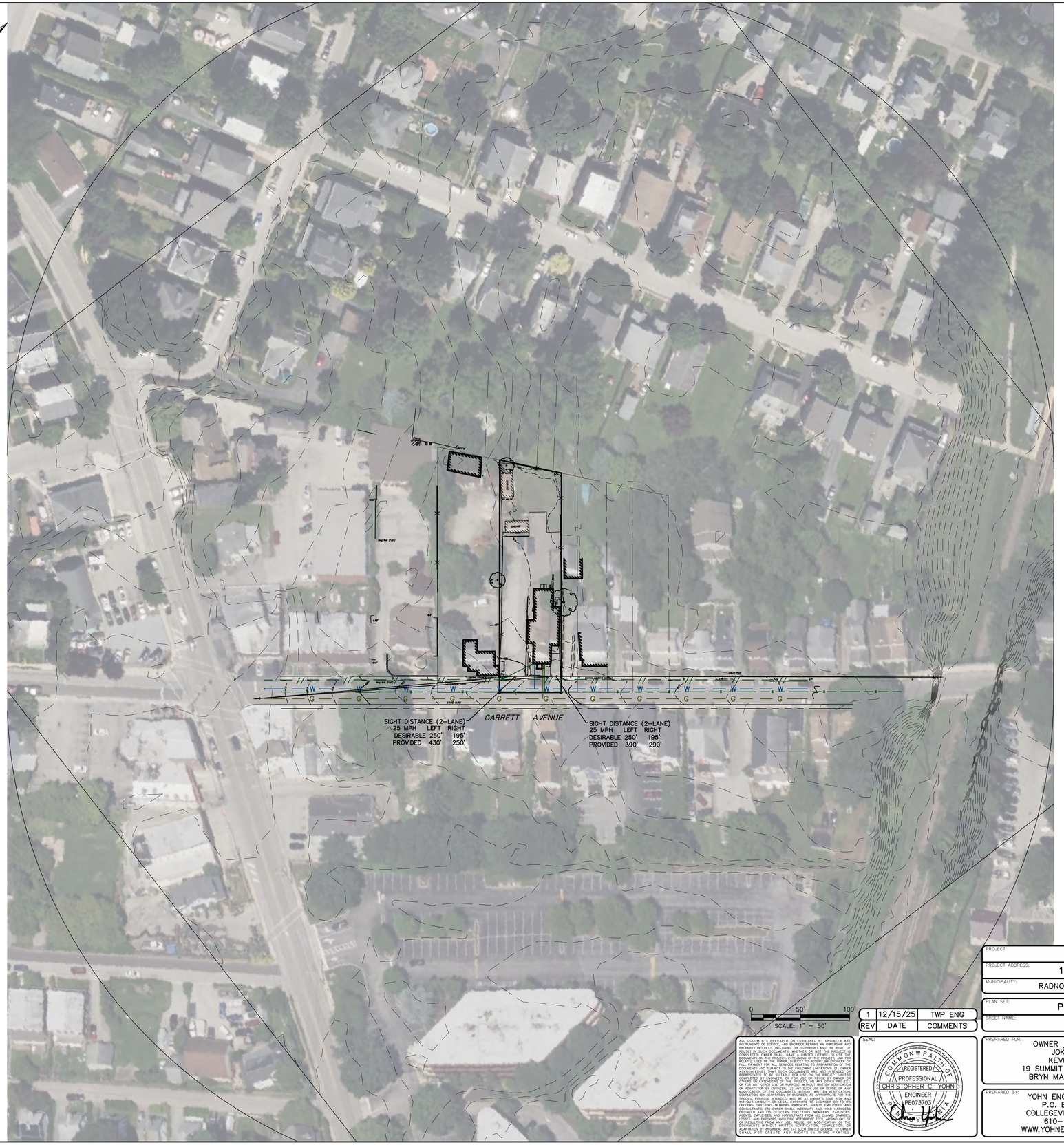
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REGISTERED PROFESSIONAL
CHRISTOPHER C. YOHN
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PE073703

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PROJECT ADDRESS: 126 GARRETT AVENUE, BRYN MAWR, PA 19010

MUNICIPALITY: RADNOR TOWNSHIP | COUNTY: DELAWARE COUNTY

PLAN SET: PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

SHEET NAME: ILLUSTRATIVE SITE PLAN

PREPARED FOR:
OWNER / APPLICANT
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KEVIN LESLIE
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BRYN MAWR, PA 19010

DATE:	OCTOBER 31, 2025
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DRAWN BY:	CCY
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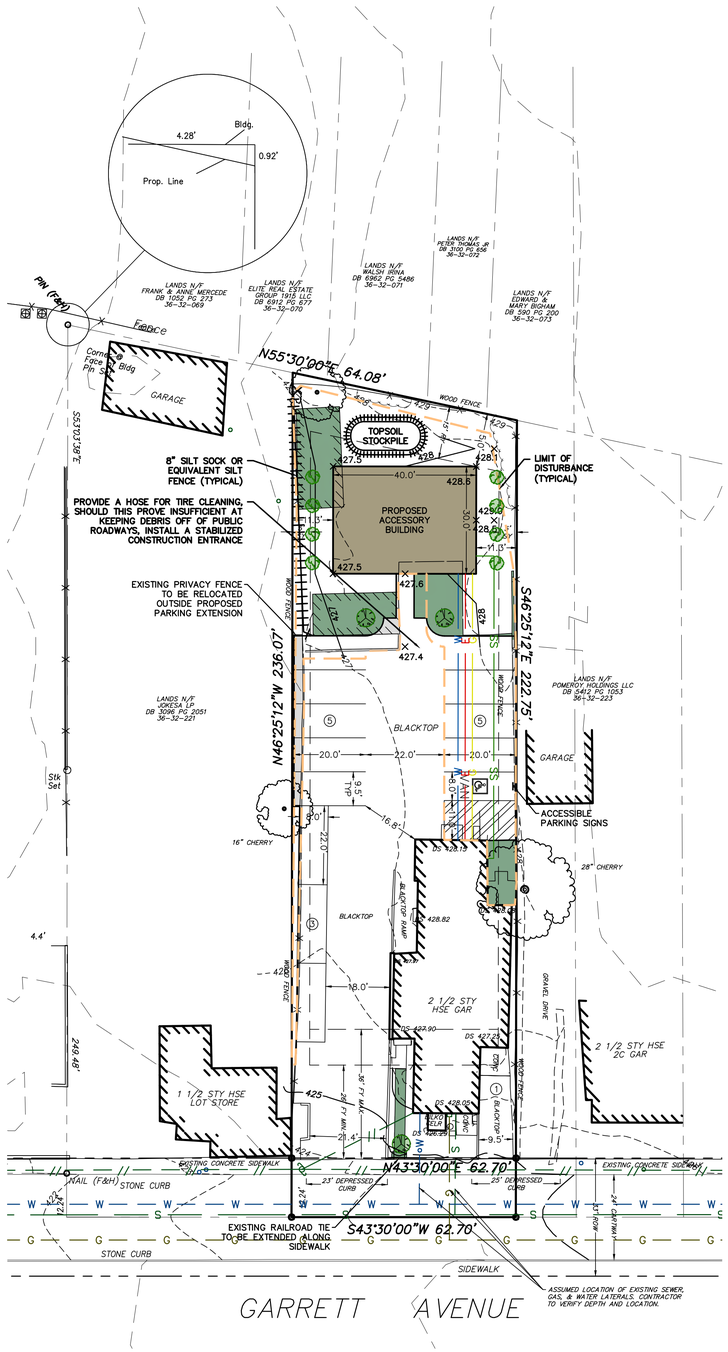
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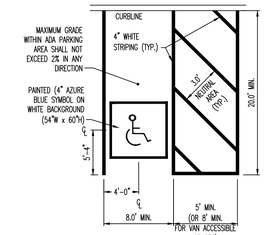
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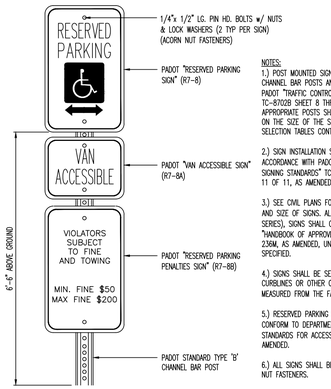




NOTES:
1.) CURB RAMPS MAY NOT EXTEND INTO ANY PORTION OF THE PARKING SPACE OR ASSOCIATED STRIPED ISLAND.

2.) CURB RAMPS, PAVEMENT MARKINGS, & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES.

A.D.A ACCESSIBLE PARKING SPACE STRIPING
N.T.S.



NOTES:
1.) POST MOUNTED SIGNS SHALL BE TYPE B CHANNEL BAR POSTS AND SHALL CONFORM TO PADOT "TRAFFIC CONTROL SIGNING STANDARDS" TC–8702B SHEET 8 THRU 11 OF 11. APPROPRIATE POSTS SHALL BE SELECTED BASED ON THE SIZE OF THE SIGN USING THE SELECTION TABLES CONTAINED THEREIN.

2.) SIGN INSTALLATION SHALL BE IN ACCORDANCE WITH PADOT "TRAFFIC CONTROL SIGNING STANDARDS" TC–8702B SHEETS 8 THRU 11 OF 11, AS AMENDED.

3.) SEE CIVIL PLANS FOR EXACT LOCATION, TYPE AND SIZE OF SIGNS. ALL REGULATORY (R SERIES), SIGNS SHALL CONFORM TO THE PADOT "HANDBOOK OF APPROVED SIGNS", PUBLICATION 236M, AS AMENDED, UNLESS OTHERWISE SPECIFIED.

4.) SIGNS SHALL BE SETBACK 2.0' FROM CURBLINES OR OTHER OBSTRUCTIONS AS MEASURED FROM THE FACE/EDGE OF THE SIGN.

5.) RESERVED PARKING SPACE SIGNS SHALL CONFORM TO DEPARTMENT OF JUSTICE "ADA STANDARDS FOR ACCESSIBLE DESIGN" AS AMENDED.

6.) ALL SIGNS SHALL BE INSTALLED WITH ACORN NUT FASTENERS.

RESERVED PARKING SPACE
w/ PENALTIES & VAN ACCESSIBLE SIGNS
N.T.S.



LOCATION MAP
SCALE: 1" = 600'

DISTURBED AREA: 5,300± SF (0.12 AC)
UNDISTURBED AREA: 9,100± SF (0.21 AC)

CONSTRUCTION TIMING AND SEQUENCE NOTES:

1. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED FOLLOWING THE INSTALLATION OF PROTECTIVE BARRIERS AND 48 HOURS PRIOR TO THE START OF EARTHMOVING ACTIVITIES AS WELL AS 48 HOURS PRIOR TO THE INSTALLATION OF THE PERVIOUS WALKWAYS AND STORMWATER MANAGEMENT SYSTEM AND ASSOCIATED FACILITIES.
2. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

CONSTRUCTION TIMING AND SEQUENCE:

1. ANTICIPATED START OF CONSTRUCTION: FEBRUARY 2026.
2. INSTALL THE TREE PROTECTION FENCING (AS NECESSARY) AND SILT FENCE OR COMPOST FILTER SOCKS AND NOTIFY TOWNSHIP FOR APPROVAL AND 48 HOURS PRIOR TO THE START OF EARTHMOVING ACTIVITIES.
3. PROVIDE A HOSE FOR TIRE CLEANING. SHOULD THIS PROVE INSUFFICIENT AT KEEPING DEBRIS OFF OF PUBLIC ROADWAYS, INSTALL A STABILIZED CONSTRUCTION ENTRANCE. ALL CONSTRUCTION VEHICLES SHALL UTILIZE THIS ENTRANCE TO EXIT THE SITE.
4. STRIP TOPSOIL AND STOCKPILE FOR FUTURE USE. SURROUND STOCKPILE WITH SILT FENCE AND IMMEDIATELY STABILIZE.
5. BEGIN REMOVAL OF ALL FEATURES DESIGNATED TO BE REMOVED AND CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF DISTURBANCE. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
6. CONCURRENT WITH REMOVALS, ROUGH GRADE THE SITE. ANY WATER PUMPED FROM WORK AREAS SHALL BE TREATED FOR SEDIMENT REMOVAL PRIOR TO DISCHARGING TO A SURFACE WATER THROUGH THE USE OF A PUMPED WATER FILTER BAG OR OTHER APPROVED DEVICE.
7. CONCURRENT WITH DRIVEWAY STONE, BEGIN BUILDING CONSTRUCTION.
8. FINAL GRADE THE SITE AND INSTALL THE FINAL PAVING AND WALKWAYS. NEWLY GRADED SLOPES OF OVER TWENTY–FIVE (25%) PERCENT MUST BE STABILIZED WITH SOD OR JUTE NETTING AND SEED.
9. SPREAD TOPSOIL, SEED AND IMMEDIATELY STABILIZE.
10. UPON SITE STABILIZATION REMOVE THE EROSION AND SEDIMENTATION CONTROLS AND IMMEDIATELY STABILIZE DENUDED AREAS. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON–VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
11. ANTICIPATED END OF CONSTRUCTION: FEBRUARY 2027.

IMPERVIOUS CREDIT NOTE:
IN ORDER TO QUALIFY, THE EXISTING IMPERVIOUS MUST BE REMOVED, ALONG WITH ANY STONE BEDDING BENEATH THE IMPERVIOUS SURFACE. THIS SHALL BE TILLED TO A DEPTH OF SIX INCHES, WITH EQUIPMENT NOT COMPACTING THE SOIL. A MINIMUM SIX INCHES OF TOPSOIL IS REQUIRED ABOVE THE TILLED SURFACE.

LINETYPE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING BUILDING SETBACK
- EXISTING FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELECOMMUNICATION LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING STORM PIPES
- PROPOSED OVERHEAD ELECTRIC
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED TELECOMMUNICATION LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED STORM PIPES
- PROPOSED BUILDING
- PROPOSED DRIVEWAY
- PROPOSED IMPERVIOUS WALKS, WALLS, ETC.
- IMPERVIOUS TO BE REMOVED & CONVERTED TO PERVIOUS
- PROPOSED SILT SOCK
- PROPOSED TREE PROTECTION FENCING
- LIMITS OF DISTURBANCE

SOILS INFORMATION

SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH WATER	DEPTH TO BEDROCK
GmB	GLENELG–URBAN LAND–WHEATON COMPLEX	0 TO 8 PERCENT SLOPES	C	6.6+	4.2
UmB	URBAN LAND–WHEATON COMPLEX	NOT RATED	C	6.6+	6.6+

NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.

0 20' 40'
SCALE: 1" = 20'

REV	DATE	COMMENTS
1	12/15/25	TWP ENG

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SEAL:
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER C. YOHN
ENGINEER
PE073703

PROJECT: ACCESSORY STRUCTURE AND PARKING LOT
PROJECT ADDRESS: 126 GARRETT AVENUE, BRYN MAWR, PA 19010
MUNICIPALITY: RADNOR TOWNSHIP
COUNTY: DELAWARE COUNTY
PLAN SET: PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
SHEET NAME: EROSION AND SEDIMENTATION CONTROL PLAN

PREPARED FOR:
OWNER / APPLICANT
JOKESA, LP
KEVIN LESLIE
19 SUMMIT GROVE AVENUE
BRYN MAWR, PA 19010

DATE: OCTOBER 31, 2025
SCALE: 1" = 20'
ONE CALL NUMBER:
DRAWN BY: CCY
PROJECT NUMBER: 25–071

PREPARED BY:
YOHN ENGINEERING, LLC
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COLLEGEVILLE, PA 19426
610–489–4580
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YOHN Engineering, LLC

SHEET: 4 OF 5

STANDARD E&S PLAN NOTES:

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
3. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE MUNICIPALITY PRIOR TO IMPLEMENTATION.
4. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
5. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
6. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
7. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 15 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
8. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE MUNICIPALITY.
9. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
10. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
11. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE FILLED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
12. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
13. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
14. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE IMMEDIATELY RETURNED TO THE CONSTRUCTION SITE AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
15. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
16. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES – 6 TO 12 INCHES ON COMPACTED SOILS – PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 6 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING.
17. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
18. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
19. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
20. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
21. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
22. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
23. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
24. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
25. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
26. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE MUNICIPALITY.
27. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE MUNICIPALITY FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
28. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
29. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE MUNICIPALITY TO SCHEDULE A FINAL INSPECTION.
30. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
31. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
32. SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.
33. SEDIMENT BASINS AND/OR TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
34. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.
35. SOD OR EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 4H:1V OR STEEPER, WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
36. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
37. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
38. GRADING AND EARTHMOVING OPERATIONS SHALL BE MINIMIZED DURING THE PERIOD FROM NOVEMBER 15 TO APRIL 1, WHEN RE-VEGETATION OF EXPOSED GROUND SURFACE IS DIFFICULT. MULCH, STRAW, STONE AND/OR SOD SHALL BE USED TO STABILIZE ALL AREAS DENUDED DURING THIS TIME PERIOD.
39. THE RUNOFF CROSSING TO THE ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE MANAGED SO THAT THE WATER QUALITY / QUANTITY IMPACT IS MINIMIZED TO THE ADJACENT PROPERTIES. ADDITIONAL DIVERSION BERMS, STONED CONSTRUCTION STAGING AREAS, AND INLETS/PIPING SHALL BE PROVIDED AS NECESSARY / DIRECTED IN ORDER TO ENSURE ACCEPTABLE CONDITIONS DURING THE CONSTRUCTION PHASE.
40. ALL TOPSOIL SHALL REMAIN ONSITE UNLESS OTHERWISE DIRECTED BY THE OWNER.
41. FILL MATERIAL AND TOPSOIL STOCKPILES AND ACCESS TO THEM SHALL NOT BE LOCATED WITHIN THE DRIPLINE OF EXISTING TREES.
42. THE MAXIMUM TIME OF EXPOSURE FOR BARE SOIL AREAS SHALL BE TWENTY (20) DAYS BEFORE STABILIZATION MEASURES ARE IMPLEMENTED.

CLEAN FILL AND ENVIRONMENTAL DUE DILIGENCE NOTES:

1. IF THE SITE WILL HAVE EXCESS FILL THAT WILL NEED TO BE EXPORTED TO AN OFF SITE LOCATION, THE RESPONSIBILITY OF CLEAN FILL DETERMINATION AND ENVIRONMENTAL DUE DILIGENCE RESTS ON THE APPLICANT. IF ALL CUT AND FILL MATERIALS WILL BE USED ON THE SITE, A CLEAN FILL DETERMINATION IS NOT REQUIRED BY THE OPERATOR UNLESS THERE IS A BELIEF THAT A SPILL OR RELEASE OF REGULATED SUBSTANCE OCCURRED ON SITE.
2. APPLICANTS AND/OR OPERATORS MUST USE ENVIRONMENTAL DUE DILIGENCE TO ENSURE THAT THE FILL MATERIAL ASSOCIATED WITH THE PROJECT QUALIFIES AS CLEAN FILL. ALL FILL MATERIAL MUST BE USED IN ACCORDANCE WITH THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL," DOCUMENT NUMBER 258-2182-773 A COPY OF THIS POLICY IS AVAILABLE ONLINE AS WWW. DEPWEB.STATE.PA.US
3. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).
4. CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
5. ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.
6. ENVIRONMENTAL DUE DILIGENCE: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
7. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT. WHICHEVER IS APPLICABLE.

TOPSOIL APPLICATION:

1. GRADED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREAS AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN SLOPE.
2. TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A DEPTH OF 4 TO 8 INCHES MINIMUM – 2 INCHES ON FILL OUTSLOPES. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE. IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS UNLESS SUCH DEPRESSIONS ARE PART OF THE PCSM PLAN.
3. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHEREVER POSSIBLE PRIOR TO SEEDING.

TURFGRASS ESTABLISHMENT:

SOIL TESTING
1. A SOIL TEST TO DETERMINE LIME AND FERILIZER REQUIREMENTS PROVIDES THE BEST GUIDE FOR PROPER TURFGRASS ESTABLISHMENT.

ROUGH-GRADING
1. REMOVE ALL DEBRIS, INCLUDING LARGE STONES.
2. TILL SOIL AND BRING AREA TO ROUGH-GRADE PRIOR TO LIMING OR FERTILIZATION.
3. WHERE TOPSOIL IS TO BE REPLACED OR BROUGHT IN, FIRST ROUGH-GRADE THE AREA TO THE CONTOUR OF THE FINISHED GRADE TO FACILITATE UNIFORM DISTRIBUTION OF TOPSOIL.

LIMING
1. WHERE A TEST HAS BEEN MADE, BROADCAST AND WORK INTO A 4 TO 6-INCH SOIL DEPTH TO MEET THE REQUIREMENT SHOWN BY THE TEST.
2. WHERE LIME REQUIREMENT EXCEEDS 200 LBS. PER 1,000 SF, APPLY ONE HALF THE TOTAL REQUIREMENT, TILL, APPLY THE REMAINING ONE HALF, AND RETILL.
3. WHERE A TEST IS NOT AVAILABLE, BROADCAST AND WORK INTO A 4 TO 6-INCH SOIL DEPTH A MINIMUM OF 100 LBS. PER 1,000 SF.

BASIC FERTILIZATION
1. WHERE A TEST HAS BEEN MADE, BROADCAST THE RECOMMENDED FERTILIZER AND WORK INTO THE SOIL TO A 4 TO 6-INCH DEPTH.
2. WHERE A TEST HAS NOT BEEN MADE, BROADCAST AND WORK INTO THE SOIL TO A 4 TO 6-INCH DEPTH 25 TO 35 LBS. OF 0-46-0 FERTILIZER OR EQUIVALENT PER 1,000 SF.

SOIL AMENDMENTS
1. WHERE A TEST INDICATES THE SOIL HAS A LOW ORGANIC MATTER CONTENT, WORK THE RECOMMENDED ORGANIC MATTER INTO THE SOIL TO A 2 TO 4-INCH DEPTH BEFORE APPLYING THE STARTER FERTILIZER.
2. REED SEDGE PEAT, MOSS PEAT, OR A COMBINATION OF THE TWO MATERIALS IS RECOMMENDED AS A SOURCE OF ORGANIC MATTER.

TILLAGE
1. TILL SEEDBED TO A 4 TO 6-INCH DEPTH MAKING SURE THE LIMESTONE (IF REQUIRED), AMENDMENTS (IF REQUIRED) AND THE BASIC FERTILIZER ARE UNIFORMLY MIXED THROUGHOUT THE SOIL PROFILE. POCKETS OF LIMESTONE, AMENDMENTS OR FERTILIZER MUST BE AVOIDED.

FINISH-GRADING
1. RAKE AREA TO FINISH-GRADE PRIOR TO SEEDING. LIGHT ROLLING WILL INDICATE ANY LOW SPOTS OR OTHER IRREGULARITIES OF THE AREA.

STARTER FERTILIZATION
1. IMMEDIATELY PRIOR TO SEEDING, BROADCAST AND WORK INTO THE TOP INCH OF SOIL 40 LBS. OF A 10-5-5, 10-6-4 OR 25 LBS. OF A 16-8-8 FERTILIZER OR THE EQUIVALENT PER 1,000 SF. THE FERTILIZER MUST BE TURF GRADE, HAVING AN APPROXIMATE 2-1-1 RATIO AND CONTAINING 35 PERCENT OR MORE OF THE TOTAL NITROGEN AS WATER INSOLUBLE OR CONTROLLED RELEASE NITROGEN.

SEEDING
1. LATE SUMMER TO EARLY FALL IS THE BEST TIME FOR SEEDING PERMANENT TURFGRASS.
2. SOW RECOMMENDED SEED MIXTURE ADAPTED TO USE AND CLIMATIC CONDITIONS OF THE AREA.
3. DIVIDE TOTAL SEED QUANTITY INTO TWO EQUAL LOTS. SOWNG ONE LOT IN ONE DIRECTION AND THE SECOND LOT AT RIGHT ANGLES TO THE FIRST WITH A MECHANICAL SEEDER OR SPREADER.

COVER SEED
1. RAKE LIGHTLY OR DRAG AREA TO COVER SEED NO DEEPER THAN ¼ IN.

SEED-SOIL CONTACT
1. ROLL LIGHTLY TO FIRM SOIL AROUND SEED.

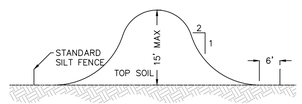
MULCHING
1. MULCH SEEDED AREA WITH CLEAN STRAW OR MARSH HAY AT 3.0 TONS PER ACRE. LIGHT MULCHES (SOME SOIL SHOWING THROUGH MULCH) MAY BE LEFT ON THE AREA TO DECOMPOSE. HEAVY MULCHES (COMPLETE SOIL COVERAGE) SHOULD BE REMOVED FROM THE AREA WITHIN A FEW DAYS AFTER SEED GERMINATION.

PERMANENT SEED MIXTURES		
SPECIES	% OF MIXTURE	SEED RATE
SUNNY AREAS AND WELL-DRAINED SOILS		
KENTUCKY BLUEGRASS	100%	2-3 LB/1,000 SF
KENTUCKY BLUEGRASS PERENNIAL RYEGRASS	80-90% 10-20%	3-4 LB/1,000 SF
KENTUCKY BLUEGRASS FINE FESCUES PERENNIAL RYEGRASS	40-60% 30-40% 10-20%	3-4 LB/1,000 SF
TURF-TYPE TALL FESCUE	100%	6-8 LB/1,000 SF
TURF-TYPE PERENNIAL RYEGRASS	100%	4-5 LB/1,000 SF
PARTIALLY SHADED AREAS		
FINE FESCUES KENTUCKY BLUEGRASS PERENNIAL RYEGRASS	40-50% 40-50% 10-20%	4 LB/1,000 SF
FINE FESCUES	100%	4-5 LB/1,000 SF
TURF-TYPE TALL FESCUE	100%	6-8 LB/1,000 SF
HEAVY SHADE, WELL-DRAINED SOILS		
FINE FESCUES	100%	4-5 LB/1,000 SF
HEAVY SHADE, POORLY-DRAINED SOILS		
ROUGH BLUEGRASS	100%	2-3 LB/1,000 SF

TEMPORARY SEED MIXTURE		
SPECIES	% OF MIXTURE	SEED RATE
ANNUAL OR ITALIAN RYEGRASS	100%	4-5 LB/1,000 SF

SEED MIXTURE NOTES:

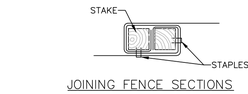
1. SEEDING AND TURFGRASS INFORMATION TAKEN FROM THE PENN STATE COLLEGE OF AGRICULTURAL SCIENCES. FOR ADDITIONAL INFORMATION REFER TO HTTP://PLANTSCIENCE.PSU.EDU/RESEARCH/CENTERS/TURF.
2. THE PERCENTAGE OF WEED SEEDS SHOULD NOT EXCEED 1.0% BY WEIGHT IN THE CONTAINER. GOOD QUALITY GRASS SEED USUALLY CONTAINS NO MORE THAN 0.5% WEED SEEDS.
3. SEEDS OR SEED MIXTURES CONTAINING TIMOTHY, MEADOW FESCUE, ORCHARDGRASS, TALL OATGRASS, ANNUAL RYEGRASS OR CLOVER ARE GENERALLY NOT SUGGESTED FOR TURFGRASS USE.
4. ALL SEEDING RATES IN THIS PUBLICATION ARE IN POUNDS PER 1000 SQUARE FEET. IF CONVERTING TO AN ACRE BASIS, MULTIPLY BY 43.
5. IT IS SUGGESTED THAT 3-5 VARIETIES OF KENTUCKY BLUEGRASS BE USED IN THE BLEND OR MIXTURE.
6. WHEREVER SEED AND MULCH IS APPLIED BY HYDROSEEDING METHODS, THE SEED AND MULCH SHOULD BE APPLIED IN SEPARATE APPLICATIONS WITH THE SEED BEING APPLIED FIRST AND THE MULCH SPRAYED ON TOP OF THE SEED.
7. IN CRITICAL AREAS (E.G. ADJACENT TO OR WITHIN 50 FEET OF STREAMS, PONDS, OR WETLANDS) A PROTECTIVE BLANKET SHOULD BE PROVIDED FOR ALL SEEDED AREAS.



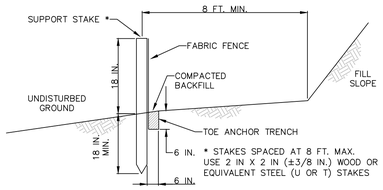
NOTES:
1. SILT FENCE MUST COMPLETELY ENCIRCLE STOCKPILES
2. TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE OR USED AS FILL.
3. TOPSOIL SHALL BE REMOVED FROM THE AREAS OF CONSTRUCTION AND STORED SEPARATELY.
4. TOPSOIL SHALL BE STABILIZED TO MINIMIZE EROSION DURING STORAGE.
5. UPON COMPLETION OF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

TYPICAL SOIL STOCKPILE CROSS SECTION

NOT TO SCALE



JOINING FENCE SECTIONS

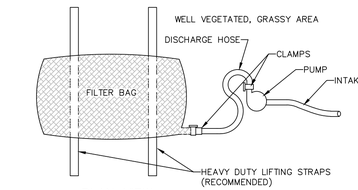


SECTION VIEW

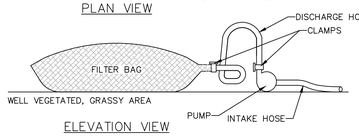
NOTES:
1. FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.
2. FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.
3. SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.
4. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
5. ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6).
6. FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

STANDARD CONSTRUCTION DETAIL #4-7
STANDARD SILT FENCE (18" HIGH)

NOT TO SCALE



PLAN VIEW



ELEVATION VIEW

NOTES:
1. 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

2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL IS 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.
3. 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.
4. 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.
5. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE

Radnor Township

PROPOSED LEGISLATION

DATE:	February 9, 2026
TO:	Radnor Township Board of Commissioners
CC:	William M. White, Township Manager; Stephen F. Norcini, P.E., Township Engineer
FROM:	Dennis P. Capella, Engineering – Project Manager
LEGISLATION:	Caucus - Minor Subdivision Plan - 270 and 274 Hothorpe Lane and 772 Newtown Road: Lot Line Change to Transfer 10,048 Square Feet from 270 Hothorpe Lane to 274 Hothorpe Lane and to Transfer 53,512 Square Feet from 772 Newtown Road to 274 Hothorpe Lane

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LEGISLATIVE HISTORY: This item has not been before the BOC previously.

PURPOSE AND EXPLANATION: The applicant, who is the owner of the three existing lots, would like to move the lot lines and reconfigure the properties such that 274 Hothorpe Lane, which includes the residence, is the primary property. The plan was approved at the 1//6/2026 Planning Commission meeting.

The following documents are attached:
- Project plan
- Gannett review letter (12/19/2025)
- Gilmore review letter (1/2/2026)

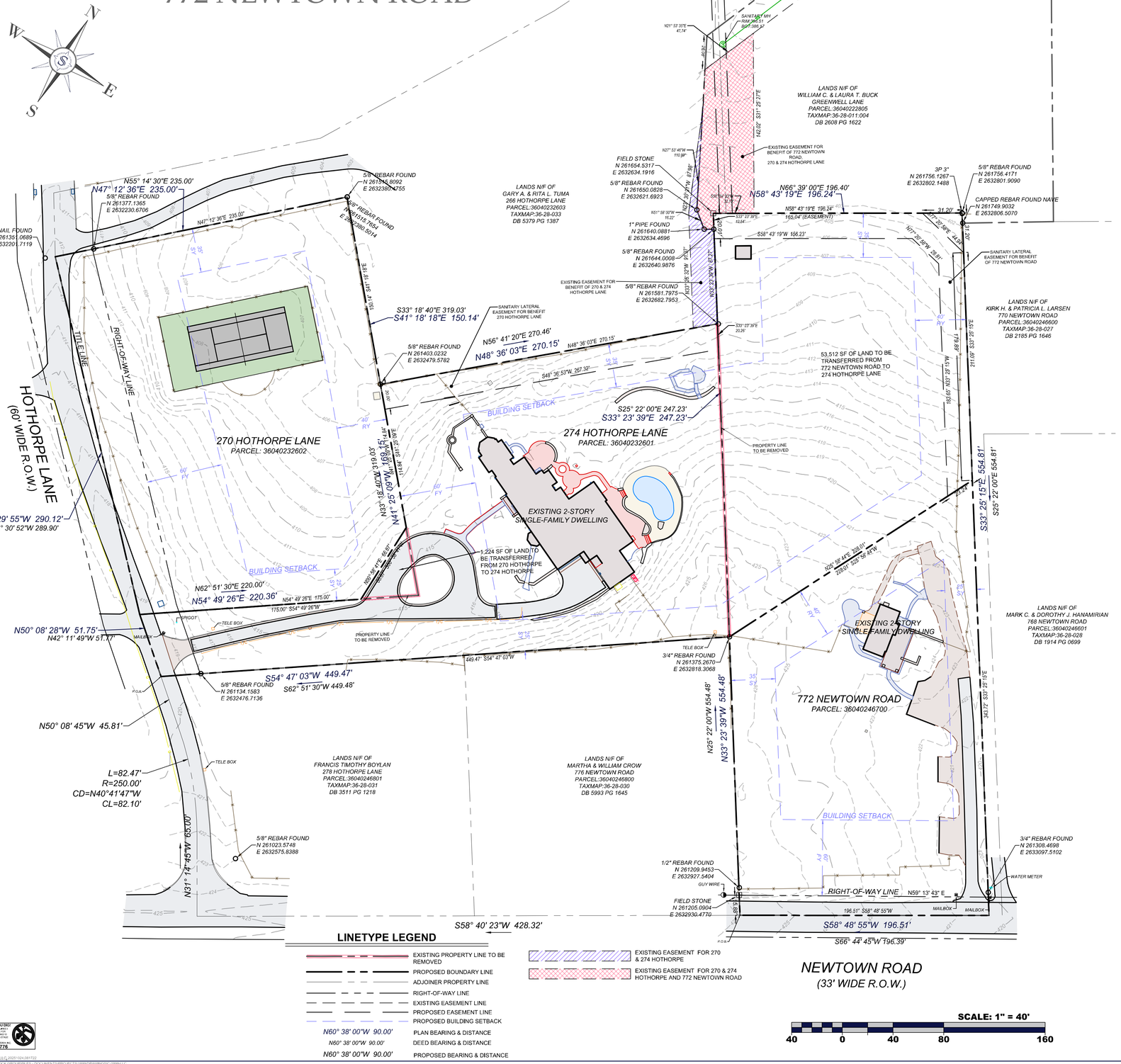
IMPLEMENTATION SCHEDULE: Following discussion by the BOC, the applicant will be instructed to take the next step.

FISCAL IMPACT: There is no fiscal impact on the Township from this project.

RECOMMENDED ACTION: Caucus

ATTACHMENTS:
C-1899-01-LLC-REC.pdf
GFT-PC_Review_1_12_19_2025.pdf
2026-01-02_270 Hothorpe_Traffic Review 1.pdf

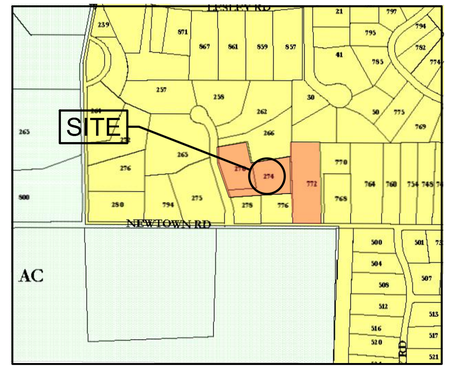
LOT LINE CHANGE PLAN
270 & 274 HOTHORPE LANE AND
772 NEWTOWN ROAD



LINETYPE LEGEND

- EXISTING PROPERTY LINE TO BE REMOVED
- PROPOSED BOUNDARY LINE
- ADJOINER PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK
- N60° 38' 00"W 90.00' — PLAN BEARING & DISTANCE
- N60° 38' 00"W 90.00' — DEED BEARING & DISTANCE
- N60° 38' 00"W 90.00' — PROPOSED BEARING & DISTANCE
- EXISTING EASEMENT FOR 270 & 274 HOTHORPE
- EXISTING EASEMENT FOR 270 & 274 HOTHORPE AND 772 NEWTOWN ROAD

SCALE: 1" = 40'
40 0 40 80 160



LOCATION MAP
SCALE: 1" = 600'

RADNOR TOWNSHIP
DELAWARE CO. PENNSYLVANIA

SUBDIVISION APPLICATION NO. _____
DATE RECEIVED _____ FIRE SERVICE _____
TRAFFIC _____ SWM _____
SEWER/ACT 537 _____ ZONING _____
CONFORMITY CHECKD BY _____
APPROVED CONDITIONALLY DATE: _____
APPROVED DATE: _____
_____–PRESIDENT
ATTEST: _____ SEC

TOWNSHIP ZONING DISTRICT: R-1

MIN LOT AREA	43,560 S.F. (1 ACRE)
MIN LOT AREA FOR INTERIOR LOTS	2.0 ACRES NET OF ACCESS LEG
MIN LOT WIDTH AT STREET LINE	20 FEET FOR INTERIOR LOTS
MIN LOT WIDTH AT BUILDING SETBACK LINE	120 FEET
MAX BUILDING COVERAGE	15%
MAX IMPERVIOUS COVERAGE	22%
MAX PRINCIPLE BUILDING HEIGHT	35 FEET / 3 STORIES
MAX ACCESSORY BUILDING HEIGHT	20 FEET
MIN PRINCIPLE BUILDING SETBACKS:	
FRONT YARD	60 FEET
SIDE YARD	25 FEET MIN. / 60 FEET AGGREGATE
REAR YARD	40 FEET
MIN ACCESSORY STRUCTURE SETBACKS:	
FRONT YARD	60 FEET
SIDE YARD	10 FEET
REAR YARD	10 FEET
AC UNITS	15 FEET

** ZONING INFORMATION OBTAINED FROM RADNOR TOWNSHIP CODE §280, LATEST EDITION ONLINE eCODE360.

GENERAL NOTES

1. OWNER/APPLICANT:
   ELIZA MORAN & CARSON BUELL
   274 HOTHORPE LANE
   VILLANOVA, PA 19085
2. THIS PLAN REFLECTS THE RECONFIGURATION OF THE THREE LOTS SHOWN AS 270 & 274 HOTHORPE LANE AND 772 NEWTOWN ROAD LOTS.
3. LOT BOUNDARY AND FEATURES FROM A SURVEY BY SCHOCK GROUP INC.
4. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON JANUARY 8, 2025 AND DEPICTS CONDITIONS ON THAT DATE.
5. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
6. THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS PA STATE PLANE ZONE SOUTH HARN.
7. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD1988 OBTAINED VIA GPS NETWORK.
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CLIENT PROVIDED TITLE REPORT & IS SUBJECT TO THOSE FINDINGS, IF ANY.
9. THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42045C0019F, EFFECTIVE DATE 11/18/2009.
10. SITE SOIL TYPES ARE "GDB", "GNB", & "GDC" PER USDA WEB SOIL SURVEY
11. PUBLIC DOMESTIC WATER SERVICE EXISTS FOR THESE LOTS.
12. 274 HOTHORPE AND 772 NEWTOWN ROAD ARE CURRENTLY SERVED BY ON-SITE SEPTIC SYSTEMS. APPLICATION HAS BEEN MADE FOR PUBLIC SEWER SERVICE FOR THESE LOTS AND FOR THE VACANT 270 HOTHORPE LOT.
13. NO CONSTRUCTION IS PROPOSED AS PART OF THIS PLAN.
14. NEW DEEDS FOR THE RECONFIGURED LOTS SHALL BE PREPARED AND RECORDED.

270 HOTHORPE LANE - PARCEL 36040232602

EXISTING LOT AREA 69,022 S.F. (1.585 ACRES)

EXISTING IMPERVIOUS COVERAGE	
TENNIS COURT	7,170 S.F.
CONCRETE PAD	28 S.F.
PORTION DRIVEWAY	838 S.F.
PORTIONS CURBS	30 S.F.
TOTAL	8,066 S.F. (11.69% OF LOT AREA)

270 HOTHORPE LANE - PARCEL 36040232602

PROPOSED LOT AREA 67,798 S.F. (1,556 ACRES)

PROPOSED IMPERVIOUS COVERAGE	
TENNIS COURT	7,170 S.F.
CONCRETE PAD	28 S.F.
TOTAL	7,198 S.F. (10.62% OF LOT AREA)

274 HOTHORPE LANE - PARCEL 36040232601

EXISTING LOT AREA = 69,708 S.F. (1.600 AC)

EXISTING IMPERVIOUS COVERAGE		
BUILDING	5,913	S.F. [1]
PORCH	35	S.F. [1]
DRIVEWAY	6,414	S.F.
CURBS	294	S.F.
WALKS, STEPS	829	S.F.
PATIO	1,426	S.F.
POOL PATIO	1,195	S.F.
WALLS	751	S.F.
OTHER	13	S.F.
TOTAL	16,870	S.F. (14.20% OF LOT AREA)
[1] BUILDING COVERAGE	5,948	S.F. (8.53% OF LOT AREA)

274 HOTHORPE LANE - PARCEL 36040232601

PROPOSED LOT AREA:
GROSS LOT AREA: 124,444 S.F. (2.857 ACRES)

PROPOSED IMPERVIOUS COVERAGE		
BUILDING	5,913	S.F. [1]
PORCH	35	S.F. [1]
SHED	127	S.F. [1]
DRIVEWAY	7,252	S.F.
CURBS	324	S.F.
WALKS, STEPS	829	S.F.
PATIO	1,426	S.F.
POOL PATIO	1,195	S.F.
WALLS	751	S.F.
OTHER	13	S.F.
TOTAL	17,865	S.F. (14.36% OF LOT AREA)
[1] BUILDING COVERAGE	6,075	S.F. (4.88% OF LOT AREA)

772 NEWTOWN ROAD - PARCEL 36040246700

EXISTING LOT AREA: 108,840 S.F. (2.499 ACRES)

EXISTING IMPERVIOUS COVERAGE		
RESIDENCE	684	S.F. [1]
PERGOLA	514	S.F. [1]
SHED	127	S.F. [1]
DECK	157	S.F.
ASPHALT DRIVEWAY	1,692	S.F.
GRAVEL DRIVEWAY	4,636	S.F.
PATIOS	328	S.F.
WALKS STEPS	727	S.F.
WALLS	153	S.F.
OTHER	13	S.F.
TOTAL	9,031	S.F. (8.30% OF LOT AREA)
[1] BUILDING COVERAGE	1,325	S.F. (1.22% OF LOT AREA)

772 NEWTOWN ROAD - PARCEL 36040246700

PROPOSED LOT AREA: 55,328 S.F. (1.270 ACRES)

PROPOSED IMPERVIOUS COVERAGE		
RESIDENCE	684	S.F. [1]
PERGOLA	514	S.F. [1]
DECK	157	S.F.
ASPHALT DRIVEWAY	1,692	S.F.
GRAVEL DRIVEWAY	4,636	S.F.
PATIOS	328	S.F.
WALKS STEPS	727	S.F.
WALLS	153	S.F.
OTHER	13	S.F.
TOTAL	8,904	S.F. (16.09% OF LOT AREA)
[1] BUILDING COVERAGE	1,198	S.F. (2.17% OF LOT AREA)

STATE OF PENNSYLVANIA
COUNTY OF DELAWARE 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 THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT THEIR DIRECTION AND THAT IT ACKNOWLEDGES THE SAME TO BE THEIR 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)

_____ (SIGNATURE)

_____ NOTARY PUBLIC OR OTHER OFFICER

MY COMMISSION EXPIRES: _____

SCHOCK GROUP
CIVIL ENGINEERING
LAND SURVEYING
1982 BUTLER PIKE, SUITE 5
CONSHOHOCKEN, PA 19428
SCHOCKGROUP.COM
610-940-5373

REGISTERED PROFESSIONAL
BRIAN MADSEN
ENGINEER
PE075364

LOCATIONS OF EXISTING UTILITIES ON THIS PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS AS VISIBLE ABOVE GROUND AND/OR MARKED BY UTILITY COMPANIES AND ARE FURNISHED BY THE UTILITY COMPANIES. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND NOT GUARANTEED AS TO ACCURACY OF THE LOCATIONS AND DEPTH OF ALL UNDERGROUND UTILITIES.

CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES BEFORE STARTING ANY WORK. ONE CALL SYSTEM THREE DAYS PRIOR TO THE START OF WORK.

RECORD PLAN
LOT LINE CHANGE PLAN

270 & 274 HOTHORPE LANE AND 772 NEWTOWN ROAD
RADNOR TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA

PROJECT MANAGER: _____
PROJECT TEAM: _____

NO.	DESCRIPTION	DATE
REV.		

CLIENT:
ELIZA MORAN & CARSON BUELL
274 HOTHORPE LANE
VILLANOVA, PA 19085

DRAWN BY: TED
CHECKED BY: BDM
QA/QC CALL:
SCALE: 1" = 40'
DATE: OCTOBER 24, 2025
FILE NO: C-1899-LLC
SHEET NO: 1 OF 215

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES THREE WORKING DAYS NOTICE BEFORE YOU EXCAVATE, DRILL OR BLAST.
1-800-242-1776

© SCHOCK GROUP LLC, 2025 1024.081722
C:\SHAREPOINT\SCHOCK GROUP\FILES - DOCUMENTS\PROJECTS\1899\DRAWINGS\SC-1899-LLC

December 19, 2025

Mr. Stephen Norcini
Radnor Township
301 Iven Avenue
Wayne, PA 19087

RE: 270 & 274 Hothorpe Lane and 772 Newtown Road
Minor Subdivision Lot Line Change

GFT, Inc. has completed a review of the Subdivision and Land Development application for a lot line change for the above-mentioned project. This project is located within the R1 Residential Zoning District and is Tax Parcel Numbers 36040232602, 36040232601 and 36040246700 containing 1.585, 1.600 and 2.4996 acres respectively. This project proposes the following:

- Lot line change to transfer 10,048 SF with associated impervious from 270 Hothorpe Lane to 274 Hothorpe Lane
- Lot line change to transfer 53,512 SF of land from 772 Newtown Road to 274 Hothorpe Lane.

The following documents were submitted for our review:

- One (1) Minor Subdivision Lot Line Change Plan by the Shock Group dated October 24, 2025
- One (1) Delaware County Planning Commission Application for Act 247 Review
- One (1) Subdivision – Land Development Application
- One (1) Transmittal
- Property Deeds for 270 & 274 Hothorpe Lane and 772 Newtown Road

Plan of Land Development
Plans Prepared By: Shock Group
Dated: 10/24/2025

Subdivision and Land Development

1. A separate plan showing the final proposed lots with metes and bounds must be provided for clarity of the final lot configuration for recording.
2. New Legal Descriptions for all parcels must be provided for recording purposes.
3. 270 Hothorpe – the property boundary along Hothorpe Lane on the plan is shown as a single line, however the existing deed describes it as two lines and an arc. This must be corrected.

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

Very truly yours,
GFT, INC.



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

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

☐ 3850 Sierra Circle, Suite 100 | **Center Valley**, PA 18034 | P: 610.366.8064 | F: 610.366.0433
☐ 12 Terry Drive, Suite 205 | **Newtown**, PA 18940 | P: 215.369.3955 | F: 610.968.1829
☒ 65 E. Butler Avenue, Suite 100 | **New Britain**, PA 18901 | P: 215.345.4330 | F: 215.948.9943
☐ 401 Plymouth Road, Suite 150 | **Plymouth Meeting**, PA 19462 | P: 610.489.4949 | F: 610.489.8447
☐ One Penn Center at Suburban Station, 1617 JFK Blvd., Suite 425 | **Philadelphia**, PA 19103 | P: 215.687.4246 | F: 215.564.1780

MEMORANDUM

Date:	January 2, 2026
To:	Steve Norcini, P.E.
From:	Leslie Bogdnoff, P.E.
cc:	Roger Phillips, P.E.
Reference:	270 & 274 Hothorpe Lane and 772 Newtown Road Lot Line Change Plan Transportation Review #1 Radnor Township, Delaware County, PA G&A # 25-01310

Gilmore & Associates, Inc. (G&A) has completed a transportation review of the referenced Lot Line Change Plans for 270 & 274 Hothorpe Lane and 772 Newtown Road. The applicant intends to transfer 1,224 SF of land from 270 Hothorpe Lane to 274 Hothorpe Lane and 53,512 SF of land from 772 Newtown Road to 274 Hothorpe Lane.

We offer the following comments for your consideration:

A. DOCUMENTS REVIEWED

1. Minor Subdivision Lot Line Change Plans prepared by Schock Group, LLC, dated October 24, 2025, consisting of 1 sheet.
2. Cover Letter prepared by Schock Group, LLC, dated November 6, 2025.

B. WAIVERS REQUESTED

1. None.

C. REVIEW COMMENTS

1. The referenced plan includes property line adjustments and generates no transportation related comments.

Radnor Township

PROPOSED LEGISLATION

DATE:	February 9, 2026
TO:	Radnor Township Board of Commissioners
CC:	William M. White, Township Manager; Stephen F. Norcini, P.E., Township Engineer
FROM:	Dennis P. Capella, Engineering – Project Manager
LEGISLATION:	Discussion and Consideration - Minor Subdivision and Land Development Plan - 3 Meadowcrest Road: Subdivision of One Lot with an Existing Dwelling to be Demolished into Two Lots, Each with a Proposed Dwelling

---

LEGISLATIVE HISTORY: - Caucus 10/13/2025) - Removed from the agenda at the applicant's request
- Caucus (11/24/2025)
- Presentation by applicant to present revisions to the BOC (1/5/2026) - Action tabled
- This item has not been before the Board of Commissioners previously.

PURPOSE AND EXPLANATION: The Land Development project was approved by the Planning Commission on 8/4/2025, including the waiver requests regarding the right-of-way width, sidewalks & curbs, and man-made features within 500'. Neighbors had expressed concern for the neighborhood with two structures where now there is one. There was also concern for widening the road.

During 11/24/2025 Caucus, there was a question as to the orientation of one of the proposed residences and whether the apparent rear of the structure met the setback requirement. There was also concern as to how the private roadway was defined and whether it met the requirement of the number of lots on a private road. Neighbors expressed their concerns as to whether the neighborhood would be adversely affected with two structures and the proximity of one of the structures to the neighbor.

At the 1/5/2026 BOC meeting, the applicant proposed revised plans to show a reduced size of the residences to address the setback issue and proximity to the neighbor, although those plans were not finalized.

In addition to the resolution, the following documents are attached:
- Applicant's Engineer response (12/4/2025)
- Revised Plan Set (12/4/2025)
- Gilmore Review letter (12/16/2025)

- Gannett Review letter (12/19/2025)
- Applicant submittal - square footage comparison (1/21/2026)

IMPLEMENTATION SCHEDULE: Upon consideration by the BOC, the applicant will be advised of the next steps.

FISCAL IMPACT: Other than staff review time, there is no fiscal impact by this project on the Township.

RECOMMENDED ACTION: Staff requests that the BOC consider the Minor Subdivision and Land Development Plan for 3 Meadowcrest Road Subdivision of One Lot with an Existing Dwelling to be Demolished into Two Lots, Each with a Proposed Dwelling.

ATTACHMENTS:
CCEDS - Response Letter 12-4-2025.pdf
CCEDS - Meadowcrest Subdivsion Plan Set - Rev7.pdf
GFT Review Letter 12-19-25.pdf
2025-12-16 Traffic Review 6.pdf
Meadowcrest Building Exhibit.pdf

Cornerstone Consulting
Engineers & Design Services, Inc.

213 West Main Street Lansdale, PA
Tel 610.820.8200 ◆ Fax 610.820.3706

Leesburg - VA ◆ Orlando - FL
New York - NY ◆ Dallas - TX
Lansdale - PA

1176 N. Irving Street . Allentown, PA
Tel 610.820.8200 ◆ Fax 610.820.3706

December 4, 2025
VIA: Hand Delivery

Radnor Township
301 Iven Ave
Wayne, PA 19087

Attn: Mr. Stephen Norcini, PE

RE: Minor Subdivision Application
3 Meadowcrest Road
Radnor Township
Delaware County
Pennsylvania

Dear Mr. Norcini,

Our office has revised the Two (2) Lot Residential Subdivision plan set for 3 Meadowcrest Road. Enclosed, please find attached the plans for review by Radnor Township:

- Eight (8) copies of the Subdivision Plan Set (24"X36"), dated 12/4/2025

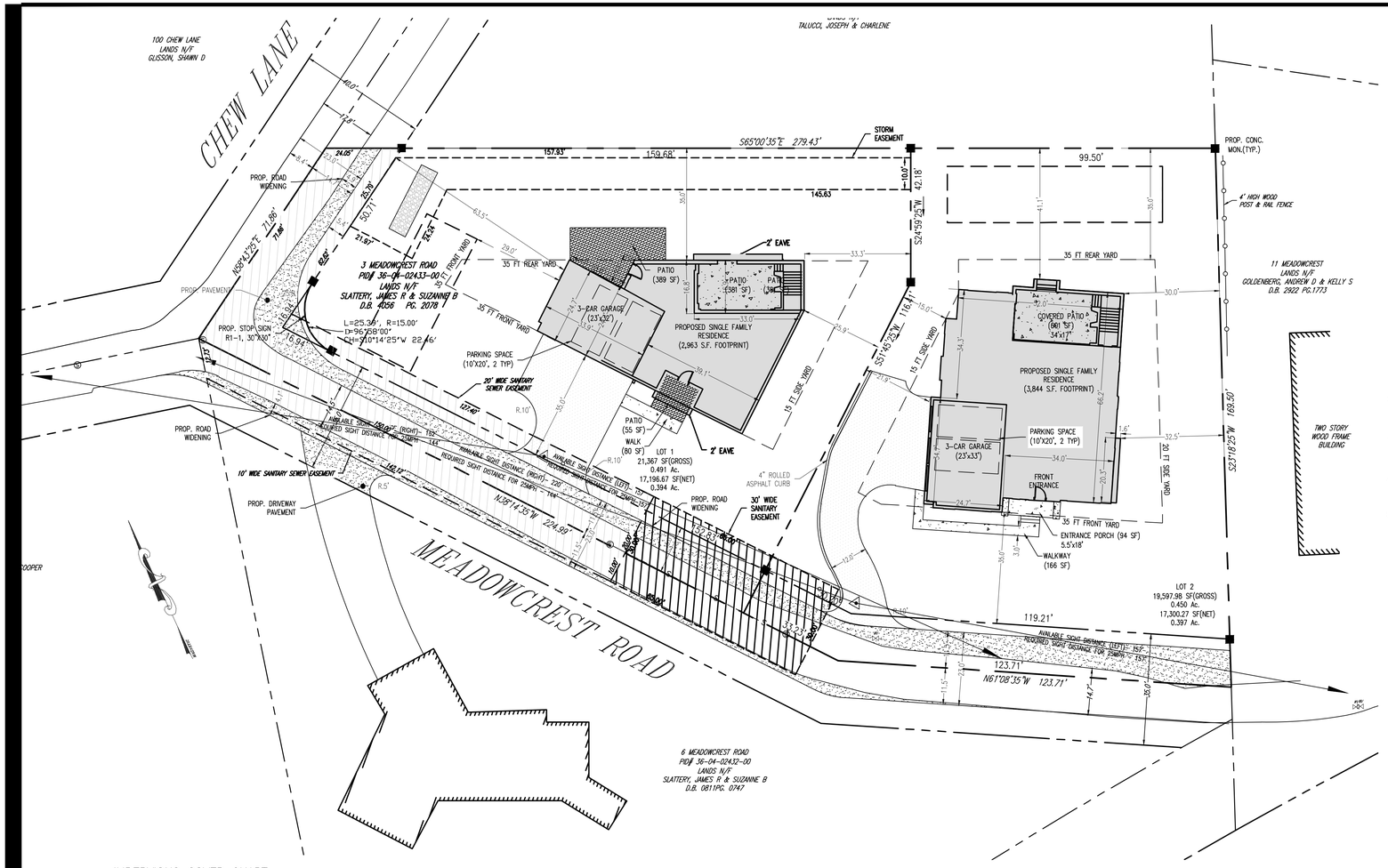
The plans have been revised to adjust the placement of the proposed dwellings to be further away from the proposed and existing property lines. The revision is to address the concerns of the adjoining property owners and the proposed development remains in compliance with the zoning ordinances and previous zoning approvals.

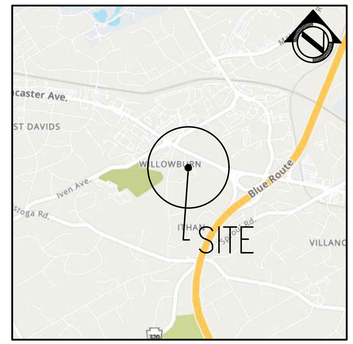
Thank you for your assistance in processing the Subdivision Application. Should you have any questions or wish to discuss the project, please feel free to contact our office at your convenience.

Sincerely,
Cornerstone Consulting
Engineers & Design Services, Inc.

John Anderson, P.E.
Principal/Partner

CC: James Slattery
Nick Caniglia, Esq.





LOCATION MAP 1" = 1000' ±

GENERAL NOTES

1. THIS PLAN REFERENCES A SURVEY PLAN BY: CORNERSTONE CONSULTING ENGINEERS & DESIGN SERVICES, INC. 213 W MAIN STREET, SUITE 201 LANSDALE, PA 19446 PLAN TITLED: "BOUNDARY, LOCATION & TOPOGRAPHIC SURVEY" DATED: 8/22/2023
2. OWNER / APPLICANT: JAMES SLATTERY 3 MEADOWCREST ROAD RADNOR, PA 19087
3. PROJECT LOCATION INFORMATION: 3 MEADOWCREST ROAD RADNOR TOWNSHIP, PA 19087 DELAWARE COUNTY, PENNSYLVANIA DEED BOOK 4056 PAGE 2078
4. ZONING INFORMATION: ZONING DISTRICT: R-3 RESIDENTIAL ZONING DISTRICT EXISTING USE: SINGLE FAMILY RESIDENTIAL HOME PROPOSED USE: TWO (2) LOT SUBDIVISION; SINGLE FAMILY HOMES
5. ZONING BULK AND AREA REQUIREMENTS: ZONING DISTRICT: R-3 RESIDENTIAL ZONING DISTRICT EXISTING USE: SINGLE FAMILY RESIDENTIAL HOME PROPOSED USE: TWO (2) LOT SUBDIVISION; SINGLE FAMILY HOMES
6. ZONING BULK AND AREA REQUIREMENTS:
   CURRENT R-3 ZONING DISTRICT:

MINIMUM LOT REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED (LOT 1)	PROPOSED (LOT 2)
MIN. LOT AREA:	10,000 SF	40,964.98 SF(GROSS) 32,972.58 SF(NET)	21,367.00 SF(GROSS) 17,196.67 SF(NET)	19,597.98 SF(GROSS) 17,300.27 SF(NET)
MIN. LOT WIDTH:	70 FT	81.7 FT	165.0 FT	132.0 FT
MIN. LOT DEPTH:	100 FT	291.6 FT	161.6 FT	147.6 FT
BUILDING:				
MIN. FRONT YARD SETBACK:	35 FT	44.6 FT	35 FT (MEADOWCREST RD) 63.5 FT (CHEW LN)	35 FT
MIN. REAR YARD:	35 FT	85.5 FT	35 FT	41.1 FT
MIN. SIDE YARD (EACH):	15 FT 35 FT AGGR.	57.7 FT	25.9 FT N/A	15 FT 45 FT
MAX. BLDG AREA:	25%	3.8% (1,266 SF NET) 3.1% (1,266 SF GROSS)	17.2% (2,963 SF NET) 13.9% (2,963 SF GROSS)	22.2% (3,844 SF NET) 19.8% (3,844 SF GROSS)
MAX. IMPERVIOUS AREA:	35%	7.6% (2,525 SF NET) 7.6% (2,734 SF GROSS)	26.0% (4,471 SF NET) 22.3% (4,551 SF GROSS)	32.2% (5,564 SF NET) 29.0% (5,678 SF GROSS)
MIN. GREEN AREA:	65%	92.3% (30,447 SF)	74.0% (12,725 SF)	67.8% (11,736 SF)
MAX. BLDG HEIGHT:	35 FT	29± FT	<35 FT	<35 FT
SLOPES 20%+:	N/A	1,144 SF	488 SF	665 SF

7. OFF-STREET PARKING REQUIREMENTS:
   REQUIRED: TWO (2) SPACES PER DWELLING UNIT
   PROPOSED: TWO (2) SPACES (GARAGE SAPCES NOT INCLUDED)
8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
9. THE DRAWING IS PREPARED BY CORNERSTONE ENGINEERS AND DESIGN SERVICES, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.
10. LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
11. NEITHER THE PROFESSIONAL ACTIVITIES OF CORNERSTONE ENGINEERS AND DESIGN SERVICES, INC., NOR THE PRESENCE OF CORNERSTONE ENGINEERING & DESIGN SERVICES, INC., OR ITS EMPLOYEES AND SUB CONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. CORNERSTONE CONSULTING, INC. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
12. CORNERSTONE ENGINEERS AND DESIGN SERVICES, INC. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CORNERSTONE CONSULTING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT CORNERSTONE CONSULTING, INC. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. CORNERSTONE CONSULTING, INC. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF CORNERSTONE CONSULTING, INC. IN WRITING BY THE CONTRACTOR. CORNERSTONE CONSULTING, INC. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
13. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, CORNERSTONE ENGINEERS AND DESIGN SERVICES, INC. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NON-BINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS AND REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUB CONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
14. THE PROPERTY OWNER SHALL HAVE THE RESPONSIBILITY FOR THE PERPETUAL MAINTENANCE OF THE STORMWATER MEASURES AND CONVEYANCE PIPES WHICH ARE LOCATED ON THEIR PROPERTY. NO CHANGES SHALL BE MADE TO THE STRUCTURES, PIPES OR FINISH GRADING WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWNSHIP.
15. THE STORMWATER BEST MANAGEMENT PRACTICES (BMPS) AND CONVEYANCES OPERATION AND MAINTENANCE AGREEMENT SHALL BE FULLY EXECUTED AND RECORDED AT THE DELAWARE COUNTY RECORDER OF DEEDS.
16. DURING SITE CONSTRUCTION, ALL INFILTRATION PRACTICE COMPONENTS SHALL BE PROTECTED FROM COMPACTION DUE TO HEAVY EQUIPMENT OPERATION OR STORAGE OF FILL OR CONSTRUCTION MATERIAL. INFILTRATION AREAS SHALL ALSO BE PROTECTED FORM SEDIMENTATION. AREAS THAT ARE ACCIDENTALLY COMPACTED OR GRADED SHALL BE REMEDIATED TO RESTORE SOIL COMPOSITION AND POROSITY. ADEQUATE DOCUMENTATION TO THIS EFFECT SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER FOR REVIEW. ALL AREAS DESIGNATED FOR INFILTRATION SHALL NOT RECEIVE RUNOFF UNTIL THE CONTRIBUTORY DRAINAGE AREA HAS ACHIEVED FINAL STABILIZATION.
17. GUTTER GUARDS AND LEAF FILTERS ARE REQUIRED ON ALL GUTTERS AND DOWNSPOUTS ENTERING THE INFILTRATION TRENCH.
18. CONCRETE MONUMENTS SHOWN THUS (■) SHALL BE PLACED WHERE INDICATED, IRON PINS SHOWN THUS (●) SHALL BE PLACED WHERE INDICATED. IN INSTANCES WHERE IRON PINS CANNOT BE SET AT LOT CORNERS DUE TO INLET OR MANHOLE STRUCTURE PLACEMENTS, A PERMANENT MARKING SHALL BE MADE ON SAID STRUCTURE FOR LOT DEEDS TO REFERENCE.
19. MEADOW CREST ROAD CURRENTLY HAS THREE (3) LOTS THAT TAKE ACCESS FROM THE PRIVATE STREET. UPON APPROVAL OF THIS SUBDIVISION PLAN THE NUMBER FO LOTS TAKING ACCESS FROM MEADOWCREST ROAD WILL BE FOUR (4) LOTS.
20. A BLANKET ACCESS EASEMENT WILL BE PROVIDED IN THE DEEDS FOR EACH PROPERTY FOR ACCESS TO THE STORMWATER BMPS BY THE TOWNSHIP.

SIGHT DISTANCE NOTES:

1. THE EXISTING SPEED LIMIT ON MEADOWCREST ROAD IS NOT POSTED. ASSUMED SPEED LIMIT IS 25 M.P.H.
2. EACH DRIVEWAY SHALL PROVIDE INTERSECTION SIGHT DISTANCE IN ACCORDANCE WITH PA. CODE, TITLE 67, CHAPTER 441. CHAPTER 441 SPECIFIES THAT AN APPLICANT SHALL PROVIDE A MINIMUM OF 157 FEET OF CONTINUOUS SIGHT DISTANCE TO THE LEFT AND 144 FEET OF CONTINUOUS SIGHT DISTANCE TO THE RIGHT, FOR A DRIVER EXITING THE DRIVEWAYS ONTO MEADOWCREST ROAD, UNLESS NOTED OTHERWISE BELOW. THE DRIVER MUST BE CONSIDERED TO BE POSITIONED 10' FROM THE NEAR EDGE OF THE CLOSEST ROADWAY TRAVEL THROUGH LANE AT AN EYE HEIGHT OF THREE FEET-SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE. THE POINT SIGHTED BY THE EXITING DRIVER SHALL BE THREE FEET-SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE LOCATED IN THE OUTSIDE LANE FROM LEFT AND THE MEDIAN LANE FROM RIGHT. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE OWNER.
3. AVAILABLE SIGHT DISTANCE: LOT 1 LEFT = 157' AND RIGHT =144'
   LOT 2 LEFT = 157' AND RIGHT = 220'

SHEET INDEX

1 SITE PLAN
2 EXISTING CONDITIONS/DEMOLITION PLAN
3 AERIAL PLAN
4 GRADING & UTILITY PLAN
5 STORMWATER PLAN
6 UTILITY PROFILES
7 EROSION & SEDIMENTATION CONTROL PLAN
8 EROSION & SEDIMENTATION CONTROL DETAILS
9 LANDSCAPE PLAN
10 GENERAL SITE DETAILS
11 STORMWATER DETAILS

LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- PROPOSED BUILDING
- CONCRETE
- BRICK PATIO
- ROAD WIDENING

IMPERVIOUS COVER CHART

SURFACE TYPE	EXISTING CONDITIONS (SF)	PROPOSED CONDITIONS (SF)	
		LOT 1	LOT 2
BUILDING	1,266	2,963	3,844
DRIVEWAY	516	959	1,425
DECKS / PATIO	774	444	94
WALKWAY	91	80	166
MISC STORM STRUCT.		25	35
TOTAL	2,734	4,471	5,564

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

I, JOHN B. ANDERSON, ON THIS DATE _____, 2025 HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE RADNOR TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

_____
JOHN B. ANDERSON, PE DATE

PLAN PREPARER'S STATEMENT

I CERTIFY THAT THIS PLAN IS IN CONFORMITY WITH ZONING, BUILDING, SANITATION, SUBDIVISION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS. IN ANY INSTANCE WHERE SUCH PLANS DO NOT CONFORM, EVIDENCE HAS BEEN PRESENTED THAT AN EXCEPTION OR WAIVER HAS BEEN AUTHORIZED.

_____
JOHN B. ANDERSON, P.E. NO. PE055536 DATE

LIST OF WAIVERS REQUESTED:

1. SECTION: § 255-27C(1)
   WHICH REQUIRES A SPECIFIC STANDARD FOR STREETS. LOCAL STREETS SHALL HAVE A MINIMUM RIGHT-OF-WAY WIDTH OF 60 FEET, A CARTWAY WIDTH OF 28 FEET AND SHALL HAVE CURBS AND SIDEWALKS.
2. A PARTIAL WAIVER FROM SECTION: § 255-27E(2)
   STREETS. SPECIFIC STANDARDS FOR STREETS. THE PRIVATE STREET SHALL HAVE A RIGHT-OF-WAY WIDTH AND A HORIZONTAL AND VERTICAL ALIGNMENT CONSISTENT WITH THE REQUIREMENTS FOR PUBLIC STREETS.
3. SECTION: § 255-22.B(1)(n)
   WHICH REQUIRES EXISTING PRINCIPAL BUILDINGS (AND THEIR RESPECTIVE USES) AND DRIVEWAYS ON THE ADJACENT PERIPHERAL STRIP. SEWER LINES, STORM DRAINS, CULVERTS, BRIDGES, UTILITY EASEMENTS, QUARRIES, RAILROADS AND OTHER SIGNIFICANT MAN-MADE FEATURES WITHIN 500 FEET OF AND WITHIN THE SITE (THIS INCLUDES PROPERTIES ACROSS STREETS).
4. SECTION: § 255-52.A
   CURBS SHALL BE PROVIDED AS IN § 255-27C.

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL OTHER DRAWINGS WHICH ARE A PART OF THIS PLAN SET, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE UPPER PROVIDENCE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND WERE PREPARED BY ME OR UNDER MY DIRECTION. THE EXISTING PERIMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY AND ALL OTHER PROPOSED PERIMETER MONUMENTS SHALL BE SET.

_____
STEVEN J. ROMICH, P.L.S. NO. SU057592E DATE

RADNOR TOWNSHIP

THIS IS TO CERTIFY THE BOARD OF COMMISSIONERS HAS APPROVED THIS LAND DEVELOPMENT PLAN FOR 3 MEADOWCREST ROAD. ON THE _____ DAY OF _____, 20____ FOR RECORDING AT THE RECORDER OF DEEDS OF DELAWARE COUNTY, MEDIA PENNSYLVANIA. OFFERS OF DEDICATION HAVE BEEN ACCEPTED/REJECTED, BONDS, FUNDS OR SECURITIES IN ESCROW HAVE BEEN FILED WITH THE TOWNSHIP AND ACCEPTED TO COVER ALL IMPROVEMENTS SHOWN ON THE PLAN AND REQUIRED UNDER THE SUBDIVISION/LAND DEVELOPMENT AGREEMENT.

APPROVED THE ____ DAY OF _____, 20____.

BOARD OF COMMISSIONERS SIGNED THIS ____DAY OF _____, 20____.

_____
CHAIRMAN

_____
MEMBER

ATTEST:_____
MANAGER

OWNER'S STATEMENT

ON THE _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED PROPERTY OWNER PERSONALLY APPEARED, JAMES SLATTERY, WHO ACKNOWLEDGES HIMSELF TO BE THE OWNER OF THE PROPERTIES PROPOSED TO BE DEVELOPED IN THE SUBJECT PLAN BEING AUTHORIZED TO DO SO, ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE PROPERTIES SHOWN THEREON, SITUATED IN THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA AND DESCRIBED THAT THIS PLAN IS MADE WITH THE OWNERS FREE CONSENT AND INTENDED TO BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR AFORESAID.

_____
NOTARY

_____
OWNER

THE APPLICANT, JAMES SLATTERY, ON THIS DATE _____, 2025, ACKNOWLEDGES THAT ANY REVISION TO THE APPROVED SWM SITE 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.

_____
JAMES SLATTERY DATE

APPROVAL / BLOCK

REVIEWED BY THE RADNOR TOWNSHIP DIRECTOR OF PUBLIC WORKS.
THIS _____ DAY OF _____, 2025.

DIRECTOR OF PUBLIC WORKS _____

APPROVAL / BLOCK

REVIEWED BY THE RADNOR TOWNSHIP ZONING OFFICER.
THIS _____ DAY OF _____, 2025.

ZONING OFFICER _____

APPROVAL / BLOCK

REVIEWED BY THE RADNOR TOWNSHIP ENGINEER.
THIS _____ DAY OF _____, 2025.

TOWNSHIP ENGINEER _____

RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF DELAWARE COUNTY AT MEDIA CHESTER, PENNSYLVANIA IN THE

PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____. 20____

_____
RECORDER OF DEEDS

DELAWARE COUNTY PLANNING COMMISSION STAMP

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-8200
Pocono Region 570-839-1770

REVISIONS

NO	BY	DESCRIPTION	DATE
1	EMR	REVISED PER TOWNSHIP COMMENTS	12-13-24
2	RTH	REVISED TO ADD AERIAL PLAN	1-9-25
3	DB	REVISED PER TOWNSHIP COMMENTS	4-11-25
4	DB	REVISED PR. PLANNING COMMISSION COMMENTS	7-2-25
5	EMR	REVISED PR. WATER AND EX. SEWER	7-16-25
6	DB	REVISED LOT 1 CONFIGURATION	10-15-25
7	DB	REVISED DWELLING SIZES	12-04-25

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania 15122-1078
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

STEVEN J. ROMICH
PROFESSIONAL LAND SURVEYOR
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR
PENNSYLVANIA LICENSE NO. SU057592E

PROJECT LOCATION

FINAL PLAN FOR
MINOR SUBDIVISION
3 MEADOWCREST ROAD
RADNOR TOWNSHIP
DELAWARE COUNTY
PENNSYLVANIA
PREPARED FOR:
JAMES SLATTERY

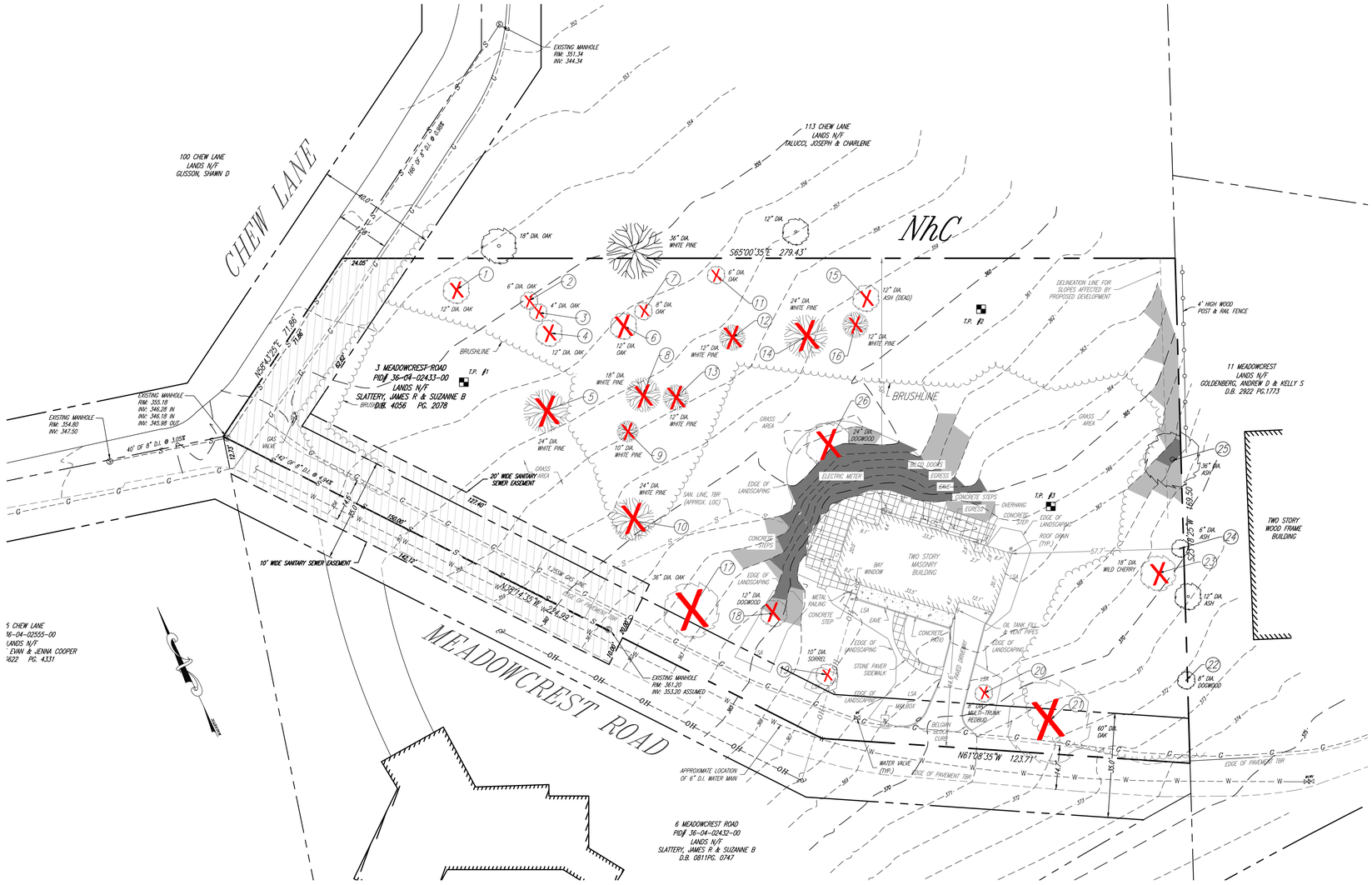
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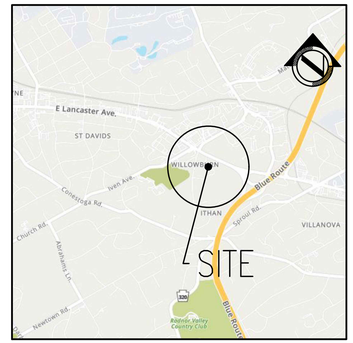
SUBDIVISION PLAN
(RECORD PLAN)

PROJ. #	23-0399	DATE	10/9/2024
CAD ID.	23-0399	DRN BY	DB
SCALE	AS NOTED	CHK BY	JBA

SHEET 1 OF 11

REVISION 7





LOCATION MAP 1" = 1000' ±

EXISTING TREE INVENTORY

NO.	DECID. / EVERG.	CALIPER (DBH)	BOTANICAL NAME	COMMON NAME	SPECIAL REMARKS
1	D	12"	*Quercus sp.*	Oak sp.	TO BE REMOVED
2	D	6"	*Quercus sp.*	Oak sp.	TO BE REMOVED
3	D	4"	*Quercus sp.*	Oak sp.	TO BE REMOVED
4	D	12"	*Quercus sp.*	Oak sp.	TO BE REMOVED
5	E	24"	*Pinus strobus*	White Pine	TO BE REMOVED
6	D	12"	*Quercus sp.*	Oak sp.	TO BE REMOVED
7	D	8"	*Quercus sp.*	Oak sp.	TO BE REMOVED
8	E	18"	*Pinus strobus*	White Pine	TO BE REMOVED
9	E	10"	*Pinus strobus*	White Pine	TO BE REMOVED
10	E	4"	*Pinus strobus*	White Pine	TO BE REMOVED
11	D	6"	*Quercus sp.*	Oak sp.	TO BE REMOVED
12	E	12"	*Pinus strobus*	White Pine	TO BE REMOVED
13	E	12"	*Pinus strobus*	White Pine	TO BE REMOVED
14	E	24"	*Pinus strobus*	White Pine	TO BE REMOVED
15	D	12"	*Fraxinus Pennsylvania*	Ash	DEAD; TO BE REMOVED; EXEMPT FROM COUNT
16	E	12"	*Pinus strobus*	White Pine	TO BE REMOVED
17	D	36"	*Quercus sp.*	Oak sp.	TO BE REMOVED
18	D	12"	*Cornus florida*	American Dogwood	TO BE REMOVED
19	D	10"	*Oxydendrum Aboreum*	Sourwood	TO BE REMOVED
20	D	10"	*Cercis*	Redbud	TO BE REMOVED
21	D	60"	*Quercus sp.*	Oak sp.	TO BE REMOVED
22	D	8"	*Cornus florida*	American Dogwood	TO REMAIN
23	D	18"	*Prunus serotina*	Black Cherry	TO BE REMOVED
24	D	6"	*Fraxinus Pennsylvania*	Ash	TO REMAIN; EXEMPT FROM COUNT
25	D	36"	*Fraxinus Pennsylvania*	Ash	TO REMAIN; EXEMPT FROM COUNT
26	D	24"	*Cornus florida*	American Dogwood	TO BE REMOVED

LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- 95 EXISTING CONTOUR
- x 95 EXISTING SPOT ELEVATION
- EXISTING TREELINE
- EXISTING FENCE
- OH EXISTING OVERHEAD WIRE
- G APPROXIMATE UNDERGROUND GAS LINE
- W APPROXIMATE UNDERGROUND WATER LINE
- C APPROXIMATE UNDERGROUND TELCO LINE
- E APPROXIMATE UNDERGROUND ELECTRIC LINE
- S APPROXIMATE UNDERGROUND SANITARY LINE
- APPROXIMATE UNDERGROUND DRAINAGE LINE
- EXISTING STEEP SLOPES 14-20%
- EXISTING STEEP SLOPES 20%+
- GwB EXISTING SOIL LABEL
- EXISTING SOIL DELINEATION LINE
- EXISTING SIGN
- EXISTING UTILITY POLE (UP)

- C - T CONDUIT - TRANSFORMER
- L - M - BX LIGHT - METER - BOX
- GUY WIRE
- LSA LANDSCAPE AREA
- LAMP POST
- D STORM MANHOLE
- S SANITARY MANHOLE
- C COMMUNICATION MANHOLE
- E ELECTRIC MANHOLE
- W WATER MANHOLE
- U UNKNOWN MANHOLE
- TANK LID
- STORM INLET
- GM GAS METER
- WM WATER METER
- TBX TRAFFIC SIGNAL BOX
- ELECTRIC VAULT
- EM ELECTRIC METER
- GV GAS VALVE
- WV WATER VALVE
- CO CLEAN OUT
- MW MONITORING WELL
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- NAIL FOUND
- STONE FOUND
- BENCHMARK
- (SP) STATE PLANE
- (D) DEED
- T.P. #1 INFILTRATION TEST PIT LOCATION

EXISTING TREE TO BE REMOVED

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTES:

1. PROPERTY KNOWN AS PID# 36-04-02433-00, 3 MEADOWCREST ROAD, RADNOR TOWNSHIP, DELAWARE COUNTY, COMMONWEALTH OF PENNSYLVANIA.
2. AREA OF PARCEL IS 40,964.98 SQUARE FEET OR 0.94043 ACRES.
3. REPRESENTATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE NOT AS-BUILT LOCATIONS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD ARE SHOWN. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CORNERSTONE CONSULTING ENGINEERS AND DESIGN SERVICES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY CORNERSTONE CONSULTING LATEST DATE AUGUST 9, 2023.
5. COPYRIGHT © 2024. CORNERSTONE CONSULTING ENGINEERS AND DESIGN SERVICES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED OR COLORED SEAL ARE NOT VALID.
6. THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A RAISED OR COLORED SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. DATUM BASED UPON PENNSYLVANIA STATE PLANE SOUTH ZONE 3702 USING HORIZONTAL VALUES FROM NAD83 AND VERTICAL VALUES FROM NAVD88.
8. SITE BENCHMARK IS HUB & TACK SET, ELEVATION = 361.77'. TO ENSURE THAT THERE HAS BEEN NO ALTERATION OF THE SURVEY BENCHMARK SINCE THE TIME OF THE FIELD SURVEY, IT IS RECOMMENDED THAT THE CONTRACTOR ESTABLISH A CONSTRUCTION BENCHMARK BASED ON THE SURVEY BENCHMARK AND ELEVATIONS OF OTHER EXISTING IMPROVEMENTS.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND SUBJECT THERETO.
10. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
11. BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FEMA FLOOD MAP - OTHER AREAS/ZONE X. (SEE MAP REFERENCE #2).
12. BOUNDARY RESOLUTION BASED ON FOUND EVIDENCE AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY.

REFERENCES:

1. TAX MAPS OF DELAWARE COUNTY, COMMONWEALTH OF PENNSYLVANIA.
2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, DELAWARE COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)," PANEL 36 OF 250, MAP NUMBER 42045C0036F, EFFECTIVE NOVEMBER 18, 2009.

CLIENT DATA

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WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-8200
Pocono Region 570-839-1770

REVISIONS

NO	BY	DESCRIPTION	DATE
1	EMR	REVISED PER TOWNSHIP COMMENTS	12-13-24
2	RTH	REVISED TO ADD AERIAL PLAN	1-9-25
3	DB	REVISED PER TOWNSHIP COMMENTS	4-11-25
4	DB	REVISED PER PLANNING COMMISSION COMMENTS	7-2-25
5	EMR	REVISED PR. WATER AND EX. SEWER	7-16-25
6	DB	REVISED LOT 1 CONFIGURATION	10-15-25
7	DB	REVISED DWELLING SIZES	12-04-25

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NEW JERSEY LICENSE No. 24GE04523400
VIRGINIA LICENSE No. 0402 045725
FLORIDA LICENSE No. 75154
NEW YORK LICENSE No. 093667-1

PROJECT LOCATION

FINAL PLAN FOR
MINOR SUBDIVISION
3 MEADOWCREST ROAD
RADNOR TOWNSHIP
DELAWARE COUNTY
PENNSYLVANIA
PREPARED FOR:
JAMES SLATTERY

TITLE

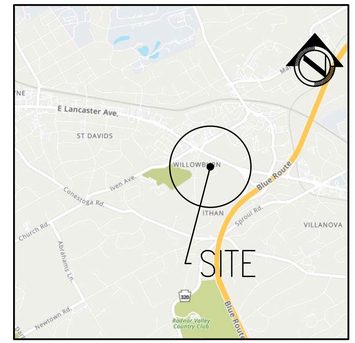
EXISTING CONDITIONS DEMOLITION PLAN

PROJ. #	23-0399	DATE	10/9/2024
CAD ID.	23-0399	DRN BY	DB
SCALE	AS NOTED	CHK BY	JBA

SHEET 2 OF 11

REVISION 7





LOCATION MAP 1" = 1000' ±

LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- 95 EXISTING CONTOUR
- x 95 EXISTING SPOT ELEVATION
- EXISTING TREELINE
- EXISTING FENCE
- OH EXISTING OVERHEAD WIRE
- G APPROXIMATE UNDERGROUND GAS LINE
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- E APPROXIMATE UNDERGROUND ELECTRIC LINE
- S APPROXIMATE UNDERGROUND SANITARY LINE
- APPROXIMATE UNDERGROUND DRAINAGE LINE
- EXISTING STEEP SLOPES 14-20%
- EXISTING STEEP SLOPES 20%+
- GwB EXISTING SOIL LABEL
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- (E) ELECTRIC MANHOLE
- (W) WATER MANHOLE
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- GM GAS METER
- WM WATER METER
- TSB TRAFFIC SIGNAL BOX
- EV ELECTRIC VAULT
- EM ELECTRIC METER
- GV GAS VALVE
- WV WATER VALVE
- CO CLEAN OUT
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- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- NAIL FOUND
- STONE FOUND
- BENCHMARK
- (SP) STATE PLANE
- (D) DEED
- T.P. #1 INFILTRATION TEST PIT LOCATION

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

CLIENT DATA

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MARYLAND LICENSE No. 29513
NEW JERSEY LICENSE No. 24GE04520400
VIRGINIA LICENSE No. 0402 047725
FLORIDA LICENSE No. 75184
NEW YORK LICENSE No. 093607-1

PROJECT LOCATION

FINAL PLAN FOR
MINOR SUBDIVISION
3 MEADOWCREST ROAD
RADNOR TOWNSHIP
DELAWARE COUNTY
PENNSYLVANIA
PREPARED FOR:
JAMES SLATTERY

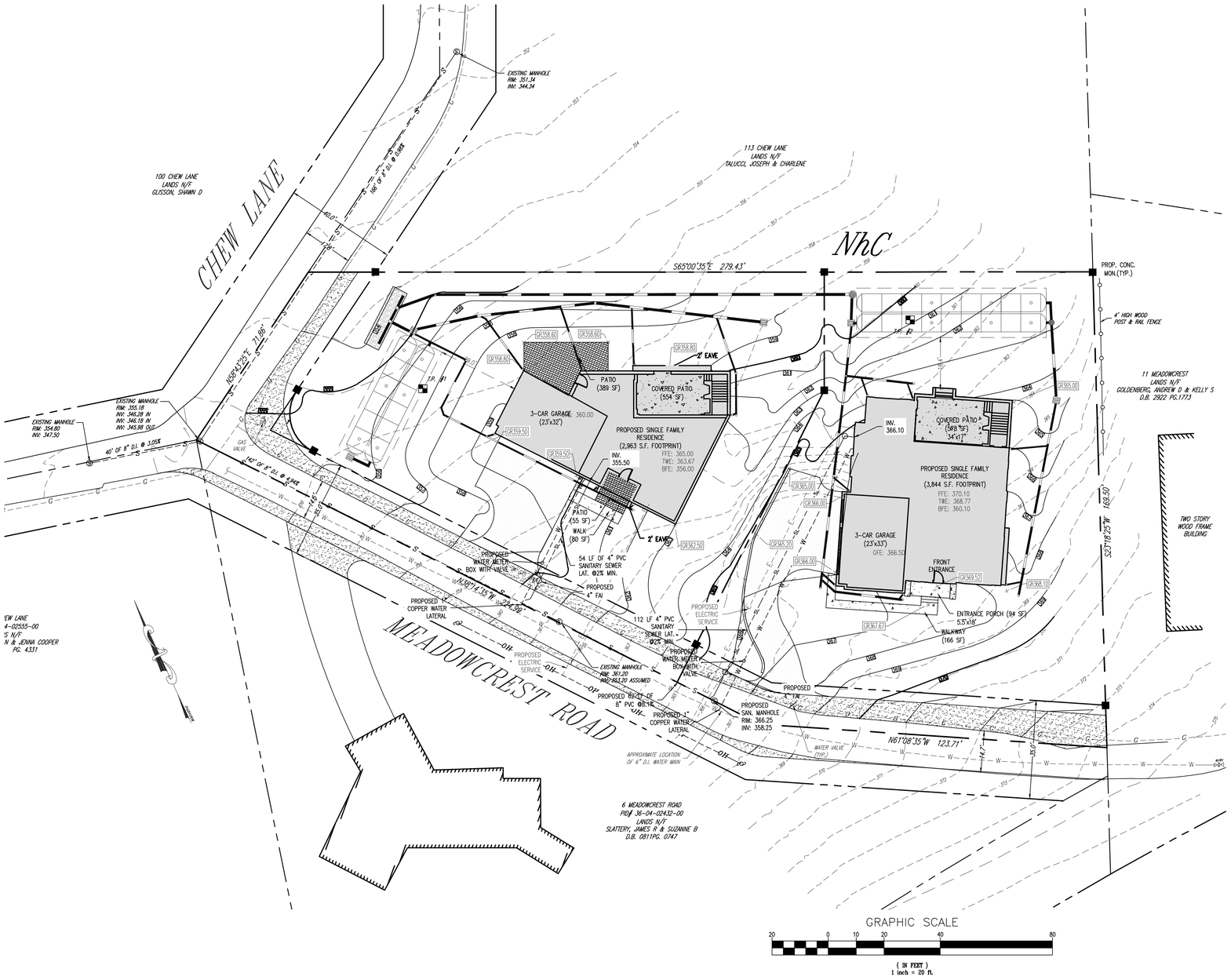
TITLE

AERIAL PLAN

PROJ. #	23-0399	DATE	10/9/2024
CAD ID.	23-0399	DRN BY	DB
SCALE	AS NOTED	CHK BY	JBA

SHEET 3 OF 11

REVISION 7



UTILITY NOTES

GENERAL NOTES

1. COORDINATE LOCATIONS AND TIE–IN POINTS OF PROPOSED MECHANICAL AND ELECTRICAL SYSTEMS WITH THE APPROPRIATE CONSULTANTS PLANS, AND / OR THE APPROPRIATE GOVERNMENTAL AGENCY HAVING JURISDICTION AT THE TIME OF CONSTRUCTION.
2. ALL TRENCHES SHALL BE SHORED IN ACCORDANCE WITH OSHA STANDARDS.
3. GAS LINE SIZE AND FINAL LOCATION TO BE DESIGNED BY PECO. THE DEVELOPER/OWNER SHALL PROVIDE THESE PLANS TO PECO APPROXIMATELY EIGHT (8) WEEKS BEFORE CONSTRUCTION.

UTILITY LINE TRENCH EXCAVATION NOTES:

1. LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
2. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
3. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
4. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
5. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS. WATER REMOVED SHALL BE PUMPED THROUGH A FILTRATION DEVICE.
6. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED.

SANITARY SEWER NOTES

1. THE PROPOSED SANITARY SEWER PIPES WILL BE IN COMPLIANCE WITH THE RADNOR TOWNSHIP STANDARD CONSTRUCTION DETAILS.
2. ALL SANITARY SYSTEM MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REGULATIONS OF THE RADNOR TOWNSHIP.
3. ALL PROPOSED SANITARY SEWER SERVICES SHALL BE COORDINATED WITH THE MECHANICAL/PLUMBING CONSTRUCTION DOCUMENTS.
4. SANITARY SEWER LINES AND STORM SEWER CROSSINGS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF EIGHTEEN (18) INCHES OR A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET. IF 18" VERTICAL CLEARANCE CANNOT BE MAINTAINED, THE SANITARY SEWER OR SEWER LATERAL SHALL BE CONCRETE ENCASED, IN ACCORDANCE WITH PA D.E.P. REQUIREMENTS.
5. ALL SANITARY LATERALS TO HOMES SHALL HAVE A 2% MINIMUM SLOPE.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE THE MINIMUM VERTICAL AND HORIZONTAL CLEARANCES REQUIRED FOR EACH UTILITY CROSSING THE SANITARY SEWER, AND ENSURING THAT THE MINIMUM CLEARANCES AS STATED ABOVE ARE PROVIDED.
7. ALL UTILITIES (INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRIC, PHONE, ETC.) SHALL HAVE A MINIMUM 18 INCHES OF VERTICAL CLEARANCE AND 10 FEET OF HORIZONTAL CLEARANCE WITH THE SANITARY LINES, OR WHATEVER IS REQUIRED BY THE INDIVIDUAL UTILITY, WHICHEVER IS GREATER. SANITARY LINES SHALL BE LOCATED BELOW WATER LINES. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE THE MINIMUM VERTICAL AND HORIZONTAL CLEARANCES REQUIRED FOR EACH UTILITY CROSSING THE SANITARY SEWER, AND ENSURING THAT THE MINIMUM CLEARANCES AS STATED ABOVE ARE PROVIDED. THIS REQUIREMENT APPLIES TO ALL EXISTING AND PROPOSED UTILITIES.

WATER GENERAL NOTES:

1. ALL WATER FACILITIES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE LOCAL WATER AUTHORITY STANDARD SPECIFICATIONS.
2. A MINIMUM OF FOUR (4) FEET OF COVER SHALL BE PROVIDED OVER ALL WATER LINES.
3. A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED WHERE A WATER MAIN CROSSES ANOTHER UTILITY. WATER MAINS SHALL NOT BE LAID UNDER SANITARY SEWER MAINS.

GRADING AND DRAINAGE NOTES

1. THE PROPOSED FINISHED GRADING SHOWN ON THIS PLAN HAS BEEN USED TO DESIGN THE STORMWATER MANAGEMENT FACILITIES. THE CONTRACTOR SHALL COMPLY WITH THE GENERAL GRADING SCHEME INDICATED UNLESS OTHERWISE APPROVED BY THE TOWNSHIP ENGINEER.
2. INLETS SHALL BE PENNDOT TYPE M. OR TYPE C. INLETS EXCEEDING 5 FT. IN DEPTH SHALL BE EQUIPPED WITH STEPS IN ACCORDANCE WITH PENNDOT PUB. 408.
3. CONTRACTOR SHALL NOT ENCROACH ONTO ADJOINING PROPERTIES UNLESS A TEMPORARY CONSTRUCTION EASEMENT HAS BEEN GRANTED BY THE ADJOINING PROPERTY OWNER. CONTRACTOR SHALL HAVE PROPERTY LINES CLEARLY MARKED AND SHALL CONSTRUCT SUCH BARRIERS WHICH ARE NECESSARY TO PREVENT ENCROACHMENT ONTO ADJOINING PROPERTIES.
4. NO EXCAVATION OR FILL ON LOTS SHALL BE MADE WITH A FACE STEEPER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL (3:1).
5. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
6. RAINWATER CONDUCTORS (RWC) SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) FOR PIPING BEYOND PLUMBING CONTRACTOR'S LIMIT OF WORK.

LEGEND & ABBREVIATIONS

- CENTERLINE OF ROAD
- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- EXISTING FENCE
- PROPOSED FENCE
- BUILDING SETBACK LINE
- 95 EXISTING CONTOURS
- 295.60 EXISTING SPOT ELEVATION
- 100 PROP. CONTOURS
- [99]
- 295.60 PROP. SPOT ELEVATION
- EXISTING TREELINE
- OH EXISTING OVERHEAD WIRE
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- E EXISTING ELECTRIC LINE
- E PROPOSED ELECTRIC LINE
- S EXISTING SANITARY LINE
- S PROPOSED SANITARY LINE
- EXISTING STORM SEWER LINE
- PROP. STORM SEWER LINE
- PROPOSED YARD DRAIN
- T.P. #1 INFILTRATION TEST PIT LOCATION
- PROPOSED BUILDING
- 4 CONCRETE
- DECIDUOUS TREE
- CONIFEROUS TREE

CLIENT DATA

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Phone: 215-362-2600, Fax: 215-362-8400
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Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

REVISIONS

NO	BY	DESCRIPTION	DATE
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FLORIDA LICENSE No. 75184
NORTH CAROLINA LICENSE No. 039667-1

PROJECT LOCATION

FINAL PLAN FOR
MINOR SUBDIVISION
3 MEADOWCREST ROAD
RADNOR TOWNSHIP
DELAWARE COUNTY
PENNSYLVANIA
PREPARED FOR:
JAMES SLATTERY

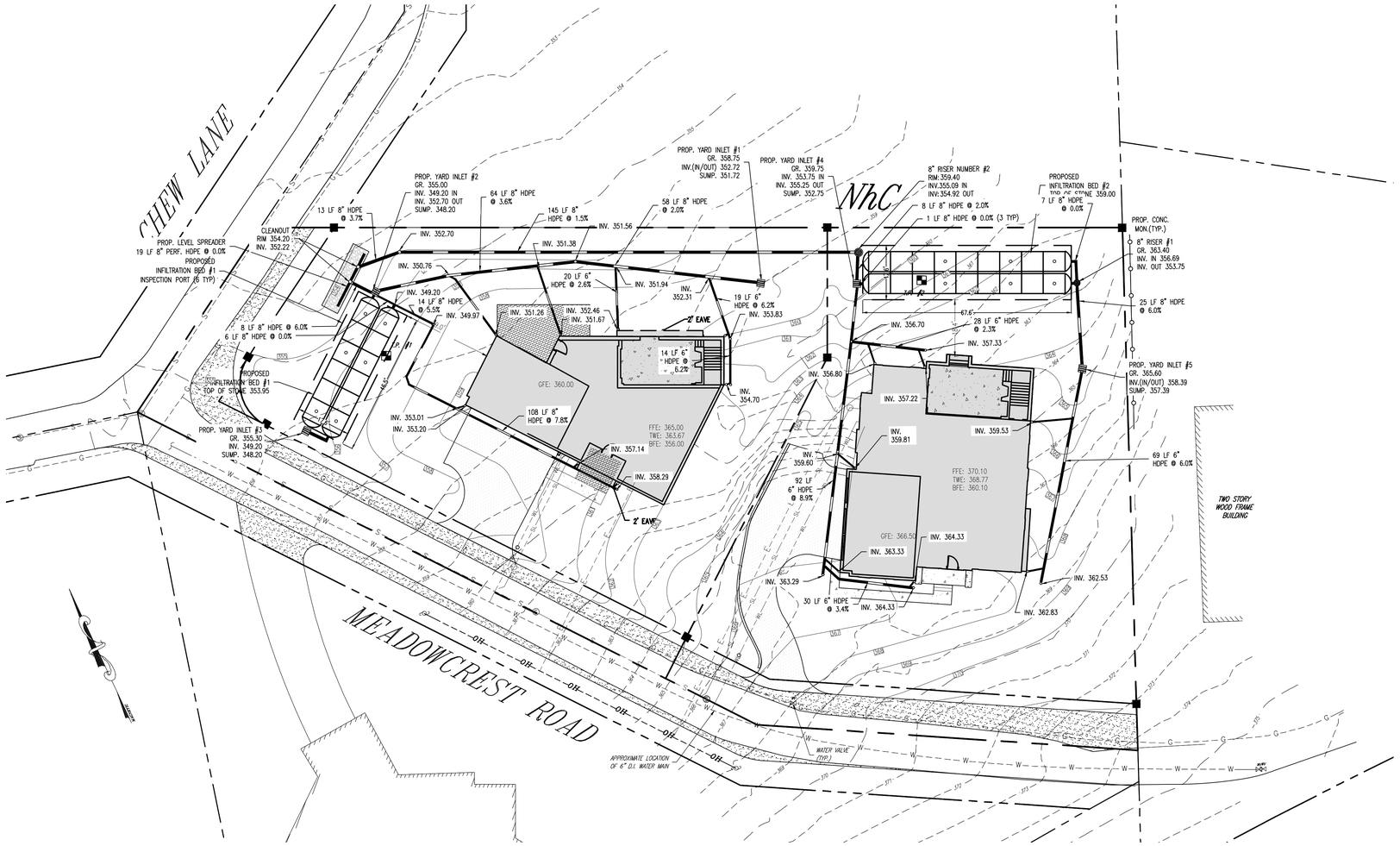
TITLE

GRADING & UTILITY PLAN

PROJ. #	23-0399	DATE	10/9/2024
CAD ID.	23-0399	DRN BY	DB
SCALE	AS NOTED	CHK BY	JBA

SHEET 4 OF 11

REVISION 7



UTILITY NOTES

GENERAL NOTES

1. COORDINATE LOCATIONS AND TIE-IN POINTS OF PROPOSED MECHANICAL AND ELECTRICAL SYSTEMS WITH THE APPROPRIATE CONSULTANTS PLANS, AND / OR THE APPROPRIATE GOVERNMENTAL AGENCY HAVING JURISDICTION AT THE TIME OF CONSTRUCTION.
2. ALL TRENCHES SHALL BE SHORED IN ACCORDANCE WITH OSHA STANDARDS.
3. GAS LINE SIZE AND FINAL LOCATION TO BE DESIGNED BY PECO. THE DEVELOPER/OWNER SHALL PROVIDE THESE PLANS TO PECO APPROXIMATELY EIGHT (8) WEEKS BEFORE CONSTRUCTION.

UTILITY LINE TRENCH EXCAVATION NOTES:

1. LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
2. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
3. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
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5. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS. WATER REMOVED SHALL BE PUMPED THROUGH A FILTRATION DEVICE.
6. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED.

SANITARY SEWER NOTES

1. SANITARY SEWER LINES SHALL BE SCH 40 PVC.
2. ALL SANITARY SYSTEM MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REGULATIONS OF THE LOCAL MUNICIPAL AUTHORITY.
3. ALL PROPOSED SANITARY SEWER SERVICES SHALL BE COORDINATED WITH THE MECHANICAL/PLUMBING CONSTRUCTION DOCUMENTS.
4. SANITARY SEWER LINES AND STORM SEWER CROSSINGS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF EIGHTEEN (18) INCHES OR A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET. IF 18" VERTICAL CLEARANCE CANNOT BE MAINTAINED, THE SANITARY SEWER OR SEWER LATERAL SHALL BE CONCRETE ENCASED, IN ACCORDANCE WITH PA D.E.P. REQUIREMENTS.
5. ALL SANITARY LATERALS TO HOMES SHALL HAVE A 2% MINIMUM SLOPE.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE THE MINIMUM VERTICAL AND HORIZONTAL CLEARANCES REQUIRED FOR EACH UTILITY CROSSING THE SANITARY SEWER, AND ENSURING THAT THE MINIMUM CLEARANCES AS STATED ABOVE ARE PROVIDED.
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GRADING AND DRAINAGE NOTES

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3. CONTRACTOR SHALL NOT ENCROACH ONTO ADJOINING PROPERTIES UNLESS A TEMPORARY CONSTRUCTION EASEMENT HAS BEEN GRANTED BY THE ADJOINING PROPERTY OWNER. CONTRACTOR SHALL HAVE PROPERTY LINES CLEARLY MARKED AND SHALL CONSTRUCT SUCH BARRIERS WHICH ARE NECESSARY TO PREVENT ENCROACHMENT ONTO ADJOINING PROPERTIES.
4. NO EXCAVATION OR FILL ON LOTS SHALL BE MADE WITH A FACE STEEPER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL (3:1).
5. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
6. RAINWATER CONDUCTORS (RWC) SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) FOR PIPING BEYOND PLUMBING CONTRACTOR'S LIMIT OF WORK.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- PROPOSED BOUNDARY LINE
- Ex. Fenceline
- G Ex. Gasline G
- W Ex. Waterline W
- C Ex. Cable line C
- E Ex. Electric line E
- S Ex. Sanitary Sewer Line S
- Right-of-Way Line
- 123 Existing Contour
- OH Overhead Wires OH
- Existing Manhole
- Hydrant
- Utility Pole
- Utility Valve
- Sign
- W PROP. WATERLINE W
- SL PROP. SANITARY SEWER GRAVITY LINE SL
- PROP. STORM SEWER LINE
- 123 PROP. CONTOUR

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600, Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-6200
Pocono Region 570-839-1770

REVISIONS

NO	BY	DESCRIPTION	DATE
1	ESR	REVISED PER TOWNSHIP COMMENTS	12-13-24
2	RTH	REVISED TO ADD AERIAL PLAN	1-9-25
3	DB	REVISED PER TOWNSHIP COMMENTS	4-11-25
4	DB	REVISED PER PLANNING COMMISSION COMMENTS	7-2-25
5	ESR	REVISED PR. WATER AND EX. SEWER	7-16-25
6	DB	REVISED LOT LCONFIGURATION	09-15-25
7	DB	REVISED DWELLING SIZES	12-04-25

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925 Irwin Run Road
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15122 - 1079

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MARYLAND LICENSE No: 29313
NEW JERSEY LICENSE No: 24GE04524400
VIRGINIA LICENSE No. 0402 045725
FLORIDA LICENSE No. 75184
NEW YORK LICENSE No. 093667-1

PROJECT LOCATION

FINAL PLAN FOR
MINOR SUBDIVISION
3 MEADOWCREST ROAD
RADNOR TOWNSHIP
DELAWARE COUNTY
PENNSYLVANIA
PREPARED FOR:
JAMES SLATTERY

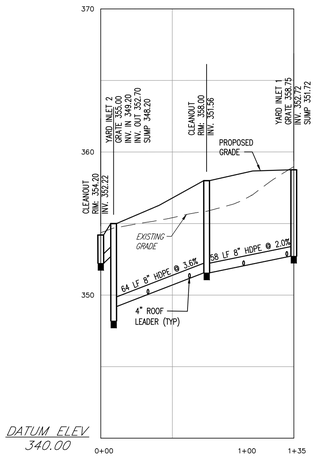
TITLE

STORMWATER PLAN

PROJ. #	23-0399	DATE	10/9/2024
CAD ID.	23-0399	DRN BY	DB
SCALE	AS NOTED	CHK BY	JBA

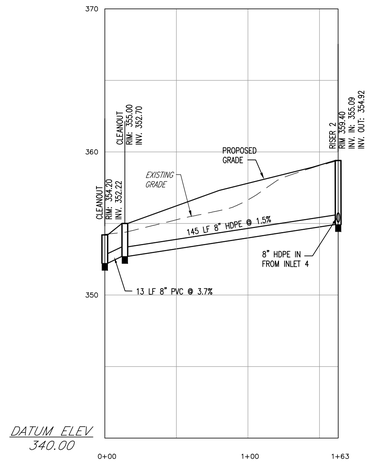
SHEET 5 OF 11

REVISION 7



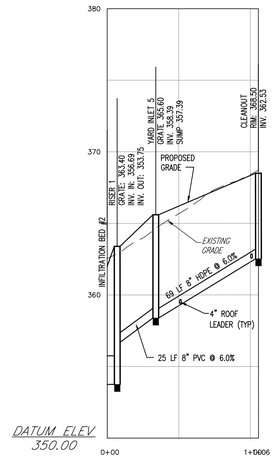
SPREADER CLEANOUT TO INLET 1

STATION 0+00.00 TO 1+34.89



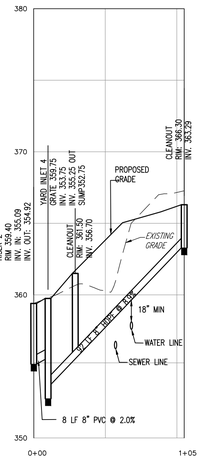
SPREADER CLEANOUT TO RISER 2

STATION 0+00.00 TO 1+63.05



UG2 TO CLEANOUT

STATION 0+00.00 TO 1+05.68

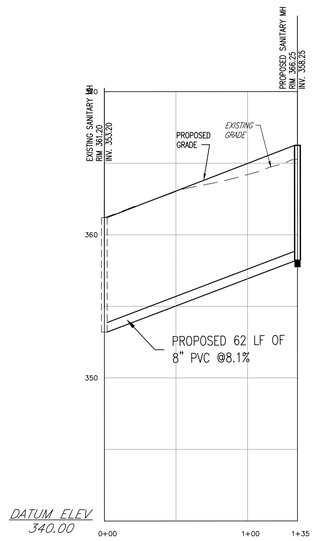


RISER 2 TO CLEANOUT

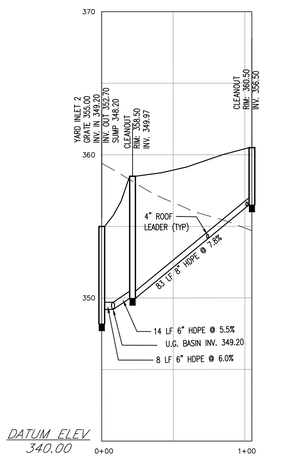
STATION 0+00.00 TO 1+05.13

STORM PROFILES

SCALE HORIZ: 1"=50'
VERT: 1"=5'

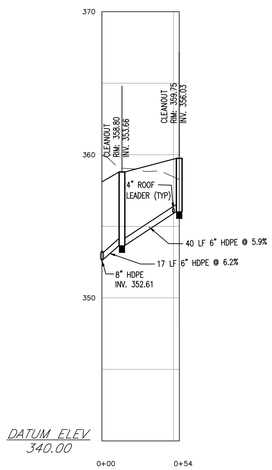


PROPOSED SANITARY MAIN
STATION 0+00.00 TO 0+62



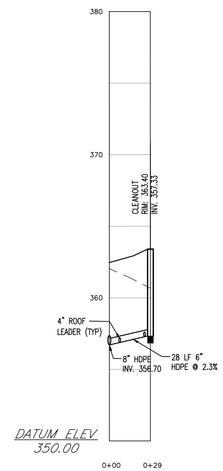
INLET 2 TO CLEANOUT

STATION 0+00.00 TO 1+04.90



LOT 1 ROOF COLLECTION EAST

STATION 0+00.00 TO 0+54.02



LOT 2 ROOF COLLECTION NORTH

STATION 0+00.00 TO 0+28.71

STORM PROFILES

SCALE HORIZ: 1"=50'
VERT: 1"=5'

SANITARY PROFILE

SCALE HORIZ: 1"=50'
VERT: 1"=5'

CLIENT DATA

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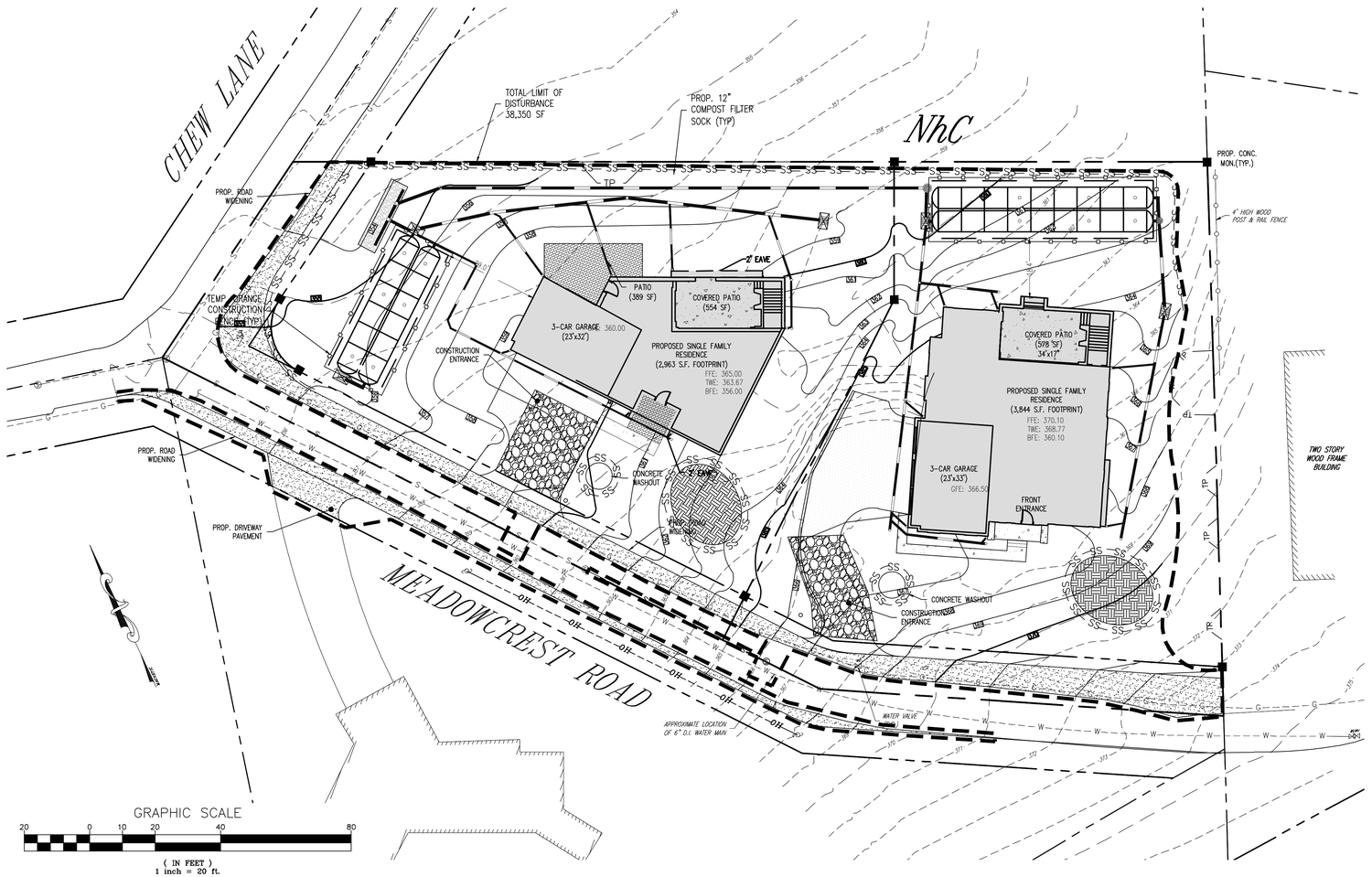
TITLE

UTILITY PROFILES

PROJ. #	23-0399	DATE	10/9/2024
CAD ID.	23-0399	DRN BY	DB
SCALE	AS NOTED	CHK BY	JBA

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REVISION 7



EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. ANY CHANGES SHALL BE APPROVED PRIOR TO IMPLEMENTATION. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS AND THE E&S PLAN PREPARER FOR A PRE-CONSTRUCITON MEETING..
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
5. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
6. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
7. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
8. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE APPROVAL AGENCY.
9. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
10. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
11. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
12. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
13. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
14. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE IMMEDIATELY RETURNED TO THE CONSTRUCTION SITE AND DISPOSED OF IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
15. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
16. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES -- 6 TO 12 INCHES ON COMPACTED SOILS -- PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
17. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES
18. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
19. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
20. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
21. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
22. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
23. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
24. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
25. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
26. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE REGULATORY AGENCY.
27. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE TOWNSHIP REPRESENTATIVE FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
28. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
29. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE APPROVING AGENCY TO SCHEDULE A FINAL INSPECTION.
30. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
31. CONTRACTOR SHALL COORDINATE ANY CHANGE OF WASHOUT LOCATION WITH TOWNSHIP.
32. SEDIMENT FROM E&S BMP SHALL BE PLACED IN LANDSCAPED AREA THAT ARE NOT BMP'S AND STABILIZED WITH SEED AND MULCH IMMEDIATELY. IF PLACED ON SLOPES GREATER THAN 3:1, APPLY EROSION CONTROL MATTING OR HYDRO SEED.

E&S CONTROL PLAN DESIGN NOTES

THE E&S PLAN HAS BEEN DESIGNED TO ACHIEVE THE FOLLOWING:
1. MINIMIZE THE EXTENT AND THE DURATION OF THE DURATION OF EARTH DISTURBANCE
2. MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION
3. MINIMIZE SOIL COMPACTION
4. UTILIZE CONTROL MEASURES THAT PREVENT OR MINIMIZE THE GENERATION OF INCREASED STORMWATER RUNOFF

TEMPORARY STABILIZATION & PERMANENT STABILIZATION

1. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
2. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
3. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGARDING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED. E&SPCPM P168
4. SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLNADS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.

TEMPORARY SEEDING SPECIFICATIONS

ALL DISTURBED EARTH SURFACES OR TOPSOIL SHALL BE STABILIZED AND SEEDED WITH A CONTRACTOR'S MIX IN ACCORDANCE WITH PADEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL MARCH 2012, CURRENT EDITION, AS FOLLOWS:

MIXTURE 1- ANNUAL RYEGRASS, SPREAD AT A SEEDING RATE OF 10 LB. PER 1,000 SQ. YDS.
MIXTURE 2- PERENNIAL RYEGRASS SPREAD AT A SEEDING RATE OF 15 LBS PER 1,000 SQ. YDS.

OTHER MIXTURES PER TABLE 11.4 MAY BE USED WITH CONSERVATION DISTRICT APPROVAL

LIME AND FERTILIZER AND MULCH SPECIFICATIONS
TEMPORARY SEEDING -
- LIME 2000 LB PER ACRE
- FERTILIZER 10-10-10 500 LB PER ACRE
- MULCH, HAY OR STRAW - 3 TONS PER ACRE (AFTER TEMPORARY SEEDING HAS BEEN PERFORMED)

PERMANENT SEEDING SPECIFICATIONS

IMMEDIATELY UPON FINAL GRADING OF ANY PHASE OR SECTION, TOPSOIL SHALL BE BROUGHT BACK OVER THE DISTURBED AREAS WHICH ARE NOT TO BE PAVED OR BUILT UPON. THIS TOPSOIL SHALL BE SPREAD TO A SMOOTH FINISH GRADE WITH A MINIMUM DEPTH OF SIX (6) INCHES. THE TOPSOIL SHALL THEN BE:

A. RAKED FREE OF STONES;
B. LIMED AND FERTILIZED AS NECESSARY;
C. PLANTED WITH GRASS OR OTHER SPECIFIED SEED, AND
D. MULCHED TO PROTECT THE SEED FROM DRYNESS AND EROSION. (STRAW OR HAY AT 1240 LB. PER 1000 SQ. YDS.)

PERMANENT SEEDING SHALL BE UNDERTAKEN IN ACCORDANCE WITH PADEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL MARCH 2012, CURRENT EDITION, AS FOLLOWS:

MIXTURE 2- PRIMARILY KENTUCKY BLUEGRASS, SPREAD AT A SEEDING RATE OF 25 LB. PER 1000 SQ. YDS.
MIXTURE 6- CROWNVETCH AND ANNUAL RYEGRASS (45% - 55%) SPREAD AT A RATE OF 20 LB. PER 1000 SQ. YDS. ON ALL SLOPES 2 HORIZONTAL TO 1 VERTICAL OR STEEPER.

OTHER MIXTURES PER TABLE 11.4 MAY BE USED WITH CONSERVATION DISTRICT APPROVAL

NOTE: SLURRY APPLICATIONS MUST INCLUDE A STRAW MULCH BINDER AT A RATE OF 3.0 TONS PER ACRE.
LIME AND FERTILIZER SPECIFICATIONS
PERMANENT SEEDING -
-PULVERIZED AGR. LIMESTONE- 410 LBS. PER 1,000 S.Y.
-10-10-20 ANALYSIS COMMERCIAL- 140 LBS. PER 1,000 S.Y.
MULCHED TO PROTECT THE SEED FROM DRYNESS AND EROSION. (STRAW OR HAY AT 1240 LB. PER 1000 SQ. YDS.)

SEQUENCE OF CONSTRUCTION

NOTES:

A. CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH RADNOR TOWNSHIP, PROPERTY OWNER AND/OR DEVELOPMENT REPRESENTATIVE, DESIGN ENGINEER, AND CONSTRUCTION REVIEW PROFESSIONALS.

B. THE CONTRACTOR IS ADVISED TO FULLY REVIEW THE SEQUENCE OF CONSTRUCTION AND ENSURE PROPER SEQUENCING CAN BE MAINTAINED WITH THE ANTICIPATED CONTRACTOR WORK METHODS. SHOULD THE CONTRACTOR FEEL THAT MODIFICATIONS ARE DESIRED, HE SHALL PROMDE THE MODIFIED SEQUENCE IN WRITING FOR APPROVAL.

C. TO PREVENT SOIL COMPACTION, CONTRACTOR TO ENSURE THAT CONSTRUCTION EQUIPMENT DOES NOT TRAVEL OVER THE AREAS OF THE PROPOSED INFILTRATION BED. ORANGE CONSTRUCTION FENCING SHALL BE INSTALLED AROUND THE AREA OF THE INFILTRATION BASINS FOR BOTH LOTS 1 AND 2 TO PREVENT CONSTRUCTION VEHICLES FROM COMPACTING THE AREA.

1. INITIATE THE START OF CONSTRUCTION BY INSTALLING TREE PROTECTION FENCING, TEMPORARY CONSTRUCTION FENCING, SILT SOXX, AND CONSTRUCTION ENTRANCE.
2. CONTRACTOR SHALL COMMENCE BUILDING DEMOLITION, CLEARING THE VEGETATION FOR THE SITE, AND STRIPPING THE TOPSOIL. CONTRACTOR TO STOCKPILE TOPSOIL AND INSTALL THE ASSOCIATED SILT SOXX. CONTRACTOR TO STABILIZE THE STOCKPILE WITH TEMPORARY SEEDING AS DIRECTED IN FERTILIZATION OF ALL BMPS SHALL BE COMPLETED BEFORE ANY MASS GRADING TO THE SITE OCCURS.
3. CONTRACTOR CAN BEGIN GRADING FOR THE BUILDING CONSTRUCTION. CONTINUE GRADING THE SITE TO NEAR FINAL GRADE.
4. UPON COMPLETION OF THE FOUNDATION, CONSTRUCTION OF THE BUILDING CAN COMMENCE AND CONTINUE TO COMPLETION.
5. INSTALL DRAINAGE PIPE OUTLINED ON THE PLAN. ALL PIPING SHALL BE INSTALLED FROM THE LOWEST INVERT ELEVATION AND PROGRESS UPSLOPE. INSTALL INLET PROTECTION IMMEDIATELY ON ALL INLETS. ADS FLEXSTORM INLET FILTERS SHOULD BE ADDED TO THE YARD DRAINS. INFILTRATION BASINS SHALL BE INSTALLED PRIOR TO THE COMPLETION OF THE ROOF LEADERS. SEE SPECIFIC SEQUENCE OF CONSTRUCTION FOR THE INFILTRATION BASIN INSTALLATION. ONCE THE ROOF LEADERS ARE ADDED TO THE STRUCTURES, THEY SHALL DISCHARGE DIRECTLY TO THE PIPING/DETENTION BED. SEE DETAIL FOR INFILTRATION BED CONSTRUCTION. ALL INLETS SHALL BE COVERED WITH PLYWOOD UNTIL THE SITE REACHES FINAL STABILIZATION. SEDIMENTATION IS NOT TO ENTER THE DETENTION BASIN.
6. INSTALL WATER, SEWER, ELECTRIC AND GAS UTILITIES. INSTALLATIONS SHALL BE COMPLETED FROM THE LOWEST INVERT UPSLOPE.
7. FINISH GRADING SITE TO SUBGRADE. AT THIS POINT ALL RUNOFF SHOULD BE DIRECTED TO INLETS.
8. UPON COMPLETION OF THE BUILDING, THE CONTRACTOR WILL INSTALL THE ROAD WIDENING, REMAINING DRIVEWAY, CONCRETE AREAS, AND RE-DRESS THE EXISTING DRIVEWAY.
9. FINAL SEED DISTURBED AREAS.
10. ONCE THE SITE HAS BEEN STABILIZED AND APPROVED BY THE TOWNSHIP, EROSION AND SEDIMENT CONTROLS CAN BE REMOVED. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS, ETC.
11. UPON ACHIEVEMENT OF FINAL STABILIZATION, CONTRACTOR SHALL COORDINATE A FINAL INSPECTION WITH THE APPROVING AGENCY.

SUBSURFACE DETENTION BASIN CONSTRUCTION SEQUENCE

1. INSTALL AND MAINTAIN ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES (AS PER THE PA E&SPC PROGRAM MANUAL) DURING CONSTRUCTION. UNFILTERED RUNOFF SHALL NOT BE PERMITTED TO ENTER THE BASIN UNTIL SUCH TIME AS THE ENTIRE CONTRIBUTORY DRAINAGE AREA HAS ACHIEVED FINAL STABILIZATION PER DEP STANDARDS.
2. EXCAVATE BASIN. INSTALL NON-WOVEN PERMEABLE GEOTEXTILE FABRIC IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION STANDARDS AND SPECIFICATIONS. LINER AND BASE AGGREGATE SHOULD BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION AND INSTALLATION OF STRUCTURES.
3. PLACE GEOTEXTILE FABRIC ON BASE AGGREGATE, THEN INSTALL STORMWATER CHAMBER STORAGE SYSTEM. ENSURE ENTIRE CHAMBER SYSTEM IS WRAPPED BY GEOTEXTILE PRIOR TO PLACING BACKFILL.
4. INSTALL DOWNSTREAM CONTROL STRUCTURES, PIPING, AND ALL OTHER NECESSARY STORMWATER STRUCTURES INCIDENTAL TO THE BASIN. ALL PIPE, STRUCTURE AND BASIN JOINTS SHALL BE WATERTIGHT.
5. UPON APPROVAL OF THE BASIN INSTALLATION, THE DETENTION SYSTEM CAN BE BACKFILLED. CLEAN-WASHED, UNIFORMLY GRADED AGGREGATE BACKFILL SHOULD BE PLACED, TO THE WIDTH AND DEPTH INDICATED, IN MAXIMUM 8-INCH LIFTS. EACH LAYER SHOULD BE LIGHTLY COMPACTED.
6. APPROVED BACKFILL SHOULD BE PLACED OVER BASIN IN MAXIMUM 6-INCH LIFTS TO ACHIEVE FINAL SITE GRADES.
7. DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

PCSM BMP OPERATIONS AND MAINTENANCE REQUIREMENTS

BMP TYPE: SUBSURFACE INFILTRATION BASIN (LOTS 1 AND 2) AND LEVEL SPREADER (LOT 1)

APPLIED AREAS: THIS BMP APPLIES TO SUBSURFACE INFILTRATION BASINS LOTS 1 AND 2, AND THE ASSOCIATED DISCHARGE LEVEL SPREADER ON LOT 1.

EQUIPMENT: VISUAL INSPECTION, VAC TRUCK AS NEEDED

RECORD KEEPING: THE HOMEOWNER SHOULD KEEP LOGS OF WHEN THE FACILITY IS CLEANED AND FILE THE RECEIPTS OR LOGS FOR THEIR RECORDS SHOULD THE MUNICIPALITY OR PADEP REQUIRE DOCUMENTATION OF THE BMP IMPLEMENTATION.

RESPONSIBLE PARTY: THE OWNER, OR AUTHORIZED OWNER REPRESENTATIVE, IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF BMP'S ONCE CONSTRUCTION IS COMPLETED.

VISUAL INSPECTION
THE SUBSURFACE BASINS AND LEVEL SPREADER SHALL BE INSPECTED AT THE END OF THE WINTER SEASON, AT LEAST ONCE EVERY SIX MONTHS, AND 72 HOURS AFTER A RAINFALL EVENT GENERATING MORE THAN 0.8-INCHES TO ENSURE THAT THE BASIN HAS DRAINED. SHOULD THE VISUAL INSPECTION REVEAL THAT THERE IS PONDED WATER, OR THERE HAVE BEEN CONTINUOUS RAIN EVENTS, ALLOW AN ADDITIONAL 24 HOURS FOR DRAWDOWN.
THE BASIN SHALL BE INSPECTED AT THE OUTLET STRUCTURE, MAINTENANCE RISERS/INSPECTION PORTS AND UNDERDRAIN CLEANOUTS. THE BASIN OUTFALL LEVEL SPREADER SHALL BE INSPECTED FOR EROSION AT THE DISCHARGE POINT OR ANY AREA DOWNSTREAM OF THE DISCHARGE.
LOG BOOK ENTRIES SHALL NOTE THE DATE, TIME, APPROXIMATE NUMBERS OF DAYS AFTER A RAINFALL EVENT, AND NAME OF PERSON INSPECTING THE FACILITY. INSPECTIONS DO NOT NEED TO BE COMPLETED BY A PROFESSIONAL AND CAN BE COMPLETED BY ON-SITE STAFF.

BASIN MAINTENANCE
OWNER SHALL FIELD VERIFY DRAW DOWN TIME AFTER EACH MAJOR STORM. SHOULD IT BE DETERMINED THAT THE BASIN IS NOT DRAINING PROPERLY, THEN THE BASIN SHALL BE DRAINED BY USE OF A PUMP AND THE BOTTOM CLEANED WITH A VACUUM TRUCK OR SIMILAR EQUIPMENT. IT IS IMPERATIVE THAT IF THIS OCCURS, THAT A MORE STRINGENT MAINTENANCE REGIME OCCUR IN THE UPSTREAM DRAINAGE AREAS AND BMP'S. IF THE BASIN CONTINUES TO NOT COMPLETELY DRAIN WITHIN 72 HOURS THE REMAINING WATER SHALL BE PUMPED TO A STABLE OUTFALL AND THE BASIN INSPECTED FOR SEDIMENT BUILD-UP. SEDIMENT BUILD-UP AND CLOGS SHALL BE REMOVED IMMEDIATELY. IF THE BASIN CONTINUES TO HOLD WATER FOR GREATER THAN 72 HOURS A PROFESSIONAL ENGINEER AND THE TOWNSHIP SHOULD BE CONSULTED FOR FURTHER INVESTIGATION AND REMEDIATION AS NECESSARY.

LEVEL SPREADER MAINTENANCE
IF ACCELERATED EROSION IS OBSERVED AT THE BASIN DISCHARGE OR ANY DOWNSLOPE AREAS, ENSURE THE LEVEL SPREADER IS INSTALLED TO THE CORRECT DEPTH AND DIMENSIONS. ADDITIONAL ENERGY DISSIPATION PRACTICES MAY NEED TO BE INSTALLED TO PROTECT THE DISCHARGE PATH TO THE STREAM. CONSULT WITH THE TOWNSHIP AND CONSERVATION DISTRICT. THE OWNERS OF LOTS 1 AND 2 SHALL ENTER INTO A SHARED MAINTENANCE AGREEMENT FOR THE DISCHARGE OF LOT 2 ACROSS LOT1 AND THE SHARED DISCHARGES FOR THE BASINS ON LOTS 1 AND 2 THROUGH THE LEVEL SPREADER. THE AGREEMENT SHALL BE REVIEWED AND APPROVED BY THE TOWNSHIP SOLICITOR AS PART OF THE DEVELOPMENT AND OPERATIONS & MAINTENANCE AGREEMENTS.

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS

BASED ON U.S.D.A. - N.R.C.S. SOILS SURVEY (WEBSOILSURVEY.NRCS.USDA.GOV) 10/7/2024
LIMITATIONS FOR SITE DEVELOPMENT

SYMBOL	NAME	SLOPE	CAPABILITY UNIT	LIMITATIONS FOR SITE DEVELOPMENT			
				DEPTH TO SEASONAL HIGH WATER TABLE	DEPTH TO BEDROCK	HAZARD OF EROSION	PERMEABILITY
NhC	NESHAMINY SILT	8-15%	C	>80 INCHES	65-80 INCHES	MEDIUM	MODERATE

LEGEND

- PROPERTY BOUNDARY
- OH — EXISTING OVERHEAD WIRE
- 95 — EXISTING CONTOUR
- 95.8 — EXISTING SPOT ELEVATION
- EXISTING TREE
- RhB — SOIL BOUNDARY /IDENTIFIER
- 100 / 100 — PROPOSED CONTOUR
- PROPOSED STORM PIPE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- CONSTRUCTION ENTRANCE
- TOPSOIL STOCKPILE
- EROSION CONTROL MATTING
- INLET PROTECTION
- TEMPORARY ORANGE CONSTRUCTION FENCE
- SS SS SS SS — COMPOST FILTER SOCK
- TP TP TP — TREE PROTECTION FENCE
- LIMIT OF DISTURBANCE LINE

CLIENT DATA

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Consulting Engineers & Design Services, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-4200
Philadelphia Region 215-362-2600

REVISIONS

NO	BY	DESCRIPTION	DATE
1	EMR	REVISED PER TOWNSHIP COMMENTS	12-13-24
2	RTH	REVISED TO ADD AERIAL PLAN	1-9-25
3	DB	REVISED PER TOWNSHIP COMMENTS	4-11-25
4	DB	REVISED PER PLANNING COMMISSION COMMENTS	7-2-25
5	EMR	REVISED PR. WATER AND EX. SEWER	7-16-25
6	DB	REVISED LOT 1 CONFIGURATION	09-15-25
7	DB	REVISED DWELLING SIZES	12-04-25

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PROJECT LOCATION

FINAL PLAN FOR
MINOR SUBDIVISION
3 MEADOWCREST ROAD
RADNOR TOWNSHIP
DELAWARE COUNTY
PENNSYLVANIA
PREPARED FOR:
JAMES SLATTERY

TITLE

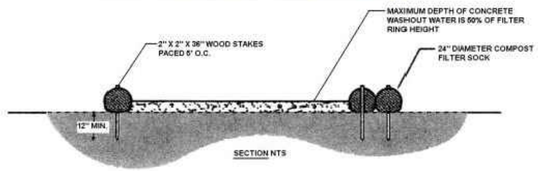
EROSION & SEDIMENTATION CONTROL PLAN

PROJ. #	23-0399	DATE	10/9/2024
CAD ID.	23-0399	DRN BY	DB
SCALE	AS NOTED	CHK BY	JBA

SHEET 7 OF 11

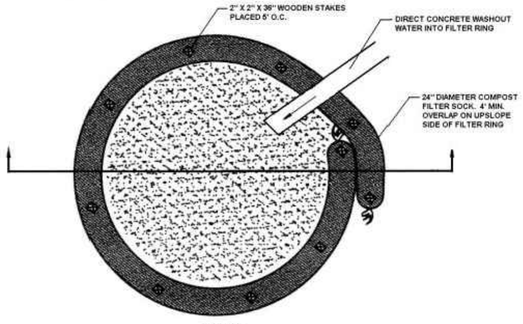
REVISION 7

FIGURE 3.18
Typical Compost Sock Washout Installation



SECTION NTS

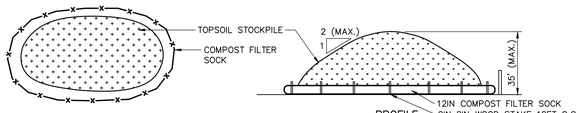
NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.



PLAN NTS

1. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.
2. ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
3. ACCUMULATED MATERIALS HSOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.
4. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

CONCRETE WASHOUT DETAIL



PLAN VIEW

COMPOST FILTER SOCK MUST BE PLACED AROUND THE PERIMETER OF ALL STOCKPILES. IMMEDIATELY APPLY TEMPORARY SEEDING TO ALL STOCKPILES WHICH WILL BE IN PLACE FOR 20 DAYS OR MORE.

PROFILE

TOPSOIL STOCKPILE AREA DETAIL
NOT TO SCALE

TABLE 4.1
Compost Sock Fabric Minimum Specifications

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi-Filament Polypropylene (HDMFPP)
Material Characteristics	Photo-degradable	Photo-degradable	Bio-degradable	Photo-degradable	Photo-degradable
Sock Diameters	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years

Two-ply systems	
Inner Containment Netting	**HDPE biaxial net** **Continuously wound** **Fusion-welded junctures** **3/4" X 3/4" Max. aperture size**
Outer Filtration Mesh	**Composite Polypropylene Fabric (Woven layer and non-woven fleece mechanically fused via needle punch)** **3/16" Max. aperture size**
Sock fabrics composed of burlap may be used on projects lasting 6 months or less.	

Filtrexx & JMD

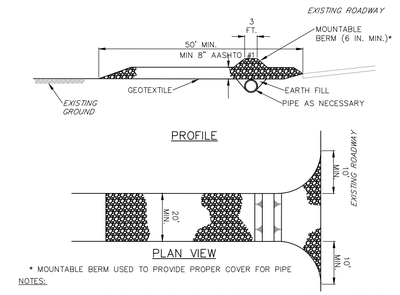
Compost should be a well decomposed, weed-free organic matter derived from agriculture, food, stump grindings, and yard or woodbank organic matter sources. The compost should be aerobically composted. The compost should possess no objectionable odors and should be reasonably free (<1% by dry weight) of man-made foreign matter. The compost product should not resemble the raw material from which it was derived. Wood and bark chips, ground construction debris or reprocessed wood products are not acceptable as the organic component of the mix.

The physical parameters of the compost should comply with the standards in Table 4.2. The standards contained in the PennDOT Publication 408 are an acceptable alternative.

TABLE 4.2
Compost Standards

Organic Matter Content	80% - 100% (dry weight basis)
Organic Portion	Fibrous and elongated
pH	5.5 - 8.0
Moisture Content	35% - 55%
Particle Size	98% pass through 1" screen
Soluble Salt Concentration	5.0 dS/m (mmhos/cm) Maximum

Filtrexx



PLAN VIEW

* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

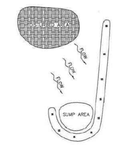
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

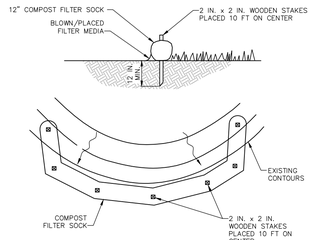
MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE



"J" HOOK PLACEMENT



NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

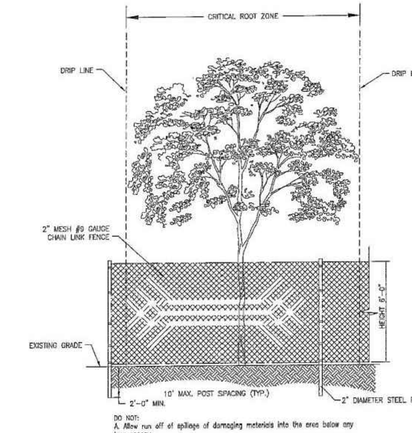
MAINTENANCE ITEMS:

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER REPLACED WITHIN 24 HOURS OF INSPECTION.

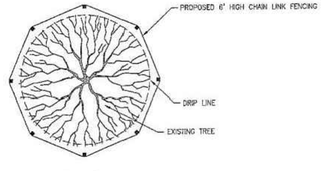
BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

COMPOST FILTER SOCK DETAIL



DO NOT:
A. Allow run off of spillage of damaging materials into the area below any tree canopy.
B. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
C. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the Consulting Arborist.
D. Allow fires under and adjacent to trees.
E. Discharge exhaust into foliage.
F. Secure cable, chain, or rope to trees or shrubs.
G. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the Consulting Arborist.
H. Apply soil sterilants under pavement near existing trees.

TREE PROTECTION DETAIL
NO SCALE



PLAN VIEW

TREE PROTECTION SPECIFICATIONS

I. A 4" layer of coarse mulch or woodchips is to be placed beneath the dripline of the protected trees. Mulch is to be kept 12" from the trunk.

II. A protective barrier of 6' chain link fencing shall be installed around the dripline of protected tree(s). The fencing can be moved within the dripline if authorized by the Consulting Arborist but not closer than 2' from the trunk of any tree. Fence posts shall be 2.0" in diameter and are to be driven 2' into the ground. The distance between posts shall not be more than 10'. This enclosed area is the Tree Protection Zone (TPZ).

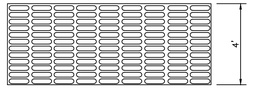
III. Movable barriers of chain link fencing secured to pavement blocks can be substituted for "fixed" fencing if the Consulting Arborist agrees that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization form the Consulting Arborist.

IV. Where the Consulting Arborist has determined that tree protection fencing will interfere with the safety of work crews, Tree Wrap may be used as an alternative form of tree protection. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the Consulting Arborist. Straw waddle may also be used as a trunk wrap by coiling the waddle around the trunk up to a minimum height of six feet from grade. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the straw waddle.

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jhtrees@verizon.net
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NOTES:

1.) POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME THE FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWN CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION.

2.) POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE A 6 FOOT POST SHOULD BE AT LEAST 2 FEET IN THE GROUND.

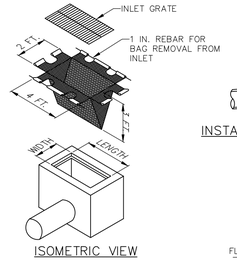
3.) SPACE POSTS EVERY 6 TO 8 FEET.

4.) SECURE FENCING TO POSTS WITH NYLON CABLE TIES, WOOD STRIPS MAY ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

5.) FENCE SHALL BE SET A MINIMUM OF 1' OFF STEEP SLOPES

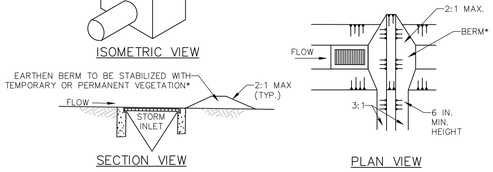
6.) THE FENCE MATERIAL SHALL BE ORANGE IN COLOR.

VISI CONSTRUCTION FENCE DETAIL
N.T.S.



INSTALLATION DETAIL

ISOMETRIC VIEW



SECTION VIEW PLAN VIEW

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 NOT WITHIN THE PUBLIC RIGHT-OF-WAY.

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. BERMS SHALL NOT BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY.

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.

THE FILTER BAGS REQUIRED FOR THE PROPOSED INLETS SHALL BE FLEXSTORM PURE AS PROVIDED BY ADVANCED DRAINAGE SOLUTIONS.

* BERMS SHALL NOT BE PLACED WITHIN THE PUBLIC RIGHT-OF-WAY.

STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET
NOT TO SCALE

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONENET.COM

Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

REVISIONS

NO	BY	DESCRIPTION	DATE
1	EMR	REVISED PER TOWNSHIP COMMENTS	12-13-24
2	RTH	REVISED TO ADD AERIAL PLAN	1-9-25
3	DB	REVISED PER TOWNSHIP COMMENTS	4-11-25
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6	DB	REVISED LOT 1 CONFIGURATION	09-15-25
7	DB	REVISED DWELLING SIZES	12-04-25

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania 15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776

J.B. ANDERSON
PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA LICENSE No. PE 18483
PENNSYLVANIA LICENSE No. PE 085336
MARYLAND LICENSE No. 29313
NEW JERSEY LICENSE No. 24GE04520400
VIRGINIA LICENSE No. 0402 045725
FLORIDA LICENSE No. 75154
NEW YORK LICENSE No. 093667-1

PROJECT LOCATION

FINAL PLAN FOR
MINOR SUBDIVISION
3 MEADOWCREST ROAD
RADNOR TOWNSHIP
DELAWARE COUNTY
PENNSYLVANIA
PREPARED FOR:
JAMES SLATTERY

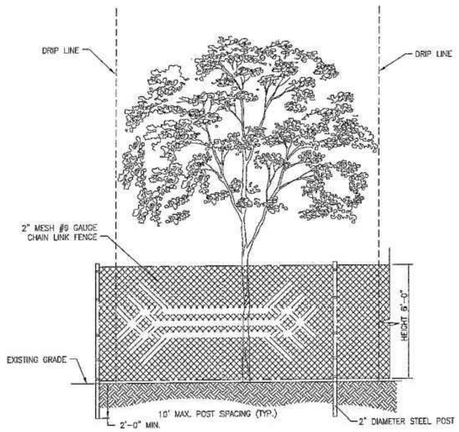
TITLE

EROSION & SEDIMENTATION CONTROL DETAILS

PROJ. #	23-0399	DATE	10/9/2024
CAD ID.	23-0399	DRN BY	DB
SCALE	AS NOTED	CHK BY	JBA

SHEET 8 OF 11

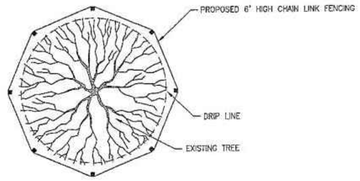
REVISION 7



DO NOT:
A. Allow run off of spillage of damaging materials into the area below any tree canopy.
B. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
C. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the Consulting Arborist.
D. Allow fires under and adjacent to trees.
E. Discharge exhaust into foliage.
F. Secure cable, chain, or rope to trees or shrubs.
G. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the Consulting Arborist.
H. Apply soil sterilants under pavement near existing trees.

TREE PROTECTION DETAIL

NO SCALE



PLAN VIEW

TREE PROTECTION SPECIFICATIONS:

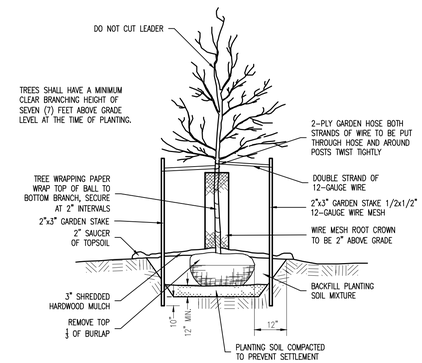
I. A 4" layer of coarse mulch or woodchips is to be placed beneath the dripline of the protected trees. Mulch is to be kept 12" from the trunk.

II. A protective barrier of 6' chain link fencing shall be installed around the dripline of protected tree(s). The fencing can be moved within the dripline if authorized by the Consulting Arborist but not closer than 2' from the trunk of any tree. Fence posts shall be 2.0" in diameter and are to be driven 2' into the ground. The distance between posts shall not be more than 10'. This enclosed area is the Tree Protection Zone (TPZ).

III. Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the Consulting Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization form the Consulting Arborist.

IV. Where the Consulting Arborist has determined that tree protection fencing will interfere with the safety of work crews, Tree Wrap may be used as an alternative form of tree protection. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the Consulting Arborist. Straw waddle may also be used as a trunk wrap by coiling the waddle around the trunk up to a minimum height of six feet from grade. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the straw waddle.

ROCKWELL ASSOCIATES, LLC
Arboriculture • Urban Forestry • Horticulture
Consulting • Planning • Management
P.O. Box 542, Ridley Park, PA 19078
Phone (610) 731-7969
Fax (610) 521-0108
jhtrees@verizon.net
www.rockwellconsultants.com



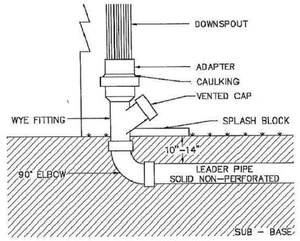
DECIDUOUS TREE PLANTING & STAKING DETAIL

NOT TO SCALE

LANDSCAPE NOTES:

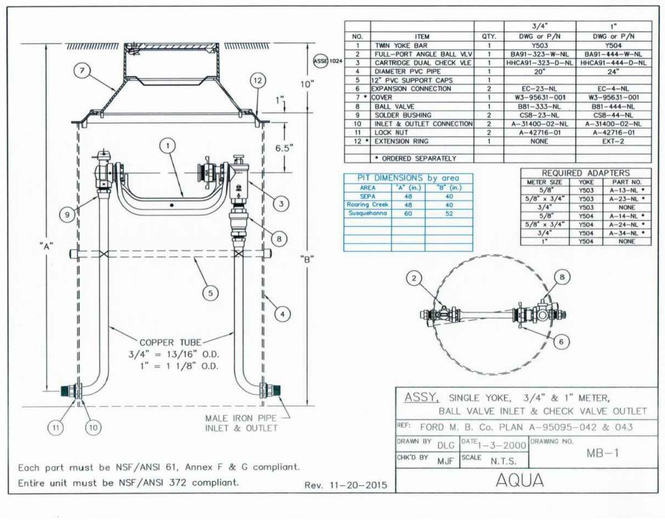
1. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
2. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, AND CLEAN-UP WHICH ARE INCIDENTAL TO LANDSCAPE INSTALLATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT THE CORRECT GRADES AND ALIGNMENTS. ALL PLANTS SHALL BE SET PLUMB AND STRAIGHT. LANDSCAPING SHALL BE INSTALLED IN THE CENTER OF THE PIT.
4. ALL PLANTS SHALL CONFORM WITH THE MOST CURRENT VERSION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF EIGHTEEN MONTHS.
6. CONTRACTOR SHALL REPAIR ANY SOIL OR SUBSURFACE DRAINAGE WHICH MAY BE DETRIMENTAL TO GROWTH OF THE PLANT MATERIAL.
7. ALL TREES SHALL BE PROVIDED WITH A 3" DEEP SAUCER, CONSISTING OF SHREDDED OAK BARK MULCH.
8. INSOFAR AS PRACTICAL, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE THE CONTRACTOR PROTECT THE LANDSCAPING NOT PLANTED AND ENSURE IT RECEIVES ADEQUATE WATERING. UNDER NO CIRCUMSTANCES SHALL LANDSCAPING REMAIN UNPLANTED FOR MORE THAN THREE (3) DAYS.
9. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES.
10. INSTALLATION OF PLANTS SHALL OCCUR WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE.
11. ALL PLANTS SHALL BE THOROUGHLY WATERED BY THE CONTRACTOR AT LEAST THREE (3) TIMES (IN THE ABSENCE OF NATURAL RAINFALL), PRIOR TO ACCEPTANCE OF PLANTING BY THE OWNER.
12. ALL DISTURBED AREAS ARE TO BE FINE GRADED, RAKED, MULCHED AND SEEDED.
13. CONTRACTOR SHALL REMOVE ALL BRUSH ALONG EASTERN PORTION OF SITE AS INDICATED ON THE PLAN.


100 CHEW LANE
LANDS N/F
GLISSON, SHAWN D
113 CHEW LANE
LANDS N/F
TALUCCI, JOSEPH & CHARLENE
CHEW LANE
MEADOWCREST ROAD
(8) TI
18" DIA. OAK
36" DIA. WHITE PINE
(1) GA
PROP. ROAD WIDENING
(1) TS
(1) QA
(1) PK
PROP. DRIVEWAY PAVEMENT
PROP. ROAD WIDENING
PATIO (389 SF)
COVERED PATIO (554 SF)
3-CAR GARAGE (25'x32')
PROPOSED SINGLE FAMILY RESIDENCE (2,963 S.F. FOOTPRINT)
FFE: 365.00
TWE: 363.67
BFE: 356.00
2' EAVE
PATIO (55 SF)
WALK
(1) PK
21,361 SF(GROSS)
0.491 Ac.±
15,951 SF(NET)
0.366 Ac.±
PROP. ROAD WIDENING
(1) PK
(6) TS
(5) PK
(1) PK
(1) PK
(1



DOWNSPOUT DETAIL

NTS



NO.	ITEM	QTY.	3/4" DWG or P/N	1" DWG or P/N
1	TWIN YOKE BAR	1	Y503	Y504
2	FULL-PORT ANGLE BALL VLV	1	BA91-323-W-NL	BA91-444-W-NL
3	CARTRIDGE DUAL CHECK VLE	1	HHCA91-323-D-NL	HHCA91-444-D-NL
4	DIAMETER PVC PIPE	1	20"	24"
5	12" PVC SUPPORT CAPS	1		
6	EXPANSION CONNECTION	2	EC-23-NL	EC-4-NL
7 *	COVER	1	W3-95631-001	W3-95631-001
8	BALL VALVE	1	BB1-333-NL	BB1-444-NL
9	SOLDER BUSHING	2	CSB-23-NL	CSB-44-NL
10	INLET & OUTLET CONNECTION	2	A-31400-02-NL	A-31400-02-NL
11	LOCK NUT	2	A-42716-01	A-42716-01
12 *	EXTENSION RING	1	NONE	EXT-2
	* ORDERED SEPARATELY			

PIT DIMENSIONS by area

AREA	"A" (in.)	"B" (in.)
SEPA	48	40
Roaring Creek	48	40
Susquehanna	60	52

REQUIRED ADAPTERS

METER SIZE	YOKE	PART NO.
5/8"	Y503	A-13-NL *
5/8" x 3/4"	Y503	A-23-NL *
3/4"	Y503	NONE
5/8"	Y504	A-14-NL *
5/8" x 3/4"	Y504	A-24-NL *
3/4"	Y504	A-34-NL *
1"	Y504	NONE

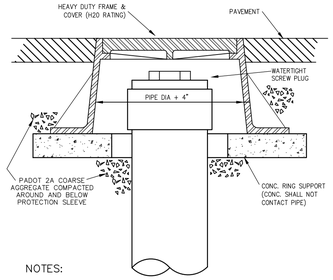
ASSY. SINGLE YOKE, 3/4" & 1" METER, BALL VALVE INLET & CHECK VALVE OUTLET

REF: FORD M. B. Co. PLAN A-95095-042 & 043

DRAWN BY DLG | DATE 1-3-2000 | DRAWING NO. MB-1

CHK'D BY MJF | SCALE N.T.S.

AQUA



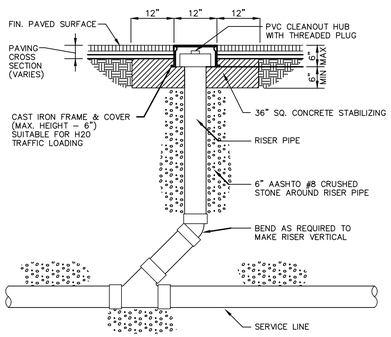
NOTES:

1. FRAME AND COVER SHALL BE NEENAH FOUNDRY COMPANY MODEL R-1976 OR APPROVED EQUAL
2. CLEAN-OUT PROTECTION SLEEVES ARE TO BE INSTALLED FOR CLEAN-OUTS LOCATED IN PAVED AREAS, OR LESS THAN 3 FEET FROM A PAVED AREA.

CLEAN-OUT PROTECTION SLEEVE

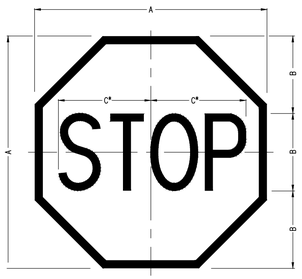
(FOR USE IN OR NEAR PAVED AREAS)

N.T.S.



PVC CLEANOUT DETAIL

NOT TO SCALE



COLOR: LEGEND AND BORDER BACKGROUND — WHITE (REFLECTORIZED)

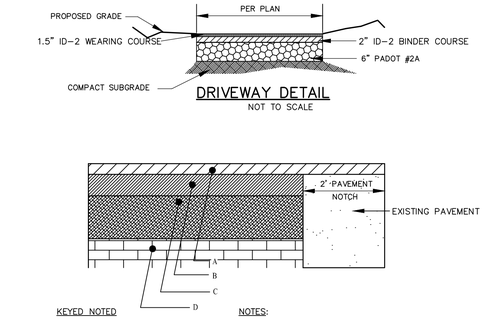
RED (REFLECTORIZED)

SIGN SIZE	DIMENSIONS A	B	C	SERIES	BORDER	BLANK STUD
24 x 24	24	8	10	C	5/8	B1-24
30 x 30	30	10	12 1/2	C	3/4	B1-30
36 x 36	36	12	15	C	3/4	B1-36
48 x 48	48	16	20	C	1 1/4	B1-48

* REDUCE SPACING BY 40%

"STOP" (R1-1) SIGN DETAIL

NOT TO SCALE



DRIVEWAY DETAIL

NOT TO SCALE

KEYED NOTED

A – 1.5 INCHES SUPERPAVE VOLUMETRIC ASPHALT MIXTURE DESIGN, 9.5mm, PG 64-22, WMA WEARING COURSE, 3-10 MILLION Esals, SRL-E

B – 2.0 INCHES SUPERPAVE VOLUMETRIC ASPHALT MIXTURE DESIGN, 19mm, PG 64-22, WMA BINDER COURSE, 3-10 MILLION Esals

C – 4.0 INCHES SUPERPAVE VOLUMETRIC ASPHALT MIXTURE DESIGN, 25mm, PG 64-22, WMA BASE COURSE, 3-10 MILLION Esals

D – 6.0 INCHES SUBBASE (NO. 2A)

NOTES:

THIS PAVEMENT SECTION DETAIL REFLECTS MINIMUM REQUIREMENTS. ENGINEER TO DETERMINE DESIGN BASED ON GEO-TECHNICAL DATA OF SPECIFIC PROJECT.

(FOR USE WITHIN RIGHT-OF-WAY LINES)

PAVEMENT SECTION DETAIL

ENCASEMENT SECTION

PROVIDE REINFORCEMENT AT UTILITY CROSSINGS OR AS DIRECTED BY THE AUTHORITY'S ENGINEER

CONCRETE ENCASEMENT

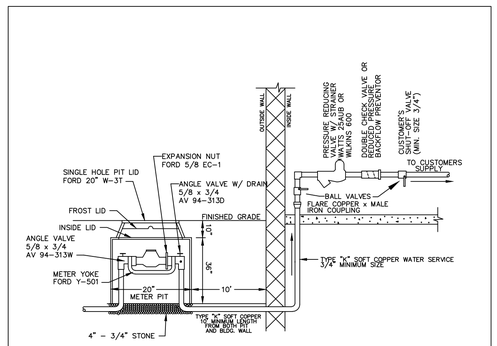
N.T.S.

PIPE O.D. PLUS 1' TO 1'-4"

COPPER PIPE

PIPE EMBEDMENT

NOT TO SCALE



NOTES

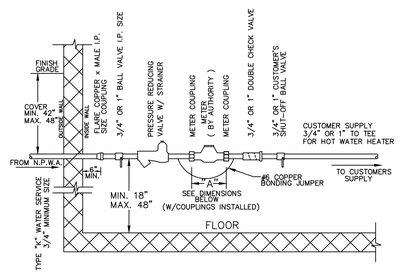
1.) CUSTOMER TO PLACE STAKE MARKED "WATER" IN YARD AT DESIRED LOCATION FOR SERVICE LINE
2.) NO SOLDER JOINTS ALLOWED UNDERGROUND OR AHEAD OF FIRST BALL VALVE.
3.) METER TO BE FURNISHED AND INSTALLED BY AUTHORITY
4.) WATER METER WILL NOT BE SET IF PIPING DOES NOT CONFORM TO SPECIFICATIONS
5.) THE USE OF LEAD-FREE SOLDER, FLUX AND OTHER PLUMBING MATERIALS IS REQUIRED BY FEDERAL LAW. SOLDER AND FLUX MAY NOT BE GREATER THAN 0.2% LEAD PIPE AND FITTINGS MAY NOT BE GREATER THAN 8% LEAD.
6.) ANY SERVICE LINE OVER 200' MAY USE PVC 165 PSI, 1D WITHIN 10' OF THE STRUCTURE AND THE PIT BEFORE BEING CONNECTED TO TYPE "K" SOFT COPPER
7.) BACKFLOW PREVENTION DEVICES ARE REQUIRED ON ALL WATER SERVICE LINES, THEREFORE, IT IS RECOMMENDED THAT A THERMAL EXPANSION TANK BE INSTALLED ON THE SUPPLY SIDE OF THE HOT WATER SYSTEM.

SPECIFICATIONS

1.) SERVICE LINE – COPPER TYPE K SOFT W/FLARED FITTINGS.
2.) ALL SERVICE LINE FITTINGS TO BE COPPER OR BRASS.
3.) BALL VALVE – 200 PSI, BRASS
4.) PRESSURE REDUCING VALVE – WATTS 25AUB, WILKINS 600 OR APPROVED EQUAL
5.) CHECK VALVE –SPRING LOADED DOUBLE CHECK
3/4" – WATTS NO. 773, 7U-22, WILKINS 700F OR APPROVED EQUAL
1" – WATTS NO. 720 OR WILLINS 700F OR APPROVED EQUAL

TYPICAL 3/4" AND 1" METER DETAIL

N.T.S.



NOTES

1.) **THIS SPECIFICATION IS FOR BASEMENT METER INSTALLATIONS ONLY**
2.) CUSTOMER TO PLACE STAKE MARKED "WATER" IN YARD AT DESIRED LOCATION FOR SERVICE LINE.
3.) NO SOLDER JOINTS ALLOWED UNDERGROUND OR AHEAD OF FIRST BALL VALVE.
4.) METER FLANGES WILL BE FURNISHED BY AUTHORITY (TO CUSTOMERS PLUMBER).
5.) CUSTOMERS PLUMBER TO INSTALL A #6 COPPER BONDING JUMPER ACROSS METER
6.) THE USE OF LEAD-FREE SOLDER, FLUX AND OTHER PLUMBING MATERIALS IS REQUIRED BY FEDERAL LAW. SOLDER AND FLUX MAY NOT BE GREATER THAN 0.2% LEAD. PIPE AND FITTINGS MAY NOT BE GREATER THAN 8% LEAD.
7.) WATER METER WILL NOT BE SET IF PIPING DOESN'T CONFORM TO SPECIFICATIONS.
8.) **BACKFLOW PREVENTION DEVICES ARE REQUIRED ON ALL WATER SERVICE LINES, THEREFORE, IT IS RECOMMENDED THAT A THERMAL EXPANSION TANK BE INSTALLED ON THE SUPPLY SIDE OF THE HOT WATER SYSTEM.**

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2.) ALL SERVICE LINE FITTINGS TO BE COPPER OR BRASS.
3.) BALL VALVE – 200 P.S.I. , BRASS
4.) PRESSURE REDUCING VALVE – WATTS 25AUB, WILKINS 600 OR APPROVED EQUAL.
5.) CHECK VALVE –SPRING LOADED DOUBLE CHECK
3/4" – WILKINS 700F, WATTS NO. 723, 7U-22 OR APPROVED EQUAL
1" – WILKINS 700F, WATTS NO. 729 OR APPROVED EQUAL

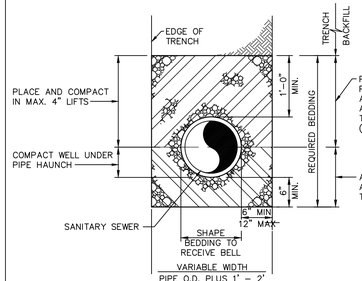
METER DIMENSIONS

SIZE	"A" SPACING	MIN. DISTANCE FROM WALL
5/8"	7 1/2"	8"
1"	10 3/4"	10"

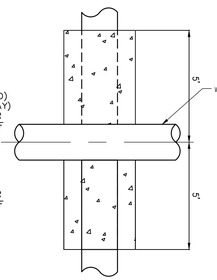
(FACE TO FACE OF COUPLINGS)

TYPICAL 3/4" AND 1" METER DETAIL (INSIDE METER)

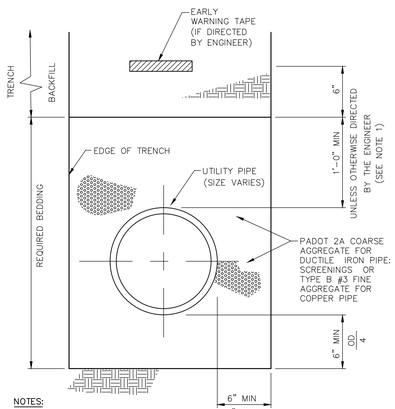
N.T.S.



P.V.C. PIPE EMBEDMENT



WATER CROSSINGS NOTE:



NOTES:

1. BEDDING FOR COPPER PIPE SHALL EXTEND A MINIMUM OF 6" ABOVE THE TOP OF THE PIPE.

STANDARD PIPE BEDDING

NOT TO SCALE

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONENET.COM

Pocono Region 570-839-1770

Lehigh Valley Region 610-820-8200

Philadelphia Region 215-362-2600

REVISIONS

NO	BY	DESCRIPTION	DATE
1	EMR	REVISED PER TOWNSHIP COMMENTS	12-13-24
2	RTH	REVISED TO ADD AERIAL PLAN	1-9-25
3	DB	REVISED PER TOWNSHIP COMMENTS	4-11-25
4	DB	REVISED PER PLANNING COMMISSION COMMENTS	7-2-25
5	EMR	REVISED PR. WATER AND EX. SEWER	7-16-25
6	DB	REVISED LOT 1 CONFIGURATION	10-15-25
7	DB	REVISED DWELLING SIZES	12-04-25

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania 15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

J.B. ANDERSON
PROFESSIONAL ENGINEER
DELAWARE: LICENSE No: PE 15838
PENNSYLVANIA: LICENSE No: PE 055536
MARYLAND: LICENSE No: 29313
NEW JERSEY: LICENSE No: 24GE04525400
VIRGINIA LICENSE No: 0402 045725
FLORIDA LICENSE No: 75184
NEW YORK: LICENSE No: 093667-1

PROJECT LOCATION

FINAL PLAN FOR
MINOR SUBDIVISION
3 MEADOWCREST ROAD
RADNOR TOWNSHIP
DELAWARE COUNTY
PENNSYLVANIA
PREPARED FOR:
JAMES SLATTERY

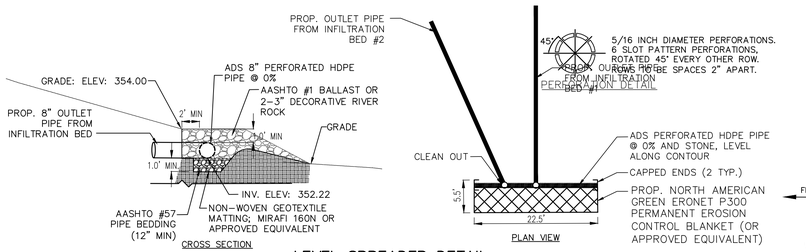
TITLE

GENERAL SITE DETAILS

PROJ. #	23-0399	DATE	10/9/2024
CAD ID.	23-0399	DRN BY	DB
SCALE	AS NOTED	CHK BY	JBA

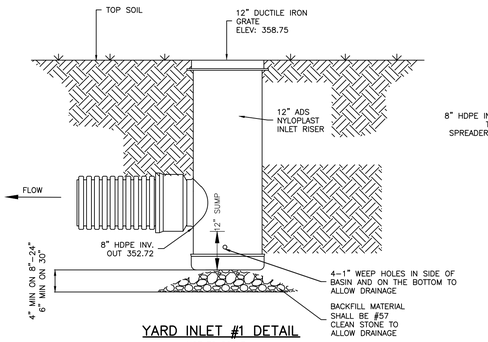
SHEET 10 OF 11

REVISION 7



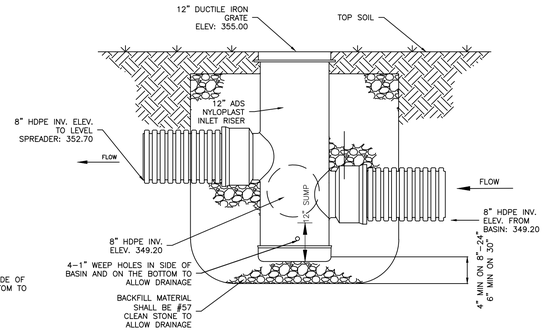
LEVEL SPREADER DETAIL

NOT TO SCALE



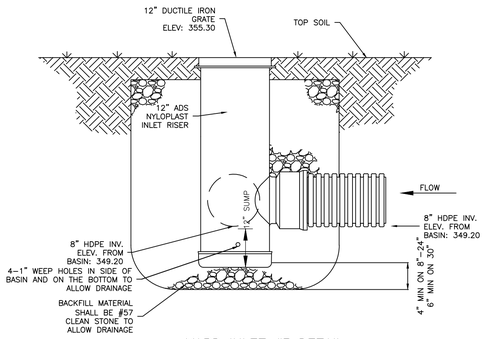
YARD INLET #1 DETAIL

NOT TO SCALE



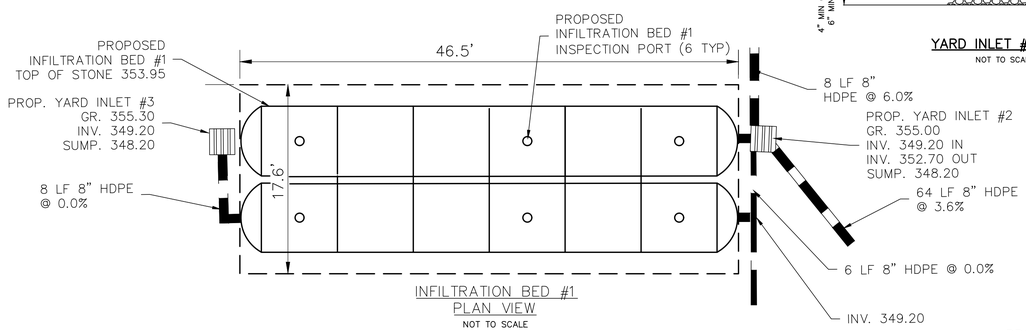
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NOT TO SCALE



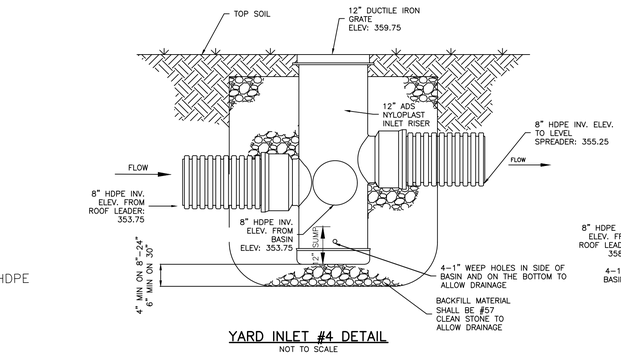
YARD INLET #3 DETAIL

NOT TO SCALE



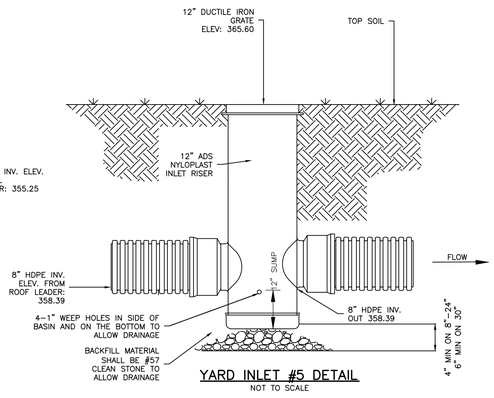
INFILTRATION BED #1 PLAN VIEW

NOT TO SCALE



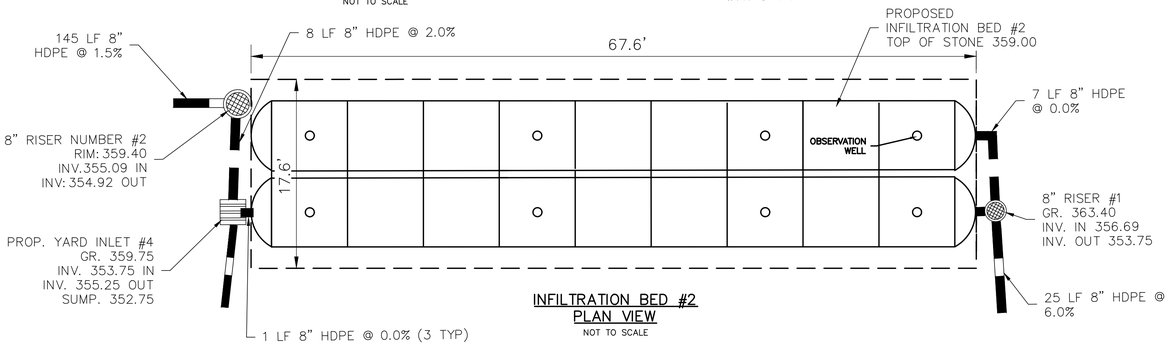
YARD INLET #4 DETAIL

NOT TO SCALE



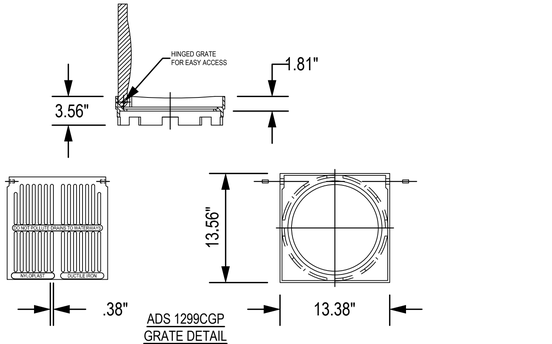
YARD INLET #5 DETAIL

NOT TO SCALE



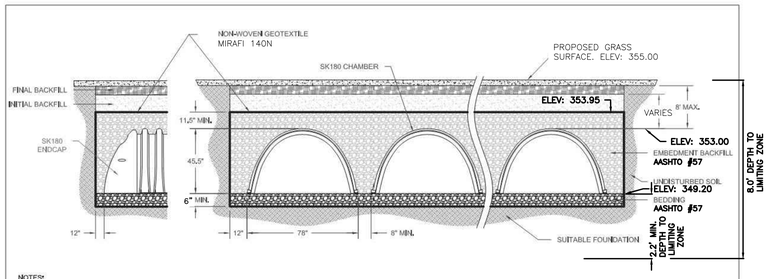
INFILTRATION BED #2 PLAN VIEW

NOT TO SCALE



ADS 1299CGP GRATE DETAIL

APPROX. DRAIN AREA = 50.60 SQ IN
APPROX. WEIGHT WITH FRAME = 35.04 LBS



NOTES:

1. CHAMBER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION GUIDELINES.
2. **FOUNDATION:** TRENCH BOTTOMS WITH UNSTABLE OR UNYIELDING MATERIAL SHALL BE EXCAVATED TO A DEPTH DIRECTED BY THE ENGINEER AND REPLACED WITH SUITABLE MATERIAL. FOR UNSTABLE MATERIALS, GEOTEXTILE MAY BE USED TO STABILIZE THE TRENCH BOTTOM. IF DIRECTED BY THE ENGINEER, THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING FOUNDATION SUITABILITY.
3. **GEOTEXTILE:** A 6oz NON-WOVEN GEOTEXTILE FILTER FABRIC SHOULD BE USED TO PREVENT NATIVE SOIL FROM MIGRATING INTO THE INITIAL BACKFILL MATERIAL.
4. **BEDDING:** SUITABLE MATERIAL SHALL BE A 3/4 - 2 INCH, CLEAN, CRUSHED ANGULAR STONE, OR AASHTO M43 SIZES (3, 357, 4, 467, 5, 56, 57) WITH CLEAN, CRUSHED, ANGULAR STONE ADDED TO THE GRADATION. e.g., CLEAN, CRUSHED, ANGULAR #3 (AASHTO M43) STONE. MINIMUM BEDDING THICKNESS SHALL BE 9 INCHES. COMPACTION SHOULD BE DONE IN LIFTS OF NO MORE THAN 9 INCHES TO A DENSITY OF 95% STANDARD PROCTOR DENSITY.
5. **EMBEDMENT BACKFILL:** SUITABLE MATERIAL SHALL BE A 3/4 - 2 INCH, CLEAN, CRUSHED ANGULAR STONE, OR AASHTO M43 SIZES (3, 357, 4, 467, 5, 56, 57) WITH CLEAN, CRUSHED, ANGULAR STONE ADDED TO THE GRADATION. e.g., CLEAN, CRUSHED, ANGULAR #3 (AASHTO M43) STONE. MINIMUM BEDDING THICKNESS SHALL BE 9 INCHES. EMBEDMENT BACKFILL SHALL EXTEND FROM TOP OF BEDDING TO NOT LESS THAN 11½ INCHES ABOVE THE TOP OF THE CHAMBER. NO COMPACTION IS REQUIRED BUT AN EFFORT SHOULD BE MADE TO HAND KNIFE STONE INTO ALL CORRUGATIONS.
6. **INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE A GRANULAR, WELL GRADED SOIL WITH LESS THAN 35% FINES OR AASHTO M43 SIZES (3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10) WITH CLEAN, CRUSHED, ANGULAR STONE ADDED TO THE GRADATION. INITIAL BACKFILL SHALL EXTEND FROM TOP OF EMBEDMENT BACKFILL TO NOT LESS THAN 24 INCHES ABOVE THE TOP OF THE CHAMBER. COMPACTION SHOULD BE BROUGHT TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
7. **FINAL BACKFILL:** SUITABLE MATERIALS SHALL BE ANY SOIL DIRECTED BY THE ENGINEER. FINAL BACKFILL SHALL EXTEND FROM TOP OF INITIAL BACKFILL TO NO MORE THAN 8 FEET ABOVE THE TOP OF THE CHAMBER. COMPACTION LEVELS SHOULD FOLLOW ENGINEERS RECOMMENDATIONS.
8. **MINIMUM COVER:** FOR UP TO H-25 TRAFFIC APPLICATIONS A MINIMUM COVER OF 24 INCHES IS REQUIRED, MEASURED FROM THE TOP OF THE CHAMBER TO THE BOTTOM OF THE FLEXIBLE PAVEMENT. ADDITIONAL COVER MAY BE REQUIRED FOR CONSTRUCTION LOADS OR WHERE RUTTING MAY TAKE PLACE.
9. **MAXIMUM COVER:** A COVER HEIGHT OF OVER 8 FEET IS NOT RECOMMENDED. COVER HEIGHT IS MEASURED FROM THE TOP OF THE CHAMBER TO THE TOP OF THE PAVEMENT.
10. **CONTRACTOR TO TAPE THE HEADER CONNECTIONS WITH THE SK180 END CAPS AND WRAP WITH FILTER FABRIC TO ENSURE NO VOIDS ARE PRESENT.**

THIS DETAIL DEPICTS RECOMMENDED INSTALLATION PRACTICES AND IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS. LANE ENTERPRISES, INC. BEARS NO RESPONSIBILITY FOR ANY ALTERATIONS, REVISION AND/OR DEVIATION FROM THIS STANDARD DETAIL. LANE ENTERPRISES, INC. HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICE FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO VERIFY SUITABILITY.

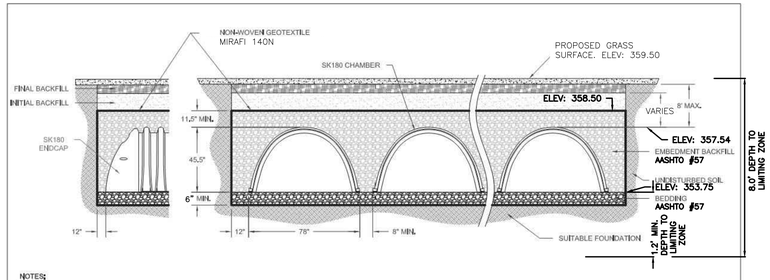
LANE

TYPICAL CROSS SECTION SK180 CHAMBER

DRAWN BY: JAJ | CHECKED BY:
DATE: 12/17/2014
SCALE: NTS
SHEET: 1 OF 1

INFILTRATION BED #1

NOT TO SCALE



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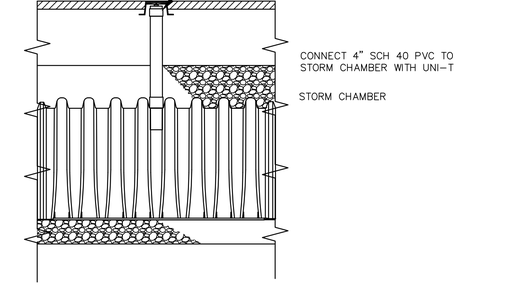
LANE

TYPICAL CROSS SECTION SK180 CHAMBER

DRAWN BY: JAJ | CHECKED BY:
DATE: 12/17/2014
SCALE: NTS
SHEET: 1 OF 1

INFILTRATION BED #2

NOT TO SCALE



INSPECTION PORT/ CLEANOUT OUT OF STORM CHAMBER TOP DETAIL

NOT TO SCALE

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-5400
WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-8200
Pocono Region 570-839-1770

REVISIONS

NO	BY	DESCRIPTION	DATE
1	EMR	REVISED PER TOWNSHIP COMMENTS	12-13-24
2	RTH	REVISED TO ADD AERIAL PLAN	1-9-25
3	DB	REVISED PER TOWNSHIP COMMENTS	4-11-25
4	DB	REVISED PER PLANNING COMMISSION COMMENTS	7-2-25
5	EMR	REVISED PR. WATER AND EX. SEWER	7-16-25
6	DB	REVISED LOT 1 CONFIGURATION	10-15-25
7	BG	REVISED DWELLING SIZES	12-04-25

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

J.B. ANDERSON
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA LICENSE No: PE 15438
PENNSYLVANIA LICENSE No: PE 055516
MARYLAND LICENSE No: 29313
NEW JERSEY LICENSE No: 24GE04520400
VIRGINIA LICENSE No: 0402 045725
FLORIDA LICENSE No: 75164
NEW YORK LICENSE No: 093667-1

PROJECT LOCATION

FINAL PLAN FOR
MINOR SUBDIVISION
3 MEADOWCREST ROAD
RADNOR TOWNSHIP
DELAWARE COUNTY
PENNSYLVANIA
PREPARED FOR:
JAMES SLATTERY

TITLE

STORMWATER DETAILS

PROJ. #	23-0399	DATE	10/9/2024
CAD ID.	23-0399	DRN BY	DB
SCALE	AS NOTED	CHK BY	JBA

SHEET 11 OF 11

REVISION 7

GANNETT FLEMING | TRANSYSTEMS

Valley Forge Corporate Center
1010 Adams Avenue
Audubon, PA 19403
P 610.650.8101 | **F** 610.650.8190

gannettfleming.com

Date: December 19, 2025

To: Steve Norcini, PE, Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Damon Drummond, PE – Gilmore & Associates, Inc.
Patricia Sherwin – Engineering and Community Development

RE: 3 Meadowcrest Road
Preliminary/Final Subdivision Plan

Date Accepted: 11/4/2024
90 Day Review: 2/02/2025, extended to 1/31/2026

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

This project is located in the R-3 zoning district.

The following documents were submitted for our review:

- Final Plan for Minor Subdivision 3 Meadowcrest Road
- Response letter to Minor Subdivision Application 3 Meadowcrest Rd, prepared by Cornerstone Consulting Engineers and Design Services Inc.

The applicant appeared before the Zoning Hearing Board June 20, 2024, and again on February 20, 2025 and received a variance from the following:

- Variance relief from the steep slope controls of Zoning Code Section 280-112(E) is hereby **GRANTED** to permit the Proposed Residence in the location shown on the plans that were entered into and made part of the record, and otherwise as described in the testimony and exhibits entered into and made part of the record, to the extent consistent with the plans.

The applicant has indicated in an October 9, 2024, revised December 2, 2024, letter that the following waivers are being requested:

- § 255-27C(1): Streets. Specific standards for streets. Local Streets shall have a minimum right-of-way width of 60 feet, a cartway width of 28 feet and shall have curbs and sidewalks.
- § 255-27E(2): Streets. Specific standards for streets. The private street shall have a right-of-way width and a horizontal and vertical alignment consistent with the requirements for public streets.
- §255-22.B(1)(n) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans.

Preliminary/Final Land Development Plan

Plans Prepared by: Cornerstone Consulting
Dated: October 9, 2024, last revised December 4, 20025

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP. The planning module is currently under review with PADEP.

Subdivision and Land Development

1. All previously referenced subdivision and land development comments have been satisfactorily addressed. This plan reduces the size of the proposed structures on the lots.

General

1. All previously referenced General comments have been satisfactorily addressed.

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

Very truly yours,

GANNETT FLEMING, INC.



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

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

☐ 3850 Sierra Circle, Suite 100 | **Center Valley**, PA 18034 | P: 610.366.8064 | F: 610.366.0433
☐ 12 Terry Drive, Suite 205 | **Newtown**, PA 18940 | P: 215.369.3955 | F: 610.968.1829
☒ 65 E. Butler Avenue, Suite 100 | **New Britain**, PA 18901 | P: 215.345.4330 | F: 215.948.9943
☐ 184 W. Main Street, Suite 300 | **Trappe**, PA 19426 | P: 610.489.4949 | F: 610.489.8447
☐ One Penn Center at Suburban Station, 1617 JFK Blvd., Suite 425 | **Philadelphia**, PA 19103 | P: 215.687.4246 | F: 215.564.1780

MEMORANDUM

Date:	December 16, 2025
To:	Steve Norcini, P.E.
From:	Leslie Bogdnoff, P.E.
cc:	Roger Phillips, P.E. John Rice, Esq. Ashley Kennard, E.I.T.
Reference:	3 Meadowcrest Road Preliminary/Final Minor Subdivision Plans Radnor Township, Delaware County Transportation Review 6 G&A #24-01136

Our transportation department has completed a review for the Final Minor Subdivision Plans prepared for 3 Meadowcrest Road for Tax Map Parcel 36-04-02433-00. We offer the following comments for your consideration:

A. PROJECT DESCRIPTION

The Applicant, James R Slattery, is proposing to subdivide the existing property into two (2) new parcels.

B. DOCUMENTS REVIEWED

1. Preliminary/Final Minor Subdivision Plans prepared by Cornerstone Consulting Engineers & Design Services, Inc., prepared for James Slattery, consisting of 11 sheets, dated October 9, 2024, and last revised December 4, 2025.
2. Response Letter prepared by Cornerstone Consulting Engineers & Design Services, Inc. dated December 4, 2025.

C. WAIVERS REQUESTED

1. §255-27C(1) – Streets. Specific standards for streets. Local Streets shall have a minimum right-of-way width of 60 feet, a cartway width of 28 feet and shall have curbs and sidewalks. The applicant is proposing to provide widening up to 15 feet from the centerline for a 23-foot cartway. The applicant is requesting a wavier for curb and sidewalks.
2. §255-27E(2) – Streets. Specific standards for streets. The private street shall have a right-of-way width and a horizontal and vertical alignment consistent with the requirements for public streets.
3. §255-22.B(1)(k) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements,

quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets).

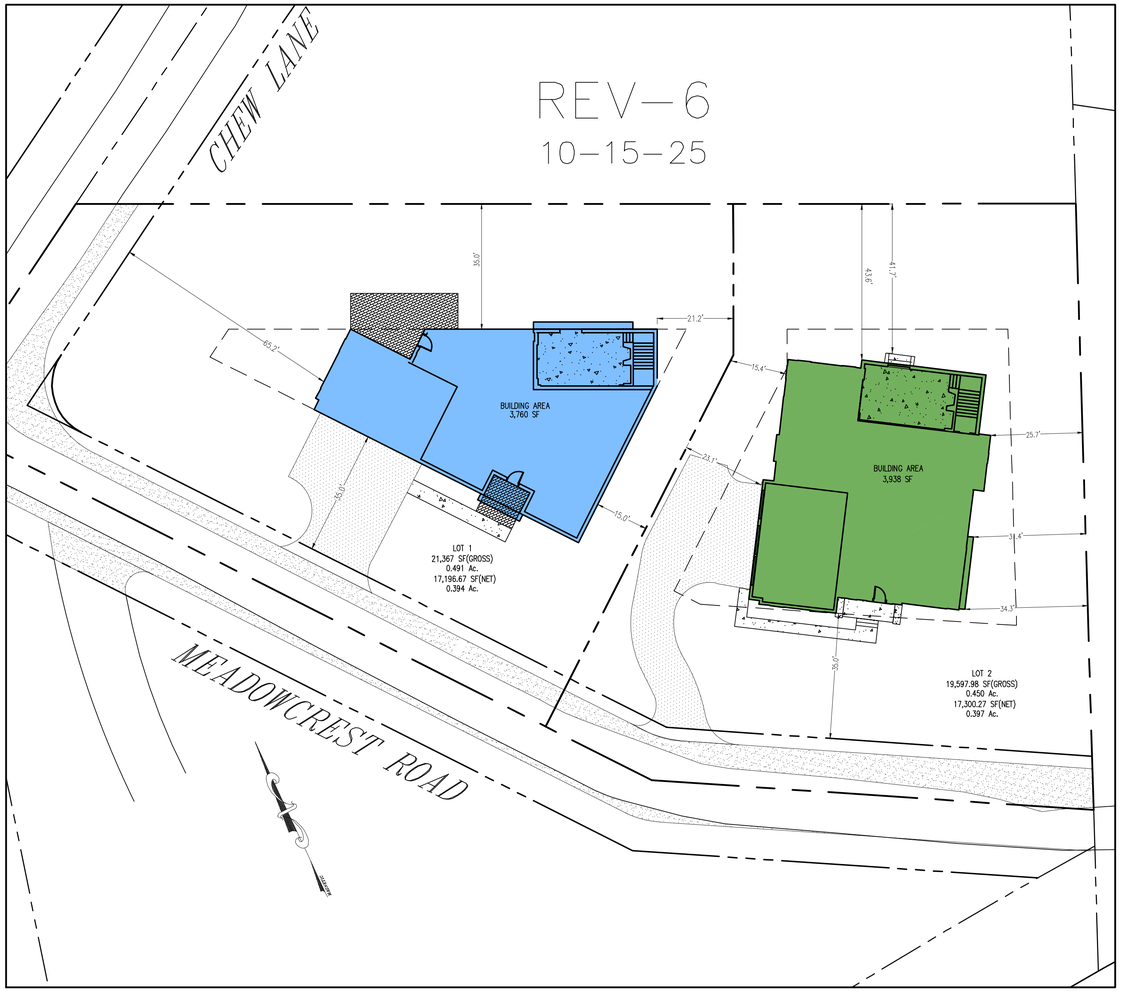
4. §255-52.A – Curbs shall be provided as required in §255-27C.

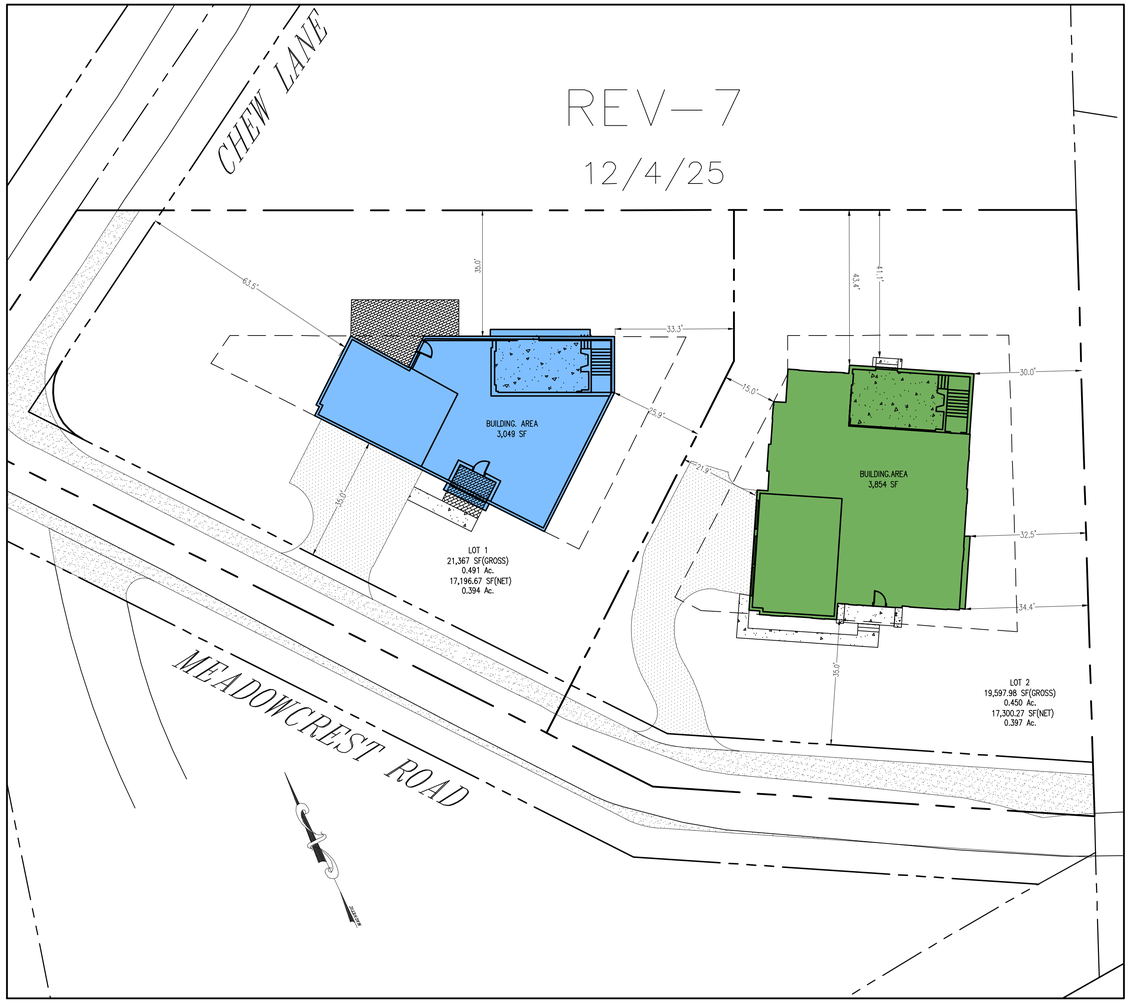
D. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §255-27.C(2) –
    a. Additional cartway width may be required by the Board of Commissioners.
        i. Chew Lane is classified as a local road with a required 28-foot (14-foot half width) cartway width. The existing cartway width along the site frontage is 18 feet (9-foot half width). The applicant is proposing to widen approximately 5 feet (15 from the centerline) for a 23- foot cartway width. **The applicant is requesting a waiver from this requirement. We note proposed widening does meet the half-width requirement for the applicant's half of the roadway.**
        ii. Meadowcrest Road is classified as a local road with a required 28-foot cartway width. The existing cartway width along the site frontage is 15 feet (7.5-foot half width). The applicant is proposing widening on both sides of the roadway for a 23' foot cartway width. **The applicant is requesting a waiver from this requirement as the final width will better accommodate traffic but will not meet the required cartway width noted above.**
    b. Additional Right-of-Way may be required by the Board of Commissioners.
        i. Chew Lane is classified as a local road with a required 60-foot Right-of-Way width. The existing Right-of-Way along the site frontage is 40 feet (20-foot half width). A 30-foot half-width is required along the site frontage in accordance with §255-27.C(1). **The applicant is requesting a waiver from this requirement.**
        ii. Meadowcrest Road is classified as a local road with a required 60-foot Right-of-Way width. The existing Right-of-Way along the site frontage is 35 feet. A 30-foot half-width is required along the site frontage in accordance with §255-27.C(1). **The applicant is requesting a waiver from this requirement.**

If the Township grants the waiver requests for cartway widening and sidewalk, we recommend the applicant provide along the frontage's adequate right-of-way and the grading in a manner to install these improvements in the future if the Township ever deems necessary.

2. §255-52.A – Curbs shall be provided as required in §255-27C, unless in the opinion of the Board of Commissioners they are unnecessary. It is noted there is currently no curbing along Meadowcrest Road. **The applicant is requesting a waiver from this requirement.**





BUILDING AREAS REV–6

	LOT 1	LOT 2
BUILDING	3,760	3,938

BUILDING AREAS REV–7

	LOT 1	LOT 2
BUILDING	3,049	3,854

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-3600, Fax: 215-362-0400
WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-8200
Pocono Region 570-839-1770

NO	DESCRIPTION	BY	DATE

REVISIONS

PENNSYLVANIA
ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

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PROJECT LOCATION

3 MEADOWCREST ROAD
RADNOR TOWNSHIP
DELAWARE COUNTY
PENNSYLVANIA
PREPARED FOR:
JAMES SLATTERY

TITLE

IMPERVIOUS AREAS
EXHIBIT PLAN

PROJ. #	23-0399	DATE	1/21/2026
CAD ID.	23-0399	DRN BY	DB
SCALE	AS NOTED	CHK BY	JBA

Radnor Township

PROPOSED LEGISLATION

DATE: February 9, 2026

TO: Board of Commissioners

CC:

FROM: Christopher B. Flanagan

LEGISLATION: Radnor Police Department Conditional Offer of Employment. Radnor Police has an authorized strength of 50 sworn personnel. We are requesting the conditional offer to fill Two (2) vacancies. These candidates have followed the Civil Service process and will be hired following a medical examination and psychological examination.

LEGISLATIVE HISTORY:

PURPOSE AND EXPLANATION:

IMPLEMENTATION SCHEDULE:

FISCAL IMPACT:

RECOMMENDED ACTION:

Radnor Township

PROPOSED LEGISLATION

DATE: February 9, 2026

TO: Board of Commissioners

CC:

FROM: Christopher B. Flanagan

LEGISLATION: Resolution 2026-13 - Authorization to enter into a purchase and maintenance agreement with CELLEBRITE, INC for the installation and maintenance of mobile device extractor and analyzer software, at cost of $20,995.00 for 2026, to be funded from the General Fund.

LEGISLATIVE HISTORY: Legislative/new

PURPOSE AND EXPLANATION: This contract is important because the Radnor Township Police Department currently lacks an in-house capability to lawfully unlock, extract, and analyze digital evidence from mobile devices. Digital evidence is a critical component of modern criminal investigations, and delays in accessing that evidence can negatively impact investigative timelines, case quality, and prosecutorial outcomes.

Modern iOS and Android devices employ security protections that significantly limit evidence recovery if a device is not accessed promptly. Vendor information included in the proposal packet indicates that if a mobile device is not unlocked within 72 hours, it may enter a restricted state in which up to 90% of accessible data can be lost, severely limiting the evidentiary value of the device. Delays in forensic processing therefore create a substantial risk of permanent data loss.

Currently, RTPD relies on the Delaware County Criminal Investigation Division (CID) for mobile device forensic extractions. While CID provides this service, turnaround times can be lengthy and, in some cases, have approached eight months before devices are processed and returned. These delays significantly slow investigations and increase the likelihood that critical digital evidence cannot be recovered in a usable form. In the past, RTPD utilized the FBI Regional Computer Forensics Laboratory (RCFL) for digital forensic support; however, because the department no longer has a full-time task force officer assigned, RTPD no longer has full access to RCFL services. As a result, the department currently has no timely in-house or federally supported option for mobile device forensic analysis.

The proposed Cellebrite InsEYEts solution would allow RTPD detectives to conduct lawful mobile

device extractions pursuant to consent or search warrants granted by a judge, and to analyze mobile device data internally, including data from social media and third-party applications. The solution includes the ability to unlock up to 15 mobile devices per year, two additional promotional unlocks, and a complimentary three-language translation feature, allowing investigators to lawfully access and analyze critical evidence on locked devices when authorized. This capability would allow investigators to promptly preserve digital evidence, maintain proper chain of custody, reduce reliance on outside agencies, and complete investigations more efficiently. Implementing this solution strengthens RTPD's investigative capabilities and supports timely, thorough case resolution.

IMPLEMENTATION SCHEDULE: If approved, delivery of the Cellebrite InsEYEts system is expected within 5 to 7 business days after payment is received. Delivery includes the required equipment and licensing components, which will be installed on a designated secure computer in accordance with department evidence-handling and security protocols. Simultaneously, training will be scheduled for designated investigators. Following installation and completion of training, investigators will be operational shortly thereafter. Full use of the system is expected within the same budget year.

FISCAL IMPACT: The projected cost for the 2026 budget year is $20,995.00. This first-year cost includes all required Cellebrite InsEYEts equipment, software subscriptions, the ability to unlock up to 15 mobile devices per year, two promotional mobile device unlocks, a complimentary three-language translation feature, and investigator training for two personnel. Pricing for subsequent years is not yet released and is typically issued by Cellebrite in January of each year. While future pricing is not contractually locked, Cellebrite does not expect annual increases to exceed 5% per year. Future annual costs will be lower than the initial year, as equipment, software, and initial training are one-time costs. Ongoing training requirements are limited to recertification, which occurs every two years at a cost of approximately $300. As a result, the Township may be required to approve this contract annually based on updated pricing provided at the time of renewal.

RECOMMENDED ACTION: The Radnor Police Department respectfully recommends that this resolution be approved at the February 9, 2026 meeting.

ATTACHMENTS:
RESOLUTION 2026-13 CELLEBRITE INC 1.21.26 (002).pdf
Cellebrite Quote - Radnor Twp PD - Q-491960 OFFICIAL.pdf

RESOLUTION NO. 2026-13

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZING RADNOR TOWNSHIP TO ENTER INTO A PURCHASE AGREEMENT WITH CELLEBRITE, INC FOR THE INSTALLATION AND MAINTENANCE OF A MOBILE DEVICE EXTRACTOR AND ANALYZER

WHEREAS, the Township of Radnor ("Township") desires to enter into a purchase and maintenance agreement with CELLEBRITE, INC for the installation and maintenance of a mobile device extractor and analyzer to be funded from the General Fund; and

WHEREAS, the proposed CELLEBRITE, INC agreement is a one (1) first year payment of $20,995.00 which then changes to a year-by-year contract subject to Township approval; and

WHEREAS, upon approval of this Agreement, CELLEBRITE, INC will install the needed software and provide the needed device connection equipment to extract and analyze mobile devices and will provide updates to the software when available.

NOW *THEREFORE,* it is hereby ***RESOLVED*** that the Radnor Township Board of Commissioners authorizes agreement with CELLEBRITE, INC at an initial cost of $20,995.00 for the first year.

SO RESOLVED this 9th day February 2026.

RADNOR TOWNSHIP

By: _____
Name: Jim Riley
Title: President

ATTEST:_____
William White
Township Manager/Secretary

Cellebrite Inc.
8065 Leesburg Pike,
Suite T3-302
Vienna, VA 22182
USA

Tel. +1 800 942 3415
Fax. +1 201 848 9982
Tax ID#: 22-3770059
DUNS: 033095568
CAGE: 4C9Q7
Company Website:
http://www.cellebrite.com

Quote

Quote#: Q-491960-1
Date: Jan 07, 2026

Billing Information
Radnor Township Police Department
301 Iven Avenue
Wayne, Pennsylvania 19087
United States

Contact: Nicholas DeMayo
Phone: (610) 484-5891

Delivery Information
Nicholas DeMayo
301 Iven Avenue
Wayne, PA 19087
United States

Contact: Nicholas DeMayo
Phone: (610) 484-5891

Wire To:
Bank Routing Number: 021000021
Account Number: 761020590
Account Name: Cellebrite Inc.

Check Remittance (Only for NA):
Cellebrite Inc. ,
PO BOX 23551
New York, NY, 10087-3551

End Customer: Radnor Township Police Department (PA)
Click here to process with Credit Card payment
By clicking the link above and accepting this quote,
You are expressing your agreement and compliance to and with the terms contained on this quote.

Customer ID	Good Through	Payment Terms	Currency	Sales Rep
SF-00208218	Feb 28, 2026	Net 30	USD	Liam Walsh

#	Product Code	Product Name	Qty	Start Date	End Date	Net Price\Unit	Net Price
1	B-CNR-05-001	Inseyets Online Pro	1	Jan 07, 2026	Jan 06, 2027	9,250.00	9,250.00
2	S-UFD-20-003	Inseyets Pro UFED Subscription	1	Jan 07, 2026	Jan 06, 2027		
3	S-UFD-20-006	Inseyets Pro PA Subscription	1	Jan 07, 2026	Jan 06, 2027		
4	F-KAS-00-001	UFED Dongle Kit	1				
5	F-KAS-05-000	Inseyets Kit	1				
6	S-UFD-04-059	Smart Translator (3 languages translation Promotion)	1	Jan 07, 2026	Jan 06, 2027		
7	U-AIS-05-001	2 Promotional Unlocks for Inseyets	1	Jan 07, 2026	Jan 06, 2027		
8	B-TRN-03-040	In-Person/Virtual CCO+CCPA Inseyets (5 days)	2	Jan 09, 2026	Jan 08, 2027	3,067.50	6,135.00
9	U-TRN-02-118	In-Person/Virtual (CCO) - Cellebrite Certified Operator Inseyets (2 days)	2	Jan 09, 2026	Jan 08, 2027		
10	U-TRN-02-119	In-Person/Virtual (CCPA) - Certified Physical Analyst Inseyets (3 days)	2	Jan 09, 2026	Jan 08, 2027		
11	S-AIS-20-001	Inseyets Online Limited Unlocks subscription	15	Jan 07, 2026	Jan 06, 2027	368.00	5,520.00

SubTotal	USD 20,905.00
Shipping & Handling	USD 90.00
Sales Tax	USD 0.00
Total	USD 20,995.00



Comments:

Terms and Conditions:
- This Quote/Proforma Invoice/Tax Invoice, together with the terms and conditions and license agreement listed below that are incorporated by reference to this Quote/Proforma Invoice (together, the "Agreement"), constitute an offer by Cellebrite. By signing this the Quote/Proforma Invoice, issuing a purchase order (or other ordering document) in connection with this the Quote/Proforma Invoice, or downloading and/or using the products identified in this the Quote/Proforma Invoice/Tax Invoice, the customer agrees to be bound by the terms of this Agreement. Any additional or different terms or conditions contained in any customer document, purchase order or other ordering document will not be binding upon Cellebrite unless expressly accepted in a document signed by a Cellebrite authorized signatory.
- Quote is subject to regulatory approval.

- Freight Terms: FCA (NJ)
- General: The following terms shall apply to any product at http://legal.cellebrite.com/us/index.html
- EULA: All Cellebrite Software is licensed subject to the end user license agreement available at https://legal.cellebrite.com/End-User-License-Agreement.html
- Advanced Services (CAS): The following terms apply to Cellebrite Advanced Services at https://legal.cellebrite.com/CB-us-us/index.html
- Premium and Inseyets Unlocks: The following terms shall apply only to Cellebrite Premium and Inseyets Unlocks at http://legal.cellebrite.com/intl/PremiumUS.htm
- Pathfinder: The following terms apply to Cellebrite Pathfinder at https://legal.cellebrite.com/PF-Addendum.htm
- Training Services: The following terms apply to Cellebrite Training Services at http://legal.cellebrite.com/intl/Training.htm
- SaaS: The following terms apply to Cellebrite SaaS Services at https://legal.cellebrite.com/SaaS.htm
- Endpoint SaaS: The following terms apply to Cellebrite Cellebrite Endpoint SaaS at https://legal.cellebrite.com/Endpoint-SAAS.html

In the event of any dispute as to which terms apply, Cellebrite shall have the right to reasonably determine which terms apply to a given purchase order.
Please indicate the invoice number when remitting payment

*SALES TAX DISCLAIMER: Cellebrite Inc. is required to collect Sales and Use Tax for purchases made from the following certain U.S. States. Orders are accepted with the understanding that such taxes and charges shall be added, as required by law. Where applicable, Cellebrite Inc. will charge sales tax unless you have a valid sales tax exemption certificate on file with Cellebrite Inc. Cellebrite Inc. will not refund tax amounts collected in the event a valid sales tax certificate is not provided. If you are exempt from sales tax, you must provide us with your sales tax exempt number and fax a copy of your sales tax exempt certificate to Cellebrite Inc.
Please include the following information on your PO for Cellebrite UFED purchase:
- Please include the ORGINAL QUOTE NUMBER (For example - Q-XXXXX) on your PO
- CONTACT NAME & NUMBER of individual purchasing and bill to address
- E-MAIL ADDRESS of END USER for monthly software update as this is critical for future functionality

I, the undersigned, hereby confirm that I am authorized to sign this Quote/Proforma Invoice on behalf the customer identified above, and I hereby approve that my signature is legally binding upon the customer identified above.

Customer Name: Radnor Township Police Department (PA)

Signature: _____ **Effective Date:** _____/_____/_____

Name (Print): _____ **Title:** _____

Please sign and email to Liam Walsh at liam.walsh@cellebrite.com

RADNOR TOWNSHIP, DELAWARE COUNTY, PA

ORDINANCE 2026-

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE RADNOR TOWNSHIP CODE OF ORDINANCES, CHAPTER 145, CONTRACTORS, BY ADDING SECTION 14 APPLICATION OF THIS CHAPTER TO DISCOUNTED FEES.

WHEREAS, the Board of Commissioners desires to ensure the safety, quality, affordability, and efficiency of public works projects; and

WHEREAS, in 2022, the Board of Commissioners passed a Responsible Contracting Ordinance (the **"RCO"**), §§ 145-8, *et seq.*; and

WHEREAS, the Board of Commissioners has found that the RCO has served to improve the safety, quality, affordability, and efficiency of public works projects since its passage; and

WHEREAS, from time-to-time, the Township is permitted to assist certain public, quasi-public, or purely charitable entities by forgiving, exonerating, or waiving fees related to building permits and project review; and

WHEREAS, the Township desires to formalize its policy regarding such waivers;

NOW, THEREFORE, the Radnor Township Board of Commissioners hereby enacts and ordains the following ordinance:

ARTICLE I. Chapter 145 is hereby amended to add the following Section 14 as follows:

Section 14. **Application of this Chapter to Discounted Fees.** Radnor Township may, at its sole discretion, limit its collection of fees arising from the erection, demolition, construction, renovation, grading, or improvement of any buildings or real property to an hourly rate reflecting time of Township-employed professionals only, without accounting for overhead or other costs.

a. Where the Township exercises its discretion to discount permitting fees, such discount shall not result in a discount or waiver of the applicant's obligation to pay for professional fees incurred by the Township in the review of applications and plans prerequisite to the issuance of applied-for permits, and neither shall such a discount result in a discount or waiver of any stormwater management or sanitary sewer fees, or other annual fees or taxes which would otherwise be due in the ordinary course of events.

b. In any project in which the Township discounts the collection of fees as set forth above, the applicant shall be required, as a condition of such waiver, to comply with the provisions of Sections 145-8 through 145-13, (or as the Radnor Township Code

shall be amended, from time to time, those Sections governing Responsible Contractor Requirements).

c. Notwithstanding the foregoing, in the event that: (i) the cost of an applicant's project is limited by law, (ii) the applicant has made a good faith attempt to solicit bids for its project in compliance with this Section; and (iii) the applicant has received no responsible and responsive bids that meet the cost limitations required by law, then the applicant may thereafter proceed with the project outside the requirements of Sections 145-8 through 145-13 of this Chapter without forfeiting the Township's discretionary discount on permitting fees.

ARTICLE II. Repealer. All ordinances or parts of ordinances which are inconsistent wherewith are hereby repealed.

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

ARTICLE IV. Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

ENACTED and ***ORDAINED*** this ___ day of _____, 2026

RADNOR TOWNSHIP

By: _____
Name: Jim Reilly
Title: President

ATTEST: _____
William White, Secretary

MARY C. EBERLE
JOHN B. RICE
DIANNE C. MAGEE *
DALE EDWARD CAYA
DAVID P. CARO ◆
DANIEL J. PACI ◆ †
JONATHAN J. REISS ◊
GREGORY E. GRIM †
PETER NELSON *
PATRICK M. ARMSTRONG
MATTHEW E. HOOVER
KELLY L. EBERLE *
COLBY S. GRIM
MICHAEL K. MARTIN
JOEL STEINMAN
MITCHELL H. BAYLARIAN
WILLIAM D. OETINGER
LINDSAY R. NORTON
DAVID A. KEIGHTLY, JR.
ERIK S. ALLGOOD
MICHAEL A. TUOSTO *◊
ALEXIS NASH *

* ALSO ADMITTED IN NEW JERSEY
◊ ALSO ADMITTED IN NEW YORK
† MASTERS IN TAXATION
◆ ALSO A CERTIFIED PUBLIC ACCOUNTANT

LAW OFFICES
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ESTABLISHED 1895 AND 1956,
RESPECTIVELY

www.grimlaw.com

John B. Rice
e-mail: jrice@grimlaw.com

J. LAWRENCE GRIM, JR., OF COUNSEL
JOHN FREDERIC GRIM, OF COUNSEL

104 S. SIXTH STREET
P.O. BOX 215
PERKASIE, PA. 18944-0215
(215) 257-6811
FAX (215) 257-5374

(215) 536-1200
FAX (215) 538-9588

(215) 348-2199
FAX (215) 348-2520

January 12, 2026

SENT VIA ELECTRONIC CORRESPONDENCE
Delaware County Daily Times
Attn: Legal Department

Re: Acct No. 881839 – Radnor Township
Legal Notice – Responsible Contractor Ordinance
Ad Date: Monday, January 14, 2026

Dear Legal Department:

Enclosed please find for advertisement one (1) time in the Monday, January 12, 2026 edition of *The Delaware County Daily Times*, a Legal Notice for the possible enactment of the above ordinance by the Board of Commissioners of Radnor Township at their meeting on January 26, 2026. Kindly provide proof of publication and your invoice for the advertisement directly to Radnor Township, c/o Bill White, 301 Iven Avenue, Wayne, PA 19087. A full copy of the text of the ordinance is enclosed for public inspection. If you have any questions regarding the enclosed, please do not hesitate to contact my office.

Sincerely,

GRIM, BIEHN & THATCHER

By: John B. Rice

JBR/jem
Enclosure
cc: Bill White (w/encl.) – via email
Peggy Hagan (w/encl.) – via email

LEGAL NOTICE

Notice is hereby given that the Radnor Township Board of Commissioners will hold a public hearing to consider for adoption, an ordinance of which this notice is a summary, amending Chapter 145 Contractors, of the Radnor Code of Ordinances, by establishing a new subsection 14 to create a process for waiving building permit fees provided an applicant complies with Sections 145-8 through 145-13 of the Township's Responsible Contractor Ordinance. The public hearing will be on January 26, 2026 at 6:30 p.m. at the Radnor Township Municipal Building located at 301 Iven Avenue, Wayne, PA 19087.

Copies of the full text of the proposed Ordinance are available at the Township offices, the Delaware County Law Library, and the offices of this newspaper during normal business hours.

RADNOR TOWNSHIP
BOARD OF COMMISSIONERS
301 Iven Avenue
Wayne, PA 19087-5297

MARY C. EBERLE
JOHN B. RICE
DIANNE C. MAGEE *
DALE EDWARD CAYA
DAVID P. CARO ◆
DANIEL J. PACI ◆ †
JONATHAN J. REISS ◊
GREGORY E. GRIM †
PETER NELSON *
PATRICK M. ARMSTRONG
MATTHEW E. HOOVER
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MICHAEL K. MARTIN
JOEL STEINMAN
MITCHELL H. BAYLARIAN
WILLIAM D. OETINGER
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DAVID A. KEIGHTLY, JR.
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ALEXIS NASH *

* ALSO ADMITTED IN NEW JERSEY
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(215) 536-1200
FAX (215) 538-9588

(215) 348-2199
FAX (215) 348-2520

January 28, 2026

SENT VIA ELECTRONIC CORRESPONDENCE
Delaware County Daily Times
Attn: Legal Department

Re: Acct No. 881839 – Radnor Township
Legal Notice – Responsible Contractor Ordinance
Ad Date: Friday, Monday, February 2, 2026

Dear Legal Department:

Enclosed please find for advertisement one (1) time in the Monday, February 2, 2026 edition of *The Delaware County Daily Times*, a Legal Notice for the possible enactment of the above ordinance by the Board of Commissioners of Radnor Township at their meeting on February 9, 2026. Kindly provide proof of publication and your invoice for the advertisement directly to Radnor Township, c/o Bill White, 301 Iven Avenue, Wayne, PA 19087. A full copy of the text of the ordinance is enclosed for public inspection. If you have any questions regarding the enclosed, please do not hesitate to contact my office.

Sincerely,

GRIM, BIEHN & THATCHER

By: John B. Rice

JBR/jem
Enclosure
cc: Bill White (w/encl.) – via email
Peggy Hagan (w/encl.) – via email

RADNOR TOWNSHIP, DELAWARE COUNTY, PA

ORDINANCE 2026-

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE RADNOR TOWNSHIP CODE OF ORDINANCES, CHAPTER 145, CONTRACTORS, BY ADDING SECTION 14 APPLICATION OF THIS CHAPTER TO DISCOUNTED FEES.

WHEREAS, the Board of Commissioners desires to ensure the safety, quality, affordability, and efficiency of public works projects; and

WHEREAS, in 2022, the Board of Commissioners passed a Responsible Contracting Ordinance (the **"RCO"**), §§ 145-8, *et seq.*; and

WHEREAS, the Board of Commissioners has found that the RCO has served to improve the safety, quality, affordability, and efficiency of public works projects since its passage; and

WHEREAS, from time-to-time, the Township is permitted to assist certain public, quasi-public, or purely charitable entities by forgiving, exonerating, or waiving fees related to building permits and project review; and

WHEREAS, the Township desires to formalize its policy regarding such waivers;

NOW, THEREFORE, the Radnor Township Board of Commissioners hereby enacts and ordains the following ordinance:

ARTICLE I. Chapter 145 is hereby amended to add the following Section 14 as follows:

Section 14. **Application of this Chapter to Discounted Fees.** Radnor Township may, at its sole discretion, limit its collection of fees arising from the erection, demolition, construction, renovation, grading, or improvement of any buildings or real property to an hourly rate reflecting time of Township-employed professionals only, without accounting for overhead or other costs.

a. Where the Township exercises its discretion to discount permitting fees, such discount shall not result in a discount or waiver of the applicant's obligation to pay for professional fees incurred by the Township in the review of applications and plans prerequisite to the issuance of applied-for permits, and neither shall such a discount result in a discount or waiver of any stormwater management or sanitary sewer fees, or other annual fees or taxes which would otherwise be due in the ordinary course of events.

b. In any project in which the Township discounts the collection of fees as set forth above, the applicant shall be required, as a condition of such waiver, to comply with the provisions of Sections 145-8 through 145-13, (or as the Radnor Township Code

shall be amended, from time to time, those Sections governing Responsible Contractor Requirements).

c. Notwithstanding the foregoing, in the event that: (i) the cost of an applicant's project is limited by law, (ii) the applicant has made a good faith attempt to solicit bids for its project in compliance with this Section; and (iii) the applicant has received no responsible and responsive bids that meet the cost limitations required by law, then the applicant may thereafter proceed with the project outside the requirements of Sections 145-8 through 145-13 of this Chapter without forfeiting the Township's discretionary discount on permitting fees.

ARTICLE II. Repealer. All ordinances or parts of ordinances which are inconsistent wherewith are hereby repealed.

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

ARTICLE IV. Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

ENACTED and ***ORDAINED*** this ___ day of _____, 2026

RADNOR TOWNSHIP

By: _____
Name: Jim Reilly
Title: President

ATTEST: _____
William White, Secretary

LEGAL NOTICE

Notice is hereby given that the Radnor Township Board of Commissioners will hold a public hearing to consider for adoption, an ordinance of which this notice is a summary, amending Chapter 145 Contractors, of the Radnor Code of Ordinances, by establishing a new subsection 14 to create a process for waiving building permit fees provided an applicant complies with Sections 145-8 through 145-13 of the Township's Responsible Contractor Ordinance. The public hearing will be on February 9, 2026 at 6:30 p.m. at the Radnor Township Municipal Building located at 301 Iven Avenue, Wayne, PA 19087.

Copies of the full text of the proposed Ordinance are available at the Township offices, the Delaware County Law Library, and the offices of this newspaper during normal business hours.

RADNOR TOWNSHIP
BOARD OF COMMISSIONERS
301 Iven Avenue
Wayne, PA 19087-5297

RADNOR TOWNSHIP, DELAWARE COUNTY, PA
ORDINANCE NO. 2026-03

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF RADNOR, CHAPTER 280, ZONING, TO AMEND SECTION 280-122 OF ARTICLE XXI, SIGNS.

***Upon recommendation of the Radnor Township Staff, the Radnor Township Board of Commissioners hereby ENACTS and ORDAINS the following*:**

SECTION 1. SIGNS IN COMMERCIAL DISTRICTS.

Section 1. Chapter 280, Zoning, Article XXI Signs, of the Radnor Township Code is hereby amended by revising Section 280-122C(2), Wall signs, and Section 280-122C(3), Awning signs, to read as follows:

§ 280-122 **Signs in commercial districts.**

C. Business or related signs in accordance with the following regulations:

(2) Wall signs. The total sign area of all wall signs placed on any one premises shall not exceed two (2) square feet for each foot of the first fifteen (15) linear feet of building frontage, plus one (1) square foot of wall sign area for each additional linear foot of building frontage, up to a maximum wall sign area of fifty (50) square feet. No wall sign shall exceed a wall sign height of fifteen (15) feet above the existing grade or project above any cornice, parapet wall, roofline or building facade. When a building has frontage on more than one (1) street, the wall sign area of all wall signs along each street shall be limited by the amount of frontage along that street.

(3) Awning signs. Awning signs shall be permitted and shall be included in the computation of total permitted sign area. Awning signs shall display only the business name, proprietor, property address, website, or business telephone number. Letters, logo, and numerals, not exceeding a height of eight (8) inches, shall be located on the vertical face and within fourteen (14) inches from the base of the awning. Illumination of awning signs shall be subject to approval by the Design Review Board and consistent with §**280-125D** of the Code. The minimum clearance between the awning and grade shall be not less than seven (7) feet.

SECTION 2. REPEALER.

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

SECTION 3. SEVERABILITY.

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

SECTION 4. EFFECTIVE DATE.

This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

ENACTED and ***ORDAINED*** this _____ day of _____, 2026.

RADNOR TOWNSHIP

By: _____
Name:
Title: President

ATTEST: _____
Secretary

MARY C. EBERLE
JOHN B. RICE
DIANNE C. MAGEE *
DALE EDWARD CAYA
DAVID P. CARO ◆
DANIEL J. PACI ◆ †
JONATHAN J. REISS ◊
GREGORY E. GRIM †
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MICHAEL A. TUOSTO *◊
ALEXIS NASH *

* ALSO ADMITTED IN NEW JERSEY
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John B. Rice
e-mail: jrice@grimlaw.com

J. LAWRENCE GRIM, JR., OF COUNSEL
JOHN FREDERIC GRIM, OF COUNSEL

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FAX (215) 257-5374

(215) 536-1200
FAX (215) 538-9588

(215) 348-2199
FAX (215) 348-2520

January 6, 2026

Delaware County Law Library
Delaware County Courthouse
201 W. Front Street
Media, PA 19063

Re: Radnor Township –Proposed Ordinance

Dear Sir/Madam:

Enclosed for filing with the Delaware County Law Library, please find a true and correct copy of a proposed Ordinance which the Radnor Township Board of Commissioners will consider for enactment at their meeting on January 26, 2026. Please keep the enclosed Ordinance available for public inspection and/or photocopying through the hearing date.

Sincerely,

GRIM, BIEHN & THATCHER

By: John B. Rice

JBR/jem
Enclosure
cc: Bill White (w/encl.) – via email
Peggy Hagan (w/encl.) – via email

RADNOR TOWNSHIP, DELAWARE COUNTY, PA
ORDINANCE NO. 2026-

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF RADNOR, CHAPTER 280, ZONING, TO AMEND SECTION 280-122 OF ARTICLE XXI, SIGNS.

***Upon recommendation of the Radnor Township Staff, the Radnor Township Board of Commissioners hereby ENACTS and ORDAINS the following*:**

SECTION 1. SIGNS IN COMMERCIAL DISTRICTS.

Section 1. Chapter 280, Zoning, Article XXI Signs, of the Radnor Township Code is hereby amended by revising Section 280-122C(2), Wall signs, and Section 280-122C(3), Awning signs, to read as follows:

§ 280-122 **Signs in commercial districts.**

C. Business or related signs in accordance with the following regulations:

(2) Wall signs. The total sign area of all wall signs placed on any one premises shall not exceed two (2) square feet for each foot of the first fifteen (15) linear feet of building frontage, plus one (1) square foot of wall sign area for each additional linear foot of building frontage, up to a maximum wall sign area of fifty (50) square feet. No wall sign shall exceed a wall sign height of fifteen (15) feet above the existing grade or project above any cornice, parapet wall, roofline or building facade. When a building has frontage on more than one (1) street, the wall sign area of all wall signs along each street shall be limited by the amount of frontage along that street.

(3) Awning signs. Awning signs shall be permitted and shall be included in the computation of total permitted sign area. Awning signs shall display only the business name, proprietor, property address, website, or business telephone number. Letters, logo, and numerals, not exceeding a height of eight (8) inches, shall be located on the vertical face and within fourteen (14) inches from the base of the awning. Illumination of awning signs shall be subject to approval by the Design Review Board and consistent with §**280-125D** of the Code. The minimum clearance between the awning and grade shall be not less than seven (7) feet.

SECTION 2. REPEALER.

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

SECTION 3. SEVERABILITY.

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

SECTION 4. EFFECTIVE DATE.

This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

ENACTED and ***ORDAINED*** this _____ day of _____, 2026.

RADNOR TOWNSHIP

By: _____
Name: Maggy Myers
Title: President

ATTEST: _____
William M. White, Secretary

LEGAL NOTICE

Notice is hereby given that the Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania, will consider for possible enactment an ordinance, of which this Notice is a summary, revising the Code of the Township of Radnor, Chapter 280, Zoning, to amend Section 280-122 of Article XXI, signs in commercial districts, revising the calculation for wall signs.

The Board of Commissioners will hold a public hearing on January 26, 2026, at 6:30 p.m., at the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087 to consider the ordinance. Copies of the full text of the proposed ordinance are available at the Township offices, the Delaware County Law Library, and the offices of this newspaper during normal business hours.

RADNOR TOWNSHIP
BOARD OF COMMISSIONERS
301 Iven Avenue
Wayne, PA 19087-5297

MARY C. EBERLE
JOHN B. RICE
DIANNE C. MAGEE *
DALE EDWARD CAYA
DAVID P. CARO ◆
DANIEL J. PACI ◆ †
JONATHAN J. REISS ◊
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(215) 257-6811
FAX (215) 257-5374

(215) 536-1200
FAX (215) 538-9588

(215) 348-2199
FAX (215) 348-2520

January 28, 2026

SENT VIA ELECTRONIC CORRESPONDENCE
Delaware County Daily Times
Attn: Legal Department

Re: Acct No. 881839 – Radnor Township - Legal Notice – Ordinance
Ad Dates: Thursday, January 29, 2026 & Monday, February 2, 2026

Dear Legal Department:

Enclosed please find for advertisement in the Thursday, January 29, 2026 and Monday, February 2, 2026 editions of the *Delaware County Daily Times,* a Legal Notice for the possible enactment of the ordinance by the Board of Commissioners of Radnor Township at their meeting on February 9, 2026. Kindly provide proof of publication and your invoice for the advertisement directly to Radnor Township, c/o Bill White, 301 Iven Avenue, Wayne, PA 19087. A full copy of the text of the ordinance is enclosed for public inspection. If you have any questions regarding the enclosed, please do not hesitate to contact my office.

Sincerely,

GRIM, BIEHN & THATCHER

By: John B. Rice

JBR/jem
Enclosure
cc: Bill White (w/encl.) – via email
Peggy Hagan (w/encl.) – via email

RADNOR TOWNSHIP, DELAWARE COUNTY, PA
ORDINANCE NO. 2026-

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF RADNOR, CHAPTER 280, ZONING, TO AMEND SECTION 280-122 OF ARTICLE XXI, SIGNS.

***Upon recommendation of the Radnor Township Staff, the Radnor Township Board of Commissioners hereby ENACTS and ORDAINS the following*:**

SECTION 1. SIGNS IN COMMERCIAL DISTRICTS.

Section 1. Chapter 280, Zoning, Article XXI Signs, of the Radnor Township Code is hereby amended by revising Section 280-122C(2), Wall signs, and Section 280-122C(3), Awning signs, to read as follows:

§ 280-122 **Signs in commercial districts.**

C. Business or related signs in accordance with the following regulations:

(2) Wall signs. The total sign area of all wall signs placed on any one premises shall not exceed two (2) square feet for each foot of the first fifteen (15) linear feet of building frontage, plus one (1) square foot of wall sign area for each additional linear foot of building frontage, up to a maximum wall sign area of fifty (50) square feet. No wall sign shall exceed a wall sign height of fifteen (15) feet above the existing grade or project above any cornice, parapet wall, roofline or building facade. When a building has frontage on more than one (1) street, the wall sign area of all wall signs along each street shall be limited by the amount of frontage along that street.

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SECTION 2. REPEALER.

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

SECTION 3. SEVERABILITY.

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

SECTION 4. EFFECTIVE DATE.

This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

ENACTED and ***ORDAINED*** this _____ day of _____, 2026.

RADNOR TOWNSHIP

By: _____
Name: Maggy Myers
Title: President

ATTEST: _____
William M. White, Secretary

LEGAL NOTICE

Notice is hereby given that the Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania, will consider for possible enactment an ordinance, of which this Notice is a summary, revising the Code of the Township of Radnor, Chapter 280, Zoning, to amend Section 280-122 of Article XXI, signs in commercial districts, revising the calculation for wall signs.

The Board of Commissioners will hold a public hearing on February 9, 2026, at 6:30 p.m., at the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087 to consider the ordinance. Copies of the full text of the proposed ordinance are available at the Township offices, the Delaware County Law Library, and the offices of this newspaper during normal business hours.

RADNOR TOWNSHIP
BOARD OF COMMISSIONERS
301 Iven Avenue
Wayne, PA 19087-5297

Radnor Township

PROPOSED LEGISLATION

DATE: February 9, 2026

TO: Board of Commissioners

CC: Township Manager

FROM: Finance

LEGISLATION: Ordinance 2026-04- ***Adoption*** - Radnor Township Fee Schedule for 2026

LEGISLATIVE HISTORY: Chapter §162 requires the Township to adopt a consolidated fee schedule. The last Fee Schedule Ordinance was adopted in January, 2025. This Ordinance will replace the existing fee schedule in its entirety, effective January 1, 2026

PURPOSE AND EXPLANATION: This Ordinance will replace the existing fee schedule in its entirety upon adoption, with the following highlights: The Fee Schedule is not directly linked to the 2026 budget. Fee changes are in bold-type and noted in each of the sections of the Fee Schedule under "Fee Change Narrative"

IMPLEMENTATION SCHEDULE:

Once enacted, the Fee Schedule for 2026 will be effective 1/1/2026.

FISCAL IMPACT:

There is no direct fiscal impact in passing this fee schedule.

RECOMMENDED ACTION: Approve

ATTACHMENTS:

JBR to DCLL 1.08.26.pdf
Legal Notice 1.08.26 Fee Schedule.pdf
JBR to Delco 1.28.26.pdf
Ordinance 2026-04 - Fee Schedule (as sent to Delco) 1.28.26.pdf
Legal Notice 1.28.26.pdf
2026-04-- Fee Schedule -- Ordinance -- February 9, 2026.pdf
Fee Schedule 2026 .pdf
Consolidated Fee Schedule 2026.pdf

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(215) 348-2199
FAX (215) 348-2520

January 8, 2025

Delaware County Law Library
Delaware County Courthouse
201 W. Front Street
Media, PA 19063

Re: Radnor Township
Proposed Ordinance No. 2026-04 - Township Fee Schedule 2026

Dear Sir/Madam:

Enclosed for filing with the Delaware County Law Library, please find a copy of the proposed ordinance which the Radnor Township Board of Commissioners will consider for possible adoption after a public hearing on January 26, 2026. Please keep the enclosed Ordinance available for public inspection and/or photocopying through the meeting date.

Sincerely,

GRIM, BIEHN & THATCHER

By: John B. Rice

JBR/jem
Enclosure
cc: Bill White (w/enc.) – via email
Peggy Hagan (w/ enc.) – via email

LEGAL NOTICE

Notice is hereby given that the Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania, will consider for possible enactment an ordinance, of which this Notice is a summary, amending Chapter 162 by adopting the Consolidated Fee Schedule for calendar year 2026.

The Board of Commissioners will hold a public hearing on January 26, 2026 at 6:30 p.m., at the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087 to consider the ordinance. Copies of the full text of the proposed ordinance are available at the Township offices, the Delaware County Law Library, and the offices of this newspaper during normal business hours.

RADNOR TOWNSHIP
BOARD OF COMMISSIONERS
301 Iven Avenue
Wayne, PA 19087-5297

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January 28, 2026

SENT VIA ELECTRONIC CORRESPONDENCE
Delaware County Daily Times
Attn: Legal Department

Re: Acct No. 881839 – Radnor Township
Legal Notice – 2026 Consolidated Fee Schedule Ordinance
Ad Date: Monday, February 2, 2026

Dear Legal Department:

Enclosed please find for advertisement one (1) time in the Monday, February 2, 2026 edition of *The Delaware County Daily Times*, a Legal Notice for the possible enactment of the above ordinance by the Board of Commissioners of Radnor Township at their meeting on February 9, 2026. Kindly provide proof of publication and your invoice for the advertisement directly to Radnor Township, c/o Bill White, 301 Iven Avenue, Wayne, PA 19087. A full copy of the text of the ordinance is enclosed for public inspection. If you have any questions regarding the enclosed, please do not hesitate to contact my office.

Sincerely,

GRIM, BIEHN & THATCHER

By: John B. Rice

JBR/jem
Enclosure
cc: Bill White (w/encl.) – via email
Peggy Hagan (w/encl.) – via email

ORDINANCE NO. 2026-04

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 162 BY ADOPTING THE CONSOLIDATED FEE SCHEDULE FOR CALENDAR YEAR 2026

Section 1. The Township of Radnor incurs costs and expenses in processing various permits and licenses through its various departments.

Section 2. Fee changes are highlighted in yellow and noted in each of the sections of the Fee Schedule under "Fee Change Narrative".

Section 3. The Pennsylvania Municipalities Planning Code authorizes reasonable and necessary charges by the Township's professional consultants based upon its schedule established by ordinance or resolution.

NOW, THEREFORE, it is hereby ***ENACTED*** and ***ORDAINED*** that the Board of Commissioners of Radnor Township hereby adopts the attached 2026 Consolidated Fee Schedule effective January 1, 2026, and all ordinances or resolutions which are inconsistent are hereby repealed.

BE IT FURTHER ENACTED and ***ORDAINED*** that any revisions to the 2025 Consolidated Fee Schedule may be amended or revised by subsequent resolution of the Board of Commissioners.

INTRODUCED this day of February, 2026

RADNOR TOWNSHIP

By: _____

Name:

Title: President

ATTEST: _____

Name:

Title: Township Manager / Secretary

2026 CONSOLIDATED FEE SCHEDULE

Introduction | January 5, 2026
Adoption | January 26, 2026

RADNOR TOWNSHIP, PA 301 Iven Avenue, Wayne, PA 19087

Radnor Township, PA
2026 Consolidated Fee Schedule – Chapter 162 Fees
Ordinance 2026-04 | January 5, 2006
Effective January 1, 2026

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Fee Description	2025	2026
Engineering & Community Development Department		
Chapter 125 | Building Construction		
General Contractor's License (annual)	$50.00	$50.00
RESIDENTIAL		
New one and two-family dwelling	$20.00 / $1,000.00	$20.00 / $1,000.00
Additions, alterations, repairs, demolition, etc.	$20.00 / $1,000.00	$20.00 / $1,000.00
COMMERCIAL - Commercial, institution, public land use, recreation, multi-family		
New buildings and fire suppression systems	$30.00 / $1,000 up to $50,000 $20.00 / $1,000 for each additional 1,000	$30.00 / $1,000 up to $50,000 $20.00 / $1,000 for each additional 1,000
Additions, alterations, repairs, demolition, to existing buildings and fire suppression systems	$50.00 / first $1,000, $25.00 / $1,000 for each additional $1,000	$50.00 / first $1,000, $25.00 / $1,000 for each additional $1,000
Signs, to include window, awning, wall, marquee, freestanding (New or replacement)	$20.00 / $1,000.00	$20.00 / $1,000.00
Certificate of Occupancy – Residential (new)	$50.00	$50.00
Certificate of Occupancy – Non-Residential (new)	$100.00	$100.00
Temporary Certificate of Occupancy – Residential	$500.00	$500.00
Temporary Certificate of Occupancy – Non-Residential	$1,000.00	$1,000.00
Zoning Permit – Fences, Accessory Structures less than 200 square feet, Agricultural Buildings, Propane Tanks	$75.00	$75.00
Home Occupation – Traffic	$150.00	$150.00
Home Occupation – Non-Traffic	$100.00	$100.00
Zoning Compliance	$100.00	$100.00
Fee Change Narrative:		
Chapter 150 |Design and Review Board		
Permit for Temporary banner (max 30 days)	$50.00	$50.00
DRB Application Fee per signs	$100.00	$100.00
DRB Application Fees for telecommunication antennas	$200.00	$200.00
DRB Application Fees for façade change	$100.00	$100.00

Fee Description	2025	2026
DRB Application Fee for new building	$200.00	$200.00
DRB Application Fees for building additions and accessory structures	$200.00	$200.00
DRB Application Fees for Outdoor Dining application (furnishings and accessories)	$100.00	$100.00
Chapter 156 | Electrical		
Electrician's License (annual)	$50.00	$50.00
Electrical Inspection Agency License	$100.00	$100.00
Electrical Permit Fee	$20.00 / $1,000 or fraction thereof	$20.00 / $1,000 or fraction thereof
Low voltage / voice data / alarm	$20.00 / $1,000 or fraction thereof	$20.00 / $1,000 or fraction thereof
Wind / solar electric	$20.00 / $1,000 or fraction thereof	$20.00 / $1,000 or fraction thereof
Plan review – 3rd Party Contract Fee	$75.00 / hour	$75.00 / hour
Chapter 166 | Fire Prevention		
Bon Fire Permit - For institutional use only (each permit)	$100.00	$100.00
Fireworks Permit	$500.00	$500.00
Blasting Permit – Residential	$150.00	$150.00
Blasting Permit – Non-Residential	$150.00	$150.00
Fire Marshall Report - Residential	$50.00	$50.00
Fire Marshall Report – Non-Residential	$100.00	$100.00
Storage Tanks – Repairs and alterations	$50.00 / tank	$50.00 / tank
Storage Tanks – Abandonment or Removal	$200.00 / tank	$200.00 / tank
Storage Tanks – Installation	$200.00 / tank	$200.00 / tank
Chapter 178 | Historical and Architectural Review Board ("HARB")		
Application to HARB	$50.00	$50.00
Chapter 195 | Mechanical		
HVAC License Annual (air conditioning, heating & refrigeration, mechanicals.)	$50.00	$50.00
RESIDENTIAL – one and two-family		
Geothermal / HVAC systems	$100.00	$100.00
Replace, modify, or relocate duct work	$50.00	$50.00
Water Well or Non-Potable Water, Irrigation	$100.00	$100.00
Solar Mechanical/Plumbing	$150.00	$150.00

Fee Description	2025	2026
Add, modify or extend radiant/baseboard or other hydro-mechanical systems	$50.00	$50.00
New or replacement central heating systems	$15.00 first 10,000 BTUs, $5.00 each additional 10,000 BTU's	$15.00 first 10,000 BTUs, $5.00 each additional 10,000 BTU's
New or replacement air cond. central systems	$100.00	$100.00
New or replacement heat pump	$100.00	$100.00
All well driven or mechanical water supply systems for geothermal HVAC systems	$100.00	$100.00
Solar Mechanical / Plumbing	$150.00	$150.00
COMMERCIAL - Commercial, institution, public land use, recreation, multi-family		
Geothermal/HVAC system wells: 0-10 wells	$200.00	$200.00
Geothermal/HVAC system wells: 11-30 wells	$350.00	$350.00
Geothermal/HVAC system wells: 31 or more	$500.00	$500.00
New or replacement central heating system (regardless of fuel source, including duct work)	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's (fee capped at 1,000,000 BTU's)	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's (fee capped at 1,000,000 BTU's)
New or replacement air cond. systems incl. duct work	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's (fee capped at 1,000,000 BTU's)	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's (fee capped at 1,000,000 BTU's)
New or replacement heat pump incl. duct work	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's
Replace, modify or relocate duct work	$20.00 for each $1,000, or portion of cost	$20.00 for each $1,000 or portion of cost
Refrigeration units (incl. walk in boxes, other units with remote compressors)	$20.00 first ton or portion thereof, $10.00 each additional ton, or portion thereof	$20.00 first ton or portion thereof, $10.00 each additional ton, or portion thereof

Fee Description	2025	2026
Solar Mechanical/Plumbing	$175.00	$175.00
Water Wells or Non-Potable Water Wells	$100.00	$100.00
Chapter 218 | Plumbing		
Plumber License (annual)	$50.00	$50.00
RESIDENTIAL - one and two family		
New work, alterations, additions, and repairs	$75.00 for more than 5 fixtures, $5.00 each additional fixture	$75.00 for more than 5 fixtures, $5.00 each additional fixture
Alterations/additions/repairs one fixture (minimum fee)	$35.00	$35.00
Pipe Repair	$75.00	$75.00
Exterior lateral sewer connection or repair	$150.00	$150.00
Interior main drain alteration or replacement (which includes stack vent)	$75.00	$75.00
Garbage grinders and dishwashers (new installation or replacement)	$15.00 Each	$15.00 Each
All gas and electric appliances needing gas or plumbing piping	$75.00 for first unit, $15.00 for each additional	$75.00 for first unit, $15.00 for each additional
Water service (new or replacement)	$75.00	$75.00
Domestic hot water heater (new or replacement)	$20.00	$20.00
Sewer ejection pump (new or replacement, not incl. connections.)	$50.00 pump capacity 21 gal/min, $150.00 pump capacity > 21 gal/min	$50.00 pump capacity 21 gal/min, $150.00 pump capacity > 21 gal/min
Sewer grinder pumps and pit (E-One System)	$300.00	$300.00
Swimming Pool Plumbing	$150.00	$150.00
COMMERCIAL - Commercial, institution, public land use, recreation, multi-family		
New work, alt., additions not exceeding 5 fixtures	$75.00, $5.00 each additional fixture	$75.00, $5.00 each additional fixture
External lateral sewer connection or repair main drain or sewer connection (new)	$150.00	$150.00
Pipe Repair	$100.00	$100.00

Fee Description	2025	2026
Garbage grinders and dishwashers (new installation or replacement)	$30.00 Each	$30.00 Each
Main interior drain replacement, alterations or repair (incl. stack vent)	$75.00	$75.00
Sewer ejection pump (new or replacement)	$50.00, pump capacity <= 21 gal/min., $300.00, pump capacity > 21 gal/min.	$50.00, pump capacity <= 21 gal/min., $300.00, pump capacity > 21 gal/min.
All gas and elect. Appl. Requiring plumbing or mech. Install. (new or replacement, incl. gas piping)	$75.00 for first unit, $15.00 for each additional	$75.00 for first unit, $15.00 for each additional
Water service (new or replacement)	$100.00	$100.00
Each hot water heater (new or replacement)	$75.00	$75.00
Interceptors & separators (new or replacement)	$75.00	$75.00
Sewer grinder pumps new or replacement	$500.00	$500.00
Chapter 226 | Rental Housing		
Rental Housing Permits	$70.00 Each Unit (1-10) $50.00 Each Additional Unit	$70.00 Each Unit (1-10) $50.00 Each Additional Unit
Rental Housing Appeals Board	$2,500.00 plus $500 for each subsequent hearing	$2,500.00 plus $500 for each subsequent hearing
Re-inspection after 2nd failed inspection	$100.00	$100.00
Application Late Fee:		
July 1st to July 31st	$200.00	$200.00
On or After August 1st	$300.00	$300.00
Chapter 280 | Zoning Hearing Board		
Application fees for Zoning Hearing Board: One and two family dwellings, Rooming house, multi-family	$550.00 plus $275 for each add'l hearing	$550.00 plus $275 for each add'l hearing
Application fees for Zoning Hearing Board: Non-res. uses (incl. comm., planned, institutional, and public land use)	$900.00 plus $450 for each add'l hearing	$900.00 plus $450 for each add'l hearing
Application fees for Zoning Hearing Board: Challenge to the validity of map or ordinance	$7,500.00 plus $450 for each add'l hearing	$7,500.00 plus $450 for each add'l hearing

Fee Description	2025	2026
Application fees to Board of Commissioners: Application to amend zoning map/ord.	$1,500.00 plus $750 for each add'l hearing	$1,500.00 plus $750 for each add'l hearing
Application fees to Board of Commissioners: Application for conditional use	$1,500.00 plus $750 for each add'l hearing	$1,500.00 plus $750 for each add'l hearing
Application fees to Board of Commissioners: Curative Amendment	$7,500.00 plus $750 for each add'l hearing	$7,500.00 plus $750 for each add'l hearing
Appeals from Zoning Officer or Township Engineer – Residential	$550.00 plus $275 for each add'l hearing	$550.00 plus $275 for each add'l hearing
Appeals from Zoning Officer or Township Engineer – Non-Residential	$900.00 plus $450 for each add'l hearing	$900.00 plus $450 for each add'l hearing
Fee for postponement of a public hearing when requested following publication of the required legal notice.	$200.00	$200.00
Zoning Books	$30.00	$30.00
Other Community Development		
Code Appeals Application Fee – Building, Electrical, Fire Prevention, Mechanical, Plumbing, Property Maintenance	$750.00	$750.00
Inter-municipal Transfer of Liquor License	$1,500.00 plus $750 for each additional hearing	$1,500.00 plus $750 for each additional hearing
PA State Assessed Training Fee, Building, Plumbing, Mechanical, Electrical	$4.50 / permit	$4.50 / permit
Administration of PA state Assessed Training Fee	$2.00 / permit	$2.00 / permit
Zoning Maps	$15.00	$15.00
Plan Review Fee	$120.00	$120.00
Code Official Overtime Rate	$100.00 / hour	$100.00 / hour
Administrative Refund Fee	$10% or $30.00, whichever is greater	$10% or $30.00, whichever is greater
Dormitory Inspection Fee	$24.00 / room	$24.00 / room
Annual Outdoor Dining Renewal	$150.00	150.00
Outdoor Dining Application Renewal Late Fee	$70.00	$70.00
Residential Change in Contractor | New one and two-family dwelling	Up to 25% of existing permit fee or $250.00, whichever is greater	Up to 25% of existing permit fee or $250.00, whichever is greater

Fee Description	2025	2026
Change in Contractor: Commercial, institution, public land use, recreation, multi-family buildings and fire suppression systems	Up to 25% of existing permit fee or $500.00 minimum, whichever is greater	Up to 25% of existing permit fee or $500.00 minimum, whichever is greater
Fee for work without permits	50% of permit fee	50% of permit fee
Re-inspection -Residential inspections for: Blasting, Footing, Foundation, Backfill, Slab, Rough, Framing, Energy, Drywall, Sprinkler, Rough In/Duct Testing, Underslab, Rough In, Shower Pan, Sewer Lateral (New Construction), Water Service (New Construction), Steel/Bonding & Final/Barrier (pools), Wire/Flashing/Barrier (stucco), Final	$100 after 1st failure 10% of permit fee after 2nd and subsequent failures	$100 after 1st failure 10% of permit fee after 2nd and subsequent failures
Re-inspection -Commercial inspections for: Footing, Foundation, Backfill, Slab, Rough, Framing, Above Ceiling, Energy, Close Up/Drywall, Sprinkler, Alarm, Rough In/Duct Testing, Underslab, Rough In, Shower Pan, Sewer Lateral (New Construction), Water Service (New Construction), Wire/Flashing/Barrier (stucco), Steel/Bonding & Final/Barrier (pools), Final	$200 after 1st failure 10% of permit fee after 2nd and subsequent failures	$200 after 1st failure 10% of permit fee after 2nd and subsequent failures
No Inspection – call for inspection but not ready (residential)	$250	$250
No Inspection – call for inspection but not ready (commercial)	$500	$500
Small Wireless Communication Facilities – colocation (up to 5)	$500	$500
Small Wireless Communication Facilities – colocation (each additional facility beyond 5)	$100	$100
Small Wireless Communication Facilities - new pole or replacement pole and attached small wireless facility	$1,000	$1,000
Small Wireless Communication Facility – annual fee when located in ROW or on municipality owned structures in ROW	$270	$270
Wireless Communication Facilities, New – other than small wireless communication facilities	$1,000	$1,000
Wireless Communication Facilities, Modification, Colocation, Replacement – other than small wireless communication facilities	$1,000	$1,000
Change Fee Narrative: New fee to help off-set costs associated with approval of Wireless Communication		

Fee Description	2025	2026
Grading Permit		
Shed Permit Fee - to be used for installation or replacement of a storage shed only	$120.00	$120.00
POOL PERMIT [for grading permit only] (New for 2026) **This permit is solely for the installation of a pool, decking, etc. This is not for a pool that is part of a larger grading permit.** There is a $50 permit application fee. Plan review, and inspection cost is $3,000. *Should the cost of reviews and/or inspections exceed $460, the applicant will be required to pay the overage before the project is approved. A Certificate of Occupancy will not be issued unless all improvements are installed, inspected, and approved by the Township.	NA	$3,000
Grading Permit Application Minor (<500 SF **NEW** Impervious or disturbance) This permit is for smaller projects where construction is less than 500 SF of new impervious surface or site disturbance. There is a $50 permit application fee. Plan review, and inspection cost is $460. *Should the cost of reviews and/or inspections exceed $460, the applicant will be required to pay the overage before the project is approved. A Certificate of Occupancy will not be issued unless all improvements are installed, inspected, and approved by the Township.	Permit Application Fee $50 Plan review & inspection $460*	Permit Application Fee $50 Plan review & inspection $460*
Grading Permit Application (500 SF < **NEW** Impervious or Disturbance < 1,500SF) **(Change for 2026)** This application is to be used when **NEW** impervious is greater than 500 SF, but less than 1,500 SF. A groundwater recharge system is required to mitigate this amount of **NEW** impervious. The permit application fee is $50. Plan reviews, and inspections cost is $1,450. No escrow is required for the improvements; a Certificate of Occupancy will not be issued unless all improvements are installed, inspected, and approved by the Township. The applicant is required to pay all cost overages, i.e. if the balance of the account, after deducting current review fees is less than $500, the applicant will be required to deposit additional funds to keep the balance at $1,500. All unused funds will be inspection and approval of the project.	Permit Application Fee $50 Plan review and inspections $1,450* .	Permit Application Fee $50.00 Plan review and inspections $5,000*
Stormwater Management Permit Application (for projects with >1,500 **NEW** impervious or disturbance) **(Change for 2026)** The cost of the permit application fee is $50. A professional services (PSA) account will be funded by the applicant with a balance of $3,000. The review process, inspections, SWM Agreement, legal, and other communications will be billed per the attached fee schedule, and reimbursed by the applicant funded PSA. For single lot construction, an escrow for non-dedicated improvements is not required; a Certificate of Occupancy will not be issued unless all improvements	Permit Application Fee $50 Professional Service Agreement $3,000	Permit Application Fee $50 Professional Service Agreement $5,000

Fee Description	2025	2026
are installed, inspected, and approved by the Township. An escrow account will be required for improvements dedicated to the Township. Professional Services Account Required. The applicant is required to pay all cost overages; upon the balance of the PSA reaching $1,000, applicant will be required to deposit appropriate funds to keep balance at $3,000. All unused funds will be returned to the applicant upon completion of project.		
Subdivision / Land Development ("SALDO")		
Sketch Plan, Reverse Subdivision, Lot line Change, Lot Consolidation. The application fee is $50. This application requires a **$4,950** professional services (engineering, legal) account. Upon the balance of the PSA reaching $1,000, applicant will be required to deposit appropriate funds to keep balance at $**5,000**. All unused funds will be returned to the applicant upon completion of project. A signed deposit slip is required at the time of application submission	Application Fee $50 Professional Services Agreement $4,950	Application Fee $50 Professional Services Agreement $4,950
ALL LAND DEVELOPMENT (minor, major, multi-family, etc.). The permit application fee is $50. The professional services account fee is $16,950. All reviews and legal invoices are billed against the PSA; when the balance of the PSA falls to $5,000, the applicant is required to deposit funds to achieve a balance of $10,000 in the PSA account. All unused funds will be returned to the applicant upon completion of project. *All reviews and legal invoices are billed against the PSA; when the balance of the PSA falls to $5,000, the applicant is required to deposit funds to achieve a balance of $10,000 in the PSA account. All unused funds will be returned to the applicant upon completion of project.	Application Fee $50 Professional Services Account $16,950* .	Application Fee $50 Professional Services Account $16,950*
Inspections of Improvements Increase based on the service agreement contracts for consultants, approved by the Board of Commissioners in 2020, and staff salary increases.	Inspection by staff inspector-$90/hr. All others, see rates in Appendix A	Inspection by staff inspector-$90/hr. All others, see rates in Appendix A
Review of Development Plans, including legal, SWM agreements, developer agreements, escrow review, financial security agreements, by staff, consultants, and/or solicitor. Increase based on the service agreement contracts for consultants, approved by the Board of Commissioners in 2020, and staff salary increases.	See rates in Appendix A	See rates in Appendix A
Transfer of Real Estate Fee	$150.00 / property	$150.00 / property
Transfer of Real Estate Fee – Expedited in **14 calendar days** or less	$300/property	$300/property

Fee Description	2025	2026
Act 537 Planning (Sewage Facility Planning Module)	$3,000.00	$3,000.00
This application requires a PSA account for legal and engineering services. Upon the balance of the PSA account reaching $1,000, the applicant twill be required to deposit appropriate funds to keep balance of $3,000. All unused funds will be returned to the applicant upon DEP approval of the SFPM.		
Other Engineering		
Sidewalk Replacement Permit Fee	1 – 10 Blocks | $50.00/permit 11 – 20 Blocks | $100.0/permit 21+ Blocks | $125.00/permit	1 – 10 Blocks | $50.00/permit 11 – 20 Blocks | $100.0/permit 21+ Blocks | $125.00/permit
Transfer of Real Estate – Sidewalk Block Escrow	$300 per block	$300 per block
Clearing Permits | If inspections are required, they will be charged in accordance with Appendix A.	$250/acre (minimum fee is $250)	$250/acre (minimum fee is $250)
Dumpster and Storage Container Permit	$80 permit/$20.00 daily	$80 permit/$20.00 daily
Plotter Services		
8.5" x 11" or 9" x 12"	$1.50 (b/w) | $5.00 (color)	$1.50 (b/w) | $5.00 (color)
11" x 14"	$3.00 (b/w) | $9.00 (color)	$3.00 (b/w) | $9.00 (color)
11" x 17" or 12" x 18"	$10.00 (b/w) | $12.00 (color)	$10.00 (b/w) | $12.00 (color)
17" x 22" or 18" x 24"	$15.00 (b/w) | $18.00 (color)	$15.00 (b/w) | $18.00 (color)
22" x 34" or 24" x 36"	$20.00 (b/w) | $22.00 (color)	$20.00 (b/w) | $22.00 (color)
34" x 44" or 36" x 48"	$22.00 (b/w) | $35.00 (color)	$22.00 (b/w) | $35.00 (color)
Stormwater and Sanitary Sewer Fees		
Sanitary Sewer Rent	$13.11 per 1,000 gallons water used	$13.46 per 1,000 gallons water used
Sanitary Sewer Rent Delinquent Charges	1% monthly beginning June 1 through March 1	1% monthly beginning June 1 through March 1

Fee Description	2025	2026
	applied on the full outstanding balance from the previous month	applied on the full outstanding balance from the previous month
Stormwater Fee	$29.00 per unit	$29.00 per unit
Stormwater Fee Delinquent Charges	0.5% monthly beginning March 1 through December 1 applied on the full outstanding balance from the previous month	0.5% monthly beginning March 1 through December 1 applied on the full outstanding balance from the previous month
Sanitary or Stormwater Certification Fee	$7.50	$7.50
Expedited Sanitary or Stormwater Certification Fee Surcharge (if request submitted within 48 hours of desired date / time)	$20.00	$20.00
Sanitary Sewer Connection Fee | New Residential	$850.00	$850.00
Sanitary Sewer Connection Fee | New Commercial	$1,250.00	$1,250.00
Sanitary Sewer Connection Fee | New Multi-family (0-10 units)	$500.00 per unit	$500.00 per unit
Sanitary Sewer Connection Fee | New Multi-family (11 or more units)	$400.00 per unit	$400.00 per unit
Minimum Sewer Service Charge	$65.00	$65.00
Filing of Lien (to include, but not limited to, Sanitary Sewer Rent, Stormwater Fee, or Property Maintenance Costs)	$125.00 Attorney Fee $18.50 Filing Fee	$125.00 Attorney Fee $18.50 Filing Fee
Writ of Scire Facias (for delinquent accounts)	$100.00 Attorney Fee $22.50 Filing Fee	$100.00 Attorney Fee $22.50 Filing Fee
Entering of Judgement (for delinquent accounts)	$150.00 Attorney Fee $13.50 Filing Fee	$150.00 Attorney Fee $13.50 Filing Fee
Sheriff Sale	Actual Cost	Actual Cost
Finance Department		
Other Finance Department		
Business Privilege and Mercantile License Fee	$10.00	$10.00
Postage | Non-Residential	Actual Cost	Actual Cost
Returned Check	$50.00	$50.00

Fee Description	2025	2026
Refund Fee	10% per refund, with a minimum of $10.00	10% per refund, with a minimum of $10.00
Public Document Copy Charges (Right-to-know Requests)	$0.25 per one sided page	$0.25 per one sided page
Public Document CD Creation Charges (Right-to-know Requests)	$5.00 each	$5.00 each
Certification of Record (Right-to-know Requests)	$1.00	$1.00
Credit Card Processing Fee	2.5% of transaction total	2.5% of transaction total
Fee Change Narrative:		
Elected Treasurer		
Real Estate Certification Fee	$25.00	$25.00
Expedited Real Estate Certification Fee	$30.00	$30.00
Information Technology		
Room Rentals		
General: The Township offers three (x3) conference rooms for rental. Rates double on Saturday, Sunday, and Township holidays. Contact Township for Conference Room and Equipment Rental policy and room availability. Please see the *Information Technology Policy for Rental and Use of Township Conference Rooms & Equipment* for fee waiver opportunities.		
Friends Meeting Room (ground floor) – capacity 40	$50.00 per hour	$50.00 per hour
Radnorshire Room (first floor) – capacity 125	$100.00 per hour	$100.00 per hour
Radnorshire Room (first floor) – capacity 125 - Tenant rental		$2
Powys Room (first floor) – capacity 15	$35.00 per hour	$35.00 per hour
Hourly Equipment and Staffing Fees		
General: Conference rooms offer additional equipment features such as a podium, microphones, special seating configurations, additional tables, A/V equipment, TV/DVD/VCR, and wireless internet. A/V equipment rentals require staffing, a minimum of two (x2) hour charge, and rates double after four (x4) hours. Contact Township for Conference Room and Equipment Rental policy and staffing availability.		
IT Staff Member (as needed)	$50.00 /hour	$50.00 /hour
Room setup and breakdown (for equipment, configuration, etc.)	$50.00 /hour	$50.00 /hour
Room cleanup (trash, non-requested setup, etc.)		$1
Room cleanup (trash, non-requested setup, etc.)		
Podium (Radnorshire room only – no microphone)	$0.00	$0.00

Fee Description	2025	2026
Microphones – 21 conference room and 1 podium microphones	$50.00 /hour	$50.00 /hour
Wireless Microphones – 2 handhelds and 2 lavalieres (combo of any 2)	$30.00 /hour	$30.00 /hour
Projectors – 2 HD DLP Projectors	$70.00 /hour (each)	$70.00 /hour (each)
Monitors – 13 LCD monitors for viewing projections/DVD/VCR	$20.00 /hour	$20.00 /hour
Document Camera – View hard docs on large screens	$60.00 /hour	$60.00 /hour
DVD/VCR	$15.00 /hour	$15.00 /hour
Laptop Use	$40.00 /hour	$40.00 /hour
DVD Copy – Recording event on DVD (limit 1)	$15.00 /hour	$15.00 /hour
Digital Format – Recording event in other digital format (limit 1)	$15.00 /hour	$15.00 /hour
Portable Projector	$50.00 /hour	$50.00 /hour
50" Plasma TV Usage	$70.00 /hour	$70.00 /hour
Graphics – Character generated graphics inserted on screen	$10.00 /hour	$10.00 /hour
Package Fees		
General: Conference rooms, A/V equipment and staffing rentals are available as a package rental. Package rentals require staffing, a minimum of two (x2) hour charge and rates double after four (x4) hours. Contact Township for Conference Room and Equipment Rental Policy and staffing availability.		
Powys Room Only – 50" Plasma and laptop	$100.00 per hour	$100.00 per hour
Radnorshire Room (no recording) – Microphones, laptop, projector, setup, and breakdown	$250.00 per hour	$250.00 per hour
Radnorshire Room (recording) – Microphones, laptop, projector, DVD recording, setup, and breakdown		$3
Film and Video Production Fees		
General: The film and video production permit is designed to provide effective coordination of events, including the filming, and videotaping of television, film, commercial, non-profit, and feature productions.		
Film and video production permit	$250.00 per production	$250.00 per production

Parks and Recreation		
General Programming and Events		
Programming and event fees are determined and allocated on an ongoing basis as they are planned. Specific programming and event identification remains under continual development, generally on a seasonal basis and once applicable direct costs are determined. Fees for those specific programs and events are set to cover the direct costs along with attempting to recover the associated overhead for the corresponding program or event. In most		

Fee Description	2025	2026
circumstances, the direct costs of programming and events are not incurred unless the proceeds collected cover those costs. The Recreation Department determines the fees for programming and events on an ongoing basis throughout the developmental process.		
Administrative Fees		
Refund Fee	10% of the total fee paid, or a minimum of $10.00 charge	10% of the total fee paid, or a minimum of $10.00 charge
Non-Resident Program or Event Participation Fee		$3 re
Parks, Picnic Areas, Fields, and Facilities		
Fenimore Woods & Clem Macrone Park Pavilion Rental	$75.00 Resident $150.00 Non-Resident/Companies	$75.00 Resident $150.00 Non-Resident/Companies
Picnic | Court | Park Area Rentals	$55.00 Resident $100.00 Non-Resident / Companies	$55.00 Resident $100.00 Non-Resident / Companies
Professional Photography Permit for Township Parks Film and Video Production Permit for Township Park Grounds	$75.00 per hour $100.00 Non-Resident / Companies per hour $250.00 per permit per day	$75.00 per hour $100.00 Non-Resident / Companies per hour $250.00 per permit per day
Field Permitting Fee (to cover the permitting costs for athletic fields)	$75.00 per field/ Three-hour usage $125.00 per field/ Three-hour usage for Non-Resident / Companies	$75.00 per field/ Three-hour usage $125.00 per field/ Three-hour usage for Non-Resident / Companies
Adult League Team Field Permit	$200.00 per season per team Not-to-exceed 10-weeks	$200.00 per season per team Not-to-exceed 10-weeks

Fee Description	2025	2026
Field Permitting Fee – For-Profit /Restricted Groups, Private Educational Institutions, Organizations or Programs [Field Permitting fees do not apply to Radnor Community Youth Sports Organizations that include Radnor Soccer Club, Radnor Wayne Little League, Radnor Girls/Boys Lacrosse and Wayne Wildcats.] [Exceptions for this fee will consist of Radnor Township Restricted Groups, Private Educational Institutions, Organizations or Programs that provide the Township with the equivalent usage of its facility.]	$15.00 per person per season Not-to-exceed 10-week period	$15.00 per person per season Not-to-exceed 10-week period
Radnor Memorial Park Turf Field Permit Fee: [Fee was originally developed and structured within the Radnor Memorial Turf/Agnes Irwin School Lease Agreement.] • Radnor Residents / Radnor Non-Profit Organizations or Programs • Radnor Private Educational Institutions, Organizations or Programs • Non-Radnor Residents / Non-Radnor Non-Profit Organizations, Educational Institutions, or Programs • For-Profit Businesses or Non-Resident Groups [The above fees do not apply to Radnor Community Youth Sports Organizations that include Radnor Soccer Club, Radnor Wayne Little League, Radnor Girls/Boys Lacrosse and Wayne Wildcats.] Radnor Memorial Park Turf Field Lights Fee	 $75.00 per Three-Hour usage $75.00 per hour $125.00 per hour $175.00 per hour $18.00 per hour	 $75.00 per Three-Hour usage $75.00 per hour $125.00 per hour $175.00 per hour $18.00 per hour
Advertising Fee (applicable to the Department Promotional Materials)		
Business Card Advertising in Brochure **(Remove for 2025)**	$200.00 per Advertisement	**n/a**
Departmental Promotional Advertising **(Change for 2025)**	$300.00 per promotion	$300.00 per promotion
License Fee Advertising Banner for Encke Fields	$2,000.00 per Field	$2,000.00 per Field
Radnor Activity Center ("RAC") at Sulpizio Gym Permit Fees		
Full Gymnasium Rentals • Radnor Residents / Radnor Non-Profit Organizations or Programs [The above fees do not apply to Radnor Community Youth Sports Organization that include the Radnor Youth Basketball League, Radnor Soccer Club, Radnor Wayne Little League, and Radnor Girls/Boys Lacrosse]	$60.00 per hour	$60.00 per hour

Fee Description	2025	2026
• Radnor Township Community Youth Sports Organizations operating as non-profit entities only (New fee in 2017) • Radnor Township Community Youth Sports Organizations – For-profit contracted vendors operating on behalf of the non-profit Community Youth Sports Organization (New fee in 2017) • Non-Radnor Residents / Non-Radnor Non-Profit Organizations or Groups • Radnor Township Businesses, Educational Institutions, Organizations, or Programs • Non-Radnor Businesses, Educational Institutions, Organizations, or Program	$15.00 per hour $35.00 per hour $110.00 per hour $110.00 per hour $200.00 per hour	$15.00 per hour $35.00 per hour $110.00 per hour $110.00 per hour $200.00 per hour
RAC: Room Add-on Fee to Gym Rental	$25.00 flat fee	$25.00 flat fee
Fee Change Narrative: n/a		

Police Department		
General Fees		
Alarm Registration Fee	$100.00	$100.00
Accident Report Fee	$15.00	$15.00
Fingerprinting Fee	$30.00 for 1/$20.00 per addit	$30.00 for 1/$20.00 per addi
Picture Fee	$30.00 each	$30.00 each
Incident Report Fee	As allowed per PA Right-to-Know	As allowed per PA Right-to-Know
Parking Permit Fee | Residential Permits	$25.00 Residential $75.00 Non-Residential $10.00 Senior Citizens $5.00 Temporary Parking Per Day	$25.00 Residential $75.00 Non-Residential $10.00 Senior Citizens $5.00 Temporary Parking Per Day
Parking Permit Fee | Louella Park & Walk	$250.00 Half Year $500.00 Full Year	$250.00 Half Year $500.00 Full Year
WBOD Business Parking Permit (Maximum 2 per business in the WBOD)	$500.00 Full Year	$500.00 Full Year
WBOD Discounted Parking Code	$250.00 Half Year $500.00 Full Year	$250.00 Half Year (1500 Hours) $500.00 Full Year (3000 Hours)
Meter Bag Fee/Parking Space Reservation	$15.00 per day per parking space	$15.00 per day per parking space
Request for Placement of Temporary “No Parking” Signs	$25.00 Flat Fee for 7 days	$25.00 Flat Fee for 7 days

Fee Description	2025	2026
Peddling and Solicitation Fee	$110.00	$110.00
Extra Duty Fee | Detail Rate	1.70 X Patrolman Overtime Rate	1.70 X Patrolman Overtime Rate
Police Vehicle at Location Fee (owner request)	$25.00 per hour per vehicle	$25.00 per hour per vehicle
Video Tape / DVD Fee	$75.00 per copy	$75.00 per copy
Records Check Fee	$30.00 Written $15.00 Verbal	$30.00 Written $15.00 Verbal
Police Service Fee | Notarized Document	$45.00 per service	$45.00 per service
Expungement Letter Fee	$100.00	$100.00
K9 Services (Note: This only applies to non-emergency calls for service)	During Shift | $100.00 per hour 2 or 4-hour minimum at P.D. discretion Non-Shift | Paid at Detail Rate (above) 2 or 4-hour minimum at P.D. discretion	During Shift | $100.00 per hour 2 or 4-hour minimum at P.D. discretion Non-Shift | Paid at Detail Rate (above) 2 or 4-hour minimum at P.D. discretion
False Alarms Fine	2nd False Activation $25.00 | 3rd False Activation $75.00 | 4th and Subsequent False Activations $125.00	2nd False Activation $25.00 | 3rd False Activation $75.00 | 4th and Subsequent False Activations $125.00
Parking Fine – Late Fee If Radnor Township has not received payment for a violation within five days after the date of violation, a late fee addition to the fine will be assessed. Failure to pay this fine and/or late fee within 30 days of the violation will result in issuance of a summons and prosecution before a District Justice	$25.00 additional for late payments	$25.00 additional for late payments
Metered Parking	.25 per 30 minutes of parking	.25 per 30 minutes of parking
Expired Meter/Kiosk	$25.00	$25.00
Parked Over the Line at a Meter	$20.00	$20.00
Beyond Time (Meter Feeding)	$25.00	$25.00
Overtime Parking	$25.00	$25.00
Where Signs Prohibit Parking	$30.00	$30.00

Fee Description	2025	2026
In Front of a Private Drive	$25.00	$25.00
On a Cross Walk	$25.00	$25.00
Double Parked	$30.00	$30.00
Not Parallel with Curb	$20.00	$20.00
Facing Against Traffic	$25.00	$25.00
On a Sidewalk	$25.00	$25.00
Within 15 Feet of a Fire Hydrant	$50.00	$50.00
Within 25 Feet of an Intersection	$25.00	$25.00
Parked During Snow Removal	$25.00	$25.00
Obstructing Traffic	$25.00	$25.00
Handicap Parking	$150.00	$150.00
Other Parking Violation	$25.00	$25.00
Violation of Fire Marshal	$50.00	$50.00
Fee Change Narrative:		

Public Works Department		
General Fees		
Road Opening Permit The applicant will be required to set up a Professional Services Account with the Township to cover the cost of inspections, legal, compaction testing, and items, as required. Opening balance of the PSA is $15,000,	$150.00 per 100 ft cut (permit fee only).	$150.00 per 100 ft cut (permit fee only).
Bulk Trash Collection **(Change for 2026)**	$75.00 | Less than 5 items or 150 lbs Add'l $25.00 each additional 5 items over 150 lbs Add'l $25.00 each item over 150 lbs Add'l $10.00 each item with Freon Add'l $5.00 each item with Propane	$100.00 | Less than 5 items or 150 lbs Add'l $50.00 each additional 5 items over 150 lbs Add'l $50.00 each item over 150 lbs Add'l $10.00 each item with Freon Add'l $5.00 each item with Propane
Recycling Can Replacement	$30.00 per can	$30.00 per can
Rear Yard Trash Collection (single and multi-family units)	$500.00 per unit per year	$600.00 per unit per year

Fee Description	2025	2026
Rear Yard Trash Collection (multi-family units with greater than 9 attached units) **(Change for 2026)**	$275.00 per unit per year	REMOVED
Change Fee Narrative: The original intent of the discounted pricing for 2 sections of 9 multi-family units was the residents would bring their receptacles to a common area, and the trash vehicle would be making one stop to pick up many properties. This is not the case. The trash vehicle stops at every residence, therefore the residents in these 18 properties should pay the Regular Rear Yard Trash price.		

Radnor Township, PA
2026 Consolidated Fee Schedule – Chapter 162 Fees
Ordinance 2026-04 | January 5, 2006
Effective January 1, 2026

Appendix A
Professional Services Hourly Rates

Township Staff			
Police Superintendent	$140.00 per hour	Community Development Director	$120.00 per hour
Finance Director	$150.00 per hour	Public Works Director	$120.00 per hour
Engineer	$150.00 per hour	Engineering Inspector	$100.00 per hour
Police Lieutenant	$150.00 per hour	Information Technology	$100.00 per hour

Gannett Fleming, Inc. – SALDO Rev. Firm			
Project Manager	$215.00 per hour	Junior Engineer	$145.00 per hour
Senior Engineer	$200.00 per hour	Engineering Technician	$125.00 per hour
Project Engineer	$175.00 per hour	Field Inspector	$105.00 per hour
Staff Engineer	$160.00 per hour	Administrative	$90.00 per hour
		Specialty Engineers, Scientists and Planners (as needed)	TBD

Gilmore & Associates, Inc. – Traffic and Transportation Review Firm			
Principal III	$175.00 per hour	Design Technician IV	$130.00 per hour
Principal II	$170.00 per hour	Design Technician III	$125.00 per hour
Principal I	$165.00 per hour	Design Technician II	$120.00 per hour
Consulting Professional V	$160.00 per hour	Design Technician I	$115.00 per hour
Consulting Professional IV	$155.00 per hour	Construction Representative III	$126.00 per hour
Consulting Professional III	$150.00 per hour	Construction Representative II	$116.00 per hour
Consulting Professional II	$145.00 per hour	Construction Representative I	$106.00 per hour
Consulting Professional I	$140.00 per hour	Surveying Crew	$190.00 per hour
Design Technician V	$135.00 per hour	Project Assistant	$90.00 per hour

QCI, Inc. – 3rd Party Civil Inspection Firm			
Field Inspector (Civil)	$97.20 per hour	Construction Engineer, PE	$161.58 per hour
Field Inspector (Civil) – Overtime	$145.80 per hour	Clerical	$64.10 per hour
Owner's Representative (Clerk of the Works)	$105.70 per hour	Document Controller	$86.85 per hour
Contract Administrator	$143.95 per hour	Sub-Consultant Testing, cost plus 5%	TBD

Grim, Biehn & Thatcher			
Township Solicitor – Retainer	$6,400 per month	Township Solicitor - Litigation	$195.00 per hour
		Township Solicitor – Real Estate	$215.00 per hour

LEGAL NOTICE

Notice is hereby given that the Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania, will consider for possible enactment an ordinance, of which this Notice is a summary, amending Chapter 162 by adopting the Consolidated Fee Schedule for calendar year 2026.

The Board of Commissioners will hold a public hearing on February 9, 2026 at 6:30 p.m., at the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087 to consider the ordinance. Copies of the full text of the proposed ordinance are available at the Township offices, the Delaware County Law Library, and the offices of this newspaper during normal business hours.

RADNOR TOWNSHIP
BOARD OF COMMISSIONERS
301 Iven Avenue
Wayne, PA 19087-5297

ORDINANCE NO. 2026-04

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 162 BY ADOPTING THE CONSOLIDATED FEE SCHEDULE FOR CALENDAR YEAR 2026

Section 1. The Township of Radnor incurs costs and expenses in processing various permits and licenses through its various departments.

Section 2. Fee changes are highlighted in yellow and noted in each of the sections of the Fee Schedule under "Fee Change Narrative".

Section 3. The Pennsylvania Municipalities Planning Code authorizes reasonable and necessary charges by the Township's professional consultants based upon its schedule established by ordinance or resolution.

NOW, THEREFORE, it is hereby ***ENACTED*** and ***ORDAINED*** that the Board of Commissioners of Radnor Township hereby adopts the attached 2026 Consolidated Fee Schedule effective January 1, 2026, and all ordinances or resolutions which are inconsistent are hereby repealed.

BE IT FURTHER ENACTED and ***ORDAINED*** that any revisions to the 2025 Consolidated Fee Schedule may be amended or revised by subsequent resolution of the Board of Commissioners.

ADOPTED this 9th day of February, A.D., 2026

RADNOR TOWNSHIP

By: _____

Name:

Title: President

ATTEST: _____

Name:

Title: Township Manager / Secretary

2026 CONSOLIDATED FEE SCHEDULE

Introduction | January 5, 2026
Adoption | February 9, 2026

RADNOR TOWNSHIP, PA 301 Iven Avenue, Wayne, PA 19087

Radnor Township, PA
2026 Consolidated Fee Schedule – Chapter 162 Fees
Ordinance 2026-04 | February 9, 2026
Effective January 1, 2026

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Fee Description	2025	2026
Engineering & Community Development Department		
Chapter 125 | Building Construction		
General Contractor's License (annual)	$50.00	$50.00
RESIDENTIAL		
New one and two-family dwelling	$20.00 / $1,000.00	$20.00 / $1,000.00
Additions, alterations, repairs, demolition, etc.	$20.00 / $1,000.00	$20.00 / $1,000.00
COMMERCIAL - Commercial, institution, public land use, recreation, multi-family		
New buildings and fire suppression systems	$30.00 / $1,000 up to $50,000 $20.00 / $1,000 for each additional 1,000	$30.00 / $1,000 up to $50,000 $20.00 / $1,000 for each additional 1,000
Additions, alterations, repairs, demolition, to existing buildings and fire suppression systems	$50.00 / first $1,000, $25.00 / $1,000 for each additional $1,000	$50.00 / first $1,000, $25.00 / $1,000 for each additional $1,000
Signs, to include window, awning, wall, marquee, freestanding (New or replacement)	$20.00 / $1,000.00	$20.00 / $1,000.00
Certificate of Occupancy – Residential (new)	$50.00	$50.00
Certificate of Occupancy – Non-Residential (new)	$100.00	$100.00
Temporary Certificate of Occupancy – Residential	$500.00	$500.00
Temporary Certificate of Occupancy – Non-Residential	$1,000.00	$1,000.00
Zoning Permit – Fences, Accessory Structures less than 200 square feet, Agricultural Buildings, Propane Tanks	$75.00	$75.00
Home Occupation – Traffic	$150.00	$150.00
Home Occupation – Non-Traffic	$100.00	$100.00
Zoning Compliance	$100.00	$100.00
Fee Change Narrative:		
Chapter 150 |Design and Review Board		
Permit for Temporary banner (max 30 days)	$50.00	$50.00
DRB Application Fee per signs	$100.00	$100.00
DRB Application Fees for telecommunication antennas	$200.00	$200.00
DRB Application Fees for façade change	$100.00	$100.00

Fee Description	2025	2026
DRB Application Fee for new building	$200.00	$200.00
DRB Application Fees for building additions and accessory structures	$200.00	$200.00
DRB Application Fees for Outdoor Dining application (furnishings and accessories)	$100.00	$100.00
Chapter 156 | Electrical		
Electrician's License (annual)	$50.00	$50.00
Electrical Inspection Agency License	$100.00	$100.00
Electrical Permit Fee	$20.00 / $1,000 or fraction thereof	$20.00 / $1,000 or fraction thereof
Low voltage / voice data / alarm	$20.00 / $1,000 or fraction thereof	$20.00 / $1,000 or fraction thereof
Wind / solar electric	$20.00 / $1,000 or fraction thereof	$20.00 / $1,000 or fraction thereof
Plan review – 3rd Party Contract Fee	$75.00 / hour	$75.00 / hour
Chapter 166 | Fire Prevention		
Bon Fire Permit - For institutional use only (each permit)	$100.00	$100.00
Fireworks Permit	$500.00	$500.00
Blasting Permit – Residential	$150.00	$150.00
Blasting Permit – Non-Residential	$150.00	$150.00
Fire Marshall Report - Residential	$50.00	$50.00
Fire Marshall Report – Non-Residential	$100.00	$100.00
Storage Tanks – Repairs and alterations	$50.00 / tank	$50.00 / tank
Storage Tanks – Abandonment or Removal	$200.00 / tank	$200.00 / tank
Storage Tanks – Installation	$200.00 / tank	$200.00 / tank
Chapter 178 | Historical and Architectural Review Board ("HARB")		
Application to HARB	$50.00	$50.00
Chapter 195 | Mechanical		
HVAC License Annual (air conditioning, heating & refrigeration, mechanicals.)	$50.00	$50.00
RESIDENTIAL – one and two-family		
Geothermal / HVAC systems	$100.00	$100.00
Replace, modify, or relocate duct work	$50.00	$50.00
Water Well or Non-Potable Water, Irrigation	$100.00	$100.00
Solar Mechanical/Plumbing	$150.00	$150.00

Fee Description	2025	2026
Add, modify or extend radiant/baseboard or other hydro-mechanical systems	$50.00	$50.00
New or replacement central heating systems	$15.00 first 10,000 BTUs, $5.00 each additional 10,000 BTU's	$15.00 first 10,000 BTUs, $5.00 each additional 10,000 BTU's
New or replacement air cond. central systems	$100.00	$100.00
New or replacement heat pump	$100.00	$100.00
All well driven or mechanical water supply systems for geothermal HVAC systems	$100.00	$100.00
Solar Mechanical / Plumbing	$150.00	$150.00
COMMERCIAL - Commercial, institution, public land use, recreation, multi-family		
Geothermal/HVAC system wells: 0-10 wells	$200.00	$200.00
Geothermal/HVAC system wells: 11-30 wells	$350.00	$350.00
Geothermal/HVAC system wells: 31 or more	$500.00	$500.00
New or replacement central heating system (regardless of fuel source, including duct work)	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's (fee capped at 1,000,000 BTU's)	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's (fee capped at 1,000,000 BTU's)
New or replacement air cond. systems incl. duct work	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's (fee capped at 1,000,000 BTU's)	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's (fee capped at 1,000,000 BTU's)
New or replacement heat pump incl. duct work	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's
Replace, modify or relocate duct work	$20.00 for each $1,000, or portion of cost	$20.00 for each $1,000 or portion of cost
Refrigeration units (incl. walk in boxes, other units with remote compressors)	$20.00 first ton or portion thereof, $10.00 each additional ton, or portion thereof	$20.00 first ton or portion thereof, $10.00 each additional ton, or portion thereof

Fee Description	2025	2026
Solar Mechanical/Plumbing	$175.00	$175.00
Water Wells or Non-Potable Water Wells	$100.00	$100.00
Chapter 218 | Plumbing		
Plumber License (annual)	$50.00	$50.00
RESIDENTIAL - one and two family		
New work, alterations, additions, and repairs	$75.00 for more than 5 fixtures, $5.00 each additional fixture	$75.00 for more than 5 fixtures, $5.00 each additional fixture
Alterations/additions/repairs one fixture (minimum fee)	$35.00	$35.00
Pipe Repair	$75.00	$75.00
Exterior lateral sewer connection or repair	$150.00	$150.00
Interior main drain alteration or replacement (which includes stack vent)	$75.00	$75.00
Garbage grinders and dishwashers (new installation or replacement)	$15.00 Each	$15.00 Each
All gas and electric appliances needing gas or plumbing piping	$75.00 for first unit, $15.00 for each additional	$75.00 for first unit, $15.00 for each additional
Water service (new or replacement)	$75.00	$75.00
Domestic hot water heater (new or replacement)	$20.00	$20.00
Sewer ejection pump (new or replacement, not incl. connections.)	$50.00 pump capacity 21 gal/min, $150.00 pump capacity > 21 gal/min	$50.00 pump capacity 21 gal/min, $150.00 pump capacity > 21 gal/min
Sewer grinder pumps and pit (E-One System)	$300.00	$300.00
Swimming Pool Plumbing	$150.00	$150.00
COMMERCIAL - Commercial, institution, public land use, recreation, multi-family		
New work, alt., additions not exceeding 5 fixtures	$75.00, $5.00 each additional fixture	$75.00, $5.00 each additional fixture
External lateral sewer connection or repair main drain or sewer connection (new)	$150.00	$150.00
Pipe Repair	$100.00	$100.00

Fee Description	2025	2026
Garbage grinders and dishwashers (new installation or replacement)	$30.00 Each	$30.00 Each
Main interior drain replacement, alterations or repair (incl. stack vent)	$75.00	$75.00
Sewer ejection pump (new or replacement)	$50.00, pump capacity <= 21 gal/min., $300.00, pump capacity > 21 gal/min.	$50.00, pump capacity <= 21 gal/min., $300.00, pump capacity > 21 gal/min.
All gas and elect. Appl. Requiring plumbing or mech. Install. (new or replacement, incl. gas piping)	$75.00 for first unit, $15.00 for each additional	$75.00 for first unit, $15.00 for each additional
Water service (new or replacement)	$100.00	$100.00
Each hot water heater (new or replacement)	$75.00	$75.00
Interceptors & separators (new or replacement)	$75.00	$75.00
Sewer grinder pumps new or replacement	$500.00	$500.00
Chapter 226 | Rental Housing		
Rental Housing Permits	$70.00 Each Unit (1-10) $50.00 Each Additional Unit	$70.00 Each Unit (1-10) $50.00 Each Additional Unit
Rental Housing Appeals Board	$2,500.00 plus $500 for each subsequent hearing	$2,500.00 plus $500 for each subsequent hearing
Re-inspection after 2nd failed inspection	$100.00	$100.00
Application Late Fee:		
July 1st to July 31st	$200.00	$200.00
On or After August 1st	$300.00	$300.00
Chapter 280 | Zoning Hearing Board		
Application fees for Zoning Hearing Board: One and two family dwellings, Rooming house, multi-family	$550.00 plus $275 for each add'l hearing	$550.00 plus $275 for each add'l hearing
Application fees for Zoning Hearing Board: Non-res. uses (incl. comm., planned, institutional, and public land use)	$900.00 plus $450 for each add'l hearing	$900.00 plus $450 for each add'l hearing
Application fees for Zoning Hearing Board: Challenge to the validity of map or ordinance	$7,500.00 plus $450 for each add'l hearing	$7,500.00 plus $450 for each add'l hearing

Fee Description	2025	2026
Application fees to Board of Commissioners: Application to amend zoning map/ord.	$1,500.00 plus $750 for each add'l hearing	$1,500.00 plus $750 for each add'l hearing
Application fees to Board of Commissioners: Application for conditional use	$1,500.00 plus $750 for each add'l hearing	$1,500.00 plus $750 for each add'l hearing
Application fees to Board of Commissioners: Curative Amendment	$7,500.00 plus $750 for each add'l hearing	$7,500.00 plus $750 for each add'l hearing
Appeals from Zoning Officer or Township Engineer – Residential	$550.00 plus $275 for each add'l hearing	$550.00 plus $275 for each add'l hearing
Appeals from Zoning Officer or Township Engineer – Non-Residential	$900.00 plus $450 for each add'l hearing	$900.00 plus $450 for each add'l hearing
Fee for postponement of a public hearing when requested following publication of the required legal notice.	$200.00	$200.00
Zoning Books	$30.00	$30.00
Other Community Development		
Code Appeals Application Fee – Building, Electrical, Fire Prevention, Mechanical, Plumbing, Property Maintenance	$750.00	$750.00
Inter-municipal Transfer of Liquor License	$1,500.00 plus $750 for each additional hearing	$1,500.00 plus $750 for each additional hearing
PA State Assessed Training Fee, Building, Plumbing, Mechanical, Electrical	$4.50 / permit	$4.50 / permit
Administration of PA state Assessed Training Fee	$2.00 / permit	$2.00 / permit
Zoning Maps	$15.00	$15.00
Plan Review Fee	$120.00	$120.00
Code Official Overtime Rate	$100.00 / hour	$100.00 / hour
Administrative Refund Fee	$10% or $30.00, whichever is greater	$10% or $30.00, whichever is greater
Dormitory Inspection Fee	$24.00 / room	$24.00 / room
Annual Outdoor Dining Renewal	$150.00	150.00
Outdoor Dining Application Renewal Late Fee	$70.00	$70.00
Residential Change in Contractor | New one and two-family dwelling	Up to 25% of existing permit fee or $250.00, whichever is greater	Up to 25% of existing permit fee or $250.00, whichever is greater

Fee Description	2025	2026
Change in Contractor: Commercial, institution, public land use, recreation, multi-family buildings and fire suppression systems	Up to 25% of existing permit fee or $500.00 minimum, whichever is greater	Up to 25% of existing permit fee or $500.00 minimum, whichever is greater
Fee for work without permits	50% of permit fee	50% of permit fee
Re-inspection -Residential inspections for: Blasting, Footing, Foundation, Backfill, Slab, Rough, Framing, Energy, Drywall, Sprinkler, Rough In/Duct Testing, Underslab, Rough In, Shower Pan, Sewer Lateral (New Construction), Water Service (New Construction), Steel/Bonding & Final/Barrier (pools), Wire/Flashing/Barrier (stucco), Final	$100 after 1st failure 10% of permit fee after 2nd and subsequent failures	$100 after 1st failure 10% of permit fee after 2nd and subsequent failures
Re-inspection -Commercial inspections for: Footing, Foundation, Backfill, Slab, Rough, Framing, Above Ceiling, Energy, Close Up/Drywall, Sprinkler, Alarm, Rough In/Duct Testing, Underslab, Rough In, Shower Pan, Sewer Lateral (New Construction), Water Service (New Construction), Wire/Flashing/Barrier (stucco), Steel/Bonding & Final/Barrier (pools), Final	$200 after 1st failure 10% of permit fee after 2nd and subsequent failures	$200 after 1st failure 10% of permit fee after 2nd and subsequent failures
No Inspection – call for inspection but not ready (residential)	$250	$250
No Inspection – call for inspection but not ready (commercial)	$500	$500
Small Wireless Communication Facilities – colocation (up to 5)	$500	$500
Small Wireless Communication Facilities – colocation (each additional facility beyond 5)	$100	$100
Small Wireless Communication Facilities - new pole or replacement pole and attached small wireless facility	$1,000	$1,000
Small Wireless Communication Facility – annual fee when located in ROW or on municipality owned structures in ROW	$270	$270
Wireless Communication Facilities, New – other than small wireless communication facilities	$1,000	$1,000
Wireless Communication Facilities, Modification, Colocation, Replacement – other than small wireless communication facilities	$1,000	$1,000
Change Fee Narrative: New fee to help off-set costs associated with approval of Wireless Communication		

Fee Description	2025	2026
Grading Permit		
Shed Permit Fee - to be used for installation or replacement of a storage shed only	$120.00	$120.00
POOL PERMIT [for grading permit only] (New for 2026) **This permit is solely for the installation of a pool, decking, etc. This is not for a pool that is part of a larger grading permit.** There is a $50 permit application fee. Plan review, and inspection cost is $3,000. *Should the cost of reviews and/or inspections exceed $0, the applicant will be required to pay the overage before the project is approved. A Certificate of Occupancy will not be issued unless all improvements are installed, inspected, and approved by the Township.	NA	$3,000
Grading Permit Application Minor (<500 SF **NEW** Impervious or disturbance) This permit is for smaller projects where construction is less than 500 SF of new impervious surface or site disturbance. There is a $50 permit application fee. Plan review, and inspection cost is $460. *Should the cost of reviews and/or inspections exceed $460, the applicant will be required to pay the overage before the project is approved. A Certificate of Occupancy will not be issued unless all improvements are installed, inspected, and approved by the Township.	Permit Application Fee $50 Plan review & inspection $460*	Permit Application Fee $50 Plan review & inspection $460*
Grading Permit Application (500 SF < **NEW** Impervious or Disturbance < 1,500SF) **(Change for 2026)** This application is to be used when **NEW** impervious is greater than 500 SF, but less than 1,500 SF. A groundwater recharge system is required to mitigate this amount of **NEW** impervious. The permit application fee is $50. Plan reviews, and inspections cost is $5,000. No escrow is required for the improvements; a Certificate of Occupancy will not be issued unless all improvements are installed, inspected, and approved by the Township. The applicant is required to pay all cost overages, i.e. if the balance of the account, after deducting current review fees is less than $500, the applicant will be required to deposit additional funds to keep the balance at $1,500. All unused funds will be inspection and approval of the project.	Permit Application Fee $50 Plan review and inspections $1,450* .	Permit Application Fee $50.00 Plan review and inspections $5,000*
Stormwater Management Permit Application (for projects with >1,500 **NEW** impervious or disturbance) **(Change for 2026)** The cost of the permit application fee is $50. A professional services (PSA) account will be funded by the applicant with a balance of $5,000. The review process, inspections, SWM Agreement, legal, and other communications will be billed per the attached fee schedule, and reimbursed by the applicant funded PSA. For single lot construction, an escrow for non-dedicated improvements is not required; a Certificate of Occupancy will not be issued unless all improvements	Permit Application Fee $50 Professional Service Agreement $3,000	Permit Application Fee $50 Professional Service Agreement $5,000

Fee Description	2025	2026
are installed, inspected, and approved by the Township. An escrow account will be required for improvements dedicated to the Township. Professional Services Account Required. The applicant is required to pay all cost overages; upon the balance of the PSA reaching $1,000, applicant will be required to deposit appropriate funds to keep balance at $3,000. All unused funds will be returned to the applicant upon completion of project.		
Subdivision / Land Development ("SALDO")		
Sketch Plan, Reverse Subdivision, Lot line Change, Lot Consolidation. The application fee is $50. This application requires a **$4,950** professional services (engineering, legal) account. Upon the balance of the PSA reaching $1,000, applicant will be required to deposit appropriate funds to keep balance at $**5,000**. All unused funds will be returned to the applicant upon completion of project. A signed deposit slip is required at the time of application submission	Application Fee $50 Professional Services Agreement $4,950	Application Fee $50 Professional Services Agreement $4,950
ALL LAND DEVELOPMENT (minor, major, multi-family, etc.). The permit application fee is $50. The professional services account fee is $16,950. All reviews and legal invoices are billed against the PSA; when the balance of the PSA falls to $5,000, the applicant is required to deposit funds to achieve a balance of $10,000 in the PSA account. All unused funds will be returned to the applicant upon completion of project. *All reviews and legal invoices are billed against the PSA; when the balance of the PSA falls to $5,000, the applicant is required to deposit funds to achieve a balance of $10,000 in the PSA account. All unused funds will be returned to the applicant upon completion of project.	Application Fee $50 Professional Services Account $16,950* .	Application Fee $50 Professional Services Account $16,950*
Inspections of Improvements Increase based on the service agreement contracts for consultants, approved by the Board of Commissioners in 2020, and staff salary increases.	Inspection by staff inspector-$90/hr. All others, see rates in Appendix A	Inspection by staff inspector-$90/hr. All others, see rates in Appendix A
Review of Development Plans, including legal, SWM agreements, developer agreements, escrow review, financial security agreements, by staff, consultants, and/or solicitor. Increase based on the service agreement contracts for consultants, approved by the Board of Commissioners in 2020, and staff salary increases.	See rates in Appendix A	See rates in Appendix A
Transfer of Real Estate Fee	$150.00 / property	$150.00 / property
Transfer of Real Estate Fee – Expedited in **14 calendar days** or less	$300/property	$300/property

Fee Description	2025	2026
Act 537 Planning (Sewage Facility Planning Module)	$3,000.00	$3,000.00
This application requires a PSA account for legal and engineering services. Upon the balance of the PSA account reaching $1,000, the applicant twill be required to deposit appropriate funds to keep balance of $3,000. All unused funds will be returned to the applicant upon DEP approval of the SFPM.		
Other Engineering		
Sidewalk Replacement Permit Fee	1 – 10 Blocks | $50.00/permit 11 – 20 Blocks | $100.0/permit 21+ Blocks | $125.00/permit	1 – 10 Blocks | $50.00/permit 11 – 20 Blocks | $100.0/permit 21+ Blocks | $125.00/permit
Transfer of Real Estate – Sidewalk Block Escrow	$300 per block	$300 per block
Clearing Permits | If inspections are required, they will be charged in accordance with Appendix A.	$250/acre (minimum fee is $250)	$250/acre (minimum fee is $250)
Dumpster and Storage Container Permit	$80 permit/$20.00 daily	$80 permit/$20.00 daily
Plotter Services		
8.5" x 11" or 9" x 12"	$1.50 (b/w) | $5.00 (color)	$1.50 (b/w) | $5.00 (color)
11" x 14"	$3.00 (b/w) | $9.00 (color)	$3.00 (b/w) | $9.00 (color)
11" x 17" or 12" x 18"	$10.00 (b/w) | $12.00 (color)	$10.00 (b/w) | $12.00 (color)
17" x 22" or 18" x 24"	$15.00 (b/w) | $18.00 (color)	$15.00 (b/w) | $18.00 (color)
22" x 34" or 24" x 36"	$20.00 (b/w) | $22.00 (color)	$20.00 (b/w) | $22.00 (color)
34" x 44" or 36" x 48"	$22.00 (b/w) | $35.00 (color)	$22.00 (b/w) | $35.00 (color)
Stormwater and Sanitary Sewer Fees		
Sanitary Sewer Rent	$13.11 per 1,000 gallons water used	$13.46 per 1,000 gallons water used
Sanitary Sewer Rent Delinquent Charges	1% monthly beginning June 1 through March 1	1% monthly beginning June 1 through March 1

Fee Description	2025	2026
	applied on the full outstanding balance from the previous month	applied on the full outstanding balance from the previous month
Stormwater Fee	$29.00 per unit	$29.00 per unit
Stormwater Fee Delinquent Charges	0.5% monthly beginning March 1 through December 1 applied on the full outstanding balance from the previous month	0.5% monthly beginning March 1 through December 1 applied on the full outstanding balance from the previous month
Sanitary or Stormwater Certification Fee	$7.50	$7.50
Expedited Sanitary or Stormwater Certification Fee Surcharge (if request submitted within 48 hours of desired date / time)	$20.00	$20.00
Sanitary Sewer Connection Fee | New Residential	$850.00	$850.00
Sanitary Sewer Connection Fee | New Commercial	$1,250.00	$1,250.00
Sanitary Sewer Connection Fee | New Multi-family (0-10 units)	$500.00 per unit	$500.00 per unit
Sanitary Sewer Connection Fee | New Multi-family (11 or more units)	$400.00 per unit	$400.00 per unit
Minimum Sewer Service Charge	$65.00	$65.00
Filing of Lien (to include, but not limited to, Sanitary Sewer Rent, Stormwater Fee, or Property Maintenance Costs)	$125.00 Attorney Fee $18.50 Filing Fee	$125.00 Attorney Fee $18.50 Filing Fee
Writ of Scire Facias (for delinquent accounts)	$100.00 Attorney Fee $22.50 Filing Fee	$100.00 Attorney Fee $22.50 Filing Fee
Entering of Judgement (for delinquent accounts)	$150.00 Attorney Fee $13.50 Filing Fee	$150.00 Attorney Fee $13.50 Filing Fee
Sheriff Sale	Actual Cost	Actual Cost
Finance Department		
Other Finance Department		
Business Privilege and Mercantile License Fee	$10.00	$10.00
Postage | Non-Residential	Actual Cost	Actual Cost
Returned Check	$50.00	$50.00

Fee Description	2025	2026
Refund Fee	10% per refund, with a minimum of $10.00	10% per refund, with a minimum of $10.00
Public Document Copy Charges (Right-to-know Requests)	$0.25 per one sided page	$0.25 per one sided page
Public Document CD Creation Charges (Right-to-know Requests)	$5.00 each	$5.00 each
Certification of Record (Right-to-know Requests)	$1.00	$1.00
Credit Card Processing Fee	2.5% of transaction total	2.5% of transaction total
Fee Change Narrative:		
Elected Treasurer		
Real Estate Certification Fee	$25.00	$25.00
Expedited Real Estate Certification Fee	$30.00	$30.00
Information Technology		
Room Rentals		
General: The Township offers three (x3) conference rooms for rental. Rates double on Saturday, Sunday, and Township holidays. Contact Township for Conference Room and Equipment Rental policy and room availability. Please see the *Information Technology Policy for Rental and Use of Township Conference Rooms & Equipment* for fee waiver opportunities.		
Friends Meeting Room (ground floor) – capacity 40	$50.00 per hour	$50.00 per hour
Radnorshire Room (first floor) – capacity 125	$100.00 per hour	$100.00 per hour
Radnorshire Room (first floor) – capacity 125 - Tenant rental	$250.00 per hour	$250.00 per hour
Powys Room (first floor) – capacity 15	$35.00 per hour	$35.00 per hour
Hourly Equipment and Staffing Fees		
General: Conference rooms offer additional equipment features such as a podium, microphones, special seating configurations, additional tables, A/V equipment, TV/DVD/VCR, and wireless internet. A/V equipment rentals require staffing, a minimum of two (x2) hour charge, and rates double after four (x4) hours. Contact Township for Conference Room and Equipment Rental policy and staffing availability.		
IT Staff Member (as needed)	$50.00 /hour	$50.00 /hour
Room setup and breakdown (for equipment, configuration, etc.)	$50.00 /hour	$50.00 /hour
Room cleanup (trash, non-requested setup, etc.)	100.00/hour	100.00/hour
Podium (Radnorshire room only – no microphone)	$0.00	$0.00
Microphones – 21 conference room and 1 podium microphones	$50.00 /hour	$50.00 /hour

Fee Description	2025	2026
Wireless Microphones – 2 handhelds and 2 lavalieres (combo of any 2)	$30.00 /hour	$30.00 /hour
Projectors – 2 HD DLP Projectors	$70.00 /hour (each)	$70.00 /hour (each)
Monitors – 13 LCD monitors for viewing projections/DVD/VCR	$20.00 /hour	$20.00 /hour
Document Camera – View hard docs on large screens	$60.00 /hour	$60.00 /hour
DVD/VCR	$15.00 /hour	$15.00 /hour
Laptop Use	$40.00 /hour	$40.00 /hour
DVD Copy – Recording event on DVD (limit 1)	$15.00 /hour	$15.00 /hour
Digital Format – Recording event in other digital format (limit 1)	$15.00 /hour	$15.00 /hour
Portable Projector	$50.00 /hour	$50.00 /hour
50” Plasma TV Usage	$70.00 /hour	$70.00 /hour
Graphics – Character generated graphics inserted on screen	$10.00 /hour	$10.00 /hour
Package Fees		
General: Conference rooms, A/V equipment and staffing rentals are available as a package rental. Package rentals require staffing, a minimum of two (x2) hour charge and rates double after four (x4) hours. Contact Township for Conference Room and Equipment Rental Policy and staffing availability.		
Powys Room Only – 50” Plasma and laptop	$100.00 per hour	$100.00 per hour
Radnorshire Room (no recording) – Microphones, laptop, projector, setup, and breakdown	$250.00 per hour	$250.00 per hour
Radnorshire Room (recording) – Microphones, laptop, projector, setup, and breakdown	$350.00 per hour	$350.00 per hour
Film and Video Production Fees		
General: The film and video production permit is designed to provide effective coordination of events, including the filming, and videotaping of television, film, commercial, non-profit, and feature productions.		
Film and video production permit	$250.00 per production	$250.00 per production

Parks and Recreation		
General Programming and Events		
Programming and event fees are determined and allocated on an ongoing basis as they are planned. Specific programming and event identification remains under continual development, generally on a seasonal basis and once applicable direct costs are determined. Fees for those specific programs and events are set to cover the direct costs along with attempting to recover the associated overhead for the corresponding program or event. In most circumstances, the direct costs of programming and events are not incurred unless the proceeds collected cover those		

Fee Description	2025	2026
costs. The Recreation Department determines the fees for programming and events on an ongoing basis throughout the developmental process.		
Administrative Fees		
Refund Fee	10% of the total fee paid, or a minimum of $10.00 charge	10% of the total fee paid, or a minimum of $10.00 charge
Non-Resident Program or Event Participation Fee	$30.00 per person per registrant	$30.00 per person per registrant
Parks, Picnic Areas, Fields, and Facilities		
Fenimore Woods & Clem Macrone Park Pavilion Rental	$75.00 Resident $150.00 Non-Resident/Companies	$75.00 Resident $150.00 Non-Resident/Companies
Picnic | Court | Park Area Rentals	$55.00 Resident $100.00 Non-Resident / Companies	$55.00 Resident $100.00 Non-Resident / Companies
Professional Photography Permit for Township Parks Film and Video Production Permit for Township Park Grounds	$75.00 per hour $100.00 Non-Resident / Companies per hour $250.00 per permit per day	$75.00 per hour $100.00 Non-Resident / Companies per hour $250.00 per permit per day
Field Permitting Fee (to cover the permitting costs for athletic fields)	$75.00 per field/ Three-hour usage $125.00 per field/ Three-hour usage for Non-Resident / Companies	$75.00 per field/ Three-hour usage $125.00 per field/ Three-hour usage for Non-Resident / Companies
Adult League Team Field Permit	$200.00 per season per team Not-to-exceed 10-weeks	$200.00 per season per team Not-to-exceed 10-weeks
Field Permitting Fee – For-Profit /Restricted Groups, Private Educational Institutions, Organizations or Programs	$15.00 per person per season	$15.00 per person per season

Fee Description	2025	2026
[Field Permitting fees do not apply to Radnor Community Youth Sports Organizations that include Radnor Soccer Club, Radnor Wayne Little League, Radnor Girls/Boys Lacrosse and Wayne Wildcats.] [Exceptions for this fee will consist of Radnor Township Restricted Groups, Private Educational Institutions, Organizations or Programs that provide the Township with the equivalent usage of its facility.]	Not-to-exceed 10-week period	Not-to-exceed 10-week period
Radnor Memorial Park Turf Field Permit Fee: [Fee was originally developed and structured within the Radnor Memorial Turf/Agnes Irwin School Lease Agreement.] • Radnor Residents / Radnor Non-Profit Organizations or Programs • Radnor Private Educational Institutions, Organizations or Programs • Non-Radnor Residents / Non-Radnor Non-Profit Organizations, Educational Institutions, or Programs • For-Profit Businesses or Non-Resident Groups [The above fees do not apply to Radnor Community Youth Sports Organizations that include Radnor Soccer Club, Radnor Wayne Little League, Radnor Girls/Boys Lacrosse and Wayne Wildcats.] Radnor Memorial Park Turf Field Lights Fee	 $75.00 per Three-Hour usage $75.00 per hour $125.00 per hour $175.00 per hour $18.00 per hour	 $75.00 per Three-Hour usage $75.00 per hour $125.00 per hour $175.00 per hour $18.00 per hour
Advertising Fee (applicable to the Department Promotional Materials)		
Business Card Advertising in Brochure **(Remove for 2025)**	$200.00 per Advertisement	**n/a**
Departmental Promotional Advertising **(Change for 2025)**	$300.00 per promotion	$300.00 per promotion
License Fee Advertising Banner for Encke Fields	$2,000.00 per Field	$2,000.00 per Field
Radnor Activity Center ("RAC") at Sulpizio Gym Permit Fees		
Full Gymnasium Rentals • Radnor Residents / Radnor Non-Profit Organizations or Programs [The above fees do not apply to Radnor Community Youth Sports Organization that include the Radnor Youth Basketball League, Radnor Soccer Club, Radnor Wayne Little League, and Radnor Girls/Boys Lacrosse] • Radnor Township Community Youth Sports Organizations operating as non-profit entities only (New fee in 2017)	 $60.00 per hour $15.00 per hour $35.00 per hour	 $60.00 per hour $15.00 per hour $35.00 per hour

Fee Description	2025	2026
• Radnor Township Community Youth Sports Organizations – For-profit contracted vendors operating on behalf of the non-profit Community Youth Sports Organization (New fee in 2017) • Non-Radnor Residents / Non-Radnor Non-Profit Organizations or Groups • Radnor Township Businesses, Educational Institutions, Organizations, or Programs • Non-Radnor Businesses, Educational Institutions, Organizations, or Program	$110.00 per hour $110.00 per hour $200.00 per hour	$110.00 per hour $110.00 per hour $200.00 per hour
RAC: Room Add-on Fee to Gym Rental	$25.00 flat fee	$25.00 flat fee
Fee Change Narrative: n/a		

Police Department		
General Fees		
Alarm Registration Fee	$100.00	$100.00
Accident Report Fee	$15.00	$15.00
Fingerprinting Fee	$30.00 for 1/$20.00 per addit	$30.00 for 1/$20.00 per addi
Picture Fee	$30.00 each	$30.00 each
Incident Report Fee	As allowed per PA Right-to-Know	As allowed per PA Right-to-Know
Parking Permit Fee | Residential Permits	$25.00 Residential $75.00 Non-Residential $10.00 Senior Citizens $5.00 Temporary Parking Per Day	$25.00 Residential $75.00 Non-Residential $10.00 Senior Citizens $5.00 Temporary Parking Per Day
Parking Permit Fee | Louella Park & Walk	$250.00 Half Year $500.00 Full Year	$250.00 Half Year $500.00 Full Year
WBOD Business Parking Permit (Maximum 2 per business in the WBOD)	$500.00 Full Year	$500.00 Full Year
WBOD Discounted Parking Code	$250.00 Half Year $500.00 Full Year	$250.00 Half Year (1500 Hours) $500.00 Full Year (3000 Hours)
Meter Bag Fee/Parking Space Reservation	$15.00 per day per parking space	$15.00 per day per parking space
Request for Placement of Temporary “No Parking” Signs	$25.00 Flat Fee for 7 days	$25.00 Flat Fee for 7 days
Peddling and Solicitation Fee	$110.00	$110.00

Fee Description	2025	2026
Extra Duty Fee | Detail Rate	1.70 X Patrolman Overtime Rate	1.70 X Patrolman Overtime Rate
Police Vehicle at Location Fee (owner request)	$25.00 per hour per vehicle	$25.00 per hour per vehicle
Video Tape / DVD Fee	$75.00 per copy	$75.00 per copy
Records Check Fee	$30.00 Written $15.00 Verbal	$30.00 Written $15.00 Verbal
Police Service Fee | Notarized Document	$45.00 per service	$45.00 per service
Expungement Letter Fee	$100.00	$100.00
K9 Services (Note: This only applies to non-emergency calls for service)	During Shift | $100.00 per hour 2 or 4-hour minimum at P.D. discretion Non-Shift | Paid at Detail Rate (above) 2 or 4-hour minimum at P.D. discretion	During Shift | $100.00 per hour 2 or 4-hour minimum at P.D. discretion Non-Shift | Paid at Detail Rate (above) 2 or 4-hour minimum at P.D. discretion
False Alarms Fine	2nd False Activation $25.00 | 3rd False Activation $75.00 | 4th and Subsequent False Activations $125.00	2nd False Activation $25.00 | 3rd False Activation $75.00 | 4th and Subsequent False Activations $125.00
Parking Fine – Late Fee If Radnor Township has not received payment for a violation within five days after the date of violation, a late fee addition to the fine will be assessed. Failure to pay this fine and/or late fee within 30 days of the violation will result in issuance of a summons and prosecution before a District Justice	$25.00 additional for late payments	$25.00 additional for late payments
Metered Parking	.25 per 30 minutes of parking	.25 per 30 minutes of parking
Expired Meter/Kiosk	$25.00	$25.00
Parked Over the Line at a Meter	$20.00	$20.00
Beyond Time (Meter Feeding)	$25.00	$25.00
Overtime Parking	$25.00	$25.00
Where Signs Prohibit Parking	$30.00	$30.00
In Front of a Private Drive	$25.00	$25.00

Fee Description	2025	2026
On a Cross Walk	$25.00	$25.00
Double Parked	$30.00	$30.00
Not Parallel with Curb	$20.00	$20.00
Facing Against Traffic	$25.00	$25.00
On a Sidewalk	$25.00	$25.00
Within 15 Feet of a Fire Hydrant	$50.00	$50.00
Within 25 Feet of an Intersection	$25.00	$25.00
Parked During Snow Removal	$25.00	$25.00
Obstructing Traffic	$25.00	$25.00
Handicap Parking	$150.00	$150.00
Other Parking Violation	$25.00	$25.00
Violation of Fire Marshal	$50.00	$50.00
Fee Change Narrative:		

Public Works Department		
General Fees		
Road Opening Permit The applicant will be required to set up a Professional Services Account with the Township to cover the cost of inspections, legal, compaction testing, and items, as required. Opening balance of the PSA is $15,000,	$150.00 per 100 ft cut (permit fee only).	$150.00 per 100 ft cut (permit fee only).
Bulk Trash Collection **(Change for 2026)**	$75.00 | Less than 5 items or 150 lbs Add'l $25.00 each additional 5 items over 150 lbs Add'l $25.00 each item over 150 lbs Add'l $10.00 each item with Freon Add'l $5.00 each item with Propane	$100.00 | Less than 5 items or 150 lbs Add'l $50.00 each additional 5 items over 150 lbs Add'l $50.00 each item over 150 lbs Add'l $10.00 each item with Freon Add'l $5.00 each item with Propane
Recycling Can Replacement	$30.00 per can	$30.00 per can
Rear Yard Trash Collection (single and multi-family units)	$500.00 per unit per year	$600.00 per unit per year
Rear Yard Trash Collection (multi-family units with greater than 9 attached units) **(Change for 2026)**	$275.00 per unit per year	REMOVED

Fee Description	2025	2026
Change Fee Narrative: The original intent of the discounted pricing for 2 sections of 9 multi-family units was the residents would bring their receptacles to a common area, and the trash vehicle would be making one stop to pick up many properties. This is not the case. The trash vehicle stops at every residence, therefore the residents in these 18 properties should pay the Regular Rear Yard Trash price.		

Radnor Township, PA
2026 Consolidated Fee Schedule – Chapter 162 Fees
Ordinance 2026-04 | February 9, 2026
Effective January 1, 2026
Appendix A
Professional Services Hourly Rates

Township Staff			
Police Superintendent	$140.00 per hour	Community Development Director	$120.00 per hour
Finance Director	$150.00 per hour	Public Works Director	$120.00 per hour
Engineer	$150.00 per hour	Engineering Inspector	$100.00 per hour
Police Lieutenant	$150.00 per hour	Information Technology	$100.00 per hour

Gannett Fleming, Inc. – SALDO Rev. Firm			
Project Manager	$215.00 per hour	Junior Engineer	$145.00 per hour
Senior Engineer	$200.00 per hour	Engineering Technician	$125.00 per hour
Project Engineer	$175.00 per hour	Field Inspector	$105.00 per hour
Staff Engineer	$160.00 per hour	Administrative	$90.00 per hour
		Specialty Engineers, Scientists and Planners (as needed)	TBD

Gilmore & Associates, Inc. – Traffic and Transportation Review Firm			
Principal III	$175.00 per hour	Design Technician IV	$130.00 per hour
Principal II	$170.00 per hour	Design Technician III	$125.00 per hour
Principal I	$165.00 per hour	Design Technician II	$120.00 per hour
Consulting Professional V	$160.00 per hour	Design Technician I	$115.00 per hour
Consulting Professional IV	$155.00 per hour	Construction Representative III	$126.00 per hour
Consulting Professional III	$150.00 per hour	Construction Representative II	$116.00 per hour
Consulting Professional II	$145.00 per hour	Construction Representative I	$106.00 per hour
Consulting Professional I	$140.00 per hour	Surveying Crew	$190.00 per hour
Design Technician V	$135.00 per hour	Project Assistant	$90.00 per hour

QCI, Inc. – 3rd Party Civil Inspection Firm			
Field Inspector (Civil)	$97.20 per hour	Construction Engineer, PE	$161.58 per hour
Field Inspector (Civil) – Overtime	$145.80 per hour	Clerical	$64.10 per hour
Owner's Representative (Clerk of the Works)	$105.70 per hour	Document Controller	$86.85 per hour
Contract Administrator	$143.95 per hour	Sub-Consultant Testing, cost plus 5%	TBD

Grim, Biehn & Thatcher			
Township Solicitor – Retainer	$6,400 per month	Township Solicitor - Litigation	$195.00 per hour
		Township Solicitor – Real Estate	$215.00 per hour

2026 CONSOLIDATED FEE SCHEDULE

Introduction | January 5, 2026
Adoption | February 9, 2026

RADNOR TOWNSHIP, PA 301 Iven Avenue, Wayne, PA 19087

Radnor Township, PA
2026 Consolidated Fee Schedule – Chapter 162 Fees
Ordinance 2026-04 | February 9, 2026
Effective January 1, 2026

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Fee Description	2025	2026
Engineering & Community Development Department		
Chapter 125 | Building Construction		
General Contractor's License (annual)	$50.00	$50.00
RESIDENTIAL		
New one and two-family dwelling	$20.00 / $1,000.00	$20.00 / $1,000.00
Additions, alterations, repairs, demolition, etc.	$20.00 / $1,000.00	$20.00 / $1,000.00
COMMERCIAL - Commercial, institution, public land use, recreation, multi-family		
New buildings and fire suppression systems	$30.00 / $1,000 up to $50,000 $20.00 / $1,000 for each additional 1,000	$30.00 / $1,000 up to $50,000 $20.00 / $1,000 for each additional 1,000
Additions, alterations, repairs, demolition, to existing buildings and fire suppression systems	$50.00 / first $1,000, $25.00 / $1,000 for each additional $1,000	$50.00 / first $1,000, $25.00 / $1,000 for each additional $1,000
Signs, to include window, awning, wall, marquee, freestanding (New or replacement)	$20.00 / $1,000.00	$20.00 / $1,000.00
Certificate of Occupancy – Residential (new)	$50.00	$50.00
Certificate of Occupancy – Non-Residential (new)	$100.00	$100.00
Temporary Certificate of Occupancy – Residential	$500.00	$500.00
Temporary Certificate of Occupancy – Non-Residential	$1,000.00	$1,000.00
Zoning Permit – Fences, Accessory Structures less than 200 square feet, Agricultural Buildings, Propane Tanks	$75.00	$75.00
Home Occupation – Traffic	$150.00	$150.00
Home Occupation – Non-Traffic	$100.00	$100.00
Zoning Compliance	$100.00	$100.00
Fee Change Narrative:		
Chapter 150 |Design and Review Board		
Permit for Temporary banner (max 30 days)	$50.00	$50.00
DRB Application Fee per signs	$100.00	$100.00
DRB Application Fees for telecommunication antennas	$200.00	$200.00
DRB Application Fees for façade change	$100.00	$100.00

Fee Description	2025	2026
DRB Application Fee for new building	$200.00	$200.00
DRB Application Fees for building additions and accessory structures	$200.00	$200.00
DRB Application Fees for Outdoor Dining application (furnishings and accessories)	$100.00	$100.00
Chapter 156 | Electrical		
Electrician's License (annual)	$50.00	$50.00
Electrical Inspection Agency License	$100.00	$100.00
Electrical Permit Fee	$20.00 / $1,000 or fraction thereof	$20.00 / $1,000 or fraction thereof
Low voltage / voice data / alarm	$20.00 / $1,000 or fraction thereof	$20.00 / $1,000 or fraction thereof
Wind / solar electric	$20.00 / $1,000 or fraction thereof	$20.00 / $1,000 or fraction thereof
Plan review – 3rd Party Contract Fee	$75.00 / hour	$75.00 / hour
Chapter 166 | Fire Prevention		
Bon Fire Permit - For institutional use only (each permit)	$100.00	$100.00
Fireworks Permit	$500.00	$500.00
Blasting Permit – Residential	$150.00	$150.00
Blasting Permit – Non-Residential	$150.00	$150.00
Fire Marshall Report - Residential	$50.00	$50.00
Fire Marshall Report – Non-Residential	$100.00	$100.00
Storage Tanks – Repairs and alterations	$50.00 / tank	$50.00 / tank
Storage Tanks – Abandonment or Removal	$200.00 / tank	$200.00 / tank
Storage Tanks – Installation	$200.00 / tank	$200.00 / tank
Chapter 178 | Historical and Architectural Review Board ("HARB")		
Application to HARB	$50.00	$50.00
Chapter 195 | Mechanical		
HVAC License Annual (air conditioning, heating & refrigeration, mechanicals.)	$50.00	$50.00
RESIDENTIAL – one and two-family		
Geothermal / HVAC systems	$100.00	$100.00
Replace, modify, or relocate duct work	$50.00	$50.00
Water Well or Non-Potable Water, Irrigation	$100.00	$100.00
Solar Mechanical/Plumbing	$150.00	$150.00

Fee Description	2025	2026
Add, modify or extend radiant/baseboard or other hydro-mechanical systems	$50.00	$50.00
New or replacement central heating systems	$15.00 first 10,000 BTUs, $5.00 each additional 10,000 BTU's	$15.00 first 10,000 BTUs, $5.00 each additional 10,000 BTU's
New or replacement air cond. central systems	$100.00	$100.00
New or replacement heat pump	$100.00	$100.00
All well driven or mechanical water supply systems for geothermal HVAC systems	$100.00	$100.00
Solar Mechanical / Plumbing	$150.00	$150.00
COMMERCIAL - Commercial, institution, public land use, recreation, multi-family		
Geothermal/HVAC system wells: 0-10 wells	$200.00	$200.00
Geothermal/HVAC system wells: 11-30 wells	$350.00	$350.00
Geothermal/HVAC system wells: 31 or more	$500.00	$500.00
New or replacement central heating system (regardless of fuel source, including duct work)	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's (fee capped at 1,000,000 BTU's)	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's (fee capped at 1,000,000 BTU's)
New or replacement air cond. systems incl. duct work	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's (fee capped at 1,000,000 BTU's)	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's (fee capped at 1,000,000 BTU's)
New or replacement heat pump incl. duct work	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's
Replace, modify or relocate duct work	$20.00 for each $1,000, or portion of cost	$20.00 for each $1,000 or portion of cost
Refrigeration units (incl. walk in boxes, other units with remote compressors)	$20.00 first ton or portion thereof, $10.00 each additional ton, or portion thereof	$20.00 first ton or portion thereof, $10.00 each additional ton, or portion thereof

Fee Description	2025	2026
Solar Mechanical/Plumbing	$175.00	$175.00
Water Wells or Non-Potable Water Wells	$100.00	$100.00
Chapter 218 | Plumbing		
Plumber License (annual)	$50.00	$50.00
RESIDENTIAL - one and two family		
New work, alterations, additions, and repairs	$75.00 for more than 5 fixtures, $5.00 each additional fixture	$75.00 for more than 5 fixtures, $5.00 each additional fixture
Alterations/additions/repairs one fixture (minimum fee)	$35.00	$35.00
Pipe Repair	$75.00	$75.00
Exterior lateral sewer connection or repair	$150.00	$150.00
Interior main drain alteration or replacement (which includes stack vent)	$75.00	$75.00
Garbage grinders and dishwashers (new installation or replacement)	$15.00 Each	$15.00 Each
All gas and electric appliances needing gas or plumbing piping	$75.00 for first unit, $15.00 for each additional	$75.00 for first unit, $15.00 for each additional
Water service (new or replacement)	$75.00	$75.00
Domestic hot water heater (new or replacement)	$20.00	$20.00
Sewer ejection pump (new or replacement, not incl. connections.)	$50.00 pump capacity 21 gal/min, $150.00 pump capacity > 21 gal/min	$50.00 pump capacity 21 gal/min, $150.00 pump capacity > 21 gal/min
Sewer grinder pumps and pit (E-One System)	$300.00	$300.00
Swimming Pool Plumbing	$150.00	$150.00
COMMERCIAL - Commercial, institution, public land use, recreation, multi-family		
New work, alt., additions not exceeding 5 fixtures	$75.00, $5.00 each additional fixture	$75.00, $5.00 each additional fixture
External lateral sewer connection or repair main drain or sewer connection (new)	$150.00	$150.00
Pipe Repair	$100.00	$100.00

Fee Description	2025	2026
Garbage grinders and dishwashers (new installation or replacement)	$30.00 Each	$30.00 Each
Main interior drain replacement, alterations or repair (incl. stack vent)	$75.00	$75.00
Sewer ejection pump (new or replacement)	$50.00, pump capacity <= 21 gal/min., $300.00, pump capacity > 21 gal/min.	$50.00, pump capacity <= 21 gal/min., $300.00, pump capacity > 21 gal/min.
All gas and elect. Appl. Requiring plumbing or mech. Install. (new or replacement, incl. gas piping)	$75.00 for first unit, $15.00 for each additional	$75.00 for first unit, $15.00 for each additional
Water service (new or replacement)	$100.00	$100.00
Each hot water heater (new or replacement)	$75.00	$75.00
Interceptors & separators (new or replacement)	$75.00	$75.00
Sewer grinder pumps new or replacement	$500.00	$500.00
Chapter 226 | Rental Housing		
Rental Housing Permits	$70.00 Each Unit (1-10) $50.00 Each Additional Unit	$70.00 Each Unit (1-10) $50.00 Each Additional Unit
Rental Housing Appeals Board	$2,500.00 plus $500 for each subsequent hearing	$2,500.00 plus $500 for each subsequent hearing
Re-inspection after 2nd failed inspection	$100.00	$100.00
Application Late Fee:		
July 1st to July 31st	$200.00	$200.00
On or After August 1st	$300.00	$300.00
Chapter 280 | Zoning Hearing Board		
Application fees for Zoning Hearing Board: One and two family dwellings, Rooming house, multi-family	$550.00 plus $275 for each add'l hearing	$550.00 plus $275 for each add'l hearing
Application fees for Zoning Hearing Board: Non-res. uses (incl. comm., planned, institutional, and public land use)	$900.00 plus $450 for each add'l hearing	$900.00 plus $450 for each add'l hearing
Application fees for Zoning Hearing Board: Challenge to the validity of map or ordinance	$7,500.00 plus $450 for each add'l hearing	$7,500.00 plus $450 for each add'l hearing

Fee Description	2025	2026
Application fees to Board of Commissioners: Application to amend zoning map/ord.	$1,500.00 plus $750 for each add'l hearing	$1,500.00 plus $750 for each add'l hearing
Application fees to Board of Commissioners: Application for conditional use	$1,500.00 plus $750 for each add'l hearing	$1,500.00 plus $750 for each add'l hearing
Application fees to Board of Commissioners: Curative Amendment	$7,500.00 plus $750 for each add'l hearing	$7,500.00 plus $750 for each add'l hearing
Appeals from Zoning Officer or Township Engineer – Residential	$550.00 plus $275 for each add'l hearing	$550.00 plus $275 for each add'l hearing
Appeals from Zoning Officer or Township Engineer – Non-Residential	$900.00 plus $450 for each add'l hearing	$900.00 plus $450 for each add'l hearing
Fee for postponement of a public hearing when requested following publication of the required legal notice.	$200.00	$200.00
Zoning Books	$30.00	$30.00
Other Community Development		
Code Appeals Application Fee – Building, Electrical, Fire Prevention, Mechanical, Plumbing, Property Maintenance	$750.00	$750.00
Inter-municipal Transfer of Liquor License	$1,500.00 plus $750 for each additional hearing	$1,500.00 plus $750 for each additional hearing
PA State Assessed Training Fee, Building, Plumbing, Mechanical, Electrical	$4.50 / permit	$4.50 / permit
Administration of PA state Assessed Training Fee	$2.00 / permit	$2.00 / permit
Zoning Maps	$15.00	$15.00
Plan Review Fee	$120.00	$120.00
Code Official Overtime Rate	$100.00 / hour	$100.00 / hour
Administrative Refund Fee	$10% or $30.00, whichever is greater	$10% or $30.00, whichever is greater
Dormitory Inspection Fee	$24.00 / room	$24.00 / room
Annual Outdoor Dining Renewal	$150.00	150.00
Outdoor Dining Application Renewal Late Fee	$70.00	$70.00
Residential Change in Contractor | New one and two-family dwelling	Up to 25% of existing permit fee or $250.00, whichever is greater	Up to 25% of existing permit fee or $250.00, whichever is greater

Fee Description	2025	2026
Change in Contractor: Commercial, institution, public land use, recreation, multi-family buildings and fire suppression systems	Up to 25% of existing permit fee or $500.00 minimum, whichever is greater	Up to 25% of existing permit fee or $500.00 minimum, whichever is greater
Fee for work without permits	50% of permit fee	50% of permit fee
Re-inspection -Residential inspections for: Blasting, Footing, Foundation, Backfill, Slab, Rough, Framing, Energy, Drywall, Sprinkler, Rough In/Duct Testing, Underslab, Rough In, Shower Pan, Sewer Lateral (New Construction), Water Service (New Construction), Steel/Bonding & Final/Barrier (pools), Wire/Flashing/Barrier (stucco), Final	$100 after 1st failure 10% of permit fee after 2nd and subsequent failures	$100 after 1st failure 10% of permit fee after 2nd and subsequent failures
Re-inspection -Commercial inspections for: Footing, Foundation, Backfill, Slab, Rough, Framing, Above Ceiling, Energy, Close Up/Drywall, Sprinkler, Alarm, Rough In/Duct Testing, Underslab, Rough In, Shower Pan, Sewer Lateral (New Construction), Water Service (New Construction), Wire/Flashing/Barrier (stucco), Steel/Bonding & Final/Barrier (pools), Final	$200 after 1st failure 10% of permit fee after 2nd and subsequent failures	$200 after 1st failure 10% of permit fee after 2nd and subsequent failures
No Inspection – call for inspection but not ready (residential)	$250	$250
No Inspection – call for inspection but not ready (commercial)	$500	$500
Small Wireless Communication Facilities – colocation (up to 5)	$500	$500
Small Wireless Communication Facilities – colocation (each additional facility beyond 5)	$100	$100
Small Wireless Communication Facilities - new pole or replacement pole and attached small wireless facility	$1,000	$1,000
Small Wireless Communication Facility – annual fee when located in ROW or on municipality owned structures in ROW	$270	$270
Wireless Communication Facilities, New – other than small wireless communication facilities	$1,000	$1,000
Wireless Communication Facilities, Modification, Colocation, Replacement – other than small wireless communication facilities	$1,000	$1,000
Change Fee Narrative: New fee to help off-set costs associated with approval of Wireless Communication		

Fee Description	2025	2026
Grading Permit		
Shed Permit Fee - to be used for installation or replacement of a storage shed only	$120.00	$120.00
POOL PERMIT [for grading permit only] (New for 2026) **This permit is solely for the installation of a pool, decking, etc. This is not for a pool that is part of a larger grading permit.** There is a $50 permit application fee. Plan review, and inspection cost is $3,000. *Should the cost of reviews and/or inspections exceed $0, the applicant will be required to pay the overage before the project is approved. A Certificate of Occupancy will not be issued unless all improvements are installed, inspected, and approved by the Township.	NA	$3,000
Grading Permit Application Minor (<500 SF **NEW** Impervious or disturbance) This permit is for smaller projects where construction is less than 500 SF of new impervious surface or site disturbance. There is a $50 permit application fee. Plan review, and inspection cost is $460. *Should the cost of reviews and/or inspections exceed $460, the applicant will be required to pay the overage before the project is approved. A Certificate of Occupancy will not be issued unless all improvements are installed, inspected, and approved by the Township.	Permit Application Fee $50 Plan review & inspection $460*	Permit Application Fee $50 Plan review & inspection $460*
Grading Permit Application (500 SF < **NEW** Impervious or Disturbance < 1,500SF) **(Change for 2026)** This application is to be used when **NEW** impervious is greater than 500 SF, but less than 1,500 SF. A groundwater recharge system is required to mitigate this amount of **NEW** impervious. The permit application fee is $50. Plan reviews, and inspections cost is $5,000. No escrow is required for the improvements; a Certificate of Occupancy will not be issued unless all improvements are installed, inspected, and approved by the Township. The applicant is required to pay all cost overages, i.e. if the balance of the account, after deducting current review fees is less than $500, the applicant will be required to deposit additional funds to keep the balance at $1,500. All unused funds will be inspection and approval of the project.	Permit Application Fee $50 Plan review and inspections $1,450* .	Permit Application Fee $50.00 Plan review and inspections $5,000*
Stormwater Management Permit Application (for projects with >1,500 **NEW** impervious or disturbance) **(Change for 2026)** The cost of the permit application fee is $50. A professional services (PSA) account will be funded by the applicant with a balance of $5,000. The review process, inspections, SWM Agreement, legal, and other communications will be billed per the attached fee schedule, and reimbursed by the applicant funded PSA. For single lot construction, an escrow for non-dedicated improvements is not required; a Certificate of Occupancy will not be issued unless all improvements	Permit Application Fee $50 Professional Service Agreement $3,000	Permit Application Fee $50 Professional Service Agreement $5,000

Fee Description	2025	2026
are installed, inspected, and approved by the Township. An escrow account will be required for improvements dedicated to the Township. Professional Services Account Required. The applicant is required to pay all cost overages; upon the balance of the PSA reaching $1,000, applicant will be required to deposit appropriate funds to keep balance at $3,000. All unused funds will be returned to the applicant upon completion of project.		
Subdivision / Land Development ("SALDO")		
Sketch Plan, Reverse Subdivision, Lot line Change, Lot Consolidation. The application fee is $50. This application requires a **$4,950** professional services (engineering, legal) account. Upon the balance of the PSA reaching $1,000, applicant will be required to deposit appropriate funds to keep balance at $**5,000**. All unused funds will be returned to the applicant upon completion of project. A signed deposit slip is required at the time of application submission	Application Fee $50 Professional Services Agreement $4,950	Application Fee $50 Professional Services Agreement $4,950
ALL LAND DEVELOPMENT (minor, major, multi-family, etc.). The permit application fee is $50. The professional services account fee is $16,950. All reviews and legal invoices are billed against the PSA; when the balance of the PSA falls to $5,000, the applicant is required to deposit funds to achieve a balance of $10,000 in the PSA account. All unused funds will be returned to the applicant upon completion of project. *All reviews and legal invoices are billed against the PSA; when the balance of the PSA falls to $5,000, the applicant is required to deposit funds to achieve a balance of $10,000 in the PSA account. All unused funds will be returned to the applicant upon completion of project.	Application Fee $50 Professional Services Account $16,950* .	Application Fee $50 Professional Services Account $16,950*
Inspections of Improvements Increase based on the service agreement contracts for consultants, approved by the Board of Commissioners in 2020, and staff salary increases.	Inspection by staff inspector-$90/hr. All others, see rates in Appendix A	Inspection by staff inspector-$90/hr. All others, see rates in Appendix A
Review of Development Plans, including legal, SWM agreements, developer agreements, escrow review, financial security agreements, by staff, consultants, and/or solicitor. Increase based on the service agreement contracts for consultants, approved by the Board of Commissioners in 2020, and staff salary increases.	See rates in Appendix A	See rates in Appendix A
Transfer of Real Estate Fee	$150.00 / property	$150.00 / property
Transfer of Real Estate Fee – Expedited in **14 calendar days** or less	$300/property	$300/property

Fee Description	2025	2026
Act 537 Planning (Sewage Facility Planning Module)	$3,000.00	$3,000.00
This application requires a PSA account for legal and engineering services. Upon the balance of the PSA account reaching $1,000, the applicant twill be required to deposit appropriate funds to keep balance of $3,000. All unused funds will be returned to the applicant upon DEP approval of the SFPM.		
Other Engineering		
Sidewalk Replacement Permit Fee	1 – 10 Blocks | $50.00/permit 11 – 20 Blocks | $100.0/permit 21+ Blocks | $125.00/permit	1 – 10 Blocks | $50.00/permit 11 – 20 Blocks | $100.0/permit 21+ Blocks | $125.00/permit
Transfer of Real Estate – Sidewalk Block Escrow	$300 per block	$300 per block
Clearing Permits | If inspections are required, they will be charged in accordance with Appendix A.	$250/acre (minimum fee is $250)	$250/acre (minimum fee is $250)
Dumpster and Storage Container Permit	$80 permit/$20.00 daily	$80 permit/$20.00 daily
Plotter Services		
8.5" x 11" or 9" x 12"	$1.50 (b/w) | $5.00 (color)	$1.50 (b/w) | $5.00 (color)
11" x 14"	$3.00 (b/w) | $9.00 (color)	$3.00 (b/w) | $9.00 (color)
11" x 17" or 12" x 18"	$10.00 (b/w) | $12.00 (color)	$10.00 (b/w) | $12.00 (color)
17" x 22" or 18" x 24"	$15.00 (b/w) | $18.00 (color)	$15.00 (b/w) | $18.00 (color)
22" x 34" or 24" x 36"	$20.00 (b/w) | $22.00 (color)	$20.00 (b/w) | $22.00 (color)
34" x 44" or 36" x 48"	$22.00 (b/w) | $35.00 (color)	$22.00 (b/w) | $35.00 (color)
Stormwater and Sanitary Sewer Fees		
Sanitary Sewer Rent	$13.11 per 1,000 gallons water used	$13.46 per 1,000 gallons water used
Sanitary Sewer Rent Delinquent Charges	1% monthly beginning June 1 through March 1	1% monthly beginning June 1 through March 1

Fee Description	2025	2026
	applied on the full outstanding balance from the previous month	applied on the full outstanding balance from the previous month
Stormwater Fee	$29.00 per unit	$29.00 per unit
Stormwater Fee Delinquent Charges	0.5% monthly beginning March 1 through December 1 applied on the full outstanding balance from the previous month	0.5% monthly beginning March 1 through December 1 applied on the full outstanding balance from the previous month
Sanitary or Stormwater Certification Fee	$7.50	$7.50
Expedited Sanitary or Stormwater Certification Fee Surcharge (if request submitted within 48 hours of desired date / time)	$20.00	$20.00
Sanitary Sewer Connection Fee | New Residential	$850.00	$850.00
Sanitary Sewer Connection Fee | New Commercial	$1,250.00	$1,250.00
Sanitary Sewer Connection Fee | New Multi-family (0-10 units)	$500.00 per unit	$500.00 per unit
Sanitary Sewer Connection Fee | New Multi-family (11 or more units)	$400.00 per unit	$400.00 per unit
Minimum Sewer Service Charge	$65.00	$65.00
Filing of Lien (to include, but not limited to, Sanitary Sewer Rent, Stormwater Fee, or Property Maintenance Costs)	$125.00 Attorney Fee $18.50 Filing Fee	$125.00 Attorney Fee $18.50 Filing Fee
Writ of Scire Facias (for delinquent accounts)	$100.00 Attorney Fee $22.50 Filing Fee	$100.00 Attorney Fee $22.50 Filing Fee
Entering of Judgement (for delinquent accounts)	$150.00 Attorney Fee $13.50 Filing Fee	$150.00 Attorney Fee $13.50 Filing Fee
Sheriff Sale	Actual Cost	Actual Cost
Finance Department		
Other Finance Department		
Business Privilege and Mercantile License Fee	$10.00	$10.00
Postage | Non-Residential	Actual Cost	Actual Cost
Returned Check	$50.00	$50.00

Fee Description	2025	2026
Refund Fee	10% per refund, with a minimum of $10.00	10% per refund, with a minimum of $10.00
Public Document Copy Charges (Right-to-know Requests)	$0.25 per one sided page	$0.25 per one sided page
Public Document CD Creation Charges (Right-to-know Requests)	$5.00 each	$5.00 each
Certification of Record (Right-to-know Requests)	$1.00	$1.00
Credit Card Processing Fee	2.5% of transaction total	2.5% of transaction total
Fee Change Narrative:		
Elected Treasurer		
Real Estate Certification Fee	$25.00	$25.00
Expedited Real Estate Certification Fee	$30.00	$30.00
Information Technology		
Room Rentals		
General: The Township offers three (x3) conference rooms for rental. Rates double on Saturday, Sunday, and Township holidays. Contact Township for Conference Room and Equipment Rental policy and room availability. Please see the *Information Technology Policy for Rental and Use of Township Conference Rooms & Equipment* for fee waiver opportunities.		
Friends Meeting Room (ground floor) – capacity 40	$50.00 per hour	$50.00 per hour
Radnorshire Room (first floor) – capacity 125	$100.00 per hour	$100.00 per hour
Radnorshire Room (first floor) – capacity 125 - Tenant rental	$250.00 per hour	$250.00 per hour
Powys Room (first floor) – capacity 15	$35.00 per hour	$35.00 per hour
Hourly Equipment and Staffing Fees		
General: Conference rooms offer additional equipment features such as a podium, microphones, special seating configurations, additional tables, A/V equipment, TV/DVD/VCR, and wireless internet. A/V equipment rentals require staffing, a minimum of two (x2) hour charge, and rates double after four (x4) hours. Contact Township for Conference Room and Equipment Rental policy and staffing availability.		
IT Staff Member (as needed)	$50.00 /hour	$50.00 /hour
Room setup and breakdown (for equipment, configuration, etc.)	$50.00 /hour	$50.00 /hour
Room cleanup (trash, non-requested setup, etc.)	100.00/hour	100.00/hour
Podium (Radnorshire room only – no microphone)	$0.00	$0.00
Microphones – 21 conference room and 1 podium microphones	$50.00 /hour	$50.00 /hour

Fee Description	2025	2026
Wireless Microphones – 2 handhelds and 2 lavalieres (combo of any 2)	$30.00 /hour	$30.00 /hour
Projectors – 2 HD DLP Projectors	$70.00 /hour (each)	$70.00 /hour (each)
Monitors – 13 LCD monitors for viewing projections/DVD/VCR	$20.00 /hour	$20.00 /hour
Document Camera – View hard docs on large screens	$60.00 /hour	$60.00 /hour
DVD/VCR	$15.00 /hour	$15.00 /hour
Laptop Use	$40.00 /hour	$40.00 /hour
DVD Copy – Recording event on DVD (limit 1)	$15.00 /hour	$15.00 /hour
Digital Format – Recording event in other digital format (limit 1)	$15.00 /hour	$15.00 /hour
Portable Projector	$50.00 /hour	$50.00 /hour
50” Plasma TV Usage	$70.00 /hour	$70.00 /hour
Graphics – Character generated graphics inserted on screen	$10.00 /hour	$10.00 /hour
Package Fees		
General: Conference rooms, A/V equipment and staffing rentals are available as a package rental. Package rentals require staffing, a minimum of two (x2) hour charge and rates double after four (x4) hours. Contact Township for Conference Room and Equipment Rental Policy and staffing availability.		
Powys Room Only – 50” Plasma and laptop	$100.00 per hour	$100.00 per hour
Radnorshire Room (no recording) – Microphones, laptop, projector, setup, and breakdown	$250.00 per hour	$250.00 per hour
Radnorshire Room (recording) – Microphones, laptop, projector, setup, and breakdown	$350.00 per hour	$350.00 per hour
Film and Video Production Fees		
General: The film and video production permit is designed to provide effective coordination of events, including the filming, and videotaping of television, film, commercial, non-profit, and feature productions.		
Film and video production permit	$250.00 per production	$250.00 per production

Parks and Recreation		
General Programming and Events		
Programming and event fees are determined and allocated on an ongoing basis as they are planned. Specific programming and event identification remains under continual development, generally on a seasonal basis and once applicable direct costs are determined. Fees for those specific programs and events are set to cover the direct costs along with attempting to recover the associated overhead for the corresponding program or event. In most circumstances, the direct costs of programming and events are not incurred unless the proceeds collected cover those		

Fee Description	2025	2026
costs. The Recreation Department determines the fees for programming and events on an ongoing basis throughout the developmental process.		
Administrative Fees		
Refund Fee	10% of the total fee paid, or a minimum of $10.00 charge	10% of the total fee paid, or a minimum of $10.00 charge
Non-Resident Program or Event Participation Fee	$30.00 per person per registrant	$30.00 per person per registrant
Parks, Picnic Areas, Fields, and Facilities		
Fenimore Woods & Clem Macrone Park Pavilion Rental	$75.00 Resident $150.00 Non-Resident/Companies	$75.00 Resident $150.00 Non-Resident/Companies
Picnic | Court | Park Area Rentals	$55.00 Resident $100.00 Non-Resident / Companies	$55.00 Resident $100.00 Non-Resident / Companies
Professional Photography Permit for Township Parks Film and Video Production Permit for Township Park Grounds	$75.00 per hour $100.00 Non-Resident / Companies per hour $250.00 per permit per day	$75.00 per hour $100.00 Non-Resident / Companies per hour $250.00 per permit per day
Field Permitting Fee (to cover the permitting costs for athletic fields)	$75.00 per field/ Three-hour usage $125.00 per field/ Three-hour usage for Non-Resident / Companies	$75.00 per field/ Three-hour usage $125.00 per field/ Three-hour usage for Non-Resident / Companies
Adult League Team Field Permit	$200.00 per season per team Not-to-exceed 10-weeks	$200.00 per season per team Not-to-exceed 10-weeks
Field Permitting Fee – For-Profit /Restricted Groups, Private Educational Institutions, Organizations or Programs	$15.00 per person per season	$15.00 per person per season

Fee Description	2025	2026
[Field Permitting fees do not apply to Radnor Community Youth Sports Organizations that include Radnor Soccer Club, Radnor Wayne Little League, Radnor Girls/Boys Lacrosse and Wayne Wildcats.] [Exceptions for this fee will consist of Radnor Township Restricted Groups, Private Educational Institutions, Organizations or Programs that provide the Township with the equivalent usage of its facility.]	Not-to-exceed 10-week period	Not-to-exceed 10-week period
Radnor Memorial Park Turf Field Permit Fee: [Fee was originally developed and structured within the Radnor Memorial Turf/Agnes Irwin School Lease Agreement.] • Radnor Residents / Radnor Non-Profit Organizations or Programs • Radnor Private Educational Institutions, Organizations or Programs • Non-Radnor Residents / Non-Radnor Non-Profit Organizations, Educational Institutions, or Programs • For-Profit Businesses or Non-Resident Groups [The above fees do not apply to Radnor Community Youth Sports Organizations that include Radnor Soccer Club, Radnor Wayne Little League, Radnor Girls/Boys Lacrosse and Wayne Wildcats.] Radnor Memorial Park Turf Field Lights Fee	 $75.00 per Three-Hour usage $75.00 per hour $125.00 per hour $175.00 per hour $18.00 per hour	 $75.00 per Three-Hour usage $75.00 per hour $125.00 per hour $175.00 per hour $18.00 per hour
Advertising Fee (applicable to the Department Promotional Materials)		
Business Card Advertising in Brochure **(Remove for 2025)**	$200.00 per Advertisement	**n/a**
Departmental Promotional Advertising **(Change for 2025)**	$300.00 per promotion	$300.00 per promotion
License Fee Advertising Banner for Encke Fields	$2,000.00 per Field	$2,000.00 per Field
Radnor Activity Center ("RAC") at Sulpizio Gym Permit Fees		
Full Gymnasium Rentals • Radnor Residents / Radnor Non-Profit Organizations or Programs [The above fees do not apply to Radnor Community Youth Sports Organization that include the Radnor Youth Basketball League, Radnor Soccer Club, Radnor Wayne Little League, and Radnor Girls/Boys Lacrosse] • Radnor Township Community Youth Sports Organizations operating as non-profit entities only (New fee in 2017)	 $60.00 per hour $15.00 per hour $35.00 per hour	 $60.00 per hour $15.00 per hour $35.00 per hour

Fee Description	2025	2026
• Radnor Township Community Youth Sports Organizations – For-profit contracted vendors operating on behalf of the non-profit Community Youth Sports Organization (New fee in 2017) • Non-Radnor Residents / Non-Radnor Non-Profit Organizations or Groups • Radnor Township Businesses, Educational Institutions, Organizations, or Programs • Non-Radnor Businesses, Educational Institutions, Organizations, or Program	$110.00 per hour $110.00 per hour $200.00 per hour	$110.00 per hour $110.00 per hour $200.00 per hour
RAC: Room Add-on Fee to Gym Rental	$25.00 flat fee	$25.00 flat fee
Fee Change Narrative: n/a		

Police Department		
General Fees		
Alarm Registration Fee	$100.00	$100.00
Accident Report Fee	$15.00	$15.00
Fingerprinting Fee	$30.00 for 1/$20.00 per addit	$30.00 for 1/$20.00 per addi
Picture Fee	$30.00 each	$30.00 each
Incident Report Fee	As allowed per PA Right-to-Know	As allowed per PA Right-to-Know
Parking Permit Fee | Residential Permits	$25.00 Residential $75.00 Non-Residential $10.00 Senior Citizens $5.00 Temporary Parking Per Day	$25.00 Residential $75.00 Non-Residential $10.00 Senior Citizens $5.00 Temporary Parking Per Day
Parking Permit Fee | Louella Park & Walk	$250.00 Half Year $500.00 Full Year	$250.00 Half Year $500.00 Full Year
WBOD Business Parking Permit (Maximum 2 per business in the WBOD)	$500.00 Full Year	$500.00 Full Year
WBOD Discounted Parking Code	$250.00 Half Year $500.00 Full Year	$250.00 Half Year (1500 Hours) $500.00 Full Year (3000 Hours)
Meter Bag Fee/Parking Space Reservation	$15.00 per day per parking space	$15.00 per day per parking space
Request for Placement of Temporary “No Parking” Signs	$25.00 Flat Fee for 7 days	$25.00 Flat Fee for 7 days
Peddling and Solicitation Fee	$110.00	$110.00

Fee Description	2025	2026
Extra Duty Fee | Detail Rate	1.70 X Patrolman Overtime Rate	1.70 X Patrolman Overtime Rate
Police Vehicle at Location Fee (owner request)	$25.00 per hour per vehicle	$25.00 per hour per vehicle
Video Tape / DVD Fee	$75.00 per copy	$75.00 per copy
Records Check Fee	$30.00 Written $15.00 Verbal	$30.00 Written $15.00 Verbal
Police Service Fee | Notarized Document	$45.00 per service	$45.00 per service
Expungement Letter Fee	$100.00	$100.00
K9 Services (Note: This only applies to non-emergency calls for service)	During Shift | $100.00 per hour 2 or 4-hour minimum at P.D. discretion Non-Shift | Paid at Detail Rate (above) 2 or 4-hour minimum at P.D. discretion	During Shift | $100.00 per hour 2 or 4-hour minimum at P.D. discretion Non-Shift | Paid at Detail Rate (above) 2 or 4-hour minimum at P.D. discretion
False Alarms Fine	2nd False Activation $25.00 | 3rd False Activation $75.00 | 4th and Subsequent False Activations $125.00	2nd False Activation $25.00 | 3rd False Activation $75.00 | 4th and Subsequent False Activations $125.00
Parking Fine – Late Fee If Radnor Township has not received payment for a violation within five days after the date of violation, a late fee addition to the fine will be assessed. Failure to pay this fine and/or late fee within 30 days of the violation will result in issuance of a summons and prosecution before a District Justice	$25.00 additional for late payments	$25.00 additional for late payments
Metered Parking	.25 per 30 minutes of parking	.25 per 30 minutes of parking
Expired Meter/Kiosk	$25.00	$25.00
Parked Over the Line at a Meter	$20.00	$20.00
Beyond Time (Meter Feeding)	$25.00	$25.00
Overtime Parking	$25.00	$25.00
Where Signs Prohibit Parking	$30.00	$30.00
In Front of a Private Drive	$25.00	$25.00

Fee Description	2025	2026
On a Cross Walk	$25.00	$25.00
Double Parked	$30.00	$30.00
Not Parallel with Curb	$20.00	$20.00
Facing Against Traffic	$25.00	$25.00
On a Sidewalk	$25.00	$25.00
Within 15 Feet of a Fire Hydrant	$50.00	$50.00
Within 25 Feet of an Intersection	$25.00	$25.00
Parked During Snow Removal	$25.00	$25.00
Obstructing Traffic	$25.00	$25.00
Handicap Parking	$150.00	$150.00
Other Parking Violation	$25.00	$25.00
Violation of Fire Marshal	$50.00	$50.00
Fee Change Narrative:		

Public Works Department		
General Fees		
Road Opening Permit The applicant will be required to set up a Professional Services Account with the Township to cover the cost of inspections, legal, compaction testing, and items, as required. Opening balance of the PSA is $15,000,	$150.00 per 100 ft cut (permit fee only).	$150.00 per 100 ft cut (permit fee only).
Bulk Trash Collection **(Change for 2026)**	$75.00 | Less than 5 items or 150 lbs Add'l $25.00 each additional 5 items over 150 lbs Add'l $25.00 each item over 150 lbs Add'l $10.00 each item with Freon Add'l $5.00 each item with Propane	$100.00 | Less than 5 items or 150 lbs Add'l $50.00 each additional 5 items over 150 lbs Add'l $50.00 each item over 150 lbs Add'l $10.00 each item with Freon Add'l $5.00 each item with Propane
Recycling Can Replacement	$30.00 per can	$30.00 per can
Rear Yard Trash Collection (single and multi-family units)	$500.00 per unit per year	$600.00 per unit per year
Rear Yard Trash Collection (multi-family units with greater than 9 attached units) **(Change for 2026)**	$275.00 per unit per year	REMOVED

Fee Description	2025	2026
Change Fee Narrative: The original intent of the discounted pricing for 2 sections of 9 multi-family units was the residents would bring their receptacles to a common area, and the trash vehicle would be making one stop to pick up many properties. This is not the case. The trash vehicle stops at every residence, therefore the residents in these 18 properties should pay the Regular Rear Yard Trash price.		

Radnor Township, PA
2026 Consolidated Fee Schedule – Chapter 162 Fees
Ordinance 2026-04 | February 9, 2026
Effective January 1, 2026
Appendix A
Professional Services Hourly Rates

Township Staff			
Police Superintendent	$140.00 per hour	Recreational Programming Director	$120.00 per hour
Finance Director	$150.00 per hour	Public Works Director	$120.00 per hour
Engineer	$150.00 per hour	Engineering Inspector	$100.00 per hour
Police Lieutenant	$150.00 per hour	Information Technology	$100.00 per hour

Gannett Fleming, Inc. – SALDO Rev. Firm			
Project Manager	$215.00 per hour	Junior Engineer	$145.00 per hour
Senior Engineer	$200.00 per hour	Engineering Technician	$125.00 per hour
Project Engineer	$175.00 per hour	Field Inspector	$105.00 per hour
Staff Engineer	$160.00 per hour	Administrative	$90.00 per hour
		Specialty Engineers, Scientists and Planners (as needed)	TBD

Gilmore & Associates, Inc. – Traffic and Transportation Review Firm			
Principal III	$175.00 per hour	Design Technician IV	$130.00 per hour
Principal II	$170.00 per hour	Design Technician III	$125.00 per hour
Principal I	$165.00 per hour	Design Technician II	$120.00 per hour
Consulting Professional V	$160.00 per hour	Design Technician I	$115.00 per hour
Consulting Professional IV	$155.00 per hour	Construction Representative III	$126.00 per hour
Consulting Professional III	$150.00 per hour	Construction Representative II	$116.00 per hour
Consulting Professional II	$145.00 per hour	Construction Representative I	$106.00 per hour
Consulting Professional I	$140.00 per hour	Surveying Crew	$190.00 per hour
Design Technician V	$135.00 per hour	Project Assistant	$90.00 per hour

QCI, Inc. – 3rd Party Civil Inspection Firm			
Field Inspector (Civil)	$97.20 per hour	Construction Engineer, PE	$161.58 per hour
Field Inspector (Civil) – Overtime	$145.80 per hour	Clerical	$64.10 per hour
Owner's Representative (Clerk of the Works)	$105.70 per hour	Document Controller	$86.85 per hour
Contract Administrator	$143.95 per hour	Sub-Consultant Testing, cost plus 5%	TBD

Grim, Biehn & Thatcher			
Township Solicitor – Retainer	$6,400 per month	Township Solicitor - Litigation	$195.00 per hour
		Township Solicitor – Real Estate	$215.00 per hour

ORDINANCE NO. 2026-

AN ORDINANCE AUTHORIZING THE BOARD OF COMMISSIONERS OF RADNOR TOWNSHIP TO SELECT AND APPROPRIATE BY EMINENT DOMAIN CERTAIN REAL ESTATE IN RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, FOR PARK, RECREATIONAL AND OTHER MUNICIPAL PURPOSES; ALSO AUTHORIZING THE INSTITUTION OF EMINENT DOMAIN PROCEEDINGS FOR THE ACQUISITION OF LAND FROM THE VALLEY FORGE MILITARY ACADEMY FOUNDATION; THE FURNISHING OF SECURITY FOR THE PAYMENT OF DAMAGES IN ACCORDANCE WITH LAW; AND THE ABILITY OF CERTAIN OFFICERS OF RADNOR TOWNSHIP TO ACT FOR IT IN ALL PROCEDURES AND ACTIONS REQUIRED BY THE EMINENT DOMAIN CODE.

WHEREAS, the Township and the Valley Forge Military Academy Foundation (the "Landowner") have had discussions regarding Township acquisition of a portion of Landowner's property for municipal purposes; and

WHEREAS, the Radnor Board of Commissioners desires to provide land for park, recreational and other municipal purposes; and

WHEREAS, Section 301 D. of the Radnor Township Home Rule Charter authorizes the acquisition of land by eminent domain for public purposes.

NOW, THEREFORE, IT IS HEREBY ORDAINED:

1. That the Township selects, appropriates and condemns a portion of Delaware County Parcel No. 36020097800 consisting of approximately 17.168 acres, as further described on the legal description attached hereto as Exhibit "A", and the plan prepared by GFT, Inc. dated January 2026, attached hereto as Exhibit "B". (collectively the "Property")

2. That the nature of the title acquired by this condemnation shall be fee simple, including all easements.

3. That the Township Solicitor and the proper officers of the Township are hereby authorized to prepare a survey plan of the Property and attempt to acquire said Property by amicable agreement, however, if said Property cannot be amicably acquired, the Township Solicitor and Township officers are hereby authorized to file a Declaration of Taking and take such other action to carry out the purpose of this Ordinance.

4. That the institution of such proceedings, and any other damages, which may be agreed upon or awarded to Landowner or any party in interest shall be paid out of the General Fund of the Township.

ADOPTED this day of 2026.

RADNOR TOWNSHIP
BOARD OF COMMISSIONERS

_____
Jim Riley, President

ATTEST: _____
William White, Secretary

EXHIBIT "A"

ALL THAT CERTAIN tract or parcel of land situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, more particularly described herein, and shown as on an exhibit plan entitled in part "Eagle Road – Township Acquired Parcel" prepared by GFT, Inc., dated January 19th, 2026, bound and described as follows:

BEGINNING AT A POINT in the middle line of Eagle Road, which point is measured the two following courses and distances from the middle line of Radnor Street Road: (1) North 76°48'49" East a distance of 305.19' and (2) North 81°41'56" East a distance of 278.51' to the point of beginning; thence North 08°40'22" West a distance of 325.80' to a point; thence North 60°50'45" West a distance of 100.98' to a point; thence North 20°29'37" West a distance of 163.61' to a point; thence South 87°56'18" West a distance of 108.16' to a point; thence North 16°53'26" West a distance of 381.08' to a point in the line dividing the Counties of Delaware and Chester; thence along said county line and along land of St. Davids Golf Club North 58°31'19" East a distance of 712.49' to a point; thence South 23°47'50" East a distance of 1036.93' to a point; thence South 00°56'28" East a distance of 60.70' to a point; thence South 25°04'06" West a distance of 227.68' to a point in the middle line of aforesaid Eagle Road; thence along said middle line of Eagle Road North 64°55'57" West a distance of 60.86' to a point; thence South 81°41'56" West a distance of 466.92' to a point, said point being the ***POINT OF BEGINNING.***

CONTAINING in area 747,820 +/- square feet,or 17.168 acres

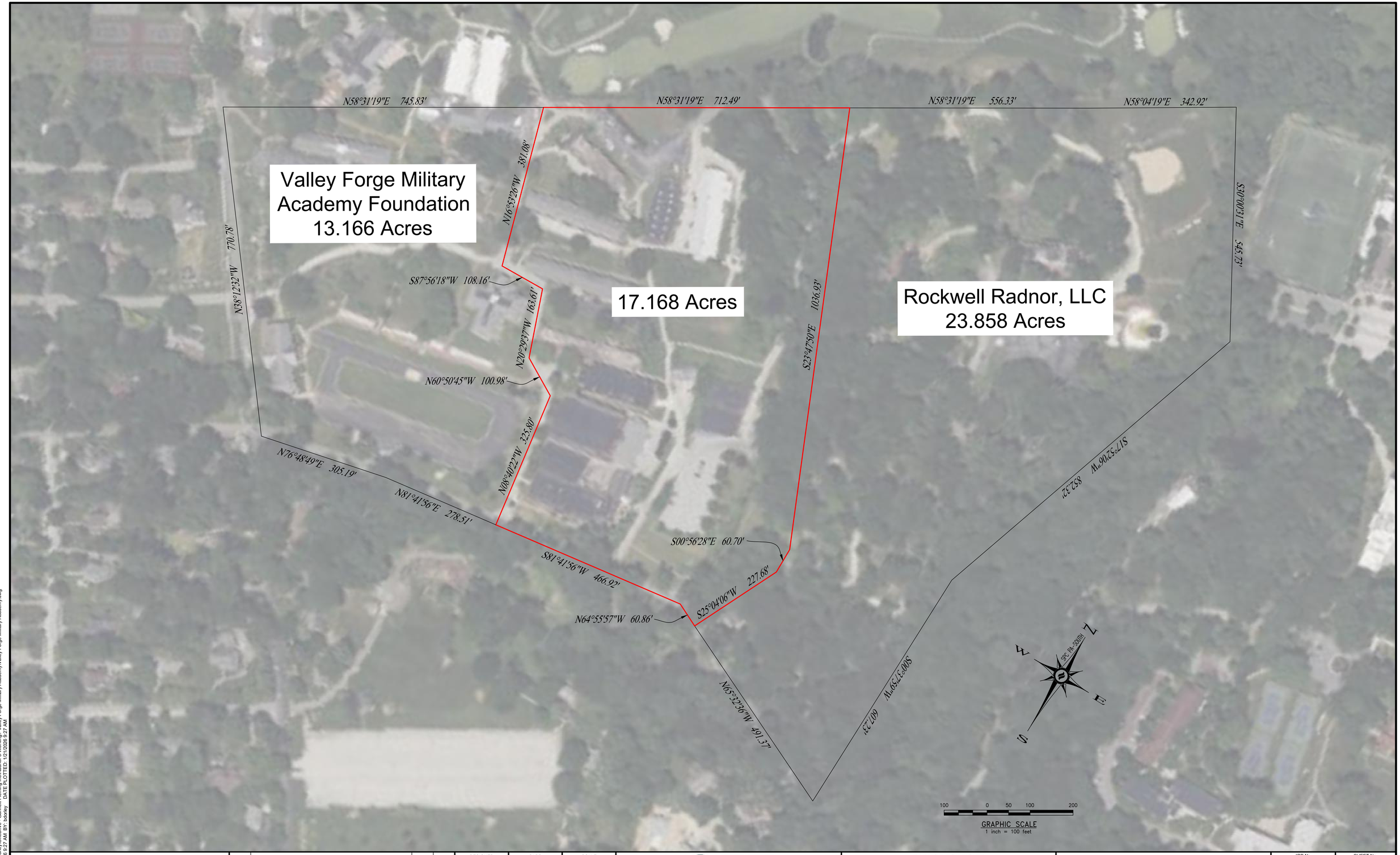


EXHIBIT B

No.	DESCRIPTION	DATE	BY

REVISIONS

DESIGNED	CADD	SCALE
X.X.X.	X.X.X.	AS NOTED
CHECKED	APPROVED	APPROVED
X.X.X.	X.X.X.	X.X.X.

GFT
VALLEY FORGE, PENNSYLVANIA

RADNOR TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA

EAGLE ROAD

TOWNSHIP ACQUIRED PARCEL

JOB No. 066735
DATE JANUARY 2026

SHEET No. C-1

FILE PATH: C:\Users\bborley\OneDrive - Gannett Fleming Inc\Radnor 5-Working\- Valley Forge Military Academy\Valley Forge Military Academy.dwg
DATE SAVED: 1/21/2026 9:27 AM BY: bborley DATE PLOTTED: 1/21/2026 9:27 AM

WILLOW
TREE AND LANDSCAPE SERVICES
Rooting Relationships In Trees Since 1983

Estimate # 42152-E

Client Information

Client:	RADNOR TOWNSHIP
Client Address:	301 Iven Avenue, Wayne, PA, 19087
Client Phone:	
Client Email:	rfoster@radnor.org
Project Address:	490 Darby Paoli Rd, Villanova
Job Site Contact:	Ricky Foster

Proposed Work

DESCRIPTION	PRICE
Tree Removal (Non-Taxable)	$ 3,402.00
Change Order Removal of two severely declining sugar maples in big field area bordering Darby-Paoli Road.	
Stump Grinding - Remove Grindings (Non-Taxable)	$ 1,232.00
Grind Soil and Seed two Sugar Maple stumps	

Subtotal:	$ 4,634.00
Tax 0%:	$ 0.00
Total:	$ 4,634.00
Total Due:	$ 4,634.00

We thank you for the opportunity to submit the prices and specifications noted above.
Please contact us at (215) 956-9990 if you would like to proceed with the quotation.

Acceptance of proposal.
The prices, specifications, and terms and conditions are satisfactory and hereby accepted. Willow Tree & Landscape Service, LLC is authorized to do the work as specified.

Estimator: Nic Shahay **42152-E**, Rev 2 **Date:** Jul 25, 2025

Authorized Signature:_____ **Date:** _____

WILLOW
TREE AND LANDSCAPE SERVICES
Rooting Relationships In Trees Since 1983

Estimate # 42153-E

Client Information

Client:	RADNOR TOWNSHIP
Client Address:	301 Iven Avenue, Wayne, PA, 19087
Client Phone:	
Client Email:	rfoster@radnor.org
Project Address:	490 Darby Paoli Rd, Villanova
Job Site Contact:	Ricky Foster

Proposed Work

DESCRIPTION	PRICE
Pruning (Non-Taxable)	$ 1,848.00

Hazard Prune Sycamore overhanging Entrance road by bridge.
Hazard Prune Cherry by the path near pond.
Hazard Prune Willow by the path near the pond.

Subtotal:	$ 1,848.00
Tax 0%:	$ 0.00
Total:	$ 1,848.00
Total Due:	$ 1,848.00

We thank you for the opportunity to submit the prices and specifications noted above.
Please contact us at (215) 956-9990 if you would like to proceed with the quotation.

Acceptance of proposal.
The prices, specifications, and terms and conditions are satisfactory and hereby accepted. Willow Tree & Landscape Service, LLC is authorized to do the work as specified.

Estimator: Nic Shahay **42153-E**, Rev 2 **Date:** Jul 25, 2025

Authorized Signature:_____ **Date:** _____

WILLOW
TREE AND LANDSCAPE SERVICES
Rooting Relationships In Trees Since 1983

Estimate # 42162-E

Client Information

Client:	RADNOR TOWNSHIP
Client Address:	301 Iven Avenue, Wayne, PA, 19087
Client Phone:	
Client Email:	rfoster@radnor.org
Project Address:	490 Darby Paoli Road, Villanova
Job Site Contact:	Ricky Foster

Proposed Work

DESCRIPTION	PRICE
Tree Removal (Non-Taxable)	$ 4,200.00
Change Order Removal of 56 in Oak on Exit Lane. Tree #268 Haul all wood and Debris	
Stump Grinding - Remove Grindings (Non-Taxable)	$ 1,120.00
Grind 56 in Oak Stump, Remove grindings Soil Seed and straw.	

Subtotal:	$ 5,320.00
Tax 0%:	$ 0.00
Total:	$ 5,320.00
Total Due:	$ 5,320.00

We thank you for the opportunity to submit the prices and specifications noted above.
Please contact us at (215) 956-9990 if you would like to proceed with the quotation.

Acceptance of proposal.
The prices, specifications, and terms and conditions are satisfactory and hereby accepted. Willow Tree & Landscape Service, LLC is authorized to do the work as specified.

Estimator: Nic Shahay **42162-E**, Rev 3 **Date:** Jul 29, 2025

Authorized Signature:_____ **Date:** _____

WILLOW
TREE AND LANDSCAPE SERVICES
Rooting Relationships In Trees Since 1983

Estimate # 42163-E

Client Information

Client:	RADNOR TOWNSHIP
Client Address:	301 Iven Avenue, Wayne, PA 19087
Client Phone:	
Client Email:	rfoster@radnor.org
Project Address:	490 Darby Paoli Rd, Villanova
Job Site Contact:	Ricky Foster

Proposed Work

DESCRIPTION	PRICE
Tree Removal (Non-Taxable)	$ 2,560.00
Change Order Willows Park Remove 30 Dead White Pine just below Mansion and events Tent. Lift Assisted. Chip and Haul all debris	
Stump Grinding - Remove Grindings (Non-Taxable)	$ 560.00
Grind 30 in Whilte pine stump, haul grindings, soil and seed	

Subtotal:	$ 3,120.00
Tax 0%:	$ 0.00
Total:	$ 3,120.00
Total Due:	$ 3,120.00

We thank you for the opportunity to submit the prices and specifications noted above.
Please contact us at (215) 956-9990 if you would like to proceed with the quotation.

Acceptance of proposal.
The prices, specifications, and terms and conditions are satisfactory and hereby accepted. Willow Tree & Landscape Service, LLC is authorized to do the work as specified.

Estimator: Nic Shahay **42163-E**, Rev 2 **Date:** Jul 26, 2025

Authorized Signature:_____ **Date:** _____

RESOLUTION NO. 2026-16

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZING A CHANGE ORDER TO CONTRACT #B-24-005 WITH WILLOW TREE & LANDSCAPING SERVICES, LLC OF $14,922 FOR ADDITIONAL TREE WORK AT THE WILLOWS/SKUNK HOLLOW PARKS TO BE FUNDED BY THE 2026 GENERAL FUND TREE MAINTENANCE BUDGET

WHEREAS, on January 6, 2025, Radnor Township awarded Contract #B-24-005 to Willows Tree & Landscaping Services, LLC for tree removal, pruning and stump grinding services in 13 Township Parks for a 3-year project in the total amount of $230,166; and

WHEREAS, during the work being performed at the Willows Park, the need for additional tree services has arisen, including the removal of thirty-three (33) additional trees, and the pruning of three (3) trees not included in the original scope of work; and

WHEREAS, Willow Tree & Landscaping Services, LLC has submitted a proposal for the performance of the additional work at a cost of $14,922; and

WHEREAS, it is in the best interest of Radnor Township to proceed with this necessary work to ensure public safety and proper maintenance of this heavily utilized park; and

WHEREAS, funds are available in the 2026 General Fund Tree Maintenance Budget; and

NOW, THEREFORE, be it ***RESOLVED*** the Board of Commissioners of Radnor Township does hereby authorize the additional tree work at the Willows Park in the amount of $14,922 as a change order to Contract B-24-005 with Willow Tree & Landscaping Services, LLC

SO RESOLVED this 9th day of February, A.D., 2026

RADNOR TOWNSHIP

By: _____
Name: Jim Riley
Title: President

ATTEST: _____
William M. White
Township Manager

Radnor Township

PROPOSED LEGISLATION

DATE:	February 9, 2026
TO:	Radnor Township Board of Commissioners
CC:	William M. White, Township Manager; Stephen F. Norcini, P.E., Township Engineer; Robert Hale, Information Technology Coordinator
FROM:	Dennis P. Capella, Engineering – Project Manager
LEGISLATION:	Resolution 2026-18 - Authorization of the Payment of the Change Order for Additional Work Required to Coordinate with the Roof Replacement Contractor to JJ White, Inc. for the Township Building Roof Top Unit Replacement Project in the Amount of $14,500.00 to be Paid from the Proceeds of the 2024 Facilities General Obligation Bond

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LEGISLATIVE HISTORY: - Resolution 2025-57 (4/14/2025) - Authorization to replace five roof top HVAC units
- This item has not been before the BOC previously.

PURPOSE AND EXPLANATION: The Roof Top Unit Replacement contract, consisting of the replacement of four roof top HVAC units and one energy recovery unit, was awarded to JJ White, Inc. based on a stand-alone proposal. However, RTU Replacement had to then be coordinated with the subsequently awarded Roof Replacement and Solar Array Installation contract, which award was delayed. This coordination required an adjustment in JJ White's work. they submitted a change order request to accommodate the coordination (attached). Township staff has determined that the requested change order is acceptable;

IMPLEMENTATION SCHEDULE: JJ White will be notified of the BOC action so that they make take appropriate action. It is anticipated that the RTU Replacement work and that the of the Roof Replacement and Solar Array Installation will begin in March 2026.

FISCAL IMPACT: The RTU Replacement Project is funded from the proceeds of the 2024 Facilities General Obligation Bond.

RECOMMENDED ACTION: Staff requests that the Radnor Township Board of Commissioners Authorize the Payment of the Change Order for Additional Work Required to Coordinate with the Roof Replacement Contractor to JJ White, Inc. for the Township Building Roof Top Unit Replacement Project in the Amount of $14,500.00 to be Paid from the Proceeds of the 2024 Facilities General Obligation Bond. The proposed resolution is attached.

ATTACHMENTS:
S24-176 CO1 Radnor Roof Top Replacements.pdf
Resolution 2026-18.pdf

JJ WHITE
INCORPORATED®

CONSTRUCTING WITH KNOWLEDGE.
SERVICE WITH INTEGRITY AND SAFETY.®
SINCE 1920

5500 BINGHAM STREET
PHILADELPHIA, PA 19120
TEL: 215-722-1000

January 14, 2026

email: *rhale@radnor.org*
phone: 610-220-5266

Mr. Robert Hale
Information Technology Coordinator
Radnor Township
301 Iven Ave
Wayne, PA 19087

Costars Vendor Number - 008-E24-1427

REF: JJW Bid No. S24-176 CO1 Radnor Roof Top Replacements

Dear Mr. Hale:

We herewith submit our Lump Sum Firm Price for the above referenced project in accordance with your request, dated Wednesday, January 14, 2026 including addendums January 14, 2026.

Please see our Attachment " Stipulations and Clarifications".

We trust this proposal merits your favorable consideration. We thank you for the opportunity of bidding on this work and your consideration.

Very truly yours,

Anthony Schoettle

Anthony Schoettle
HVAC Service Manager
215-778-3291; Aschoettle@JJwhiteinc.com

Stipulations and Clarifications

We submit our lump sum proposal for $14,500.00 (Fourteen Thousand and Five Hundred Dollars) based upon today's pricing

Please note that this proposal does not include costs, procedures, or indemnities with respect to any "Hazardous Substances (including mold)", Hazardous Wastes", and/or "Hazardous Materials" (collectively, "Hazardous Substances"). This proposal is submitted with the express assumption that JJ White Inc. shall not encounter nor be responsible for any Hazardous Substances that exist on the Buyer's property or operations. Should JJ White Inc. encounter any such Hazardous Substances during the performance of the work pursuant to this Agreement, JJ White Inc. reserves the right to cease work until such time as Buyer and JJ White mutually agree upon a lawful, cost-effective, and efficient process to address such Hazardous Substances, including necessary worker and environmental protections.

We exclude any liability for indirect or consequential damages, liquidated damages, either written or implied.

We reserve the right to address the Terms and Conditions when awarded the project.

Due to the volatility of today's tariffs and international trade situation our proposal is predicated upon our ability to review the pricing of the material portion of this proposal prior to award. This validates and provides the confidence that the final negotiated price for this work protects us from this volatility and is mutually beneficial to both parties. This proposal is valid for a period of 3-business days.

Our price is based upon:

- Standard time, 40-hour work weeks. Monday through Friday 0700-1530 unless otherwise specified.
- Work being performed in an asbestos and lead-free area.
    - Abatement is not included if work area is found to contain asbestos or lead.
- One-time mobilization.
    - Additional mobilizations or phased work are not included in this proposal.
- Free, clear and unimpeded access to quoted work.
    - Does not include removal of ceiling tiles or furniture.
    - Does not include delays due to permitting or scheduling conflicts.
- If permits or bonds are required, the customer will be responsible for obtaining them.
- Does not include taxes on materials and equipment – PA or Philadelphia Sales Tax.
- Does not include the rental of any equipment or materials not listed in the scope of work.
    - Dumpsters, man or material lifts, construction equipment, temporary air units, surface protections, etc.
- If engineered drawings are required, then they will be provided by the customer.

Scope of work clarifications:

- Base bid is normal working hours, 5 x 8 schedule, Monday – Friday.
- Free, clear, and continuous access to our work, without interruption or delays.
- Arrive on site and inform the customer of arrival.
- Coordinate with the roofing contractor on approved schedule.
- Perform LOTO on RTUs and ERUs.
- Disconnect RTUs and ERUs from electrical and gas connections.
- Set up the crane in approved spot.
- Remove 4 RTUs and 2 ERUs from the roof.
- Dispose of 4 RTUs and 1 ERU off site.
- Store 1 ERU in customer approved site for reinstallation.
- Use the crane to land 4 new roof curbs
  (Roof curbs to be supplied by JJW, but approved and installed by the roofing contractor)
- JJW will return to install the new RTUs and ERUs after roofing contractor is ready.
- Clean the site and demobilize.

We like to emphasize that the details, stipulations, and clarifications included in this proposal aim to provide a transparent and comprehensive explanation of how our estimate was calculated. We value open communication and welcome the opportunity to discuss any further inquiries or negotiate mutually beneficial terms before or after being awarded the project. We are grateful for the opportunity to offer our services and look forward to the possibility of successfully leading and delivering this project.

RESOLUTION 2026-18

**A RESOLUTION OF RADNOR TOWNSHIP,
DELAWARE COUNTY, PENNSYLVANIA,
AUTHORIZATION OF THE PAYMENT OF THE CHANGE ORDER FOR
ADDITIONAL WORK REQUIRED TO COORDINATE WITH THE
ROOF REPLACEMENT CONTRACTOR TO
JJ WHITE, INC. FOR THE
TOWNSHIP BUILDING ROOF TOP UNIT REPLACEMENT PROJECT
IN THE AMOUNT OF $14,500.00 TO BE PAID FROM THE
PROCEEDS OF THE 2024 FACILITIES GENERAL OBLIGATION BOND**

WHEREAS, the Roof Top Unit Replacement contract, consisting of the replacement of four roof top HVAC units and one energy recovery unit, was awarded to JJ White, Inc. based on a stand-alone proposal;

WHEREAS, the RTU Replacement had to be coordinated with the subsequently awarded Roof Replacement and Solar Array Installation contract;

WHEREAS, JJ White submitted a change order request to accommodate the coordination; and

WHEREAS, Township staff has determined that the requested change order is acceptable;

NOW, THEREFORE, be it ***RESOLVED*** by the Board of Commissioners of Radnor Township does hereby Authorize the Payment of the Change Order for Additional Work Required to Coordinate with the Roof Replacement Contractor to JJ White, Inc. for the Township Building Roof Top Unit Replacement Project in the Amount of $14,500.00 to be Paid from the Proceeds of the 2024 Facilities General Obligation Bond.

SO RESOLVED this 9th day of February, A.D., 2026.

RADNOR TOWNSHIP

By: _____
Name: Jim Riley
Title: President

ATTEST: _____
William M. White
Manager/Secretary