ZONING HEARING BOARD
AGENDA
Thursday, November 19, 2026 – 7:00 PM

Radnorshire Room

1. Call to Order
2. Pledge of Allegiance
3. NOTICE IS HEREBY GIVEN in accordance with Chapter 280-142.F & G that the Zoning Hearing Board of Radnor Township will hold a public hearing at the Township Municipal Building, 301 Iven Avenue, Wayne, PA on November 19th at 7:00 p.m. to hear the following Appeal(s):
4. Appeals:

4.A. Appeal #3279 The Applicant Jeffrey Horner; property located at 109 Moscia Lane and zoned R-3 residential. Applicant submitting requests a dimensional variance from 280-25E of the Radnor Township Zoning code to permit construction of the proposed rear addition within the required 35-foot rear yard. The proposed construction will be located no less than 31 feet from the rear property line requiring a 4 foot reduction in the required rear-yard setback, as depicted on the submitted plan.

Appeal 3279 Plans.pdf

4.B. Appeal #3280 The Applicant Charles and Louise Carrington; property located at 124 Poplar Avenue and zoned R-3 residential. Applicant seeks a variance from 280-76 and 280-78 of the Zoning Code to permit construction and grading within the Floodplain. Approval from the Historic Architectural Review Board has been received. Applicant requests such other relief which may be required in conformity with the exhibits and testimony presented.

Appeal 3280 Plans.pdf

4.C. Appeal #3281 The Applicant Jason and Kerri Mallory; property located at 242 Barcladen Circle and zoned R-4 residential. The Applicants propose to construct an approximately 385-square-foot open-air pergola over the existing outdoor patio area. The proposed pergola will be attached to the existing dwelling and serve as an accessory residential improvement. The Township has determined that the pergola constitutes an accessory structure, which necessitates variance relief. Specifically, a variance is required from Section 280-30.D(1) of the Radnor Township Zoning Ordinance to permit a minimum side yard setback of four (4) feet nine (9) inches, resulting in an aggregate side-yard setback of approximately eleven (11) feet seven (7) inches, where a side-yard setback of twelve (12) feet and an aggregate side-yard setback of thirty (30) feet is required.

Appeal 3281 Plans.pdf

4.D. Appeal #3282 The Applicant Mary Ann Vasbinde; property located at 516 King of Prussia

Road and zoned R-1 – residential. The Applicant propose to construct an approximately 814 square foot two story addition to the existing dwelling at maintaining the existing nonconforming 15.3 foot front yard setback where 60 feet is required, and therefore appeals the addition constitutes an expansion of a nonconforming structure requiring Zoning Hearing Board approval under former Section 280 101(A)(2) or new Section 280 172(B)(1); the Applicant asserts that the addition is permitted as of right pursuant to new Section 280 172(A) and former Section 280 101(B)(1) because it does not increase the extent of the existing setback nonconformity, and, in the alternative, seeks a special exception under Section 280 145 should the Board determine such relief is required.

APPEAL 3282 Plans.pdf

4.E. Continued from October 15th Meeting:

Appeal #3274 - Applicant, Expedite the Diehl LLC, property located at 363 West Lancaster Avenue and zoned CO Commercial – Office District. Applicant requests the following relief from the Radnor Township Zoning Ordinance: a variance from § 280-120(C)(2) to permit two proposed wall signs on the south and east elevations to extend to 17’ 81/4” above existing grade, where a maximum sign height of 15’-0” above existing grade is permitted.

Appeal 3274 Plans.pdf

5. Adjournment

The next meeting of the ZHB is scheduled for November 19th 2026. Applications for the December 17th meeting must be submitted on or before November 17th , 2026.

ZONING HEARING BOARD APPLICATION

109 Moscia Lane, Wayne, PA 19087

PROPERTY AND ADJOINING-PROPERTY PHOTOGRAPHS



Photo 1 - Front of Subject Property

109 Moscia Lane, Wayne, PA 19087



Photo 2 - Rear Elevation / Existing Conditions

Existing rear sunroom and deck in the area of the proposed improvements.



Photo 3 - Rear / Side Context

Subject property and adjoining property viewed from the rear yard.



Photo 4 - Rear / Side Context

Existing rear deck and sunroom with adjoining-property context.



Photo 5 - Adjoining Property

View toward adjoining side property.



Photo 6 - Adjoining Property

View of adjoining property from the rear/side of the subject property.

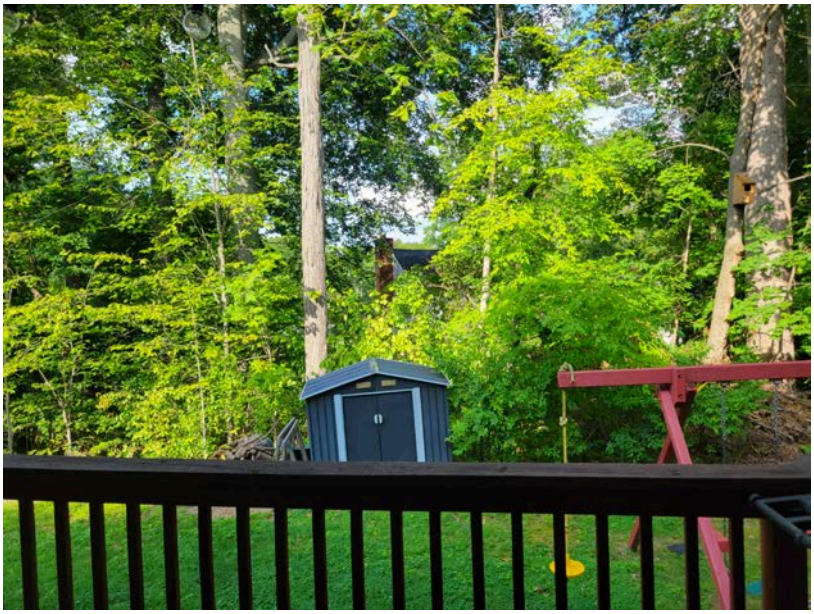


Photo 7 - Rear Property Line / Adjoining Property

View toward the rear property line and adjoining property beyond.

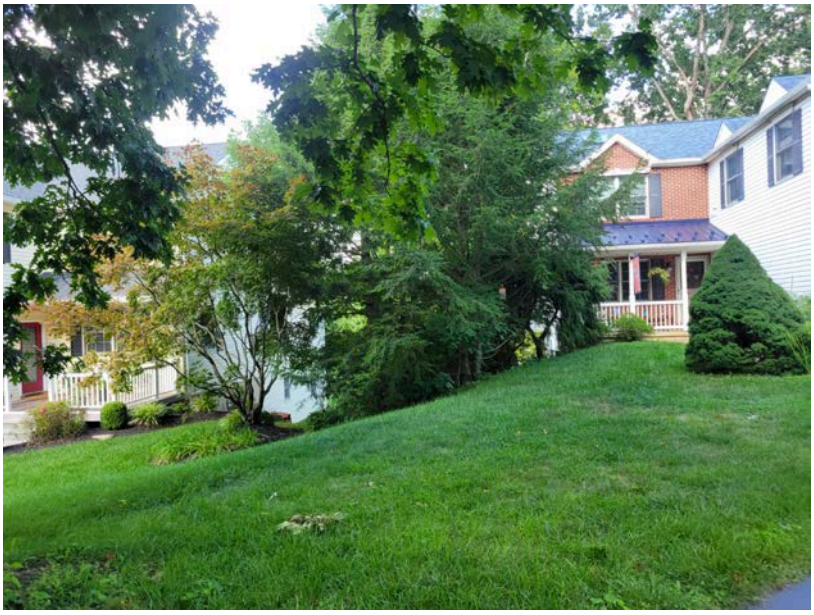


Photo 8 - Front / Side Neighborhood Context

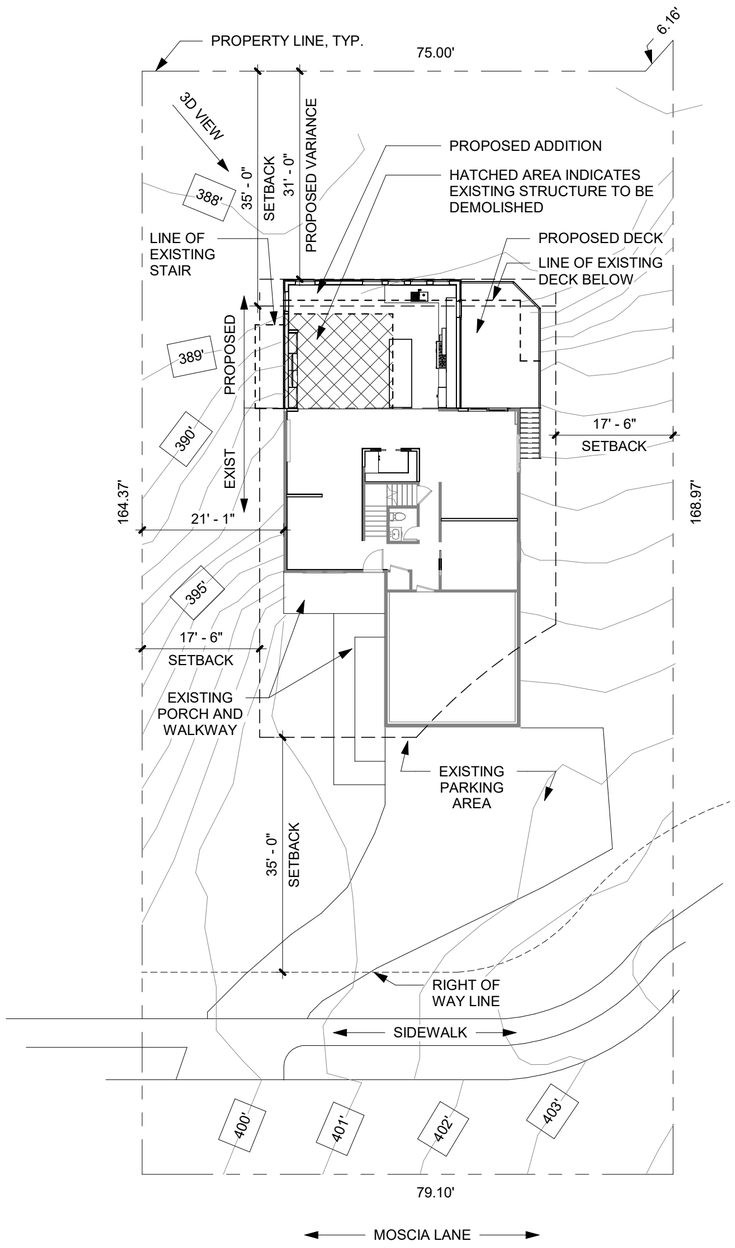
Subject property and adjoining-property relationship.



EXHIBIT A: EXISTING CONDITIONS



EXHIBIT B: PROPOSED CONSTRUCTION



01 SITE PLAN

N

0 8 16 32 48 FEET

PROJECT INFORMATION

THE PROJECT IS COMPRISED OF AN ADDITION TO AN EXISTING SINGLE-DWELLING HOME. THE ADDITION WILL BE LOCATED ON THE GROUND FLOOR OF THE STRUCTURE, EXPANDING THE KITCHEN AND LIVING AREA, ALONG WITH INTERIOR RENOVATIONS, TO ENHANCE THE FUNCTIONALITY OF THE EXISTING HOME.

THE ADDITION WILL BE LARGELY IN THE SAME LOCATION AS AN EXISTING SUNROOM THAT SHALL BE DEMOLISHED AS PART OF THE WORK. ADJACENT TO THE PROPOSED ADDITION WILL BE A NEW, UNCOVERED DECK IN A SIMILAR LOCATION TO THE EXISTING CONSTRUCTION.

BELOW THE ADDITION AND DECK WILL BE A SCREENED PORCH WITH STONE BASE. THERE IS AN EXISTING DECK CURRENTLY LOCATED AT THE BASEMENT LEVEL THAT SHALL BE DEMOLISHED AS PART OF THE WORK.

THE FACE OF THE PROPOSED CONSTRUCTION SHALL BE LOCATED NO LESS THAN 31 FEET FROM THE REAR PROPERTY LINE, WITH A PROPOSED REDUCTION IN SETBACK OF 4 FEET.

ZONING INFORMATION

GOVERNING ZONING CODE:	RADNOR TOWNSHIP ZONING ORDINANCE
ADDRESS:	109 MOSCIA LN, WAYNE, PA 19087
PARCEL ID:	36060387683
MAP NUMBER:	36-11 -104:002
LOT SIZE:	10,349 SQUARE FEET
LOT TYPE:	INTERIOR
YEAR BUILT:	1994
ZONING:	R-3 RESIDENCE DISTRICT
SETBACKS:	
FRONT:	35 FEET
SIDE:	35 FEET IN AGGREGATE, EACH NO LESS THAN 15 FEET
REAR:	35 FEET
PROPOSED REAR:	31 FEET (4 FOOT REDUCTION)
MAX. BUILDING COVERAGE:	25% OF LOT (2,587 SF)
EXISTING BUILDING COVERAGE:	13.80% OF LOT (1,429 SF)
PROPOSED BUILDING COVERAGE:	16.56% OF LOT (1,714 SF)
MAX. IMPERVIOUS COVERAGE:	35% OF LOT (3,622 SF)
EXISTING TOTAL IMPERVIOUS COVERAGE:	32.05% OF LOT (3,317 SF)
PROPOSED TOTAL IMPERVIOUS COVERAGE:	32.87% OF LOT (3,402 SF)
MAX. BUILDING HEIGHT:	35'
EXISTING BUILDING HEIGHT:	25.5'
PROPOSED BUILDING HEIGHT:	25.5' (NO CHANGE)

IMPERVIOUS AREA SUMMARY

EXISTING BUILDING AREA:	2,140 SF
PROPOSED ADDITION AREA:	215 SF
PROPOSED TOTAL BUILDING AREA:	2,355 SF
EXISTING TOTAL IMPERVIOUS COVERAGE:	
DWELLING	1,429 SF
PAVED DRIVE	1,087 SF
DECK	675 SF
SHED	25 SF
WALK	101 SF
PROPOSED NEW IMPERVIOUS COVERAGE:	
DWELLING	215 SF
DECK	15 SF
PROPOSED TOTAL IMPERVIOUS COVERAGE:	3,547 SF
DWELLING	1,644 SF
PAVED DRIVE	1,087 SF (NO CHANGE)
DECK	690 SF
SHED	25 SF (NO CHANGE)
WALK	101 SF (NO CHANGE)

PRELIMINARY - NOT FOR CONSTRUCTION

spacehouse architecture

19 Oakbrook Court
Malvern, PA 19355

+1-445-306-8072
spacehousestudio.com

Project Information:

Horner Residence Addition and Renovation

109 Moscia Ln
Wayne, PA 19087

Client Information:

Jeff and Megan Horner
109 Moscia Ln
Wayne, PA 19087

Contractor Information:

McClave Builders, LLC
30 Marian Road
Phoenixville, PA 19460

Issuance:

Zoning Application

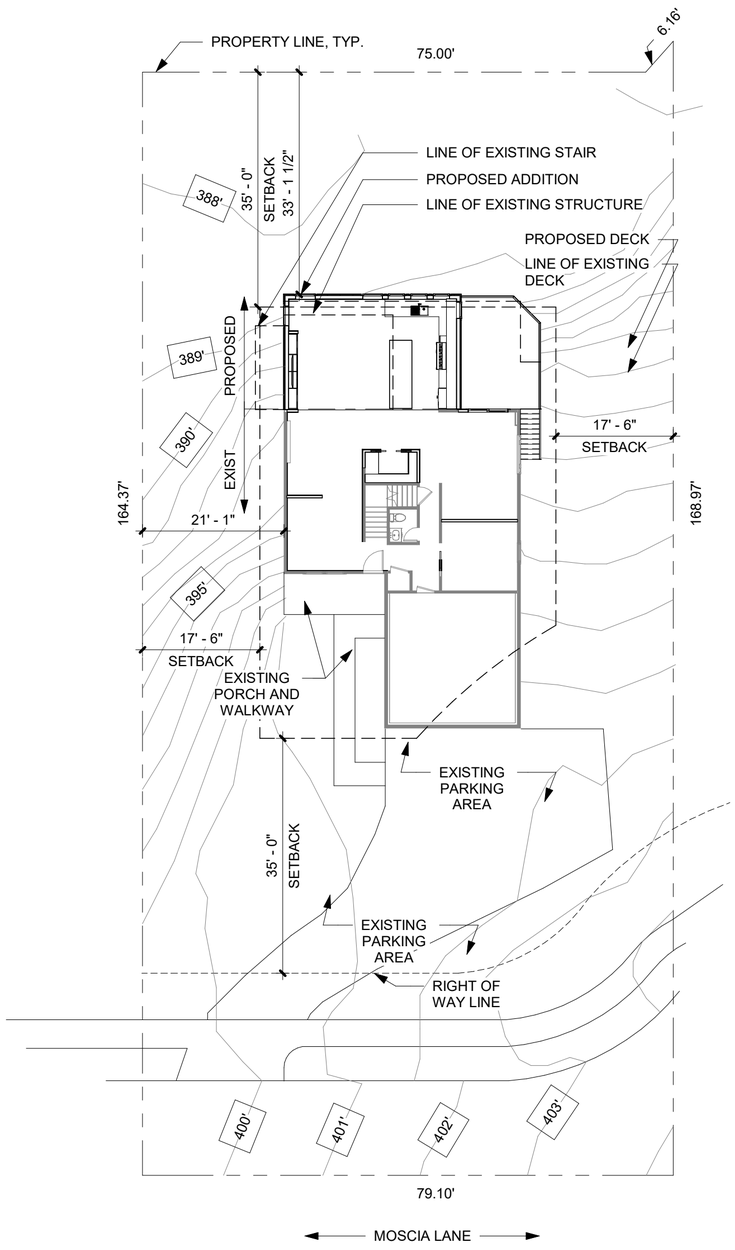
Revisions:

PROJ. NO. 2026-0136-001
DATE 09/09/2026

SITE PLAN

G100

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01 SITE PLAN

N

0 8 16 32 48 FEET

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REAR:	35 FEET
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PROPOSED BUILDING COVERAGE:	15.89% OF LOT (1,644 SF)
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EXISTING TOTAL IMPERVIOUS COVERAGE:	32.05% OF LOT (3,317 SF)
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PRELIMINARY - NOT FOR CONSTRUCTION

spacehouse architecture

19 Oakbrook Court
Malvern, PA 19355

+1-445-306-8072
spacehousestudio.com

Project Information:

HORNER RESIDENCE
ADDITION AND RENOVATION

109 Moscia Ln
Wayne, PA 19087

Client Information:

Contractor Information:

Issuance:

CONSTRUCTION DOCUMENTS

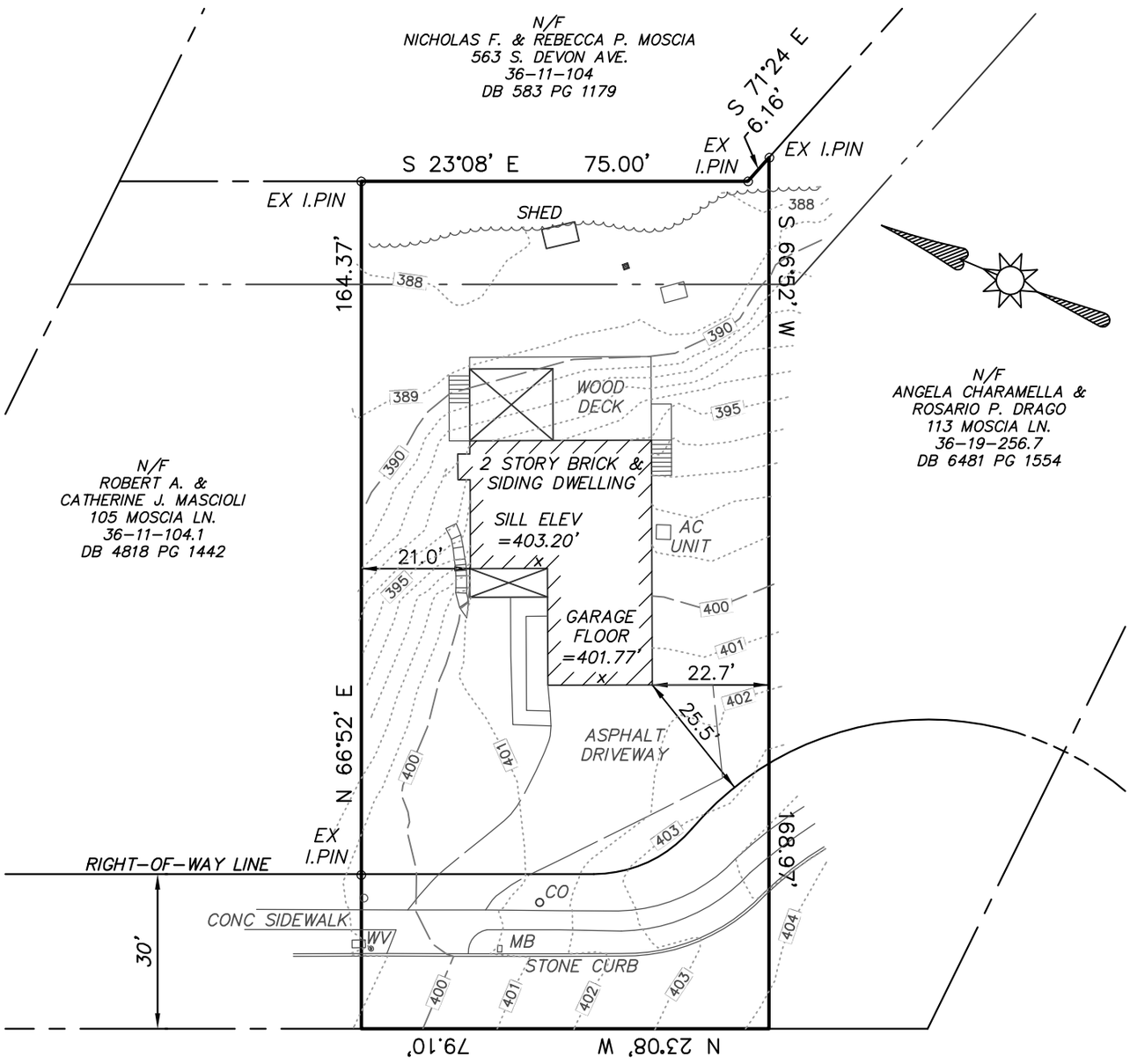
Revisions:

PROJ. NO. 2026-0136-001
DATE

SITE PLAN

G100

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MOSCIA LANE

SURVEY NOTES

1. BEING DELAWARE COUNTY PARCEL MAP ID # 36-11-104.2.
   109 MOSCIA LANE, WAYNE, PA.
2. BEING LOT 15 IN THE SUBDIVISION PLAN FOR THE ESTATE OF ROSE MOSCIA.
3. CONTOURS AND ELEVATIONS SHOWN REFERENCED TO NAVD-88 DATUM ESTABLISHED BY GPS OBSERVATIONS.
4. BOUNDARY AND FEATURES FROM A PHYSICAL SURVEY PERFORMED IN JULY 2026.
5. METES AND BOUNDS SHOWN BASED ON DEED BOOK 5834, PAGE 1199.
6. GROSS LOT AREA = 13,011 SQ. FT. (0.299 ACRES). NET LOT AREA (LESS ROAD RIGHT-OF-WAY) = 10,349 SQ. FT. (0.238 ACRES).
7. DWELLING AND SHED AREAS USED TO CALCULATE BUILDING IMPERVIOUS COVERAGE.
8. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN AN AREA DESIGNATED "ZONE X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NO. 42045C0016-F, DATED NOVEMBER 18, 2009 BY FEMA.
9. PROPERTY LIES WITHIN THE R-3 RESIDENTIAL ZONING DISTRICT AS SHOWN ON THE RADNOR TOWNSHIP ZONING MAP, UPDATED JUNE 4, 2010.

R-3 RESIDENCE DISTRICT

	MINIMUM	EXISTING
LOT AREA	10,000 SQ. FT.	10,349 SQ. FT.
LOT WIDTH	70 FEET	79.1 FEET
FRONT SETBACK	35 FEET	25.5 FEET
SIDE YARD AGGREGATE	35 FEET	43.7 FEET
SIDE YARD	15 FEET	21.0, 22.7 FEET
REAR SETBACK	35 FEET	50.2 FEET
BUILDING COVERAGE	25%	14.0%
IMPERVIOUS COVERAGE	35%	32.1%

IMPERVIOUS COVERAGE

	EXISTING
BUILDING	1,429 SQ. FT.
DRIVEWAY	1,087 SQ. FT.
DECK	675 SQ. FT.
SHED	25 SQ. FT.
WALK	101 SQ. FT.
TOTAL	3317 SQ. FT.

PLAN OF PROPERTY

PREPARED FOR

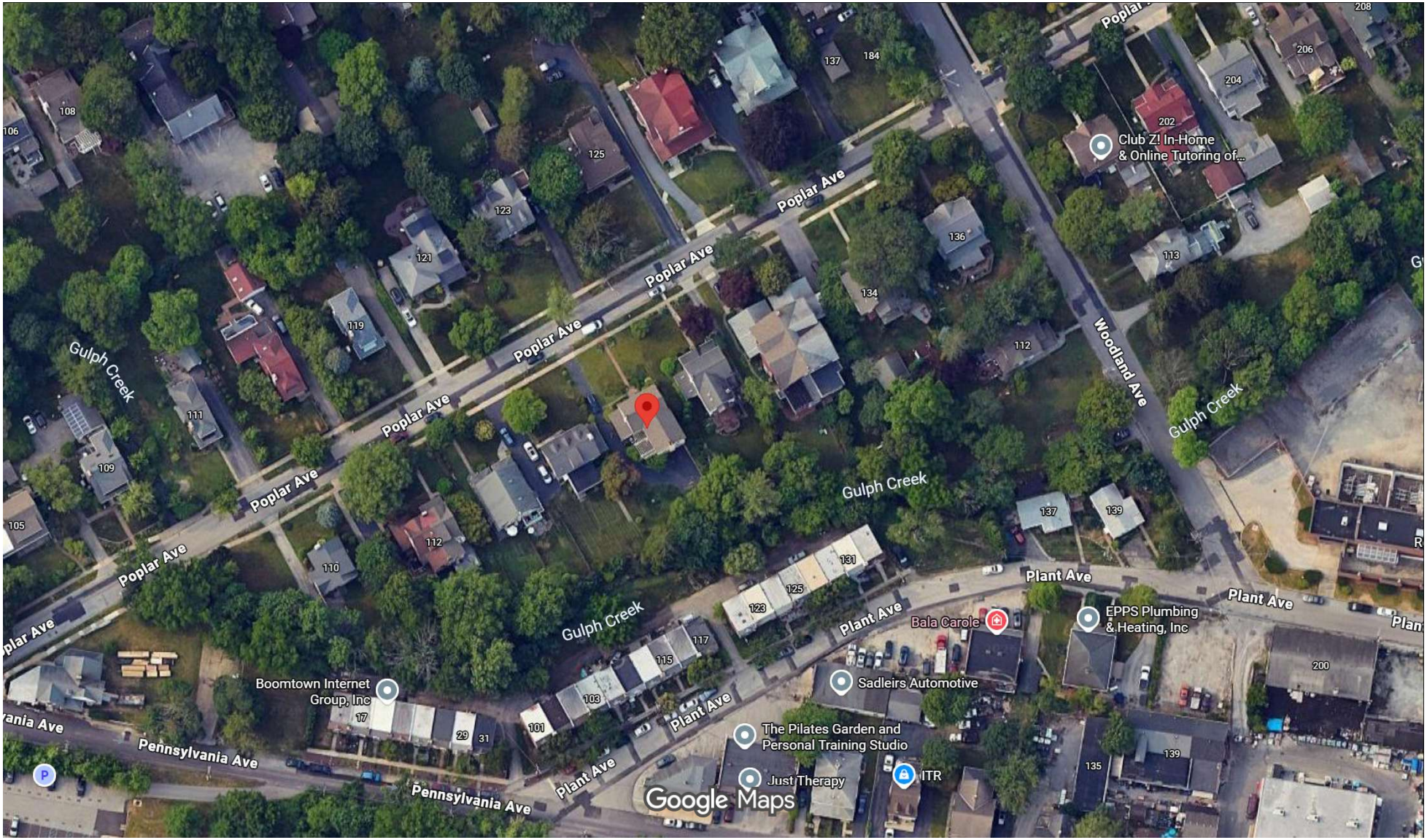
JEFFREY SCOTT & MEGAN B. HORNER

SITUATE IN
RADNOR TOWNSHIP, DELAWARE CO., PENNSYLVANIA

SHEWMAN SURVEYING, PO BOX 54, KIMBERTON, PA.

SCALE: 1"=30'	JULY 20, 2026	DRAWN BY: RAS	PROJECT: 3278

Google Maps 124 Poplar Ave



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 20 m

EXHIBIT A-3



EXHIBIT A-4



DWG. NO.

S-1

Carrington Renovation

124 Poplar Avenue, Wayne, PA

NAME: SITE CONTEXT PHOTOS | DATE: 1 SEPTEMBER 2026

SCALE: AS NOTED | DRAWN BY: BCM

EXHIBIT A-5

SUBLIME ARCHITECTURE
813 Marlboro Spring Road
Kennett Square, PA 19348
484-354-6683 phone



EXHIBIT A-6

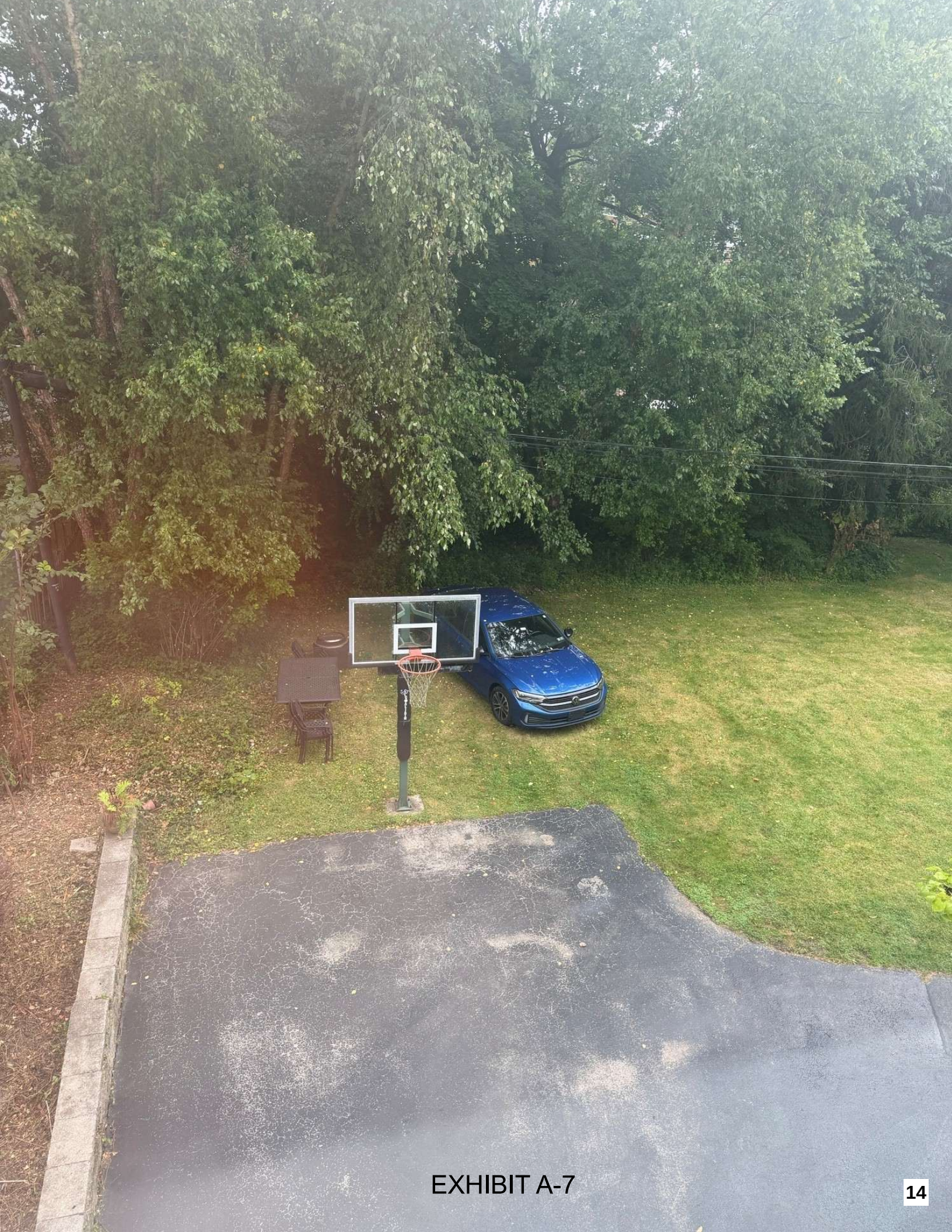
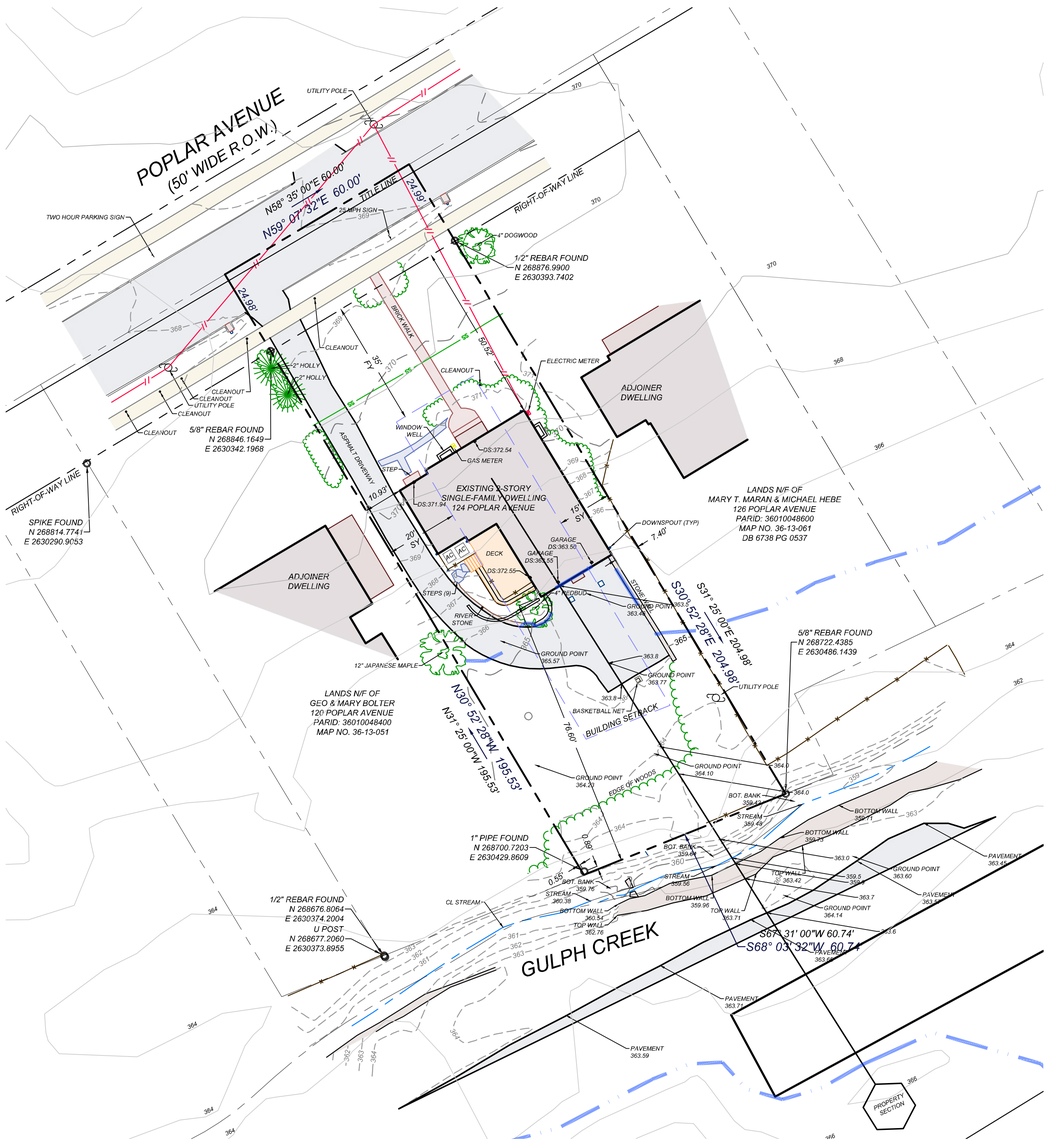
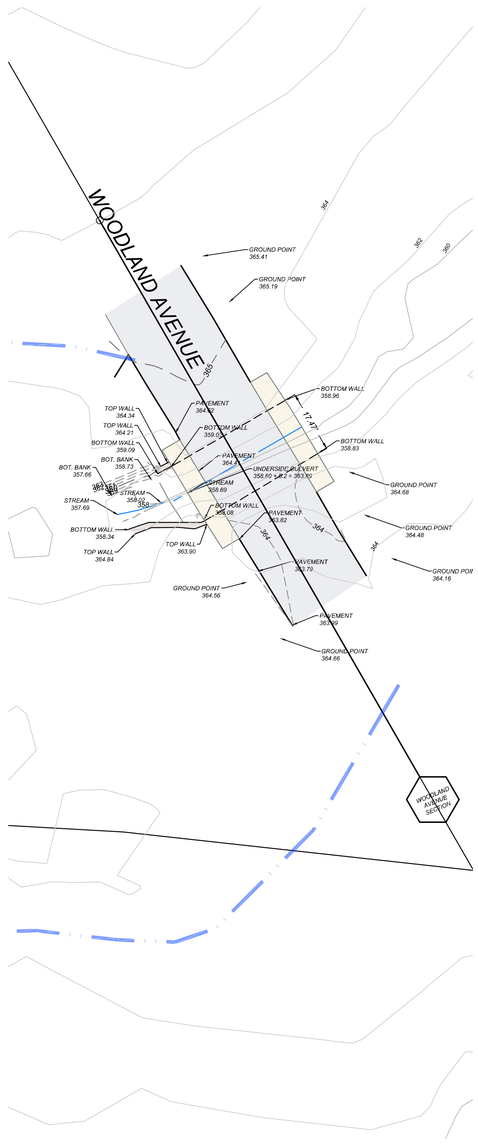


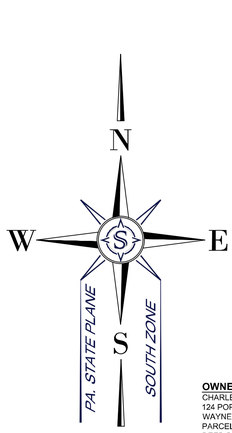
EXHIBIT A-7

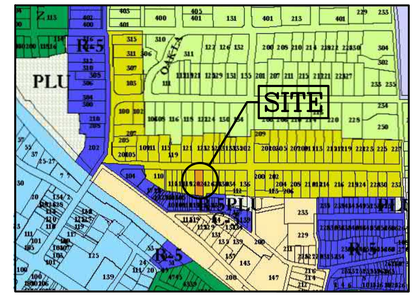


PROPERTY SITE PLAN - EXISTING CONDITIONS



WOODLAND AVENUE ROADWAY





SCALE: 1" = 500'

OWNER OF RECORD PER DELAWARE COUNTY
CHARLES D, & LOUISE CARRINGTON
124 POPLAR AVE
WAYNE, PA 19087
PARCEL ID # 36010048500
DEED BOOK 7070, PAGE 4172

TOWNSHIP ZONING DISTRICT: R-3 RESIDENCE DISTRICT

MIN LOT AREA	10,000 S.F.
MIN LOT WIDTH AT BUILDING SETBACK LINE	70 FEET
MAX BUILDING COVERAGE	25%
MAX IMPERVIOUS COVERAGE	35%
MAX PRINCIPLE BUILDING HEIGHT	35 FEET / 3 STORIES
MAX ACCESSORY BUILDING HEIGHT	20 FEET
MIN PRINCIPLE BUILDING SETBACKS:	
FRONT YARD	35 FEET
SIDE YARD MIN	15 FEET
SIDE YARD AGGREGATE	35 FEET
REAR YARD	35 FEET
MIN ACCESSORY BUILDING SETBACKS:	
FROM PRINCIPLE	10 FEET
SIDE YARD	10 FEET
REAR YARD	10 FEET

** RIPARIAN BUFFER SETBACK 30 FEET
** ZONING INFORMATION OBTAINED FROM RADNOR TOWNSHIP CODE §280, LATEST EDITION ONLINE ECODE360.

LOT SIZE

GROSS LOT AREA:	12,017 S.F, OR 0.2759 ACRES
LOT AREA (MINUS R.O.W.):	10,517 S.F, OR 0.2414 ACRES

EXISTING IMPERVIOUS COVERAGE

DWELLING & COVERED PORCH	1,521	S.F. (12.7% OF GROSS LOT AREA)
WALKS & STEPS	236	S.F.
WOOD DECK	237	S.F.
ASPHALT DRIVEWAY	1,845	S.F.
WALLS	67	S.F.
TOTAL	3,906	S.F. (32.5% OF GROSS LOT AREA)

** MAX IMPERVIOUS LOT COVERAGE IS 3,004 S.F. (25% OF GROSS LOT AREA).
** 1,483 S.F. OF AVAILABLE IMPERVIOUS COVERAGE.
** MAX IMPERVIOUS LOT COVERAGE IS 4,206 S.F. (35% OF GROSS LOT AREA).
** 300 S.F. OF AVAILABLE IMPERVIOUS COVERAGE.

PLAN NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION FOR SITE AND THE WOODLAND AVENUE CULVERT TAKEN FROM A PLAN TITLED "EXISTING CONDITIONS PLAN, BOUNDARY AND TOPOGRAPHIC SURVEY, 124 POPLAR AVENUE" PREPARED BY SCHOCK GROUP LLC, DATED JULY 20, 2026, FILE 2435.
2. ADDITIONAL TOPOGRAPHIC INFORMATION TAKEN FROM AVAILABLE LIDAR DATA OBTAINED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS PORTAL.

SURVEY PLAN NOTES

1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON JULY 9, 2026 AND DEPICTS CONDITIONS ON THAT DATE.
2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
3. THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS PA STATE PLANE ZONE SOUTH HARN.
4. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD1988 OBTAINED VIA GPS NETWORK.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CLIENT PROVIDED TITLE REPORT & IS SUBJECT TO THOSE FINDINGS, IF ANY.
6. THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42045C0017F, EFFECTIVE DATE 11/18/2009.
7. SITE SOIL TYPE IS "NmB" PER USDA WEB SOIL SURVEY.

LINETYPE LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- CONCRETE EDGE
- ASPHALT EDGE
- BUILDING WALL
- CURB
- BUILDING
- FLAGSTONE
- ASPHALT
- ROOF OVERHANG
- DECK
- CONCRETE
- POOL
- FENCE LINE
- OVERHEAD ELECTRIC
- ELECTRIC LINE
- GAS LINE
- TELECOM LINE
- WATER LINE
- SANITARY LINE
- EXISTING STORM PIPES
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EVERGREEN TREE
- DECIDUOUS TREE
- N60° 38' 00"W 90.00' — PLAN BEARING & DISTANCE
- N60° 38' 00"W 90.00' — DEED BEARING & DISTANCE
- FLOODPLAIN X-SECTION
- CALCULATED FLOODPLAIN

SYMBOL LEGEND

TG	TOP OF GRATE ELEVATION		ELECTRIC BOX
INV	INVERT ELEVATION		FIRE HYDRANT
TW	TOP OF WALL ELEVATION		WATER SHUTOFF
BW	BOTTOM OF WALL ELEVATION		GAS VALVE
TBC	TOP BACK CURB ELEVATION		EVERGREEN TREE
BC	BOTTOM CURB ELEVATION		STORM INLET
DS	DOORSILL ELEVATION		TELEPHONE BOX
(TYP)	TYPICAL SYMBOL OR FEATURE		GAS METER
	IRON PIN		ELECTRIC MANHOLE
	CONCRETE MONUMENT		POSTED SIGN
	SANITARY MANHOLE		PARKING SPACE COUNT
	WATER VALVE		HANDICAP PARKING
	CLEANOUT (COLOR PER UTILITY)		LIGHT POLE
	STORM MANHOLE		AC UNIT

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE
STOP AND **CALL**
PENNSYLVANIA ONE CALL SYSTEM, INC
1-800-242-1776

EXHIBIT A-9

SCALE: 1" = 20'
20 0 20 40 80

© SCHOCK GROUP LLC, 20260819.1.15902
C:\SHAREPOINT\SCHOCK GROUP\FILES - DOCUMENTS\PROJECTS\2435\DRAWINGS\C-2435

SCHOCK GROUP
CIVIL ENGINEERING
LAND SURVEYING
1902 BUTLER PIKE, SUITE 5
CONSHOHOCKEN, PA 19428
SCHOCKGROUP.COM
610-590-7273

REGISTERED PROFESSIONAL
DAVID R. FIORELLO
ENGINEER
PE027479E

LOCATIONS OF EXISTING UTILITIES ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND VISIBLE EVIDENCE AND/OR AVAILABLE RECORDS. THE EXACT LOCATIONS SHOULD BE CONFIRMED AND STAKED IN THE FIELD BY THE APPROPRIATE UTILITY COMPANIES. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.

CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES BEFORE STARTING ANY WORK. ALL UNDERGROUND UTILITIES MUST BE MARKED BY THE ONE CALL SYSTEM THREE DAYS PRIOR TO THE START OF WORK.

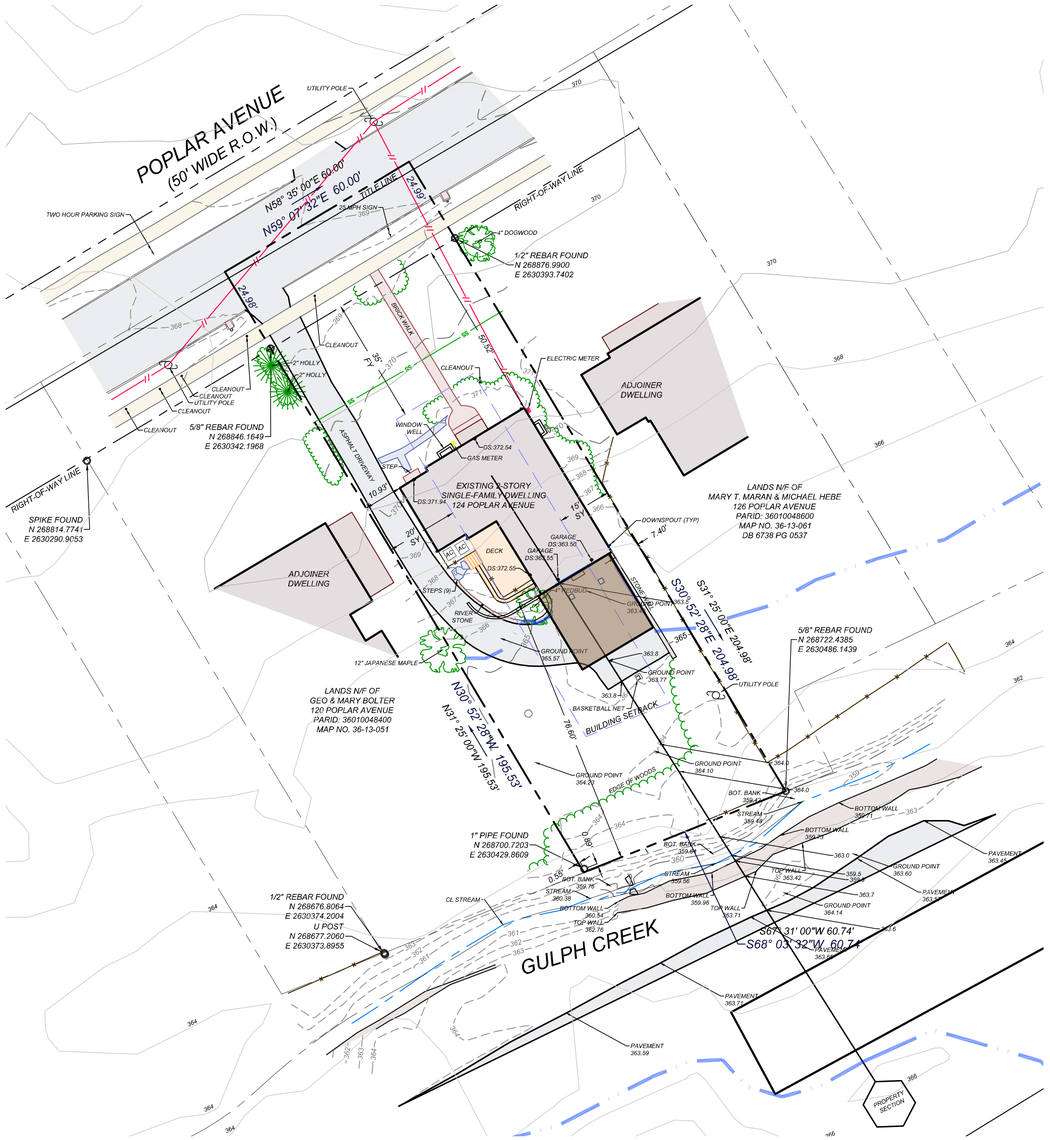
EXISTING CONDITIONS PLAN
FLOODPLAIN REVIEW
124 POPLAR AVENUE
RADNOR TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA

PROJECT MANAGER
PROJECT ENGINEER

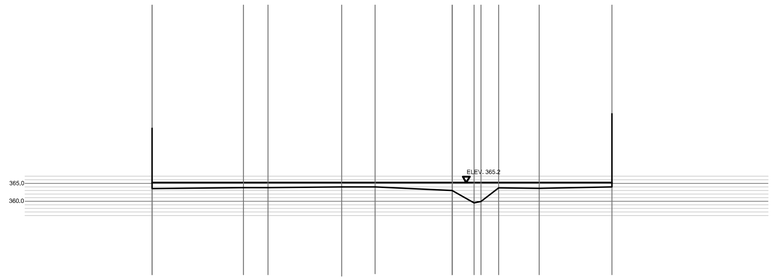
NO.	DESCRIPTION	DATE

CLIENT:
CHARLES CARRINGTON
124 POPLAR AVENUE
WAYNE, PA 19087

DRAWN BY:	DRF
CHECKED BY:	DRF
ONE-CALL:	20261981342
SCALE:	1" = 20'
DATE:	AUGUST 19, 2026
FILE NO:	C-2435
SHEET NO:	1 OF 15



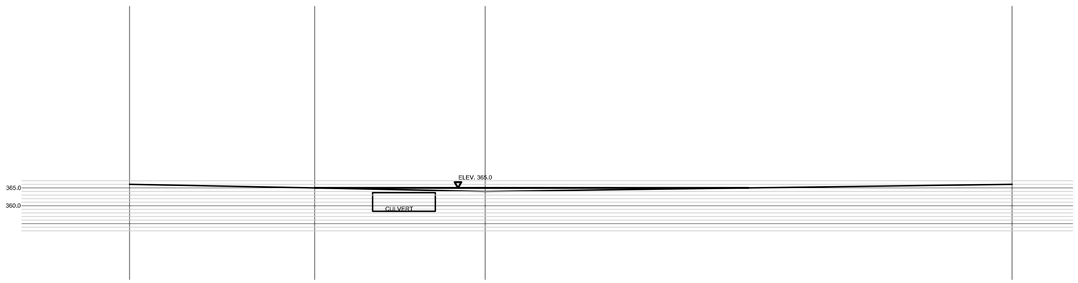
PROPERTY SITE PLAN - WITH PROPOSED ADDITION



PROPERTY SECTION - EXISTING CONDITIONS



PROPERTY SECTION - PROPOSED CONDITIONS



WOODLAND AVENUE ROADWAY SECTION

EXHIBIT A-10

SCALE: 1" = 20'
20 0 20 40 80

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LAND SURVEYING
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CONSHOHOCKEN, PA 19428
SCHOCKGROUP.COM
610-590-7273

REGISTERED PROFESSIONAL
DAVID R. FIORELLO
ENGINEER
PE027479E
COMMONWEALTH OF PENNSYLVANIA

LOCATIONS OF EXISTING UTILITIES ON THIS PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY APPURTENANCES AND FROM ONE CALL SYSTEM MARKOUTS. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND NOT NECESSARILY ALL INCLUSIVE. THE EXACT LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE DETERMINED WITHOUT EXCAVATION.
CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES BEFORE STARTING ANY WORK. CONTRACTOR SHALL ALSO NOTIFY ALL AUTHORITIES HAVING UNDERGROUND UTILITIES IN THE AREA OF THE PROPOSED WORK AT LEAST THREE DAYS PRIOR TO THE START OF WORK.

PROPOSED CONDITIONS - CROSS SECTIONS PLAN

FLOODPLAIN REVIEW

124 POPLAR AVENUE

RADNOR TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA

REV.	DATE	DESCRIPTION

CLIENT:
CHARLES CARRINGTON
124 POPLAR AVENUE
WAYNE, PA 19087

DRAWN BY:	DRF
CHECKED BY:	DRF
CALL:	20261981342
SCALE:	1" = 20'
DATE:	AUGUST 19, 2026
FILE NO.:	C-2435
SHEET NO.:	2 OF 16

© SCHOCK GROUP LLC, 20260819,115907
C:\SHAREPOINT\SCHOCK GROUP\FILES - DOCUMENTS\PROJECTS\2435\DRAWINGS\C-2435

SCHOCKGROUP
CIVIL ENGINEERING & LAND SURVEYING
1982 BUTLER PIKE STE 5, CONSHOHOCKEN, PA 19428
SCHOCKGROUP.COM

August 19, 2026

Mr. Charles Carrington
124 Poplar Avenue
Wayne, PA 19087

Re: 124 Poplar Avenue
(Our file 2435)

Dear Mr. Carrington,

Schock Group LLC has reviewed the flood plain conditions associated with your property at 124 Poplar Avenue in Wayne. The site is a 12,017 S.F. residential lot located on the south side of Poplar Avenue with the rear of the lot bordering Gulph Creek. The FEMA floodplain Maps for the area show the entire site being located within the 100-year floodplain of Gulph Creek. The FEMA mapping for this area of Radnor Township is approximate, meaning that base flood elevations were not determined and the extent of flooding is based on an approximate analysis of the stream.

Schock Group LLC. Performed a survey of the site and adjacent areas on July 20, 2026. Information was obtained for the site and the stream. Information was also obtained for the downstream culvert at Woodland Avenue. Topography of the adjacent area was supplemented with LIDAR data obtained from the Pennsylvania Spatial Data Access portal.

Utilizing the site survey and LIDAR topography, we prepared calculations to determine the actual flood height on the property. Stream flow data was obtained from the StreamStats web site operated by the U.S. Geological Survey. StreamStats data shows that the contributory drainage area to the site is just over one square mile and the 100-year peak flow at the site is 1,190 cubic feet per second.

An analysis was first made on the Woodland Avenue culvert to determine its capacity and calculate any backwater impacts on the site from the culvert. Cross section information for the culvert and roadway were obtained from the survey and utilized in the analysis.

An analysis of the site was then made utilizing the site survey. A cross-section of the property and the adjacent property on the opposite side of the stream was determined and normal depth calculations were made to determine the water surface elevation at the cross-section.

The calculations show the water surface elevation at the site cross section at elevation 365.2. Backwater elevation at the Woodland Avenue culvert was calculated at 365.0, negating any backwater impacts from the culvert on the site. The lowest building floor elevation taken from the survey shows the garage sill at elevation 363.5

Once the base flood elevation was obtained for the site, proposed plans for a building addition prepared by Sublime Architecture showing an addition at the rear of the home were reviewed to determine any impact on the flood elevations. The site cross-section was modified to include the addition and the normal depth calculations re-run to calculate the flood level. With the building addition, the 100-year

flood height was calculated at elevation365.4, an increase over the current height of 0.2 feet.

The Radnor Township Zoning code governs development within regulated floodplains. Section 280-76 of the zoning code states that no construction, development, use, activity or encroachment of any kind shall be allowed except where the effect of such proposed activity on flood heights is fully offset by accompanying stream improvements. However, section 280-77.F further states that no expansion or enlargement of an existing structure shall be allowed within any regulatory flood elevation area that would, together with all other existing and anticipated development, increase the one-hundred-year flood elevation more than one foot at any point.

Zoning relief would be required for the building addition as proposed. Calculations show a flood height increase of only 0.2 feet at the site which is less than the one-foot increase permitted under section 280-77.F. The construction plans would need to be modified to meet the floodproofing requirements outlined in section 280-81 of the code.

Plans and calculations are attached showing the flood plain limit and results of our review.

Let me know if you have any questions.

Very truly yours,

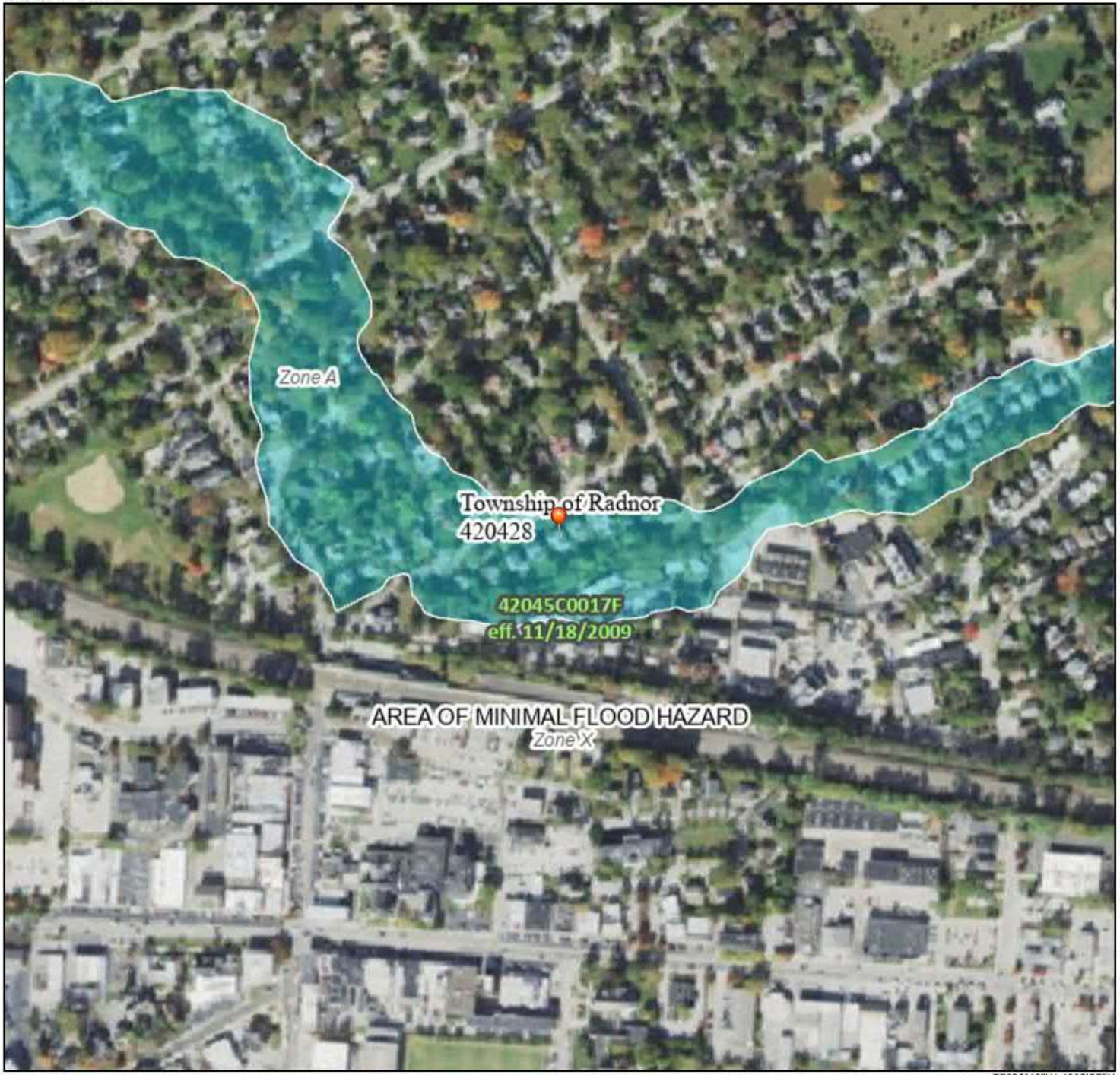


David R. Fiorello, P.E., P.L.S
Schock Group LLC

National Flood Hazard Layer FIRMette

FEMA

75°23'26"W 40°3'3"N



75°22'49"W 40°2'35"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

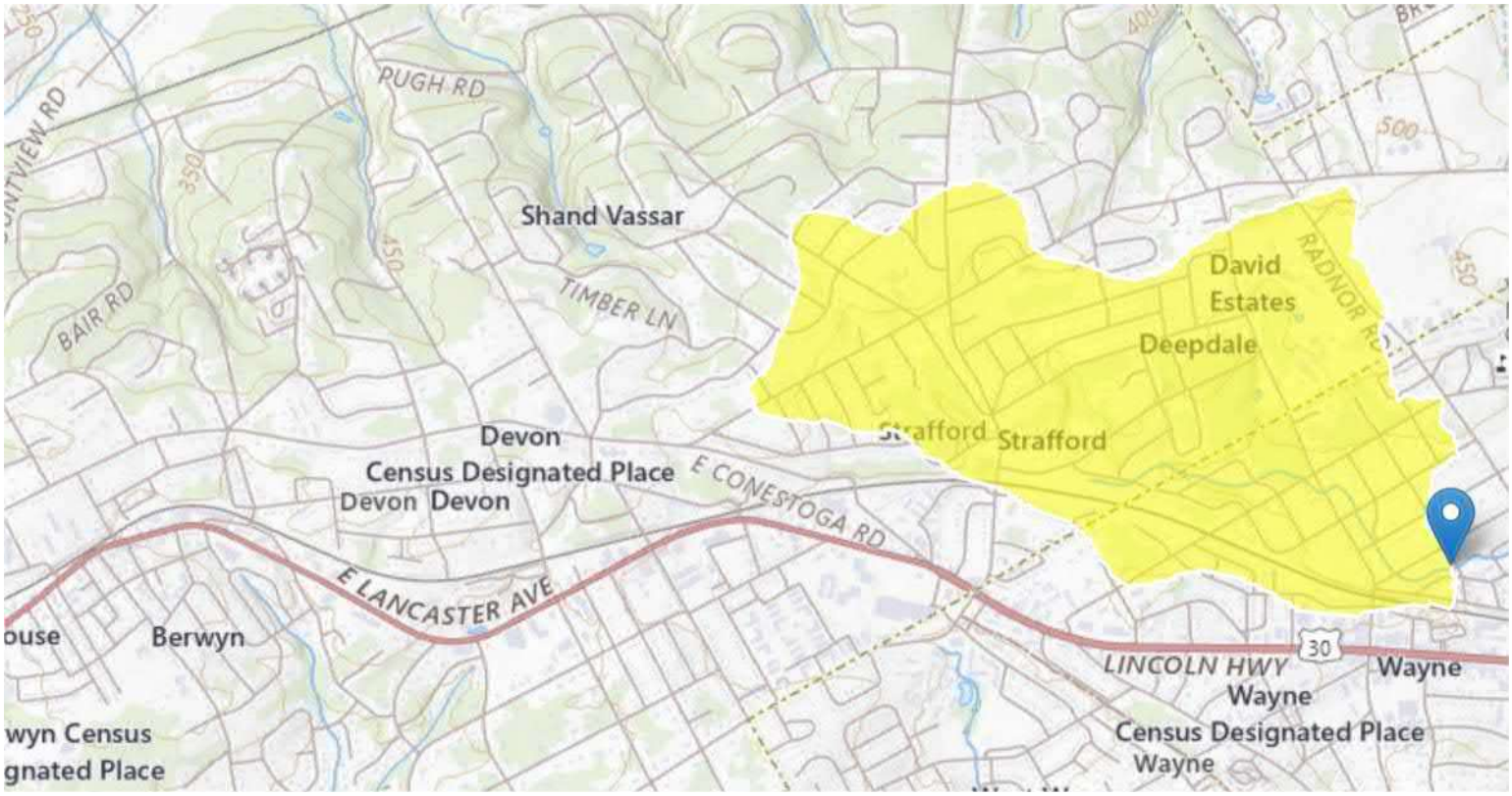
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/7/2026 at 6:37 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

StreamStats Report

Region ID: PA
Clicked Point (Latitude, Longitude): 40.04706, -75.38448
Time: 2026-08-05 16:57:36 -0400



StreamStats Update

Starting with version 4.30.0, the StreamStats application uses services that were redeveloped with open-source software components. Users may observe minor variations in computed results when compared to those from previous versions. These differences are expected and do not reflect errors in the underlying data or analytical methods. Users are advised to consider these potential variations when interpreting or comparing results generated across different versions of StreamStats. Please email streamstats@usgs.gov with any questions or concerns. A full list of changes can be found at **https://www.usgs.gov/streamstats/news/streamstats-data-updates-open-source-code-release (https://www.usgs.gov/streamstats/news/streamstats-data-updates-open-source-code-release)** .

Collapse All

Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
BSLOPD	Mean basin slope measured in degrees	2.822	degrees
CARBON	Percentage of area of carbonate rock	0	percent

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	1.03	square miles
ELEV	Mean Basin Elevation	455.3	feet
FOREST	Percentage of area covered by forest	2.3682	percent
PRECIP	Mean Annual Precipitation	45	inches
ROCKDEP	Depth to rock	5.1	feet
URBAN	Percentage of basin with urban development	94.9102	percent

Peak-Flow Statistics

Peak-Flow Statistics Parameters [Peak Flow Region 4 SIR 2019 5094]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
CARBON	Percent Carbonate	0	percent	0	68.5
DRNAREA	Drainage Area	1.03	square miles	1.2	512

Peak-Flow Statistics Disclaimers [Peak Flow Region 4 SIR 2019 5094]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Peak-Flow Statistics Flow Report [Peak Flow Region 4 SIR 2019 5094]

Statistic	Value	Unit
50-percent AEP flood	234	ft^3/s
20-percent AEP flood	415	ft^3/s
10-percent AEP flood	568	ft^3/s
4-percent AEP flood	794	ft^3/s
2-percent AEP flood	984	ft^3/s
1-percent AEP flood	1190	ft^3/s
0.5-percent AEP flood	1420	ft^3/s
0.2-percent AEP flood	1760	ft^3/s

Peak-Flow Statistics Citations

Roland, M.A., and Stuckey, M.H.,2019, Development of regression equations for the estimation of flood flows at ungaged streams in Pennsylvania: U.S. Geological Survey Scientific Investigations Report 2019–5094, 36 p. (https://doi.org/10.3133/sir20195094)

General Flow Statistics

General Flow Statistics Parameters [Statewide Mean and Base Flow]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
CARBON	Percent Carbonate	0	percent	0	99
DRNAREA	Drainage Area	1.03	square miles	2.26	1720
FOREST	Percent Forest	2.3682	percent	5.1	100
PRECIP	Mean Annual Precipitation	45	inches	33.1	50.4
URBAN	Percent Urban	94.9102	percent	0	89

General Flow Statistics Disclaimers [Statewide Mean and Base Flow]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

General Flow Statistics Flow Report [Statewide Mean and Base Flow]

Statistic	Value	Unit
Harmonic Mean Streamflow adjusted for proportion of zero flow days	0.505	ft^3/s

General Flow Statistics Citations

Stuckey, M.H.,2006, Low-flow, base-flow, and mean-flow regression equations for Pennsylvania streams: U.S. Geological Survey Scientific Investigations Report 2006-5130, 84 p. (http://pubs.usgs.gov/sir/2006/5130/)

Low-Flow Statistics

Low-Flow Statistics Parameters [Low Flow Region 1]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
BSLOPD	Mean Basin Slope degrees	2.822	degrees	1.7	6.4
DRNAREA	Drainage Area	1.03	square miles	4.78	1150
ROCKDEP	Depth to Rock	5.1	feet	4.13	5.21
URBAN	Percent Urban	94.9102	percent	0	89

Low-Flow Statistics Disclaimers [Low Flow Region 1]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Low-Flow Statistics Flow Report [Low Flow Region 1]

Statistic	Value	Unit
7 Day 2 Year Low Flow	0.548	ft^3/s
30 Day 2 Year Low Flow	0.768	ft^3/s
7 Day 10 Year Low Flow	0.29	ft^3/s
30 Day 10 Year Low Flow	0.411	ft^3/s
90 Day 10 Year Low Flow	0.732	ft^3/s

Low-Flow Statistics Citations

Stuckey, M.H.,2006, Low-flow, base-flow, and mean-flow regression equations for Pennsylvania streams: U.S. Geological Survey Scientific Investigations Report 2006-5130, 84 p. (http://pubs.usgs.gov/sir/2006/5130/)

Annual Flow Statistics

Annual Flow Statistics Parameters [Statewide Mean and Base Flow]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	1.03	square miles	2.26	1720
ELEV	Mean Basin Elevation	455.3	feet	130	2700
FOREST	Percent Forest	2.3682	percent	5.1	100
PRECIP	Mean Annual Precipitation	45	inches	33.1	50.4
URBAN	Percent Urban	94.9102	percent	0	89

Annual Flow Statistics Disclaimers [Statewide Mean and Base Flow]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Annual Flow Statistics Flow Report [Statewide Mean and Base Flow]

Statistic	Value	Unit
Mean Annual Flow	1.62	ft^3/s

Annual Flow Statistics Citations

Stuckey, M.H.,2006, Low-flow, base-flow, and mean-flow regression equations for Pennsylvania streams: U.S. Geological Survey Scientific Investigations Report 2006-5130, 84 p. (http://pubs.usgs.gov/sir/2006/5130/)

Base Flow Statistics

Base Flow Statistics Parameters [Statewide Mean and Base Flow]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
CARBON	Percent Carbonate	0	percent	0	99
DRNAREA	Drainage Area	1.03	square miles	2.26	1720
FOREST	Percent Forest	2.3682	percent	5.1	100
PRECIP	Mean Annual Precipitation	45	inches	33.1	50.4
URBAN	Percent Urban	94.9102	percent	0	89

Base Flow Statistics Disclaimers [Statewide Mean and Base Flow]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Base Flow Statistics Flow Report [Statewide Mean and Base Flow]

Statistic	Value	Unit
Base Flow 10 Year Recurrence Interval	0.478	ft^3/s
Base Flow 25 Year Recurrence Interval	0.426	ft^3/s
Base Flow 50 Year Recurrence Interval	0.397	ft^3/s

Base Flow Statistics Citations

Stuckey, M.H.,2006, Low-flow, base-flow, and mean-flow regression equations for Pennsylvania streams: U.S. Geological Survey Scientific Investigations Report 2006-5130, 84 p. (http://pubs.usgs.gov/sir/2006/5130/)

Bankfull Statistics

Statewide_Bankfull_Carbonate_2018_5066 equations are not appropriate for this location and have been removed from the final report. This region does not meet the following criteria: (CARBON>30).

Bankfull Statistics Parameters [Statewide Bankfull Noncarbonate 2018 5066]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
CARBON	Percent Carbonate	0	percent		

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	1.03	square miles	2.62	207

Bankfull Statistics Parameters [Appalachian Highlands D Bieger 2015]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	1.03	square miles	0.07722	940.1535

Bankfull Statistics Parameters [Piedmont P Bieger 2015]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	1.03	square miles	0.289575	939.99906

Bankfull Statistics Parameters [USA Bieger 2015]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	1.03	square miles	0.07722	59927.7393

Bankfull Statistics Disclaimers [Statewide Bankfull Noncarbonate 2018 5066]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Bankfull Statistics Flow Report [Statewide Bankfull Noncarbonate 2018 5066]

Statistic	Value	Unit
Bankfull Area	12.7	ft^2
Bankfull Streamflow	48.2	ft^3/s
Bankfull Width	14.5	ft
Bankfull Depth	0.919	ft

Bankfull Statistics Flow Report [Appalachian Highlands D Bieger 2015]

Statistic	Value	Unit
Bieger_D_channel_width	15.4	ft
Bieger_D_channel_depth	1.13	ft
Bieger_D_channel_cross_sectional_area	17.6	ft^2

Bankfull Statistics Flow Report [Piedmont P Bieger 2015]

Statistic	Value	Unit
Bieger_P_channel_width	13.9	ft

Statistic	Value	Unit
Bieger_P_channel_depth	1.16	ft
Bieger_P_channel_cross_sectional_area	15.9	ft^2

Bankfull Statistics Flow Report [USA Bieger 2015]

Statistic	Value	Unit
Bieger_USA_channel_width	12.5	ft
Bieger_USA_channel_depth	1.21	ft
Bieger_USA_channel_cross_sectional_area	17.4	ft^2

Bankfull Statistics Flow Report [Area-Averaged]

Statistic	Value	Unit
Bankfull Area	12.7	ft^2
Bankfull Streamflow	48.2	ft^3/s
Bankfull Width	14.5	ft
Bankfull Depth	0.919	ft
Bieger_D_channel_width	15.4	ft
Bieger_D_channel_depth	1.13	ft
Bieger_D_channel_cross_sectional_area	17.6	ft^2
Bieger_P_channel_width	13.9	ft
Bieger_P_channel_depth	1.16	ft
Bieger_P_channel_cross_sectional_area	15.9	ft^2
Bieger_USA_channel_width	12.5	ft
Bieger_USA_channel_depth	1.21	ft
Bieger_USA_channel_cross_sectional_area	17.4	ft^2

Bankfull Statistics Citations

Clune, J.W., Chaplin, J.J., and White, K.E.,2018, Comparison of regression relations of bankfull discharge and channel geometry for the glaciated and nonglaciated settings of Pennsylvania and southern New York: U.S. Geological Survey Scientific Investigations Report 2018–5066, 20 p. (https://doi.org/10.3133/sir20185066)

Bieger, Katrin; Rathjens, Hendrik; Allen, Peter M.; and Arnold, Jeffrey G.,2015, Development and Evaluation of Bankfull Hydraulic Geometry Relationships for the Physiographic Regions of the United States, Publications from USDA-ARS / UNL Faculty, 17p. (https://digitalcommons.unl.edu/usdaarsfacpub/1515?utm_source=digitalcommons.unl.edu%2Fusdaarsfacpub%2F1515&utm_medium=PDF&utm_campaign=PDF

Maximum Probable Flood Statistics

Maximum Probable Flood Statistics Parameters [Crippen Bue Region 4]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	1.03	square miles	0.1	10000

Maximum Probable Flood Statistics Flow Report [Crippen Bue Region 4]

Statistic	Value	Unit
Maximum Flood Crippen Bue Regional	4050	ft^3/s

Maximum Probable Flood Statistics Citations

Crippen, J.R. and Bue, Conrad D.1977, Maximum Floodflows in the Conterminous United States, Geological Survey Water-Supply Paper 1887, 52p. (https://pubs.usgs.gov/wsp/1887/report.pdf)

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Application Version: 4.36.1
SSHydro Services Version: 1.4.0
SSDelineate Services Version: 1.2.0
NSS Services Version: 2.5.0
GageStats Services Version: 1.2.1
Pourpoint Services Version: 1.2.2
Batch Processor Version: 1.6.2

LANE
Toll-Free (866) 864-7419
Fax (717) 761-5055
www.lane-enterprises.com

Project 124 Poplar Ave

Customer

Designed By Date

Checked By Date

Woodchuck Ave Culvert Review

Eddy Headwater Review

Inv El @ Eddy 358.69

Invert of Culvert 363.89

Box Culvert 12.5' wide (B) 5.2' High (D)

For Headwater Elev 365.0 Hw = 6.31

Hw/D = 6.31 / 5.2 = 1.21

From Chart #1 Nomograph: (for Type 3 entrance)

Q/B = 37

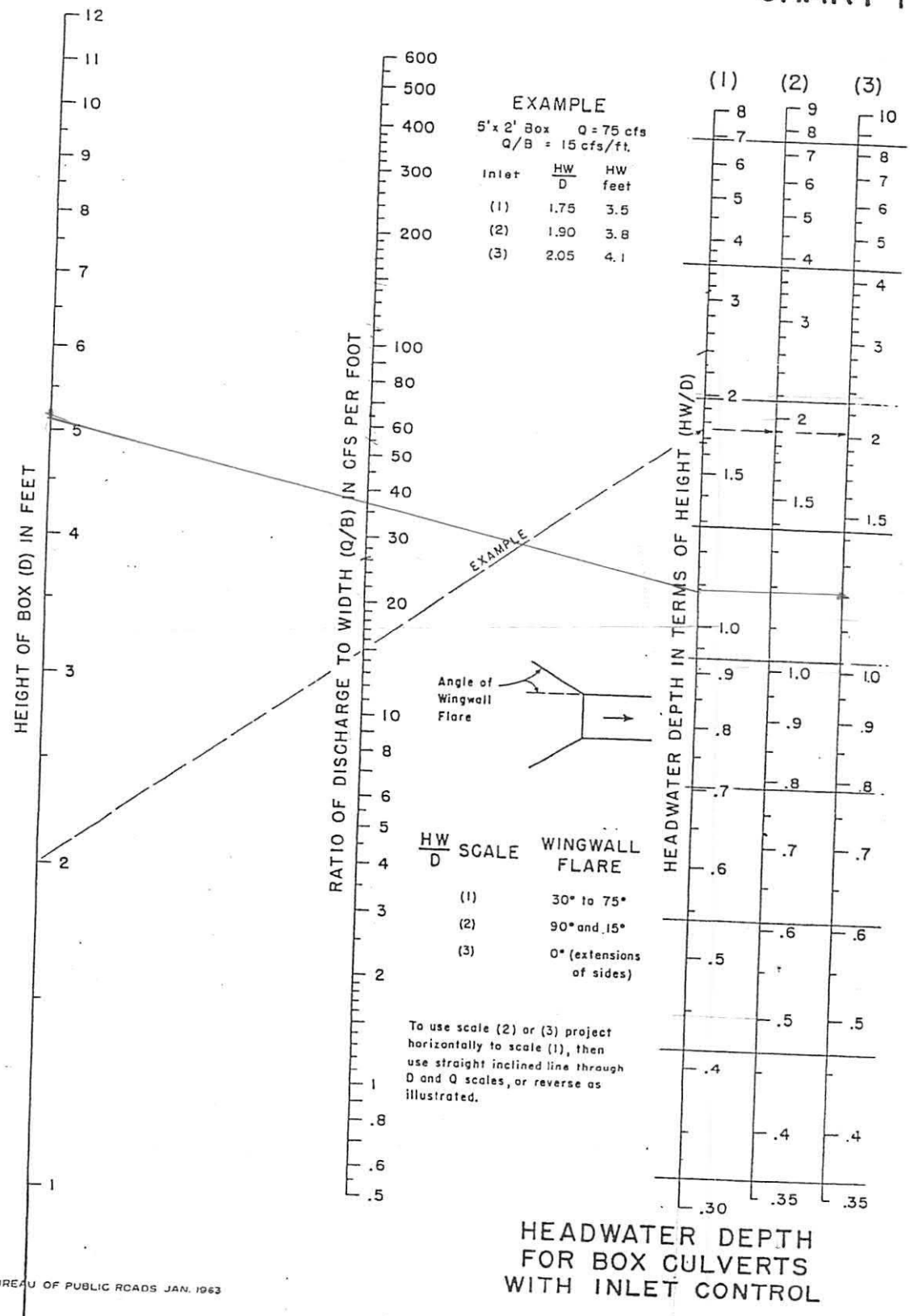
Q = 37 x B = 37 x 12.5 = 647.5 cfs

From Normal depth review of Rating curve @ elev 365.0 = 559 cfs

Total flow 559 + 647 = 1206 cfs @ elev

Backwater @ Culvert = elev 365.0

CHART 1



BUREAU OF PUBLIC ROADS JAN. 1963

HEADWATER DEPTH FOR BOX CULVERTS WITH INLET CONTROL

SCHOCK GROUP LLC
SURVEYING & LAND DEVELOPMENT SERVICES

Schock Group LLC
1982 Butler Pike, Suite 6
Conshohocken, PA 19428
610-590-7373
SchockGroup.com

Project Name:
Location:

NORMAL DEPTH CALCULATIONS:

LOCATION:	CROSS SECTION - THROUGH PROPERTY		
TRY ELEVATION:	365.00		
CROSS SECTIONAL AREA (A)	=	195.74	**SF**
TOTAL PERIMETER (TP)	=	261.86	**LF**
TOP WIDTH (TW)	=	128.54	**LF**
MANNINGS VALUE (n)	=	0.045	
SLOPE (S)	=	0.0135	**FT/FT**
WETTED PERIMETER (TP-TW):	=	133.32	**LF**
R (A/WR):	=	1.468	
$R^{2/3:}$	=	1.292	
Q*	=	970.158	**CFS**

* Q = 1.486/n x AR2/3 X S1/2

SCHOCK GROUP LLC
SURVEYING & LAND DEVELOPMENT SERVICES

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1982 Butler Pike, Suite 6
Conshohocken, PA 19428
610-590-7373
SchockGroup.com

Project Name:
Location:

NORMAL DEPTH CALCULATIONS:

LOCATION: CROSS SECTION - THROUGH PROPERTY

TRY ELEVATION:		365.20	
CROSS SECTIONAL AREA (A)	=	221.44	**SF**
TOTAL PERIMETER (TP)	=	262.26	**LF**
TOP WIDTH (TW)	=	128.54	**LF**
MANNINGS VALUE (n)	=	0.045	
SLOPE (S)	=	0.0135	**FT/FT**
WETTED PERIMETER (TP-TW):	=	133.72	**LF**
R (A/WR):	=	1.656	
$R^{2/3:}$	=	1.400	
Q*	=	1189.239	**CFS**

* Q = 1.486/n x AR2/3 X S1/2

SCHOCK GROUP LLC
SURVEYING & LAND DEVELOPMENT SERVICES

Schock Group LLC
1982 Butler Pike, Suite 6
Conshohocken, PA 19428
610-590-7373
SchockGroup.com

Project Name:
Location:

NORMAL DEPTH CALCULATIONS:

LOCATION: CROSS SECTION - THROUGH PROPERTY WITH BUILDING ADDITION

TRY ELEVATION:		365.20	
CROSS SECTIONAL AREA (A)	=	184.01	**SF**
TOTAL PERIMETER (TP)	=	213.97	**LF**
TOP WIDTH (TW)	=	104.53	**LF**
MANNINGS VALUE (n)	=	0.045	
SLOPE (S)	=	0.0135	**FT/FT**
WETTED PERIMETER (TP-TW):	=	109.44	**LF**
R (A/WR):	=	1.681	
$R^{2/3:}$	=	1.414	
Q*	=	998.293	**CFS**

* Q = 1.486/n x AR2/3 X S1/2

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Schock Group LLC
1982 Butler Pike, Suite 6
Conshohocken, PA 19428
610-590-7373
SchockGroup.com

Project Name:
Location:

NORMAL DEPTH CALCULATIONS:

LOCATION: CROSS SECTION - THROUGH PROPERTY WITH BUILDING ADDITION

TRY ELEVATION:		365.30	
CROSS SECTIONAL AREA (A)	=	194.47	**SF**
TOTAL PERIMETER (TP)	=	214.17	**LF**
TOP WIDTH (TW)	=	104.53	**LF**
MANNINGS VALUE (n)	=	0.045	
SLOPE (S)	=	0.0135	**FT/FT**
WETTED PERIMETER (TP-TW):	=	109.64	**LF**
R (A/WR):	=	1.774	
$R^{2/3:}$	=	1.465	
Q*	=	1093.322	**CFS**

* Q = 1.486/n x AR2/3 X S1/2

SCHOCK GROUP LLC
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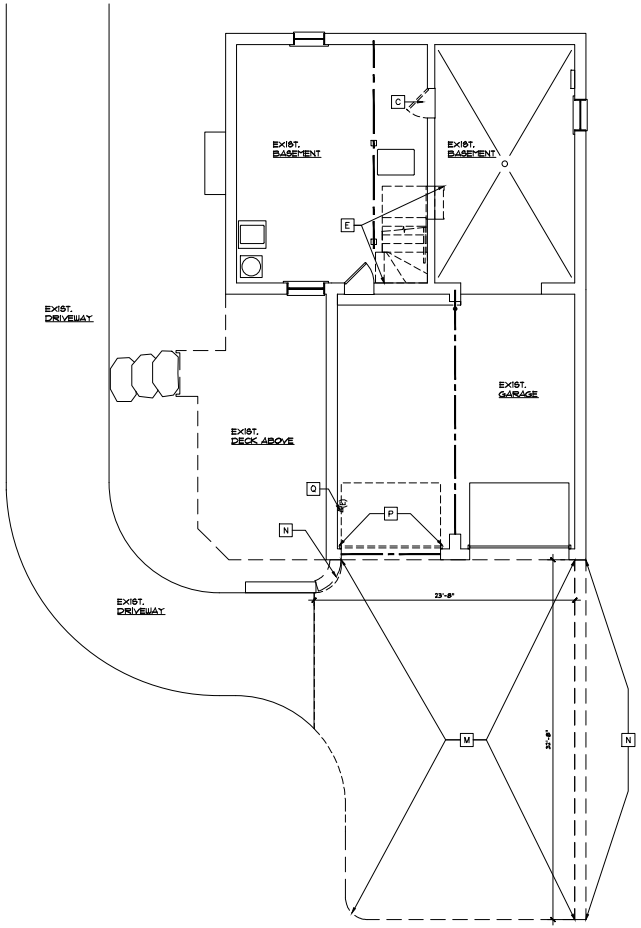
Project Name:
Location:

NORMAL DEPTH CALCULATIONS:

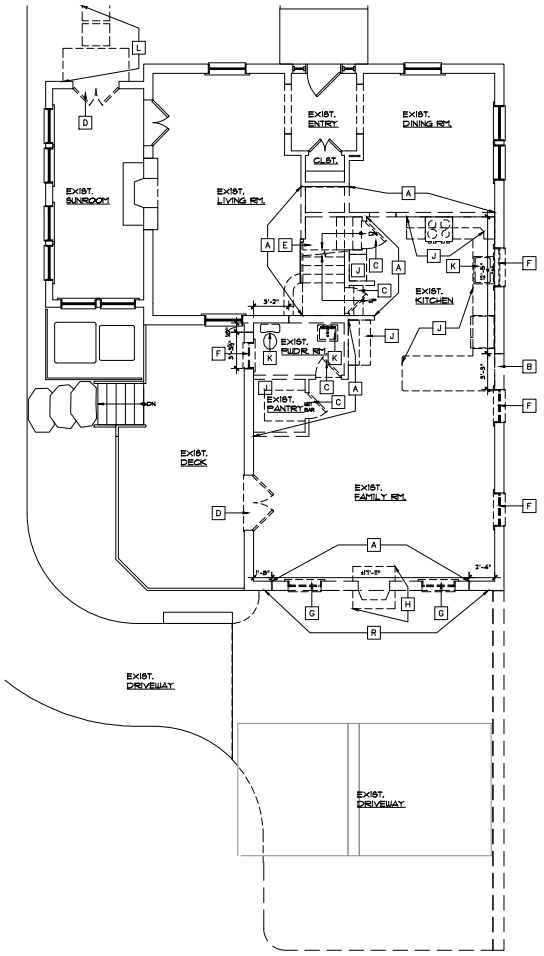
LOCATION: CROSS SECTION - THROUGH PROPERTY WITH BUILDING ADDITION

TRY ELEVATION:		365.40	
CROSS SECTIONAL AREA (A)	=	204.92	**SF**
TOTAL PERIMETER (TP)	=	214.37	**LF**
TOP WIDTH (TW)	=	104.53	**LF**
MANNINGS VALUE (n)	=	0.045	
SLOPE (S)	=	0.0135	**FT/FT**
WETTED PERIMETER (TP-TW):	=	109.84	**LF**
R (A/WR):	=	1.866	
$R^{2/3:}$	=	1.515	
Q*	=	1191.535	**CFS**

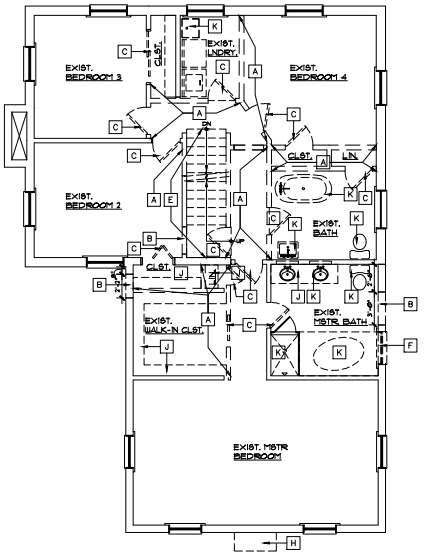
* Q = 1.486/n x AR2/3 X S1/2



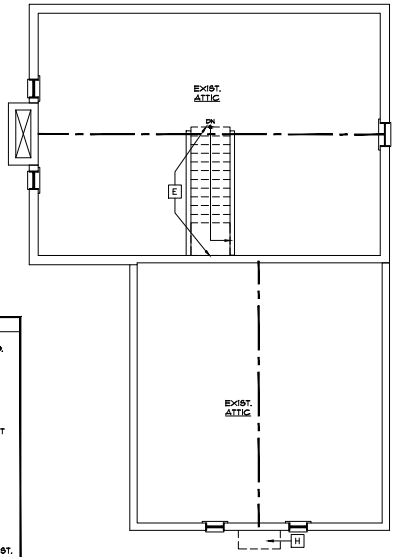
1 A-1 BASEMENT DEMOLITION PLAN
SCALE: 3/16" = 1'-0"



2 A-1 FIRST FLOOR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"



3 A-1 SECOND FLOOR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"



4 A-1 ATTIC DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

SPECIFICATIONS

GENERAL NOTES

1. SUMMARY OF WORK: - THE PROJECT CONSISTS OF A RENOVATING AND EXPANDING THE EXISTING HOUSE AT 124 POPLAR AVENUE, WAYNE, PA FOR CHARLES AND LOUISE CARRINGTON AS DELINEATED AND DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS.

2. BUILDING PERMIT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

3. THE BUILDING SHALL COMPLY WITH THE RESIDENTIAL IBC 2021 EDITION, ALONG WITH ALL ADDITIONAL CODES AND SAFETY REGULATIONS PERTAINING TO THE STATE OF PENNSYLVANIA AND RIDLEY PARK TOWNSHIP. THE GENERAL CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO CONSTRUCTION.

   A. USE GROUP CLASSIFICATION: R-1, RESIDENTIAL OCCUPANCY.

   B. TYPE OF CONSTRUCTION: TYPE 5B, COMBUSTIBLE, UNPROTECTED.

4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION AND/OR MATERIALS PROCUREMENT.

5. TYPICAL DIMENSIONS ARE TO FACE OF MASONRY, ROUGH OPENINGS OR FACE OF DRYWALL FOR INTERIOR PARTITIONS. REFER TO PLAN DETAILS FOR DIMENSIONAL OFFSETS.

6. REFER TO LARGER SCALE DRAWINGS AND/OR DETAILS FOR MORE SPECIFIC INFORMATION.

7. SELECTIVE DEMOLITION

   A. REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.

   B. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL PROCEDURES.

DIVISION 2 - SITE WORK

1. ALL EXISTING LANDSCAPE FEATURES, SUCH AS TREES, THAT ARE TO BE RETAINED SHALL BE PROTECTED FROM DAMAGE.

2. FOOTINGS TO BEAR ON SOIL CAPABLE OF SAFELY SUSTAINING A BEARING PRESSURE OF 3,000 PSF NET. A SOILS INVESTIGATIVE REPORT BY A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE THE RESPONSIBILITY OF THE OWNER, IF DESIRED OR REQUIRED.

3. IF AT THE TIME OF EXCAVATION, THE SOIL SUITABILITY APPEARS SUSPECT THE CONTRACTOR SHOULD NOTIFY THE ARCHITECT, AT WHICH TIME THE OWNER MAY ELECT TO HAVE THE BEARING CAPACITY VERIFIED BY A GEOTECHNICAL ENGINEER.

4. BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3'-0" BELOW GRADE, TYP.

DEMOLITION KEY NOTES

GENERAL NOTES:
- VERIFY ALL STRUCTURAL BEARING CONDITIONS PRIOR TO ANY DEMOLITION. NOTIFY ARCHITECT OF ANY ADDTL. STRUCTURAL ELEMENTS REQ'D.
- GC TO TEMPORARILY SHORE AND BRACE AS REQUIRED FOR SAFETY AND PROPER WORK.
- PROTECT EXISTING FLOORING TO REMAIN FROM CONSTRUCTION ACTIVITIES.
- REMOVE EXISTING KITCHEN CABINETRY AND COUNTERTOPS - (TO BE RELOCATED AND REINSTALLED.)

A. DEMOLISH EXISTING WALL TO EXTENT SHOWN.

B. DEMOLISH EXISTING WALL TO EXTENT REQ'D. FOR PROPOSED WINDOW UNIT OR DOOR OPN'G.

C. DEMO EXISTING DOOR AND FRAME.

D. REMOVE EXISTING DOOR AND FRAME, INFILL WALL OPN'G. OR PREP FOR PROPOSED UNIT.

E. REMOVE EXISTING STAIRCASE AND HANDRAILS, INFILL OPN'G.

F. REMOVE EXISTING WINDOW UNIT, INFILL WALL OPN'G. OR PREP FOR PROPOSED OPN'G.

G. REMOVE EXISTING WINDOW UNIT

H. REMOVE EXISTING GAS FIREPLACE, CAP GAS LINE AND DEMO. EXISTING CHIMNEY AT REAR EXTERIOR.

J. REMOVE SHELVING OR MILLWORK UNITS.

K. REMOVE EXISTING PLUMBING FIXTURES, CUT & CAP SUPPLY & DRAIN LINES. COORDINATE RELOCATION OF SUPPLY AND DRAIN LINES WITH PROPOSED FIXTURE LOCATIONS.

L. DEMO. EXISTING CONC. LANDING & STONE WALKWAY TO EXTENT SHOWN.

M. REMOVE EXISTING ASPHALT DRIVEWAY & RETAINING WALL AT PROPOSED 2-CAR GARAGE STRUCTURE.

N. REMOVE EXISTING RETAINING WALL & CAP ONLY TO EXTENT REQUIRED BY PROPOSED GARAGE.

P. REMOVE EXISTING GARAGE DOOR AND RAIL ASSEMBLY.

Q. REMOVE EXISTING HOSE BIBB AND CAP OFF PLUMBING.

R. REMOVE STUCCO AND SHEATHING DOWN TO STUDS WHERE EXIST. EXTERIOR WALL WILL BE WITHIN VOLUME OF PROPOSED FAMILY ROOM INTERIOR - REFACE WITH GWB.

SUBLIME ARCHITECTURE
813 Marlboro Spring Road
Kennett Square, PA 19348
484-354-6683 phone

date	no	description	drawn by	check by
6-30-26	2	ISSUE FOR CONTRACTOR COORDINATION		
8-31-26	3	ISSUE FOR ZONING VARIANCE		

REVISIONS

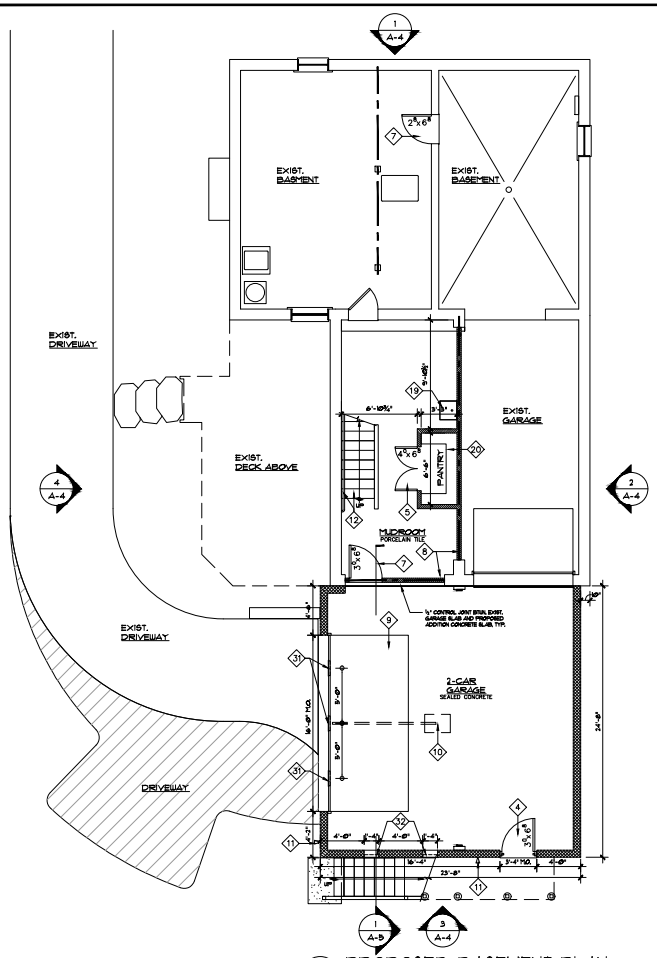
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DRAWING NAME: DEMOLITION FLOOR PLANS

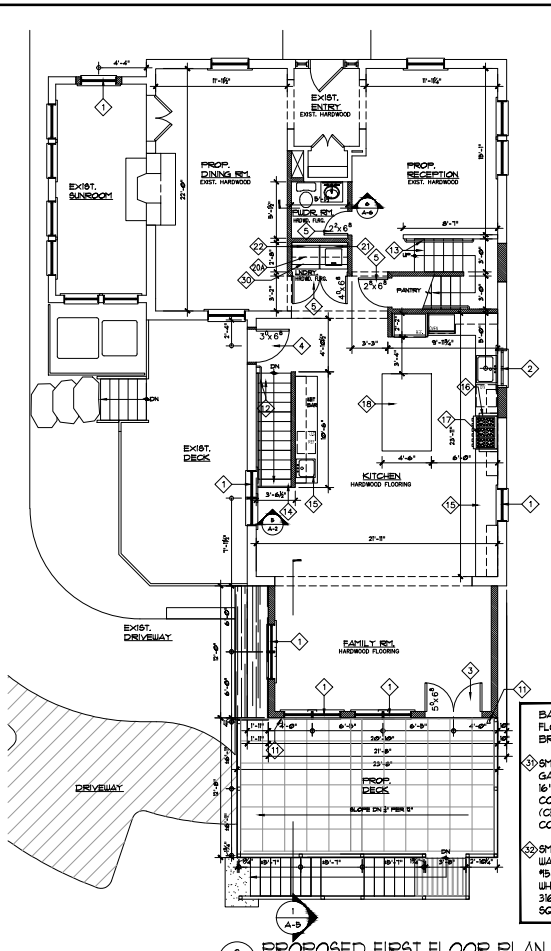
CARRINGTON RENOVATION
124 POPLAR AVENUE, WAYNE

LOCATION: RADNOR TOWNSHIP, PENNSYLVANIA

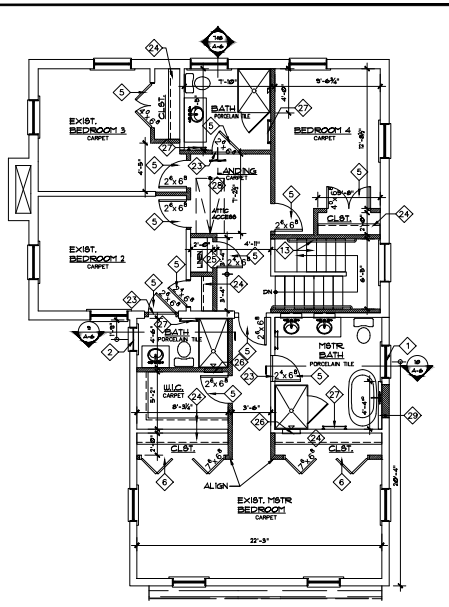
project no.	drawn by
25103100	BCM
date	chk'd by
8-31-2026	
scale	approv. by
AS NOTED	
sheet no.	A-11



1 A-2 PROPOSED BASEMENT PLAN
SCALE: 3/16" = 1'-0"



2 A-2 PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

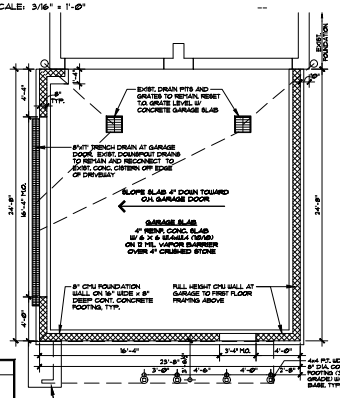


3 A-2 PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

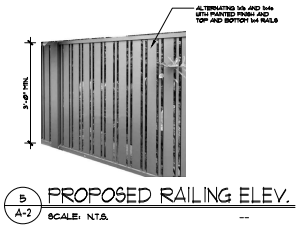
BASIS-OF-DESIGN FOR FLOOD VENTS @ GARAGE: BRADLEY PRODUCTS

31 SMART VENT #1540-524-WHT GARAGE DOOR VENT, 16"x8"x3" WHITE POWDER COATED 316 S.S. (CERTIFIED 200 SQFT. COVERAGE)

32 SMART VENT, MASONRY WALL DUAL FUNCTION #1540-510-WEA, 16"x8"x3" WHEAT POWDER COATED 316 S.S. (CERTIFIED 100 SQFT. COVERAGE)



4 A-2 PROPOSED FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



5 A-2 PROPOSED RAILING ELEV.
SCALE: N.T.S.

ABBREVIATIONS

ABV.	ABOVE	H.M.	HOLLOW METAL
A.F.F.	ABOVE FINISH FLOOR	INT.	INTERIOR
ADJ.	ADJUSTABLE	LAV.	LAVATORY
ALT.	ALTERNATE	L.H.	LEFT HAND
ALUM.	ALUMINUM	L.P.	LOW POINT
APPROX.	APPROXIMATE	MANUF.	MANUFACTURER
BLKG.	BLOCKING	M.O.	MASONRY OPENING
CAB.	CABINET	MECH.	MECHANICAL
CPT.	CARPET	MTL.	METAL
CLG.	CEILING	MIN.	MINIMUM
CLR.	CLEAR	MISC.	MISCELLANEOUS
CLST.	CLOSET	MTD.	MOUNTED
COL.	COLUMN	N.I.C.	NOT IN CONTRACT
CONC.	CONCRETE	N.T.S.	NOT TO SCALE
C.M.U.	CONCRETE MASONRY UNIT	O.C.	ON CENTER
C.J.	CONTROL JOINT	OPN'G.	OPENING
DTL.	DETAIL	O.H.	OPPOSITE HAND
DIA.	DIAMETER	PTD.	PAINTED
DIM.	DIMENSION	PLAM.	PLASTIC LAMINATE
DBLE.	DOUBLE	P.T.	PRESSURE TREATED
DWR.	DRAWER	REF.	REFRIGERATOR
DWG.	DRAWING	REQD.	REQUIRED
EA.	EACH	R.O.	ROUGH OPENING
ELEC.	ELECTRIC	SIM.	SIMILAR
ELEV.	ELEVATION	SPEC.	SPECIFICATION
EQUIP.	EQUIPMENT	SS	STAINLESS STEEL
EXIST.	EXISTING	STD.	STANDARD
EXT.	EXTERIOR	T&G	TONGUE & GROOVE
F.O.	FACE OF (WALL)	U.N.O.	UNLESS NOTED OTHERWISE
F.F.	FINISH FLOOR	V.B.	VAPOR BARRIER
FTG.	FOOTING	V.I.W.	VERIFY IN FIELD
FND.	FOUNDATION	W.W.F.	WELDED WIRE FABRIC
GALV.	GALVANIZED	W.I.C.	WALK-IN CLOSET
GWB	GYPSUM WALLBOARD	W/O	WITHOUT

SYMBOL LEGEND

WHERE INDICATED WITH SYMBOL (E) = EXISTING, (R) = RELOCATED

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- STRUCTURAL BEAM
- STRUCTURAL POST DOWN
- STRUCTURAL POST UP
- 0'-0" ELEVATION REFERENCE
- # CONSTRUCTION KEY NOTE
- A DEMOLITION NOTE
- # ELEVATION NOTE
- SD SMOKE DETECTOR
- HOSE BIBB

CONSTRUCTION KEY NOTES

GENERAL:
- EXTERIOR WALLS 2x6 STUD, TYP.
- TYPICAL INTERIOR PARTITION 2x4's WITH 1/2" GWB (MOISTURE RESISTANT GWB IN BATH, LAUNDRY AND KITCHEN AREAS)
- ASPHALT SHINGLE ROOF, TYP.
- HARDIPLANK CEMENT BOARD LAP SIDING TYPICAL AT REAR ADDITION (HISTORIC REVIEW BOARD APPROVED COLOR + SAIL CLOTH).
- CARPETING THROUGHOUT 2nd FLOOR AREAS WITH PORCELAIN TILE IN BATHS, TYP.

1. WOOD CLAD DOUBLE HUNG WINDOW UNIT, FLASH AND INSTALL PER MANUFACTURER'S REQMTS. (REFER TO DOOR + WINDOW SCHEDULE).
2. WOOD CLAD CASEMENT WINDOW UNIT, FLASH AND INSTALL PER MANUFACTURER'S REQMTS. (REFER TO DOOR + WINDOW SCHEDULE).
3. 60"x80" FRENCH DOOR UNIT, FLASH AND INSTALL PER MANUFACTURER'S REQMTS. (REFER TO DOOR + WINDOW SCHEDULE).
4. 36"x80" WOOD ENTRY DOOR WITH ¾ TEMPERED GLASS PANEL IN NEW FRAME, FLASH AND INSTALL PER MANUFACTURER'S REQMTS. (REFER TO DOOR + WINDOW SCHEDULE).
5. SOLID MASONITE 6-PANEL INTERIOR DOOR, WITH PAINTED FINISH.
6. SOLID MASONITE 6-PANEL BI-FOLD DOORS ON HEAVY DUTY TRACKS AND BALL BEARINGS, PTD. FINISH.
7. INSULATED STEEL 20 MIN. RATED DOOR WITH SELF-CLOSING / LATCHING AND PAINTED FINISH.
8. 1-HR. RATED PARTITION BETWEEN GARAGE AND INTERIOR SPACE (REFER TO DETAIL).
9. 16'-0" x 7'-0" CARRIAGE STYLE GARAGE DOOR WITH GLAZED PANELS BY CLOPAY OR EQUAL.
10. CEILING MOUNTED GARAGE DOOR OPENER.
11. HOSE BIBB.
12. STAIRCASE WITH STAINED OAK TREADS AND PAINTED RISERS WITH STAINED WOOD HANDRAIL.
13. SWITCHBACK STAIRCASE WITH STAINED OAK TREADS AND PAINTED RISERS WITH STAINED WOOD HANDRAIL.
14. 36" RAILING AND BALUSTER (REFER TO INSPIRATION ELEVATION DETAIL).
15. BASE CABINETS WITH COUNTERTOP AND WALL CABINETS AS APPROVED BY OWNER (REFER TO MILLWORK ELEVATIONS BY OXFORD CABINETRY FOR DETAILS).
16. OVEN VENT HOOD UNIT WITH MILLWORK COVER AS SELECTED BY OWNER AND INSTALLED BY CONTRACTOR.
17. 36" WIDE ELECTRIC INDUCTION RANGE.
18. MILLWORK ISLAND WITH STANDARD DEPTH CABINETS OPENING TO KITCHEN SIDE AND 18" DEEP CABINETS OPPOSITE WITH 50" x 122" COUNTERTOP ABOVE (REFER TO MILLWORK ELEVATIONS FOR DETAILS).
19. LAUNDRY UTILITY TUB WITH SUPPLY AND DRAIN LINES.
20. 5 ADJUSTABLE 16" DEEP COATED WIRE SHELVES ON METAL WALL STANDARDS AT SIDE AND REAR WALLS.
20A. SINGLE 16" DEEP COATED WIRE SHELF ON METAL WALL STANDARDS AT REAR WALL.
21. PLUMBING HOOKUP FOR WASHING MACHINE.
22. PROVIDE EXHAUST VENT FOR DRYER UNIT.
23. BEVELED MARBLE THRESHOLD AT TRANSITION TO TILE FLOORING.
24. ROD AND 12" DEEP COATED METAL SHELF ABOVE.
25. 5 ADJUSTABLE 16" DEEP COATED METAL SHELVES ON METAL WALL STANDARDS.
26. PTD. PLYWD. PLUMBING ACCESS PANEL.
27. WALL MOUNTED TOWEL BAR (HEATED TYPE ONLY AT MASTER BATH LOCATION, REFER TO ELECTRICAL DWGS).
28. FULL DOWN ATTIC STAIR ASSEMBLY W/ PTD. PLYWOOD PANEL.
29. 2x4x36" HIGH WALL W/ SOLID SURFACE TOP FOR MOUNTING TUB FILLER AND ACCOMMODATE PIPING.
30. 24"x61" BUTCHERBLOCK COUNTERTOP MOUNTED ABOVE WASHER / DRYER UNITS.

SUBLIME ARCHITECTURE
813 Marlboro Spring Road
Kennett Square, PA 19348
484-354-6683 phone

date	no.	description	drawn by	check by
4-20-26	1	ISSUE FOR HISTORIC REVIEW		
6-30-26	2	ISSUE FOR CONTRACTOR COORDINATION		
8-31-26	3	ISSUE FOR ZONING VARIANCE		

REGISTERED ARCHITECT X-000317 COMMONWEALTH OF PENNSYLVANIA

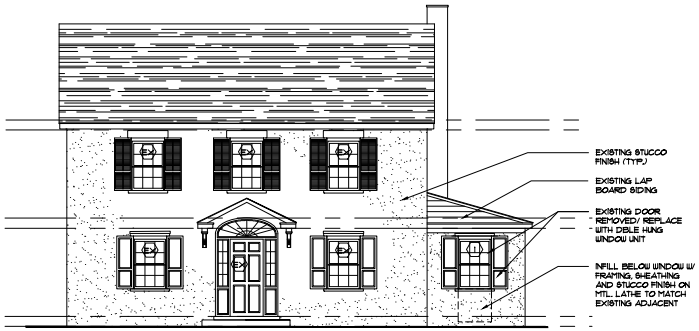
SEAL

PROPOSED FLOOR PLANS

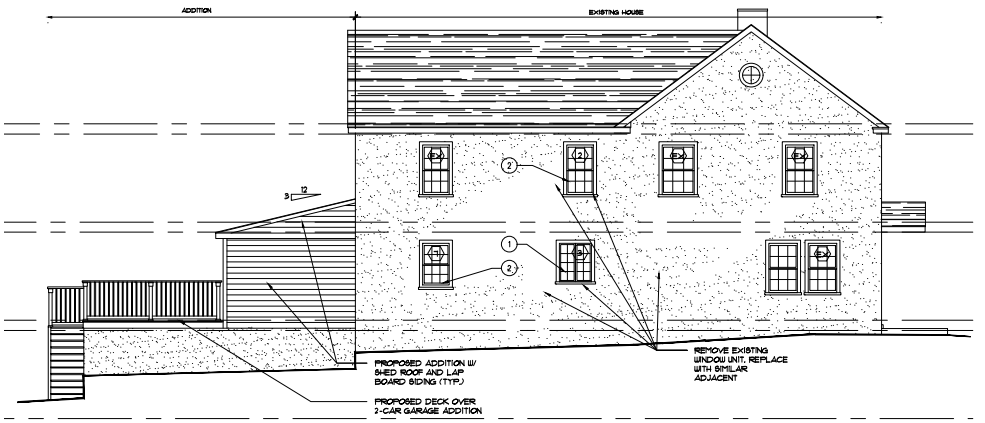
CARRINGTON RENOVATION
124 POPLAR AVENUE, WAYNE

LOCATION: RADNOR TOWNSHIP, PENNSYLVANIA

project no. 25025.00	drawn by: BCM
date: 8-31-2026	check by:
scale: AS NOTED	approv. by:
sheet no.	A-12



1 PROPOSED FRONT ELEVATION
A-4 SCALE: 3/16" = 1'-0"



2 PROPOSED SIDE ELEVATION
A-4 SCALE: 3/16" = 1'-0"

DOOR & WINDOW SCHEDULE			
NO.	DESCRIPTION	UNIT SIZE	REMARKS
1	ANDERSEN 400 SERIES	2'-0⅝"x 4'-6⅛"	DOUBLE HUNG UNIT - WDH2046
2	ANDERSEN 400 SERIES	2'-0⅝"x 4'-6⅛"	DOUBLE HUNG UNIT - WDH2442
3	ANDERSEN 400 SERIES	3'-0⅛"x 3'-4 13/16"	PAIRED CASEMENT UNIT - CW36
4	ANDERSEN 400 SERIES	(2) 2'-0⅝"x 5'-6⅛"	PAIRED DOUBLE HUNG UNIT - (2)WDH3468
5	ANDERSEN 400 SERIES	2'-0⅝"x 3'-4 13/16"	CASEMENT UNIT - CW36
6	ANDERSEN 400 SERIES	(2) 2'-0⅝"x 3'-6⅛"	PAIRED DOUBLE HUNG UNIT - WDH3436
7	ANDERSEN 400 SERIES	2'-0⅝"x 3'-6⅛"	DOUBLE HUNG UNIT - WDH3436
8	ANDERSEN FRENCHWOOD HINGING DOORS	5'-3⅛" x 6'-7⅛"	FRENCHWOOD - FWH6468APLR
9	ANDERSEN EXTERIOR ENTRY DOOR 124	36" x 80"	STRAIGHTLINE GLASS PANEL

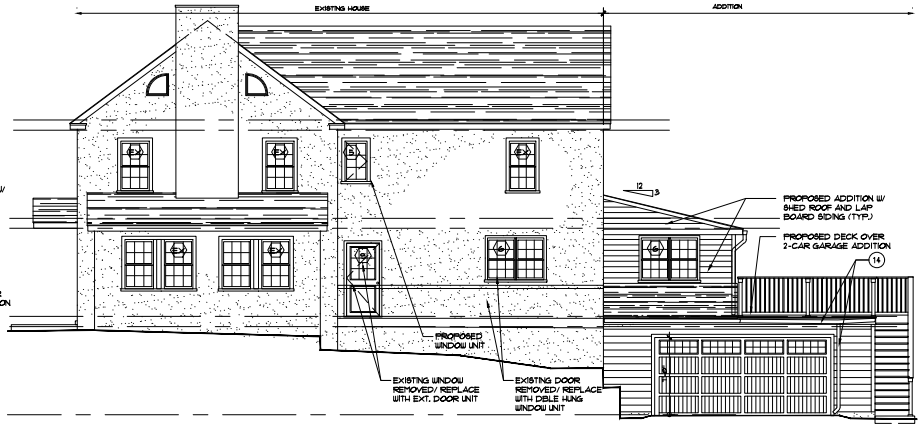
GENERAL NOTES:
1. WINDOWS AND DOORS TO HAVE GRILLS BETWEEN GLASS, TYP.
2. ALL OPERABLE WINDOWS TO HAVE INSECT SCREENS.
3. GLAZING IN DOORS TO BE TEMPERED.

ELEVATION NOTES

1. WOOD EXT. CLAD CASEMENT WINDOW UNIT. FLASH AND INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS (REFER TO SCHEDULE.)
2. WOOD EXT. CLAD DOUBLE HUNG WINDOW UNIT. FLASH AND INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS (REFER TO SCHEDULE.)
3. WOOD EXT. CLAD INSWINGING FRENCH DOOR UNIT. FLASH AND INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS (REFER TO SCHEDULE.)
4. JAMB MOUNTED PHANTOM SCREEN DOOR UNIT ON ACTIVE LEAF.
5. WOOD EXT. CLAD EXTERIOR DOOR UNIT W/ GLAZED PANEL. FLASH AND INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS (REFER TO SCHEDULE.)
6. EXISTING CLAPBOARD SIDING TO REMAIN. (TYP.)
7. CEMENT BOARD CLAPBOARD SIDING WITH PREFINISHED PAINTED FINISH (BASIS-OF-DESIGN HARDIEBOARD SIDING, COLOR - TOPSAIL (TYP.)
8. 1x AZEK TRIM AT FASCIA AND EAVES, TYP.
9. 4"x4" P.T. WOOD POSTS WITH PTD. OR STAINED FINISH AS SELECTED BY OWNER.
10. 8-INCH DIAMETER SONOTUBE FOOTINGS (EXTEND MIN 36" BELOW FINISHED GRADE)
11. CONCEALED FLASHING, TYP.
12. CONTINUOUS DRIP EDGE, TYP.
13. ASPHALT ROOF SHINGLES TO MATCH EXISTING OR COLOR AS SELECTED BY OWNER FROM MANUFACTURER'S STANDARD.
14. PREFINISHED SEAMLESS ALUMINUM GUTTER AND DOWNSPOUT. DOWNSPOUTS PITCHED AWAY FROM FOUNDATION (NOTE DOWNSPOUT TO DRAIN INTO TRENCH DRAIN AT GARAGE DOOR)
15. TREX TRANSCEND COMPOSITE RAILING SYSTEM WITH SQUARE BALUSTERS IN CLASSIC WHITE.



3 PROPOSED REAR ELEVATION
A-4 SCALE: 3/16" = 1'-0"



4 PROPOSED SIDE ELEVATION
A-4 SCALE: 3/16" = 1'-0"

SUBLIME CONSTRUCTION
813 Marlboro Spring Road
Kennett Square, PA 19348
484-354-6683 phone

date	no.	description	drawn by	check by
4-20-26	1	ISSUE FOR HISTORIC REVIEW		
6-30-26	2	ISSUE FOR CONTRACTOR COORDINATION		
8-31-26	3	ISSUE FOR ZONING VARIANCE		

REVISIONS

REGISTERED ARCHITECT X-09XXU
ANTHONY C. MURPHY, JR.
SEAL

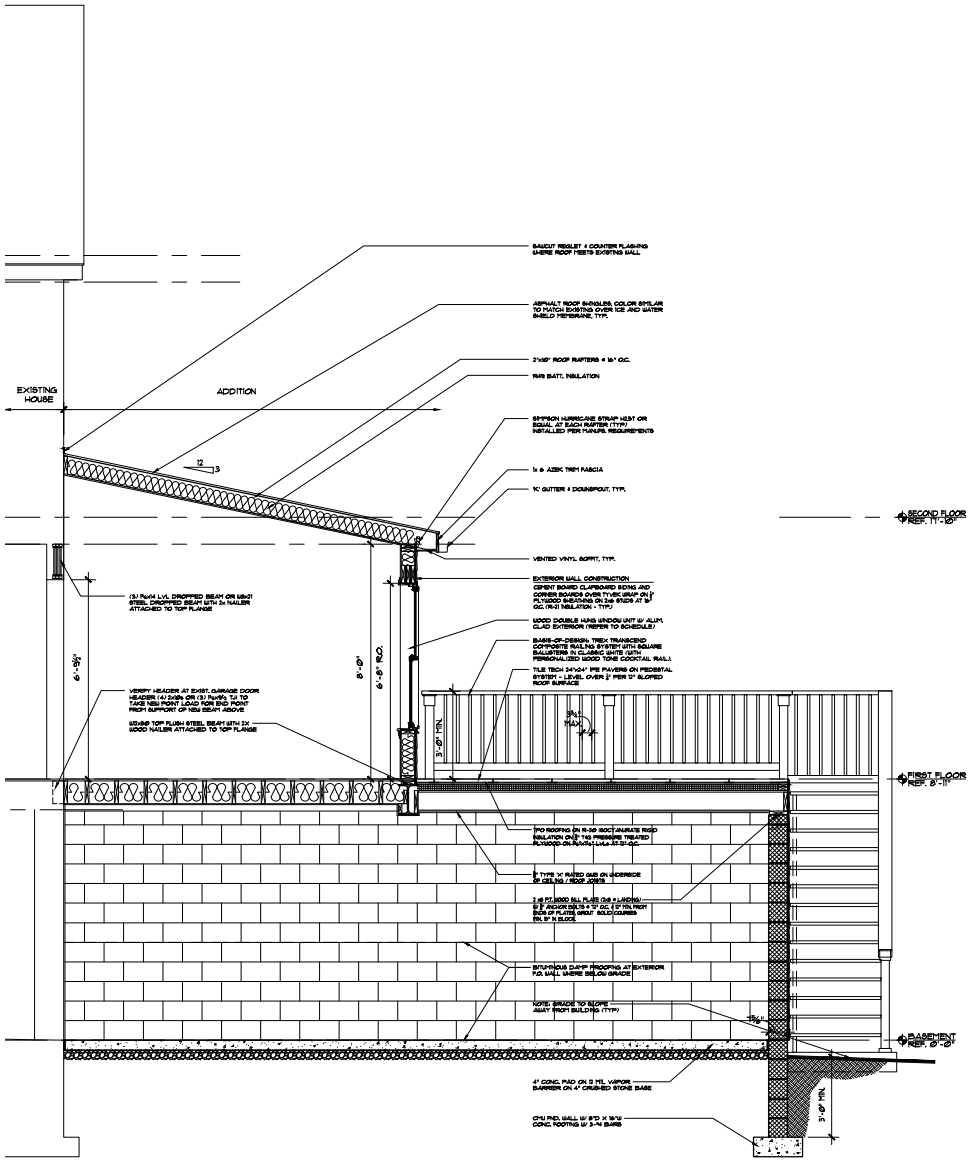
DRAWING NAME: PROPOSED EXTERIOR ELEVATIONS

CARRINGTON RENOVATION
124 POPLAR AVENUE, WAYNE

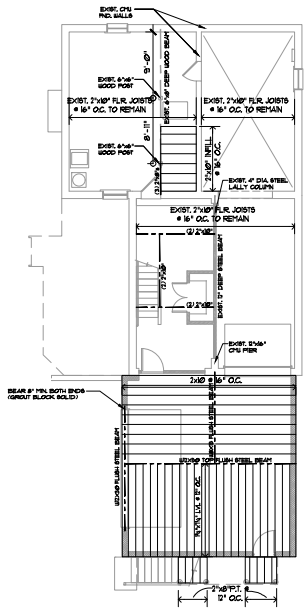
LOCATION: RADNOR TOWNSHIP, PENNSYLVANIA

project no. 25105.000	drawn by: BCM
date: 8-31-2026	check by:
scale: AS NOTED	approv. by:
sheet no. A-13	

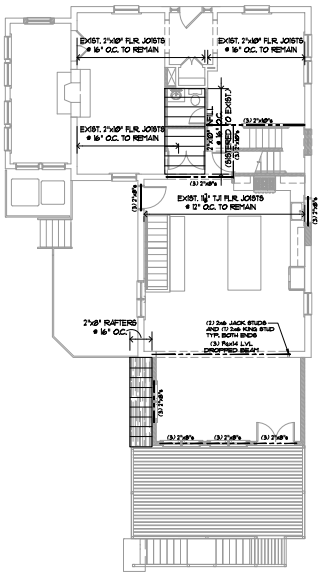
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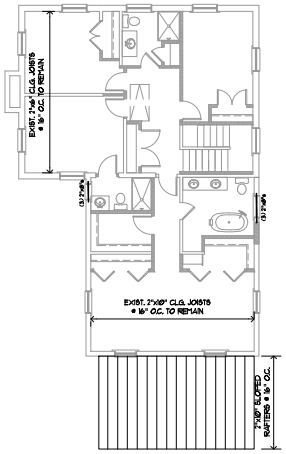
1 A-5 ADDITION SECTION DETAIL
SCALE: ½" = 1'-0"



2 A-5 BASEMENT FRAMING PLAN
SCALE: 1/8" = 1'-0"



3 A-5 FIRST FLR. FRAMING PLAN
SCALE: 1/8" = 1'-0"



4 A-5 SECOND FLR. FRAMING PLAN
SCALE: 1/8" = 1'-0"

DIVISION 6 - WOOD AND PLASTICS

1. ALL TIMBER AND TIMBER CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS AND CODES: AMERICAN INSTITUTE OF TIMBER CONSTRUCTION: STANDARDS MANUAL; NATIONAL FOREST PRODUCTS ASSOCIATION: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION; TRUSS PLATE INSTITUTE: DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES (TPI'-'14.) AMERICAN PLYWOOD ASSOCIATION: GUIDE TO PLYWOOD FOR FLOORS, PLYWOOD SHEATHINGS FOR WALLS AND ROOFS, AMERICAN WOOD-PRESERVERS ASSOCIATION STANDARDS; NATIONAL LUMBER MANUFACTURERS ASSOCIATION: NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS; TRUSSPLATE INSTITUTE: DESIGN SPECIFICATIONS FOR BRACING WOOD TRUSSES (BUT-'16.).

2. INSTALL ROUGH CARPENTRY WORK TO COMPLY WITH "MANUAL OF HOUSE FRAMING" BY NATIONAL FOREST PRODUCTS ASSOCIATION AND WITH RECOMMENDATIONS OF AMERICAN PLYWOOD ASSOCIATION.

3. FOR INTERIOR AND EXTERIOR ARCHITECTURAL WOODWORK, COMPLY WITH APPLICABLE REQUIREMENTS OF "ARCHITECTURAL WOODWORK QUALITY STANDARDS" BY ARCHITECTURAL WOODWORK INSTITUTE (AWI).

4. FRAMING LUMBER SHALL BE DOUGLAS FIR - CONSTRUCTION GRADE, NO. 1, KILN DRIED.

   A. FLOOR JOISTS AND ROOF RAFTERS, MINIMUM EXTREME FIBER IN BENDING, Fb = 1350 PSI, MIN. MODULUS OF ELASTICITY, E = 1,000,000 PSI.

   B. WOOD STUD AND BRACING MINIMUM COMPRESSION PARALLEL TO GRAIN, Fc = 850 PSI, MINIMUM COMPRESSION PERPENDICULAR TO GRAIN, Fc = 245 PSI, TENSION PARALLEL TO GRAIN, Ft = 525 PSI.

   C. 2 X 6 STUDS @ 16" O.C. ARE TYPICAL AT EXTERIOR WALLS, AT INTERIOR PARTITIONS, 2 X 4 STUDS @ 16" O.C. ARE TYPICAL.

   D. PROVIDE DOUBLE STUDS (MIN.) @ ALL DOOR AND WINDOW OPENINGS. LINTEL/HEADER TO BEAR ON 1 (MIN.) STUD.

5. THE CONTRACTOR SHALL USE SIMPSON STRONG-TIE METAL CONNECTORS FOR WOOD CONSTRUCTION AS REQUIRED FOR CODE COMPLIANCE AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. AT A MINIMUM, METAL CONNECTORS SHOULD BE USED FOR JOIST HANGERS, FOR JOISTS BEARING ON WOOD BEAMS, POST SUPPORTS FOR ISOLATED POSTS, WOOD BEAMS AND POSTS BEARING ON MASONRY PIERS AND H-SERIES HURRICANE STRAPS AT ALL RAFTER CONNECTIONS.

6. ALL EXTERIOR CORNERS OF EXTERIOR STUD WALLS SHALL BE DIAGONALLY BRACED.

7. ALL EXTERIOR WALL SHEATHING SHALL BE ½" PLYWOOD, ROOF SHEATHING SHALL BE ½" PLYWOOD, SUB-FLOORING SHALL BE ¾" T&G PLYWOOD, GLUED AND SCREWED. PLYWOOD SHALL BE AMERICAN PLYWOOD ASSOCIATION (APA) EXTERIOR C-D AND SHALL CONFORM TO APA STANDARD PS1-'14. PLACE PANELS WITH 8'-0" DIMENSION PERPENDICULAR TO SPAN OF FRAMING MEMBER AND ENDS STAGGERED. ATTACH WITH 10D NAILS, SPACED 12" ALONG PANEL EDGES AND INTERIOR SUPPORTS.

8. FASTEN ALL DOUBLE FRAMING MEMBERS TOGETHER WITH 12D NAILS @ 16" CENTERS, TOP AND BOTTOM. FASTEN ALL OTHER MULTIPLE MEMBERS TOGETHER WITH ½" DIAMETER THRU BOLTS @ 16" CENTERS, TOP & BOTTOM, STAGGERED.

9. FASCIAS & RAKES - EXTERIOR TRIM SHALL BE PRE-PRIMED AZEK TRIM.

10. TYPICAL SOFFIT AT EAVES SHALL BE INVISIBLY VENTED VINYL BEADED PORCH PANEL BY CERTAINTEED.

SUBLIME CONSTRUCTION
813 Marlboro Spring Road
Kennett Square, PA 19348
484-354-6683 phone

date	no	description	drawn by	check by
6-30-26	2	ISSUE FOR CONTRACTOR COORDINATION		
8-31-26	3	ISSUE FOR ZONING VARIANCE		

REVISIONS

SEAL

DRAWING NAME: BUILDING SECTION, FRAMING PLANS & NOTES

CARRINGTON RENOVATION
124 POPLAR AVENUE, WAYNE

LOCATION: RADNOR TOWNSHIP, PENNSYLVANIA

project no.	25103.000
drawn by	BCM
date	8-31-2026
check by	
scale	AS NOTED
approv. by	
sheet no.	A-14

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board

NAME OF OWNER: CARRINGTON LOUISE
OWNER ADDRESS: 124 POPLAR AVE
ADDRESS OF PROPERTY: 124 POPLAR AVENUE
APPLICATION NUMBER: HARB 2026-07

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

TWO-CAR ADDITION W/ FAMILY RM AND DECK AREA AT 1ST FLOOR LEVEL ABOVE

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.

APPROVED AS SUBMITTED

NOTES AND/OR CONDITIONS OF APPROVAL:

ISSUED: 05/18/2026

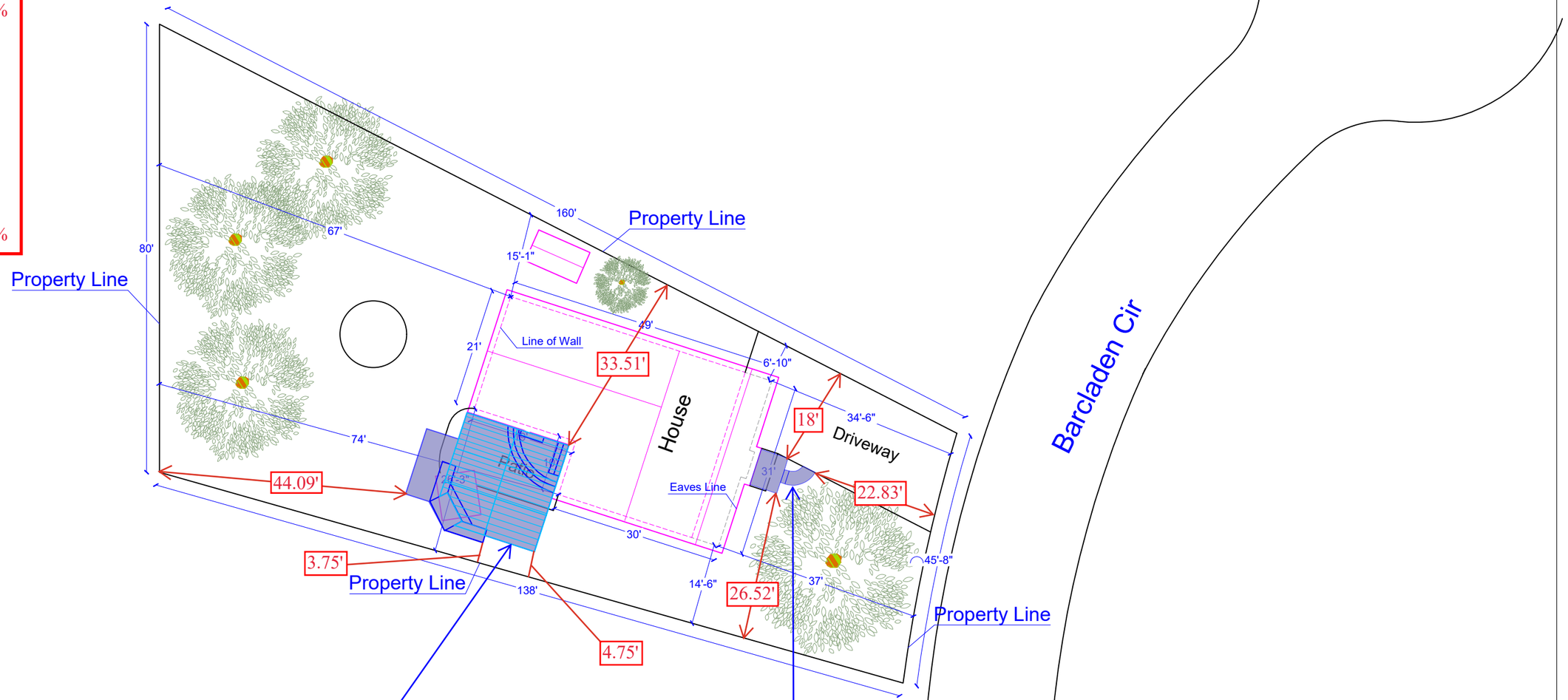
TOWNSHIP OFFICIAL **ACCEPTED BY APPLICANT**

EXHIBIT A-15

Zoning - R4
Lot size: 8,991sf
House:1,220sf
Driveway: 460sf
Walkway and Stoop: 73sf
Side Walkway: 57sf
Patio: 435sf
Building Coverage: 1,220sf 13.57%
Impervious Coverage: 2,245sf 24.97%

Remove
Patio: 435sf
Front walk and Step: 73sf
Proposed Improvements
Patio: 426sf
Front walk and Step: 73sf

Building Coverage: 1,220sf 13.57%
Impervious Coverage: 2,236sf 24.87%



Remove existing 435sf rear patio and steps
Install proposed 426sf rear patio with fireplace, pergola, and steps

Remove existing 73sf front walkway and stoop
Install proposed 73sf front walkway and stoop

ADDRESS:242 Barcladen Cir, Bryn Mawr, PA 19010, USA

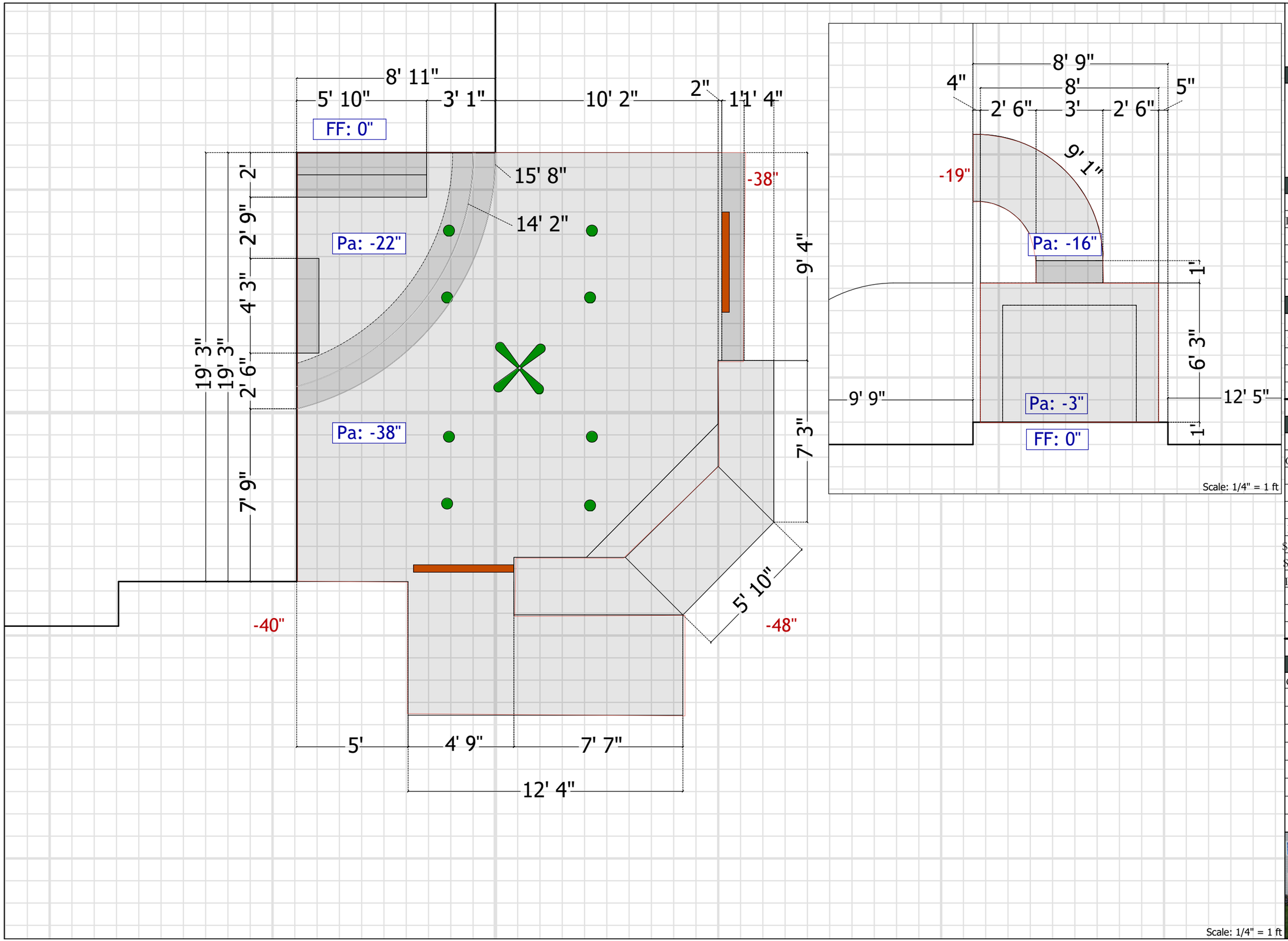
Scale:1"=20'

Land: 8991SF

House:1220 SF

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE

This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.



Scale: 1/4" = 1 ft

Scale: 1/4" = 1 ft

KEYSTONE
AN OUTDOOR LIVING COMPANY

Client Info

Client: Mallory, Kerri & Jason (008213)
Address: 242 Barcladen Road
City: Bryn Mawr
State/Province: PA
Zip/Postal Code: 19010
Designer: Kyle Schwartz

Deck		Hardscape	
Deck SF.	-	Patio SF.	356
InDeck SF.	-	Wall LF.	80
Skirt SF.	-	Front Stoop	31
		Fr Wall LF.	19' 2"
		Walk	19

Porch	
Roof Pitch	-
Ridge HT.	-
Beam HT.	-

		Fencing LF.	-
		Removal SF.	-
Impervious Coverage			-

Pool		Spa	
Pool SF.	-	Spa SF.	-
Coping LF.	-	Coping LF.	-
Tile LF.	-	Tile LF.	-
Tile SF.	-	Tile SF.	-
Steps LF.	-	Bench LF.	-
Bench LF.	-		
SunShelf SF.	-		
SunShelf LF.	-		
Pool Depth	-		

Interior SF.	-	Gal. of Water	-

Legend

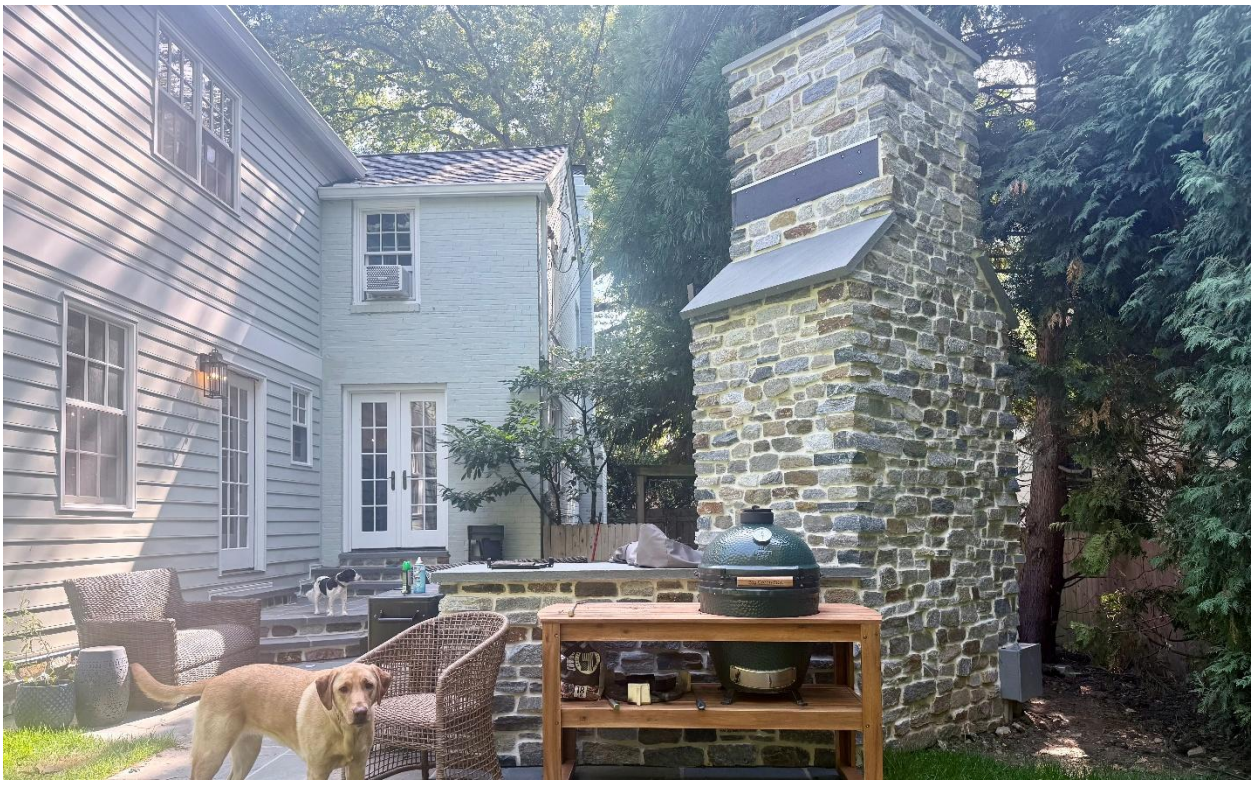
Qty.	Name	Sym.	Qty.	Name	Sym.
-	Post Cap		8	Ceiling	
-	Side		1	Fan	
-	Integral		-	Heater	
-	Sconce		-	Mini-	
-	Strip		-	Pool	
			-	Bubbler	



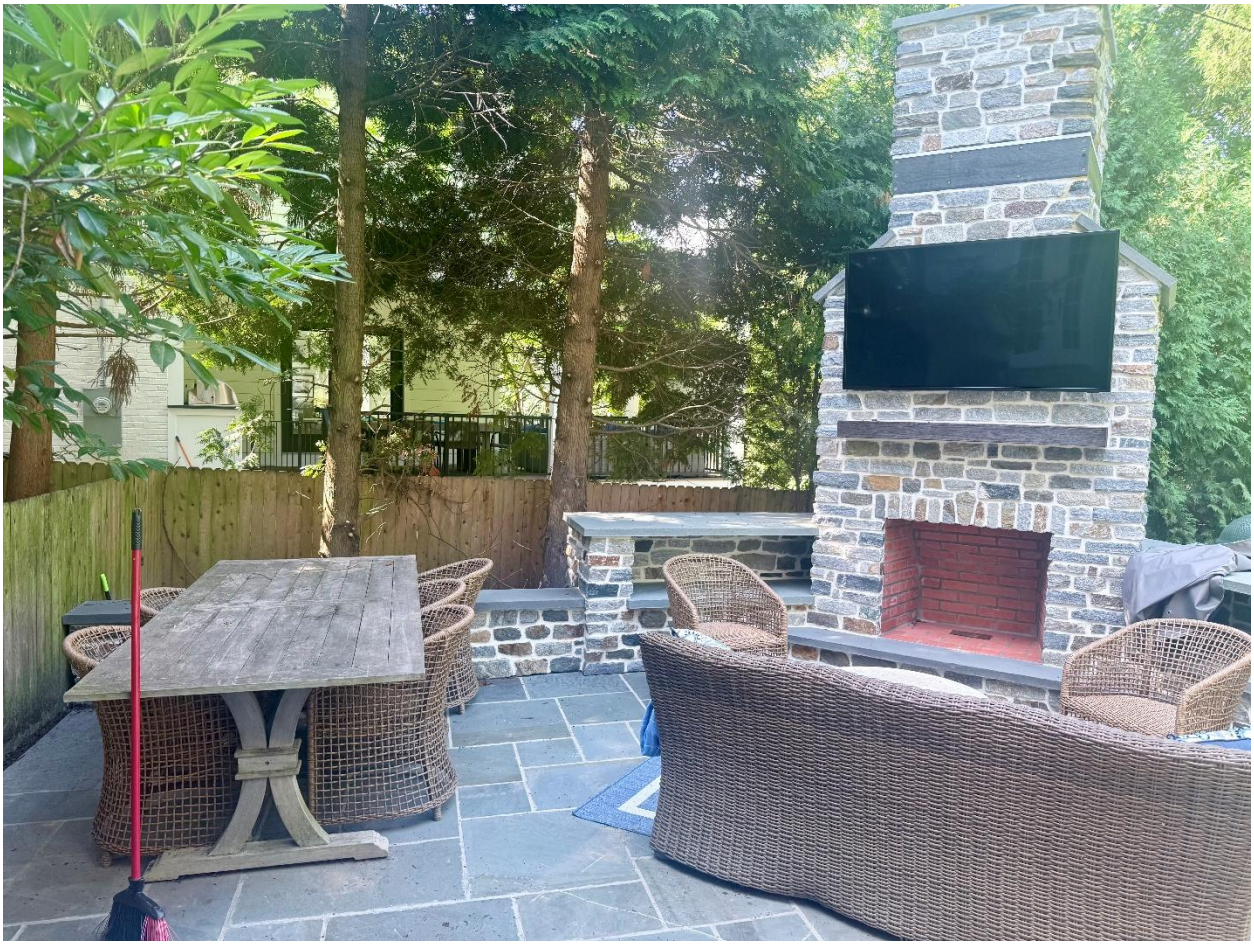
Pictures of 242 Barcladen Circle and Adjacent Properties

1. Southern portion of property looking east towards Barcladen Circle.





2. Southern portion of property looking south towards 240 Barcladen Circle.





3. Picture of 240 Barcladen Circle (on left)



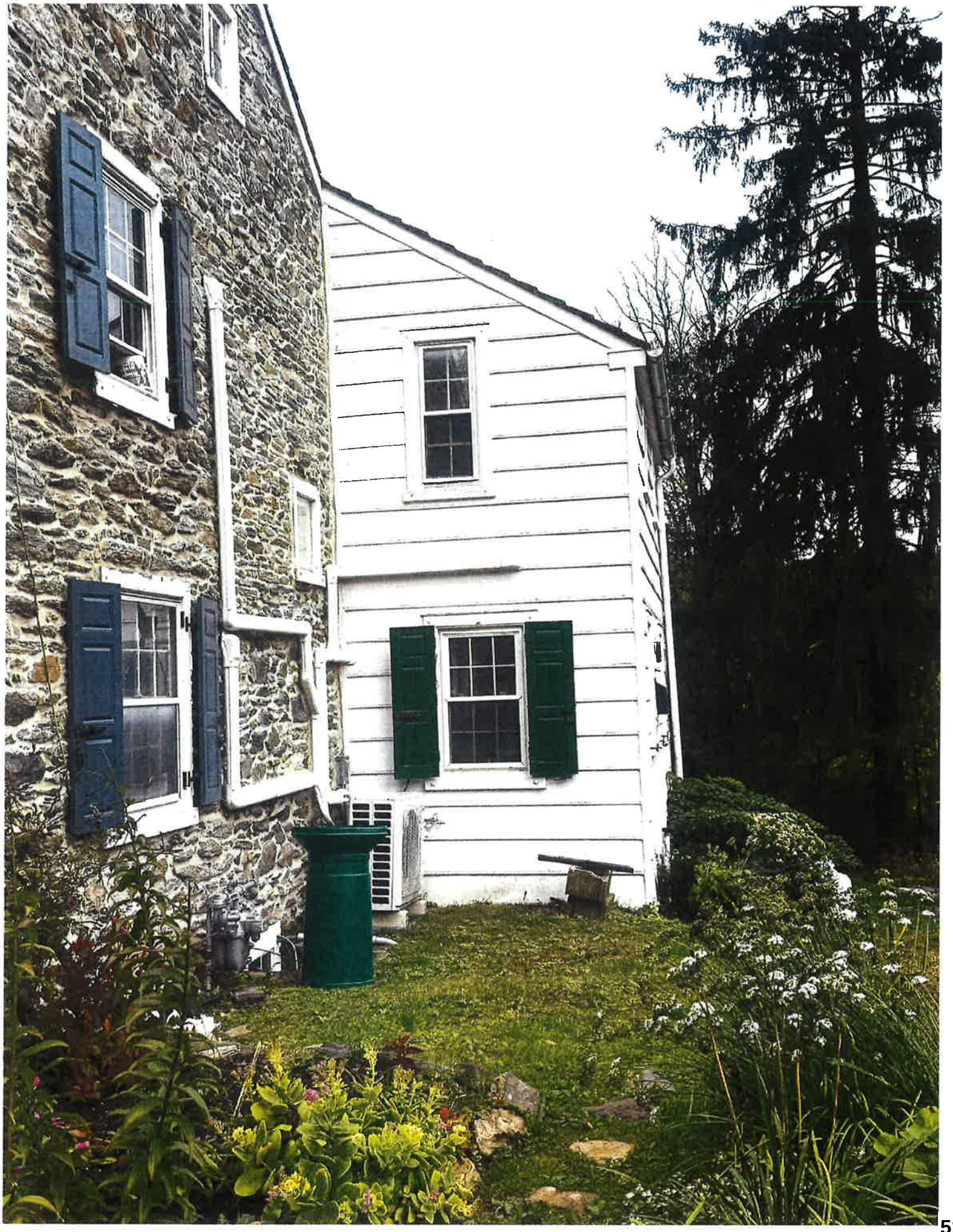
4. Picture of 244 Barcladen Circle (on right)













INDEX OF SHEETS

SHEET No.	TITLE
01	SITE PLAN
02	EXISTING FEATURES PLAN
03	GRADING AND SWM SITE PLAN
04	EROSION AND SEDIMENTATION CONTROL PLAN
05	CONSTRUCTION DETAILS

SITE NOTES:

1. PARCEL IS SPLIT ZONED R-1 AND P. ZONING BOUNDARY LINE HAS BEEN DIGITIZED BASED ON THE RADNOR TOWNSHIP ZONING MAP, UPDATED – JUNE 4, 2010.
2. SETBACK LINES TAKEN FROM INTERNAL PROPERTY LINES FOR "PREMISE B".
3. CENTERLINE OF GULPH CREEK SHOWN ON THE PLAN IS BASED ON GIS STREAM LINEWORK AND NEARMAP AERIAL. THE TOP OF BANK FOR GULPH CREEK IS ASSUMED TO BE 2.5 FT ON EITHER SIDE OF THE CENTERLINE.
4. RIPARIAN BUFFER SETBACKS ARE BASED ON THE ASSUMED TOP OF BANK FOR THE GULPH CREEK.
5. THE 100-YR FLOODPLAIN ELEVATION BASED ON PANEL 36 OF 250, MAP NUMBER 42045C0036F, EFFECTIVE AUGUST 2, 2012 IS ELEVATION 297.

ZONING DATA:

ZONING DISTRIC: R-1 – RESIDENTIAL DISTRICT
EXISTING USES: SINGLE-FAMILY DETACHED DWELLING
EXISTING ACCESSORY USE: STONE & MASONRY BLDG., SHED, PARKING
PROPOSED ACCESSORY USE: POOL

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	1 AC	2.619 AC	2.619 AC
MIN. LOT WIDTH AT BLDG. SETBACK:	150 FT	485 FT	485 FT
MAX. BUILDING AREA:	15%	2.9%	2.9%
MAX. IMPERVIOUS SURFACE:	22%	5.8%	5.2%
MIN. FRONT YARD:	60 FT	15.3 FT (1)	15.3 FT (2)
MIN. SIDE YARD (AGGREGATE):	60 FT	353.4 FT	353.9 FT
MIN. SIDE YARD (EACH):	25 FT	19.6 FT (1)	19.6 FT (2)
MIN. REAR YARD:	40 FT	69.3 FT	69.3 FT
MIN. RIPARIAN BUFFER SETBACK:	35 FT	> 35 FT	> 35 FT
MAX. BUILDING HEIGHT:	35 FT / 2 STORIES	< 35 FT	< 35 FT
ACCESSORY USE:			
MAX. BUILDING HEIGHT:	20 FT	< 20 FT	< 20 FT
MIN. BUILDING SEPARATION:	10 FT	23.9 FT	23.9 FT
FRONT YARD:	NOT PERMITTED	NONE	NONE
MIN. SIDE YARD:	10 FT	58.4 FT	58.4 FT
MIN. REAR YARD:	10 FT	19.7 FT	19.7 FT

(1) EXISTING NON-CONFORMITY
(2) EXISTING NON-CONFORMITY TO REMAIN

BUILDING COVERAGE:

PERMITTED:
15% OF LOT AREA
114,071 SF x 15% = 17,111 SF

EXISTING:

2-STORY STONE DWELLING	1,463 SF
1 STORY STONE BLDG	228 SF
2 STORY FRAME & MASONRY DWELLING	924 SF
SHED	35 SF
ROOT CELLAR	198 SF
TOTAL =	2,848 SF

2,848 SF / 114,071 SF = 2.5%

PROPOSED:

2-STORY STONE DWELLING	1,463 SF
1 STORY STONE BLDG	228 SF
2 STORY FRAME & MASONRY DWELLING	924 SF
SHED	35 SF
ROOT CELLAR	198 SF
2-STORY ADDITION	814 SF
DEMO – 2-STORY DWELLING	-325 SF
TOTAL =	3,337 SF

3,337 SF / 114,071 SF = 2.9%

IMPERVIOUS CALCULATIONS:

PERMITTED:
22% OF LOT AREA
114,071 SF x 22% = 25,096 SF

EXISTING:

BUILDINGS	2,848 SF
AXLES	803 SF
SIDEWALKS, PATHWAYS, & PATIOS	2,180 SF
FIRE PIT	552 SF
POOL (COPING AND DECKING)*	315 SF
DRIVEWAY/PARKING	3,331 SF
AMG WALLS	71 SF
TOTAL =	10,080 SF

10,080 SF / 114,071 SF = 8.8%

PROPOSED:

BUILDINGS	3,337 SF
AXLES	803 SF
SIDEWALKS, PATHWAYS, & PATIOS	2,180 SF
FIRE PIT	552 SF
DRIVEWAY/PARKING	3,331 SF
AMG WALLS	71 SF
POOL (COPING AND DECKING)*	315 SF
DEMO – STONE STEPS	-21 SF
DEMO – STONE PATIO	-37 SF
TOTAL =	10,511 SF

*CONSTRUCTED LESS THAN 3 YEARS AGO
10,511 SF / 114,071 SF = 9.2%

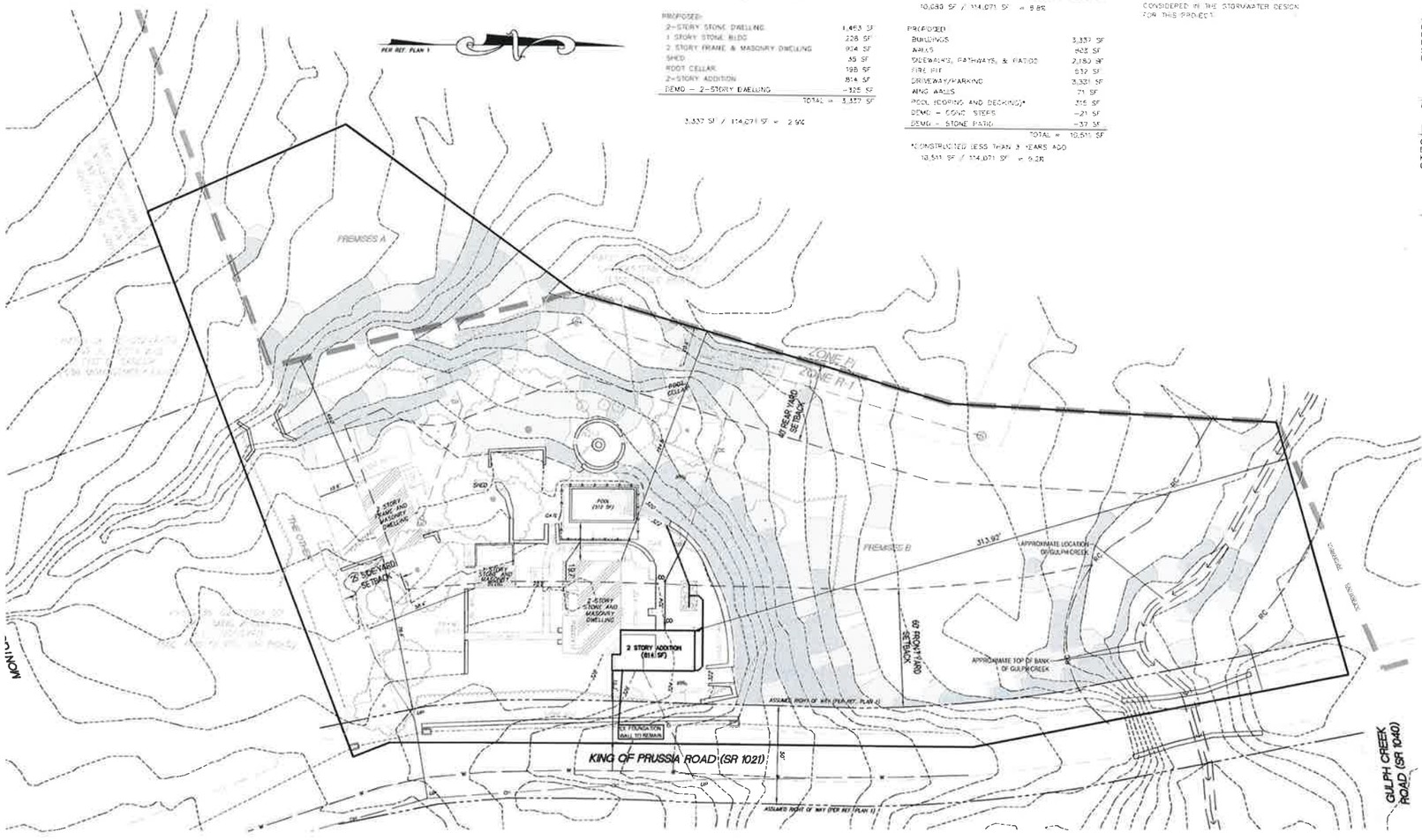
IMPERVIOUS CALCULATIONS REMOVED/ADDED:

	AREA OF IMPERVIOUS REMOVED	AREA OF IMPERVIOUS ADDED
PERVIOUS	325 SF	814 SF
PATIOS	37 SF	0 SF
OTHER	21 SF	0 SF
TOTAL	383 SF	814 SF

*315 SF OF POOL COPING AND DECKING WAS INSTALLED LESS THAN 3 YEARS AGO. THEREFORE 1,129 SF (814 SF + 315 SF) OF IMPERVIOUS COVERAGE HAS BEEN CONSIDERED IN THE STORMWATER DESIGN FOR THIS PROJECT.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE--INTERNAL
- EXISTING ADJACENT PROPERTY LINE
- EXISTING LEGAL RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING APPX. STREAM CENTERLINE
- EXISTING APPX. TOP OF BANK
- EXISTING ROAD
- EXISTING EDGE OF DRIVE
- EXISTING CONCRETE MONUMENT
- EXISTING PIN
- PROPOSED SIDEWALK
- PROPOSED BUILDING SETBACK
- PROPOSED RIPARIAN BUFFER
- EXISTING SLOPE 14 TO 20 PERCENT
- EXISTING SLOPE 20+ PERCENT



GENERAL NOTES:

1. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY BY VCEA. REPRESENTATION OF THE PARCEL BOUNDARIES, INCLUDING ANNOTATIONS THEREOF, IS DERIVED FROM REFERENCE PLAN 1 AND FROM THE DEED OF RECORD.
2. A PARTIAL TOPOGRAPHIC SURVEY WAS PERFORMED BY VCEA IN SEPTEMBER 2024. THE VERTICAL DATUM IS NAVD 88 BASED ON RTK GPS OBSERVATIONS DERIVED THROUGH THE KEYNETGPS TRIMBLE VRS NETWORK.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. NO CERTIFICATION IS MADE BY VAN CLEEF ENGINEERING ASSOCIATES AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017 (UNDERGROUND UTILITY LINE PROTECTION LAW). VCEA HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON MAY 24, 2024 (SERIAL NO. 20241414468).

THE FOLLOWING IS A LIST OF REGISTERED UTILITY USERS FOR RADNOR TOWNSHIP:

COMPANY: PECO AN EXCELON COMPANY C/O USIC
ADDRESS: 450 S. HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: NIKKIASIMPKINS@USICLLC.COM
PHONE: 484-681-5720

COMPANY: VERIZON BUSINESS FORMERLY MCI
ADDRESS: 7000 WESTON PKWY
CARY, NC 27513
CONTACT: VICTOR WOOD
EMAIL: VICTOR.S.WOOD@VERIZON.COM
PHONE: 919-414-2782

COMPANY: WINDSTREAM
ADDRESS: 1450 CENTER POINT ROAD
HIAWATHA, IA. 52233
CONTACT: LOCATE DESK PERSONNEL
EMAIL: LOCATE.DESK@WINDSTREAM.COM
PHONE: 800-289-1901

COMPANY: COMCAST
ADDRESS: 1250 HADDONFIELD-BERLIN RD
CHERRY HILL, NJ 08034
CONTACT: WYATT PARRISH
EMAIL: WYATT_PARRISH@CABLE.COMCAST.COM
PHONE: 484-369-4391

COMPANY: AQUA PENNSYLVANIA
ADDRESS: 762 LANCASTER AVE
BRYN MAWR, PA 19010
CONTACT: THOMAS WADDY
EMAIL: TRWADDY@AQUAAMERICA.COM

COMPANY: RADNOR TOWNSHIP
ADDRESS: 301 IVEN AVENUE
WAYNE, PA 19087
CONTACT: STEPHEN NORCINI
EMAIL: SNORCINI@RADNOR.ORG
PHONE: 610-688-5600 EXT. 130

5. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
6. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF WETLANDS OR WATERS.
7. THE PARCEL SHOWN HEREON IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) ZONE AE PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 36 OF 250, MAP NUMBER 42045C0036F, EFFECTIVE DATE AUGUST 2, 2012.

REFERENCE PLAN:

1. PLAN ENTITLED "TOPOGRAPHIC SURVEY PLAN", PREPARED FOR ULI AND CAROL KORTSCH, PREPARED BY JEFFERY P. TURNER, PROFESSIONAL LAND SURVEYOR, DATED JUNE 16, 2004. (UNRECORDED)
2. PLAN ENTITLED "LOT CONSOLIDATION PLAN", PREPARED FOR EASTERN COLLEGE ST. DAVID'S CAMPUS, BY YERKES ASSOCIATES, INC. DATED OCTOBER 23, 1988, AS RECORDED IN PLAN BOOK 18 PAGE 7.

OWNER OF RECORD:
MARY ANN VASBINDER
516 KING OF PRUSSIA ROAD
RADNOR, PA 19087

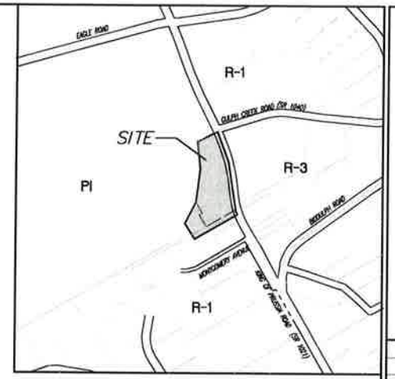
PARID: 36-02-01190-00
(DEED) BOOK 6750 PAGE 4815

SITE AREA:
2.619 ACRES OR 114,071 SQ. FT. (GROSS) - PER REFERENCE PLAN 1
2.402 ACRES OR 104,650 SQ. FT. (NET) - PER REFERENCE PLAN 1

RADNOR TOWNSHIP
DELAWARE CO. PENNSYLVANIA

GRADING PERMIT

APPLICATION # 217684
SUBMISSION DATE _____
SHADE TREE COMMITTEE APPROVAL DATE: _____
ZONING APPROVAL _____
FINAL ENGINEER APPROVAL _____
GRADING PERMIT APPROVAL _____



SITE LOCATION MAP
SCALE: 1"=400'

PROFESSIONAL ENGINEER CERTIFICATION

I, SEAN DAVID MCGRANAHAN, PA PE No. 085090, ON THIS DATE: 8/19/26, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE RADNOR TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

SEAN DAVID MCGRANAHAN
PA PE No. 085090

APPLICANT'S ACKNOWLEDGEMENT STATEMENT

I, _____, ON THIS DATE: _____, HEREBY ACKNOWLEDGE 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, IF NECESSARY.

_____
MARY ANN VASBINDER, OWNER

MUNICIPAL SWM SITE PLAN CERTIFICATION

ON BEHALF OF RADNOR TOWNSHIP, _____, ON THIS DATE: _____, HAS REVISED AND HEREBY CERTIFIES TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE RADNOR TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

Van Cleef ENGINEERING WITH FOCUS
Local/Regional Planning, Municipal Engineering, Site Development, Environmental, Geotechnical/Dams, Landscape Architecture
Bridges/Highways, Construction Inspection, Surveying/Aerial Drones/GIS, Water/Wastewater

REV	DESCRIPTION	AUTH	DATE
1	REVISING PER TOWNSHIP ENGINEER REVIEW DATE OF 08/15/25.	SDM	08/19/26

SERIAL NO. 20241414468
Before You Dig Anywhere
811 In PENNSYLVANIA
Know what's below. Call before you dig. STOP CALL 1-800-242-1776
PA ONE-CALL SYSTEM, INC.

GRAPHIC SCALE
0 15 30 60
1 INCH = 30 FT

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION, OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL SEAN DAVID MCGRANAHAN ENGINEER
8/19/26
SEAN DAVID MCGRANAHAN — DATE
PENNSYLVANIA PROFESSIONAL ENGINEER NUMBER PE085090

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (215) 345-1876

SITE PLAN

FOR

MARY ANN VASBINDER
(516 KING OF PRUSSIA ROAD)

DATE:	AUGUST 6, 2026
SCALE:	1" = 30'
DESIGNED BY:	JEM
DRAWN BY:	JEM
CHECKED BY:	SDM
JOB NUMBER:	24-01-RAD

PARCEL ID 36-02-01190-00

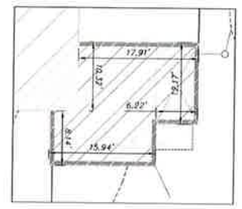
RADNOR TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA

01 of 05

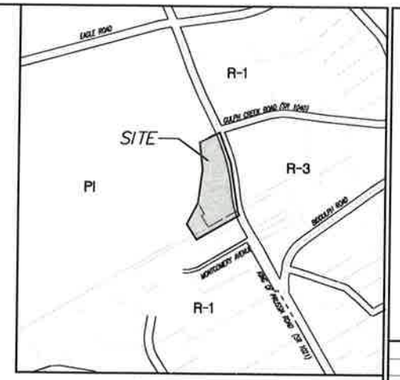
LEGEND

- EXISTING ZONING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE–INTERNAL
- EXISTING ADJACENT PROPERTY LINE
- EXISTING LEGAL RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING ROAD
- EXISTING EDGE OF DRIVE
- EXISTING WALL
- AbB — EXISTING SOILS LIMIT AND SOILS TYPE
- EXISTING STREAM
- EXISTING APPX. STREAM CENTERLINE
- EXISTING TREES
- EXISTING TREE LINE
- EXISTING MAJOR CONTOUR
- 111 — EXISTING MINOR CONTOUR
- x 377.6 — EXISTING SPOT ELEVATION
- EXISTING IRRIGATION CONTROL
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- TBR — EXISTING ITEM TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING SLOPE 14 TO 20 PERCENT
- EXISTING SLOPE 20+ PERCENT

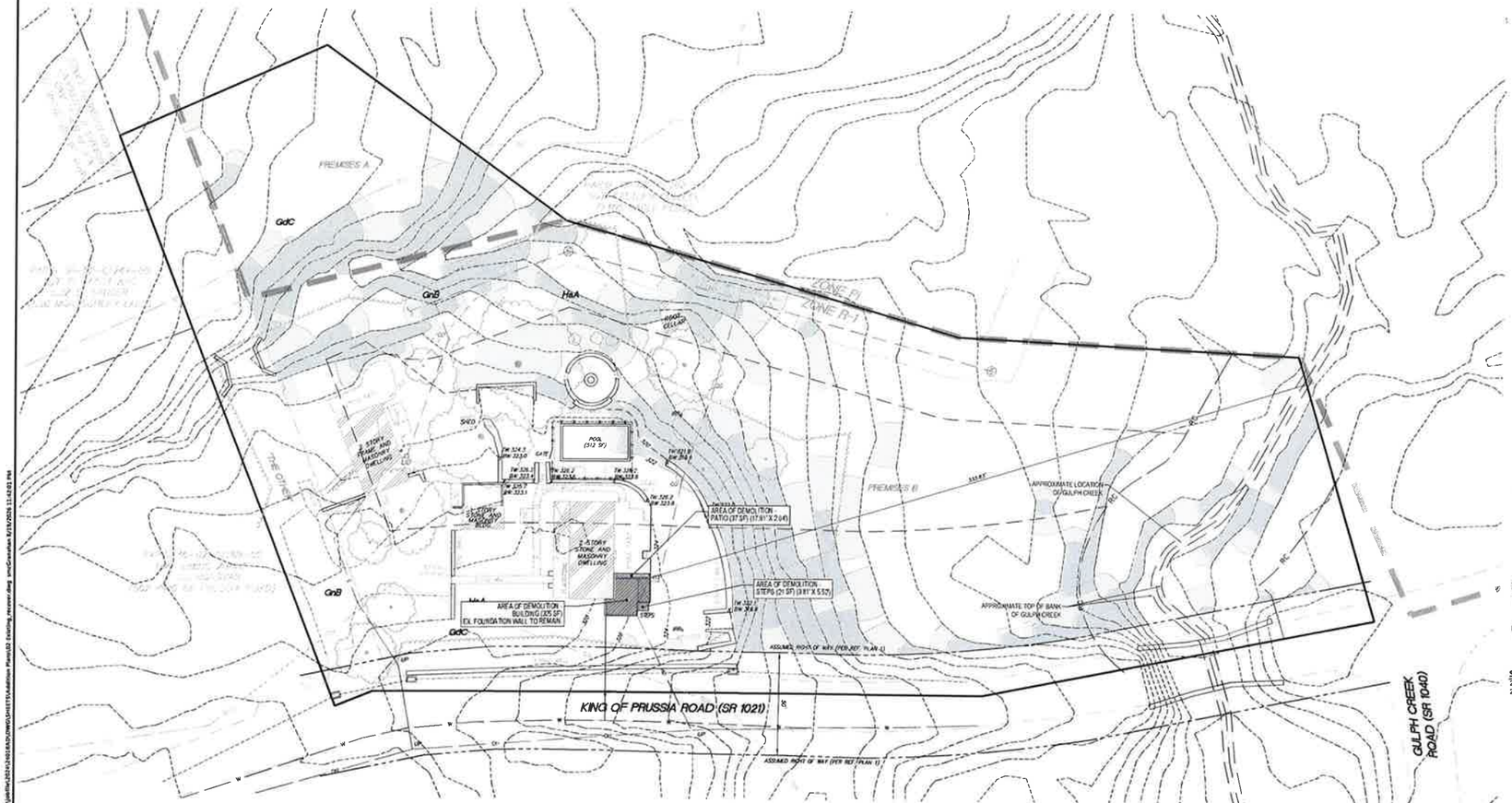
PER REF. PLAN 1



DEMOLITION ENLARGEMENT
(1 INCH = 10 FT)



SITE LOCATION MAP
SCALE: 1"=400'



GENERAL NOTES:

1. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY BY VCEA. REPRESENTATION OF THE PARCEL BOUNDARIES, INCLUDING ANNOTATIONS THEREOF, IS DERIVED FROM REFERENCE PLAN 1 AND FROM THE DEED OF RECORD.
2. A PARTIAL TOPOGRAPHIC SURVEY WAS PERFORMED BY VCEA IN SEPTEMBER 2024. THE VERTICAL DATUM IS NAVD 88 BASED ON RTK GPS OBSERVATIONS DERIVED THROUGH THE KEYNETGPS TRIMBLE VRS NETWORK.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. NO CERTIFICATION IS MADE BY VAN CLEEF ENGINEERING ASSOCIATES AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017 (UNDERGROUND UTILITY LINE PROTECTION LAW). VCEA HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON MAY 24, 2024 (SERIAL NO. 20241414468).

THE FOLLOWING IS A LIST OF REGISTERED UTILITY USERS FOR RADNOR TOWNSHIP:

COMPANY: PECO AN EXCELON COMPANY C/O USIC
ADDRESS: 450 S. HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: NIKKIASIMPKINS@USICLLC.COM
PHONE: 484-681-5720

COMPANY: VERIZON BUSINESS FORMERLY MCI
ADDRESS: 7000 WESTON PKWY
CARY, NC 27513
CONTACT: VICTOR WOOD
EMAIL: VICTOR.S.WOOD@VERIZON.COM
PHONE: 919-414-2782

COMPANY: WINDSTREAM
ADDRESS: 1450 CENTER POINT ROAD
HAWATHA, IA 52233
CONTACT: LOCATE DESK PERSONNEL
EMAIL: LOCATE.DESK@WINDSTREAM.COM
PHONE: 800-289-1901

COMPANY: COMCAST
ADDRESS: 1250 HADDONFIELD-BERLIN RD
CHERRY HILL, NJ 08034
CONTACT: WYATT PARRISH
EMAIL: WYATT_PARRISH@CABLE.COMCAST.COM
PHONE: 484-369-4391

COMPANY: AQUA PENNSYLVANIA
ADDRESS: 762 LANCASTER AVE
BRYN MAWR, PA 19010
CONTACT: THOMAS WADDY
EMAIL: TBWADDY@AQUAAMERICA.COM

COMPANY: RADNOR TOWNSHIP
ADDRESS: 301 IVEN AVENUE
WAYNE, PA 19087
CONTACT: STEPHEN NORCINI
EMAIL: SNORCINI@RADNOR.ORG
PHONE: 610-688-5600 EXT. 130

5. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
6. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF WETLANDS OR WATERS.
7. THE PARCEL SHOWN HEREON IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) ZONE AE PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 36 OF 250, MAP NUMBER 42045C0036F, EFFECTIVE DATE AUGUST 2, 2012.

REFERENCE PLAN:

1. PLAN ENTITLED "TOPOGRAPHIC SURVEY PLAN", PREPARED FOR ULI AND CAROL KORTSCH, PREPARED BY JEFFERY P. TURNER, PROFESSIONAL LAND SURVEYOR, DATED JUNE 16, 2004. (UNRECORDED)
2. PLAN ENTITLED "LOT CONSOLIDATION PLAN", PREPARED FOR EASTERN COLLEGE ST. DAVID'S CAMPUS, BY YERKES ASSOCIATES, INC. DATED OCTOBER 23, 1988, AS RECORDED IN PLAN BOOK 18 PAGE 7.

OWNER OF RECORD:
MARY ANN VASBINDER
516 KING OF PRUSSIA ROAD
RADNOR, PA 19087

PARID: 36-02-01190-00
(DEED) BOOK 6750 PAGE 4815

SITE AREA:
2.619 ACRES OR 114,071 SQ. FT. (GROSS) - PER REFERENCE PLAN 1
2.402 ACRES OR 104,650 SQ. FT. (NET) - PER REFERENCE PLAN 1

Van Cleef ENGINEERING WITH FOCUS

Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Land Development
Water/Wastewater
Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture

REV	DESCRIPTION	AUTH	DATE
1	REVISIONS PER TOWNSHIP ENGINEER REVIEW EMAIL OF 08/19/26	SDM	08/19/26

SERIAL NO. 20241414468
Before You Dig Anywhere
811 — Know what's below. Call before you dig. — PENNSYLVANIA — STOP! CALL 1-800-242-1776 — PA ONE CALL SYSTEM, INC.

GRAPHIC SCALE
0 15 30 60
1 INCH = 30 FT

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL, IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — SEAN DAVID MCGANAHAN — ENGINEER
8/19/26
SEAN DAVID MCGANAHAM — DATE
PENNSYLVANIA PROFESSIONAL ENGINEER NUMBER PE085396

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
101 NORTH MAIN STREET, DOYLESTOWN, PA 18901
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (215) 345-1876

EXISTING FEATURES PLAN

FOR

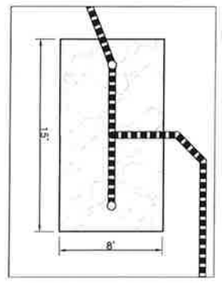
MARY ANN VASBINDER
(516 KING OF PRUSSIA ROAD)

DATE:	AUGUST 6, 2026
SCALE:	1" = 30
DESIGNED BY:	JEM
DRAWN BY:	JEM
CHECKED BY:	SDM
JOB NUMBER:	24-01-RAD

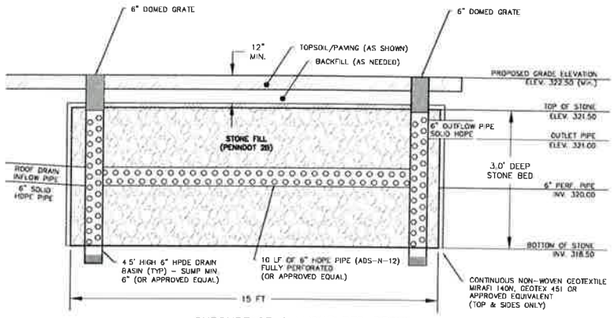
PARCEL ID 36-02-01190-00

RADNOR TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA

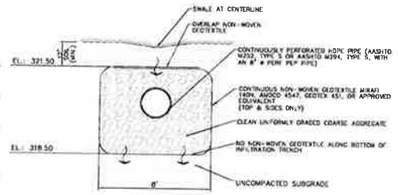
02 of 05



SEEPAGE BED PLAN VIEW
(1 INCH = 5 FT)



SUBSURFACE SEEPAGE BED DETAIL
(NOT TO SCALE)



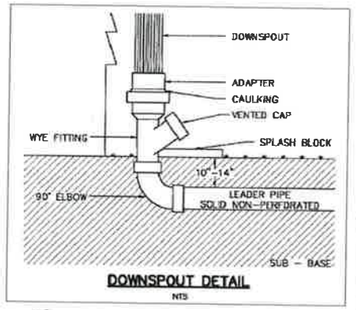
INFILTRATION BMP MAINTENANCE NOTES:

1. THE VEGETATION ALONG THE SURFACE OF THE SEEPAGE BED SHOULD BE MAINTAINED IN GOOD CONDITION AND ANY BARE SPOTS SHOULD BE RE-VEGETATED AS SOON AS POSSIBLE.
2. CARE SHALL BE TAKEN TO AVOID SOIL COMPACTION BY LAWN MOWERS.
3. OWNER SHALL INSPECT THE SEEPAGE BED BI-ANNUALLY TO ASSURE THERE IS NO STANDING WATER.

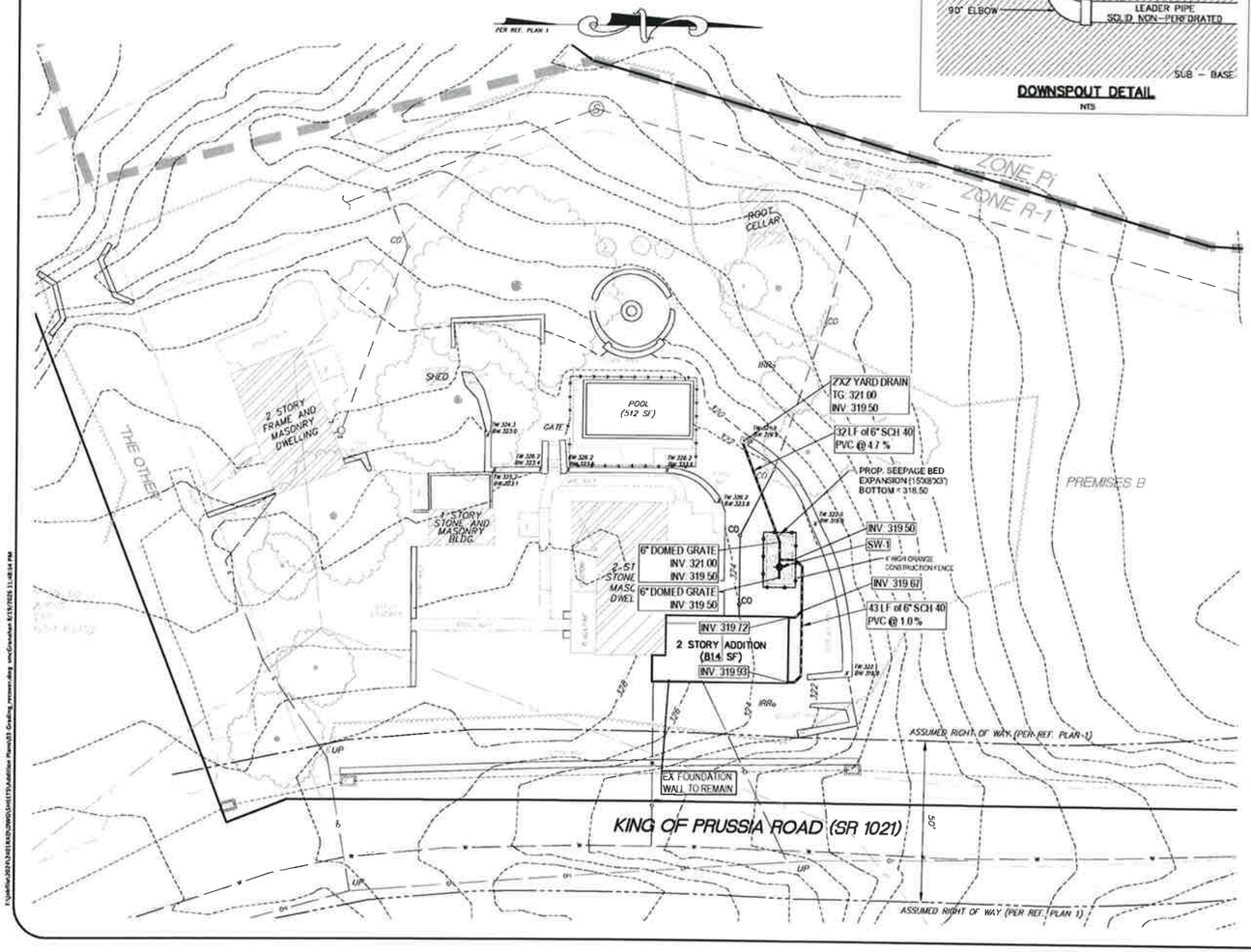
CROSS-SECTION OF SEEPAGE BED
(NOT TO SCALE)

SEEPAGE BED NOTES:

1. DURING AND AFTER THE INSTALLATION OF THE SEEPAGE BED, CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT THE STONE AREA AGAINST SOIL DEPOSITS FROM RUNOFF, AS WELL AS AVOIDING COMPACTION OF THE BED BOTTOM GRADE.
2. ALL SEEPAGE BED STRUCTURES TO BE MANUFACTURED BY ACO, OR APPROVED EQUAL.



DOWNSPOUT DETAIL
NTS



BMP OPERATION AND MAINTENANCE NOTES:

INSPECTION AND MAINTENANCE REQUIREMENTS

SEEPAGE BEDS REQUIRE REGULAR AND EFFECTIVE MAINTENANCE TO ENSURE LONG-TERM FUNCTIONALITY. THE FOLLOWING REPRESENT THE MINIMUM INSPECTION AND MAINTENANCE REQUIREMENTS:

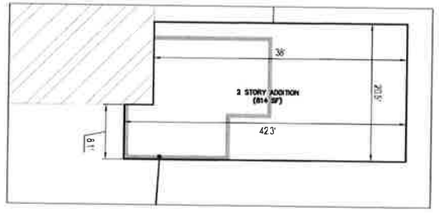
1. CATCH BASINS AND INLETS SHOULD BE INSPECTED AND CLEANED AT LEAST TWO (2) TIMES PER YEAR
2. INSPECT ALL STORMWATER STRUCTURES AND PIPING ANNUALLY TO ENSURE PROPER FUNCTIONALITY; REPAIR OR REPLACE COMPONENTS AS NEEDED.
3. INSPECT AND CLEAN GUTTERS REGULARLY TO ENSURE PROPER CONNECTION AND FUNCTIONALITY OF THE UNDERGROUND INFILTRATION TRENCH.
4. REPLACE FILTER SCREENS THAT INTERCEPT ROOF RUNOFF AS NECESSARY TO MAINTAIN PROPER FLOW AND FILTRATION
5. THE VEGETATION ALONG THE SURFACE OF THE SEEPAGE BED SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE.
6. IF EROSION OCCURS ONSITE, IMMEDIATELY STABILIZE THE SOURCE OF EROSION AND INSPECT/CLEAN ALL INLETS FOR SEDIMENT ACCUMULATION.
7. VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON A VEGETATED SEEPAGE BED, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.

CONSTRUCTION PHASE REQUIREMENTS:

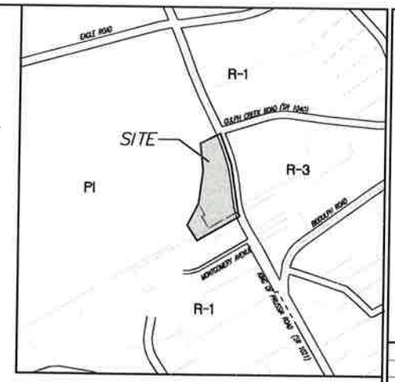
1. UNTIL THE SITE IS STABILIZED AND THROUGHOUT CONSTRUCTION, ALL BMPS (BEST MANAGEMENT PRACTICES) MUST BE MAINTAINED BY THE CONTRACTOR.
2. ALL PERMANENT MAINTENANCE PROCEDURES SHALL BE PERFORMED BY THE OWNER AFTER CONSTRUCTION COMPLETION.
3. BMPS MUST BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT DURING CONSTRUCTION.
4. ALL NECESSARY MAINTENANCE (CLEAN-OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, RENETTING) MUST BE PERFORMED IMMEDIATELY AS NEEDED AND IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.
5. AN INSPECTION LOG MUST BE MAINTAINED ON-SITE DOCUMENTING ALL INSPECTIONS, MAINTENANCE ACTIVITIES, AND ANY CORRECTIVE ACTIONS TAKEN. THE LOG MUST INCLUDE THE DATE, TIME, NAME OF INSPECTOR, AND COMPLIANCE ACTIONS, AND MUST BE MADE AVAILABLE UPON REQUEST.

CORRECTIVE ACTIONS:

1. IF FAILURE OF THE SEEPAGE BED (BMP) OCCURS, IT IS THE RESPONSIBILITY OF THE RESPONSIBLE PARTY TO IMMEDIATELY REMEDIATE THE FAILURE.
2. THE RESPONSIBLE PARTY MUST ENGAGE A PROFESSIONAL ENGINEER TO EVALUATE THE CAUSE OF FAILURE AND RECOMMEND CORRECTIVE ACTION.
3. CORRECTIVE ACTION MUST BE APPROVED BY THE TOWNSHIP ENGINEER BEFORE IMPLEMENTATION.
4. FINAL GRADING OF THE SITE CANNOT BE REVISED WITHOUT WRITTEN PERMISSION FROM THE TOWNSHIP.



2-STORY ADDITION ENLARGEMENT
(1 INCH = 10 FT)



SITE LOCATION MAP
SCALE: 1"=400'

SEEPAGE BED CONSTRUCTION SEQUENCE:

1. INSTALL TEMPORARY SEDIMENT CONTROL BMP'S AS SHOWN ON THE PLANS. ORANGE CONSTRUCTION FENCING SHALL BE PLACED AROUND THE SEEPAGE BED AREA BEFORE, DURING AND AFTER CONSTRUCTION TO PROTECT THE AREA FROM COMPACTION.
2. BEGIN INSTALLING SEEPAGE BED.
   A. EXCAVATE SEEPAGE BED TO PROPOSED BOTTOM OF STONE DEPTH. DO NOT COMPACT IN-SITU SOILS. BOTTOM OF THE BED SHALL BE SCARIFIED A MINIMUM OF 6 INCHES PRIOR TO THE INSTALLATION OF CRUSHED STONE.
   B. INSTALL NONWOVEN GEOTEXTILE FILTER FABRIC AS DEPICTED ON THE ON-LOT SEEPAGE BED DETAIL.
   C. INSTALL DRAIN BASINS, BEGIN INSTALLING PENNDOT 2B STONE UP TO 6" PERF. PIPE ELEVATION THEN INSTALL 6" PERFORATED HDPE ALONG THE LENGTH OF THE SEEPAGE BED AS DEPICTED ON THE PLANS.
   D. INSTALL DOMED GRATES, TAKING CARE TO INSTALL TO FINISHED GRADE.
   E. BACKFILL SEEPAGE BED WITH AASHTO #57 STONE TO ELEVATION 321.500.
   F. COMPLETE THE GEOTEXTILE INSTALLATION AND BACKFILL TO FINISH GRADE WITH SOIL AS SHOWN ON PLANS AND SPECIFICATIONS. OVERFILLING IS RECOMMENDED TO ACCOUNT FOR SETTLEMENT. LIGHT HAND TAMPING IS ACCEPTABLE IF NECESSARY.
   NOTE: GEOTEXTILE FABRIC SHALL CREATE AN ENVELOPE AROUND THE SEEPAGE BED STONE.
   G. INSTALL PROPOSED ROOF LEADER PIPING TO SEEPAGE BED, AS DEPICTED ON THE PLANS.
3. SEED AND STABILIZE AS DESCRIBED IN THE OVERALL CONSTRUCTION SEQUENCE.
4. EROSION AND SEDIMENT CONTROLS SHALL NOT BE REMOVED UNTIL THE SITE IS STABILIZED.

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE-INTERNAL
- EXISTING ADJACENT PROPERTY LINE
- EXISTING LEGAL RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING ROAD
- EXISTING EDGE OF DRIVE
- EXISTING WALL
- EXISTING SOILS LIMIT AND SOILS TYPE
- EXISTING STREAM
- EXISTING APPX. STREAM CENTERLINE
- EXISTING TREES
- EXISTING TREE LINE
- EXISTING IRRIGATION CONTROL
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED SETBACK LINE
- PROPOSED RIPARIAN BUFFER
- PROPOSED SIDEWALK

GRADING AND UTILITY NOTES:

1. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
2. THE CONTRACTOR, DURING THE PERFORMANCE OF ALL WORK ASSOCIATED WITH THE CONSTRUCTION OF THE PROJECT, IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, CODES AND REGULATIONS.
3. ALL AREAS SHALL BE PROPERLY GRADED TO ENSURE DRAINAGE FLOW AWAY FROM THE PROPOSED BUILDING ADDITION WITHOUT PONDING OR OBSTRUCTION.
4. IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-242-1776 TO ORDER UTILITY MARKOUTS BY OTHERS.
5. UNDERGROUND UTILITY MARKOUTS BY THE UTILITY COMPANIES WERE ORDERED AND THE PHYSICAL LOCATION OF THESE MARKOUTS ARE SHOWN HEREON, HOWEVER, NO CERTIFICATION IS MADE BY VCEA AS TO THE ACTUAL UNDERGROUND POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OR ACCURACY OF THE UTILITY MARKOUTS BY OTHERS.
6. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PUBLIC OR PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING, AT HIS EXPENSE, ALL EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
7. ALL MATERIAL USED FOR FILL OR BACKFILL SHALL BE FREE OF WOOD, ROOTS, ROCKS, BOULDERS OR ANY OTHER NON-COMPACTIBLE SOIL TYPE MATERIAL. UNSATISFACTORY MATERIALS ALSO INCLUDE MAN-MADE FILLS AND REFUSE DEBRIS DERIVED FROM ANY SOURCE.
8. ALL EXCAVATIONS, INCLUDING TRENCHES, SHALL BE KEPT DRY TO PROTECT THEIR INTEGRITY.
9. MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL IN UTILITY TRENCHES OR ANY OTHER DEPRESSION, REQUIRING FILL OR BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AS SET OUT IN ASTM STANDARD D-1557 UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION PLANS OR IF SPECIFIED DIFFERENTLY BY THE TOWNSHIP ENGINEER. CONTRACTOR TO VERIFY COMPACTION REQUIREMENTS WITH TOWNSHIP ENGINEER'S OFFICE PRIOR TO EXCAVATION.
10. ALL CONSTRUCTION DEBRIS INCLUDING EXCESS EXCAVATED MATERIAL, SCRAP WOOD, BRICKS, BLOCKS, ETC. SHALL BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS.
11. ELEVATIONS, DIMENSIONS, AND THE LOCATIONS OF LINEAR FEATURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
12. MINIMUM PERMITTED LAWN GRADE IS 2.0% (2:1 MAX.)
13. TOP AND BOTTOM EDGE OF SLOPE SHALL BE A MIN. OF 3 FT FROM PROPERTY LINE OR RIGHT-OF-WAY LINES OF STREET.
14. DURING GRADING OPERATIONS, NECESSARY MEASURES FOR DUST CONTROL SHALL BE EXERCISED.
15. THE SURFACE OF ALL EARTH AREAS SHALL BE FINISHED TO A REASONABLY SMOOTH COMPACT SURFACE ORDINARILY OBTAINED FROM THE BLADE GRADER OR SCRAPER OPERATIONS AND HAND OPERATIONS AROUND CONFINED AREAS AND STRUCTURES. THE SURFACE OF AREAS TO BE TOPSOILED SHALL BE FINISHED TO A LEVEL OF EIGHT (8) INCHES BELOW FINISH GRADE AND LEFT WITH A SMOOTHNESS SUITABLE FOR APPLICATION OF TOPSOIL. ROCK ENCOUNTERED DURING CONSTRUCTION TO BE EXCAVATED TWELVE (12) INCHES BELOW FINAL GRADE AND REPLACED WITH TWELVE (12) INCHES OF TOPSOIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL EXCESS MATERIALS FROM THE SITE.

Van Cleef ENGINEERING WITH FOCUS

Bridges/Highways · Local/Regional Planning · Municipal Engineering · Construction Inspection · Land Development · Surveying/Aerial Photogrammetry · Environmental · Geotechnical/Dams · Water/Wastewater · Landscape Architecture

REV	DESCRIPTION	AUTH	DATE
1	REVISIONS PER TOWNSHIP ENGINEER LETTER DATED 09/03/26	SDM	08/19/26

SERIAL NO. 20241414468

Before You Dig Anywhere — 811 — Know what's below. Call before you dig. STOP! CALL 1-800-242-1776 — PA ONE CALL SYSTEM, INC.

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — SEAN DAVID MCGANAHAN — ENGINEER

8/19/26
SEAN DAVID MCGANAHAN — DATE
PENNSYLVANIA PROFESSIONAL ENGINEER NUMBER PE085898

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (215) 345-1876

GRADING AND SWM SITE PLAN

FOR

MARY ANN VASBINDER
(516 KING OF PRUSSIA ROAD)

DATE:	AUGUST 6, 2026
SCALE:	1"=20'
DESIGNED BY:	JEM
DRAWN BY:	JEM
CHECKED BY:	SDM
JOB NUMBER:	24-01-RAD

PARCEL ID 36-02-01190-00

RADNOR TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA

03 of 05

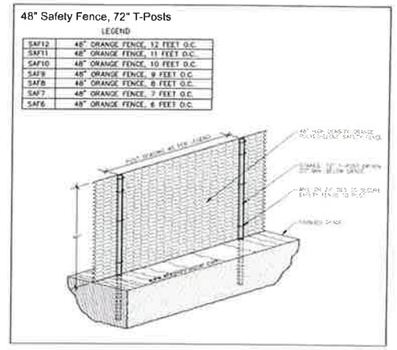
LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE–INTERNAL
- EXISTING ADJACENT PROPERTY LINE
- EXISTING LEGAL RIGHT OF WAY
- EXISTING EASEMENT
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- EXISTING EDGE OF DRIVE
- EXISTING WALL
- AbB — EXISTING SOILS LIMIT AND SOILS TYPE
- EXISTING STREAM
- EXISTING TREES
- EXISTING TREE LINE
- EXISTING IRRIGATION CONTROL
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- PROPOSED CONTOUR
- PROPOSED SETBACK LINE
- PROPOSED LIMIT OF TREE CLEARING
- PROPOSED SIDEWALK
- LIMIT OF DISTURBANCE
- COMPOST FILTER SOCK
- SILT FENCE
- TREE PROTECTION FENCING

48" Safety Fence, 72" T-Posts

LEGEND

SAF12	48" ORANGE FENCE, 12 FEET O.C.
SAF11	48" ORANGE FENCE, 11 FEET O.C.
SAF10	48" ORANGE FENCE, 10 FEET O.C.
SAF9	48" ORANGE FENCE, 9 FEET O.C.
SAF8	48" ORANGE FENCE, 8 FEET O.C.
SAF7	48" ORANGE FENCE, 7 FEET O.C.
SAF6	48" ORANGE FENCE, 6 FEET O.C.



ORANGE CONSTRUCTION FENCE DETAIL

(NOT TO SCALE)

CONSTRUCTION SEQUENCE:

1. AT LEAST 7 DAYS PRIOR TO START OF WORK OR EARTH DISTURBANCE ACTIVITIES, A PRE-CONSTRUCTION MEETING SHALL BE HELD INCLUDING THE OWNER, SITE CONTRACTOR(S), TOWNSHIP ENGINEER(S), AND THE PLAN DESIGNER.
2. THE LIMITS OF DISTURBANCE SHALL BE DELINEATED WITH SURVEY STAKES OR SIMILAR, PRIOR TO ANY DISTURBANCE AND SHALL NOT BE DISTURBED DURING SITE CONSTRUCTION EXCEPT FOR TEMPORARY IMPACTS FOR MITIGATION OR RESTORATION PER THE PLAN.
3. INSTALL THE ROCK CONSTRUCTION ENTRANCE PER THE PLAN.
4. ORANGE CONSTRUCTION FENCING SHALL BE INSTALLED AT THE ENTIRE LIMIT OF DISTURBANCE. PLACE COMPOST FILTER SOCK AS DELINEATED ON THE PLAN AND DOWNSTREAM OF ALL EXCAVATED OR TOPSOIL STOCKPILING AREAS TO BE DISTURBED. INSTALL CONCRETE WASHOUT FACILITY PER THE PLAN.
5. STRIP TOPSOIL WITHIN AREAS OF PROPOSED EARTHWORK AND STOCKPILE PER THE PLAN. CESSATION OF GRADING ACTIVITIES FOR FOUR (4) DAYS OR LONGER REQUIRES TEMPORARY SEEDING.
6. BEGIN CONSTRUCTION OF ADDITION.
6. INSTALL THE SEEPAGE BED AS DESCRIBED IN THE SEEPAGE BED CONSTRUCTION SEQUENCE SHOWN ON THIS AND THE CONNECTED DOWNSPOUTS, STARTING DOWNSTREAM AND WORKING UPSTREAM.
6. FINISH GRADE AND SPREAD TOPSOIL, SEED AND MULCH EACH AREA OF DISTURBANCE IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (I.E. ANTICIPATE COMPLETION DATE AND SCHEDULE SEEDING). PRIOR TO PLACING TOPSOIL, SUBSOIL SHALL BE SCARIFIED.
7. REMOVE TEMPORARY CONTROL MEASURES AFTER UNIFORM EROSION RESISTANT PERENNIAL VEGETATION HAS BEEN ESTABLISHED, MINIMUM OF UNIFORM COVERAGE OR A DENSITY OF 70% ACROSS THE PERVIOUS DISTURBED AREA, TO THE POINT WHERE THE SURFACE SOIL IS CAPABLE OF RESISTING EROSION DURING RUNOFF EVENTS, AND SUBBASE FOR IMPERVIOUS AREAS. STABILIZATION OF THE SITE SHALL BE COMPLETE TO THE SATISFACTION OF THE TOWNSHIP. AREAS DISTURBED DURING THE REMOVAL OF THE CONTROLS MUST BE STABILIZED. THE TOWNSHIP SHALL BE NOTIFIED PRIOR TO REMOVAL OF ANY EROSION CONTROLS.

REF. REF. PLAN 1

PROTECTION OF TREES ON CONSTRUCTION SITES:

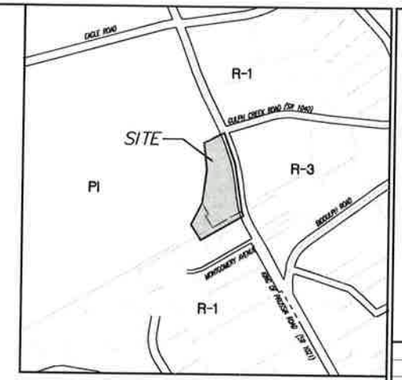
TO PRESERVE CERTAIN MATURE TREES WITHIN A CONSTRUCTION SITE SOME PRECAUTIONS MUST BE TAKEN TO ASSURE THAT NEITHER THE TRUNK, LIMBS NOR ROOT SYSTEM OF THE TREE ARE DAMAGED. THE ROOT SYSTEM OF A TREE IS THE MOST VITAL AND THE MOST DELICATE PART OF THE PLANT, AND THE MOST EASILY DAMAGED.

THE ROOT SYSTEM OFTEN EXTENDS FAR BEYOND THE DRIP-LINE OF THE TREE. THE FINE ABSORBING ROOTS, THOSE THAT COLLECT WATER AND NOURISHMENT FOR THE TREE, ARE LOCATED PRIMARILY WITHIN THE TOP EIGHT TO TWELVE INCHES OF THE SOIL. THE ROOTS AND THE SOIL IN THIS SURFACE LAYER MUST BE PROTECTED FROM INJURY.

ANY ENCROACHMENT, DISTURBANCE, OR COMPACTION OF THE SOIL AROUND THE TREE WILL DAMAGE OR DESTROY THE FINE ABSORBING ROOTS. INJURY CAUSED BY CUTTING, CRUSHING, SUFFOCATION, POISONING, OR MOISTURE STRESS BY INUNDATION OR DEHYDRATION CAN RESULT IN THE DEATH OF THE TREE. INJURIES CAUSED DURING CONSTRUCTION PROJECTS MAY NOT BE APPARENT FOR MANY YEARS AFTER THE COMPLETION OF THE PROJECT, BUT CAN ULTIMATELY KILL THE TREE.

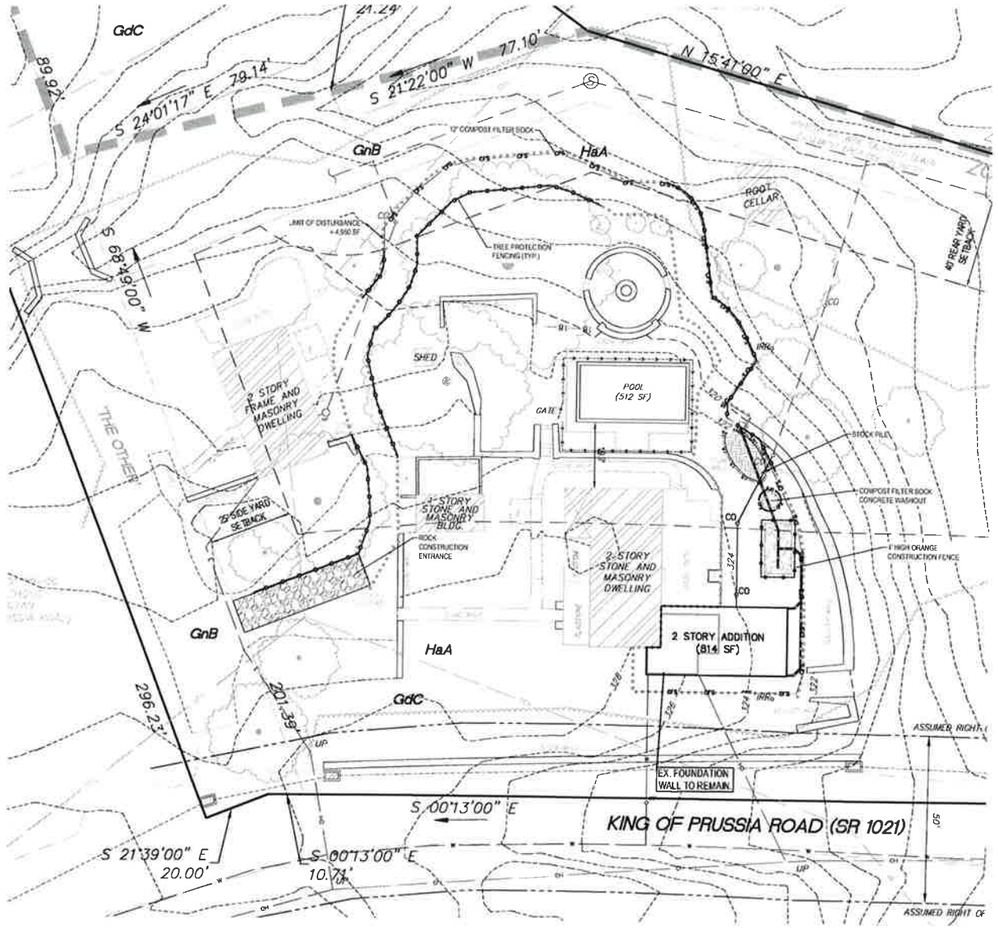
THE FOLLOWING GUIDELINES ARE MINIMUM STANDARDS RECOMMENDED FOR THE PRESERVATION OF TREES. THESE GUIDELINES MUST BE INCORPORATED IN CONSTRUCTION CONTRACTS, AND THE DETAILS MADE AVAILABLE TO ALL PARTIES INVOLVED WITH WORK ON THE SITE, INCLUDING EQUIPMENT OPERATORS. OTHER GUIDELINES AND PROTECTIVE MEASURES MAY ALSO BE APPROPRIATE, IN ADDITION TO THOSE LISTED BELOW.

1. PROTECTION BARRIER: A PROTECTION BARRIER SHALL BE INSTALLED AROUND THE TREE OR TREES TO BE PRESERVED. THE BARRIER SHALL BE CONSTRUCTED OF DURABLE FENCING MATERIAL, SUCH AS PLASTIC CONSTRUTION FENCING, SNOW FENCE, OR CHAIN-LINK FENCING. THE BARRIER SHALL BE PLACED AS FAR FROM THE BASE OF THE TREE(S) AS POSSIBLE, PREFERABLY AT THE DRIP-LINE. THE FENCING SHALL BE MAINTAINED IN GOOD REPAIR THROUGHOUT THE DURATION OF THE PROJECT, AND SHALL NOT BE REMOVED, RELOCATED, OR ENCROACHED UPON WITHOUT THE PERMISSION OF THE ARBORIST INVOLVED OR THE TOWNSHIP.
2. SPECIMEN TREE PROTECTION BARRIER FENCING DETAIL: ANCHOR POSTS MUST BE MINIMUM 2" U" CHANNEL STEEL. WOOD POSTS ARE NO LONGER ACCEPTED BY RADNOR TOWNSHIP. (DETAIL IS ENCLOSED).
3. STORAGE OF MATERIALS: THERE SHALL BE NO STORAGE OF MATERIALS OR SUPPLIES OF ANY KIND WITHIN THE AREA OF THE PROTECTION BARRIERS. CONCRETE AND CEMENT MATERIALS, BLOCK, STONE, SAND AND SOIL, LUMBER, ETC SHALL NOT BE PLACED WITHIN THE DRILL-LINE OF THE TREE.
4. FUEL STORAGE: FUEL STORAGE SHALL NOT BE PERMITTED NEAR ANY TREE TO BE PRESERVED. REFUELING, SERVICING AND THE MAINTENANCE OF EQUIPMENT AND MACHINERY MUST BE DONE IN A LOCATION THAT WILL MINIMIZE ANY POSSIBLE HARM TO TREES IF A SPILL OCCURS.
5. DEBRIS AND WASTE MATERIALS: DEBRIS AND WASTE FROM CONSTRUCTION OR OTHER ACTIVITIES SHALL NOT BE PERMITTED WITHIN PROTECTED AREAS. WASH-DOWN OF CONCRETE OR CEMENT HANDLING EQUIPMENT, IN PARTICULAR, SHALL NOT BE PERMITTED NEAR PROTECTED TREES.
6. GRADE CHANGES: GRADE CHANGES CAN BE PARTICULARLY DAMAGING TO TREES. EVEN AS LITTLE AS TWO INCHES OF FILL CAN CAUSE THE DEATH OF A TREE. LOWERING THE GRADE CAN DESTROY MAJOR PORTIONS OF A ROOT SYSTEM. ANY GRADE CHANGES PROPOSED SHOULD BE APPROVED BY AN ISA CERTIFIED ARBORIST OR A MEMBER OF THE AMERICAN SOCIETY OF CONSULTING ARBORISTS BEFORE CONSTRUCTION BEGINS. PRECAUTIONS SHALL BE TAKEN TO MITIGATE POTENTIAL INJURIES.
7. DAMAGES: ANY DAMAGES OR INJURIES SHOULD BE REPORTED TO THE PROJECT ARBORIST AS SOON AS POSSIBLE. SEVERED ROOTS SHALL BE PRUNED CLEANLY TO HEALTHY TISSUE, USING PROPER PRUNING TOOLS. BROKEN BRANCHES OR LIMBS SHALL BE PRUNED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE PRUNING GUIDELINES AND ANSI A-300 PRUNING STANDARDS.
8. PREVENTATIVE MEASURES: BEFORE CONSTRUCTION BEGINS, FERTILIZATION OF THE AFFECTED TREES IS RECOMMENDED TO IMPROVE TREE VIGOR AND HEALTH. SOIL ANALYSIS TESTING SHOULD BE COMPLETED TO ASSURE FERTILIZATION WITH THE APPROPRIATE FERTILIZER PRODUCTS. PRUNING OF THE TREE CANOPIES AND BRANCHES SHOULD BE DONE AT THE DIRECTION OF THE PROJECT ARBORIST TO REMOVE ANY DEAD OR BROKEN BRANCHES, AND TO PROVIDE THE NECESSARY CLEARANCES FOR THE CONSTRUCTION EQUIPMENT.



SITE LOCATION MAP

SCALE: 1"=400'



SOIL LIMITATIONS:

SOIL TYPE	SEASONAL HIGH WATER TABLE (FT)	DEPTH TO BEDROCK (IN)	HYDROLOGIC GROUP	HYDRIC SOILS	OUTBANKS CAVE	CORROSIVE TO CONCRETE (FT) (C.S. OR C/S)	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE	HYDRIC / HYDRIC INCLUSIONS	LOW STRENGTH-LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK - SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES (GdC)	4-6'	60-80	C	NO(1)	YES	C	NO	YES	NO	#0	YES	NO	YES	NO	NO	YES	YES	NO	NO	NO
GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES (GnB)	< 80	@	NO(1)	YES	C/S	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	ND	NO	NO	YES	
HATBORO SILT LOAM, 0 TO 3 PERCENT SLOPES (HaA)	0.7-1.0	< 80	C/D	YES(1)	YES	C/S	NO	NO	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	YES

(1) BASED ON SOIL RESOURCE REPORT FOR SITE

GENERAL NOTES:

1. SOILS SHOWN HEREON ARE AS MAPPED BY THE NATURAL RESOURCES CONSERVATION SERVICES (NRCS) WEBSITE FOR DELAWARE COUNTY.
2. THE SITE FLOWS DRAIN TO AN GULPH CREEK (WWF) WITHIN THE GULPH CREEK WATERSHED. THE WATERS DESIGNATED/EXISTING USES ARE CLASSIFIED BY THE PA CODE CHAPTER 93

SOIL RESOLUTIONS:

WHEN THE ABOVE SOILS LIMITATIONS ARE ENCOUNTERED, UTILIZE THE FOLLOWING SOILS RESOLUTIONS:

- DEPTH TO BEDROCK – WHEN DEPTH TO BEDROCK IS ENCOUNTERED, CONTRACTOR MAY BLAST IF NECESSARY.
- OUTBANKS CAVE – ALL APPLICABLE OSHA STANDARDS AND REGULATIONS WITH REGARD TO UTILITY AND RETAINING WALL CONSTRUCTION MUST BE IMPLEMENTED AT ALL TIMES. LIMIT SLOPES TO 3:1 MAXIMUM.
- CORROSIVE TO CONCRETE/STEEL – ALL UNDERGROUND CONCRETE AND/OR STEEL MATERIALS TO BE BACKFILLED WITH APPROPRIATE MATERIAL WHEN CORROSIVENESS IS LIMITED. FOR BUILDINGS, CONTRACTOR TO COMPLY WITH THE INTERNAL RESIDENTIAL CODE (IRC) BUILDING CODE.
- DROUGHTY – PROVIDE WATER TRUCK FOR IRRIGATION IN NEEDED. WHERE LANDSCAPING IS PROPOSED WITHIN DROUGHTY SOILS, APPLYING COMPOST MAY BE NECESSARY TO HELP INCREASE WATER RETENTION.
- EASILY ERODIBLE – SOILS TO BE STABILIZED WITH APPROPRIATE COVER AND/OR MATTING.
- FLOODING – THIS SOIL LIMITATION IS NOT FOUND ON THE PROJECT SITE. NO RESOLUTION NECESSARY.
- DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE – CARE SHALL BE TAKEN WHEN CONSTRUCTION IMPROVEMENTS IN AREAS SHOWN AS HAVING A HIGH SEASONAL WATER TABLE. ANY SUBSURFACE WATER ENCOUNTERED MUST BE PUMPED AND FILTERED PRIOR TO RELEASE PER THE DETAIL PROVIDED ON THE DETAILS SHEET.
  - DURING CONSTRUCTION – PONDING WATER SHALL BE PUMPED TO SEDIMENT BASIN OR A SEDIMENT FILTER BAG.
  - ROADS – UNDERDRAINS SHALL BE INSTALLED UNDER ROADS TO BE BUILT.
  - TRENCH – DEWATER TRENCHED TO A SEDIMENT FILTER BAG
  - DWELLING WITH BASEMENT – BASEMENTS TO HAVE SUMP PUMPS INSTALLED PER INTERNATIONAL RESIDENTIAL CODE (IRC) BUILDING CODE
- HYDRIC/HYDRIC INCLUSIONS – SEE DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE" ABOVE FOR RESOLUTION.
- LOW STRENGTH/LANDSLIDE PRONE – PRECAUTIONS SHOULD BE TAKEN TO PREVENT SLOPE FAILURES DUE TO IMPROPER CONSTRUCTION PRACTICES, SUCH AS OVER-STEEPENING AND OVERLOADING OF SLOPES, REMOVAL OF LATERAL SUPPORT, AND FAILURE TO PREVENT SATURATION OF SLOPES. ROAD FILL MATERIAL MAY NEED TO BE IMPORTED IN AREAS WHERE SOILS HAVE LOW STRENGTH.
- SLOW PERCOLATION – UTILIZE STRUCTURAL BMPS THAT DO NOT REQUIRE INFILTRATION (I.E. AMENDED SOILS, SLOW RELEASE BASIN). NO INFILTRATION BMP'S ARE PROPOSED.
- PIPING – SOILS SHALL BE COMPACTED AROUND THE BASIN BERMS TO ALLEVIATE THE POTENTIAL FOR SOIL PIPING. NO DISTURBANCE IS PROPOSED WITHIN THE EXISTING STREAM EMBANKMENT.
- POOR SOURCE OF TOPSOIL – CONTRACTOR TO SUPPLY TOPSOIL AS NEEDED.
- FROST ACTION – PRECAUTIONS ARE NEEDED TO PREVENT DAMAGE, ESPECIALLY TO ROADWAYS.
- WETNESS – IMPORT OR AMEND SOILS, IF NECESSARY

THIS SHEET FOR EROSION and SEDIMENTATION CONTROL PURPOSES ONLY.

Van Cleef ENGINEERING WITH FOCUS

Bridges/Highways, Construction Inspection, Environmental, Geotechnical, Landscape Architecture, Local/Regional Planning, Municipal Engineering, Site Development, Surveying, Traffic Planning/GIS, Water/Wastewater

REV	DESCRIPTION	AUTH	DATE
1	REVISIONS PER TOWNSHIP ENGINEER REVIEW DATA OF 08/18/26	SDM	08/19/26

SERIAL NO. 20241414468

Before You Dig Anywhere — 811 — Know what's below. Call before you dig. STOP! CALL 1-800-242-1776 — PA ONE CALL SYSTEM, INC.

GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FT

PLAN NOTATION

ONLY THOSE PLANS WHICH CONTAIN A DIGITAL, IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — SEAN DAVID MCGANAHAN — ENGINEER

8/19/26

SEAN DAVID MCGANAHAM — DATE

PENNSYLVANIA PROFESSIONAL ENGINEER NUMBER PE085098

Van Cleef ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
101 NORTH MAIN STREET, DOYLESTOWN, PA 18901
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (215) 345-1876

EROSION AND SEDIMENTATION CONTROL PLAN

FOR

MARY ANN VASBINDER

(516 KING OF PRUSSIA ROAD)

DATE:	AUGUST 6, 2026
SCALE:	1"=20
DESIGNED BY:	JEM
DRAWN BY:	JEM
CHECKED BY:	SDM
JOB NUMBER:	24-01-RAD

PARCEL ID 36-02-01190-00

RADNOR TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA

04 of 05

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 (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. THE OWNER AND/OR CONTRACTOR SHALL COORDINATE WITH THE OFFICIALS OF THE TOWNSHIP AND COUNTY (IF APPLICABLE) THE NEED FOR A PRE-CONSTRUCTION MEETING AT LEAST 7 DAYS PRIOR TO ANY ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING.
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. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE TOWNSHIP OFFICIALS PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. 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.
7. 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.
8. 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 DRAWNGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE OFFICIAL OF THE TOWNSHIP AND THE PROJECT ENGINEER.
10. ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.), AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.
11. 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.
12. 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.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. 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.
15. 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.
16. 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.
17. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
18. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8" OR TO THE DEPTH ENCOUNTERED WITHIN THE SITE PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 8" OF TOPSOIL (OR TO THE DEPTH ENCOUNTERED WITHIN THE SITE, WHICHEVER IS GREATER) IN PLACE PRIOR TO SEEDING AND MULCHING.
19. 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.
20. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 12 INCHES IN THICKNESS.
21. 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.
22. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
23. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
24. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
25. 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.
26. 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.
27. 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.
28. 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 DELAWARE COUNTY CONSERVATION DISTRICT.
29. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS.
30. 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.
31. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
32. 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.
33. UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.
34. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1.
35. THE OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
36. THE O/RP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY RADNOR TOWNSHIP AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.
37. ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER UNDISTURBED AREAS.
38. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
39. EROSION AND SEDIMENT BMPS MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS.
40. DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
41. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% (PERCENT) VEGETATIVE 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.
42. SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.

MAINTENANCE NOTES:

A. SILT FENCE/COMPOST FILTER SOCK
1. SILT FENCE SHOULD BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AS REQUIRED TO KEEP THE FENCE FUNCTIONAL. IN ALL CASES REMOVE DEPOSITS WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.
3. ANY FENCE SECTION WHICH HAS BE UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.
4. ADHERE TO ANY MANUFACTURERS RECOMMENDATIONS FOR REPLACING FILTER FABRIC FENCE DUE TO WEATHERING.

B. COMPOST FILTER SOCK
1. SOCKS SHOULD BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURE'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AS REQUIRED TO KEEP THE SOCK FUNCTIONAL. IN ALL CASES REMOVE DEPOSITS WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE SOCK.
3. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURE'S RECOMMENDATIONS.

C. CONSTRUCTION ENTRANCE
1. THE STRUCTURES THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSION BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING THE ROADWAY WITH WATER IS NOT PERMITTED.

D. ROCK FILTERS
1. ROCK FILTERS WILL BE REMOVED WHEN CLOGGED WITH SEDIMENTS. MATERIALS MUST BE WASHED COMPLETELY FREE OF ALL FOREIGN MATERIALS OR NEW ROCK USED TO REBUILD THE FILTER.

SEEDING SPECIFICATIONS:

TEMPORARY:

SPECIES	ANNUAL RYEGRASS
% PURE LIVE SEED	98%
APPLICATION RATE	87.0 LB/ACRE
FERTILIZER TYPE	COMMERCIAL 10-20-10
FERTILIZER APPL. RATE	1,100 LB/ACRE
LIMING RATE	2 T/ACRE
MULCH TYPE	STRAW
MULCH RATE	3 T/ACRE

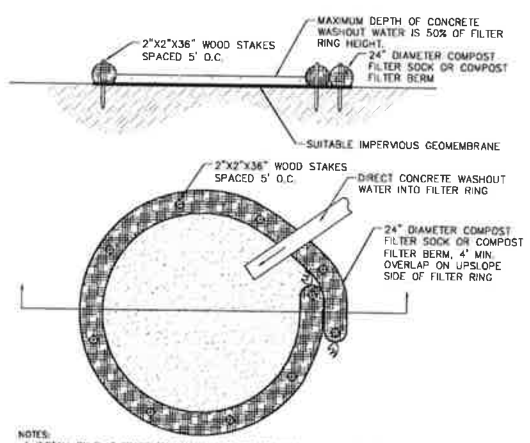
PERMANENT:

SPECIES	KENTUCKY BLUEGRASS / SPREADING FESCUE / PERENNIAL RYEGRASS / CHEWING'S RED FESCUE
% PURE LIVE SEED	98%
APPLICATION RATE	41 / 20 / 14 / 20 LB/ACRE
FERTILIZER TYPE	COMMERCIAL 10-20-10
FERTILIZER APPL. RATE	1,100 LB/ACRE
LIMING RATE	2 T/ACRE
MULCH TYPE	HAY OR STRAW
MULCH RATE	3 T/ACRE
ANCHOR MATERIAL	N/A
ANCHORING METHOD	N/A
RATE OF ANCHOR MATERIAL APPL.	N/A
SEEDING SEASON DATES	APRIL 15 - MAY 30, AUGUST 15 - OCTOBER 15

ANY REMAINING OR EXCESS CONCRETE SHALL BE LIMITED TO THE EQUIVALENT OF ONE (1) STANDARD WHEELBARROW LOAD AND SHALL BE DISPOSED OF WITH PAVER MATERIAL AT RECYCLING PLANT. PROJECT SHALL NOT EXCEED 1 CUBIC YARD OF CONCRETE FOR POOL COLLAR.

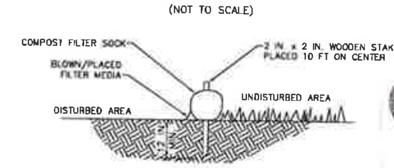
PRE-FABRICATED CONCRETE WASHOUT UNTIL SHALL REMAIN ON SITE DURING ALL CONSTRUCTION PHASES INVOLVING CONCRETE. THE CONTAINER MUST BE INTENDED BY ITS MANUFACTURER FOR USE AS CONCRETE WASHOUT BMP EQUIPMENT AND IS FULLY WATERTIGHT AND APPROPRIATELY SIZED. ACCUMULATED MATERIALS MUST BE PROPERLY RECYCLED WHEN THEY REACH CLEANOUT LEVEL.

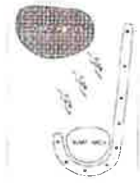
ANY DAMAGES TO THE SIDEWALK/PUBLIC ROADWAY SHALL BE REPAIRED / REPLACED BY THE PROPERTY OWNER AND/OR THE CONTRACTOR IN CONSULT WITH THE TOWNSHIP.

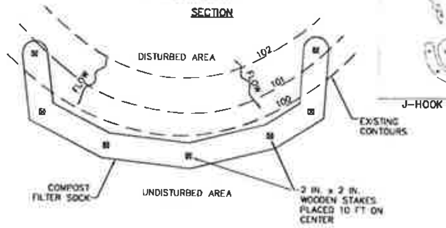


NOTES:
1. INSTALL ON FLAT GRADE (2% MAXIMUM SLOPE) FOR OPTIMAL PERFORMANCE.
2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER FILTER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
3. ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. COMPOST SOCK MUST REMAIN IN CONTINUOUS CONTACT WITH THE GEOMEMBRANE AT ALL LOCATIONS. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
4. ACCUMULATED MATERIALS TO BE REMOVED WHEN THEY REACH 75% CAPACITY.

TYPICAL COMPOST SOCK CONCRETE WASHOUT
(NOT TO SCALE)







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.

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'S SPECIFICATIONS OR 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.

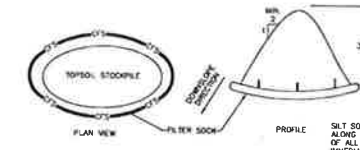
UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

COMPOST FILTER SOCK
(NOT TO SCALE)

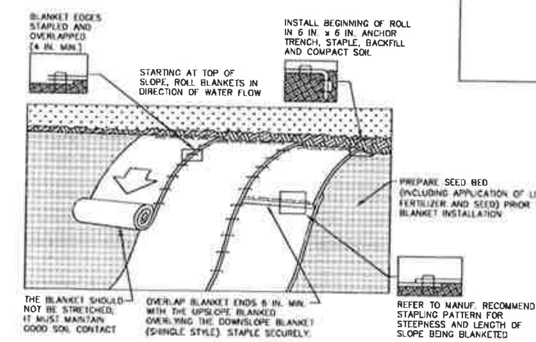
PROJECT CONSTRUCTION WASTES:

1. TREES & SHRUBS - CHIPPED AND REMOVED OFFSITE FOR MULCH.
2. BUILDING MATERIALS - SHALL BE REMOVED AND DISPOSED OF AT PROPER RECYCLING FACILITY AS PER NOTE REQUIREMENTS BELOW:

   ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.), AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.
3. ROCK WASTE - ALL ROCKS THAT ARE SUITABLE FOR LANDSCAPING USES SHALL BE USED ON SITE OR AT ANOTHER FACILITY.
4. SOIL WASTE - ALL EXCAVATED SOIL SHALL BE USED ON SITE, AS FILL MATERIAL WHERE POSSIBLE. ANY EXCESS MATERIAL NOT USED ON SITE MAY ONLY BE DISPOSED AT A FACILITY WITH A VALID EARTH DISTURBANCE AND NPDES PERMIT APPROVED AND WERE ALL BMPS ARE PROPERLY INSTALLED. ALL SEDIMENT REMOVED DURING MAINTENANCE AND CLEANING OF EROSION AND SEDIMENTATION CONTROLS DEVICES WILL BE INCORPORATED INTO THE FINE GRADING UPSTREAM FROM A SEDIMENT CONTROL DEVICE. EXCESS MATERIAL THAT IS REMOVED FROM EROSION AND SEDIMENTATION CONTROL MEASURES AND CANNOT BE INCORPORATED INTO THE FINE GRADING STABILIZATION SHALL BE REMOVED FROM THE SITE AND MAY ONLY BE DISPOSED AT A FACILITY WITH A VALID EARTH DISTURBANCE AND NPDES PERMIT APPROVAL AND WERE ALL BMPS ARE PROPERLY INSTALLED.



TOPSOIL STOCKPILE AREA
(NOT TO SCALE)



NOTES:

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

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

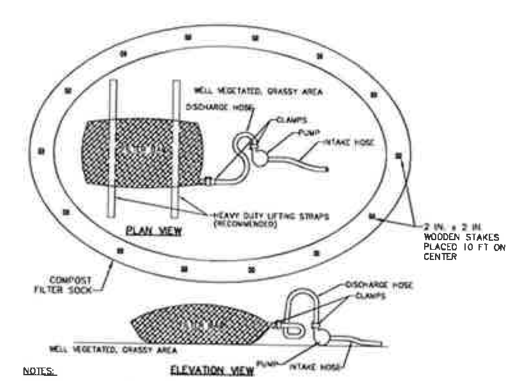
SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

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

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

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

STANDARD CONSTRUCTION DETAIL #11-1
EROSION CONTROL BLANKET INSTALLATION
NOT TO SCALE



NOTES:

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

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

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

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

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

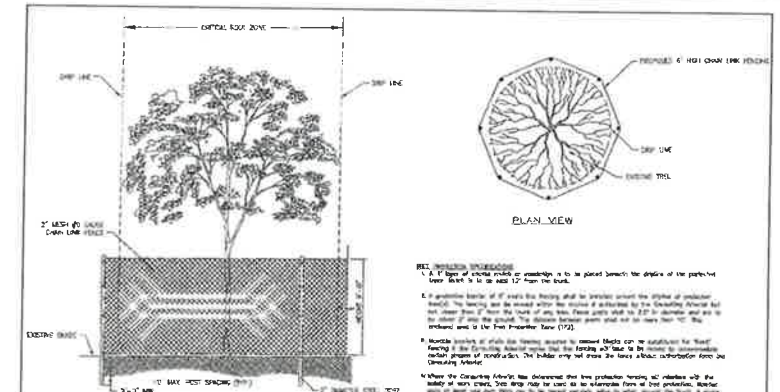
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

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

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

ABACT: THIS SITE FALLS WITHIN AN IMPAIRED STREAM WATERSHED AND THEREFORE REQUIRES FILTER BAG TO BE SURROUNDED BY A COMPOST SOCK RING OR OPERATED IN CONJUNCTION WITH A SUMP PIT.

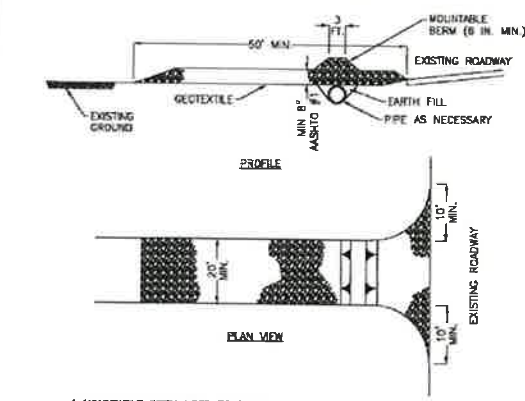
PUMPED WATER FILTER BAG
(NOT TO SCALE)



TREE PROTECTION DETAIL
NO SCALE

ROCKWELL ASSOCIATES, LLC
Arboriculture • Urban Forestry • Horticulture
Consulting • Planning • Management

P.O. Box 542, Ridley Park, PA 19078
Phone (610) 733-7969
Fax (610) 521-0506
www.rockwellconsultants.com



* 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.

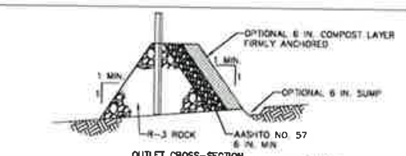
MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

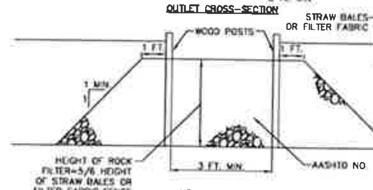
MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE 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
ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE

** ROCK CONSTRUCTION ENTRANCE IS TO BE INSTALLED ONTOP OF EXISTING GRAVEL DRIVEWAY. AS SUCH NO SOIL DISTURBANCE WILL BE PROPOSED AND IT HAS NOT BEEN INCLUDED WITHIN THE LIMIT OF DISTURBANCE FOR THIS PROJECT.

RADNOR TOWNSHIP
APRIL 2014
GANNETT FLEMING





NOTES:

A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

ABACT: THIS SITE FALLS WITHIN AN IMPAIRED STREAM WATERSHED AND THEREFORE, A 6-INCH LAYER OF COMPOST SHALL BE ADDED AND ANCHORED ON TOP OF THE UPSLOPE SIDE OF THE AASHTO #57 STONE. A 6-INCH DEEP SUMP SHALL BE INSTALLED IMMEDIATELY UPSLOPE OF THE ROCK FILTER OUTLET TO PROVIDE ADDITIONAL SEDIMENT REMOVAL CAPACITY.

STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET
(NOT TO SCALE)

Van Cleef
ENGINEERING WITH FOCUS
Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

REV	DESCRIPTION	AUTH	DATE
1	REVISIONS PER TOWNSHIP ENGINEER REVIEW DATED 08/10/26	SDM	08/19/26

SERIAL NO. 20241414468

811 Know what's below. Call before you dig. Before You Dig Anywhere In... PENNSYLVANIA STOP! CALL 1-800-242-1776 TOLL FREE. PA ONE CALL SYSTEM, INC.

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL, IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION, OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

REGISTERED PROFESSIONAL ENGINEER SEAN DAVID MCGANAHAN

8/19/26

SEAN DAVID MCGANAHAN — DATE
PENNSYLVANIA PROFESSIONAL ENGINEER NUMBER [illegible]

Van Cleef
ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (215) 345-1876

CONSTRUCTION DETAILS

FOR

MARY ANN VASBINDER
(516 KING OF PRUSSIA ROAD)

DATE:	AUGUST 6, 2026
SCALE:	NO SCALE
DESIGNED BY:	JEM
DRAWN BY:	JEM
CHECKED BY:	SDM
JOB NUMBER:	24-01-RAD

PARCEL ID 36-02-01190-00

RADNOR TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA

05 of 05

Citizens

RNT PROJECT

SIGN SUBMITTAL PACKAGE

Wayne



GENERAL NOTES & PERMIT TIMES

GC SCOPE

1. Paint building per color plan provided.

2. Patch and paint holes from all sign removals.

3. Ensure power is provided for new illuminated signs.

4. Provide and install Green bollard covers on all existing bollards.

ELECTRICAL ACCESS

It is recommended for Electrician to put all exterior signage on a single circuit with a timer or photo-cell to allow for signs to illuminate at night only.

TABLE OF CONTENTS

PG.	SIGN TYPE, DESCRIPTION, AND SQ. FT.	VARIANCE
	Table of Contents	
	Elevations	
	Site Map	
	Test Fit	
	South Elevation	
	S5 - ICLL-2-30-FH-NTC - Channel Letters, White - Face Illuminated, Halo Green	Variance for height from ground
	East Elevation	
	S8 - ICLL-2-30-FH-NTC - Channel Letters, White - Face Illuminated, Halo Green	Variance for height from ground

AGI

2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - FAX: (757) 430-1297
www.AGI.net

R/C NUMBER:

BRANCH NAME & ADDRESS:
Wayne
363 West Lancaster Ave
Wayne, PA 19087

DESIGNER: CM

CONTACTS

PROJECT MANAGER:
Euretta Hale

CITIZENS BANK PROJECT MANAGER:
Anthony Paone

CITIENS BANK DESIGN MANAGER:
Wissam Joauhari

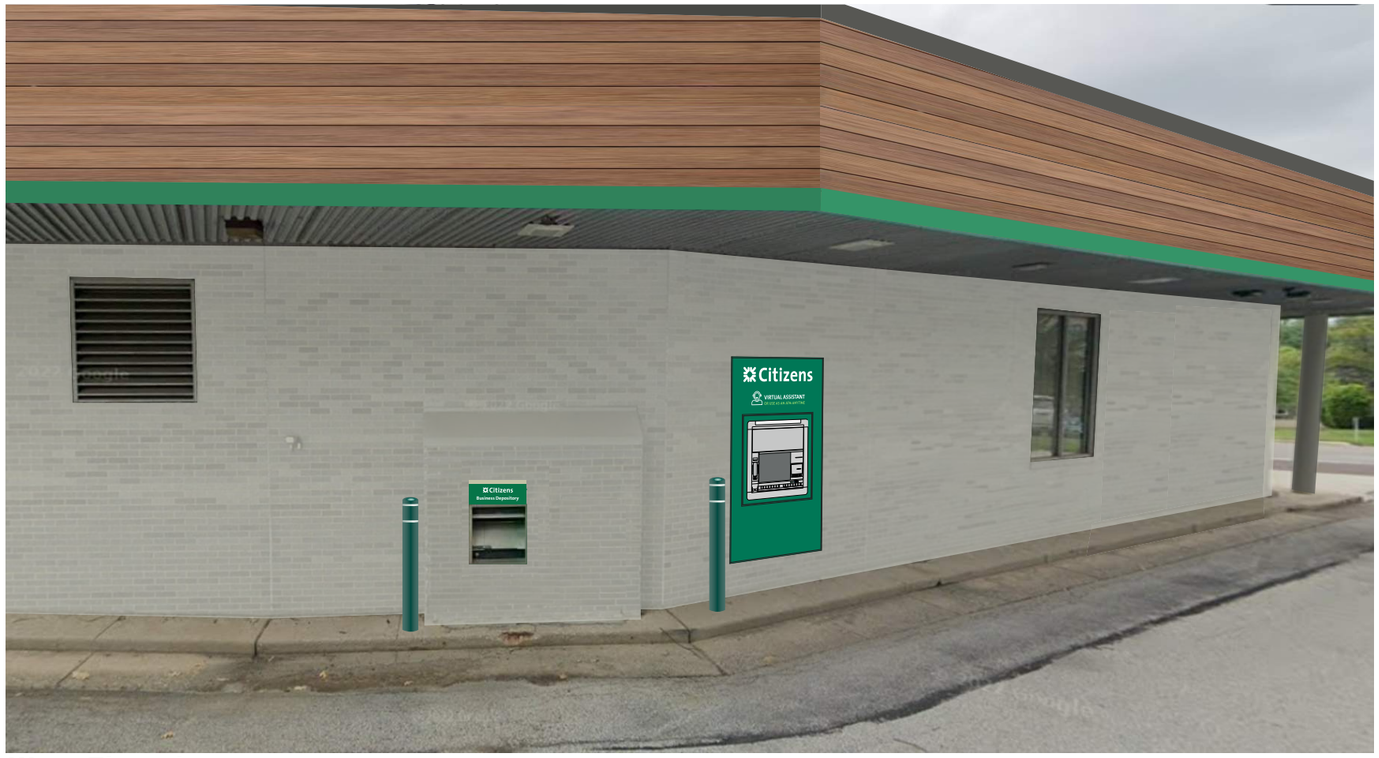
APPROVAL STAMP:

TABLE OF CONTENTS
Note: Dimensions are estimated

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South / East Elevation



West Elevation

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363 West Lancaster Ave
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DESIGNER: CM

CONTACTS

PROJECT MANAGER:
Euretta Hale

CITIZENS BANK PROJECT MANAGER:
Anthony Paone

CITIENS BANK DESIGN MANAGER:
Wissam Joauhari

SITE MAP

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SITE MAP & STREET VIEWS



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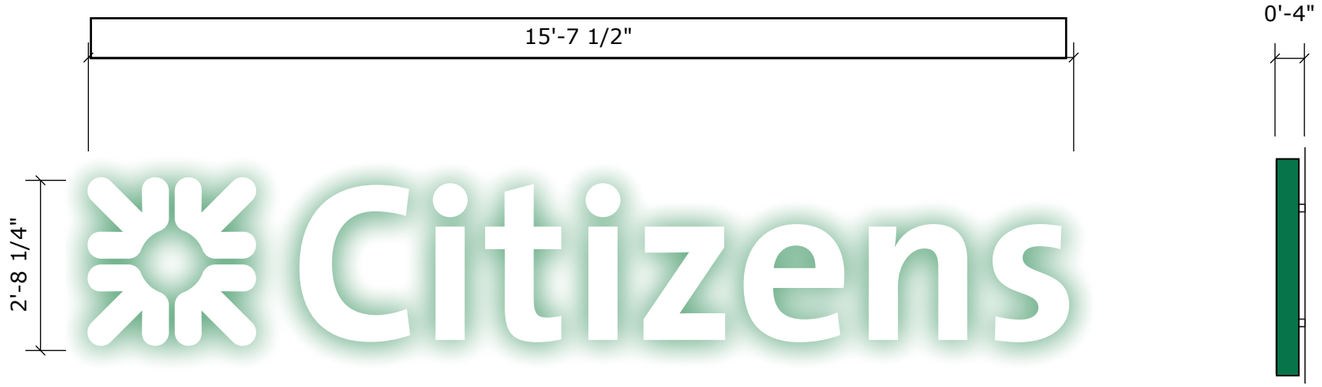
CITIENS BANK DESIGN MANAGER:
Wissam Joauhari

SITE MAP

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South Elevation

S5 - ICLL-2-30-FH-NTC, illuminated white halo green VARIANCE REQUIRED
2’-8 1/4” OAH x 15’-7 1/2” OAW, 41.99 SF
Note: Survey required prior to manufacturing.



Existing



Proposed



AGI
2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - FAX: (757) 430-1297
www.AGI.net

R/C NUMBER:

BRANCH NAME & ADDRESS:
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Anthony Paone

CITIENS BANK DESIGN MANAGER:
Wissam Joauhari

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East Elevation

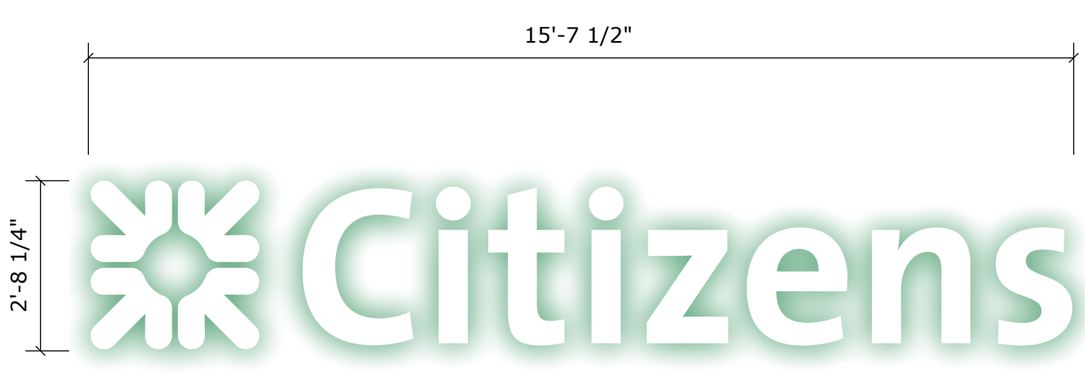
S8 - ICLL-2-30-FH-NTC, illuminated white halo green VARIANCE REQUIRED

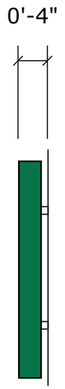
2’-8 1/4” OAH x 15’-7 1/2” OAW41.99sf

Note: Survey required prior to manufacturing

Note: Existing electrical connection to be used - 120v @ 3amps required

Note: Actual height of wood panels TBD. Required for placement and centering. Center within wood panels only.

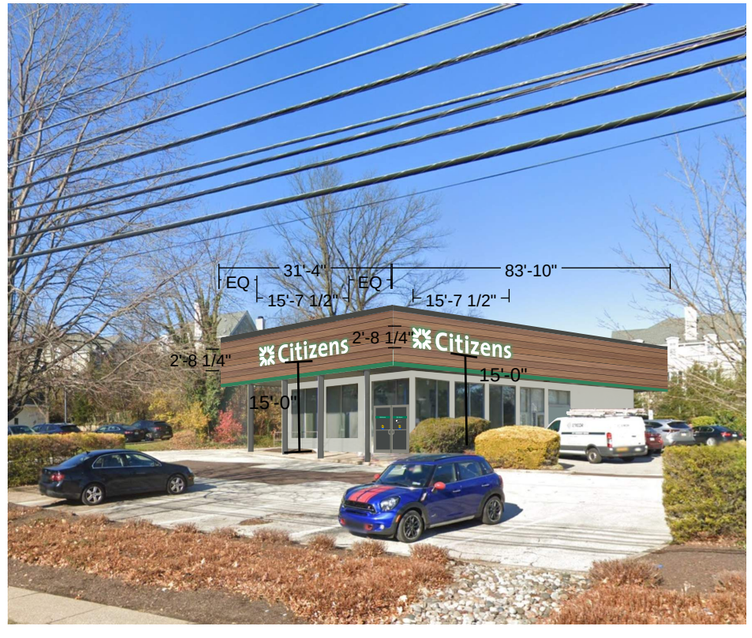




Existing



Proposed



AGI
2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 · FAX: (757) 430-1297
www.AGI.net

R/C NUMBER:

BRANCH NAME & ADDRESS:
Wayne
363 West Lancaster Ave
Wayne, PA 19087

DESIGNER: CM

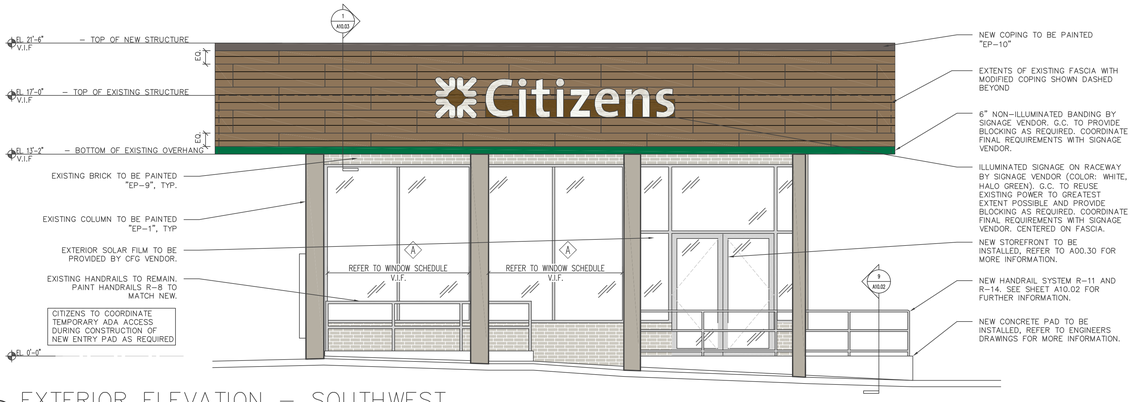
CONTACTS

PROJECT MANAGER:
Euretta Hale

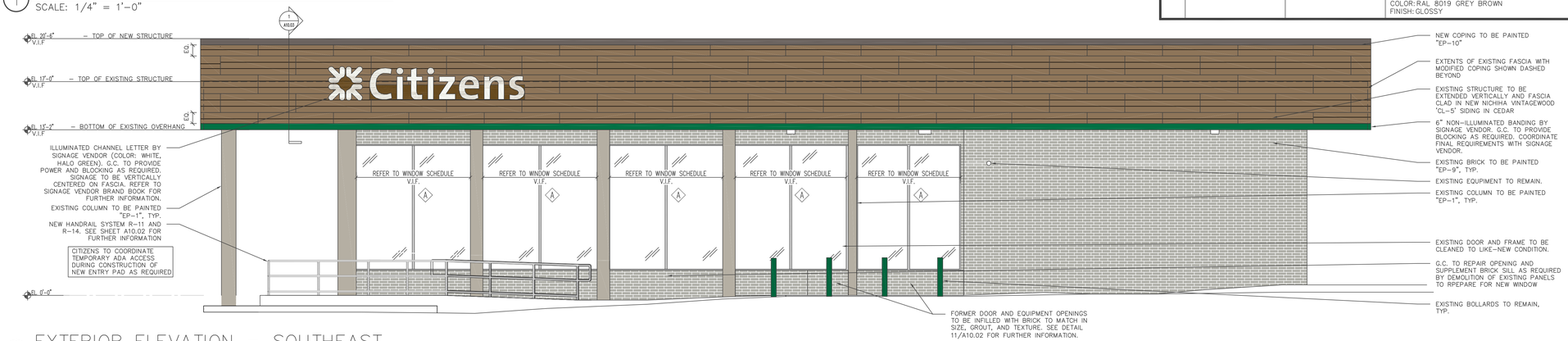
CITIZENS BANK PROJECT MANAGER:
Anthony Paone

CITIENS BANK DESIGN MANAGER:
Wissam Joauhari

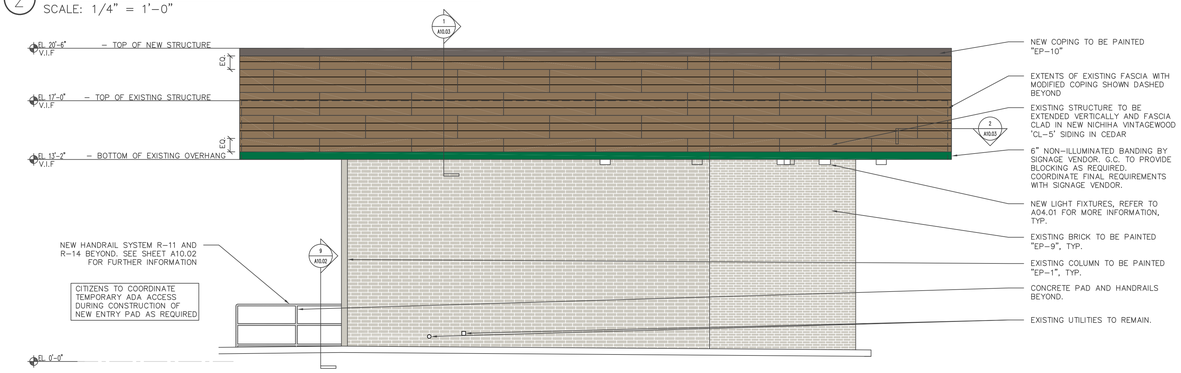
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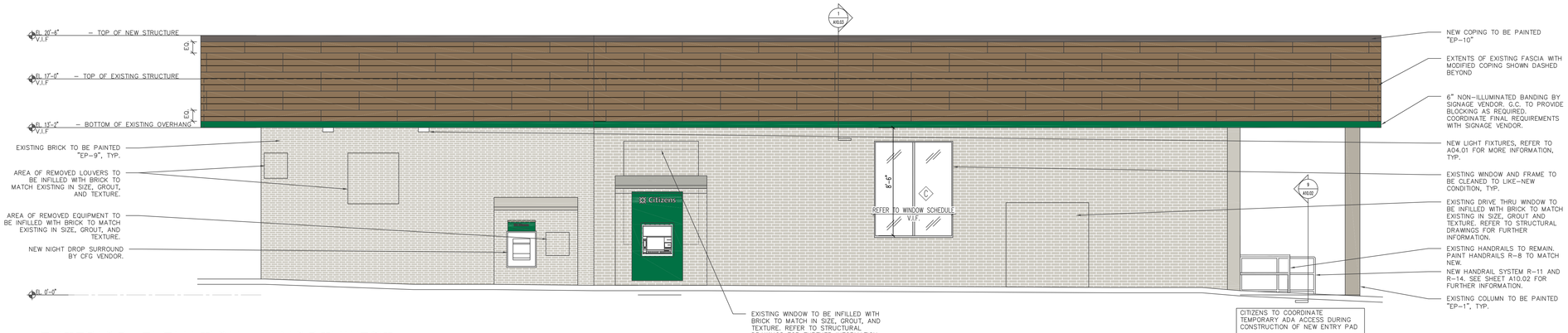
1 EXTERIOR ELEVATION – SOUTHWEST
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION – SOUTHEAST
SCALE: 1/4" = 1'-0"



3 EXTERIOR ELEVATION – NORTHEAST
SCALE: 1/4" = 1'-0"



4 EXTERIOR ELEVATION – NORTHWEST
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

NUMBER	DESCRIPTION	MANUFACTURER	MODEL NO./COLOR/FINISH	REMARKS
PAINT SUFFIX LEGEND: FL = FLAT, SG = SEMI-GLOSS, GL = GLOSS, LA = LACQUER, ST = WOLF GORDON, SCRUBTOUGH				
EP-1	EXTERIOR PAINT	BENJAMIN MOORE	COLOR: PLYMOUTH ROCK # 1543 FINISH: SATIN (631) PRODUCT TYPE: BENJAMIN MOORE AURA EXTERIOR PAINT	•LOCATION: EXTERIOR, FACADE
EP-9	EXTERIOR PAINT	SHERWIN WILLIAMS	COLOR: REPOSE GRAY # SW 7015 FINISH: SATIN (631) PRODUCT TYPE: BENJAMIN MOORE AURA EXTERIOR PAINT	•LOCATION: EXTERIOR, FACADE
EP-10	EXTERIOR PAINT	SHERWIN WILLIAMS	COLOR: URBANE BRONZE # SW 7048 FINISH: TBD, BASED ON SITE CONDITIONS PRODUCT TYPE: BENJAMIN MOORE AURA EXTERIOR PAINT	•LOCATION: EXTERIOR, COPING
CL-5	FIBER CEMENT 'WOOD' CLADDING	NICHIHA	SERIES: VINTAGE WOOD COLOR: CEDAR DIMENSIONS: 17.875"H X 71.5"L X 5/8" THICK	•NOTE: PREFERRED OPTION •INSTALLATION: •LOCATION: EXTERIOR, FACADE
R-8	STEEL RAILING PAINT	RD COATINGS	TYPE: RD-MONOGUARD PRIME COAT: RD-MONOGUARD; 3.0-3.5 MILS DFT. FINISH COAT: RD-MONOGUARD; 3.0-3.5 MILS DFT. COLOR: CAVIAR # SW 6990	•USE ON EXISTING TO REMAIN RAILINGS.
R-11	MODULAR RAILING	SIMPLIFIED BUILDING	MODEL: GUARDRAIL WITH ADA HANDRAIL COLOR:RAL 8019 GREY BROWN FINISH: GLOSSY DIMENSION: 5' L WITH 12" ADA EXTENSIONS	•USE AT NEW LOCATIONS OR LOCATIONS WITH NEW SITEWORK. •TUBING SHOULD BE CUT TO SIZE BASED ON FIELD CONDITIONS. BUILT WITH KEE KLAMP FITTINGS.
R-14	MODULAR RAILING	SIMPLIFIED BUILDING	MODEL: CUSTOM ANGLED PICKET PANEL COLOR:RAL 8019 GREY BROWN FINISH: GLOSSY	•USE AT NEW LOCATIONS OR LOCATIONS WITH NEW SITEWORK.

HLS ARCHITECTURE + INTERIOR DESIGN

Hellyer Lewis Smith, Inc.
211 South 12th Street
Philadelphia, PA 19107
215.922.7066

THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS ON SITE AND CONFIRM SUCH DIMENSIONS AGAINST ACTUAL SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK AND RELATED TRADES, AND SHALL NOTIFY THE ARCHITECT OF ANY INTERFERENCE OF MECHANICAL, ELECTRICAL, OR PLUMBING WORK WITH THE ARCHITECTURAL WORK AND OF ANY CONFLICTS OR DISCREPANCIES IN DIMENSIONS AGAINST ON SITE CONDITIONS PRIOR TO PROCEEDING WITH THE WORK OR PROCUREMENT OF MATERIALS.

Project:

Citizens

Wayne Branch
363 West Lancaster Ave
Wayne, PA 19087

Project No: 073.20

Drawn by:	MK/RE
Checked by:	KR/KS
Approved by:	HL

Client Approval:	Date:
Issued for DD Review	07/20/23
Issued for CD Review	10/18/23
Issued for DD Review	10/15/25
Issued for CD Review	11/26/25
Issued for Bid:	12/16/25
Issued for Permit:	03/24/26

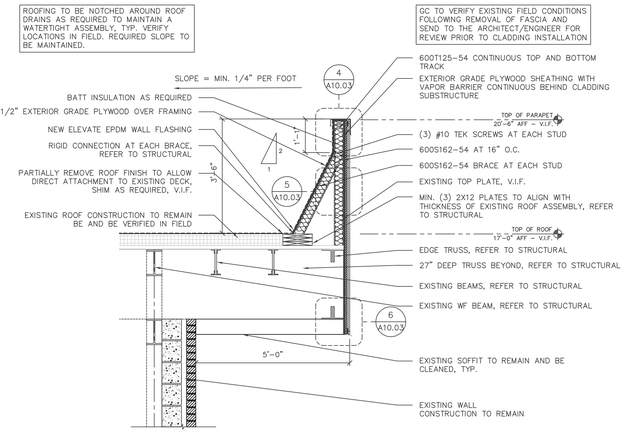
No.	Date	Revision
	12/20/23	Revision 1

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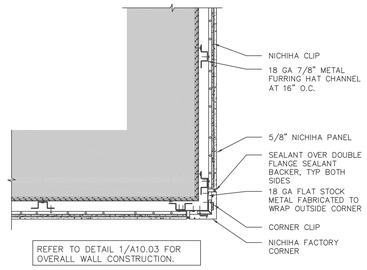
Drawing:

New Exterior Elevations

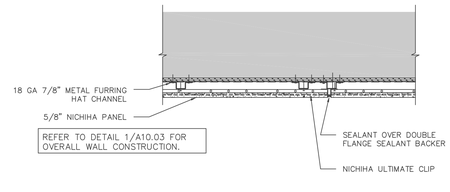
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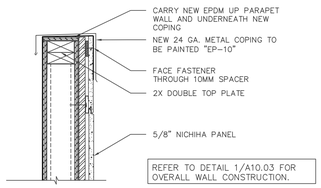
1 EXTERIOR PARAPET SECTION DETAIL
SCALE: 1/2" = 1'-0"



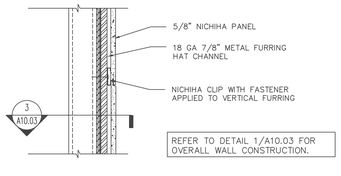
2 TYPICAL PANEL DETAIL AT 90 DEGREE CORNER CONDITION
SCALE: 1-1/2" = 1'-0"



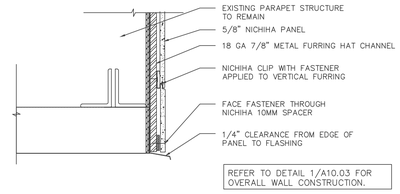
3 TYPICAL PANEL SECTION AT VERTICAL JOINT
SCALE: 1-1/2" = 1'-0"



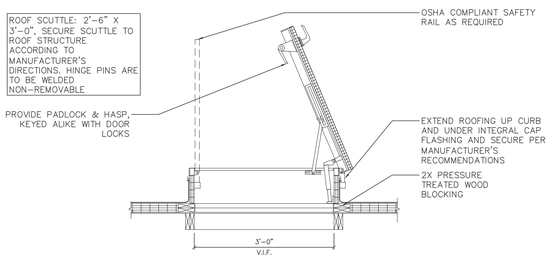
4 TYPICAL PANEL SECTION AT COPING
SCALE: 1-1/2" = 1'-0"



5 TYPICAL PANEL SECTION AT HORIZONTAL JOINT
SCALE: 1-1/2" = 1'-0"



6 TYPICAL PANEL SECTION AT OVERHANG
SCALE: 1-1/2" = 1'-0"



7 ROOF HATCH DETAIL
SCALE: 3/4" = 1'-0"

HLS
ARCHITECTURE + INTERIOR DESIGN

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Philadelphia, PA 19107
215.922.7066

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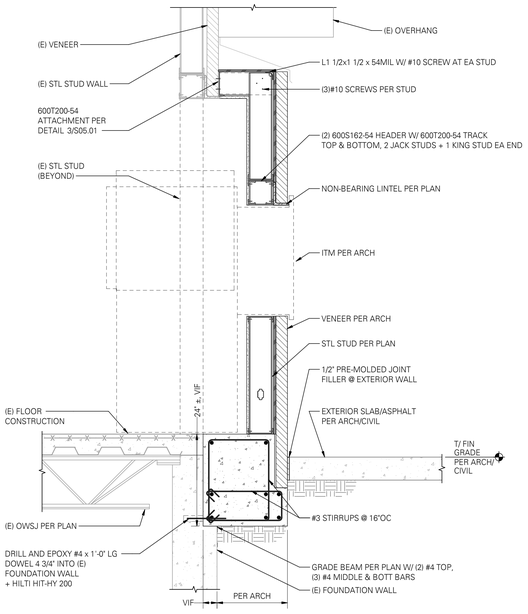
No.	Date	Revision
	01/13/26	Roof Sketch

Scale: 1/4" = 1'-0"

Drawing:

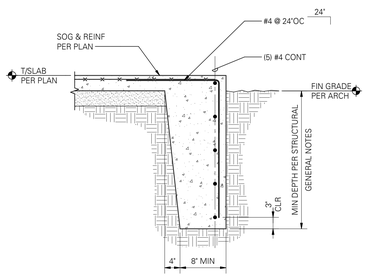
Exterior Sections and Details

No. A10.03



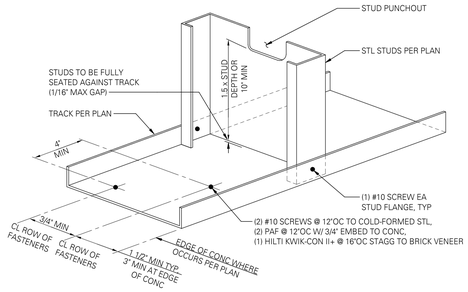
1 SECTION

SCALE: 3/4" = 1'-0"



2 TYPICAL TURNED DOWN SLAB FOOTING

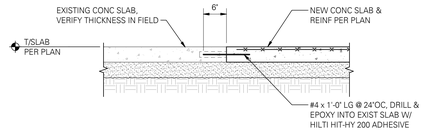
SCALE: 3/4" = 1'-0" (032203-MID)



NOTE:
THIS DETAIL APPLIES TO TOP AND BOTTOM TRACKS OF ALL STRUCTURAL STEEL STUD WALLS UNO. (AT NON-STRUCTURAL WALLS, USE TOP DEFLECTION TRACK.

3 TYPICAL TOP AND BOTTOM TRACK DETAIL

SCALE: 1" = 1'-0" (07000)



4 TYPICAL SLAB ON GRADE INFILL DETAIL

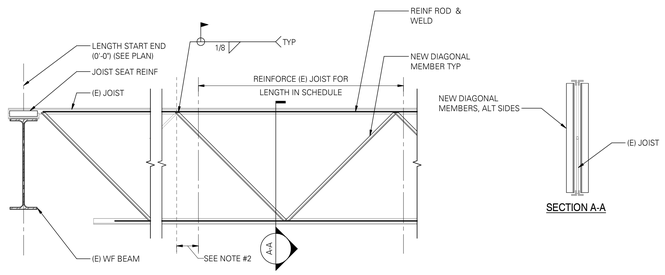
SCALE: 3/4" = 1'-0" (03370-MID)

TYPICAL JOIST REINFORCING

MARK	REINFORCING STEEL			W	SPCG.	DIAGONAL MEMBER	
	SIZE	LENGTH*	LOCATION**			SIZE	LENGTH
MK-1	-	-	-	-	-	L2x2x1/4	0'-0" TO 0'-3"
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-

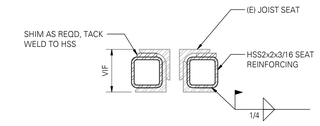
'*' INDICATES PORTION OF JOIST SPAN WHICH REQUIRES REINFORCING MEMBERS, SEE PLAN FOR (0'-0")
'**' INDICATES T-TOP, B-BOTTOM, NS-1 SIDE, BS-2 SIDES.

NOTES:
1. SHORE EXISTING JOISTS DURING REINFORCING PROCESS.
2. CONTINUE DIAGONAL REINF TO NEXT PANEL POINT PAST REINF LENGTH.



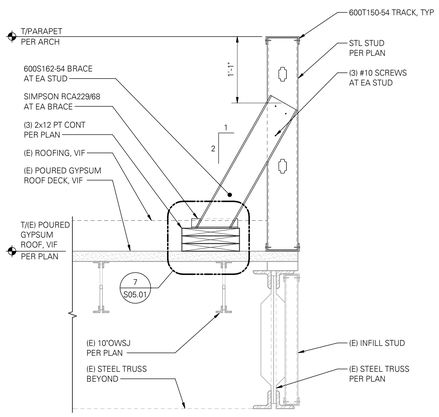
5 TYPICAL JOIST REINFORCING

SCALE: 3/4" = 1'-0" (FRM-SRS-4_M_MID)



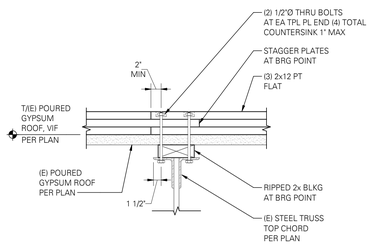
6 TYPICAL JOIST SEAT REINFORCING DETAIL

SCALE: 3" = 1'-0"



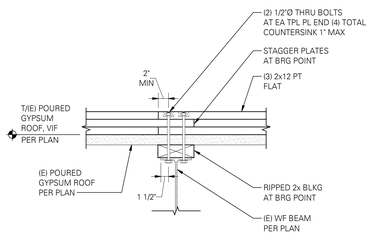
8 SECTION

SCALE: 1" = 1'-0"



7 TYP PL ATTACHMENT AT STEEL TRUSS CHORD

SCALE: 1" = 1'-0"



10 TYP PL ATTACHMENT AT WF BEAM

SCALE: 1" = 1'-0"

HLS
ARCHITECTURE
INTERIOR DESIGN

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215.922.7066

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Project:

Citizens

Wayne Branch
363 West Lancaster Ave
Wayne, PA 19807

Project No: 073.20

Drawn by:	CAD
Checked by:	CSU
Approved by:	CSU

Client Approval:	Date:
Issued for CD Review	11/26/25

Issued for Permit: 11/09/23

No.	Date	Revision

Scale: As indicated

Drawing:

FRAMING DETAILS

No. S05.01

DCI ENGINEER
2 Mill Road, Suite 100
Wilmington, Delaware 19806
P: (302) 252-9200 www.dci-engineers.com
CIVIL / STRUCTURAL

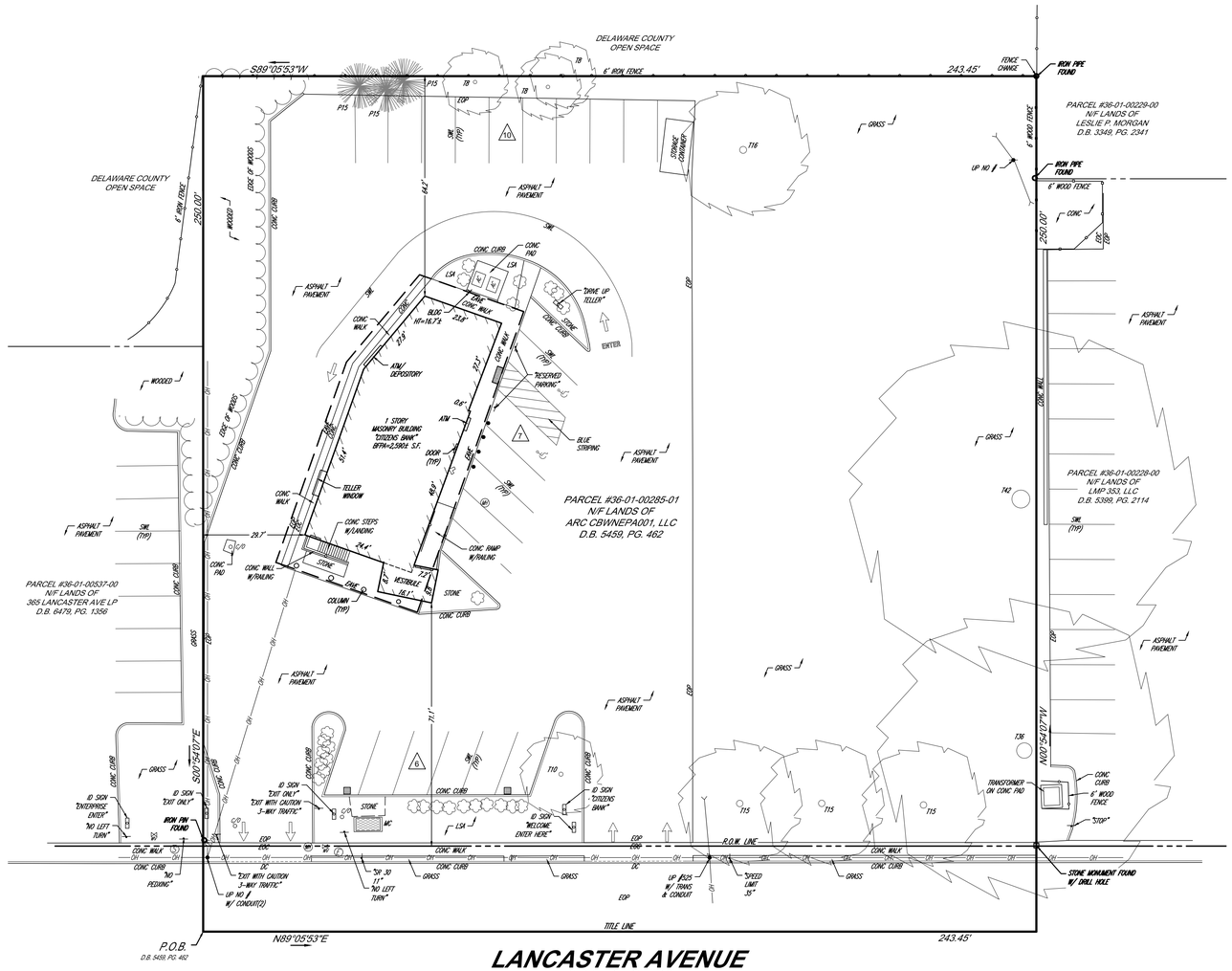
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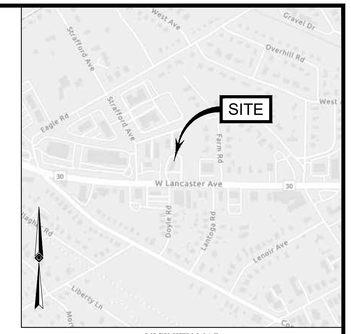
FOR PERMIT
The Contractor shall not use these drawings for construction until Contractor receives written approval for use in construction by the authority having jurisdiction and DCI Engineers.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
STEVEN T. KRUMENACKER
ENGINEER
PE053074E

DCI PROJECT: 23181-0193
CONTACT: C. ULRICH

PASPCS NAD83 (2011) SOUTH ZONE





VICINITY MAP
© 2022 ESRI WORLD LIGHT GRAY CANVAS
(NOT TO SCALE)

NOTES:

1. PROPERTY KNOWN AS PARCEL #36-01-00285-01 AS IDENTIFIED ON THE TAX MAP OF RADNOR TOWNSHIP, DELAWARE COUNTY, COMMONWEALTH OF PENNSYLVANIA.
2. AREA: (TO TITLE LINE) = 60,863 SQUARE FEET OR 1.397 ACRES.
   (TO R.O.W. LINE) = 54,776 SQUARE FEET OR 1.257 ACRES.
3. THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGIN, UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ANY OR ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. (THE SURVEYOR), INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON. CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS IMPORTANT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO CONVEYANCE AND THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. BOUNDARY AND EASEMENT LINES ARE BASED UPON AVAILABLE DOCUMENTATION AT THE TIME OF SURVEY AND ARE SUBJECT TO SAID TITLE REPORT.

   THIS SURVEY DOES NOT ADDRESS OWNERSHIP AND POSSIBLE RIGHTS OF ADJOINING PROPERTIES.

   THIS SURVEY IS THE OPINION OF THE SURVEYOR AND IS NOT A LEGAL DECISION REGARDING PROPERTY BOUNDARY OR RIGHTS.
6. EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.), PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
9. ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
10. THIS SURVEY WAS PREPARED FOR THE CLIENT, HELLYER LEWIS SMITH, INC., AND INTENDED ONLY FOR THE USE BY THE CLIENT AS CONTRACTED FOR THE PROJECT AND THE PURPOSE ORIGINALLY INTENDED. NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED HEREON SHALL RELY ON IT FOR ANY PURPOSE.
11. THERE ARE A TOTAL OF (23) DESIGNATED PARKING SPACES, INCLUDING (2) HANDICAP SPACES.
12. BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.
13. PROPERTY CORNERS FOUND ARE FLUSH WITH GROUND UNLESS NOTED.

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF RADNOR TOWNSHIP, DELAWARE COUNTY, COMMONWEALTH OF PENNSYLVANIA, MAP ID: 013.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, DELAWARE COUNTY, PENNSYLVANIA, (ALL JURISDICTIONS), PANEL 17 OF 250", MAP NUMBER 42045C0017F, REVISED DATE: NOV. 18, 2009.

LEGEND

- OVERHEAD WIRES
- FIRE DEPARTMENT CONNECTION (F.D.C.)
- WATER VALVE
- ELECTRIC MANHOLE
- UNKNOWN MANHOLE
- SANITARY/SEWER MANHOLE
- CATCH BASINS
- CLEAN OUT
- GUY WIRE
- UTILITY POLE
- PAINTED HANDICAPPED
- PAINTED ARROWS
- DETECTABLE WARNING PAD
- METAL COVERS
- SIGN
- BOLLARD
- DECIDUOUS TREE & TRUNK SIZE
- CONIFEROUS TREE & TRUNK SIZE
- SHRUBS
- PARKING SPACE COUNT
- BFFH BUILDING FOOTPRINT AREA
- BLDG BUILDING
- CLF CHAIN LINK FENCE
- EOC EDGE OF CONC.
- EOP EDGE OF PAVEMENT
- HT HEIGHT
- LSA LANDSCAPED AREA
- MC METAL COVER
- SW SOLID WHITE LINE
- TYP TYPICAL

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GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

THIS IS TO CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS SEALED WITH RED INK OR PDF WITH DIGITAL SEAL

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GREGORY J. GRESS — LAND SURVEYOR — No.SU075275

08-12-2026
DATE

GREGORY J. GRESS
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #SU075275

FIELD DATE	07-23-2026
FIELD BOOK NO.	0525-09
FIELD BOOK PG.	54
FIELD CREW	C.K.
DRAWN:	P.V.
REVIEWED:	M.C.B.
APPROVED:	G.J.G.
DATE	08-12-2026
SCALE	1" = 20'
FILE NO.	02-260243-00
SHEET	1 OF 1

BOUNDARY & LOCATION SURVEY
HELLYER LEWIS SMITH, INC.
363 WEST LANCASTER AVENUE
PARCEL #36-01-00285-01
RADNOR TOWNSHIP, DELAWARE COUNTY
COMMONWEALTH OF PENNSYLVANIA

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NEW BRITAIN CORPORATE CENTER
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