BOARD OF COMMISSIONERS
AGENDA
Monday, October 26, 2026 – 6:30 PM

Radnorshire Room

Call to Order

Pledge of Allegiance

Notice of Executive Session

Presentations

Presentation of the Township Manager's DRAFT Preliminary 2027 Operating and Capital Budget

1. Public Participation
2. Consent Agenda - Public Comment

2.A. Motion to Approve the Minutes of the September 28, 2026 and October 12, 2026 Board of Commissioners Meetings.

Meeting Minutes September 28 2026 BOC Meeting.pdf
Meeting Minutes October 12 2026 BOC Meeting.pdf

2.B. Chief Monthly Report - October 2026

Chief Monthly Report October 2026.pdf

2.C. Staff Traffic Committee Meeting Minutes - September 16, 2026

Staff Traffic Committee Meeting Minutes September 16 2026.pdf.pdf

2.D. HARB 2026-26 421- St Davids Rd Whole house reno, south (front) addition and porch, new windows and siding

HARB 2026-26 Cert of Approp 421 St Davids.pdf

2.E. HARB 2026-27 - 212 Poplar Ave Remodel rear deck

HARB 2026-27 Cert of Approp 212 Poplar.pdf

2.F. HARB 2026-28 - 316 N Wayne Ave -New addition with screened in porch, deck in rear of house

HARB 2026 28 Cert of Approp 316 N Wayne.pdf

2.G. HARB 2026-29 - 319 Louella Ave- Interior Reno & Pool house, enclose existing porch

HARB 2026 29 Cert of Approp 319 Louella Ave.pdf

2.H. HARB 2026-30 - 128 W Wayne Ave Extending 3rd floor over existing 2nd floor

HARB 2026-30 Cert of Approp 128 W Wayne.pdf

2.I. Resolution 2026-125 - Authorizing the Execution of a Comprehensive Separation Agreement and General Release with Sergeant Anthony Radico

2022-125 - Radico Discharge Resolution -- October 26, 2026.pdf

2.J. Resolution 2026-122 - Authorization to approve the purchase of two (2) 1.92TB SSD drives to expand the existing Radnor Township Server storage capacity, in the amount of $11,448.50

2026-122 -- Authorizing the Purchase of Two SSD to Expand the existing Server Storage -- Resolution -- October 26, 2026.pdf

2.K. Resolution 2026-118 - Approving the hiring of Havertown Carpet Company to recarpet the police department, consistent with the health and safety guidelines provided by the Board of Health, at a total cost of $21,302 to be paid from the 2024 Facilities Bond.

Mohawk EcoFlex_Specs.pdf
Radnor PD_New Carpet Tile Proposal.pdf
carpet Resolution.pdf
enviromental info.pdf

2.L. Resolution 2026-126 - Approving the hiring of Certa Pro Painters of Downingtown and West Chester for the painting of police areas and the Radnorshire Room at a cost of $15,288.78 to be paid from the 2024 Facilities Bond.

paint Resolution.pdf

2.M. Motion approving the Business Tax Settlement 2026-BPT-04 ***(added by motion during the meeting)***

BPT Settlement Agreement 2026-BPT-04 -- Legislative Summary -- October 26, 2026.pdf

3. Business Agenda

3.A. Consideration of Connelly Center Preliminary Land Development Plan

1522 Connelly Center Expansion Finalized review.pdf
Connelly_Addition - Revised LD documents_Cover Letter - 11Apr2025.pdf
GF Connelly Center BOC 1.pdf
2025-04-22 Prelim-Final LD Review 2.pdf
2025-04-11 - Amended LD Plans.pdf

3.B. Resolution 2026-121- Requested Waiver of Land Development for 275 South Ithan Avenue, Agnes Irwin School

Narritive.pdf
Plans.pdf
AIS_275SITHAN_DEED.pdf
Approval Resolution - Waiver Request ESA 10.22.26.pdf

3.C. Ordinance 2026-23- ***Adoption*** - General Obligation Bonds not to Exceed $10 Million (Bank Qualified) for Stormwater Capital Improvement Projects.

SWM Project Report.pdf
SWM Financing Analysis.pdf
Radnor 2026 Bonds - Debt Ordinance 2026-23_(New Money).pdf

3.D. Ordinance 2026-22 - ***Adoption*** - Approving a three-year lease for PAISBOA for a portion of the Radnor Township Municipal Building, consisting of approximately 1,500 square feet.

Ordinance 2026-22 PAISBOA Lease Renewal (002).pdf
PAISBOA Lease Renewal -- 9.25.26.pdf
JBR to Law Library 10.13.26.pdf
JBR to Delco 10.13.26.pdf
Legal Notice (PAISBOA) as sent to Delco 10.13.26.pdf

3.E. Ordinance 2026-24– ***Introduction*** – Amending The Township Zoning Ordinance regarding Conditional Use Standards and Data Center Regulations

Data Center Amendment 10.5.26.pdf

3.F. Resolution 2026-120 - Appointment of Radnor Township Stormwater Authority Members

Resolution (RTSA) 2026-120.pdf

3.G. Resolution 2026-124 - Award to the Recipients of the 2027 Radnor Township Community Grant in the Total Amount of $100,000 funded by the General Fund in the 2027 Budget.

2026-124 -- Authorizing Community Grant Awards -- Resolution -- October 26, 2026.pdf

4. Reports of Board Liaisons
5. New Business
6. Old Business
7. Public Participation
8. Adjournment

Radnor Township

PROPOSED LEGISLATION

DATE:	October 26, 2026
TO:	Board of Commissioners
CC:	William White, Township Manager
FROM:	Peggy Hagan, Executive Assistant to the Township Manager
LEGISLATION:	Motion to Approve the Minutes of the September 28, 2026 and October 12, 2026 Board of Commissioners Meetings.

LEGISLATIVE HISTORY: As provided by the Home Rule Charter, the voters of Radnor give legislative and executive authority to a Board of Commissions. The board is Radnor's governing body. Meeting minutes are kept as an official record of what actions were taken and motions passed.

PURPOSE AND EXPLANATION: Meeting Minutes are kept as an official record of what actions were taken and motions passed.

IMPLEMENTATION SCHEDULE: After approval the Minutes will be posted on the Township Website and filed with official documents in the Township Building.

FISCAL IMPACT: None

RECOMMENDED ACTION: Approve Meeting Minutes for the September 28, 2026 Board of Commissioners Meeting.

ATTACHMENTS:

Meeting Minutes September 28 2026 BOC Meeting.pdf
Meeting Minutes October 12 2026 BOC Meeting.pdf

TOWNSHIP OF RADNOR
Minutes of the Meeting of September 28, 2026

The Radnor Township Board of Commissioners met at approximately 6:51 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

Commissioners Present: *Jim Riley, Maggy Myers, Jack Larkin, Catherine H Agnew, Howard Childs, Moira Mulroney, James Coates*

Commissioners Absent: *None*

Also Present: *John Rice, Township Solicitor, William White, Township Manager, Peggy Hagan, Executive Assistant to the Township Manager, Amy Lacey, Assistant Finance Director, Jim Smith, Radnor Fire and EMS Chief, Rob Armstrong, Treasurer, Steve Norcini, PE, Township Engineer, Tammy Cohen, Parks and Recreation Director, Rick Foster, Jr., Public Works Director, Steve Giancristoforo, IT Coordinator, Christopher Flanagan, Police Superintendent*

Call to Order

President Riley called the meeting to order at 6:51 pm.

Pledge of Allegiance

President Riley led the Assembly in the Pledge of Allegiance.

Notice of Executive Session

President Riley gave notice of an Executive Session held on September 28, 2026, to discuss legal issues and real estate matters.

Presentations

Willows Park Preserve Bi-Annual Update

BiAnnual BOC Presentation September 2026.pdf

Will Nord, Executive Director, began the presentation speaking on, the mission statement, core values, what's been going on in the last 6 months, summer and community highlights, mansion improvements & investments, and upcoming projects. Debbie McCabe, Treasurer, presented income statement highlights - contributions, program revenue, non-operating other, and grants. She also presented expenses,

renovation, restoration & Maintenance, public programming, events & Mansion usage, management & general, fundraising and assets and liabilities. There was discussion among Commissioners, Ms. McCabe, and Mr. Nord including moving music inside has not impacted bookings.

Presentation: Archer Buchanon on the Creutzberg Center Architectural Cost Proposal

Steve Norcini, Township Engineer, introduced Doug Hertzenberg and Travis Krum of Archer Buchanon who then presented their Creutzberg Center Architectural Cost Proposal including, their history with the building - designing for past projects, they specialize in residential and adaptive reuse of historical buildings, they designed plans for fundraising which included a pavilion and addition to the building for stair and elevator access to all floors, the current presentation is for renovation to go along with the RACP funding, three main issues - water infiltration from the roof, front porch is deteriorated, and accessibility, fire suppression does exist for all floors, keep all programing within the existing footprint and hopefully get the third floor usable, evaluate and redo mechanical systems, presented value proposal sheet, fees are based on - cost of construction (percentage basis), what project will warrant from scope, historical data, estimated construction cost based on current value, estimate of $4,000,000 for interior and exterior renovation and does not include addition or structural movement.

There was discussion among Commissioners, Mr. Hertzenberg, and Staff including, when prior plans were made were they contemplating needing more space than the third floor would allow, third floor life safety issue, elevator genesis of addition plan, may use third floor for administrative offices to give more space for classes on the first and second floor, this proposal is not contemplating an elevator, cost of planning is $400,000 which does not include any construction - just planning, some of the work does not need expertise to plan but some does, concern on cost, cost for as built plans - are they necessary if gutting the interior and with history of planning for the building haven't they done some of the work already, as builts for mechanical, electric, and plumbing are necessary and have never been surveyed before, todays software is a 3D modeling software which offers more useful files for future, $400,000 is ten percent of projected build cost which is paying a percentage not actual cost, number fell into percentage when scope of work was reviewed, cost will increase with unanticipated issues, no access to upper floors for those who cannot use steps, no elevator currently, electrical service is hanging wires needs to be addressed, new electric service to mitigate potential future problems, major goal of center to put an elevator in the building, funding mechanism - RACP grant awarded solely for interior renovations for $800,000 with a match, and this proposal would be funded by the Township to see where to start and where we have to go, roof and porch could not be covered by RACP funding, RACP expiration can be extended if needed, 2024 facility bonds would be utilized to pay for design proposal and construction cost would have to come from future funding plan.

1) Public Participation

None

2) *Consent Agenda - Public Comment*

President Riley asked if any Commissioner(s) or Member(s) of the Public wanted to pull any item(s) from the Consent Agenda, Commissioner Agnew asked for items 2. D) and 2. E) to be pulled.

2.D *Resolution 2026-109 - Approving the renewal of the CODY Records Management System subscription for use by the Radnor Township Police Department for the term starting 12/1/2026 through 11/30/2027 at a cost of $26,012, as included in the 2026 departmental capital budget.*

Cover Page
Resolution (CODY) 2026 (revised) pdf.pdf
Cody - Radnor Twp Police Dept-invoice-13364.pdf

Commissioner Agnew spoke on the purchase of CODY by Tyler who has had issues with cloud service, her concern is protection of police data. Superintendent Flanagan introduced Steve Giancristoforo, IT Coordinator, to speak on her concerns. Mr. Giancristoforo noted that CODY will remain their own entity and will keep data in a secure environment approved by State and Federal Government. Commissioner Agnew asked if companies are asked if they have been bought, Mr. Giancristoforo noted those questions are asked and an intense deep dive into the company is done by a committee of four (4). He is satisfied with CODY. He also noted the cost covers the migration of archived data to Pathfinder, software, programming and support, and cloud storage.

Public Comment
None

Vice President Myers made a motion to approve Resolution 2026-109 - Approving the renewal of the CODY Records Management System subscription for use by the Radnor Township Police Department for the term starting 12/1/2026 through 11/30/2027 at a cost of $26,012, as included in the 2026 departmental capital budget, seconded by Commissioner Agnew.

approve Motion carried 7 - 0

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

2.E *Resolution 2026-110 - Approving the renewal agreement with PowerDMS for licensing that includes subscription fees, training, and ongoing support for a term beginning 11/2/2026 through 11/1/2027, at a cost of $11,332.33, as budgeted in the 2026 departmental capital budget.*

Cover Page

Resolution (PowerDMS) 2026 revised pdf.pdf
Invoice for Radnor Township Police Department (PA) - INV-167676 - 2026-09-04.pdf

Public Comment
None

Vice President Myers made a motion to approve Resolution 2026-110 - Approving the renewal agreement with PowerDMS for licensing that includes subscription fees, training, and ongoing support for a term beginning 11/2/2026 through 11/1/2027, at a cost of $11,332.33, as budgeted in the 2026 departmental capital budget, seconded by Commissioner Agnew.

approve Motion carried 7 - 0

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

Public Comment
None

2.A *Motion to Approve the Minutes of the September 14, 2026 Board of Commissioners Meeting.*

Cover Page
Meeting Minutes September 14, 2026 BOC Meeting.pdf

2.B *Chief Monthly Report - August 2026*

Cover Page
CHIEF MONTHLY REPORT SEPTEMBER 2026.pdf

2.C *Staff Traffic Committee Meeting Minutes - August 19, 2026*

Cover Page
Staff Traffic Committee Meeting Minutes August 19, 2026.pdf

Vice President Myers made a motion to approve the balance Consent Agenda items 2.A, 2.B, and 2.C, seconded by Commissioner Mulroney.

approve Motion carried 7 - 0

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

NOES: None

3) *Business Agenda*

3.A *Appointments to the Board of Health*

Steve Comess - Partial Term ending December 31 2028

Diana Pope - Partial Term ending December 31, 2027

Brady Tierney - Partial Term ending December 31, 2029

Cover Page

Public Comment
None

Vice President Myers made a motion to approve the following appointments to the Board of Health, Steve Comess - Partial Term ending December 31 2028, Diana Pope - Partial Term ending December 31, 2027, Brady Tierney - Partial Term ending December 31, 2029, seconded by Commissioner Coates.

approve Motion carried 7 - 0

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

3.B *Villanova University Connelly Center: Discussion and Presentation*

1522 Connelly Center Expansion Finalized review.pdf
Connelly_Addition - Revised LD documents_Cover Letter - 11Apr2025.pdf
GF Connelly Center BOC 1.pdf
2025-04-22 Prelim-Final LD Review 2.pdf
2025-04-11 - Amended LD Plans.pdf

Steve Norcini, Township Engineer, noted Villanova and Eric Garten, Gilmore Associates will present. Nick Caniglia, Representative for Villanova University, and Eric Garten, Gilmore Associates, both spoke on the number of spaces and requirements for parking. The outstanding issues are grandfathered parking, office space parking ratio, areas characterized as office unspecified, parcel by parcel vs. entire campus calculation, intensity of use of several buildings and number of buildings on campus. Villanova University and Mr. Garten both agree on the total number of spaces available.

The breakdown of the parking disagreement is as follows,

Parcel 1
Available Parking - 4,268 spaces

Villanova Calculation - 4,235 Spaces
Gilmore Calculation - 4,434 Spaces (only adjusts office ratio)

Entire Campus
Available Parking - 5,625 Spaces
Villanova Calculation - 5,340 Spaces
Gilmore Calculation - 5,731 Spaces (only adjusts office ratio)

There was discussion among Commissioners, Mr. Caniglia, and Mr. Garten including, prior Villanova applications have shown different areas for Parcel 1 , number of parking spaces available agreed upon, adjusting for the office ratio - Code says the first 50,000 ft get parked at 1 per 200 sq ft and remaining at 1 per 300 sq ft, VU calculations take all the office buildings and lump them together and park the first 50,000 ft at 1 per 200 and the rest at 1 per 300, there are no office buildings on campus over 50,000 sq ft by itself, Mr. Garten has calculated per building not lumped together so 1 per 200 should apply for all buildings, percentage of required spaces, previous land development calculations have not been consistent, Cabrini Campus is not calculated in the numbers, Mr. Caniglia will send info on Penn Medicine Campus parking to Commissioners. Villanova will be back on October 26, 2026, for a decision.

3.C *Ordinance 2026-18 - Adoption - An Ordinance Of Radnor Township, Delaware County, Pennsylvania, Amending Its Code Of Ordinances By Repealing Chapter 56 Municipal Authority, And Replacing It With A New Chapter 56 Stormwater Authority; Signifying The Township's Intention To Establish A Stormwater Authority In Accordance With The Municipality Authorities Act, Providing For The Establishment Of Stormwater Fees; And Authorizing The Township Manager To File Articles Of Incorporation With The Secretary Of The Commonwealth Of Pennsylvania In Accordance With Section 5603 Of The Municipality Authorities Act*

Ordinance 2026-18 (Chapter 56 Stormwater Authority) FINAL 6.09.26.pdf
Radnor TWP Stormwater Authority Articles of Incorporation FINAL 6.09.26.pdf
Ordinance (Chapter 56 Stormwater Authority) [as sent to Legal Journal, Delco, LL] 8.18.26.pdf
Legal Notice (Stormwater Auth) readvertise 8.18.26.pdf

John Rice, Township Solicitor, gave some background on the introduction and advertisement of the Ordinance and noted the Ordinance will take out of the Code the Municipal Authority of 1956 which has expired and this new Stormwater Authority would replace it in the Code. The Stormwater Authority would consist of five (5) members appointed by the Board. Once the five members have been identified a Resolution will come back to the Board for their appointment. The purpose is spelled out is section 4. Once the five (5) members have been appointed Articles of Incorporation will get filed with the State, after State approval the Authority will organize in January 2027.

Public Comment
None

Vice President Myers made a motion to approve the adoption of Ordinance 2026-18 - An Ordinance Of Radnor Township, Delaware County, Pennsylvania, Amending Its Code Of Ordinances By Repealing Chapter 56 Municipal Authority, And Replacing It With A New Chapter 56 Stormwater Authority; Signifying The Township's Intention To Establish A Stormwater Authority In Accordance With The Municipality Authorities Act, Providing For The Establishment Of Stormwater Fees; And Authorizing The Township Manager To File Articles Of Incorporation With The Secretary Of The Commonwealth Of Pennsylvania In Accordance With Section 5603 Of The Municipality Authorities Act , seconded by Commissioner Mulroney.

approve Motion carried 6 - 1

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

3.D *Ordinance 2026-21 - Introduction - Special Parking Zones, amending adding the handicapped parking on North Wayne Avenue, west side, in front of 402 North Wayne Avenue.*

Cover Page
402 N Wayne Handicapped Parking 8.20.26.pdf

Superintendent Flanagan spoke on the need for the handicapped space in front of 402 North Wayne Avenue.

Public Comment
None

Vice President Myers made a motion to approve the introduction of Ordinance 2026-21 - Special Parking Zones, amending adding the handicapped parking on North Wayne Avenue, west side, in front of 402 North Wayne Avenue, seconded by Commissioner Agnew.

approve Motion carried 7 - 0

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

3.E *Resolution 2026-108 - Purchase of Stryker EMS equipment to be placed on ambulances in Radnor Township. This purchase is through the Costars program and includes a seven-year, zero (0) percent interest rate with annual payments of*

$120,556.67 for an overall total purchase of $843,896.69. The first payment is not required until 2027 with the purchase to be paid from capital money.

Cover Page
Stryker Resolution 2026-108.pdf
Stryker Total Payment Quote (Oct 2026).pdf

Bill White, Township Manager, thought it would be good to bring the equipment for view since this is a purchase of new equipment, he also recommended the item be tabled to the next meeting for a vote.

Jim Smith, Radnor Township Fire and EMS Chief along with EMS Staff brought the equipment to the front of the room to show and speak on the use of each item, he also noted the equipment would be purchased directly by the Township for the Ambulances. There was discussion among Commissioners and Mr. Smith including, equipment will lessen injury potential and is long lasting equipment.

J Commissioner Larkin made a motion to table Resolution 2026-108 - Purchase of Stryker EMS equipment to be placed on ambulances in Radnor Township. This purchase is through the Costars program and includes a seven-year, zero (0) percent interest rate with annual payments of $120,556.67 for an overall total purchase of $843,896.69. The first payment is not required until 2027 with the purchase to be paid from capital money, seconded by Vice President Myers.

table Motion carried 7 - 0

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

3.F *Resolution 2026-111: Awarding the Contract for Providing the Temporary Bridge for Skunk Hollow to ADM Welding & Fabrication, LLC not to exceed $24,000.*

Cover Page
Rental Agreement.pdf
Temporay Bridge Cost Proposal.pdf
Resolution-Temporary Bridge.pdf

Steve Norcini, Township Engineer, spoke on the need for the temporary bridge for Skunk Hollow including Public Works use during leaf season and snow removal. There was discussion among Commissioners and Mr. Norcini including temporary bridge is a lease.

Vice President Myers made a motion to approve Resolution 2026-111: Awarding the Contract for Providing the Temporary Bridge for Skunk Hollow to ADM Welding & Fabrication, LLC not to exceed $24,000, seconded by Commissioner Mulroney.

approve Motion carried 6 - 0

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

3.G *Resolution 2026-112 – Authorizing the approval of Change Orders #3 and #4 from Dezigns Construction Inc. for the Radnor Township Municipal and Public Works Buildings Roof Replacement and PV Installation Project in an amount totaling $16,195.00*

Cover Page
ChangeOrder3_08-18-26_for Approval.pdf
ChangeOrder4_09-08-26_for Approval.pdf
RFI 6 - Public Works Roof Access - SSM Response.pdf
RFI 7 - Municipal Lower Roof Ladder_rev01 - SSM Response.pdf
Resolution 2025133Authorization to Award the Contracts for the Roof Replacement and Photovoltaic Sol (1).pdf

Steve Norcini, Township Engineer, gave a brief update on the projects with a video and then spoke on the change orders for roofing access to the Public Works Building roof and the Township Building roof.

There was discussion among Commissioners and Mr. Norcini on the roof access, which will be ladders.

Public Comment
None

Vice President Myers made a motion to approve Resolution 2026-112 – Authorizing the approval of Change Orders #3 and #4 from Dezigns Construction Inc. for the Radnor Township Municipal and Public Works Buildings Roof Replacement and PV Installation Project in an amount totaling $16,195.00, seconded by Commissioner Agnew.

approve Motion carried 7 - 0

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

4) *Reports of Board Liaisons*

None

5) *New Business*

Commissioner Agnew spoke on Ping Pong for Parkinsons. Reverend Sudler, St. Johns AME, Rosemont, has graciously given the Township space for the program.

6) *Old Business*

None

7) *Public Participation*

Roberta Winters, Williams Road - Pleased with Stormwater Authority, and Ping Pong for Parkinsons. She also had questions on Villanova parking including, will traffic impact study be considered when expanding Connelly Center, and not doubling parking with CIDC District.

8) *Adjournment*

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

Respectfully submitted,

Peggy Hagan

TOWNSHIP OF RADNOR
Minutes of the Meeting of October 12, 2026

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

Commissioners Present: *Jim Riley, Maggy Myers, Catherine H Agnew, Howard Childs, Moira Mulroney, James Coates*

Commissioners Absent: *Jack Larkin*

Also Present: *John Rice, Township Solicitor, William White, Township Manager, Peggy Hagan, Executive Assistant to the Township Manager, Robert V. Tate, Jr., Finance Director, Amy Lacey, Assistant Finance Director, Mike Maratea, Supervisor of Auxiliary Services, Rob Armstrong, Treasurer, Steve Norcini, PE, Township Engineer, Leslie Bogdnoff, Traffic Engineer, Ricky Foster, Jr., Public Works Director, Molly Gallagher, Public Information Officer, Jim Smith, Radnor Township Fire and EMS Chief*

Call to Order

President Riley called the meeting to order at 6:45 pm.

Pledge of Allegiance

President Riley led the Assembly in the Pledge of Allegiance.

Notice of Executive Session

President Riley gave notice of an Executive Session held prior to the October 12, 2026, Board of Commissioners Meeting to discuss legal and real estate matters.

Presentations

2026 Leaf Season Presentation

Ricky Foster, Jr., Public Works Director, gave a presentation on the 2026 Leaf Season, from November 2 through December 18. Mr. Foster noted that yard waste collection will be suspended for the month of December. He also noted the Skunk Hollow temporary bridge is for Township use only.

1) Public Participation

Chris Todd, Christopher's Restaurant - Read a letter sent to the Commissioners from the Wayne Business Association with their thoughts on the parklet/public space.

Dave Mackey, Philadelphia Print Shop - Spoke on parking in Wayne, near West Lancaster Avenue.

Max McCarthey, Employee - N Wayne Avenue - Spoke on the need for accessibility.

Keith Ebely - 216 Iron Works Way - Spoke on parking, vacancies in downtown Wayne, and sidewalks.

Linda Skellinger - 216 Iron Works Way - Spoke on prioritization of items on plan, sidewalk, traffic pattern, pause on park and prioritize what needs to be worked on.

Molly Todd, Christopher's Restaurant - Spoke on parking being removed for parklet.

Steven Sweeney, 246 Berwind Road - Spoke on approval of park before A Vison of Wayne was put out for view, concerned with parking being closed off on North Wayne Avenue and with lanes being take down to one per side - deliveries currently made in center lane.

Betsy Kalish, 581 Conestoga Road - Supports Businesses and prioritization.

Karen Lesley - Be Devoted - Spoke on loss of parking and effect on businesses, represents her customers.

Mike Homans- 222 E Beechtree - Spoke on the value of a green space in the town center, look to add parking and do both.

Andy Dixson -Teresa's - Spoke on traffic pattern limiting access to moving vehicles through narrow roads. Not against Park but don't take away easement.

Alicia Martinelli - Prive Salon - Concerned with safety of her team walking to parking in the evening.

Michael Kearney, 124 Walnut Ave - Spoke on recommendation in draft plan, transit accessible housing (little Chicago), spoke on behalf of the little Chicago neighborhood and concerned for the history and historic properties of the area.

2) *Consent Agenda - Public Comment*

2.A *October Economic Development Update*

Cover Page
October Economic Development update for Radnor BOC.pdf

2.B *Resolution 2026-114 - Approving the purchase of eight (8) new motorcycle helmets and headsets for Radnor Township Police Department in the amount of $9,107.60 to be paid from the approved 2026 Budget for Police Uniforms in the General Fund.*

Cover Page
Motor Helmets Resolution 2026 114.pdf

2.C *Resolution 2026-119 - Engaging Gilmore & Associates to perform a North Wayne Avenue and Parking Lot Circulation Study at a cost not to exceed $9,500 to be paid from the Wayne Master Plan Budget in the General Fund.*

Resolution_Parking_Study.pdf
2026-10-02_N Wayne Parking Circulation_GA Proposal.pdf
Cost Breakdown.pdf

2.D *Resolution 2026-115 - Authorizing the Execution of a Grant Application to the Commonwealth Financing Authority's Statewide Local Share Assessment Grant for the Radnor Trail Extension in an Amount Not to Exceed $750,000*

Cover Page
Radnor_EandS_Revised_Final_4.11.25.pdf
Updated_Remediation_Set_2025-03-07.pdf
SR1021_Radnor_Trail_Culvert_Final_Culvert_Plan_Submittal_2025-03-27.pdf
2026-115 -- Local Shares Account (Statewide) Grant Program -- Radnor Trail Extension - Resolution -- October 12 2026.pdf

2.E *Resolution 2026-116 - Authorizing the Execution of a Grant Application to the Commonwealth Financing Authority's Statewide Local Share Assessment Grant for consideration of a Utility Terrain Vehicle (UTV) for use by the Radnor Police Department, in an Amount Not to Exceed $65,000*

Cover Page
2026-116 -- Local Shares Account (Statewide) Grant Program -- PD UTV - Resolution -- October 12 2026.pdf

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

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

approve Motion carried 6 - 0

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

3) *Business Agenda*

3.A *Resolution 2026-117 - Presentation and Acceptance of "A Vision for Wayne", the Downtown Master Plan for Wayne.*

Cover Page
Wayne Maste Plan Draft.pdf
Resolution - Downtown Wayne Master Plan 10.06.26.pdf
Wayne MP Public Comment Summary.pdf
Wayne Master Plan - Engagement Summary.pdf

Adam Tecza, IMEG, gave an overview of the major recommendations of A Vision for Wayne, asking Commissioners to accept the Plan for the purpose of the grant, noting it is not a formal adoption hearing and next steps could include adoption as part of the Comprehensive Plan. Mr. Tecza gave background on the project process and community engagement which led to the Township applying for the transportation and community development initiative grant. Mr. Tecza also spoke on the community engagement findings which included walkability, desire for a public space, desire for broader mix of shops and services, prioritize preservation and enhancement in historic core, openness to redevelopment in targeted locations, parking was a priority by not the highest priority, and parking availability is not a major deterrent. The major themes that came from the community engagement are - Mobility and Placemaking, Parking, Retail, Land Use and Regulation, and Stormwater and Sustainability.

A Vision for Wayne can be viewed at https://www.avisionforwayne.com/

Bill White, Township Manager, spoke on, the length of the project and the work that went into it, accepting the plan document which is conceptual to an implementation phase, the implementation phase is when we drill into the details of what will ultimately go into the ground, implementation will include community engagement for the projects prioritized by the Board of Commissioners.

There was discussion among Commissioners including, thanking Mr. Tecza for this work on the Comprehensive Plan and A Vision for Wayne, noting this is acceptance of conceptual plans not adoption what moves forward may be different, breaking down the plan helps put people's minds at ease.

Public Comment
Dave Mackey, Philadelphia Print Shop -Presented a board he put together with his concept for W Lancaster Ave parking.

Carey Smith - Prive Salon - Spoke on safety of employees getting to cars at night.

Commissioner Coates made a motion to approve Resolution 2026-117 - Presentation and Acceptance of "A Vision for Wayne", the Downtown Master Plan for Wayne, seconded by Vice President Myers.

approve Motion carried 6 - 0

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

3.B *Appointment to the Rental Housing Board*

Colleen Decesare- Alternate - Partial Term ending December 31, 2030

Cover Page

Public Comment
None

Vice President Myers made a motion to approve the appointment to the Rental Housing Board of Appeals, Colleen Decesare - Partial Term ending December 31, 2030, seconded by Commissioner Agnew.

approve Motion carried 6 - 0

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

3.C *Ordinance 2026-21 - Adoption - Special Parking Zones, amending adding the handicapped parking on North Wayne Avenue, west side, in front of 402 North Wayne Avenue.*

Cover Page
402 N Wayne Handicapped Parking 8.20.26.pdf

Mike Maratea, Supervisor of Auxiliary Services, spoke on the need for the handicapped parking in front of 402 North Wayne Avenue.

Commissioner Agnew made a motion to approve the adoption of Ordinance 2026-21 - Special Parking Zones, amending adding the handicapped parking on North Wayne Avenue, west side, in front of 402 North Wayne Avenue, seconded by Commissioner Childs.

approve Motion carried 5 - 0

AYES: Jim Riley, Maggy Myers, Catherine H Agnew, Howard Childs, James Coates
NOES: None

3.D *Ordinance 2026-23- Introduction - General Obligation Bonds not to Exceed $10 Million (Bank Qualified) for Stormwater Capital Improvement Projects.*

Cover Page
SWM Project Report.pdf
SWM Financing Analysis.pdf
Radnor 2026 Bonds - Debt Ordinance 2026-23_(New Money).pdf

Bob Tate, Finance Director, spoke on the introduction of the Ordinance to begin the process for the Township to issue bonds for stormwater projects before the end of the year, project plans were previously presented to the Board. Mr. Tate introduced the professionals appointed by the Township to represent the Township in the transaction, Suzanne Mayes, Cozen O'Conner, Dan Kozloff, PFM, Financial Advisor, and Ed Murray, Stifel. Mr. Murray gave a brief presentation on the bond issue and timeline. Bill White, Township Manager, noted there is a specific list of projects for the bond funding, staff resources for projects is a limiting factor on how much the Township wants to borrow.

Public Comment
None

Vice President Myers made a motion to approve the introduction of Ordinance 2026-23- General Obligation Bonds not to Exceed $10 Million (Bank Qualified) for Stormwater Capital Improvement Projects, seconded by Commissioner Childs.

approve Motion carried 6 - 0

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

3.E *Ordinance 2026-22 - Introduction - Approving a three-year lease for PAISBOA for a portion of the Radnor Township Municipal Building, consisting of approximately 1,500 square feet.*

Ordinance 2026-22 PAISBOA Lease Renewal (002).pdf
PAISBOA Lease Renewal -- 9.25.26.pdf

Bill White, Township Manager, spoke on the ordinance to renew the three-year lease agreement with PAISBOA. Mr. White noted they are fantastic tenants and the space is what they need. He also noted he spoke with staff about the use of the space and they currently do not need that space.

Public Comment
None

Vice President Myers made a motion to approve the introduction of Ordinance 2026-22 - Approving a three-year lease for PAISBOA for a portion of the Radnor Township Municipal Building, consisting of approximately 1,500 square feet, seconded by Commissioner Coates.

approve Motion carried 6 - 0

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

3.F *Resolution 2026-108 - Purchase of Stryker EMS equipment to be placed on ambulances in Radnor Township. This purchase is through the Costars program and includes a seven-year, zero (0) percent interest rate with annual payments of $120,556.67 for an overall total purchase of $843,896.69. The first payment is not required until 2027 with the purchase to be paid from capital money.*

Cover Page
Stryker Total Payment Quote (Oct 2026).pdf
Stryker Resolution 2026-108.pdf

Jim Smith, Radnor Township Fire and EMS Chief, spoke on the purchase and benefit to the residents of Radnor Township. There was discussion among Commissioners and Chief Smith including, item was tabled at the last meeting to present the idea to the Board and show the equipment, there was no hesitation on the purchase but the presentation was helpful due to the order of magnitude of the purchase.

Public Comment
None

Commissioner Mulroney made a motion to approve Resolution 2026-108 - Purchase of Stryker EMS equipment to be placed on ambulances in Radnor Township. This purchase is through the Costars program and includes a seven-year, zero (0) percent interest rate with annual payments of $120,556.67 for an overall total purchase of $843,896.69. The first payment is not required until 2027 with the purchase to be paid from capital money, seconded by Vice President Myers.

approve Motion carried 6 - 0

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

4) *Reports of Board Liaisons*

None

5) *New Business*

President Riley announced a Ready to Respond community awareness event at Radnor Memorial Library on Friday, October 16, from 9:30 a.m. to 12:30 p.m., to help raise

awareness about sudden cardiac arrest, Hands-Only CPR, and the importance of accessible AEDs in our communities.

Vice President Myers announced the Radnor Memorial Library Book Sale the weekend of October 17, 2026.

6) *Old Business*

None

7) *Public Participation*

None

8) *Adjournment*

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

Respectfully submitted,

Peggy Hagan

Radnor Township

PROPOSED LEGISLATION

DATE: October 26, 2026

TO: Board of Commissioners

CC:

FROM: Christopher B. Flanagan

LEGISLATION: Chief Monthly Report - October 2026

LEGISLATIVE HISTORY: None

PURPOSE AND EXPLANATION: The Chief Monthly Report to be approved at the October 26, 2026 Board of Commissioners Meeting.

IMPLEMENTATION SCHEDULE: None

FISCAL IMPACT: None

RECOMMENDED ACTION: For approval at the October 26, 2026 Board of Commissioners Meeting.

ATTACHMENTS:
Chief Monthly Report October 2026.pdf

RADNOR TOWNSHIP POLICE DEPARTMENT

Monthly Report

OCTOBER 2026

Christopher B. Flanagan
Police Superintendent

SEPTEMBER

Description	Primary Count
Parking Tickets	
Month of September 2026	693
January - September	5,617
Residential and Commercial False Alarm Violations	
Month of September 2026	81
January - September	663
Moving Violations	
Month of September 2026	121
January - September	616
K9 Call Outs - September	11
Drug Task Force Investigations - September	1
Youth Aid Panel - September	0
Community Service Unit - September	37

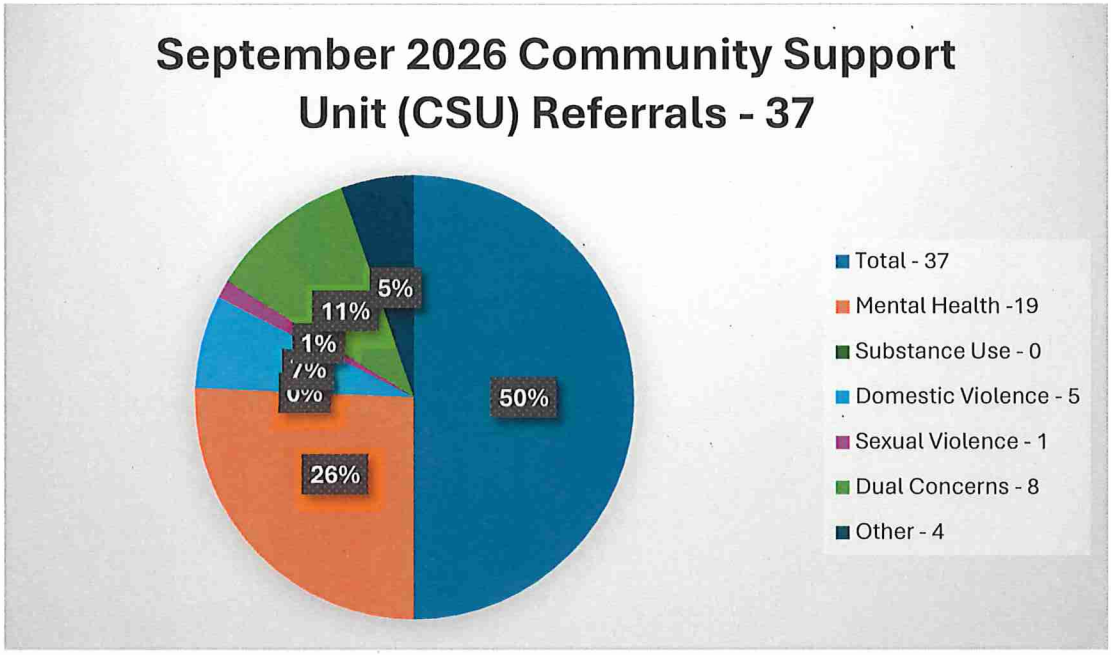
Radnor Police Training – September

Dutton – NFAITI Comprehensive Vehicle Fire Investigation

Laffredo – Midwest Tactical Group SWAT CQB Instructor Certification

Orliw – PA DUI Assoc. Advanced Roadside Impaired Driving Enforcement (ARIDE), PA DUI Assoc. Medical Marijuana Workshop

Ryan – Midwest Tactical Group SWAT CQB Instructor Certification



Community Events:

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

Completed & Upcoming Trainings:

- Currently creating Critical Incident Training program internally with Radnor Police Department
- Piloting Domestic Violence Review Team program internally to better assess domestic related calls to service
- PA CIT (Critical Incident Training) State Conference – October 26 & 27 in Hershey, PA

RADNOR TOWNSHIP POLICE DEPARTMENT

301 IVEN AVENUE WAYNE PA 19087

INCIDENT SEARCH REPORT

TOTAL INCIDENTS : 1596

Parameters

Groupings	Incident Report Type (Incidents)	Sortings	Incident Report Type (Incidents)

Summary

	Total (1596)				
911 Hang Up	5	Extra Duty Detail - Other / Misc, Added Patrol Business	1	Police Information	60
911 Hang Up, Assist Sick/injured/ems	1	Extra Duty Detail - Other / Misc, Added Patrol School	1	Police Information, Disturbance No Citation	1
Added Patrol	71	Extra Duty Detail - Radnor School Dist	1	Police Information, Fraud (all Types), Theft All Other	2
Added Patrol Business	116	Fire (all Types)	17	Police Information, Hazardous Condition	1
Added Patrol Business, Extra Duty Detail - Other / Misc	2	Fire (all Types), Alarm (all Types)	1	Police Information, Lost Property	1
Added Patrol Request	3	Fire (all Types), Notification - Electrician	1	Police Information, Narcotics Possession/use/sales	1
Added Patrol Request, Added Patrol Business	1	Found Property	5	Police Information, Traffic Stop	1
Added Patrol School	100	Fraud (all Types)	6	Referred To Villanova Pd	2
Added Patrol School, Added Patrol Request	1	Fraud (all Types), Suspicious Circumstance	1	Selective Enforcement	70
Added Patrol School, Suspicious Circumstance	1	Fraud (all Types), Theft All Other	2	Selective Enforcement, Added Patrol Request	1
Added Patrol, Added Patrol Request	1	Harassment By Communication	1	Selective Enforcement, Traffic Stop	1
Added Patrol, Animal Complaints	1	Harassment By Communication, Suspicious Circumstance	1	Stolen Vehicle, Recovered Stolen Property	1
Alarm (all Types)	142	Hazardous Condition	30	Suspicious Circumstance	23
Alarm (all Types), Delcom Info Only	1	Hazardous Condition, Notification - All Others	1	Suspicious Circumstance, Found Property	2
Animal Complaints	21	Hazardous Condition, Notification - Electrician	4	Suspicious Circumstance, K9 Assist	2
Animals - Bites	2		1		1

		Hazardous Condition, Notification - Electrician, Fire (all Types)		Suspicious Circumstance, Mental Health (all Others)	
Animals - Deer	2	Juvenile Problems (no Arrest)	4	Suspicious Circumstance, Open Doors / Windows	1
Animals - Sick / Rabid	1	K9 Assist	8	Suspicious Circumstance, Ordinance Violation Citation Issued, Narcotics Possession/use/sales	1
Assist Agency Non Law Enforcement	2	Lost Property	4	Suspicious Circumstance, Police Information	1
Assist Another Pd	12	Mental Health (all Others)	4	Suspicious Person	12
Assist Another Pd, Assist Sick/injured/ems	1	Mental Health (all Others), Check Welfare	1	Suspicious Person, Assist Sick/injured/ems	1
Assist Another Pd, Mv Accident (non Reportable)	1	Mental Health (emer 302)	4	Suspicious Person, Criminal Mischief To Auto	1
Assist Public	17	Missing Person	1	Suspicious Person, Disturbance No Citation	2
Assist Sick/injured/ems	169	Motor Vehicle Violations	22	Suspicious Vehicle	19
Assist Sick/injured/ems, Assist Another Pd	1	Mv Accident (non Reportable)	55	Suspicious Vehicle, Ordinance Violation No Citation	1
Assist Sick/injured/ems, Assist Public	1	Mv Accident (reportable)	13	Suspicious Vehicle, Traffic Stop	1
Assist Sick/injured/ems, Mental Health (all Others)	1	Mv Accident (reportable), Mv Accident (bridge strike)	1	Terroristic Threats	1
Assist Sick/injured/ems, Referred To Villanova Pd	3	Neighbor Dispute	4	Theft All Other	4
Check Welfare	30	Neighbor Dispute, Police Information	1	Theft Retail	3
Childline Incident, Police Information	2	Non Traffic Citations, Consume / Possess Alcohol Under 21, Assist Sick/injured/ems	1	Traffic Stop	120
Civil Dispute	6	Notification - All Others, Hazardous Condition	1	Traffic Stop, Selective Enforcement	3
Civil Dispute, Fraud (all Types)	1	Notification - Electrician	1	Traffic Stop, Traffic Citations, Motor Vehicle Violations	1
Community Event With Pd	2		1		1

		Notification - Electrician, Fire (all Types)		Trespassing, Burglary Non Residential	
Consume / Possess Alcohol Under 21, Ordinance Violation Citation Issued	1	Notification - Township	6	Vehicles - Abandoned	7
Criminal Mischief / Vandalism	2	Notification - Township, Hazardous Condition	1	Vehicles - Abandoned, Police Information	1
Death Doa	2	Open Doors / Windows	2	Vehicles - Disabled	21
Delcom Info Only	182	Open Doors / Windows, Added Patrol Business	1	Vehicles - Disabled, Motor Vehicle Violations	1
Delcom Info Only, Alarm (all Types)	1	Ordinance Violation Citation Issued	5	Vehicles - Kliv	8
Disorderly Conduct	1	Ordinance Violation Citation Issued, Pedestrian Stop	2	Vehicles - Towed Private/repo	3
Disturbance No Citation	17	Ordinance Violation No Citation	20	Vehicles - Towed Private/repo, Motor Vehicle Violations, Parking Complaints	1
Domestic (no Arrest)	9	Ordinance Violation No Citation, Disturbance No Citation	1	Warrant Arrest	1
Dui Accident, Narcotics Possession/use/sales, Mv Accident (non Reportable)	1	Parking Complaints	19	Warrant Arrest, Assist Another Pd	1
Extra Duty Detail - K-9	3	Pedestrian Stop	2	Warrant Arrest, Narcotics Possession/use/sales, Suspicious Vehicle	1
Extra Duty Detail - Other / Misc	8	Pedestrian Stop, Narcotics Possession/use/sales	1		

911 Hang Up Total (5)

CRIME ALERTS
SEPTEMBER 2026

Attempted Theft of Auto - 1030 E. Lancaster Av. - Radnor House Condominiums

On Thursday, 9/10/2026, at approximately 4:56 AM, an unknown subject was attempting to steal a vehicle from the parking lot of 1030 E. Lancaster Av., the Radnor House Condominiums. The subject was scared away by security prior to Police being called.

Criminal Mischief - 400 block of Oak Lane

On 9/12/2026, at approximately 1:30 AM the window of a storm door to a home in the 400 block of Oak Lane was cracked. Door bell video shows two unknown males approach the door and knock on the window excessively hard causing the damage.

Theft of Wallet - 550 E. Lancaster AV., the Giant Store

The victim reports they believe their wallet was stolen while they were shopping at the the Giant, located at 550 E. Lancaster Av. The theft occurred on Friday, 9/25/2026, between 12:45 PM and 2:15 PM.

Stolen Vehicle - 200 block of Ashwood Road

Over night between 9/28/2026 and 9/29/2026, a vehicle was stolen out of the driveway of a residence in the 200 block of Ashwood Rd. The resident and owner advises the car was left unlocked and the keys were inside of the vehicle at the time of the theft.

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

RADNOR TOWNSHIP POLICE DEPARTMENT

THANK YOU LETTERS


YOU. ARE.
AMAZING.

Thank you so much for keeping radnor safe,

AND I CANNOT THANK YOU ENOUGH.

Thank you for putting yall's life on the line for the safety of our community.

Ace

Thank you for every thing you do on a daily basis to keep us safe! We appreciate you!

Janice Garrett

THE ADLERS

Thank you so much
(again) for another
wonderful SKS
Bike To School!

We so appreciate you and your
Service.
We ♡ RPD!!

Sincerely,
Mary, Ian, Laura (3rd Grade),
Jeffrey (1st Grade) & Caroline (Pre-K)

Good evening, everyone!

On behalf of the Parks & Recreation Department, I want to send a sincere thank you to our Police Department and Public Works Department for your tremendous support of today's 14th Annual Fall Harvest & Great Pumpkin Patch event. Ricky & Chris, please share with all your team members that endured the wet conditions with us today.

Despite the rain and added challenges that came along with it, the event was a great success! (Not the thousands we typically get, but we believe at least 1,000 were in attendance) That success would not have been possible without the cooperation, flexibility, and support of our fellow Township staff. We sincerely appreciate everyone working together as we had to adjust logistics and overall operations in various areas as you helped us continue to provide a wonderful experience for our community. .

We are very grateful to have such supportive colleagues there to support Parks & Recreation Department and represent the Township at this highly-regarded annual event.

Sincerely, from our team to yours,

Tammy S. Cohen
Director of Parks & Recreation
Radnor Township
301 Iven Avenue, Wayne, PA 19087
610-688-5600, x 141
Direct Line: 610-989-3953
www.radnor.com/recreation

RADNOR TOWNSHIP POLICE DEPARTMENT

COMMUNITY EVENTS



Thursday September 11, 2025
6:30 pm
Bryn Mawr Fire Company
901 W. Lancaster Avenue
Bryn Mawr, PA 19010

Please join us for our 24th annual 9/11 Memorial Ceremony where we come together as a community to honor the lives lost and recognize those who work every day to keep us safe.

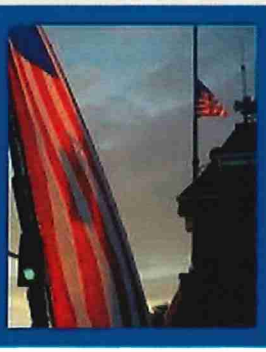
- ☆ Musical selections
- ☆ Guest speaker
- ☆ Procession featuring local first responders and Villanova ROTC
- ☆ Ceremonial traditions

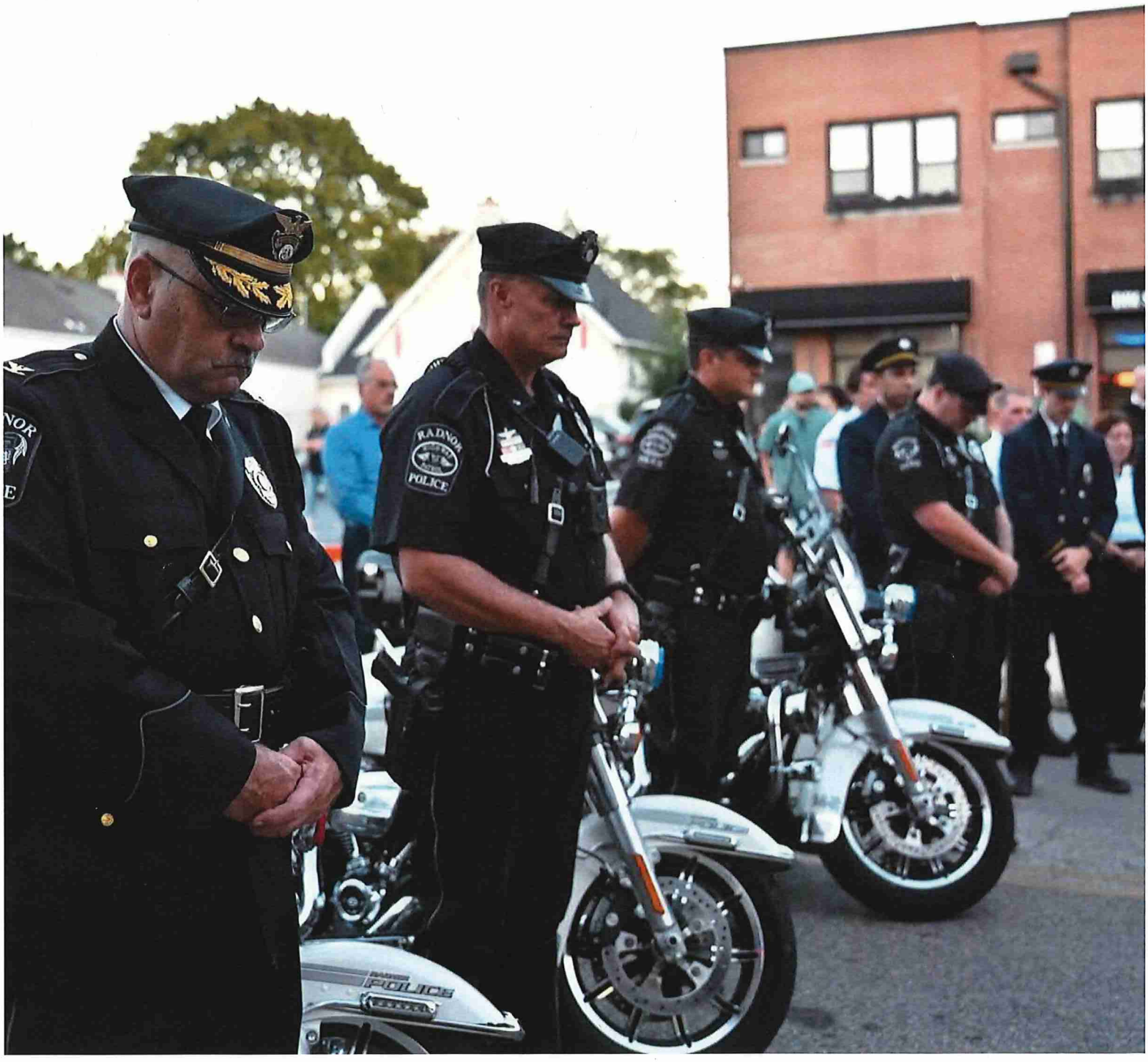
All are welcome to attend!

Questions? Visit www.brynmawrfirecompany.org or email jeff@brynmawrfirecompany.org

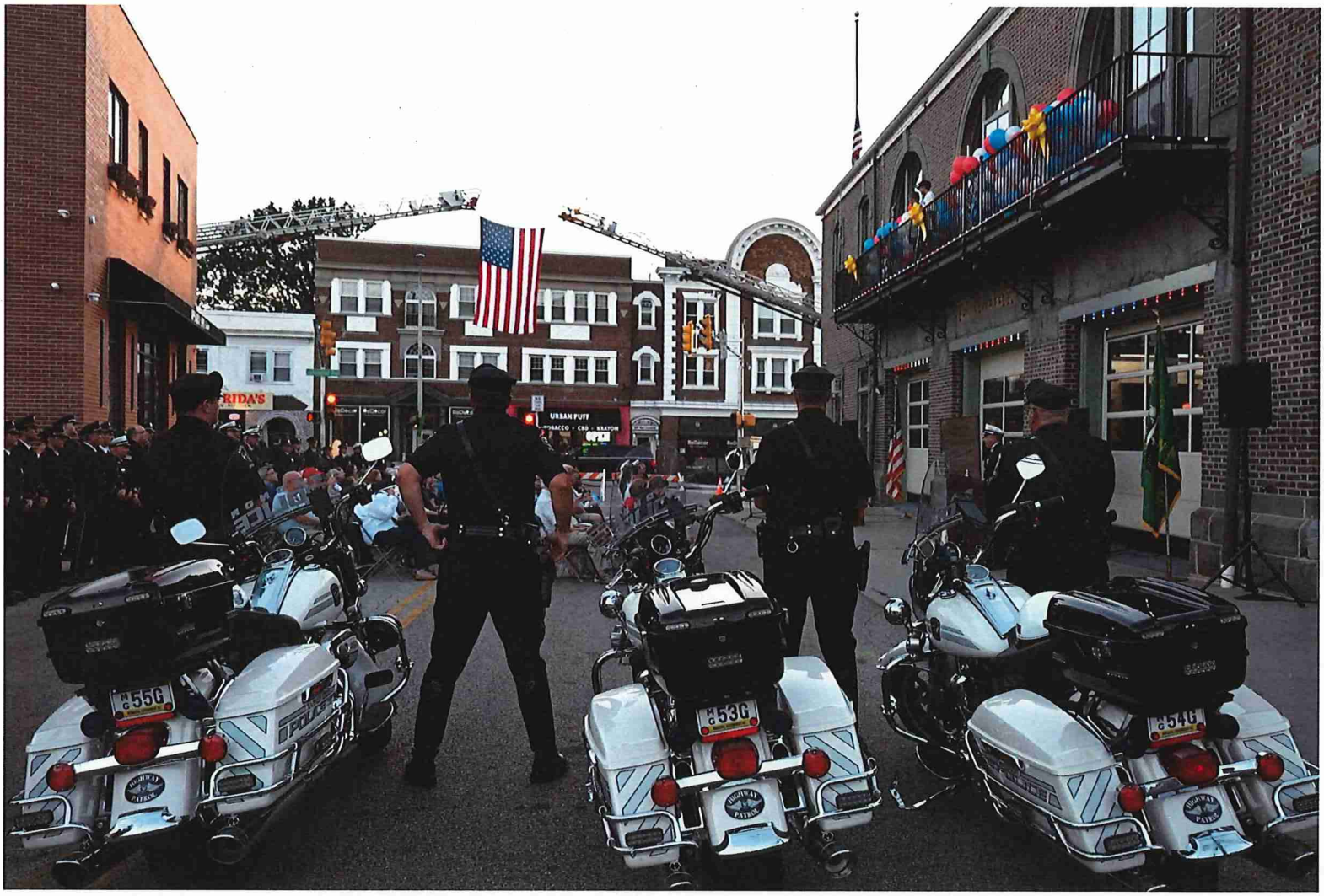


Bryn Mawr Fire Company's
Annual 9/11 Memorial Ceremony




RADNOR
POLICE
POLICE


RADNOR
POLICE
RADNOR
HIGHWAY
PATROL
POLICE
RADNOR
POLICE
POLICE


URBAN PUFF
MG 55G
MG 53G
MG 54G
HIGHWAY PATROL


ROAD CLOSED
ROAD CLOSED
ROAD CLOSED


RADNOR
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RADNOR TOWNSHIP POLICE DEPARTMENT
301 Iven Ave., Wayne, PA 19087

Office of Emergency Management

To: Superintendent Christopher Flanagan

From: Radnor Township Office of Emergency Management

Date: 10/2/26

Subject: OEM Actions:
Joint Radnor Emergency Services Meeting 2026-2

On Wednesday, September 30, 2026, at 1300 hrs. the second meeting of 2026 for Radnor's Joint Emergency Services was held in person in the Police roll call room of the Radnor Township building. In attendance were members of Fire, EMS, Codes, Police, and IT

The representatives included:

Fire/EMS: Radnor Fire Co. – Chief Joeseph Maguire, Vice President Greg Amato
Radnor Ambulance - Executive Director Brian Zimmerman
Bryn Mawr Fire Co. – Chief William Gallagher, Michael Maratea
CODES: Andy Pancoast
Emergency Management/Police: EM/Sgt. Christopher Gluck, A/EM Steve Giancristoforo
Police: Ofc. Kyle Hand, Ofc. Daniel Dutton

This meeting was held to discuss new topics and to follow up on previous items

Topics which were discussed at this meeting include the following:

- Introduction of Radnor Police Fire Investigators
  - Ofc. Kyle Hand & Ofc. Daniel Dutton
  - Both Fire Investigators introduced themselves and advised of the specialized training they have completed. Both Officers will be called to respond for any fires which appear suspicious or need to be investigated

- Sgt. Gluck requested the group's assistance in identifying Snow Emergencies Routes
  - Radnor Township Code Ch. 270-46 to 49 already approves the Township to call for a snow emergency, however, the list of routes has not been finalized

- Both Fire Departments have been asked to provide an initial list of routes due to the size of Fire apparatus
- The list will then be provided to Police and Public Works. Once completed it will be provided to the Township for approval

- Sgt. Gluck has requested there be a standard list of events where Radnor Ambulance will know in advance there is a need for a dedicated standby ambulance and full crew to be on location for the duration of the events
  - Sgt. Gluck will provide a list of yearly events to further the discussion with RFC/A
  - The issue of reimbursement will be on a case by case basis

- Andy Pancoast provided updates on projects taking place throughout the Township
  - The updates at this meeting are very helpful for Emergency Services so they can plan ahead if there are major road closures or the start of large-scale construction. With large construction jobsites come difficult rescues if accidents were to occur.

- Deputy Fire Chief Michael Maguire (RFC) was unable to attend the meeting but did send in a request to ask the Township to complete an impact study relating to the approvals of more and more large assisted living facilities within the Township.
  - Deputy Chief Maguire has requested that all entities, including Emergency Responders, are considered in the facility planning prior to approval
  - This request has been forwarded to Township Manager White and Township Fire Chief Smith on 9/29/2026

- Steve Giancristoforo
  - Provided an update to Delaware County's new radio system for 1st responders.

- Chief Joseph Maguire (RFC)
  - Requested a copy of a map to the new trail marker system in Skunk Hollow
    - The information was sent over via email to include the QR code, the website link leading to the interactive map, and a screenshot showing where to find the map link and QR code on the MDT when a call comes down from DELCOM

Respectfully,

Sgt. Christopher Gluck #301
Emergency Management Coordinator

Radnor Township

PROPOSED LEGISLATION

DATE: October 26, 2026

TO: Board of Commissioners

CC:

FROM: Christopher B. Flanagan

LEGISLATION: Staff Traffic Committee Meeting Minutes - September 16, 2026

LEGISLATIVE HISTORY: None

PURPOSE AND EXPLANATION: The Staff Traffic Committee Meeting Minutes of September 16, 2026 to be approved at the October 26, 2026 Board of Commissioners Meeting.

IMPLEMENTATION SCHEDULE: None

FISCAL IMPACT: None

RECOMMENDED ACTION: For approval at the October 26, 2026 Board of Commissioners Meeting.

ATTACHMENTS:

Staff Traffic Committee Meeting Minutes September 16 2026.pdf.pdf

STAFF TRAFFIC COMMITTEE
AGENDA
Wednesday, September 16, 2026 – 10:00 AM

Roll Call Room

RADNOR TOWNSHIP POLICE DEPARTMENT

To: Radnor Township Commissioners; William M. White, Township Manager; Robert Tate, Director of Finance; Stephen F. Norcini, Township Engineer; Ricky Foster, Public Works Director; Tammy Cohen, Director of Recreation and Community Programming; Shawn Witherspoon, Field Leader; Lt. Christopher Four; Lt. Joseph Pinto; Sgt. Anthony Radico, Sgt. Dan Lunger; Officer Pat Lacey, Officer Ken Piree, Officer Dylan Glenn, Highway Patrol Unit; Michael Maratea, Supervisor of Parking, Vera DiMaio, Executive Assistant to the Superintendent

From: Christopher B. Flanagan, Superintendent

1. **New Business**

1.a. Joyce Platfoot of the Radnor Memorial Library requests to hold the Annual Elves for the Shelves 5K, Walk & Fun Run on Saturday, December 5, 2026.

Joyce Platfoot was present at this meeting. All documentation was presented and 2 detail officers will be on site. Staff Traffic Committee approves the Annual Elves for the Shelves 5K, Walk & Fun Run on Saturday, December 5, 2026.

1.b. Wayne Elementary School requests to hold its Annual Running Bee 5K Run/Walk & 1 Mile Fun Run on November 15, 2026 from 7:30am-10:30am.

Representatives were present at this meeting. All documentation was presented and 1 detail Officer will be on site. Staff Traffic Committee approves the Annual Running Bee 5K Run/Walk & 1 Mile\Fun Run on November 15, 2026 from 7:30am-10:30am.

1.c. Thomas Posauner requests to extend the existing one-way traffic pattern on West Wayne Avenue.

Thomas Posauner was not present at this meeting. Several neighboring residents were present to discuss the matter and expressed concerns regarding the narrow roadway and congestion on West Wayne Avenue. Residents reported minor incidents involving vehicles, including side mirrors being struck by passing vehicles. Township Engineer, Steve Norcini recommended that a survey be conducted to evaluate the possibility of making West Wayne Avenue a one-way street. Mr. Norcini will provide a petition to Mr. Posauner for circulation to the affected residents. If the petition receives the required signatures from residents of Owen Avenue and West Wayne Avenue, Mr. Norcini will contact Leslie Bogdnoff, Traffic Engineer, of Gilmore & Associates to conduct a study. If the petition does not receive the required number of signatures, Mr. Norcini suggested that the installation of speed humps on the street could be considered as an alternative recommendation. Township Manager Bill White, who was also present at the meeting, expressed concerns regarding the installation of speed humps.

1.d. James Quarrington requests to install additional stop signs at the T junction between Lowry's Lane and Fairfax Road.

James Quarrington was present at this meeting. He expressed concerns regarding parked vehicles along the street, the narrow sidewalk, and vehicle speeds in the area. Mr. Quarrington asked what measures could be taken to control traffic speeds, stating that children are frequently present in the area. Highway Patrol conducted a site visit at the location. The intersection is currently uncontrolled, and the required sight distance was determined to be acceptable. Based on the site conditions, the location does not currently warrant the installation of a stop sign. Sgt. Dan Lunger stated that a speed counter will be placed in the area in or around November to collect traffic data. Township Engineer, Steve Norcini agreed that the Staff Traffic Committee should first obtain the traffic statistics and then determine whether additional measures are warranted. If the data indicates a speeding concern, the Staff Traffic Committee will discuss the matter further, including whether a petition should be considered. At this time, the Staff Traffic Committee will wait for the November data. The Staff Traffic Committee will have an officer monitor the bus stop area to observe the number of children present, and traffic conditions. Bill Bruno, with the Codes Department, will also be directed to inspect property maintenance in the area to ensure that shrubs and vegetation are properly maintained and comply with Township requirements.

1.e. Nikhil Seval would like to discuss improvements to the intersection of South Radnor Chester Road and Sinkler Drive.

Nikhil Seval was not present at this meeting. Sgt. Dan Lunger spoke on Mr. Seval's behalf and stated that he requested the installation of a mirror facing the trail to improve visibility at the intersection. Sgt. Lunger advised that PennDOT does not permit the installation of such mirrors and that existing mirrors mounted on poles or other locations would be removed. Township Engineer Steve Norcini suggested installing a stop bar farther up at the edge of the roadway, along with a painted STOP marking on the road. He also recommended repainting and refreshing the existing pavement markings. These improvements would help improve visibility for vehicles making right or left turns from Sinkler Avenue. Sgt. Lunger also requested that the overgrowth surrounding the sign on Radnor Chester Road be removed, as it is obstructing the right-turn-only sign.

1.f. Clay Phillips requests a stop sign to be installed on South Devon Avenue at Clover Lane.

Mr. Phillips was not present at this meeting. Sgt. Dan Lunger reviewed the crash history at the intersection and reported that, over the past five years, there have been three reportable crashes and two non-reportable crashes at this location. Township Engineer, Steve Norcini, recommended that a traffic study be conducted at the intersection. If the results of the study determine that a stop sign is warranted, the appropriate stop sign will be installed.

2. **Old Business**

See attached spreadsheet for pending issues and updates

2.a. Sproul Road discussion regarding speeding concerns

The Staff Traffic Committee and Executive Assistant, Vera DiMaio, will submit a formal letter to PennDOT requesting that an investigation be conducted regarding reported speeding concerns on Sproul Road.

3. **Staff Traffic Update Report**

3.a. Staff Traffic Status Report - September

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board

NAME OF OWNER: **421 ST DAVIDS LLC**
OWNER ADDRESS: **421 ST DAVIDS RD**
ADDRESS OF PROPERTY: **421 DAVIDS RD STREET**
APPLICATION NUMBER: **HARB 2026-26**

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

SOUTH FRONT ADDITION AND PORCH, NEW WINDOWS AND SIDING, RAISE EAST 2ND FLOOR ROOF AND ELIINATE DORMER

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: 10/26/2026

_____ _____

TOWNSHIP OFFICIAL **ACCEPTED BY APPLICANT**

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board

NAME OF OWNER:	**GERMAN WILLIAM D & MELINDA**
OWNER ADDRESS:	**212 POPLAR AVE**
ADDRESS OF PROPERTY:	**212 POPLAR AVENUE**
APPLICATION NUMBER:	**HARB 2026-27**

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

REMODEL REAR DECK

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.

NOTES AND/OR CONDITIONS OF APPROVAL:

APPROVED AS SUBMITTED

ISSUED: 10/26/2026

_____ _____

TOWNSHIP OFFICIAL **ACCEPTED BY APPLICANT**

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board

NAME OF OWNER:	**LESTRANGE, JOSEPH & AUDREY**
OWNER ADDRESS:	**316 N WAYNE AVE**
ADDRESS OF PROPERTY:	**316 N WAYNE AVENUE**
APPLICATION NUMBER:	**HARB 2026-28 -**

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

ADDITION, DECK W/ SCREENED PORCH

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: 10/26/2026

_____ _____

TOWNSHIP OFFICIAL **ACCEPTED BY APPLICANT**

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board

NAME OF OWNER:	**319 LOUELLA LLC**
OWNER ADDRESS:	**319 LOUELLA AVE**
ADDRESS OF PROPERTY:	**319 LOUELLA AVENUE**
APPLICATION NUMBER:	**HARB 2026-29**

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

POOL HOUSE, EXTERIOR RENO, ENCLOSE EXISTING PORCH

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: 10/26/2026

_____ _____

TOWNSHIP OFFICIAL **ACCEPTED BY APPLICANT**

CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board

NAME OF OWNER:	**TODOROW, LINDA & MATTHEW**
OWNER ADDRESS:	**128 W WAYNE AVE**
ADDRESS OF PROPERTY:	**128 W WAYNE AVENUE**
APPLICATION NUMBER:	**HARB 2026-30**

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

EXTEND 3RD FL OVER EXISTING 2ND FL

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: 10/26/2026

_____ _____

TOWNSHIP OFFICIAL **ACCEPTED BY APPLICANT**

Radnor Township

PROPOSED LEGISLATION

DATE: October 26, 2026

TO: Board of Commissioners

CC:

FROM: William White, Township Manager & Secretary

LEGISLATION: Resolution 2026-125 - Authorizing the Execution of a Comprehensive Separation Agreement and General Release with Sergeant Anthony Radico

---

LEGISLATIVE HISTORY: This topic was discussed in executive session on October 12, 2026

PURPOSE AND EXPLANATION: Sergeant Anthony Radico was injured while on duty back on April 15, 2025. Ultimately, the injuries sustained are permanent in nature, as determined by both Sgt. Radico's doctor and a Township appointment independent doctor. That being the case, the Township's workers compensation insurance company has agreed to settle the matter through this Comprehensive Separation Agreement and General Release. Both Sgt. Radico and the Fraternal Order of Police have agreed to the Separation Agreement as well.

IMPLEMENTATION SCHEDULE: If approved by the Board of Commissioners, the Township, Sgt. Radico, and the FOP will execute the Agreement with an effective date of November 1, 2026.

FISCAL IMPACT: Disability Pensions carry a larger impact to the Township's Police Pension Fund (70% of final 12 month average salary versus 50% final 36 month average salary for normal retirements). Ultimately, the impact will be determined by the Township's actuary as part of the bi-annual pension actuary reports. It is expected that the disability pension will result in an actuarial loss that will have to be paid by the Township over a 15 - 20 year period as part of the annual MMO calculation. At this point, the exact amount is unknown, but we anticipate it be immaterial to the existing MMO total ($4.0MM+/- annually).

Additionally, any payments made to Sgt. Radico as part of his injury and this Agreement from workers compensation are paid by the carrier, not the Township. That said, cases like these usually work against the Township at renewal time, however, these are competitive renewals, so it is impossible to say what, if any, fiscal impact will occur.

RECOMMENDED ACTION: As discussed with the Labor Attorney in executive session on October 12, we are recommending approval of the separation agreement on the October 26 meeting

ATTACHMENTS:

2022-125 - Radico Discharge Resolution -- October 26, 2026.pdf

RESOLUTION 2026-125
RADNOR TOWNSHIP

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZING THE EXECUTION OF A COMPREHENSIVE SEPARATION AGREEMENT AND GENERAL RELEASE WITH SERGEANT ANTHONY RADICO

WHEREAS the Comprehensive Separation Agreement and General Release is the result of Sergeant Radico being injured on duty back on April 15, 2025, with those injuries resulting in a permanent inability to continue to serve as a Police Officer; and

WHEREAS**,** the Township has reached an agreement with Sergeant Anthony Radico and Delaware County FOP Lodge No. 27; and

WHEREAS, upon discharge, pursuant to the Radnor Township Police Pension Ordinance, Sergeant Radico shall receive a service-connected disability pension benefit, as detailed in the Separation Agreement.

NOW, THEREFORE, it is hereby ***RESOLVED*** that the Board of Commissioners of Radnor Township does hereby approve the Comprehensive Separation Agreement and General Release with Sergeant Radico and further authorizes the Township Manager to execute the agreement on behalf of the Township.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 26 day of October 2026.

RADNOR TOWNSHIP

By: _____
Name: Jim Riley
Title: President

ATTEST: _____
William White, Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE:	October 26, 2026
TO:	Board of Commissioners
CC:	William White, Township Manager
FROM:	Robert Hale, IT Coordinator
LEGISLATION:	Resolution 2026-122 - Authorization to approve the purchase of two (2) 1.92TB SSD drives to expand the existing Radnor Township Server storage capacity, in the amount of $11,448.50

LEGISLATIVE HISTORY: Resolution 2022-94, Replace and Upgrade Radnor Township's Core Server Hardware in the amount of $106,903.77.

PURPOSE AND EXPLANATION: The Township's current server storage is nearing capacity, impacting system performance and limiting future data growth. Installing two high-performance SSDs will significantly increase available storage, improve read/write speeds, and enhance reliability for critical applications. These drives will be installed in the existing Dell virtualization environment, supporting municipal operations, secure data management, and continuity of services.

IMPLEMENTATION SCHEDULE: The Total cost for the purchase is $11,448.50

FISCAL IMPACT: This purchase would increase the server storage beyond the original hardware configuration approved in Resolution 2022-94

RECOMMENDED ACTION: Approve

ATTACHMENTS:

2026-122 -- Authorizing the Purchase of Two SSD to Expand the existing Server Storage -- Resolution -- October 26, 2026.pdf

RESOLUTION 2026-122
RADNOR TOWNSHIP

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA AUTHORIZING THE PURCHASE OF TWO (2) 1.92TB SSD DRIVES TO EXPAND THE EXISTING TOWNSHIP SERVER STORAGE CAPACITY IN THE AMOUNT OF $11,448.50

***WHEREAS*,** the current server storage capacity of Radnor Township is nearing its maximum limit; and

WHEREAS, the installation of two (2) 1.92TB high-performance Solid-State Drives (SSDs) will significantly increase available data storage; and

WHEREAS, this additional storage capacity will directly support the Township's ongoing batch scanning project, ensuring sufficient space and performance for large-scale digital archiving; and

WHEREAS, these new drives will be integrated into the Township's existing virtualization environment to support ongoing municipal operations; and

WHEREAS, this storage expansion will increase the server storage capacity beyond the original hardware configuration previously approved by the Board of Commissioners under Resolutions 2022-94.

NOW, THEREFORE, be it ***RESOLVED*** that the Board of Commissioners of Radnor Township hereby authorizes the purchase of two (2) SSD drives for the expansion of the existing server storage capacity in the amount of $11,448.50.

SO RESOLVED, this 26th day of October, A.D., 2026.

RADNOR TOWNSHIP

By: _____
Name: Jim Riley
Title: President

ATTEST: _____
William M. White
Township Manager / Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: October 26, 2026

TO: Board of Commissioners

CC:

FROM: Christopher B. Flanagan

LEGISLATION: Resolution 2026-118 - Approving the hiring of Havertown Carpet Company to recarpet the police department, consistent with the health and safety guidelines provided by the Board of Health, at a total cost of $21,302 to be paid from the 2024 Facilities Bond.

LEGISLATIVE HISTORY: Legislative/New

PURPOSE AND EXPLANATION: The Radnor Township Police Department requests approval to complete carpeting of the police department areas. The carpeting would be done in all police areas except the police administration area which was completed in 2024.

Attached is information with regard to the environmental concerns taken into consideration when moving forward with this request.

IMPLEMENTATION SCHEDULE: Upon approval of Resolution 2026-118, carpeting would begin in the 2026 budget year.

FISCAL IMPACT: FISCAL IMPACT: $21,302.00. The funds for this purchase requisition will come from the 2024 Facilities Bond.

RECOMMENDED ACTION: For approval of Resolution 2026-118 at the October 26, 2026 Board of Commissioners Meeting.

ATTACHMENTS:

Mohawk EcoFlex_Specs.pdf
Radnor PD_New Carpet Tile Proposal.pdf
carpet Resolution.pdf
enviromental info.pdf

EcoFlex® Matrix **ULC**

ULTRA-LOW CARBON modular carpet tile backing

EcoFlex® Matrix **ULC** is a groundbreaking advancement in sustainable flooring. This modular carpet backing sets a new benchmark for low-carbon solutions, with an ultra-low footprint of just 3.92 kg CO_2 emitted per square meter*, while delivering the trusted performance of EcoFlex® Matrix. With its ultra-low carbon footprint, lighter construction and high recycled content, EcoFlex® Matrix **ULC** meets the demand for environmentally preferable materials, reflecting our commitment to Believe in Better™.

PERFORMANCE

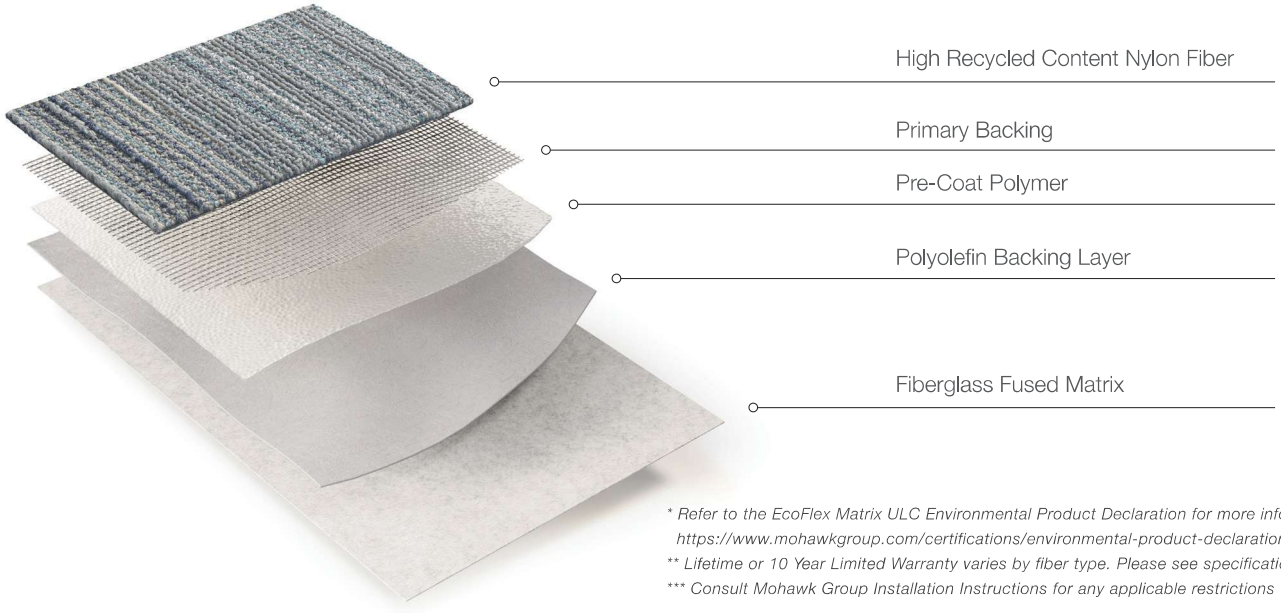
- Provides permanent dimensional stability
- Tiles are impervious to moisture damage from spills and water extraction cleaning
- Up to Lifetime Limited Carpet Tile Warranty for: Wear, Static Protection, Edge Raveling/Zippering, Delamination, Dimensional Stability**
- Seamless transitions between carpet and Mohawk Group's 2.5mm LVT

INSTALLATION

- Simplifies complex floor preparation with no need to encapsulate old adhesives***
- Greatly reduces sub-floor moisture concerns and saves money on mitigation
- Worry free installation with no visible moisture present using our Flexlok+ Tab System
- Superior construction offers reliability for the life of your installation

SUSTAINABILITY

- EcoFlex® Matrix is manufactured using less energy than other carpet tile products
- Polyolefin backing contains no plasticizers
- CRI Green Label Plus certified
- Declare Red List Free
- Able to ship more per box resulting in a lower environmental impact from transportation
- Contains a minimum of 66% recycled content



** Refer to the EcoFlex Matrix ULC Environmental Product Declaration for more information https://www.mohawkgroup.com/certifications/environmental-product-declarations*

*** Lifetime or 10 Year Limited Warranty varies by fiber type. Please see specifications for details*

**** Consult Mohawk Group Installation Instructions for any applicable restrictions*

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Installation Specifications

Backing	Required Adhesive	Adhesive Application Method	Moisture & pH	Spread Rate
EcoFlex® Matrix **ULC**	EnPress (M004)	3/8" roller or 1/16"x1/32"x1/32" U-Notch Trowel	95% RH, 8 – 12 pH*	25-30 SY/Gal
	FlexLok Tabs (FLXTB)	Apply tabs to the back of the tiles following installation guidelines available at mohawkgroup.com	No moisture testing required. 5 – 12 pH	24" X 24" Monolithic, Quarter Turn – Multidirectional – 100 SY/Box
				24" X 24" Horizontal and Vertical Ashlar – 100 SY/Box

Limited Lifetime Carpet Tile Warranty*

WEAR – Mohawk Group warrants for the life of the carpet that the carpet tiles will not wear more than 10% of the surface pile weight for the life of the carpet. "Wear" means the fiber loss from the carpet tiles through normal abrasion and does not include crushing, flattening of the carpet pile in any area, staining, soiling, fading, change in carpet tile appearance, nor fiber loss due to abnormal usage of the carpet tile.

STATIC PROTECTION – Mohawk Group warrants for the life of the carpet that the carpet tiles will not give static discharges in excess of 3.5 KV when tested under AATCC Test Method 134-1979.

EDGE RAVEL/ ZIPPERING – Mohawk Group warrants for the life of the carpet that the carpet tiles will not zipper or develop continuous "pile yarn runners."

DELAMINATION – Mohawk Group warrants for the life of the carpet that the carpet tiles will not delaminate. Chair pads are not required for this warranty but are recommended for maximum appearance retention.

DIMENSIONAL STABILITY – Mohawk Group warrants for the life of the carpet that the carpet tiles will not lose their dimensional stability (i.e. shrink, grow, cup, dome) due to normal variations in atmospheric changes (temperature and/or humidity) or when maintained in accordance with Mohawk Group's recommended maintenance procedures.

** See Mohawk Group official warranty documents for further details at www.mohawkgroup.com*

Proposal

PLEASE REMIT PAYMENT TO:

1125 West Chester Pike
Havertown, PA 19083

HAVERTOWN CARPET CO.
Family Friendly Flooring

Havertown, PA 484-454-3097
Malvern, PA 484-452-2211
West Chester, PA 610-558-0900

BILL TO	SHIP TO		
Radnor PD 301 Iven Ave Radnor , PA 19087	Radnor PD 301 Iven Ave Radnor PA 19087	Proposal #: Sale Date: Next Install: Sales Rep:	**35646** 9/14/2026 Joe Quin

Installation Summary:

Supply and install new carpet tile in detective's office, sgt. Gluck's office, interview room 1, interview room 2, sgt's office, center office, and office next to break room/kitchen
Style: Mohawk, Here to There Tile
Color: 568 Bike Path
Glue direct to existing subfloor
Rip up and haul away existing carpet, install new 6" black vinyl cove base, move office furniture as needed
--$15,790.00

Supply and install new carpet tile in lobby(next to detective's office)
Style: Mohawk, Here to There Tile
Color: 959 Sidewalk
Glue direct to existing subfloor
Rip up and haul away existing carpet, install new 6" black vinyl cove base, move office furniture as needed
--$5,512.00

Customer to remove small items, electronics, and breakables prior to installation

SubTotal:	**$21,302.00**
Misc Chg:	**$0.00**
Total:	**$21,302.00**
Payments:	**$0.00**
Balance:	**$21,302.00**

TERMS: NET 30

RESOLUTION NO. 2026-118

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING CARPETING FOR THE RADNOR TOWNSHIP POLICE DEPARTMENT IN AN AMOUNT NOT TO EXCEED $21,302.00.

WHEREAS, the Radnor Township Police Department requests authorization to engage Havertown Carpet Company to install new carpeting in the Police Department areas; and

WHEREAS, the funds for this purchase will come from the 2024 Facilities Bond.

NOW, THEREFORE, be it ***RESOLVED*** that the Radnor Township Board of Commissioners does hereby approve carpeting of the Police Department in an amount not to exceed $21,302.00.

SO RESOLVED, this 26th day of October 2026.

RADNOR TOWNSHIP

By: _____
Name: Jim Riley
Title: President

ATTEST:_____
William White, Township Manager/Secretary

The Radnor Township Board of Health has established list of questions that should be considered in process of flooring replacement in township facilities. Below are the questions they have asked to be considered, and the responses provided from Havertown Carpet Company.

Q: Please share information on the environmental effects associated with carpet manufacturing and installation;

A: **Key Sustainable Carpet Practices & Materials**

- **Recycled Content:** Mohawk's EverStrand carpet fiber is made from 100% post-consumer recycled PET plastic bottles (averaging more than 6 billion bottles diverted from landfills each year via the Continuum process). [1, 2, 3]
- **Bio-Based Fibers:** Their proprietary **SmartStrand** (triexta) carpet fiber is made in part from renewable, plant-based materials while offering inherent stain resistance. [1, 2]
- **Carbon-Neutral & Net-Positive Goals:** Mohawk's flooring manufacturing meets industry standards for carbon neutrality, and many Mohawk Group carpet tile lines provide a net-positive (5% extra) carbon offset. [1, 2]
- **Red List-Free Transparency:** Many commercial collections are **Declare Red List–Free**, meaning 100% of chemical ingredients are disclosed and verified free of harmful substances. [1, 2]
- **Eco-Friendly Backings:** Products utilize recycled or PVC-free backings (such as **EcoFlex**) that reduce energy and raw material requirements during production. [1, 2]
- **Emissions & Waste Reductions:** Mohawk has reduced Scope 1, 2, and biogenic emissions intensity by 30% from its 2010 baseline. [1]

  Provided is a link with all details about the proposed products environmental considerationshttps://www.mohawkgroup.com/sustainability/better-for-planet

Q: Explain The proper and responsible disposal of old carpeting to prevent unnecessary pollution

A: Mohawk products place enhanced concentration on keeping our off-gassing low and within the required ranges to meet the rigid environmental requirements of the Green Label Plus certifications with our products so that even after the carpet is disposed of it will have the most minimal impact on the environment as possible.

Q: The use of recycled or sustainably sourced materials whenever feasible.

A: Mohawk is the largest recycler of plastic bottles in the USA. Roughly 1 in every 4 (though closer to 1 in every 3) recycled plastic bottles turn into Mohawk carpet.

By incorporating these practices into the project, the Township can help protect public health, reduce pollution, and demonstrate our shared commitment to environmental stewardship.

Radnor Township

PROPOSED LEGISLATION

DATE: October 26, 2026

TO: Board of Commissioners

CC:

FROM: Christopher B. Flanagan

LEGISLATION: Resolution 2026-126 - Approving the hiring of Certa Pro Painters of Downingtown and West Chester for the painting of police areas and the Radnorshire Room at a cost of $15,288.78 to be paid from the 2024 Facilities Bond.

LEGISLATIVE HISTORY: Legislative/New

PURPOSE AND EXPLANATION: The Radnor Township Police Department requests approval to complete painting of the police department areas and the accent walls in the Radnorshire Room. The painting would be done in all police areas except the police administration area which was completed in 2024.

IMPLEMENTATION SCHEDULE: Upon approval of Resolution 2026-126, painting would begin in the 2026 budget year.

FISCAL IMPACT: FISCAL IMPACT: $15,288.78. The funds for this purchase requisition will come from the 2024 Facilities Bond.
The cost for the services is as follows:

Painting of Police Areas	$13,590.26
Painting of Radnorshire Room Accent Walls	$ 1,698.52
	$15,288.78

RECOMMENDED ACTION: For approval of Resolution 2026-126 at the October 26, 2026 Board of Commissioners Meeting.

ATTACHMENTS:
paint Resolution.pdf

RESOLUTION NO. 2026-126

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING PAINTING FOR THE RADNOR TOWNSHIP POLICE DEPARTMENT AND OF THE RADNORSHIRE ROOM ACCENT WALLS IN AN AMOUNT NOT TO EXCEED $15,288.78.

WHEREAS, the Radnor Township Police Department requests authorization to engage Certa Pro Painters of Downingtown and West Chester to paint the Police Department and accent walls in the Radnorshire Room; and

WHEREAS, the funds for this purchase will come from the 2024 Facilities Bond.

NOW, THEREFORE, be it ***RESOLVED*** that the Radnor Township Board of Commissioners does hereby approve painting of the Police Department and Radnorshire room in an amount not to exceed $15,288.78.

SO RESOLVED, this 26th day of October 2026.

RADNOR TOWNSHIP

By: _____
Name: Jim Riley
Title: President

ATTEST:_____
William White, Township Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: October 26, 2026

TO: Board of Commissioners

CC: Township Manager

FROM: Bob Tate

LEGISLATION: Motion approving the Business Tax Settlement 2026-BPT-04 ***(added by motion during the meeting)***

LEGISLATIVE HISTORY: Beginning in 2010, the Township implemented a policy that requires Board approval of all settlement agreements relating to Act 511 tax cases to help bring as much transparency to the process as legally allowed. Please note that Radnor Township may enter into a settlement agreement concerning a business tax assessment. The agreement may (1) establish a mutual understanding of certain issues, such as prospective taxability and calculation of tax; (2) compromise an assessment amount; and/or (3) avoid or end litigation. If an agreement involves an assessment of more than $3,000, the Board of Commissioners must consider it at a public meeting. The Pennsylvania Local Taxpayers Bill of Rights Act (Act 50 of 1998) prohibits disclosure of any confidential taxpayer information (except for official purposes or as provided by law). Confidential taxpayer information is defined as any information acquired by the Township as a result of any audit, tax return, report, investigation, hearing or verification. Punishments for unlawful disclosure may include a $2,500 fine, imprisonment for one year and, if the offender is an officer or employee of a taxing authority, dismissal from office or discharge from employment. For these reasons, the Township will not disclose any confidential taxpayer information in connection with a settlement agreement of a business tax assessment.

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

IMPLEMENTATION SCHEDULE:

FISCAL IMPACT: The Taxpayers have agreed to pay an amount to resolve all outstanding issues relating to the BPT liability for tax, interest and penalty for all tax years included in the settlement agreement. The taxpayer will pay the full amount due on or before October 31, 2026 following the approval of the settlement agreement being authorized by the Board of Commissioners.

RECOMMENDED ACTION: Approve

ATTACHMENTS:

BPT Settlement Agreement 2026-BPT-04 -- Legislative Summary -- October 26, 2026.pdf

Radnor Township

PROPOSED LEGISLATION

DATE: October 26, 2026

TO: **Board of Commissioners**

FROM: **Robert V. Tate, Jr.,** Director of Finance

LEGISLATION: A motion authorizing the settlement agreement "2026-BPT-04".

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

> Radnor Township may enter into a settlement agreement concerning a business tax assessment. The agreement may (1) establish a mutual understanding of certain issues, such as prospective taxability and calculation of tax; (2) compromise an assessment amount; and/or (3) avoid or end litigation. If an agreement involves an assessment of more than $3,000, the Board of Commissioners must consider it at a public meeting.
>
> The Pennsylvania Local Taxpayers Bill of Rights Act (Act 50 of 1998) prohibits disclosure of any confidential taxpayer information (except for official purposes or as provided by law). Confidential taxpayer information is defined as any information acquired by the Township as a result of any audit, tax return, report, investigation, hearing or verification. Punishments for unlawful disclosure may include a $2,500 fine, imprisonment for one year and, if the offender is an officer or employee of a taxing authority, dismissal from office or discharge from employment.
>
> For these reasons, the Township will not disclose any confidential taxpayer information in connection with a settlement agreement of a business tax assessment.

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

FISCAL IMPACT: The Taxpayers have agreed to pay an agreed upon amount to resolve all outstanding issues relating to the BPT liability for tax, interest and penalty for all tax years included in the settlement agreement. The taxpayers will pay the full amount due on or before October 31, 2026, following the approval of the settlement agreement being authorized by the Board of Commissioners.

RECOMMENDED ACTION: The Administration respectfully requests the Board of Commissioners to pass the motion authorizing the Tax Settlement at their October 26, 2026, regular Board of Commissioner meeting.

Radnor Township

PROPOSED LEGISLATION

DATE:	October 26, 2026
TO:	Radnor Township Board of Commissioners
CC:	William M. White, Township Manager; Stephen F. Norcini, P.E., Township Engineer
FROM:	Stephen F. Norcini, P.E. Township Engineer and Director of Engineering and Community Development
LEGISLATION:	Consideration of Connelly Center Preliminary Land Development Plan

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LEGISLATIVE HISTORY: - Caucus (4/28/2025) - Preliminary Land Development Plan
- This item was tabled at the 8/18/2025 BOC meeting.
- This item was tabled at the 9/29/2025 BOC meeting at the applicant's request

PURPOSE AND EXPLANATION: This is for a two-story expansion (approximately 7,000 SF for each floor) of the student center to provide more meeting and dining space.

The following items are attached:
- Delaware County Planning Department meeting notice (4/15/2025)
- Revised LD plans & cover letter (4/11/2025)
- Gannett Fleming Review letter (4/21/25)
- Gilmore review letter (4/22/25)

IMPLEMENTATION SCHEDULE: Following action by the BOC, the applicant may consider the next steps.

FISCAL IMPACT: Other than staff review time, there is no fiscal impact with this project.

RECOMMENDED ACTION: Staff requests that the Radnor Township Board of Commissioners discuss and consider the Preliminary Land Development Plan for 800 Lancaster Avenue (Villanova University), Connelly Center for the Expansion of the Current Student Center.

ATTACHMENTS:
1522 Connelly Center Expansion Finalized review.pdf
Connelly_Addition - Revised LD documents_Cover Letter - 11Apr2025.pdf
GF Connelly Center BOC 1.pdf

2025-04-22 Prelim-Final LD Review 2.pdf
2025-04-11 - Amended LD Plans.pdf

DELAWARE COUNTY PLANNING DEPARTMENT
2 W. Baltimore Avenue – Suite 202
Media, PA 19063-3740
Phone: (610) 891-5200
Email: planning_department@co.delaware.pa.us

April 15, 2025

Mr. William White
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: ***Title:*** Connelly Center Expansion
Applicant(s): Villanova University
File Number: 34-1522-77-00-01-02-06-13-15-20-23-25
Meeting Date: 04/17/2025
Municipality: Radnor Township
Location: Centrally located within the campus
Received: 03/17/2025

Dear Mr. White,

This is to acknowledge receipt of the above referenced application for review and report. The Commission has tentatively scheduled consideration of the application for its public meeting on the date shown above at 4:00 p.m. in the Government Center Building, (Room 100), Court House Complex, Media, PA. Attendance is not required but is welcomed. If you have any questions concerning this matter, please contact Michael Leventry at (610) 891-5215.

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

Very truly yours,

Michael A. Leventry
Manager, Environmental

cc: Villanova University
Pennoni Associates, Inc.

DELAWARE COUNTY PLANNING DEPARTMENT
2 W. Baltimore Avenue – Suite 202
Media, PA 19063-3740
Phone: (610) 891-5200
Email: planning_department@co.delaware.pa.us

Date: April 18, 2025
File No.: 34-1522-77-00-01-02-06-13-15-20-23-25

PLAN TITLE:	Connelly Center Expansion
DATE OF PLAN:	February 28, 2025
OWNER OR AGENT:	Villanova University
LOCATION:	Centrally located within the campus
MUNICIPALITY:	Radnor Township
TYPE OF REVIEW:	Final Land Development
ZONING DISTRICT:	PI Planned Institutional
SUBDIVISION ORDINANCE:	Local
PROPOSAL:	Further develop a 225-acre campus with a building addition
UTILITIES:	Public Water & Sewer
RECOMMENDATIONS:	Approval, contingent upon addressing code requirements
STAFF REVIEW BY:	Kelsey Stanton Murphy

REMARKS:

CURRENT PROPOSAL

The plan proposes to develop two building additions totaling 11,200 sq ft to the existing Connelly Center building.

SITE CHARACTERISTICS

The site is located on an existing college campus and is adjacent to university buildings.

Date: April 18, 2025
File No.: 34-1522-77-00-01-02-06-13-15-20-23-25

REMARKS (continued):

APPLICABLE ZONING

The proposal is located within the PI district and is subject to applicable regulations set forth by the Municipal zoning code.

NONCONFORMITIES

Zoning - Existing Nonconformities: The following aspect of the site currently does not comply with zoning requirements: building length. The above listed existing nonconformity is not exacerbated by the current proposal.

SALDO - Proposed Unaddressed Nonconformities:

- Plan Information: The plan does not appear to comply with the regulations as established within the SALDO. Where Section 255-20.B(1)(n) requires plans to show significant man-made features within 500 feet of the site, the plan utilizes an aerial photograph exhibit to show existing features surrounding the site.
- Transportation Impact Study: The proposal does not appear to comply with the regulations as established within the SALDO. Where Section 255-20.B(5)(c)[1][e] requires all institutional developments to include a transportation impact study, the proposal does not include the required study.

Staff notes that according to the project plan, SALDO code relief is being sought for the above noted factors.

Date: April 18, 2025
File No.: 34-1522-77-00-01-02-06-13-15-20-23-25

REMARKS (continued):

COMPLIANCE

The proposal appears to comply with the zoning code, however, the proposal must address or obtain code relief for the above listed SALDO nonconformities

SEWAGE FACILITIES

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

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

STORMWATER MANAGEMENT

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

RECORDING

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

VILLANOVA
UNIVERSITY

FACILITIES MANAGEMENT

April 11, 2025

Dear Patricia Sherwin,

RE: Application 214095
800 Lancaster Avenue, Villanova University
Connelly Center Expansion

As a follow-up to the April 7, 2025 Planning Commission Meeting, and in accordance with Mr. Norcini's email request dated April 10, 2025, attached are the following documents:

- Pedestrian Trip Generation Investigation – F. Tavani and Associates, Inc., April 11, 2025
- Detour Plan – Pennoni Associates Inc, April 4, 2025
- Pennoni Associates April 11, 2025 response to 3/26/2025 Gannett Fleming review letter
- Pennoni Associates April 11, 2025 response to 3/28/2025 Gilmore & Associates review letter
- "Preliminary Land Development Set", Pennoni Associates Inc., April 11, 2025

Sincerely,

Joseph Ungaro
Facilities Management Office
Villanova University
610-519-8646

GANNETT FLEMING | TRANSYSTEMS

Valley Forge Corporate Center
1010 Adams Avenue
Audubon, PA 19403
P 610.650.8101 | **F** 610.650.8190

gannettfleming.com

Date: April 21, 2025

To: Steve Norcini, PE, Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Damon Drummond, PE – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: Villanova University – Connelly Center
Preliminary/Final Land Development Plan

Date Accepted: 03/03/2025
90 Day Review: 06/01/2025

Gannett Fleming, Inc. has completed a review of the preliminary/final land development plan for the above referenced project for compliance with the Radnor Township Code. The Plans were reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

The applicant has submitted a preliminary/final land development plan for the expansion of the Connelly Center. This project is located within the PI zoning district of the Township.

The applicant has indicated in the subdivision/land development application the following waivers are being requested:

- §255-20.A(1)(n) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site must be provided on the plans.
- §255-20.B(5)(c)(1)(e) – To not provided a transportation impact study

Preliminary/Final Land Development – Villanova University Connelly Center

Plans Prepared by: Pennoni Associates, Inc.
Dated: February 28, 2025, Last Revised April 11, 2025

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval, or a Planning Exemption is received from the PA DEP. Additional information must be provided regarding the uses proposed.

Subdivision and Land Development

1. §255-20.A(1)(n) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plan. The applicant has requested a waiver from this requirement.

General

1. The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board of Commissioners.

The applicant appeared before the Planning Commission on April 7, 2025. The Planning Commission made a motion to recommend Preliminary Approval only. The applicant has agreed and withdrew their waiver request.

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

Very truly yours,

GANNETT FLEMING, INC.

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

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

☐ 3850 Sierra Circle, Suite 100 | **Center Valley**, PA 18034 | P: 610.366.8064 | F: 610.366.0433
☐ 12 Terry Drive, Suite 205 | **Newtown**, PA 18940 | P: 215.369.3955 | F: 610.968.1829
☒ 65 E. Butler Avenue, Suite 100 | **New Britain**, PA 18901 | P: 215.345.4330 | F: 215.948.9943
☐ 401 Plymouth Road, Suite 150 | **Plymouth Meeting**, PA 19462 | P: 610.489.4949 | F: 610.489.8447
☐ One Penn Center at Suburban Station, 1617 JFK Blvd., Suite 425 | **Philadelphia**, PA 19103 | P: 215.687.4246 | F: 215.564.1780

MEMORANDUM

Date:	April 22, 2025
To:	Steve Norcini, P.E.
From:	Damon Drummond, P.E., PTOE
cc:	Roger Phillips, P.E. Leslie Bogdnoff, P.E.
Reference:	Villanova University - Connelly Center Preliminary/Final Land Development Plans Radnor Township, Delaware County Transportation Review #2 G&A #25-00327

Our Transportation Department has completed a review of the Preliminary/Final Land Development Plans prepared for Villanova University's Connelly Center. The Applicant proposes to expand the existing building while maintaining the existing uses (lounges, meeting/multi-purpose rooms, dining areas).

A. PROJECT DESCRIPTION

The project includes the expansion of the existing Connelly Center to include an additional 14,608 sf of space within two 2-story additions for similar uses as the existing building. We note that construction is anticipated in conjunction with Maggitti Hall improvements.

B. DOCUMENTS REVIEWED

1. Cover letter prepared by Villanova University, dated April 11, 2025.
2. Comment response letter prepared by Pennoni Associates Inc., dated April 11, 2025.
3. Preliminary Land Development Set prepared by Pennoni Associates Inc., dated February 28, 2025 and last revised April 11, 2025, consisting of 19 sheets.
4. Accessibility exhibit prepared by Pennoni Associates, Inc., dated April 4, 2025, consisting of 1 sheet.

C. REQUESTED WAIVERS

1. §255-20.B(1)(n) – To not show the required information within 500 feet of the site. Features within 500 feet are shown via an aerial exhibit.
2. §255-20.B(5)(c)(1)(e) – To not provide a transportation impact study.

D. SALDO COMMENTS

1. §255-20.B(1)(n) & §255-21.B(1)(n) – Show existing features within 500 feet of and within the site. **The Applicant is requesting a waiver of this requirement.**
2. §255-20.B(5) – A transportation impact study is required for all institutional developments. **The Applicant is requesting a waiver of this requirement and indicates that a trip**

generation memo was provided with the submission. We note the trip generation memo was not included in with the submission and should be submitted for review.

DAD/kmn

VILLANOVA UNIVERSITY | CONNELLY CENTER

PRELIMINARY
LAND DEVELOPMENT SET
DELAWARE COUNTY, PENNSYLVANIA
APRIL 11, 2025

PREPARED FOR:

OWNER/DEVELOPER

VILLANOVA UNIVERSITY

800 LANCASTER AVE

VILLANOVA, PA 19085

TOWNSHIP OF RADNOR

I HEREBY CERTIFY THAT THE TOWNSHIP OF RADNOR PLANNING COMMISSION REVIEWED THIS PLAN AND ISSUED ITS COMMENTS TO TOWNSHIP COMMISSIONERS PRIOR TO COUNCIL'S ADOPTION OF RESOLUTION 202_ - _____ , WHICH APPROVES THIS PLAN AS A FINAL PLAN PURSUANT TO THE TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____
MJ FRUMIN
PLANNING COMMISSION CHAIRPERSON

WE HEREBY CERTIFY THAT THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA, BY ITS RESOLUTION 202_ - _____ , ADOPTED _____, 202_ , APPROVED THIS PLAN AS A FINAL SUBDIVISION AND/OR LAND DEVELOPMENT PLAN, PURSUANT TO THE TOWNSHIP'S THEN CURRENT SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AND THAT THE TOWNSHIP, ON _____, 202_ , HEREBY AUTHORIZES THIS PLAN FOR RECORDING.

_____
WILLIAM WHITE
TOWNSHIP SECRETARY

DELAWARE COUNTY PLANNING COMMISSION

THIS PLAN OR AN EARLIER VERSION HEREOF WAS REVIEWED BY THE DELAWARE COUNTY PLANNING COMMISSION ON _____, ____.

DCPC#_____ _____SECRETARY

TOWNSHIP ENGINEER'S CERTIFICATION

I, STEPHEN F. NORCINI, A PENNSYLVANIA PROFESSIONAL ENGINEER, HAVE REVIEWED THIS PLAN, FOR THE BOROUGH, AND HAVE DETERMINED THAT IT HAS BEEN AMENDED AS REQUIRED BY TOWNSHIP RESOLUTION _____ , AND THAT, BASED ON THE INFORMATION PROVIDED BY THE APPLICANT AND WITH ANY WAIVERS PROVIDED BY THE APPLICANT AND WITH ANY WAIVERS SPECIFICALLY IDENTIFIED AND SHOWN HEREON, THE PLAN COMPLIES WITH THE TOWNSHIP ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

_____ , P.E.
STEPHEN F. NORCINI

DATE: _____

CERTIFICATION OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF DELAWARE)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS DAY PERSONALLY APPEARED _____ TO ME KNOWN (OR SATISFACTORILY PROVEN), WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE(S) AND SAY(S):

WHO IS THE _____ OF _____ WHICH IS THE RECORD OWNER OF THE PROPERTY ("PROPERTY") TO WHICH THIS PLAN APPLIES AND OF ALL RIGHTS WHICH ARE NECESSARY TO IMPLEMENT THIS PLAN. THE SOURCE OF TITLE TO THE PROPERTY IS THE DEED(S) RECORDED, WITH THE OFFICE ("RECORDER'S OFFICE") OF THE RECORDER OF DEEDS IN AND FOR DELAWARE COUNTY, PENNSYLVANIA, AS FOLLOWS: UPI#36-24-033 THIS PLAN IS AUTHORIZED BY TO BE RECORDED WITH THE RECORDER'S OFFICE AND THAT SUCH RECORDING SHALL BE EFFECTIVE FOR ALL PURPOSES. HE IS AUTHORIZED BY SAID _____ TO MAKE THIS AFFIDAVIT.

_____
BY:

SWORN AND SUBSCRIBED TO BEFORE ME

THIS _____ DAY OF _____.

_____
NOTARY PUBLIC

CERTIFICATE OF REVIEW BY DIRECTOR OF PUBLIC WORKS

REVIEWED BY THE DIRECTOR OF PUBLIC WORKS FOR RADNOR TOWNSHIP.

_____
DIRECTOR OF PUBLIC WORKS
RICKY FOSTER JR.

ZONING OFFICER

REVIEWED BY THE ZONING OFFICER OF RADNOR TOWNSHIP.

_____
KEVIN KOCHANSKI

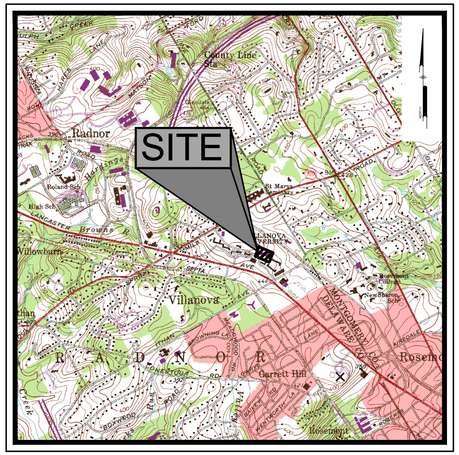
RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF DELAWARE COUNTY AT MEDIA, PENNSYLVANIA IN PLAN BOOK _____. PAGE_____ ON THE _____ DAY OF _____, 20__.

_____
RECORDER OF DEEDS



LOCATION MAP
Scale: 1" = 2000'



USGS MAP
Scale: 1" = 2000'

PREPARED BY:

PENNONI ASSOCIATES INC.

158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907
F 610.429.8918

SHEET LIST TABLE		
PAGE	NUMBER	SHEET TITLE
CS0001	1	COVER SHEET *
CS0002	2	GENERAL NOTES *
CS0200	3	AERIAL PLAN
CS0201	4	OVERALL EXISTING CONDITIONS
CS0202	5	EXISTING CONDITIONS PLAN
CS0501	6	DEMOLITION PLAN
CS1001	7	OVERALL SITE PLAN *
CS1002	8	SITE PLAN *
CS1501	9	GRADING PLAN
CS1701	10	UTILITY PLAN
CS2201	11	LANDSCAPE AND LIGHTING PLAN
CS4001	12	STORM SEWER PROFILES
CS6001	13	SITE AND DRAINAGE DETAILS
CS6021	14	LANDSCAPE AND LIGHTING DETAILS
CS8001	15	EROSION AND SEDIMENT CONTROL PLAN
CS8501	16	EROSION AND SEDIMENT CONTROL NOTES
CS8502	17	EROSION AND SEDIMENT CONTROL DETAILS
CS9001	18	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN *
CS9501	19	POST CONSTRUCTION STORMWATER MANAGEMENT NOTES *

* SHEETS MARKED WITH AN (*) ARE TO BE INCLUDED IN THE RECORD PLAN SET

RADNOR TOWNSHIP
DELAWARE CO. PENNSYLVANIA

SUBDIVISION APPLICATION NO. _____

DATE RECEIVED _____ FIRE SERVICE _____

TRAFFIC _____ SWM_____

SEWER/ACT 537 _____ ZONING_____

CONFORMITY CHECKD BY _____

APPROVED CONDITIONALLY DATE: _____

APPROVED DATE: _____

_____-PRESIDENT

ATTEST: _____ SEC

PENNONI ASSOCIATES INC.
158 W Gay Street, Suite 300
West Chester, PA 19382
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GEORGE MICHAEL ROTH
ENGINEER
PE092231
PENNSYLVANIA

CONNELLY CENTER
800 LANCASTER AVE
VILLANOVA, PA 19085

COVER SHEET

VILLANOVA UNIVERSITY
800 LANCASTER AVE
VILLANOVA, PA 19085

NO.	DATE	REVISIONS	BY
1	2025-04-11	REVISED PER TOWNSHIP COMMENTS	CW

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	CRABR24001
DATE	2025-02-28
DRAWING SCALE	AS SHOWN
DRAWN BY	CW
APPROVED BY	MR

CS0001

SHEET 1 OF 19

PLOTTED: 4/11/2025 9:07 AM BY: Sean Cunningham PLOTSTYLE: Pennoni NCS.stb
U:\Accounts\CRABR\CRABR24001 - Connelly Center Addition\DESIGN_SHEETS\CS0001.dwg

GENERAL NOTES:

1. SITE ADDRESS: 800 E LANCASTER AVE
VILLANOVA, PA 19085

OWNER/APPLICANT: VILLANOVA UNIVERSITY
800 E LANCASTER AVE,
VILLANOVA, PA 19085

ARCHITECT: CRABTREE, ROHRBAUGH & ASSOCIATES ARCHITECTS
401 E. WINDING HILL ROAD, SUITE 301
MECHANICSBURG, PA 17055

ENGINEER: PENNONI ASSOCIATES INC.
158 WEST GAY STREET, SUITE 300
WEST CHESTER, PA 19380

2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED ADDITIONS TO THE CONNELLY CENTER BUILDING AND RELATED SITE IMPROVEMENTS.

3. **MUNICIPAL ZONING INFORMATION:**

THIS SITE IS LOCATED IN THE FOLLOWING ZONE IN THE TOWNSHIP OF RADNOR:

PI - PLANNED INSTITUTIONAL DISTRICT

FOR COMPLETE ZONING INFORMATION PLEASE REFER TO THE ZONING CODE OF THE TOWNSHIP OF RADNOR AS CURRENTLY AMENDED.

4. **FLOOD ZONE INFORMATION:**

BY GRAPHIC PLOTTING ONLY, BASED UPON THE FLOOD INSURANCE RATE MAP, PANEL NO. 36, COMMUNITY MAP NO. 42045C0050F WITH AN EFFECTIVE DATE OF NOVEMBER 18,2009, THE SITE IS LOCATED IN THE FOLLOWING AREA:

ZONE X AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

5. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:

A. RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR COMMONWEALTH OF PENNSYLVANIA OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY.

B. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.

C. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.

6. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.

7. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.

8. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

9. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBER 20250061002 IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 2008 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". (800-242-1776)

10. IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 1996, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.

11. THE SITE IS TO BE SERVED BY PUBLIC SEWER AND WATER SERVICE.

12. ALL RADII SHOWN ARE 5 FT UNLESS OTHERWISE SPECIFIED.

13. THE PROJECT SITE BOUNDARY IS LOCATED WITHIN THE LOWER SCHUYLKILL WATERSHED AND THE RECEIVING STREAM IS (UNT TO) MILL CREEK VIA STORM SEWER, WHICH IS CLASSIFIED AS TROUT STOCKING FISHES, MIGRATORY FISHES (TSF-MF) BY TITLE 25, CHAPTER 93 OF THE PENNSYLVANIA CODE.

14. A PRE-CONSTRUCTION MEETING WITH THE TOWNSHIP WILL BE REQUIRED BEFORE ANY CONSTRUCTION COMMENCES.

WATER NOTES:

1. EXISTING WATER LINES WITHIN THE PROJECT AREA ARE PRIVATE LINES. PROPOSED CHANGES TO WATER LINES ARE TO BE COORDINATED WITH THE OWNER IN ORDER TO CONTINUE TO PROVIDE SERVICE TO CAMPUS SYSTEMS.

2. WATER LINE CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER AS TO MINIMIZE LOSS OF SERVICE TO ANY OTHER CAMPUS SYSTEMS. CONTRACTOR SHALL COORDINATE WITH ENGINEER. DEPENDING UPON THE NATURE OF THE LOSS OF SERVICE, IT MAY BE REQUIRED THAT WORK BE COMPLETED IN THE EVENING AFTER NORMAL BUSINESS. ALL VALVES NEEDED FOR SHUT-DOWN SHALL BE COORDINATED WITH ENGINEER.

3. A MINIMUM VERTICAL CLEARANCE OF EIGHTEEN (18) INCHES BETWEEN ANY UTILITY AND THE WATER MAIN AND OTHER APPURTENANCES.

4. WATER MAINS SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE, DOUBLE CEMENT LINED AND TAR COATED WITH PUSH-ON JOINTS, CLASS 52.

5. ALL FITTINGS SHALL BE DUCTILE IRON CLASS 350 ANSI A21.10 OR ANSI A21.53, EPOXY COATED MECHANICAL OR PUSH-ON JOINTS. NOTE: FITTINGS NOT FURNISHED WITH AN EPOXY COATING CAN BE FURNISHED WITH A DOUBLE CEMENT LINING AND TAR COATING.

6. THE WATER LINES WITHIN THE PROJECT AREA ARE PRIVATE. WATER LINE REVISIONS SHOULD BE COORDINATED WITH THE CAMPUS SYSTEM.

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

CALL BEFORE YOU DIG

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA

CALL 1-800-242-1776

PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC. SERIAL NUMBER(S): 20250241648

GENERAL CONSTRUCTION AND GRADING NOTES:

1. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS, AS APPLICABLE:
   A. PENNDOT SPECIFICATION, PUB 408, APRIL 10, 2020.
   B. PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72, JUNE 2010, AS AMENDED BY CHANGE NO. 1 DATED JUNE 10, 2013, CHANGE NO. 2 DATED SEPTEMBER 15, 2016, CHANGE NO. 3 DATED AUGUST 4/AUGUST 28, 2017, CHANGE NO. 4 DATED FEBRUARY 8, 2019, CHANGE NO. 5 DATED APRIL 29, 2019, AND CHANGE NO. 6 DATED DECEMBER 17, 2019.
   C. PENNDOT HANDBOOK OF APPROVED SIGNS, PUB 236, FEBRUARY 2012, AS AMENDED BY CHANGE NO. 1 DATED NOVEMBER 19, 2013.
   D. AMERICANS WITH DISABILITIES ACT OF JULY 1991 AS AMENDED.
   E. THE PENNSYLVANIA CLEAN STREAM LAW (35 P.S. SECTION 691.1 ET. SEQ.).
   F. REGULATIONS OF PA CODE TITLE 25, CHAPTER 102.
   G. TOWNSHIP STANDARDS AND SPECIFICATIONS AND THE RADNOR CODE (LATEST EDITION).

   IN EVENT OF A CONFLICT AMONG THESE REQUIREMENTS AND/OR PLANS, THE MORE RESTRICTIVE REGULATION SHALL APPLY OR A CLARIFICATION SHALL BE OBTAINED FROM THE ENGINEER.

3. THE CONTRACTOR SHALL BE REQUIRED TO REVIEW AND ABIDE BY SPECIFICATIONS OF THE PLAN AND ALL SUPPORTING DOCUMENTS, PERMITS, AND REPORTS FOR THIS SITE, INCLUDING NOT BUT NOT LIMITED TO:
   - EROSION AND SEDIMENTATION CONTROL PLAN
   - POST CONSTRUCTION STORMWATER MANAGEMENT PLAN.

4. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERROR THEY DISCOVER IN THE PLANS.

5. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE OF THE WORK TO BE UNACCEPTABLE.

6. UTILITY COORDINATION SHALL BE INCLUDED IN THE PROJECT SCHEDULE AND IT IS THE EXPLICIT RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE PROJECT SCHEDULE INCLUDES THE NECESSARY RELOCATIONS. THE CONTRACTOR WILL NOT BE PAID ADDITIONALLY FOR THIS COORDINATION. THE CONTRACTOR SHOULD SEEK ASSISTANCE FROM ALL UTILITY COMPANIES TO LOCATE AND PROTECT THEIR FACILITIES. IF CONFLICTS ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.

7. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER AND TENANT.

8. TRAFFIC CONTROL METHODS, SUCH AS BARRICADES, SUFFICIENT LIGHTS, SIGNS, ETC., THAT MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION. MAINTENANCE AND PROTECTION OF TRAFFIC DURING CONSTRUCTION SHALL BE IN ACCORDANCE TO PENNDOT PUBLICATION 213, "WORK ZONE TRAFFIC CONTROL GUIDELINES," AMENDED JUNE 6, 2014 AND TITLE 67 PA CODE, CHAPTER 212, "OFFICIAL TRAFFIC CONTROL DEVICES," DATED FEBRUARY 4, 2006, OR MOST CURRENT REVISION.

9. CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AREA.

10. THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS NEAR CONSTRUCTION. IN TIME OF RAIN OR MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC., WITH A MINIMUM WIDTH OF 20 FEET. ACCESS TO BUILDINGS THAT HAVE SPRINKLER OR STANDPIPE SYSTEMS SHALL BE WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTOR. (NFPA 1141 3-1)

11. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONALLY BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERTY CONSTRUCT THE WORK.

12. BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX (6) INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

13. THE CONTRACTOR WILL ENSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR REGRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.

14. THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

15. SOIL TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. A GEOTECHNICAL ENGINEER IS REQUIRED TO INSPECT, TEST AND CERTIFY TO THE COMPACTION OF ALL LOAD BEARING FILLS. THE GEOTECHNICAL ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND TO THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR, SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.

16. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH RADNOR TOWNSHIPS STANDARDS AND SPECIFICATIONS.

17. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

18. ALL PAVEMENT MARKINGS ON PRIVATE PROPERTY SHALL CONFORM TO CURRENT MUTCD STANDARDS.

19. ARCHITECT TO PROVIDE DETAIL FOR ALL EARTH ACTIVITY WITHIN 8" OF FINISHED FLOOR ELEVATION FOR ALL BUILDING CONSTRUCTION.

SANITARY SEWER NOTES:

1. ALL SANITARY SEWER MANHOLES NOT LOCATED IN PAVED AREAS MUST BE EQUIPPED WITH WATERTIGHT FRAMES AND COVERS TO PREVENT THE INFLOW OF SURFACE WATER INTO THE SANITARY SEWER.

2. ALL SANITARY SEWER CONSTRUCTION MUST CONFORM TO RADNOR TOWNSHIP'S STANDARDS AND SPECIFICATIONS (LATEST EDITION).

3. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT OF EXISTING SANITARY SEWER MAINS AND EXISTING LATERALS FOR CONNECTION TO EXISTING SEWER SYSTEM.

4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND CUT SHEETS FOR ALL SANITARY SYSTEM CONSTRUCTION FOR REVIEW AND APPROVAL BY RADNOR TOWNSHIP PRIOR TO CONSTRUCTION.

5. TYPICAL COVER OF THE SANITARY SEWER MAIN SHALL BE A MINIMUM OF FIVE FEET (5').

6. THE SANITARY MAIN PIPE AND FITTINGS SHALL BE GASKETED SDR-26 SEWER PIPE.

7. MANHOLE STRUCTURES SHALL CONFORM TO ASTM C-478 AND PENNDOT PUB. 408, TO SUPPORT HS20-44 LOADING.

8. UNLESS OTHERWISE NOTED, SANITARY LATERALS SHALL CONSIST OF SIX (6") INCH DIAMETER SDR-26 SEWER PIPE AT A MINIMUM SLOPE OF 1/4" PER FOOT.

9. THERE SHALL BE NO LATERAL CONNECTIONS INTO SANITARY SEWER MANHOLES.

GENERAL UTILITY NOTES:

1. IT IS ASSUMED ALL PROPOSED UTILITIES ASSOCIATED WITH THIS PROJECT WILL CONNECT TO PRIVATE, ON-SITE UTILITIES WITHIN THE CAMPUS OF VILLANOVA UNIVERSITY. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES IF ANY UTILITY CONNECTIONS ARE TO BE MADE OFFSITE.

2. CONTRACTOR IS TO HIRE A THIRD PARTY UTILITY LOCATOR TO VERIFY EXISTING UTILITIES IN ADDITION TO PLACING A PA ONE CALL PRIOR TO CONSTRUCTION.

3. IN ACCORDANCE WITH PA ACT 287 (1974), AS AMENDED, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.

4. THE CONTRACTOR SHALL EMPLOY THE SERVICES OF A UTILITY LOCATION CONTRACTOR AND CLEARLY MARK ALL UTILITIES WITHIN THE PROJECT SITE.

5. UTILITY COORDINATION SHALL BE INCLUDED IN THE PROJECT SCHEDULE AND IT IS THE EXPLICIT RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE PROJECT SCHEDULE INCLUDES THE NECESSARY RELOCATIONS. THE CONTRACTOR WILL NOT BE PAID ADDITIONALLY FOR THIS COORDINATION.

6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATIONS AND DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK AND TO TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING FACILITIES ON THESE PLANS; HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.

7. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR EXACT LOCATION AND PROTECTION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR.

8. CONTRACTOR MUST APPLY FOR ALL UTILITY CONNECTION APPLICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTION FEES FOR CONSTRUCTION. REFER TO SHEET CS0002 FOR AVAILABLE UTILITY COMPANY LIST.

9. CONTRACTOR MUST OBTAIN ANY REQUIRED UTILITY DETAILS FOR RECONNECTION OF EXISTING SERVICES OR NEW SERVICE AND IS RESPONSIBLE FOR THE CONSTRUCTION OF EACH NEW SERVICE PER THE APPROPRIATE UTILITY COMPANY'S SPECIFICATIONS.

10. THE LOCATION OF THE EXISTING OVERHEAD UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM FIELD OBSERVATION.

11. THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBANCE TO CURBING, PAVING, AND COMPACTED SUB-GRADE.

12. IF CONFLICTS ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.

13. ALL PIPE LENGTHS AND DISTANCES BETWEEN STRUCTURES ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE ALONG A HORIZONTAL PLANE.

14. THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

15. SOILS TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.

16. CONTRACTOR SHALL EXCAVATE ONLY ENOUGH TRENCH FOR WHICH PIPE CAN BE INSTALLED AND TRENCH BACKFILLED BY THE END OF EACH WORK DAY.

17. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.

18. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

19. RUNOFF FROM IMPERVIOUS AREAS SHALL NOT BE DIRECTED INTO THE SANITARY SEWER NOR ONTO ADJACENT PROPERTIES.

20. ALL ON-SITE BUILDING IMPROVEMENTS SHALL CONFORM TO THE TOWNSHIP'S BUILDING CODE.

21. THE MINIMUM DISTANCE BETWEEN THE PLACEMENT OF TREES, LIGHT POLES, ETC. AND UTILITY SERVICE LINES SHALL BE 10'

22. ALL JOINTS ON THE STORM WATER CONVEYANCE SYSTEM SHALL BE WATERTIGHT.

23. THE MUNICIPALITY SHALL MAKE THE FINAL DETERMINATION ON THE CONTINUING OPERATIONS AND MAINTENANCE RESPONSIBILITIES. THE MUNICIPALITY RESERVES THE RIGHT TO ACCEPT OR REJECT THE OPERATIONS AND MAINTENANCE RESPONSIBILITY FOR ANY OR ALL OF THE STORMWATER CONTROLS AND BMPS.

UTILITIES:

REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBER 20250061002 IN ACCORDANCE WITH PA ACT 287 OF 1974, AS AMENDED BY PA ACT 121 OF 2008, ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW." THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA, VIA THE PENNSYLVANIA ONE CALL SYSTEM, A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION. (800) 242-1776.

COMPANY: CROWN CASTLE
ADDRESS: 1500 CORPORATE DR
CANONSBURG, PA. 15317
CONTACT: FIBER DIG TEAM PERSONNEL
EMAIL: FIBER.DIG@CROWNCASTLE.COM
PHONE: 800-654-3110

COMPANY: AT&T
ADDRESS: 1100 3RD AVE
ALTOONA, PA. 16602
CONTACT: PAT SUTTON
EMAIL: PS4364@ATT.COM
PHONE: 814-321-8470

COMPANY: COMCAST
ADDRESS: 1250 HADDONFIELD-BERLIN RD
CHERRY HILL, NJ. 08034
CONTACT: WYATT PARRISH
EMAIL: WYATT_PARRISH@cable.comcast.com
PHONE: 484-368-4391

COMPANY: PECO AN EXELON 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: RADNOR TOWNSHIP
ADDRESS: 301 IVEN AVENUE
WAYNE, PA. 19087
CONTACT: STEPHEN NORCINI
EMAIL: snorcini@radnor.org
PHONE: 610-688-5600 EXT.130

DEMOLITION NOTES:

1. DEMOLITION MAY BEGIN UPON RECEIPT OF ALL NECESSARY APPROVALS AND PERMITS FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES. START DATE OF DEMOLITION SHALL BE COORDINATED WITH CLIENT, CONTRACTOR, ENGINEER, AND OTHER INVOLVED PARTIES.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE AREAS FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC BE SAFE, CLEAN, AND ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION.

3. CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM (1-800-242-1776) PER ACT 287, AS AMENDED, NOT LESS THAN THREE DAYS NOR MORE THAN TEN WORKING DAYS BEFORE COMMENCING WITH DEMOLITION.

4. DEMOLITION SHALL BE IN ACCORDANCE WITH THE SELECTED PROJECT ENVIRONMENTAL ENGINEER OF RECORD FOR CONSTRUCTION.

5. CONTRACTOR IS RESPONSIBLE FOR UTILIZING APPLICABLE EROSION CONTROL MEASURES PRIOR TO AND DURING DEMOLITION. REFER TO EROSION AND SEDIMENT CONTROL PLANS.

6. THE CONTRACTOR SHALL ENSURE THAT PROPER MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS THAT COULD ADVERSELY IMPACT WATER QUALITY. DEMOLITION WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIAL, CONCRETE WASTE WATER, SANITARY WASTES, ETC. MEASURES SHOULD BE PLANNED AND IMPLEMENTED FOR HOUSE KEEPING, MATERIAL MANAGEMENT AND LITTER CONTROL. WHEREVER POSSIBLE, RECYCLING OF EXCESS MATERIALS IS PREFERRED, RATHER THAN DISPOSAL. DIRECT ALL PUMP DISCHARGES RESULTING FROM DEWATERING OPERATIONS TO A SUITABLE FILTERING DEVICE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN.

7. SAFETY DEVICES (I.E. BARRICADES, WARNING TAPE, CHAIN LINK FENCING, ETC.) SHALL BE USED DURING DEMOLITION PROCEDURE TO INSURE THE SAFETY OF THE SURROUNDING PUBLIC.

8. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY AND ALL DEBRIS THAT MAY FALL ON THE ROADWAY AND/OR MAY BE TRACKED ONTO THE ROADWAY.

9. ALL STRUCTURES, PAVEMENT, SUBBASE AND MISCELLANEOUS ITEMS SHALL BE REMOVED IN THEIR ENTIRETY. SIDEWALKS ARE TO BE REMOVED TO THE NEAREST CONSTRUCTION/EXPANSION JOINT. SAWCUT TO PROVIDE CLEAN, STRAIGHT EDGES. ALL OPEN EXCAVATION AS A RESULT OF DEMOLITION WORK (I.E. FOUNDATIONS, BASEMENTS, TRENCHES, MANHOLES, INLETS, CLEANOUTS AND STORMWATER PIPING) SHALL BE BACKFILLED TO SURROUNDING GRADE LEVEL IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AFTER DEMOLITION IS COMPLETE.

10. UTILITY REMOVALS/ABANDONMENT SHALL BE IN ACCORDANCE WITH THE FOLLOWING ADDITIONAL SPECIFICATIONS:
    A. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING FACILITIES ON THESE PLANS; HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES FOR EXACT LOCATION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR.

    B. CONTRACTOR TO NOTIFY APPROPRIATE UTILITY COMPANY PRIOR REMOVAL/ABANDONMENT OF SUCH UTILITY.

    C. REMOVAL/ABANDONMENT OF PRIVATE UTILITY COMPANY SERVICES TO BE IN ACCORDANCE WITH EACH RESPECTIVE UTILITY COMPANY STANDARD SPECIFICATIONS OR THE FOLLOWING PROCEDURE, WHICH EVER IS MORE RESTRICTIVE.
    - ALL PIPES TO BE ABANDON SHALL BE EITHER EXCAVATED, REMOVED AND THE TRENCH BACKFILLED WITH COURSE AGGREGATE MATERIAL OR ALTERNATE MATERIAL APPROVED BY THE ENVIRONMENTAL ENGINEER OF RECORD OR THE PIPE SHALL BE COMPLETED FILLED WITH FLOWABLE FILL/SAND AND THE ENDS SEALED WITH WATERTIGHT GROUT.
    - ALL STRUCTURES TO BE ABANDONED IN-PLACE SHALL HAVE AT MINIMUM THE FIRST 5 FEET BELOW PROPOSED GRADE REMOVED. THE REMAINING STRUCTURE SHALL BE COMPLETELY FILLED WITH FLOWABLE FILL, CAPPED WITH A WATERTIGHT CONCRETE COVER AND SEALED WITH WATERTIGHT GROUT. WHERE SITE GRADING NECESSITATES STRUCTURE REMOVAL, THE ASSOCIATED PIPES SHALL BE FILLED WITH FLOWABLE FILL AND THE ENDS SEALED WITH WATERTIGHT GROUT. THE CONTRACTOR SHALL FIELD VERIFY THE FLOW PATH OF ALL PIPES TO ENSURE THAT PLUGGING PIPES WILL NOT ADVERSELY AFFECT DRAINAGE ON ANY ADJACENT ROADWAY OR PROPERTY.

12. REMOVAL AND DISPOSAL OF BITUMINOUS MATERIAL SHALL BE COMPLETED IN ACCORDANCE WITH DETAILS AND REGULATIONS OF THE TOWNSHIP, PADEP AND PENNDOT, AS APPLICABLE AND IS SUBJECT TO INSPECTION AND APPROVAL AS APPROPRIATE.

13. THE EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON CS8001 - EROSION AND SEDIMENTATION CONTROL PLAN, SHALL BE INSTALLED PRIOR TO THE START OF ANY DEMOLITION WORK.

RESOLUTION NOTES:

1. DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE:
   SOILS SHOULD BE EVALUATED FOR WETNESS PRIOR TO USE IN SITE WORK, IF GEOTECHNICAL ENGINEER DEEMS SOIL TOO WET FOR SITE WORK, THEN SOILS SHALL BE AMENDED OR DRIED PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

2. LOW STRENGTH/LANDSLIDE PRONE:
   SOILS SHOULD NOT BE USED FOR STRUCTURAL FILL UNLESS THEY HAVE BEEN EVALUATED BY A GEOTECHNICAL ENGINEER AND THE GEOTECHNICAL ENGINEER DEEMS THEM SUITABLE AS FILL OR PROVIDES RECOMMENDATIONS TO AMEND SOILS MAKING THEM SUITABLE AS FILL.

3. FROST ACTION:
   SOILS SHOULD BE FREE OF FROZEN OR MUCKY MATERIALS. FILL SHOULD



USGS MAP
SCALE 1" = 600'

Pennoni
PENNONI ASSOCIATES INC.
158 W Gay Street, Suite 300
West Chester, PA 19382
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GEORGE MICHAEL ROTH
ENGINEER
PE092231

CONNELLY CENTER
800 LANCASTER AVE
VILLANOVA, PA 19085

AERIAL PLAN

VILLANOVA UNIVERSITY
800 LANCASTER AVE
VILLANOVA, PA 19085

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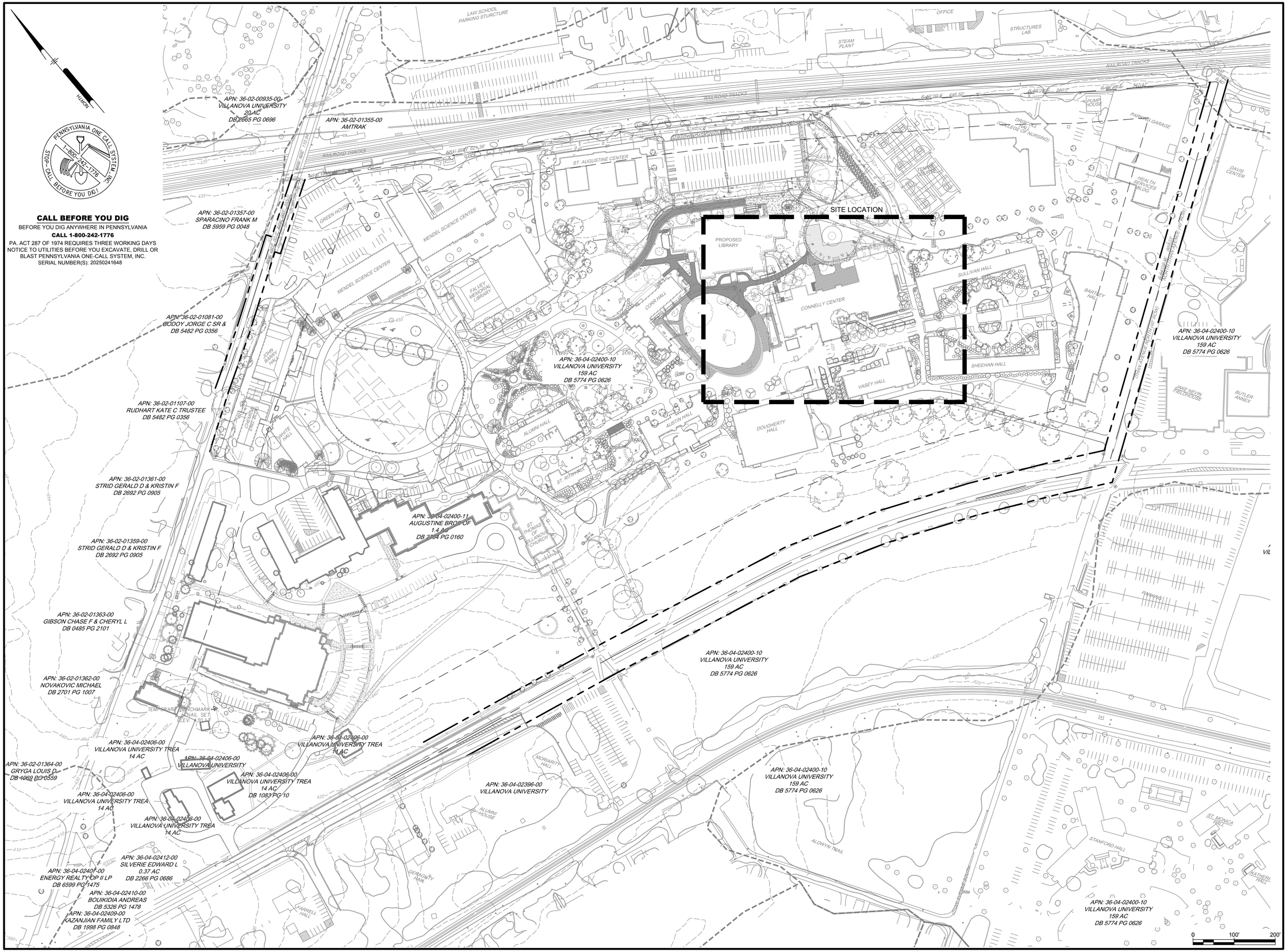
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PROJECT	CRABR24001
DATE	2025-02-28
DRAWING SCALE	1"=100'
DRAWN BY	CW
APPROVED BY	MR

CS0200

SHEET 3 OF 19

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158 W Gay Street, Suite 300
West Chester, PA 19382
T 610.429.8907 F 610.429.8918

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GEORGE MICHAEL ROTH
ENGINEER
PE092231

CONNELLY CENTER
800 LANCASTER AVE
VILLANOVA, PA 19085

OVERALL EXISTING CONDITIONS

VILLANOVA UNIVERSITY
800 LANCASTER AVE
VILLANOVA, PA 19085

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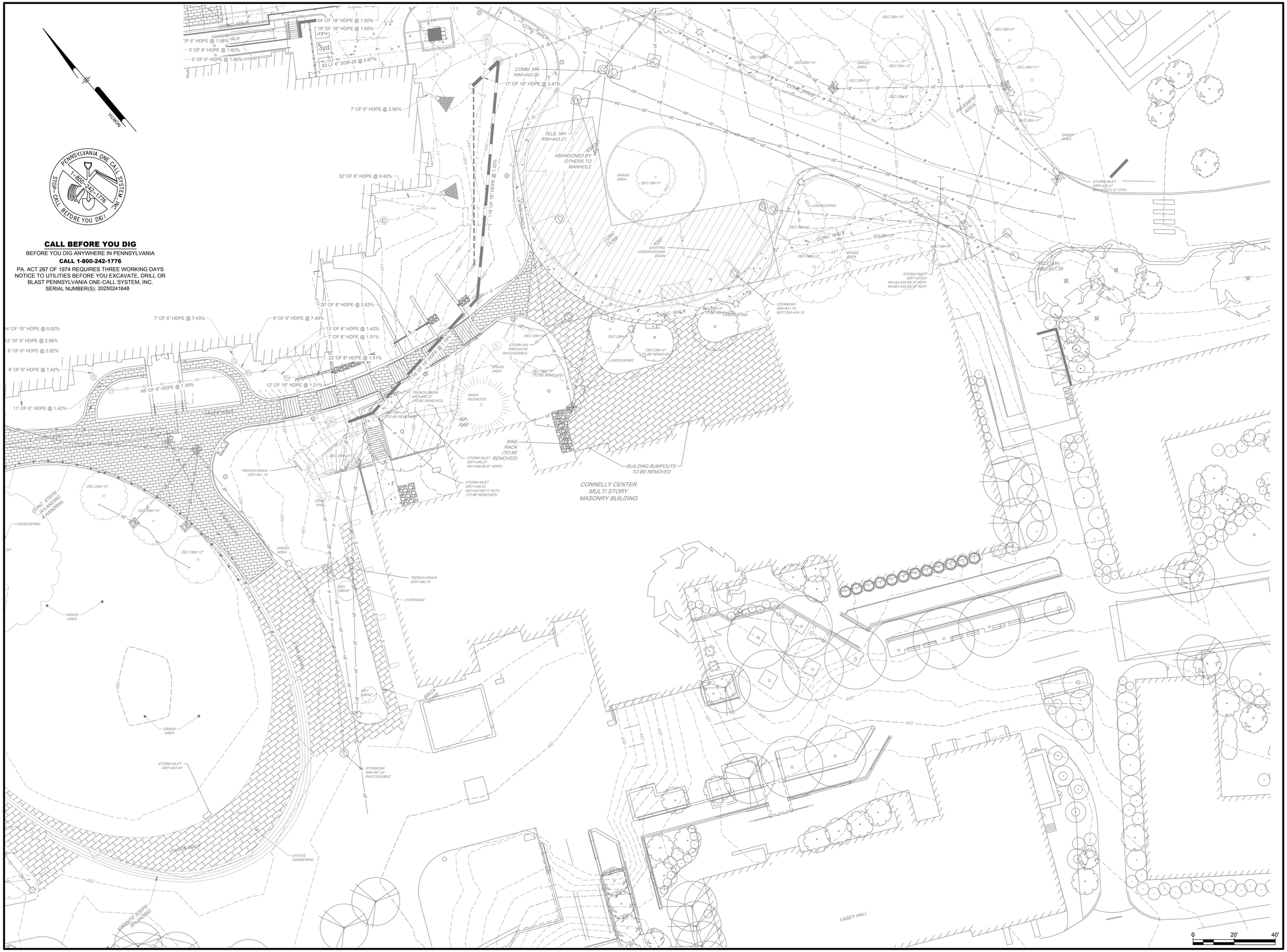
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PROJECT	CRABR24001
DATE	2025-02-28
DRAWING SCALE	1"=100'
DRAWN BY	CW
APPROVED BY	MR

CS0201

SHEET 4 OF 19

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PENNONI ASSOCIATES INC.
158 W Gay Street, Suite 300
West Chester, PA 19382
T 610.429.8907 F 610.429.8918

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL
GEORGE MICHAEL ROTH
ENGINEER
PE092231

CONNELLY CENTER
800 LANCASTER AVE
VILLANOVA, PA 19085

EXISTING CONDITIONS PLAN

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VILLANOVA, PA 19085

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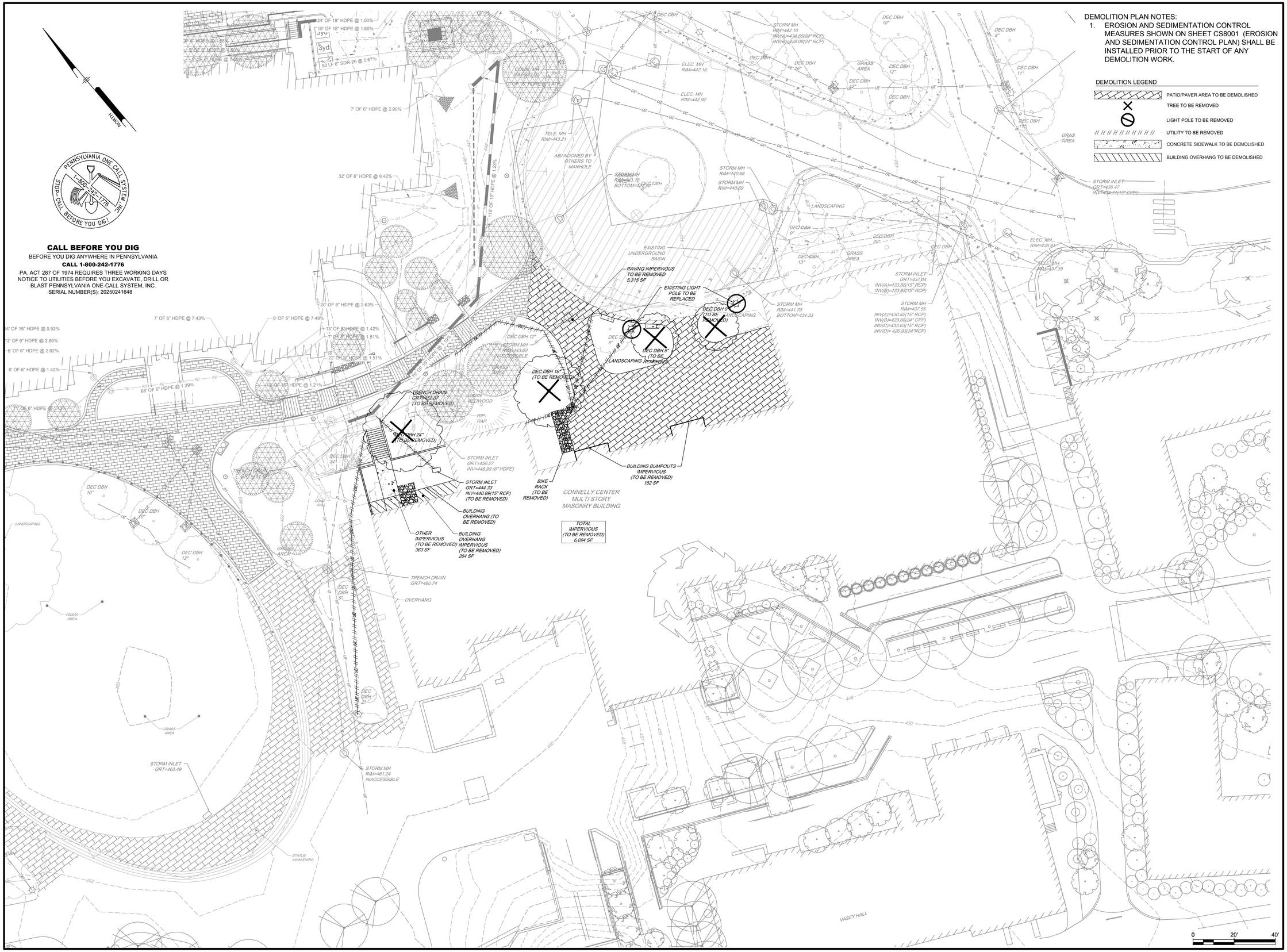
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PROJECT	CRABR24001
DATE	2025-02-28
DRAWING SCALE	1"=20'
DRAWN BY	CW
APPROVED BY	MR

CS0202

SHEET 5 OF 19

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PENNONI ASSOCIATES INC.
158 W Gay Street, Suite 300
West Chester, PA 19382
T 610.429.8907 F 610.429.8918

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GEORGE MICHAEL ROTH ENGINEER PE092231

CONNELLY CENTER
800 LANCASTER AVE
VILLANOVA, PA 19085

DEMOLITION PLAN

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800 LANCASTER AVE
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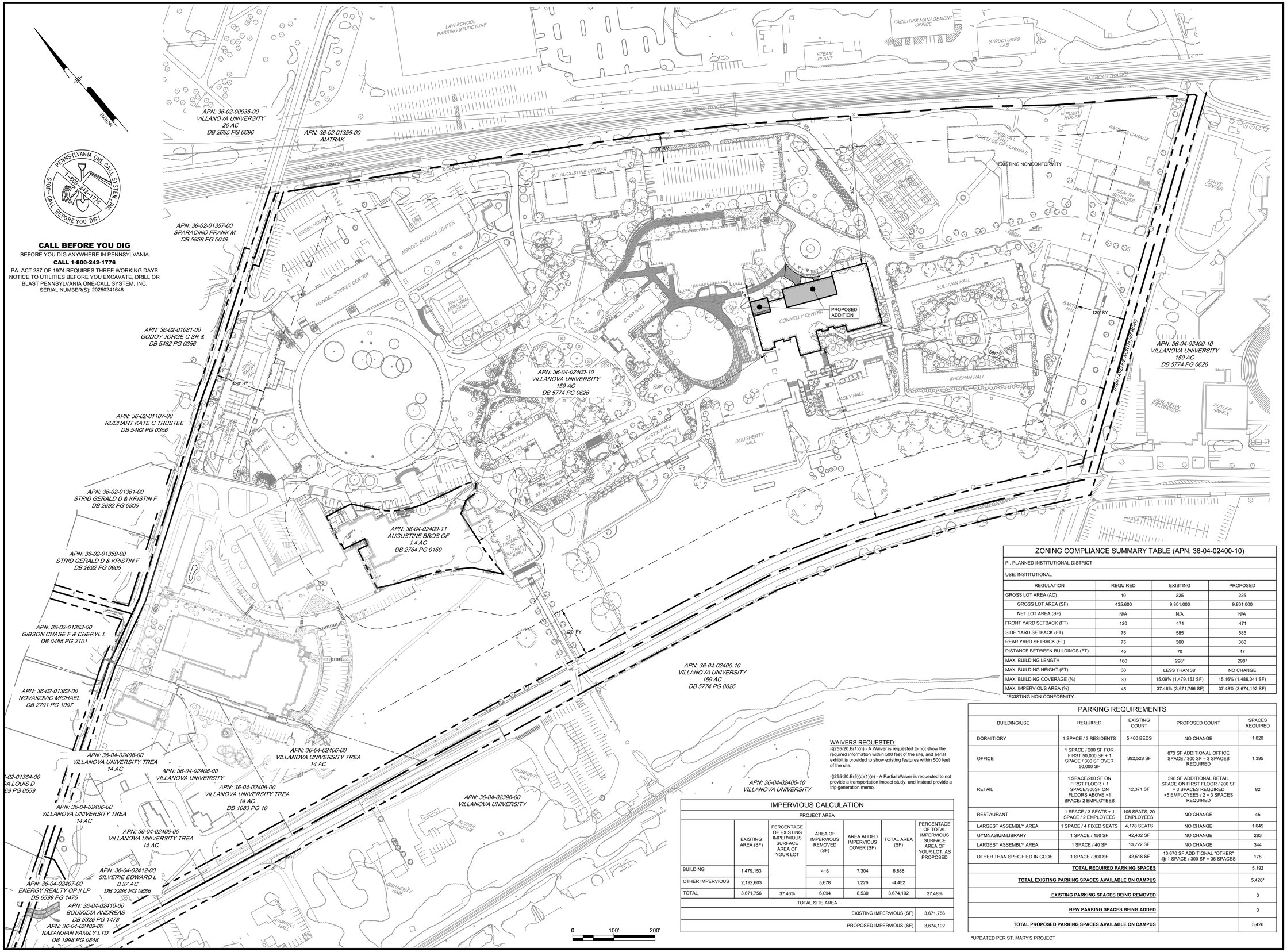
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PROJECT	CRABR24001
DATE	2025-02-28
DRAWING SCALE	1"=20'
DRAWN BY	CW
APPROVED BY	MR

CS0501

SHEET 6 OF 19

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CALL 1-800-242-1776

PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): 20250241648

ZONING COMPLIANCE SUMMARY TABLE (APN: 36-04-02400-10)

PI, PLANNED INSTITUTIONAL DISTRICT

USE: INSTITUTIONAL

REGULATION	REQUIRED	EXISTING	PROPOSED
GROSS LOT AREA (AC)	10	225	225
GROSS LOT AREA (SF)	435,600	9,801,000	9,801,000
NET LOT AREA (SF)	N/A	N/A	N/A
FRONT YARD SETBACK (FT)	120	471	471
SIDE YARD SETBACK (FT)	75	585	585
REAR YARD SETBACK (FT)	75	360	360
DISTANCE BETWEEN BUILDINGS (FT)	45	70	47
MAX. BUILDING LENGTH	160	298*	298*
MAX. BUILDING HEIGHT (FT)	38	LESS THAN 38'	NO CHANGE
MAX. BUILDING COVERAGE (%)	30	15.09% (1,479,153 SF)	15.16% (1,486,041 SF)
MAX. IMPERVIOUS AREA (%)	45	37.46% (3,671,756 SF)	37.48% (3,674,192 SF)

*EXISTING NON-CONFORMITY

IMPERVIOUS CALCULATION

PROJECT AREA

	EXISTING AREA (SF)	PERCENTAGE OF EXISTING IMPERVIOUS SURFACE AREA OF YOUR LOT	AREA OF IMPERVIOUS REMOVED (SF)	AREA ADDED IMPERVIOUS COVER (SF)	TOTAL AREA (SF)	PERCENTAGE OF TOTAL IMPERVIOUS SURFACE AREA OF YOUR LOT, AS PROPOSED
BUILDING	1,479,153		416	7,304	6,888	
OTHER IMPERVIOUS	2,192,603		5,678	1,226	-4,452	
TOTAL	3,671,756	37.46%	6,094	8,530	3,674,192	37.48%

TOTAL SITE AREA

EXISTING IMPERVIOUS (SF)	3,671,756
PROPOSED IMPERVIOUS (SF)	3,674,192

WAIVERS REQUESTED:

-§255-20.B(1)(n) - A Waiver is requested to not show the required information within 500 feet of the site, and aerial exhibit is provided to show existing features within 500 feet of the site.

-§255-20.B(5)(c)(1)(e) - A Partial Waiver is requested to not provide a transportation impact study, and instead provide a trip generation memo.

PARKING REQUIREMENTS

BUILDING/USE	REQUIRED	EXISTING COUNT	PROPOSED COUNT	SPACES REQUIRED
DORMITIORY	1 SPACE / 3 RESIDENTS	5,460 BEDS	NO CHANGE	1,820
OFFICE	1 SPACE / 200 SF FOR FIRST 50,000 SF + 1 SPACE / 300 SF OVER 50,000 SF	392,528 SF	873 SF ADDITIONAL OFFICE SPACE / 300 SF = 3 SPACES REQUIRED	1,395
RETAIL	1 SPACE/200 SF ON FIRST FLOOR + 1 SPACE/300SF ON FLOORS ABOVE +1 SPACE/ 2 EMPLOYEES	12,371 SF	598 SF ADDITIONAL RETAIL SPACE ON FIRST FLOOR / 200 SF = 3 SPACES REQUIRED +5 EMPLOYEES / 2 = 3 SPACES REQUIRED	82
RESTAURANT	1 SPACE / 3 SEATS + 1 SPACE / 2 EMPLOYEES	105 SEATS, 20 EMPLOYEES	NO CHANGE	45
LARGEST ASSEMBLY AREA	1 SPACE / 4 FIXED SEATS	4,178 SEATS	NO CHANGE	1,045
GYMNASIUM/LIBRARY	1 SPACE / 150 SF	42,432 SF	NO CHANGE	283
LARGEST ASSEMBLY AREA	1 SPACE / 40 SF	13,722 SF	NO CHANGE	344
OTHER THAN SPECIFIED IN CODE	1 SPACE / 300 SF	42,518 SF	10,670 SF ADDITIONAL "OTHER" @ 1 SPACE / 300 SF = 36 SPACES	178
TOTAL REQUIRED PARKING SPACES				5,192
TOTAL EXISTING PARKING SPACES AVAILABLE ON CAMPUS				5,426*
EXISTING PARKING SPACES BEING REMOVED				0
NEW PARKING SPACES BEING ADDED				0
TOTAL PROPOSED PARKING SPACES AVAILABLE ON CAMPUS				5,426

*UPDATED PER ST. MARY'S PROJECT

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158 W Gay Street, Suite 300
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GEORGE MICHAEL ROTH
ENGINEER
PE092231

CONNELLY CENTER
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VILLANOVA, PA 19085

OVERALL SITE PLAN

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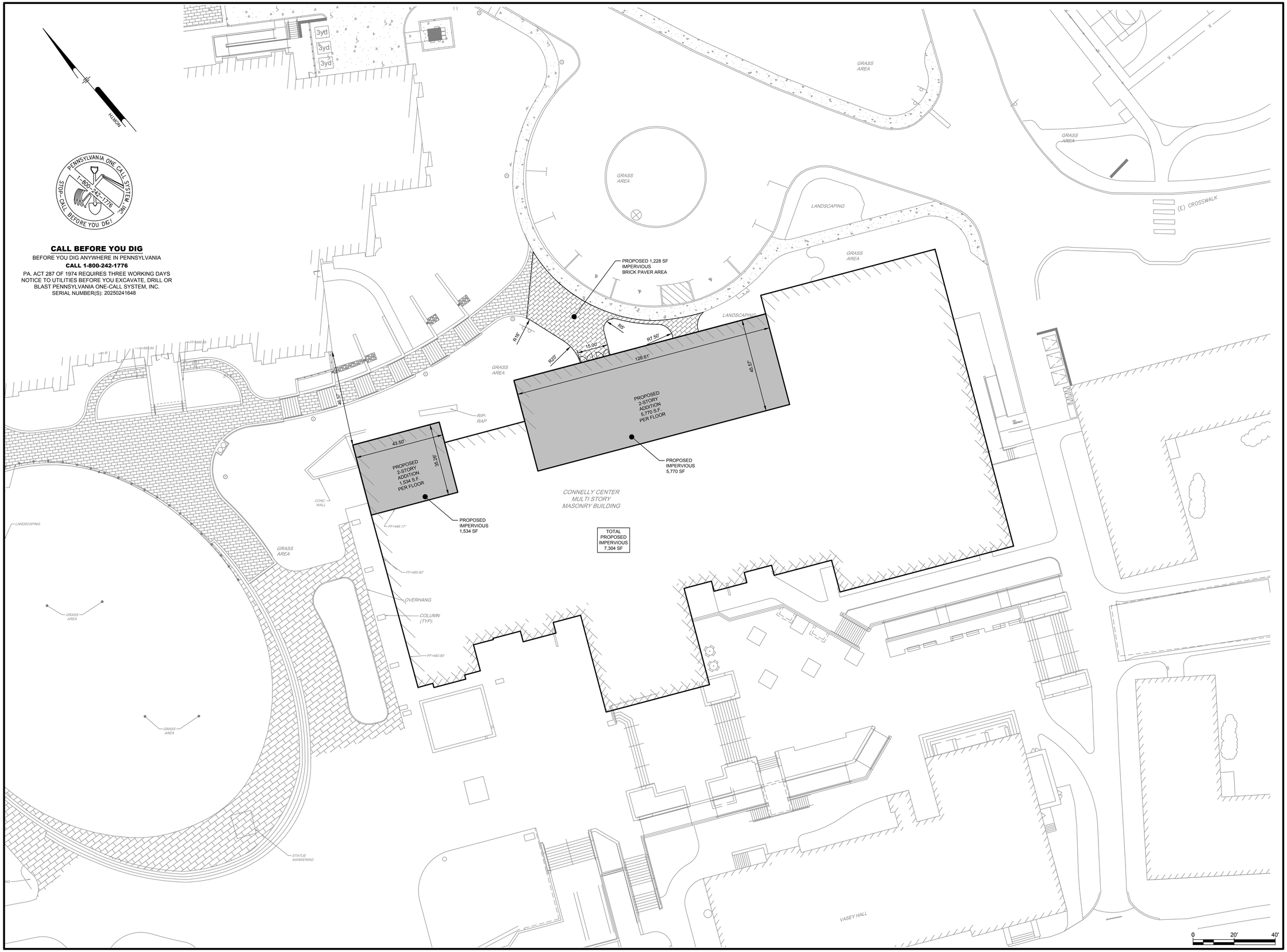
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PROJECT	CRABR24001
DATE	2025-02-28
DRAWING SCALE	1"=100'
DRAWN BY	CW
APPROVED BY	MR

CS1001

SHEET 7 OF 19

PLOTTED: 4/11/2025 12:29 PM BY: Sean Cunningham PLOTSTYLE: Pennoni-MCS.ctb
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SERIAL NUMBER(S): 20250241648

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PROJECT	CRABR24001
DATE	2025-02-28
DRAWING SCALE	1"=20'
DRAWN BY	CW
APPROVED BY	MR

CS1002

SHEET 8 OF 19

PLOTTED: 4/11/2025 11:43 AM BY: Sean Cunningham PLOTSTYLE: Pennoni NCS.stb
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HUBBARD

PENNSYLVANIA ONE CALL SYSTEM INC.
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STOP - CALL BEFORE YOU DIG!

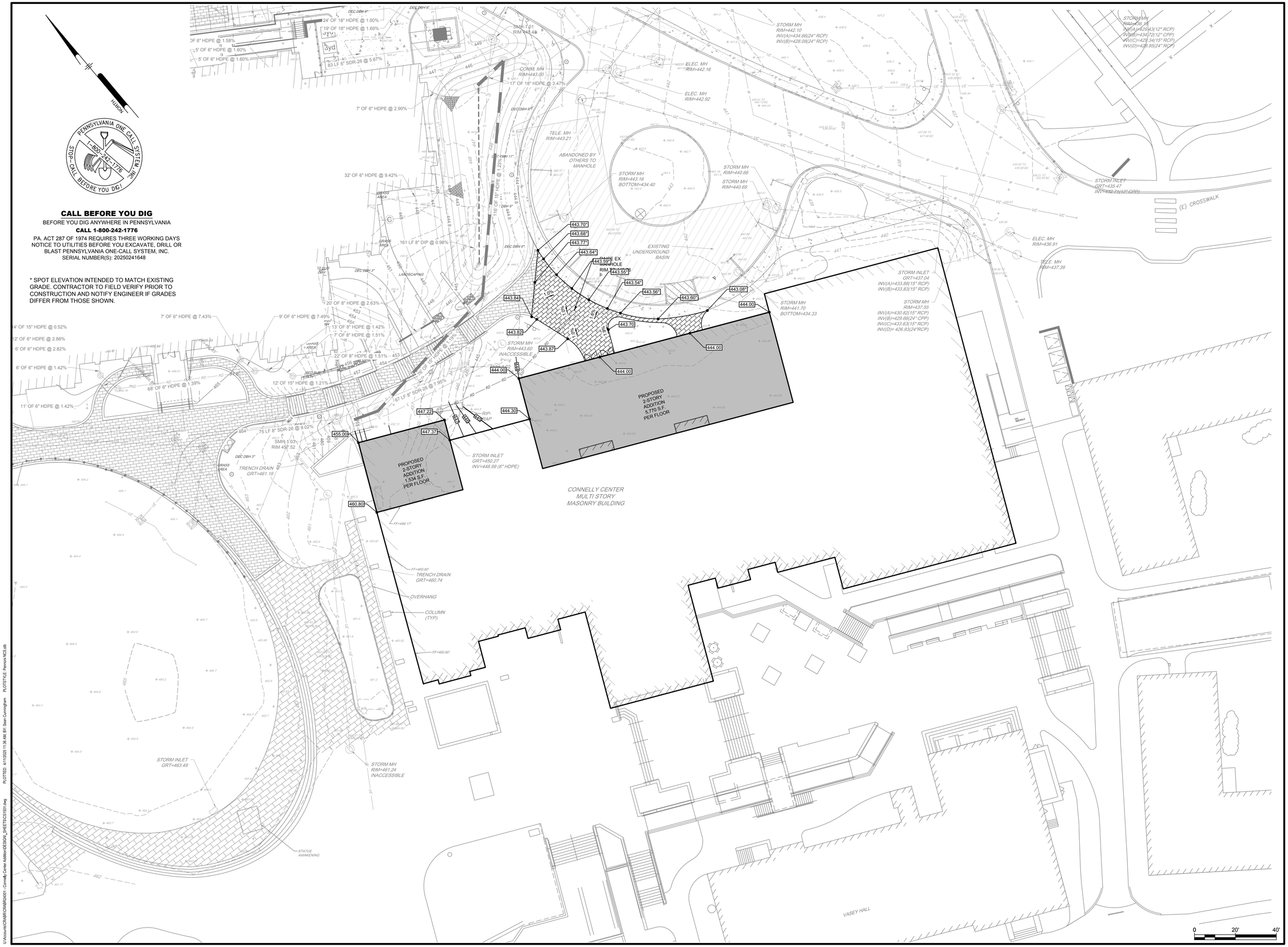
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SERIAL NUMBER(S): 20250241648

* SPOT ELEVATION INTENDED TO MATCH EXISTING GRADE. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF GRADES DIFFER FROM THOSE SHOWN.



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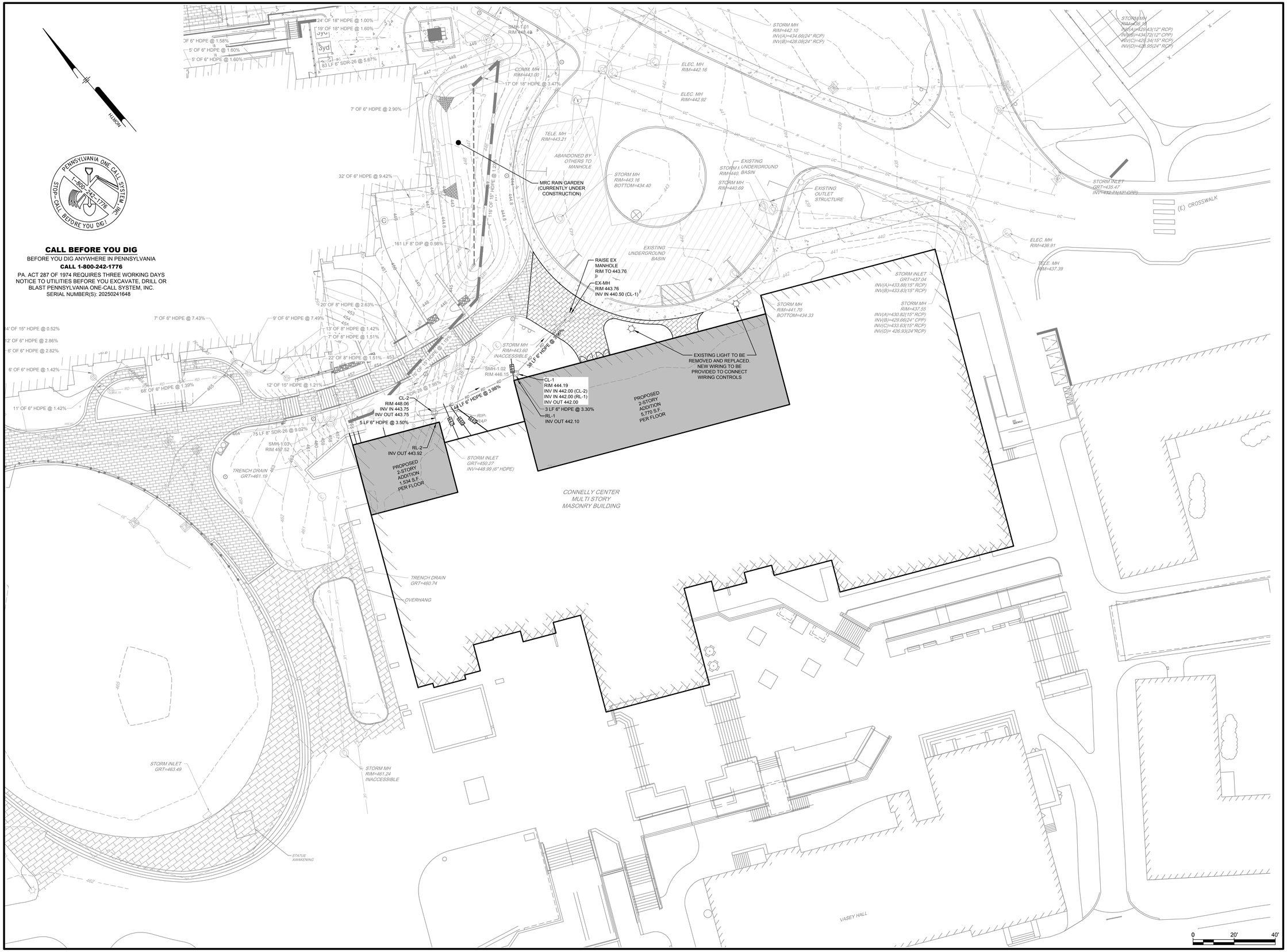
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PROJECT	CRABR24001
DATE	2025-02-28
DRAWING SCALE	1"=20'
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APPROVED BY	MR

CS1501

SHEET 9 OF 19

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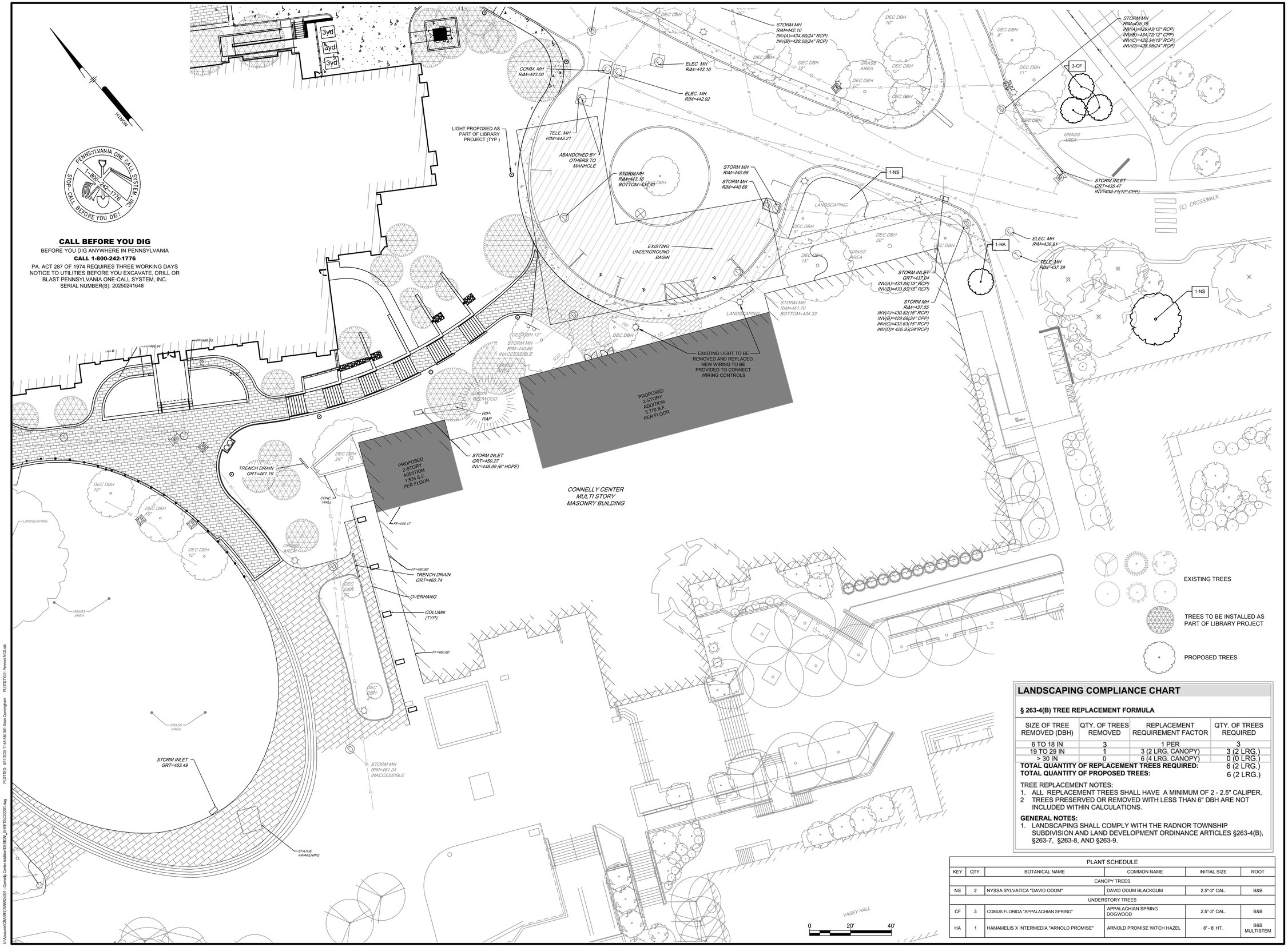
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CS1701

SHEET 10 OF 19



LANDSCAPING COMPLIANCE CHART

§ 263-4(B) TREE REPLACEMENT FORMULA

SIZE OF TREE REMOVED (DBH)	QTY. OF TREES REMOVED	REPLACEMENT REQUIREMENT FACTOR	QTY. OF TREES REQUIRED
6 TO 18 IN	3	1 PER	3
19 TO 29 IN	1	3 (2 LRG. CANOPY)	3 (2 LRG.)
> 30 IN	0	6 (4 LRG. CANOPY)	0 (0 LRG.)
TOTAL QUANTITY OF REPLACEMENT TREES REQUIRED:			6 (2 LRG.)
TOTAL QUANTITY OF PROPOSED TREES:			6 (2 LRG.)

TREE REPLACEMENT NOTES:
1. ALL REPLACEMENT TREES SHALL HAVE A MINIMUM OF 2 - 2.5" CALIPER.
2 TREES PRESERVED OR REMOVED WITH LESS THAN 6" DBH ARE NOT INCLUDED WITHIN CALCULATIONS.

GENERAL NOTES:
1. LANDSCAPING SHALL COMPLY WITH THE RADNOR TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ARTICLES §263-4(B), §263-7, §263-8, AND §263-9.

PLANT SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	INITIAL SIZE	ROOT
CANOPY TREES					
NS	2	NYSSA SYLVATICA "DAVID ODOM"	DAVID ODUM BLACKGUM	2.5"-3" CAL.	B&B
UNDERSTORY TREES					
CF	3	COMUS FLORIDA "APPALACHIAN SPRING"	APPALACHIAN SPRING DOGWOOD	2.5"-3" CAL.	B&B
HA	1	HAMAMELIS X INTERMEDIA "ARNOLD PROMISE"	ARNOLD PROMISE WITCH HAZEL	6' - 8' HT.	B&B MULTISTEM

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BY	CW	REVISIONS	NO.	DATE
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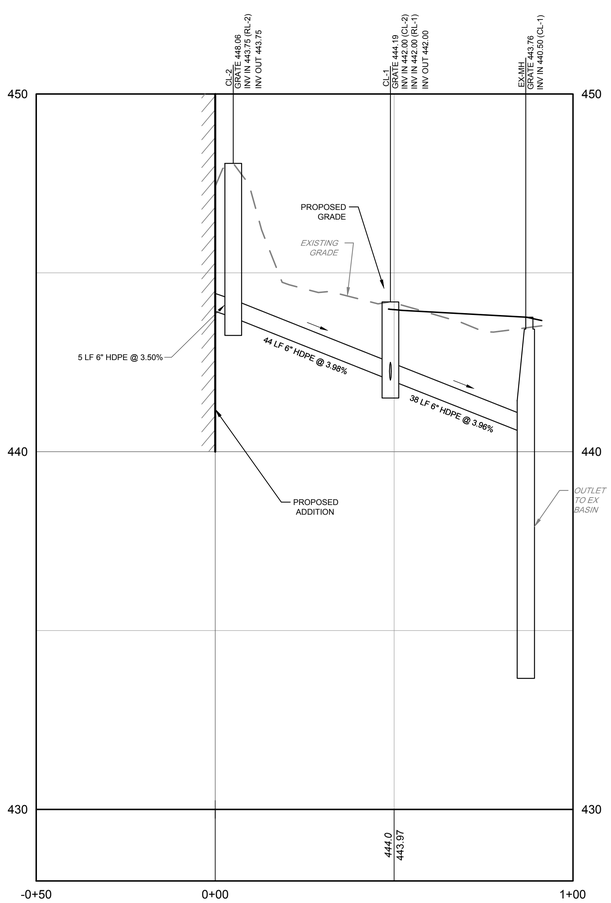
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PROJECT	CRABR24001
DATE	2025-02-28
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CS2201

SHEET 11 OF 19

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EXISTING MANHOLE TO I-4 CO
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

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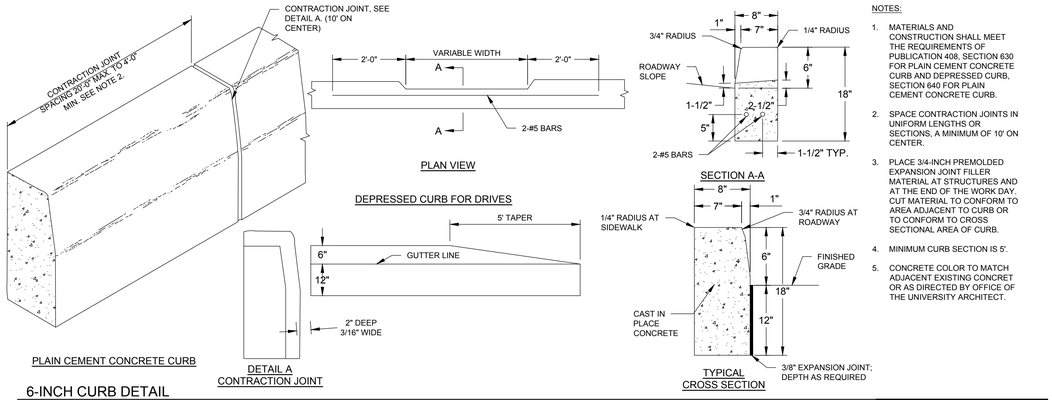
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PROJECT	CRABR24001
DATE	2025-02-28
DRAWING SCALE	AS SHOWN
DRAWN BY	CW
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CS4001

SHEET 12 OF 19

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6-INCH CURB DETAIL

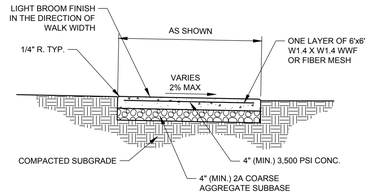
NOT TO SCALE

NOTES:

1. MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CEMENT CONCRETE CURB.
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS, A MINIMUM OF 10' ON CENTER.
3. PLACE 3/4-INCH PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
4. MINIMUM CURB SECTION IS 5'.
5. CONCRETE COLOR TO MATCH ADJACENT EXISTING CONCRET OR AS DIRECTED BY OFFICE OF THE UNIVERSITY ARCHITECT.

CURB NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTIONS 350, 409, 630, 676 AND 694.
2. PROVIDE EXPANSION JOINT MATERIAL 13 (1/2") THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
3. SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
4. PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING FLARED SIDE RAMPS.
5. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.
6. IT MAY BE NECESSARY TO LIMIT THE RUN OF A PARALLEL OR PERPENDICULAR CURB RAMP IN ORDER TO AVOID CHASING GRADE INDEFINITELY WHEN TRAVERSING THE HEIGHT OF CURB. RAMP LENGTH NOT TO EXCEED 6'-0", ADJUST RAMP SLOPE AS NEEDED TO PROVIDE ACCESS TO THE MAXIMUM EXTENT POSSIBLE.
7. MEASURE AND PAY FOR DEPRESSED CURB IN ACCORDANCE WITH SECTION 630.4.
8. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. US CUSTOMARY UNITS IN ( ) PARENTHESIS.
9. ALIGN DETECTABLE WARNING DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF THE RAMP AND PERPENDICULAR TO CURB.
10. PROVIDE DETECTABLE WARNING SURFACES (DWS) 610 (24") MINIMUM (IN THE DIRECTION OF PEDESTRIAN TRAVEL) ACROSS FULL WIDTH OF RAMP AT THE GRADE BREAK NEAR STREET EDGE. PROVIDE DWS THAT CONTRAST VISUALLY WITH ADJACENT WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.
11. FOR NEW CONSTRUCTION, DO NOT EXCEED 2.00% CROSS SLOPE ON THE CURB RAMP OR ACCESSIBLE ROUTE.
12. FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE POSSIBLE. THE SLOPES INDICATED IN THE DETAILS SHOW THE MAX SLOPE ALLOWABLE. SLOPES THAT EXCEED THOSE INDICATED IN THE DETAILS OR CONTRACT DOCUMENTS AS APPLICABLE WILL NOT BE ACCEPTED AND WILL BE RECONSTRUCTED.
13. THE IMMEDIATE ADJOINING SURFACE AT THE BOTTOM AND TOP OF CURB RAMPS IS NOT TO EXCEED ROADWAY PROFILE SLOPE WHEN LOCATED ADJACENT TO THE ROADWAY. IN AREAS WHERE THE ADJOINING SURFACE IS NOT ADJACENT TO THE ROADWAY, THE LONGITUDINAL SLOPE IS NOT TO EXCEED 5.00%. FOR ALL LOCATIONS DO NOT EXCEED 2.00% CROSS SLOPE. FOR LOCATIONS THAT REQUIRE A TURNING MANEUVER, THE MAXIMUM SLOPE IS 2.00% IN ALL DIRECTIONS. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE IS NOT TO EXCEED AN ALGEBRAIC DIFFERENCE OF 11.00%. SEE SHEET 8 FOR DETAILS.
14. THE CONSTRUCTION STANDARDS DEPICTED ARE MOST APPROPRIATE FOR NEW CONSTRUCTION. ALL CONSTRUCTION MUST MEET THE STANDARDS CONTAINED HEREIN UNLESS OTHERWISE NOTED OR DIRECTED.
15. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF RAMP IS NOT SOLELY DEPENDANT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 150 (6") CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 1800 (6'-0") FOR A 12:1 (1:12) SLOPE.
16. THE TRAVEL LANE IS DEFINED BY THE OUTSIDE EDGE OF THE WHITE PAVEMENT MARKING LINE. IF A WHITE PAVEMENT MARKING LINE DOES NOT EXIST, THE TRAVEL LANE IS DEFINED BY THE CONTRACT DOCUMENTS.
17. DEPRESSED CURB FOR RAMPS MUST BE FLUSH TO ADJACENT ROADWAY. EDGE OF ROAD ELEVATIONS AT THE FLOW LINE SHALL BE GRADED TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING.



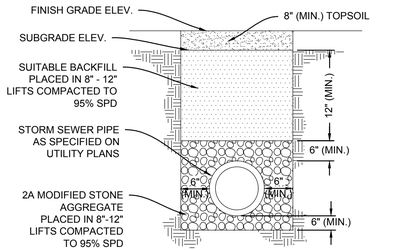
SECTION

SIDEWALK CONSTRUCTION NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PADOT PUB. 408.
2. THE PRIMARY SURFACE OF THE CONCRETE SIDEWALK SHALL HAVE A BROOM FINISH AND AN AREA OF TWO (2) INCHES IN WIDTH, PARALLEL TO THE CONTROL JOINTS, SHALL HAVE A SMOOTH-TROWLED FINISH.
3. THE USE OF GROUND GRANULATED BLAST FURNANCE SLAG IS PROHIBITED.

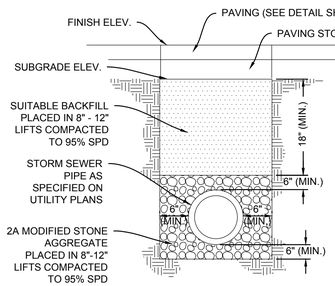
CONCRETE SIDEWALK

NOT TO SCALE



TYPICAL STORM SEWER TRENCH - GRASS AREAS

NOT TO SCALE



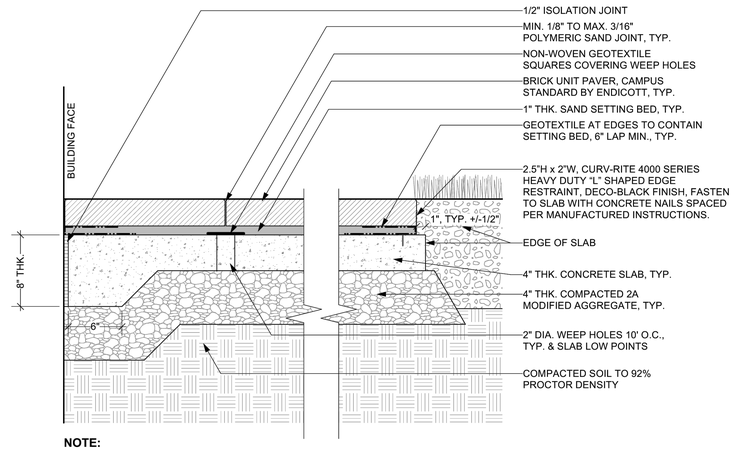
TYPICAL STORM SEWER TRENCH - PAVED AREAS

NOT TO SCALE

NOTE - INSTALL CONCRETE FROM BOTTOM OF TRENCH TO 6 INCHES BELOW TOP OF BELL.

STORM SEWER CLEANOUT

NOT TO SCALE



NOTE:

1. REFER TO LANDCAPE ARCHITECT PLANS FOR PAVING PATTERN.
2. PROVIDE ISOLATION JOINT BETWEEN CONCRETE SLAB AND ANY FIXED OBJECT INCLUDING BUT NOT LIMITED TO CURBS, FACE OF BLDG, UTILITY STRUCTURES (I.E. MANHOLES, INLETS, VENTS, ETC) FOUNDATIONS (I.E. POLE LIGHTS, BOLLARDS, ETC.)

PEDESTRIAN-RATED UNIT PAVEMENT

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

PENNONI ASSOCIATES INC.
158 W Gay Street, Suite 300
West Chester, PA 19382
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GEORGE MICHAEL ROTH ENGINEER PE092231

CONNELLY CENTER
800 LANCASTER AVE
VILLANOVA, PA 19085

SITE AND DRAINAGE DETAILS

VILLANOVA UNIVERSITY
800 LANCASTER AVE
VILLANOVA, PA 19085

NO.	DATE	REVISIONS	BY
1	2025-04-11	REVISED PER TOWNSHIP COMMENTS	CW

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PROJECT	CRABR24001
DATE	2025-02-28
DRAWING SCALE	AS NOTED
DRAWN BY	CW
APPROVED BY	MR

CS6001

SHEET 13 OF 19

U:\Accounts\CRABR\CRABR24001 - Connelly Center Addition\DESIGN_SHEETS\CS6001.dwg PLOTTED: 4/11/2025 11:51 AM, BY: Sam Cunningham PLOTSTYLE: Pennoni NCS.ctb

Submitted by Diversified

Diversified

Job Name: VILLANOVA UNIVERSITY - SPRING MILL WALKWAY
Architect: NO ARCHITECT
DLA Layout/Calcs: DIVERSIFIED Layout/Calcs

Catalog Number: WIN40/NL/48L-110/3K7/UNV/DIR3/FRST/PEC-208/S/PT/BLS
Notes:

Type: P3
PH23-202991

BEACON design. performance. technology

Win40
40" WINDSOR LUMINAIRE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES

- The Windsor Series of 8-sided lanterns is available in 2 scaled sizes for different mounting heights
- Reliability and Technology are designed in to the classic lantern form factor
- IES Distributions
- Clear or Diffused Lensing
- Choice of 6 Trim Styles
- Choice of 5 Fitter Styles
- Integral surge and thermal protection



c UL us

SPECIFICATIONS

CONSTRUCTION
- The electrical chamber/fitter shall be cast aluminum
- Decorative fitter shall be designed to accommodate the driver assembly and shall be mounted to 3" OD x 3" H tenon and be secured by three or more stainless steel set screws
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements
- External hardware is corrosion resistant

ELECTRICAL
- 100V through 277V, 50 Hz to 60 Hz (UNV)
- Power factor is ≥ 0.90 at full load
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system

ELECTRICAL (CONTINUED)
- Polyurethane gasket ensures a weather-proof seal around each individual LED
- Fixture electrical compartment shall contain all LED driver components
- Rated ambient operating temperature -40°C to 40°C
- Lifeshield® Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range
- Surge protection - 20kA

CONTROLS/OPTIONS
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night

FINISH
- IFS polyester powder-coat electrostatically applied and thermocured
- IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds

WARRANTY
- 5-year limited warranty

KEY DATA	
Wattage Range	55–136
Max EPA	2.65 sqft
Max Weight (lbs)	50.0

Current

currentlighting.com/beacon

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Submitted On: Feb 21, 2023 1/3 Index Page

Submitted by Diversified

Diversified

Job Name: VILLANOVA UNIVERSITY - SPRING MILL WALKWAY
Architect: NO ARCHITECT
DLA Layout/Calcs: DIVERSIFIED Layout/Calcs

Catalog Number: WIN40/NL/48L-110/3K7/UNV/DIR3/FRST/PEC-208/S/PT/BLS
Notes:

Type: P3
PH23-202991

BEACON design. performance. technology

Win40
40" WINDSOR LUMINAIRE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

ORDERING GUIDE

Example: WIN40–AC–24L-55–5K–UNV–DIR2–PEC–PT–SPK–BLT

CATALOG #

ORDERING INFORMATION

WIN40 –

Series	Lens Option	Engine - Watts	CCT - Color Temp	Voltage	Optics	Electrical Options
WIN40 Windsor 40"	**AC** Acrylic, clear **AF** Acrylic, frosted **AS** Acrylic, seeded **AW** Acrylic, white **PC** Polycarbonated, clear **PF** Polycarbonated, frosted	**24L-55** 55 watts - LED array **36L-80** 80 watts - LED array **48L-110** 110 watts - LED array **60L-136** 136 watts - LED array	**3K** 3000K **4K** 4000K **5K** 5000K (bls)	**UNV** 120-277V **347** 347V **480** 480V	**DIR2** Type II **DIR3** Type III **DIR4** Type IV **DIR5** Type V	**PEC** Photocell, button — 208V

NL = NO LENS

Controls Options	Mounting Options	Style Options	Color
GENI-XX' Energeni	**PT** Post Top **PM** Pendant Mount	**SPK** Spikes	**BLT** Black Matte Textured **BLS** Black Gloss Smooth **DBT** Dark Bronze Matte Textured **DBS** Dark Bronze Gloss Smooth **GTT** Graphite Matte Textured **LGS** Light Grey Gloss Smooth **PSS** Platinum Silver Smooth **WHT** White Matte Textured **WHS** White Gloss Smooth **VGT** Verde Green Textured **Color Option** **CC** Custom Color

FRST - FROSTED GLARE SHEILD

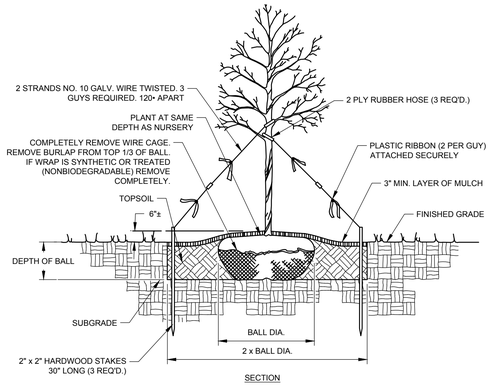
Notes:
1 When ordering Energeni, specify the routine setting code (example: GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.
2 40" only

Current

currentlighting.com/beacon

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SECTION

DECIDUOUS TREE PLANTING
NOT TO SCALE

PLANTING NOTES

1. ALL PLANT LOCATIONS SHALL BE STAKED IN THE FIELD AND LOCATIONS APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. TOPSOIL WITH A QUALITY ORGANIC SOIL AMENDMENT SHALL BE USED FOR ALL PLANTING AND SEEDING OPERATIONS.
3. NOTIFY ALL UTILITY COMPANIES AND LOCATE ALL UTILITIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD TO AVOID INTERFERENCE WITH UNDERGROUND UTILITIES.
4. SHOULD ANY DISCREPANCY ARISE BETWEEN THE PLANTING PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL GOVERN AS TO THE QUANTITY OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK QUALITY AS DEFINED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. ALL PLANT MATERIAL SHALL BE GUARANTEED TO LIVE AT LEAST 18 MONTHS FOLLOWING INSTALLATION.
6. ALL NON-BIODEGRADABLE ROOT WRAPPING TO BE REMOVED COMPLETELY BEFORE PLANTING.
7. ALL SHADE TREES TO BE PRUNED OF SIDE BRANCHES TO A HEIGHT OF 6' ABOVE GRADE EXCEPT WHERE NOTED IN PLANT SCHEDULE.
8. ALL PLANT MATERIAL SHALL BE APPROVED UPON ARRIVAL TO THE SITE, UNLESS OTHERWISE NOTIFIED.
9. PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED BY SIMILAR PLANTS PRIOR TO INSTALLATION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
10. DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO WORK AREA CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND SEEDING ALL DISTURBED AREAS.
11. ALL PLANTS SPACED 7' O.C. OR CLOSER SHALL BE IN CONTINUOUS MULCHED BEDS.
12. SEED ALL DISTURBED AREAS WITH REQUIRED SEED MIX (SEEDING MIX SCHEDULE & SEEDING NOTES).
13. PLANTING SHALL BE DONE APRIL 15TH THRU MAY 31ST OR AUGUST 17TH THRU OCTOBER 15TH.
14. A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED ON ALL AREAS AFFECTED BY THE BASIN CONSTRUCTION.
15. MULCH BEDS WILL BE CREATED AS MULCH ZONES THREE (3) FEET BEYOND THE TREE DRIP LINE. ALL OTHER ARES OF DISTURBANCE SHALL BE SEEDED.

SEEDING NOTES

1. SEED ALL AREAS DISTURBED BY CONSTRUCTION NOT OTHERWISE CONTAINING PLANTING BEDS, SIDEWALKS, BUILDINGS, ETC.
2. BEFORE SEEDING, CONTRACTOR SHALL PROVIDE SOIL TESTS, AND APPLICATIONS OF FERTILIZER AND/OR GROUND LIMESTONE SHALL BE MADE PER SOIL TEST RECOMMENDATIONS. INCORPORATE FERTILIZER OR LIMESTONE INTO TOPSOIL TO A 2" DEPTH.
3. PERFORM ALL FINISH GRADING, WITHIN AREAS OF DISTURBANCE, NECESSARY TO BRING SITE TO REQUIRED FINISHED ELEVATIONS. FINISH GRADING SHALL CONSIST OF PREPARING SUBGRADE AND SPREADING TOPSOIL READY FOR SEEDING OPERATIONS.
4. SUBGRADE SHALL BE LOOSENED AND GRADED BY HARROWING, DISCING, OR DRAGGING, AS DICTATED BY THE CONDITION OF THE SUBGRADE. THE ENTIRE SUBGRADE SHALL THEN BE RAKED AND ALL STONES OVER 1-1/2", GRADE STAKES, RUBBISH AND GENERAL DEBRIS REMOVED.
5. ALL UNDISTURBED PORTIONS OF THE SITE THAT ARE TO RECEIVE SEEDING SHALL HAVE SURFACE LOOSENED BY HARROWING OR DISCING. ALL MECHANICAL OPERATIONS MUST BE KEPT OUTSIDE OF AREAS DELINEATED BY TREE PROTECTION FENCING.
6. TOPSOIL SHALL BE UNIFORMLY SPREAD WITH BLADE GRADER, OR BY ANY OTHER APPROVED METHOD, TO A MINIMUM DEPTH OF 6 INCHES TO PERMIT 1 INCH OF SETTLEMENT. CORRECT ANY SURFACE IRREGULARITIES TO PREVENT FORMATION OF LOW SPOTS AND POCKETS THAT WOULD RETAIN WATER. PRIOR TO FINE GRADING, REMOVE ALL EXISTING ANNUAL TYPE VEGETATION.
7. BEFORE SEEDING, CONTRACTOR SHALL PROVIDE SOIL TESTS, AND APPLICATIONS OF FERTILIZER AND/OR GROUND LIMESTONE SHALL BE MADE PER SOIL TEST RECOMMENDATIONS. INCORPORATE FERTILIZER OR LIMESTONE INTO TOPSOIL TO A 2" DEPTH.
8. SEEDING SHALL BE COMPLETED USING THE HYDROSEEDING OR HYDRAULIC BROADCASTING OF PREPARED MATERIAL AT THE FOLLOWING RATES PER ACRE:
   A. WATER; AS SPECIFIED.
   B. 1,500 POUNDS OF WOOD CELLULOSE, PLUS 15% FOR SLOPES 5% AND STEEPER.
   C. LIME; QUANTITY AS REQUIRED TO ACHIEVE pH OF 6.5.
   D. SOIL STABILIZER OF TYPE AND AT RATE RECOMMENDED BY THE MANUFACTURER.
   E. SEED MIX; AS SPECIFIED.
9. HYDRAULIC SEEDING SHALL BE APPLIED WHEN WIND IS FIVE MILES PER HOUR OR LESS. PREPARED BED SHALL BE IN A MODERATELY DRY CONDITION DURING SEEDING WITH A MINIMUM THREE INCH DEPTH OF LOOSE FLUFFY SOIL. HYDRO SEED SHALL BE MIXED INTO TOP ONE INCH OF SOIL BY DIRECTING HYDRO-MULCHING NOZZLES AT SOIL SURFACE. BROADCAST SPRAYING OF SEED SHALL NOT BE ACCEPTABLE UNLESS SEED IS LATER RAKED INTO TOP ONE INCH OF SURFACE SOIL.
10. ADD GREEN COLORING AGENT TO MULCH IN ORDER TO GUAGE ADEQUATE COVERAGE.
11. SOW SEED AT THE RECOMMENDED SEEDING RATE AS SHOWN IN THE SEEDING MIX SCHEDULE.
12. SEED SHALL BE APPLIED APRIL 15TH THRU MAY 31ST OR AUGUST 17TH THRU OCTOBER 15TH.
13. USE MECHANICAL SEEDING EQUIPMENT WHEN HYDRAULIC SEEDING IS NOT PRACTICAL DUE TO CLOSENESS OF BUILDINGS, ETC.
14. AFTER SEEDING APPLICATION, WOOD CELLULOSE FIBER SHALL BE APPLIED HYDRAULICALLY AT A NET RATE DRY WEIGHT OF 1,500 LBS PER ACRE OR AT RATES RECOMMENDED BY THE MANUFACTURER. MULCH ALL SEEDED AREAS WITH CLEAN STRAW.
15. ON ALL SLOPES 3:1 OR GREATER, USE AN ORGANIC SOIL STABILIZER SUCH AS 'CON-TACK' OR EQUAL AT THE RATE OF 25 LBS PER 1,000 GALLONS OR AT RATES RECOMMENDED BY THE MANUFACTURER.
16. KEEP NEWLY SEEDED GRASS AREAS MOISTENED DURING SEED GERMINATION AND UNTIL THE GRASS COVERS AT LEAST 75% OF THE SEEDED AREAS TO A HEIGHT OF 2 TO 3 INCHES.
17. ALL AREAS AND SPOTS, WHICH DO NOT SHOW A PROMPT CATCH OF GRASS, SHALL THEN BE RE-SEEDED, AND THE OPERATION REPEATED UNTIL COMPLETE COVERAGE IS OBTAINED.
18. CONTRACTOR SHALL PROVIDE SEED MIXTURE SUBMISSION TO OWNER.

MOWN LAWN SEED MIX (ERNMX-114) OR APPROVED EQUAL

30% CREEPING RED FESCUE (FESTUCA RUBRA)
25% KENTUCKY BLUEGRASS, 'CORSAIR' (POA PRATENSIS, 'CORSAIR')
25% KENTUCKY BLUEGRASS, 'CADET' (POA PRATENSIS, 'CADET')
10% ANNUAL RYEGRASS (LOLIUM MULTIFLORUM (L. PERENNE VAR. ITALICUM))
10% PERENNIAL RYEGRASS, 'HOMERUN' (TURF TYPE) (LOLIUM PERENNE, 'HOMERUN')
100% TOTAL; APPLIED 150-200 LB PER ACRE

STORMWATER BASIN/RAIN GARDEN MIX (ERNMX-18) OR S APPROVED EQUAL

28.0% CAREX VULPINOIDEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
18.0% ELYMUS VIRGINICUS, PA ECOTYPE (VIRGINIA WILDRYE, PA ECOTYPE)
17.2% PANICUM ANCEPS, EASTERN SORE MD ECOTYPE (BEAKED PANICGRASS, EASTERN SHORE MD ECOTYPE)
12.8% PANICCUM RIGIDULUM, PA ECOTYPE (REDTOP PANICGRASS, PA ECOTYPE)
4.0% CAREX SCOPARIA, PA ECOTYPE (STAR SEDGE, PA ECOTYPE)
3.0% JUNCUS EFFUSUS (SOFT RUSH)
2.0% ASCLEPIAS INCARNATA, PA ECOTYPE (SWAMP MILKWEED, PA ECOTYPE)
1.0% EUPATORIUM COELESTINUM, VA ECOTYPE (MISTFLOWER, VA ECOTYPE)
1.0% EUPATORIUM PERFOLIATUM, PA ECOTYPE (BONESET, PA ECOTYPE)
1.0% GLYCERIA CANADENSIS, PA ECOTYPE (RATTLESNAKE GRASS, PA ECOTYPE)
1.0% POLYGONUM PENSYLVANICUM, PA ECOTYPE (PENNSYLVANIA SMARTWEED, PA ECOTYPE)
1.0% SCIRPUS VALIDUS, PA ECOTYPE (SOFTSTEM BULRUSH, PA ECOTYPE)
1.0% VERNONIA GIGANTEA, PA ECOTYPE (GIANT IRONWEED, PA ECOTYPE)
1.0% ZIZIA AUREA, PA ECOTYPE (GOLDEN ALEXANDERS, PA ECOTYPE)
0.5% EUPATORIUM FISTULOSUM, PA ECOTYPE (JOE PYE WEED, PA ECOTYPE)
100.00% (SEEDING RATE: 20 LB PER ACRE OR 1/2 LB PER 1,000 SQ FT)
*DO NOT USE FERTILIZER WHERE 'RAIN GARDEN' SEED MIX IS PLANTED.

LANDSCAPE MAINTENANCE NOTES:

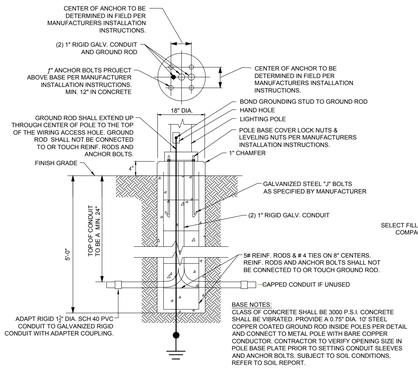
THE OWNERS OF THE COMPANY AND THEIR AGENTS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THE PLANS. ANY AND ALL PLANT MATERIAL THAT DIES OR FAILS TO THRIVE SHALL BE IMMEDIATELY REPLACED IN ACCORDANCE WITH THE APPROVED PLAN SET. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF SITE VEGETATION TO INCLUDE BUT NOT BE LIMITED TO:

1. FERTILIZER: MOW LAWN - FERTILIZE TWICE PER YEAR.

   PRUNING: PRUNING SHALL BE LIMITED TO REMOVAL OF DEAD, DAMAGED AND DISEASED WOOD OR BRANCHES FOR TREES OR FOR SIGHT DISTANCE/SAFETY REASONS. PRUNING MAY ALSO BE DONE FOR STRUCTURAL ISSUES IN ACCORDANCE WITH ANSI A300 PRUNING STANDARDS.
2. PEST CONTROL: PRE-EMERGENT WEED CONTROL FOR MOWN LAWNS AND SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM.
3. MULCHING: MULCHING SHALL BE MAINTAINED AT A DEPTH OF 2" MIN. IN PLANT BEDS AND AROUND BASE OF TREES.
4. MOWING: MOWN LAWN SEED MIX SHALL BE MOWN AT REGULAR INTERVALS THROUGHOUT THE GROWING SEASON. GRASS HEIGHT SHOULD NOT EXCEED 3 INCHES. MOWER BLADES SHALL BE SET AT 2-1/2 INCHES UNLESS OTHERWISE DIRECTED. RAIN GARDEN SEED MIX AND MEADOW SEED MIX SHALL BE MOWN ONLY ONCE YEARLY IN EARLY SPRING.
5. PLANT PROTECTION: AVOID EXCESS INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.
6. WATERING: UNLESS STATED OTHERWISE IN THESE DOCUMENTS, PROVIDE APPROXIMATELY 1-INCH OF RAINFALL/WATER PER WEEK THROUGHOUT THE GROWING SEASON FOR THE FIRST YEAR.

PERENNIAL AND GROUNDCOVER MAINTENANCE

1. WEED CONTROL CAN BE A PROBLEM UNTIL THE GROUNDCOVERS/ PERENNIALS HAVE SPREAD AND FILLED IN THE AREA. CONTROL OF PERSISTENT, PERENNIAL WEEDS, SUCH AS BERMUDAGRASS AND NUTGRASS SHOULD BE ACHIEVED BEFORE PLANTING. USE A NONSELECTIVE HERBICIDE, SUCH AS ROUNDUP. A MULCH APPLIED AFTER PLANTING AND REPLENISHED AS NEEDED TO MAINTAIN A DEPTH OF 2 TO 3 INCHES WILL REDUCE THE NEED TO WEED BY HAND. PRE-EMERGENCE HERBICIDES CAN BE USED ON MANY TYPES OF GROUNDCOVER TO AID WEED CONTROL; READ THE LABEL CAREFULLY BEFORE APPLYING. AS THE GROUNDCOVER FILLS IN WEEDS WILL BECOME LESS OF A PROBLEM BECAUSE OF THE SHADED SOIL. SOME HAND WEEDING WILL MOST LIKELY BE NEEDED.
2. FERTILIZER - MOST GROUNDCOVERS WILL BENEFIT FROM AN APPLICATION OF FERTILIZER IN LATE WINTER TO EARLY SPRING. USE 2 TO 4 POUNDS OF A COMPLETE FERTILIZER PER 1,000 SQUARE FEET. WATER OR BRUSH FERTILIZER OFF THE FOLIAGE AFTER BROADCASTING.

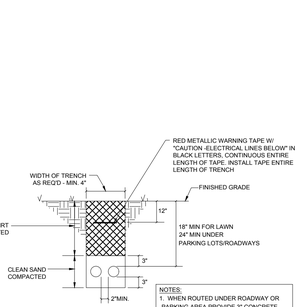


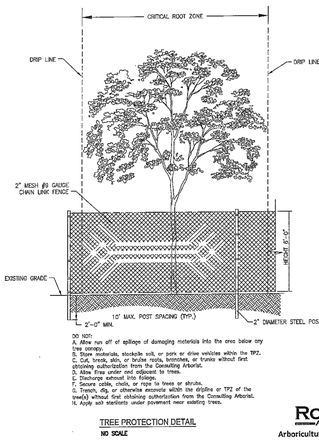
LIGHT POLE BASE NOTES

1. ALL POLE BASES SHALL BE FLUSH STYLE UNLESS RAISED BASE IS REQUIRED PER NOTE 2 BELOW.
2. ALL POLES SUPPORTING LIGHT FIXTURES FOR THE ILLUMINATION OF PARKING AREAS AND LOCATED DIRECTLY BEHIND PARKING SPACES, OR WHERE THEY COULD BE HIT BY SNOW PLOWS, SHALL BE PLACED A MINIMUM OF FIVE (5) FEET OUTSIDE PAVED AREA, FACE OF CURB OR WHEEL STOPS, OR PLACED ON CONCRETE PEDESTALS AT LEAST THIRTY (30) INCHES HIGH ABOVE THE PAVEMENT, OR ADEQUATELY PROTECTED BY OTHER MEANS.
3. SITE CONTRACTOR SHALL PROVIDE ELECTRICAL POWER SERVICE TO THE PROPOSED LIGHT LOCATIONS, SERVICE LINES TO BE LOCATED WITHIN CONDUIT, SERVICE LINE LOCATIONS TO BE DETERMINED BY THE SITE CONTRACTOR AND SHOWN ON THE FINAL AS-BUILT PLANS.
4. MAINTENANCE - LIGHTING FIXTURES AND ANCILLARY EQUIPMENT SHALL BE MAINTAINED SO AS TO CONTINUOUSLY MEET THE REQUIREMENTS AS SHOWN ON THIS PLAN.

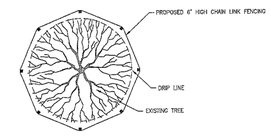
LIGHT POLE FOUNDATION DETAIL

N.T.S.





TREE PROTECTION DETAIL
NO SCALE



PLAN VIEW

TREE PROTECTION SPECIFICATIONS
I. A 4" layer of arborist chunk or woodchips is to be placed beneath the dripline of the protected trees. Mulch is to be kept 12" from the trunk.
II. A protective barrier of 6' chain link fencing shall be installed around the dripline of protected tree(s). The fencing can be moved within the dripline if authorized by the Consulting Arborist but not closer than 2' from the trunk of any tree. Fence posts shall be 2.0" in diameter and are to be driven 2' into the ground. The distance between fence posts shall not be more than 10'. This enclosed area is the Tree Protection Zone (TPZ).
III. Wooden barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the Consulting Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Consulting Arborist.
IV. Where the Consulting Arborist has determined that tree protection fencing will interfere with the quality of work crews, Tree Wrap may be used as an alternative form of tree protection. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the Consulting Arborist. Straw wadding may also be used as a trunk wrap by coiling the waddle around the trunk up to a minimum height of six feet from grade. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the straw waddle.

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

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

jhtrees@verizon.net
www.rockwellconsultants.com

Pennoni

PENNONI ASSOCIATES INC.
158 W Gay Street, Suite 300
West Chester, PA 19382
T 610.429.8907 F 610.429.8918

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NO.	DATE	REVISIONS
1	2025-04-11	REVISED PER TOWNSHIP COMMENTS

BY: CW

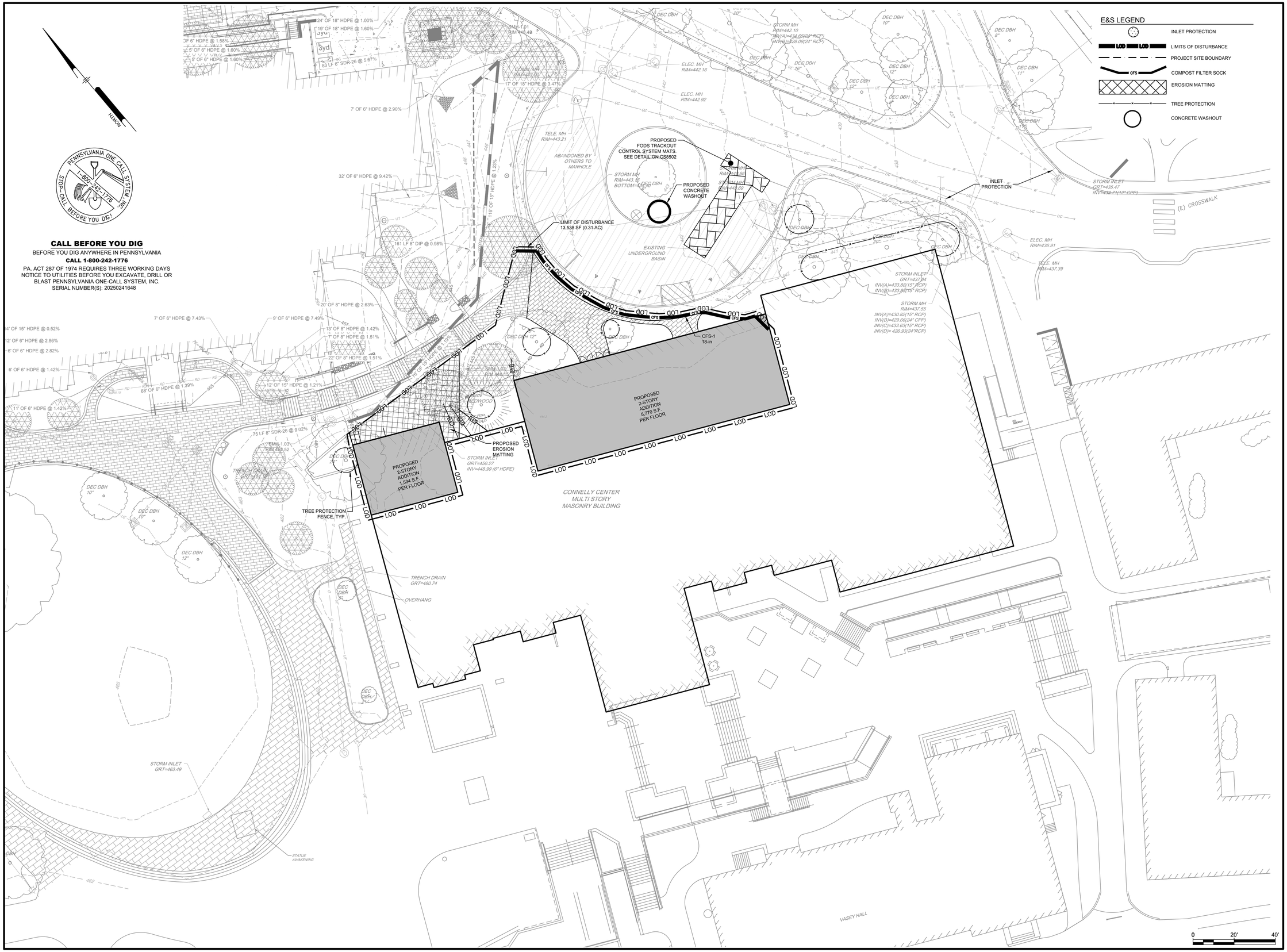
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PROJECT	CRABR24001
DATE	2025-02-28
DRAWING SCALE	AS SHOWN
DRAWN BY	CW
APPROVED BY	MR

CS6021

SHEET 14 OF 19

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GEORGE MICHAEL ROTH ENGINEER PE092231

CONNELLY CENTER
800 LANCASTER AVE
VILLANOVA, PA 19085

EROSION AND SEDIMENT CONTROL PLAN
VILLANOVA UNIVERSITY
800 LANCASTER AVE
VILLANOVA, PA 19085

NO.	DATE	REVISIONS	BY
1	2025-04-11	REVISED PER TOWNSHIP COMMENTS	CW

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PROJECT	CRABR24001
DATE	2025-02-28
DRAWING SCALE	1"=20'
DRAWN BY	CW
APPROVED BY	MR

CS8001

SHEET 15 OF 19

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EROSION AND SEDIMENTATION 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. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.

3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT 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, IF NECESSARY, AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.

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 MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.

10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THIS 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. IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE CONTRACTOR.

2. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).

3. CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

4. ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.

5. ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

6. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PACODE.COM.

TEMPORARY SEEDING NOTE

TEMPORARY STABILIZATION OF ALL EXPOSED EARTH SURFACES WHERE CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING TOPSOIL STOCKPILES SHALL BE STABILIZED IMMEDIATELY BY THE FOLLOWING METHODS AND MATERIALS.

1. APPLY ONE (1) TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE PLUS FERTILIZER (10-10-10) AT THE RATE OF 500 LBS PER ACRE AND WORK INTO SOIL WHEREVER POSSIBLE.
2. APPLY 100% ANNUAL RYEGRASS SEED AT A RATE OF 227 LBS PER 1000 SQUARE FEET.
3. AFTER SEEDING MULCH WITH HAY OR STRAW AT A RATE OF THREE (3) TONS PER ACRE.

PERMANENT SEEDING SITE PREPARATION

PERMANENT STABILIZATION OF THE ALL EXPOSED EARTH SURFACES AFTER THE COMPLETION OF THE SITE GRADING AND IMPROVEMENTS SHALL BE ACCOMPLISHED BY THE FOLLOWING METHODS AND MATERIALS:

1. AFTER INSTALLATION OF THE NEEDED SURFACE WATER CONTROL MEASURES, PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
2. OBTAIN SOILS TESTING FROM AN INDEPENDENT LABORATORY TO DETERMINE NECESSARY SOILS MODIFICATIONS.
3. IN THE ABSENCE OF SOILS TESTING, APPLY AGRICULTURAL GRADE LIMESTONE AT THE MINIMUM RATE OF SIX TONS LIMESTONE PER ACRE (277 LBS. PER 1,000 SQUARE FEET).
4. IN THE ABSENCE OF SOILS TESTING, WORK IN FERTILIZER AT THE RATE OF 1000 LBS. OF 10-20-20 OR EQUIVALENT PER ACRE.
5. SMOOTH AND FIRM SEEDED AREAS WITH CULTIPACKER, OR OTHER SIMILAR EQUIPMENT, PRIOR TO SEEDING.
6. APPLY SEED.
7. COVER GRASS SEEDS WITH 1/4 INCH OF TOPSOIL WITH SUITABLE EQUIPMENT.
8. APPLY STRAW MULCH AT A RATE OF 3.0 TON PER ACRE IMMEDIATELY AFTER SEEDING. APPLY EROSION CONTROL BLANKET IN STEEPER SLOPED AREAS AS LABELED ON THE PLANS AT A RATE CONSISTENT WITH DETAIL SHOWN ON SHEET CS8503.
9. USE SOD WHERE THERE IS A HEAVY CONCENTRATION OF WATER AND IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER IN ORDER TO PREVENT GULLYING. USE SOD AT THE DIRECTION OF THE TOWNSHIP ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
10. HYDROSEEDING SHALL BE AN ACCEPTABLE ALTERNATIVE TO THE ABOVE SEEDING WHEN PERFORMED IN ACCORDANCE WITH PENNDOT PUB. 408 SECTIONS 804 AND 805 AND APPROVED BY THE SITE ENGINEER.
31. 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.
32. 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.
33. 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 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.
34. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
35. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
36. IN THE EVENT OF SINKHOLE DISCOVERY A PROFESSIONAL GEOLOGIST OR ENGINEER WILL BE CONTACTED CONCERNING MITIGATION. ADDITIONALLY, THE DELAWARE COUNTY CONSERVATION DISTRICT WILL BE MADE AWARE OF THE SINKHOLE DISCOVERY IMMEDIATELY.
37. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
38. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
39. THE E&S CONTROL PLAN MAPPING MUST DISPLAY A PA ONE CALL SYSTEM INCORPORATED SYMBOL INCLUDING THE SITE IDENTIFICATION NUMBER. (THIS IS A NUMBERED SYMBOL NOT A NOTE.)
40. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN

CLEAN FILL & ENVIRONMENTAL DUE DILIGENCE

1. 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. IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE CONTRACTOR.

E&S BMP OPERATION AND MAINTENANCE:

CONCRETE WASHOUT FACILITY:

1. INSPECT AND VERIFY THAT CONCRETE WASHOUT BMP'S ARE IN PLACE PRIOR TO THE COMMENCEMENT OF CONCRETE WORK.
2. DURING PERIODS OF CONCRETE WORK, INSPECT DAILY TO VERIFY CONTINUED PERFORMANCE
   A. CHECK OVERALL CONDITION AND PERFORMANCE.
   B. CHECK REMAINING CAPACITY (% FULL).
   C. IF USING SELF-INSTALLED WASHOUT FACILITIES, VERIFY PLASTIC LINERS ARE INTACT AND SIDEWALLS ARE NOT DAMAGED.
   D. IF USING PREFABRICATED CONTAINERS, CHECK FOR LEAKS.
3. WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 12 INCHES.
4. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
5. IF THE WASHOUT IS NEARING CAPACITY, VACUUM AND DISPOSE OF THE WASTE MATERIAL IN AN APPROVED MANNER.
   A. DO NOT DISCHARGE LIQUID OR SLURRY TO WATERWAYS, STORM DRAINS OR DIRECTLY ONTO GROUND.
   B. DO NOT USE SANITARY SEWER WITHOUT LOCAL APPROVAL.
   C. PLACE A SECURE, NON-COLLAPSING, NON WATER COLLECTING COVER OVER THE CONCRETE WASHOUT FACILITY PRIOR TO PREDICTED WET WEATHER TO PREVENT ACCUMULATION AND OVERFLOW OF PRECIPITATION.
   D. REMOVE AND DISPOSE OF HARDENED CONCRETE AND RETURN THE STRUCTURE TO A FUNCTIONAL CONDITION. CONCRETE MAY BE REUSED ONSITE OR HAULED AWAY FOR DISPOSAL OR RECYCLING.
6. WHEN YOU REMOVE MATERIALS FROM THE SELF-INSTALLED CONCRETE WASHOUT, BUILD A NEW STRUCTURE;OR, IF THE PREVIOUS STRUCTURE IS STILL INTACT, INSPECT FOR SIGNS OF WEAKENING OR DAMAGE, AND MAKE ANY NECESSARY REPAIRS. RE-LINE THE STRUCTURE WITH NEW PLASTIC AFTER EACH CLEANING.

REMOVAL OF TEMPORARY CONCRETE WASHOUT FACILITIES:

1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE, SLURRIES AND LIQUIDS SHALL BE REMOVED AND PROPERLY DISPOSED OF. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.

COMPOST FILTER SOCK

1. INSPECT ON A WEEKLY BASIS, BEFORE ANY ANTICIPATED PRECIPITATION EVENTS AND AFTER ALL PRECIPITATION EVENTS. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER INSPECTION.
2. COMPOST FILTER SOCK IS TO BE MAINTAINED, AND REPLACED IF NECESSARY, DURING THE ENTIRE CONSTRUCTION PERIOD UNTIL A PERMANENT VEGETATIVE COVER WITHIN THE TRIBUTARY AREA IS ESTABLISHED.
3. CONSTRUCT COMPOST FILTER SOCK ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED CUT AND FILL ACTIVITIES.
4. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT ACCUMULATIONS REACH ½ THE ABOVE GROUND HEIGHT OF THE FENCE.
5. AREAS OF COMPOST FILTER SOCK THAT HAVE BEEN OVERTOPPED SHALL BE REPLACED WITH A ROCK FILTER OUTLET.

TEMPORARY STABILIZATION & PERMANENT STABILIZATION:

1. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
2. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
3. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
4. GRADED AREAS ARE TO BE TEMPORARILY SEEDED AND MULCHED IMMEDIATELY FOLLOWING EARTHMOVING PROCEDURES. TEMPORARY SEED SHALL BE ANNUAL RYE GRASS APPLIED AT THE RATES SPECIFIED. MULCH SHALL BE HAY OR STRAW APPLIED AT THE RATE OF AT LEAST 3 TONS PER ACRE.
5. LIME SHALL BE APPLIED TO ALL TEMPORARILY SEEDED AREAS AT A MINIMUM RATE AS SPECIFIED.
6. ALL TEMPORARILY SEEDED AREAS SHALL HAVE 5-5-5 FERTILIZER APPLIED AT THE MINIMUM RATES SPECIFIED.
7. ESTABLISH PERMANENT SEEDING AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED. PERMANENT SEEDING SHALL BE AT THE RATES SPECIFIED. FERTILIZER AND LIME SHALL BE APPLIED AT THE MINIMUM RATES SPECIFIED.
8. PERMANENTLY SEEDED AREAS SHALL HAVE HAY OR STRAW APPLIED AT THE RATE OF AT LEAST 3 TONS PER ACRE. ANY AREAS WHERE HYDROSEED IS USED, MULCH IS NEEDED AT A MINIMUM RATE OF 3 TONS PER ACRE.
9. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT FOR CONSTRUCTION OF 2:1 SLOPES TO ENSURE STABILITY.

RECYCLING AND DISPOSAL NOTE:

1. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENTS SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 et seq. AND 287.1 et seq.
2. CONSTRUCTION WASTES INCLUDE, BUT NOT LIMITED TO:
   - INLET PROTECTION
   - PUMPED WATER FILTER BAGS
3. ANY WASTE OR BORROW AREA MUST HAVE AN E&S PLAN REVIEWED AND APPROVED BY DELAWARE COUNTY CONSERVATION DISTRICT PRIOR TO BEING ACTIVATED

EROSION AND SEDIMENTATION MAINTENANCE:

1. DURING THE LIFE OF THE PROJECT, ALL EROSION AND SEDIMENTATION CONTROL DEVICES MUST BE PROPERLY MAINTAINED. MAINTENANCE SHALL INCLUDE THE INSPECTION OF EROSION CONTROL FACILITIES AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS, UNLESS MORE FREQUENT INSPECTION IS REQUIRED. IMMEDIATELY PERFORM CLEANOUT, REPAIR AND REPLACEMENT OF THE FACILITIES AS NEEDED. (REGRADE, RESEED AND MULCH WASHED OUT AREAS AS NEEDED.)
2. UNTIL THE SITE IS STABILIZED ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO DEP UPON REQUEST.
3. WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION THE PERMITTEE OR CO-PERMITTEE NOTIFY THE DELAWARE COUNTY CONSERVATION DISTRICT OF THE FAILURE AND SHALL INCLUDE THE FOLLOWING INFORMATION:
   3.1. THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS.
   3.2. ALL STEPS TAKEN TO, REDUCE, ELIMINATE AND PREVENT THE RECURRENCE OF THE NON-COMPLIANCE.
   3.3. THE TIME FRAME TO CORRECT THE NONCOMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.
4. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED.
5. SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED, AS NECESSARY, AND THEN RESEEDED. A STRAW COVER SHALL BE APPLIED TO RETAIN THE SEED ALONG WITH AN ANCHORING METHOD DESCRIBED ON THE ATTACHED MULCH ANCHORING GUIDE, UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
6. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
7. SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
8. INLET FILTER BAGS SHALL BE CLEANED OUT OR REPLACED WHEN BAG IS HALF FULL.
9. SEDIMENT SHALL BE REMOVED FROM COMPOST FILTER SOCKS WHEN REACHING ONE HALF THE HEIGHT OF THE SOCK, IF USED.
10. THE CONTRACTOR SHALL INSPECT ALL ROCK CONSTRUCTION ENTRANCES ON A DAILY BASIS AND SHALL ENSURE THAT SEDIMENT IS NOT BEING TRACKED ONTO PUBLIC STREETS. SEDIMENT THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE COLLECTED AND RETURNED TO THE SITE OR OTHERWISE PROPERLY REMOVED BY A STREET SWEEPER.
11. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS, IF USED.
12. FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN MAXIMUM 6 INCH LAYERED LIFTS AT 95% DENSITY.
13. THE CONCRETE WASHOUT AREA (CWA) SHALL BE REPAIRED, CLEANED OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
14. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
15. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
16. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
17. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ABOVE. IN NO CASE SHALL IT BE ALLOWED TO ENTER THE SURFACE WATERS OR GROUNDWATER SYSTEMS.

UNFORSEEN EROSIVE CONDITIONS NOTES:

1. SHOULD UNFORESEEN EROSIVE CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
2. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, D.E.P., SUB-PART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
3. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT EXISTING TREES AND SHRUBS WHICH ARE TO REMAIN IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGES, INCLUDING REPLACING TREES OR SHRUBS IN KIND IF NECESSARY.
4. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING REGULARLY TRACKED ONTO PUBLIC STREETS, THE CONTRACTOR SHALL BE PREPARED, UPON WRITTEN NOTICE GIVEN BY THE MUNICIPALITY OR THE CONSERVATION DISTRICT, TO PROVIDE TIRE WASHING FACILITIES AT ALL ROCK CONSTRUCTION ENTRANCES.

CLEAN FILL AND ENVIRONMENTAL DUE DILIGENCE:

THE OPERATOR IS RESPONSIBLE FOR ENSURING THAT ALL MATERIAL PLACED ON THE SITE QUALIFIES AS CLEAN FILL. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK, OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIAL PLACED IN OR ON WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. ALL FILL MATERIAL MUST BE USED IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S POLICY "MANAGEMENT OF FILL" DOCUMENT NUMBER 258-2182-773. A COPY OF THIS DOCUMENT IS AVAILABLE THROUGH THE DEP WEBSITE AT www.depweb.state.pa.us

ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS INVESTIGATIVE TECHNIQUES, INCLUDING BY NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.

CONSTRUCTION SEQUENCE

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE WILL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO ONLY THOSE AREAS DESCRIBED IN EACH STAGE.

CONSTRUCTION WILL BEGIN UPON RECEIPT OF ALL REQUIRED PERMITS FROM THE TOWNSHIP, PENNDOT, PA DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND THE CONSERVATION DISTRICT.

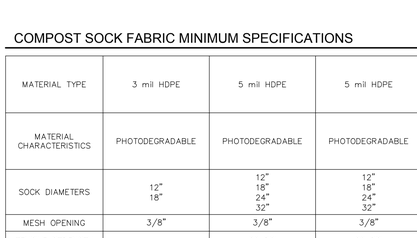
AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LAND OWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND A REPRESENTATIVE FROM THE DELAWARE COUNTY CONSERVATION DISTRICT TO SCHEDULE A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST 3 WORKING DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM, INC. AT 1-800-242

COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

MATERIAL TYPE	3 mil HDPE	5 mil HDPE	5 mil HDPE	MULTI-FILAMENT POLYPROPYLENE (MFPP)	HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (HDMFPP)
MATERIAL CHARACTERISTICS	PHOTODEGRADABLE	PHOTODEGRADABLE	PHOTODEGRADABLE	PHOTODEGRADABLE	PHOTODEGRADABLE
SOCK DIAMETERS	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	1/8"
TENSILE STRENGTH		26 PSI	26 PSI	44 PSI	202 PSI
ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G-155)	23% AT 1000 HR.	23% AT 1000 HR.		100% AT 1000 HR.	100% AT 1000 HR.
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	9 MONTHS	6 MONTHS	1 YEAR	2 YEARS
TWO-PLY SYSTEMS					
INNER CONTAINMENT NETTING	HDPE BIAXIAL NET				
	CONTINUOUSLY WOUND				
	FUSION-WELDED JUNCTURES				
	3/4" X 3/4" MAX APERTURE SIZE				
OUTER FILTRATION MESH	COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON-WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH)				
	3/16" MAX APERTURE SIZE				
SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS					

COMPOST STANDARDS

ORGANIC MATTER CONTENT	25 % – 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 – 8.5
MOISTURE CONTENT	30% – 60%
PARTICLE SIZE	30% – 50% PASS THROUGH 3/8" SLEVE
SOLUBLE SALT CONCENTRATION	5.0 dS/m (MMHOS/CM) MAX



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

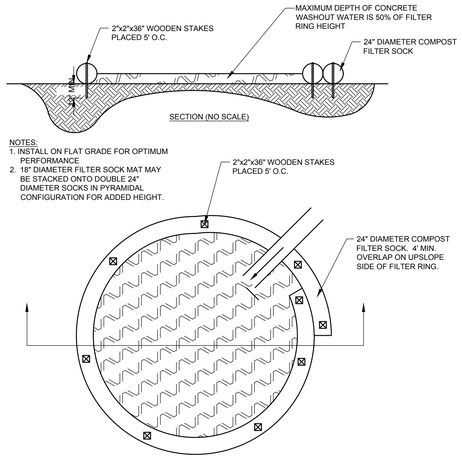
INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM TENSILE STRENGTH OF 120 LBS. A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

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

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

STANDARD CONSTRUCTION DETAIL #4-15
FILTER BAG INLET PROTECTION - TYPE C INLET
NOT TO SCALE



NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
2. 18" DIAMETER FILTER SOCK MAT MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.

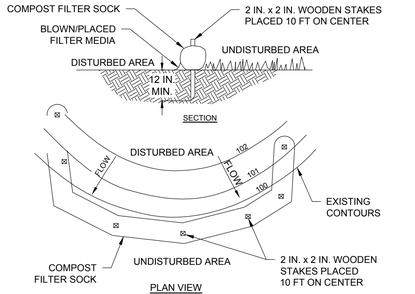
NOTES:

1. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

2. WHENEVER COMPOST SOCK WASHOUTS ARE USED, A SUITABLE IMPERVIOUS GEOMEMBRANE SHOULD BE PLACED AT THE LOCATION OF THE WASHOUT. COMPOST SOCKS SHOULD BE STAKED IN THE MANNER RECOMMENDED BY THE MANUFACTURER AROUND THE PERIMETER OF THE GEOMEMBRANE SO AS TO FORM A RING WITH THE ENDS OF THE SOCK LOCATED AT THE UPSLOPE CORNER (AS SHOWN ABOVE). CARE SHOULD BE TAKEN TO ENSURE CONTINUOUS CONTACT OF THE SOCK WITH THE GEOMEMBRANE AT ALL LOCATIONS. WHERE NECESSARY, SOCKS MAY BE STACKED AND STAKED SO AS TO FORM A TRIANGULAR CROSS SECTION.

3. ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

TYPICAL COMPOST SOCK / CONCRETE WASHOUT
NOT TO SCALE



COMPOST FILTER SOCKS				
SOCK NO.	DIA. (INCH)	LOCATION	SLOPE PERCENT	SLOPE LENGTH ABOVE BARRIER (FT)
CFS-1	18	EAST OF PROPOSED ADDITION	7.1	184

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.

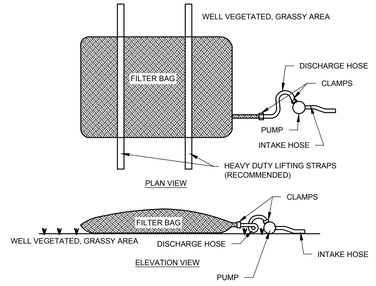
ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

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 SOOK 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.

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK
NOT TO SCALE



PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGH	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

PUMP WATER FILTER BAG
NOT TO SCALE



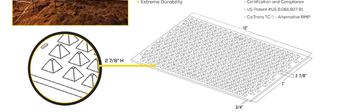
FODS TCM MODEL # 1100 APPLICATION

The FODS Composite trackout control system is designed to be used as a temporary construction entrance which provides site access while minimizing sediment leaving the site. The top surface of the FODS mat is a geometric pattern formed in the shape of pyramids. The mats are unidirectional and are meant to have the staggered pyramids in the direction of travel. Individual mats are connected together with hardware to form various configurations to fit your jobsite.



FEATURES

- No Usable
- Increased Effectiveness at Reducing Site Trackout
- UV Stable
- Highly Visible
- Crush rating of 20,000 lbs per pyramid
- Compression Molded HDPE
- Extreme Durability
- Excavation not required
- Chemical Resistant
- Rock-less
- Easy and efficient to transport from site-site
- Mat Size: 10'(w) x 7' (l) x 9 3/4" (l) (2 7/8" pyramid height)
- 3 year manufacture warranty
  - Certification and Compliance
  - US Patent #US 8,composite BMP
  - CalTrans TC-1 - Alternative BMP



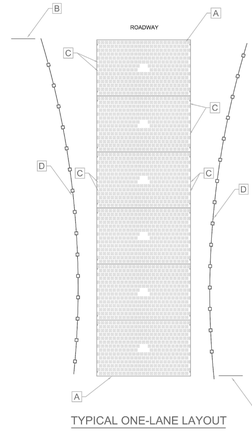


FODS TRACKOUT CONTROL SYSTEM INSTALLATION

THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

KEY NOTES:

A. FODS TRACKOUT CONTROL SYSTEM MAT.
B. FODS SAFETY SIGN.
C. ANCHOR POINT.
D. SILT OR ORANGE CONSTRUCTION FENCE.

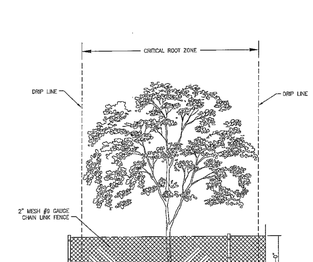


TYPICAL ONE-LANE LAYOUT

INSTALLATION:
1. THE SITE WHERE THE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED SHOULD BE PREPARED TO BEST MANAGE SEDIMENT PRACTICES AS MUCH AS POSSIBLE. THE SITE WHERE FODS TRACKOUT CONTROL SYSTEM IS PLACED SHOULD ALSO MEET OR EXCEED THE LOCAL JURISDICTION OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
2. CALL FOR UTILITY LOCATES 3 BUSINESS DAYS IN ADVANCE OF THE OF FODS TRACKOUT CONTROL SYSTEM INSTALLATION FOR THE MARKING OF UNDERGROUND UTILITIES. CALL THE UTILITY NOTIFICATION CENTER AT 811.
3. ONCE THE SITE IS ESTABLISHED WHERE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, ANY EXCESSIVE UNEVEN TERRAIN SHOULD BE LEVELED OUT OR REMOVED SUCH AS LARGE ROCKS, LANDSCAPING MATERIALS, OR SUDDEN ABRUPT CHANGES IN ELEVATION.
4. THE INDIVIDUAL MATS CAN START TO BE PLACED INTO POSITION. THE FIRST MAT SHOULD BE PLACED NEXT TO THE CLOSEST POINT OF EGRESS. THIS WILL ENSURE THAT THE VEHICLE WILL EXIT STRAIGHT FROM THE SITE ONTO THE PAVED SURFACE.
5. AFTER THE FIRST MAT IS PLACED DOWN IN THE PROPER LOCATION, MATS SHOULD BE ANCHORED TO PREVENT THE POTENTIAL MOVEMENT WHILE THE ADJOINING MATS ARE INSTALLED. ANCHORS SHOULD BE PLACED AT EVERY ANCHOR POINT (IF FEASIBLE) TO HELP MAINTAIN THE MAT IN ITS CURRENT POSITION.
9. AFTER THE FIRST MAT IS ANCHORED IN ITS PROPER PLACE, AN H BRACKET SHOULD BE PLACED AT THE END OF THE FIRST MAT BEFORE ANOTHER MAT IS PLACED ADJACENT TO THE FIRST MAT.
10. ONCE THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT, MAKE SURE THE H BRACKET IS CORRECTLY SITUATED BETWEEN THE TWO MATS, AND BOLT MATS TOGETHER.
11. ONCE THE CONNECTOR STRAPS SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.
12. UPON PLACEMENT OF EACH NEW MAT IN THE SYSTEM, THAT MAT SHOULD BE ANCHORED AT EVERY ANCHOR POINT TO HELP STABILIZE THE MAT AND ENSURE THE SYSTEM IS CONTINUOUS WITH NO GAPS IN BETWEEN MATS.
13. SUCCESSIVE MATS CAN THEN BE PLACED TO CREATE THE FODS TRACKOUT CONTROL SYSTEM REPEATING THE ABOVE STEPS.

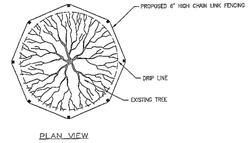
USE AND MAINTENANCE:
1. VEHICLES SHOULD TRAVEL DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS.
2. DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THAT THE VEHICLE WILL MAKE A SHALLOW S-TURN ROUTE DOWN THE LENGTH OF THE FODS TRACKOUT CONTROL SYSTEM.
3. MATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS WILL NEED TO BE PERFORMED WITHIN TWO WEEKS AFTER A STORM EVENT. BRUSHING IS THE PREFERRED METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
4. THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DE-ICER, ETC. SHOULD BE UTILIZED AS NECESSARY DURING THE WINTER MONTHS AND AFTER A SNOW EVENT TO PREVENT ICE BUILDUP.

REMOVAL:
1. REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS REVERSE ORDER OF INSTALLATION.
2. STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE INNERMOST POINT OF THE SITE OR THE MAT FARTHEST FROM THE EXIT OR PAVED SURFACE SHOULD BE REMOVED FIRST.
3. THE ANCHORS SHOULD BE REMOVED.
4. THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS IN THE FODS TRACKOUT CONTROL SYSTEM.
5. STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED FOR LOADING BY FORKLIFT OR EXCAVATOR ONTO A TRUCK.



DO NOT:
A. Allow run off of spillage of damaging materials into the area below any tree canopy.
B. Store materials, stockpile soil, or park or allow vehicles within the TPZ.
C. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the Consulting Arborist.
D. Allow fires under and adjacent to trees.
E. Discharge exhaust into foliage.
F. Secure cable, chain, or rope to trees or shrubs.
G. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the Consulting Arborist.
H. Apply soil sterilants under pavement near existing trees.

TREE PROTECTION DETAIL
NO SCALE



PLAN VIEW

TREE PROTECTION SPECIFICATIONS

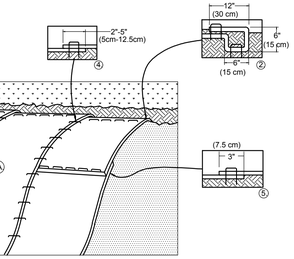
I. A 6" layer of coarse chunk or woodchips is to be placed beneath the dripline of the protected trees. Mulch is to be kept 12" from the trunk.

II. A protective barrier of 6' chain link fencing shall be installed around the dripline of protected tree(s). The fencing can be moved within the dripline if authorized by the Consulting Arborist but not closer than 2' from the trunk of any tree. Fence posts shall be 2.0" in diameter and are to be driven 2' into the ground. The distance between posts shall not be more than 10'. Only enclosed area is the Tree Protection Zone (TPZ).

III. Monolithic barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the Consulting Arborist agrees that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Consulting Arborist.

IV. Where the Consulting Arborist has determined that tree protection fencing will interfere with the safety of work crews, Tree Wrap may be used as an alternative form of tree protection. Wooden slats of at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer of roofs of orange plastic fencing is to be wrapped and secured around the slats. Where the Consulting Arborist has determined that tree protection fencing will interfere with the safety of work crews, Tree Wrap may be used as a trunk wrap by cutting the material around the trunk up to a minimum height of six feet from grade. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the slats width.

ROCKWELL ASSOCIATES, LLC
Arboriculture • Urban Forestry • Horticulture
Consulting • Planning • Management
P.O. Box 542, Ridley Park, PA 19078
Phone (610) 731-7969
Fax (610) 521-0108
jbtrees@verizon.net
www.rockwellconsultants.com



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF THE LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5 CM -12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

*NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

SLOPE PROTECTION DETAIL
NOT TO SCALE

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PE092231

CONNELLY CENTER
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VILLANOVA, PA 19085

EROSION AND SEDIMENT CONTROL DETAILS

VILLANOVA UNIVERSITY
800 LANCASTER AVE
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BY	CW	REVISIONS	NO.	DATE
		REVISED PER TOWNSHIP COMMENTS	1	2025-04-11

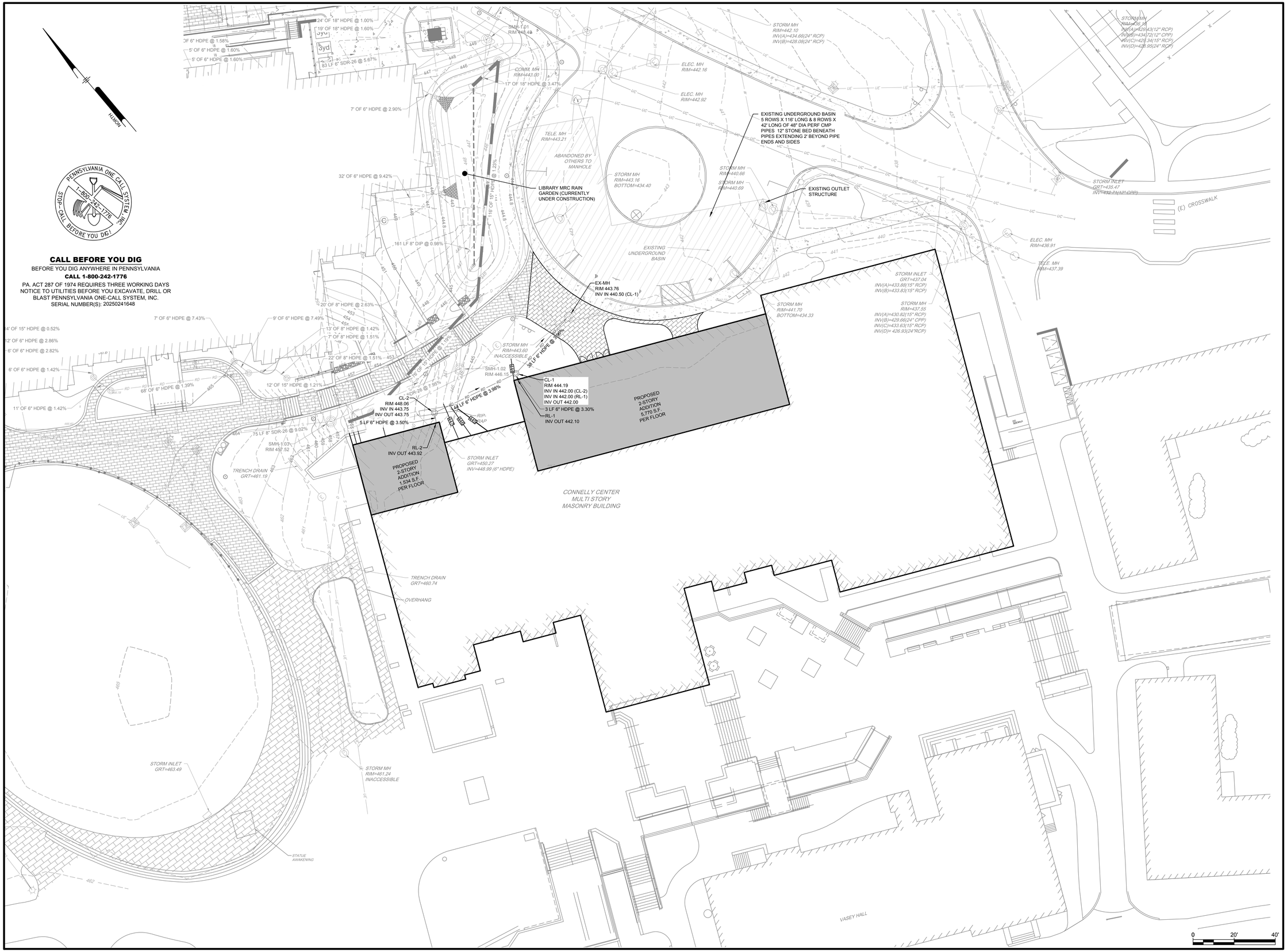
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DRAWING SCALE	AS SHOWN
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APPROVED BY	MR

CS8502

SHEET 17 OF 19

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800 LANCASTER AVE
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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

VILLANOVA UNIVERSITY
800 LANCASTER AVE
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PROJECT	CRABR24001
DATE	2025-02-28
DRAWING SCALE	1"=20'
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APPROVED BY	MR

CS9001

SHEET 18 OF 19

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PCSM LONGTERM OPERATION & MAINTENANCE NOTES

UNTIL THE PERMITTEE OR CO-PERMITTEE HAS RECEIVED WRITTEN APPROVAL OF A NOTICE OF TERMINATION, THE PERMITTEE OR CO-PERMITTEE WILL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT TERMS AND CONDITIONS INCLUDING LONG-TERM OPERATION AND MAINTENANCE OF ALL PCSM BMPS ON THE PROJECT SITE AND IS RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE. THE DEPARTMENT OR CONSERVATION DISTRICT WILL CONDUCT A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION WITHIN 30 DAYS.

FOR ANY PROPERTY CONTAINING A PCSM BMP, THE PERMITTEE OR CO-PERMITTEE SHALL RECORD AN INSTRUMENT WITH THE RECORDER OF DEEDS WHICH WILL ASSURE DISCLOSURE OF THE PCSM BMP AND THE RELATED OBLIGATIONS IN THE ORDINARY COURSE OF A TITLE SEARCH OF THE SUBJECT PROPERTY. THE RECORDED INSTRUMENT MUST IDENTIFY THE PCSM BMP, PROVIDE FOR NECESSARY ACCESS RELATED TO LONG-TERM OPERATION AND MAINTENANCE FOR PCSM BMPS AND PROVIDE NOTICE THAT THE RESPONSIBILITY FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP IS A COVENANT THAT RUNS WITH THE LAND THAT IS BINDING UPON AND ENFORCEABLE BY SUBSEQUENT GRANTEES, AND PROVIDE PROOF OF FILING WITH THE NOTICE OF TERMINATION UNDER § 102.7(B)(5) (RELATING TO PERMIT TERMINATION)

THE PERSON RESPONSIBLE FOR PERFORMING LONG-TERM OPERATION AND MAINTENANCE MAY ENTER INTO AN AGREEMENT WITH ANOTHER PERSON INCLUDING A CONSERVATION DISTRICT, NONPROFIT ORGANIZATION, MUNICIPALITY, AUTHORITY, PRIVATE CORPORATION OR OTHER PERSON, TO TRANSFER THE RESPONSIBILITY FOR PCSM BMPS OR TO PERFORM LONG-TERM OPERATION AND MAINTENANCE AND PROVIDE NOTICE THEREOF TO THE DEPARTMENT.

INSPECTIONS SHALL BE PERFORMED AS NOTED FOR EACH BMP AND ANNUALLY. A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES SHALL BE PROVIDED ANNUALLY.

A PERMITTEE OR CO-PERMITTEE THAT FAILS TO TRANSFER LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP OR OTHERWISE FAILS TO COMPLY WITH THIS REQUIREMENT SHALL REMAIN JOINTLY AND SEVERALLY RESPONSIBLE WITH THE LANDOWNER FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPS LOCATED ON THE PROPERTY.

STORMWATER BMP FAILURE

A STORMWATER BMP FAILURE FOR THIS SITE IS DEFINED AS:

1. THE BIO-RETENTION BASIN NOT DEWATERING WITHIN 72-HOURS. IN THE EVENT THAT THIS OCCURS, THE DESIGN ENGINEER SHOULD BE CONTACTED TO INVESTIGATE THE CAUSE OF THE FAILURE. IF THE BMP HAS NOT DEWATERED WITHIN 72-HOURS AND A PRECIPITATION EVENT IS FORECASTED THE FACILITY SHOULD BE DEWATERED PRIOR TO THE PRECIPITATION EVENT.
2. THE BIO-RETENTION BASIN VEGETATION DIES OR FAILS TO ESTABLISH. IN THE EVENT THAT THIS OCCURS THE LANDSCAPING SHALL BE REPLACED IN KIND.

STRUCTURAL BMP 6.4.5 - MANAGED RELEASE CONCEPT RAIN GARDEN

INSPECTION SCHEDULE:

PERIODIC INSPECTION OF THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITIES IS NECESSARY TO ENSURE ITS PROPER FUNCTIONING. THESE FACILITIES SHALL BE INSPECTED AS FOLLOWS:

1. DURING THE FIRST GROWING SEASON FOLLOWING CONSTRUCTION OF THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITY OR UNTIL ESTABLISHED, THE NEWLY-PLANTED VEGETATION SHOULD BE INSPECTED EVERY TWO (2) TO THREE (3) WEEKS.
2. THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITIES SHOULD BE INSPECTED WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (>0.8 INCH RAINFALL DEPTH) TO ENSURE DEWATERING WITHIN THE DESIGN PARAMETERS AND INSPECT FOR EROSION. AS PART OF THIS EVALUATION, THE INSPECTOR SHALL OPEN THE MONITORING WELL OF EACH MANAGED RELEASE CONCEPT RAIN GARDEN FACILITY TO CONFIRM THAT THE WATER ELEVATION IS NOT ABOVE THE BASIN BOTTOM.
3. THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITY SHOULD HAVE A GENERAL INSPECTION AT LEAST TWO (2) TIMES PER YEAR. THE GENERAL INSPECTION SHOULD ASSESS THE HEALTH OF VEGETATION, SOIL EROSION, FLOW CHANNELIZATION, BANK STABILITY, CLOGGING OF INLETS OR OUTLETS, AND SEDIMENT/DEBRIS ACCUMULATION.
4. A WRITTEN INSPECTION REPORT SHOULD BE FILED IN THE INSPECTION AND MAINTENANCE LOG OF THE OWNER OF RECORD OR AND MADE AVAILABLE UPON REQUEST TO GOVERNMENTAL AUTHORITIES.

OPERATION & MAINTENANCE:

MAINTENANCE OF THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITIES IS NECESSARY TO ENSURE THE PROPER FUNCTIONALITY OF THE FACILITY. THESE FACILITIES SHALL BE MAINTAINED ON AN ANNUAL BASIS AS FOLLOWS:

1. THE OWNER OF RECORD IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITIES AND MAINTAINING A LOG OF ALL WRITTEN REPORTS DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES.
2. THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITIES VEGETATION MAY NEED ADDITIONAL SUPPORT (E.G., WATERING, WEEDING, MULCHING, REPLANTING,) DURING THE FIRST YEAR.
3. VEHICLES SHOULD NOT BE PARKED ON OR DRIVEN OVER THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITY BOTTOM AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
4. MAINTENANCE ACTIVITIES TO BE DONE WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 1 INCH RAINFALL DEPTH):
   a. VEGETATED AREAS SHOULD BE INSPECTED FOR EROSION.
   b. EVALUATE THE PONDING TIME AND DRAIN-DOWN TIME OF THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITIES. ENSURE THE MAXIMUM PONDING TIME TO NOT EXCEED 72-HOURS AND THE MAXIMUM DRAIN-DOWN TIME TO NOT EXCEED 7-DAYS AFTER THE STORM EVENT HAS ENDED. THE PONDING TIME ENDS WHEN THE WATER LEVEL IS BELOW THE SURFACE. THE DRAIN-DOWN TIME ENDS WHEN THE WATER LEVEL REACHES THE TOP OF THE IWS. WATER ELEVATIONS BELOW THE SURFACE CAN BE VIEWED THROUGH THE PROPOSED CLEANOUTS.
5. MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY:
   a. MOWING AND/OR TRIMMING OF VEGETATION SHOULD BE PERFORMED AS NECESSARY TO SUSTAIN THE SYSTEM. MEADOW GRASSES SHOULD BE MOWED ANNUALLY. MOWING SHOULD BE DONE DURING THE SUMMER TO ENSURE ADEQUATE REGROWTH OF VEGETATION PRIOR TO WINTER. SPECIAL CARE SHOULD BE TAKEN TO MINIMIZE DISTURBANCE ASSOCIATED WITH THE MOWING OF THE MEADOW GRASSES.
   b. DETRITUS SHOULD BE REMOVED EVERY YEAR. PERENNIAL PLANTINGS MAY BE CUT DOWN AT THE END OF THE GROWING SEASON.
   c. VEGETATED AREAS SHOULD BE INSPECTED ANNUALLY FOR EROSION AND UNWANTED GROWTH OF EXOTIC/INVASIVE SPECIES. VEGETATION SHOULD BE MAINTAINED TO AT LEAST 85% COVER. BARE SPOTS SHALL BE RE-SEEDED IMMEDIATELY UPON DISCOVERY.
   d. EXCESSIVE BUILD-UP OF SEDIMENT SHALL BE REMOVED. SEDIMENT REMOVAL SHOULD BE CONDUCTED WHEN THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITIES IS COMPLETELY DRY. SEDIMENT SHOULD BE DISPOSED OF PROPERLY AND ONCE SEDIMENT IS REMOVED, DISTURBED AREAS NEED TO BE IMMEDIATELY STABILIZED AND VEGETATED.
6. MAINTENANCE ACTIVITIES AS NEEDED:
   a. INLETS UPSTREAM OF THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITIES SHOULD BE INSPECTED AND CLEANED AT LEAST TWO (2) TIMES PER YEAR AND AFTER RUNOFF EVENTS GREATER THAN 1-INCH.
   b. TREES AND SHRUBS SHOULD BE INSPECTED TWICE PER YEAR TO EVALUATE HEALTH.
   c. MULCH SHOULD BE RE-SPREAD WHEN EROSION IS EVIDENT AND BE REPLENISHED AS NEEDED. ONCE EVERY TWO (2) TO THREE (3) YEARS THE ENTIRE AREA MAY REQUIRE MULCH REPLACEMENT.
   d. DURING PERIODS OF EXTENDED DROUGHT, THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITIES MAY REQUIRE WATERING.

STRUCTURAL BMP - STORM SEWERS

A STORM SEWER SYSTEM HAS BEEN DESIGNED TO CONVEY RUNOFF FROM THE PAVED AREA TO THE SUBSURFACE BASIN. STORM SEWER PIPES ARE ALSO PROPOSED TO CONVEY WATER FROM THE SUBSURFACE DETENTION BASIN TO AN EXISTING STORM SEWER SYSTEM, THAT DISCHARGES OFF-SITE.

OPERATION & MAINTENANCE:

1. THE LOT OWNER OF RECORD IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORM SEWER SYSTEM AND PROVIDING A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES.
2. THE STORM SEWER SYSTEM SHALL BE INSPECTED AT LEAST FOUR (4) TIMES A YEAR.
3. REMOVE SEDIMENT FROM ALL STRUCTURES AT LEAST ONCE PER YEAR.
4. DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED FROM THE STORM SEWER SYSTEM AT A SUITABLE DISPOSAL/RECYCLING SITE AND IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS.

INSPECTION SCHEDULE:

STORM SEWER SYSTEM SHOULD BE INSPECTED AT LEAST TWO (2) TIMES PER YEAR, AS WELL AS AFTER EVERY STORM GREATER THAN 1-INCH.

STRUCTURAL BMP 6.4.2 - SUBSURFACE BASINS

MAINTENANCE OF THE FACILITIES IS NECESSARY TO ENSURE THE PROPER FUNCTIONALITY OF THE FACILITY. THESE FACILITIES SHALL BE MAINTAINED ON AN ANNUAL BASIS AS FOLLOWS:

OPERATION & MAINTENANCE:

1. THE LOT OWNER OF RECORD IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE SUBSURFACE BASINS AND PROVIDING A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES.
2. MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY AND WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 0.8 INCH RAINFALL DEPTH)
   A. THE BASIN FACILITY SHOULD BE INSPECTED AT LEAST TWO (2) TIMES PER YEAR, AS WELL AS AFTER EVERY STORM GREATER THAN >0.8 INCH. THE INSPECTION SHOULD ACCESS THE EROSION, FLOW CHANNELIZATION, BANK STABILITY, CLOGGING AT INLETS AND OUTLETS, AND SEDIMENT/DEBRIS ACCUMULATION.
   B. EXCESSIVE BUILD-UP OF SEDIMENT SHALL BE REMOVED. SEDIMENT REMOVAL SHOULD BE CONDUCTED WHEN THE BASIN FACILITY IS COMPLETELY DRY. SEDIMENT SHOULD BE DISPOSED OF PROPERLY AND ONCE SEDIMENT IS REMOVED, DISTURBED AREAS NEED TO BE IMMEDIATELY STABILIZED AND VEGETATED.
   C. INSPECT PIPE RISERS ACTING AS WATER DISTRIBUTION INTO THE STONE STORAGE LAYER. KEEP PIPE RISERS CLEAR OF ANY SEDIMENT AND VEGETATION.
   D. EVALUATE THE DRAIN-DOWN TIME OF THE SUBSURFACE BASIN TO ENSURE THAT THE MAXIMUM TIME OF 7 DAYS IS NOT BEING EXCEEDED. IF DRAIN-DOWN TIMES ARE EXCEEDING THE MAXIMUM TIME, DRAIN THE SUBSURFACE BASIN VIA PUMPING AND CONTACT THE DESIGN ENGINEER TO DETERMINE THE PROPER REMEDIATION FOR THE SYSTEM. WATER LEVELS WITHIN THE BASIN CAN BE VIEWED THROUGH THE PROPOSED CLEANOUTS.
3. MAINTENANCE ACTIVITIES AS NEEDED:
   A. DURING PERIODS OF EXTENDED DROUGHT, THE BASIN AREAS MAY REQUIRE WATERING.

INSPECTION SCHEDULE:

1. THE BASINS SHOULD BE INSPECTED AT LEAST TWO (2) TIMES PER YEAR, AS WELL AS AFTER EVERY STORM GREATER THAN 0.8-INCH. THE INSPECTION SHOULD ACCESS THE VEGETATION, EROSION, FLOW CHANNELIZATION, BANK STABILITY, CLOGGING AT INLETS AND OUTLETS, SEDIMENT/DEBRIS ACCUMULATION, AND STONE INFILTRATION BEDS.

PCSM SEDIMENT REMOVAL

1. SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
2. INLET FILTER BAGS SHALL BE CLEANED OUT OR REPLACED WHEN BAG IS HALF FULL.
3. SEDIMENT SHALL BE REMOVED FROM COMPOST FILTER SOCK WHEN REACHING ONE HALF THE HEIGHT OF THE SOCK.
4. THE CONTRACTOR SHALL ENSURE THAT SEDIMENT IS NOT BEING TRACKED ONTO PUBLIC STREETS. SEDIMENT SHALL BE TRACKED ONTO PUBLIC STREETS SHALL BE IMMEDIATELY COLLECTED AND RETURNED TO THE SITE OR OTHERWISE PROPERLY REMOVED BY A STREET SWEEPER.

UNFORSEEN EROSIVE CONDITIONS

1. SHOULD UNFORSEEN EROSIVE CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE, AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.

CLEAN FILL & ENVIRONMENTAL DUE DILIGENCE

1. 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. IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE CONTRACTOR.
2. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).
3. CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
4. ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.
5. ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
6. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PACODE.COM.

PERMANENT SEEDING SITE PREPARATION

PERMANENT STABILIZATION OF THE ALL EXPOSED EARTH SURFACES AFTER THE COMPLETION OF THE SITE GRADING AND IMPROVEMENTS SHALL BE ACCOMPLISHED BY THE FOLLOWING METHODS AND MATERIALS:

1. AFTER INSTALLATION OF THE NEEDED SURFACE WATER CONTROL MEASURES, PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
2. OBTAIN SOILS TESTING FROM AN INDEPENDENT LABORATORY TO DETERMINE NECESSARY SOILS MODIFICATIONS.
3. IN THE ABSENCE OF SOILS TESTING, APPLY AGRICULTURAL GRADE LIMESTONE AT THE MINIMUM RATE OF SIX TONS LIMESTONE PER ACRE (277 LBS. PER 1,000 SQUARE FEET).
4. IN THE ABSENCE OF SOILS TESTING, WORK IN FERTILIZER AT THE RATE OF 1000 LBS. OF 10-20-20 OR EQUIVALENT PER ACRE.
5. SMOOTH AND FIRM SEEDED AREAS WITH CULTIPACKER, OR OTHER SIMILAR EQUIPMENT, PRIOR TO SEEDING.
6. APPLY SEED.
7. COVER GRASS SEEDS WITH 1/4 INCH OF TOPSOIL WITH SUITABLE EQUIPMENT.
8. APPLY STRAW MULCH AT A RATE OF 3.0 TON PER ACRE IMMEDIATELY AFTER SEEDING.
9. USE SOD WHERE THERE IS A HEAVY CONCENTRATION OF WATER AND IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER IN ORDER TO PREVENT GULLYING. USE SOD AT THE DIRECTION OF THE TOWNSHIP ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
10. HYDROSEEDING SHALL BE AN ACCEPTABLE ALTERNATIVE TO THE ABOVE SEEDING WHEN PERFORMED IN ACCORDANCE WITH PENNDOT PUB. 408 SECTIONS 804 AND 805 AND APPROVED BY THE SITE ENGINEER.

PERMANENT SEEDING NOTE

1. SPREAD AND FINE GRADE 12" TOPSOIL ON ALL AREAS TO BE PERMANENTLY SEEDED.
2. BEFORE SEEDING, APPLY APPROPRIATE SOIL MODIFICATIONS.
3. INSTALL EROSION/SEED BLANKET WHERE NEEDED.
4. WATER AND MAINTAIN ALL LAWN AREAS.
5. RESEED BARE OR THIN AREAS AS DIRECTED BY THE ENGINEER.
6. IF GROUND COVER IS NOT OTHERWISE SPECIFIED ON THE APPROVED LANDSCAPING PLANS, USE SEED MIXTURE 2, AS SHOWN IN TABLE 11.4.
7. APPLY STRAW MULCH AT 3.0 TON/ACRE IMMEDIATELY AFTER SEEDING.
8. APPLY STRAW AND MULCH DURING NON-GROWING SEASONS (NOVEMBER - MARCH)

RECYCLE & DISPOSAL OF MATERIALS

1. POST CONSTRUCTION WASTE INCLUDES, BUT IS NOT LIMITED TO ANYTHING FROM THE SITE SUCH AS PLASTIC DRINK CUP, LUNCH LEFTOVERS, ANIMAL FECES, LEAVES AND ROAD DEBRIS, TYPICAL OFFICE TRASH, LITTER AND SEDIMENT.
2. EXCESSIVE BUILD UP OF SEDIMENT SHALL BE REMOVED. SEDIMENT REMOVAL SHOULD BE CONDUCTED WHEN THE BMP FACILITY IS COMPLETELY DRY. SEDIMENT SHOULD BE DISPOSED OF PROPERLY AND ONCE SEDIMENT IS REMOVED, DISTURBED AREAS NEED TO BE IMMEDIATELY STABILIZED AND VEGETATED.
3. DISPOSE OF SEDIMENT, DEBRIS/TRASH AND OTHER WASTE MATERIAL REMOVED FROM THE STORM SEWER SYSTEM AT A SUITABLE DISPOSAL/RECYCLING SITE AND IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS.

PCSM SEDIMENT REMOVAL

1. SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
2. THE CONTRACTOR SHALL ENSURE THAT SEDIMENT IS NOT BEING TRACKED ONTO PUBLIC STREETS. SEDIMENT THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE IMMEDIATELY COLLECTED AND RETURNED TO THE SITE.

RAIN GARDEN SEED MIX (ERNMX-180) OR APPROVED EQUAL

38%	·	RIVER OATS, PA/VA ECOTYPE BLEND (CHASMANTHIUM LATIFOLIUM (UNIOLA LATIFOLIA), PA/VA ECOTYPE BLEND)
20%	·	VIRGINIA WILDRYE, PA ECOTYPE (ELYMUS VIRGINICUS, PA ECOTYPE)
10%	·	FOX SEDGE, PA ECOTYPE (CAREX VULPINOIDEA, PA ECOTYPE)
4%	·	PURPLE CONEFLOWER (ECHINACEA PURPUREA)
3%	·	TALL WHITE BEARDTONGUE, PA ECOTYPE (PENSTEMON DIGITALIS, PA ECOTYPE)
3%	·	BLACKEYED SUSAN, COASTAL PLAIN NC ECOTYPE (RUDBECKIA HIRTA, COASTAL PLAIN NC ECOTYPE)
3%	·	LANCELEAF COREOPSIS, COASTAL PLAIN NC ECOTYPE (COREOPSIS LANCEOLATA, COASTAL PLAIN NC ECOTYPE)
2%	·	OHIO SPIDERWORT, PA ECOTYPE (TRADESCANTIA OHIENSIS, PA ECOTYPE)
2%	·	OXEYE SUNFLOWER, PA ECOTYPE (HELIOPSIS HELIANTHOIDES, PA ECOTYPE)
2%	·	AUTUMN BENTGRASS, PA ECOTYPE (AGROSTIS PERENNANS, PA ECOTYPE)
2%	·	PARTRIDGE PEA, PA ECOTYPE (CHAMAECRISTA FASCICULATA (CASSIA F.), PA ECOTYPE)
2%	·	MARSH (DENSE) BLAZING STAR (SPIKED GAYFEATHER), PA ECOTYPE (LIATRIS SPICATA, PA ECOTYPE)
1.5%	·	SMOOTH BLUE ASTER, NY ECOTYPE (ASTER LAEVIS (SYMPHYOTRICHUM LAEVE), NY ECOTYPE)
1%	·	WILD SENNA, VA & WV ECOTYPE (SENNA HEBECARPA (CASSIA H.), VA & WV ECOTYPE)
1%	·	NEW ENGLAND ASTER, PA ECOTYPE (ASTER NOVAE-ANGLIAE (SYMPHYOTRICHUM N.), PA ECOTYPE)
1%	·	SWAMP MILKWEED, PA ECOTYPE (ASCLEPIAS INCARNATA, PA ECOTYPE)
1%	·	PATH RUSH, PA ECOTYPE (JUNCUS TENUIS, PA ECOTYPE)
1%	·	SOFT RUSH (JUNCUS EFFUSUS)
0.8%	·	WILD BERGAMOT, FORT INDIANTOWN GAP-PA ECOTYPE (MONARDA FISTULOSA, FORT INDIANTOWN GAP-PA ECOTYPE)
0.5%	·	MISTFLOWER, VA ECOTYPE (EUPATORIUM COELESTINUM (CONOCLINIUM C.), VA ECOTYPE)
0.5%	·	BLUE FALSE INDIGO, SOUTHERN WV ECOTYPE (BAPTISIA AUSTRALIS, SOUTHERN WV ECOTYPE)
0.5%	·	EARLY GOLDENROD, VA ECOTYPE (SOLIDAGO JUNCEA, VA ECOTYPE)
0.2%	·	SLENDER MOUNTAINMINT (PYCNANTHEMUM TENUIFOLIUM)
100%		TOTAL: APPLIED 20 LB PER ACRE WITH A COVER CROP OF GRAIN RYE AT 30 LB PER ACRE

PROVIDE 30 LB/ACRE ANNUAL RYE COVER CROP IN ORDER TO GERMINATE IMMEDIATELY AFTER RAIN GARDEN CONSTRUCTION.

PLACE CURLEX BLANKET ON RAIN GARDEN BOTTOM IMMEDIATELY AFTER SEED MIX IS PLACED TO PREVENT SEED WASHOUT.

TEMPORARY SEEDING NOTE

TEMPORARY STABILIZATION OF ALL EXPOSED EARTH SURFACES WHERE CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING TOPSOIL STOCKPILES SHALL BE STABILIZED IMMEDIATELY BY THE FOLLOWING METHODS AND MATERIALS.

1. APPLY ONE (1) TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE PLUS FERTILIZER (10-10-10) AT THE RATE OF 500 LBS PER ACRE AND WORK INTO SOIL WHEREVER POSSIBLE.
2. APPLY 100% ANNUAL RYEGRASS SEED AT A RATE OF 227 LBS PER 1000 SQUARE FEET.
3. AFTER SEEDING MULCH WITH HAY OR STRAW AT A RATE OF THREE (3) TONS PER ACRE.

PENNONI ASSOCIATES INC.
158 W Gay Street, Suite 300
West Chester, PA 19382
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GEORGE MICHAEL ROTH — ENGINEER — PE099231

CONNELLY CENTER
800 LANCASTER AVE
VILLANOVA, PA 19085

POST CONSTRUCTION STORMWATER MANAGEMENT NOTES

VILLANOVA UNIVERSITY
800 LANCASTER AVE
VILLANOVA, PA 19085

NO.	DATE	REVISIONS / REVISED PER TOWNSHIP COMMENTS	BY
1	2025-04-11		CW

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	CRABR24001
DATE	2025-02-28
DRAWING SCALE	AS SHOWN
DRAWN BY	CW
APPROVED BY	MR

CS9501

SHEET 19 OF 19

U:\Accounts\CRABR\CRABR24001 - Connelly Center Addition\DESIGN_SHEETS\CS9501.dwg PLOTTED: 4/11/2025 12:14 PM, BY: Sean Cunningham PLOTSTYLE: Pennoni NCS.ctb

Radnor Township

PROPOSED LEGISLATION

DATE:	October 26, 2026
TO:	Board of Commissioners
CC:	
FROM:	Stephen F. Norcini, P.E., Township Engineer and Director of Engineering and Community Development
LEGISLATION:	Resolution 2026-121- Requested Waiver of Land Development for 275 South Ithan Avenue, Agnes Irwin School

---

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

PURPOSE AND EXPLANATION: The applicant proposes to install temporary classrooms on campus, while the middle and upper schools are completely renovated.

The Commissioners should note that if the waiver is granted, zoning, stormwater, and grading will be reviewed during the Grading Permit process. The applicant will also be required to apply for a building permit, and the temporary classrooms will have to meet the latest building codes as determined by our BCO.

IMPLEMENTATION SCHEDULE: If it so pleases the Board to grant the waiver, the applicant can move forward with the Grading and Building permit applications.

FISCAL IMPACT: This is private property construction; there is no fiscal impact to the Township.

RECOMMENDED ACTION: Staff requests the Board of Commissioners review the request for a waiver of Land Development. Staff feels this project is a good candidate for a Waiver of Land Development.

ATTACHMENTS:

Narritive.pdf
Plans.pdf
AIS_275SITHAN_DEED.pdf
Approval Resolution - Waiver Request ESA 10.22.26.pdf

The Agnes Irwin School - Temporary Learning Cottages

Waiver of Land Development Narrative

After careful consideration, The Agnes Irwin School, located at 275 S. Ithan Avenue within Radnor Township, has elected to proceed with a renovation of a portion of the Middle and Upper School facilities as part of the school's long-term strategic plan. The Middle & Upper School Renovation Project consists solely of interior improvements to the existing buildings and does not involve any modification to the structures' footprints or heights.

To maintain uninterrupted learning during construction, The Agnes Irwin School is requesting a Waiver of Land Development to permit the temporary installation of "Learning Cottages" on the green space adjacent to the Lower School. These temporary units will provide standard classroom space for one academic year. The locations of the Temporary Learning Cottages have been strategically selected to minimize impacts on existing parking and circulation.

WAIVER OF LAND DEVELOPMENT PLAN
THE AGNES IRWIN SCHOOL – TEMPORARY LEARNING COTTAGES

ADJOINING PROPERTIES:

LANDS N/F:*

1. EDENTON SUBDIVISION 'OPEN SPACE'
2. TRIANON SUBDIVISION 'OPEN SPACE'
3. YEAKEL PAUL M & LYNN
   257 S. ITHAN AVE
   MAP #36-31-002:000
4. LOGAN VIRGINIA ANNE
   121 BROWNING LN
   MAP #36-31-005:000
5. HOWARD HINDS S
   127 BROWNING LN
   MAP #36-31-053:000
6. THIARA JASMEET
   745 CONESTOGA RD
   MAP #36-31-054:000
7. AGNES IRWIN SCHOOL
   741 CONESTOGA RD
   MAP #36-31-055:000
8. FITZGERALD BRENDAN P
   735 CONESTOGA RD
   MAP #36-31-056:000
9. BLUEMLE AMY
   731 CONESTOGA RD
   MAP #36-31-057:000
10. ABBOUD JOSEPH
    726 CONESTOGA RD
    MAP #36-31-308:000
11. AKINS MARSHALL D
    724 CONESTOGA RD
    MAP #36-31-308:001
12. PARKER ALBERT P & MELISSA R
    722 CONESTOGA RD
    MAP #36-31-308:002
13. HEENAN PATRICK
    400 BARCLAY RD
    MAP #36-30-118:000
14. CONESTOGA LLC
    708 CONESTOGA RD
    MAP #36-30-117:000
15. TEMPLETON RICHARD BRUCE
    704 CONESTOGA RD
    MAP #36-30-116:000
16. WITTE SAMANTHA ROSE
    403 S. ITHAN AVE
    MAP #36-30-115:000

* PER DELAWARE COUNTY RECORDER OF DEEDS RECORDS

SITE
SPCS PA SOUTH



VICINITY MAP INCLUDING STRUCTURES WITHIN 200' OF SITE

DRAWING SCHEDULE

1. COVER SHEET
2. OVERALL CAMPUS PLAN – EXISTING CONDITIONS
3. EXISTING CONDITIONS AND SITE PREPARATION PLAN
4. EROSION & SEDIMENT POLLUTION CONTROL PLAN
5. TEMPORARY CONDITION PLAN
6. PROPOSED CONDITION PLAN
7. CONSTRUCTION DETAILS & NOTES.

NUM.	DATE	REVISION

CIVIL ENGINEER:

SITE ENGINEERING CONCEPTS, LLC
ATTN: HARRY HIGHLEY–GERGEL, P.E.
P.O. BOX 1992 SOUTHEASTERN, PA 19399
P: 484–747–0884
E: hhgergel@site–engineers.com

ARCHITECT:

VOITH & MACTAVISH ARCHITECTS LLP
ATTN: ANDREW LIPSCHUTZ
2401 WALNUT ST, 6TH FLOOR
PHILADELPHIA, PA 19103
P: 215–545–4544
E: lipschutz@vma1.com

ATTORNEY:

KAPLIN STEWART
ATTN: GEORGE W. BROSEMAN, ESQ.
910 HARVEST DRIVE, SUITE 200
BLUE BELL, PA 19422
P: 610–941–2459
E: gbroseman@kaplaw.com

OWNER/APPLICANT:

THE AGNES IRWIN SCHOOL
ATTN: SALLY KEIDEL
275 S. ITHAN AVENUE
ROSEMONT, PA 19010
P: 610–801–1297
E: skeidel@agnesirwin.org

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
HARRY HIGHLEY–GERGEL
ENGINEER
PE095796

HARRY HIGHLEY-GERGEL, P.E.
PE095796

PLAN PREPARED BY:

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

PLAN PREPARED FOR:

THE AGNES IRWIN SCHOOL
TEMPORARY LEARNING COTTAGES
275 S ITHAN AVE
ROSEMONT, PA 19010

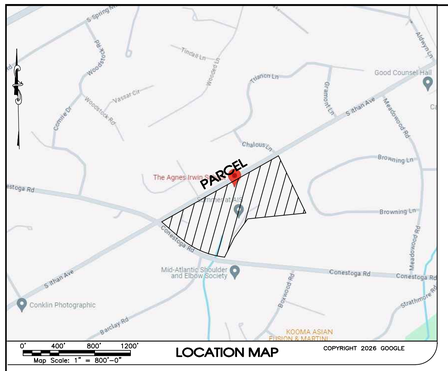
RADNOR TOWNSHIP | DELAWARE COUNTY | PENNSYLVANIA

OCTOBER 1, 2026

COVER SHEET

SHEET 1 of 7

SCALE: 1" = N.T.S.



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

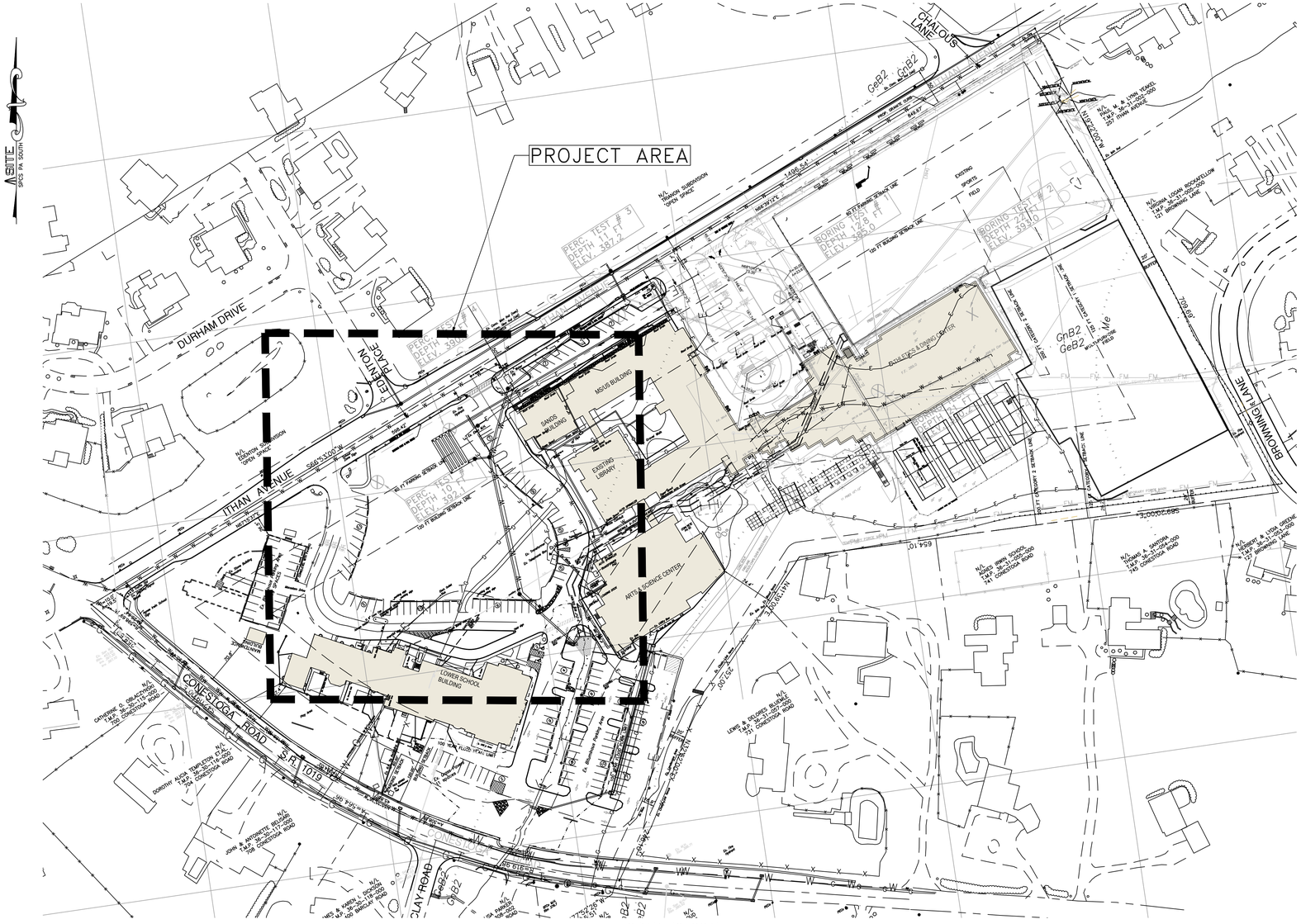
TICKET No. 20262590641
SITE SURVEYING, LLC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES SITE SURVEYING, LLC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING 1-800-242-1776

UTILITIES NOTIFIED	RESPONSE	PHONE NUMBER
AQUA PA	NO RESPONSE	610-525-1400EXT. 52105
COMCAST CABLE	CLEAR	856-912-7551
PECO EXELON CO	NO RESPONSE	484-681-5720
VERIZON EASTERN	CLEAR	1Call-Verizon-PADE@verizon.com
RADNOR TOWNSHIP	NO RESPONSE	610-688-5600EXT. 130

GENERAL NOTES:

1. BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN TITLED "EXISTING SITE PLAN" DATED AUGUST 28, 1991 PREPARED BY YERKES ASSOC. INC. BRYN MAWR, PA. AND BY SURVEY WORK DONE BY CHAMBERS ASSOCIATES FROM OCTOBER 20, 1995, JANUARY 18, 2000, JUNE 26, 2000 AND JUNE 13, 2008.
2. ELEVATION ARE BASED ON U.S.G.S. NAV88 DATUM.
   BENCHMARK: IN RADNOR. SET IN TOP OF NORTH WINGWALL OF PENNSYLVANIA RR BRIDGE OVER KING OF PRUSSIA RD., 3 FEET ABOVE THE GROUND, ABOUT 10 FEET LOWER THAN TRACKS, 30 FEET EAST OF THE CENTERLINE OF KING OF PRUSSIA RD., 69 FEET SOUTH OF THE CENTERLINE OF MATSON FORD RD., 33 FEET SOUTH OF PHILADELPHIA ELECTRIC CO. POLE NO 6109, 42 FEET SOUTH EAST OF SOUTH CORNER OF INTERSECTION ISLAND. STANDARD BENCHMARK DISK DRILLED IN HORIZONTAL STAMPED U 270 1961. NOTE: LOCATED AT RADNOR PENNA. RAILROAD DEPOT. NAVD88 DATUM ELEVATION 397.54 FEET.
3. RADNOR TOWNSHIP TAX PARCEL NO. 36-07-04390-00
4. ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK AS PER PENNSYLVANIA ACT 287, AS AMENDED. CONTACT 2-3-2009, SERIAL # 20090340792.
5. PUBLIC WATER IS PROVIDED BY AQUA PENNSYLVANIA, INC.
6. SOILS TAKEN FROM U.S.D.A. NRCS WEB SOIL SURVEY FOR DELAWARE COUNTY.

TOTAL AREA:
18.035 ACRES TO TITLE LINE
16.913 ACRES TO R/W LINE



GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NUM.	DATE	REVISION

PLAN PREPARED BY:

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

PLAN PREPARED FOR:

THE AGNES IRWIN SCHOOL
TEMPORARY LEARNING COTTAGES
275 S ITHAN AVE
ROSEMONT, PA 19010
RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL HARRY HIGHLEY-GERGEL ENGINEER PE095796

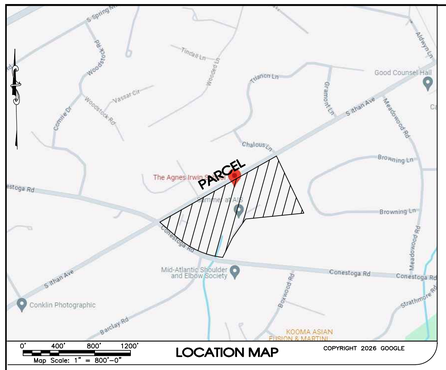
HARRY HIGHLEY-GERGEL, P.E.
PE095796

OVERALL CAMPUS - EXISTING CONDITIONS PLAN

OCTOBER 1, 2026

SHEET 2 of 7

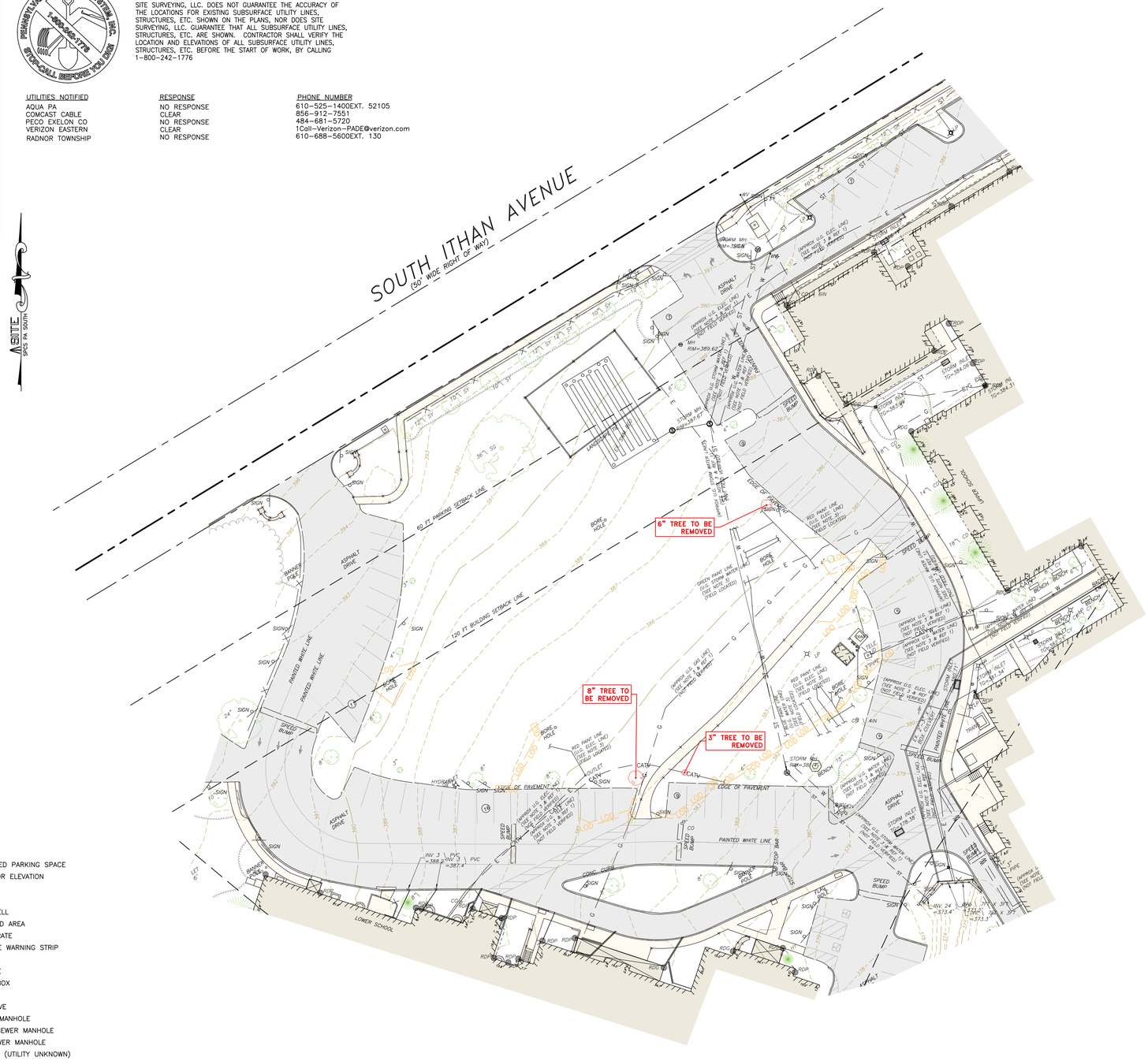
SCALE: 1" = 80'



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

TICKET No. 20262590641
SITE SURVEYING, LLC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES SITE SURVEYING, LLC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING 1-800-242-1776

UTILITIES NOTIFIED	RESPONSE	PHONE NUMBER
AQUA PA	NO RESPONSE	610-525-1400EXT. 52105
COMCAST CABLE	CLEAR	856-912-7551
PECO EXELON CO	NO RESPONSE	484-681-5720
VERIZON EASTERN	CLEAR	1Call-Verizon-PADE@verizon.com
RADNOR TOWNSHIP	NO RESPONSE	610-688-5600EXT. 130



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NOTES

1. PARCEL INFORMATION:
   RECORDED OWNER: AGNES IRWIN SCHOOL
   PARCEL NUMBER: 36-07-04390-00 Block 36-31 Unit 001
2. BOUNDARY AND RIGHT OF WAY SHOWN HEREON HAVE BEEN TAKEN FROM REFERENCE 2.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARK OUTS DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO COMMENCE, ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES (PA ONE CALL SYSTEM, INC. 800-242-1776).
4. UTILITY LINES SHOWN HEREON HAVE BEEN TAKEN FROM REFERENCE 1 UNLESS OTHERWISE NOTED.
5. OUTLINE DESCRIPTION AND LOCATIONS SHOWN IN ACCORDANCE WITH AN ACTUAL FIELD SURVEY CONDUCTED BY SITE SURVEYING, LLC. IN SEPTEMBER 2026. SURVEY PREPARED FROM DEED AS SUPPLIED BY CLIENT AND VARIOUS DEEDS AND PLANS OF RECORD. THIS SURVEY WAS PERFORMED **WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT**, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC. OF RECORD.
6. THIS PARCEL MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND OR EASEMENTS, EITHER WRITTEN OR IMPLIED.
7. CONTOURS PLOTTED FROM FIELD RUN SURVEY. GPS CONTROL PERFORMED ONSITE TO ESTABLISH ELEVATIONS. DATUM NAD83/NAVD88.
8. ALL DIMENSIONS AND ELEVATIONS ARE IN US SURVEY FEET.
9. THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
10. ALL TREE SIZES AND SPECIES ARE APPROXIMATE IN NATURE. TREES ARE MEASURED BY DIAMETER AT BREAST HEIGHT. MULTI-STEMMED TREES ABOVE DIAMETER AT BREAST HEIGHT HAVE NOT BEEN EVALUATED.
11. THE UNDERSIGNED IS NOT QUALIFIED TO MAKE ANY DETERMINATION OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR CONTAMINATION AFFECTING THIS SURVEY. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR CONTAMINATION IS SHOWN.

REFERENCES

1. GRADING AND UTILITY PLANS FOR AGNES IRWIN SCHOOL. PREPARED BY CHAMBERS ASSOCIATES, INC. DATED 04/20/2009. LAST REVISED 08/17/2012.
2. BOUNDARY AND TOPOGRAPHIC SURVEY PLAN FOR AGNES IRWIN SCHOOL. PREPARED BY SITE ENGINEERING CONCEPTS, LLC. DATED 7/22/2024.

ZONING SUMMARY		
PI – PLANNED INSTITUTIONAL		
ORDINANCE ITEM	REQUIREMENT	EXISTING
MIN. LOT AREA	10 AC.	18.035 AC.
LOT WIDTH @ BLDG	300.0 FT	720.0 FT
MIN. SETBACKS		
FROM STREET R/W	120.0 FT	57.4 FT
CATEGORY 1	125.0 FT	17.0 FT
CATEGORY 2	200.0 FT	74.4 FT
PARKING	60.0 FT	0.0 FT
BUILDING COVERAGE	30.0%	15.5%
IMPERVIOUS COVERAGE	45.0%	40.5%

LEGEND

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

EXISTING	PROPOSED	
EXISTING	PROPOSED	BUILDINGS
EXISTING	PROPOSED	ASPHALT
EXISTING	PROPOSED	WALKS & PADS
EXISTING	PROPOSED	WALLS

- 12CS — 12CS — 12" COMPOST SOCK
- TPF — TPF — TREE PROTECTION FENCING
- LOD — LIMIT OF DISTURBANCE (LOD)
- SUPPLEMENTAL CONTOUR (1' INTERVAL)
- INDEX CONTOUR (5' INTERVAL)
- ST — EXISTING STORM SEWER PIPING
- G — EXISTING GAS MAIN
- W — EXISTING WATER MAIN / SERVICE
- CATV — CATV — EXISTING UNDERGROUND COMMUNICATION LINE
- E — EXISTING UNDERGROUND ELECTRIC WIRE
- EXISTING EDGE OF WOODS
- EXISTING PLANT LINE
- EXISTING EDGE OF PAVEMENT
- X — EXISTING FENCE LINE
- BOUNDARY LINE
- ADJOINER PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EXISTING EAVES
- DEPRESSED CURB
- COVERED PORCH
- #'S DESCRIPTION — DEPICTS DISTANCE TO PL
- FOUND CONCRETE MONUMENT
- FOUND IRON PIN
- FOUND IRON PIPE
- BENCHMARK
- (F&H) FOUND AND HELD
- SW SIDEWALK
- EP EDGE OF PAVEMENT
- BC BOTTOM OF CURB
- TC TOP OF CURB
- X 386.2' SPOT ELEVATION
- HANDICAPPED PARKING SPACE
- DS FIRST FLOOR ELEVATION
- FS FLAGSTONE
- CONC. CONCRETE
- WW WINDOW WELL
- LSA LANDSCAPED AREA
- TG TOP OF GRATE
- DWS DETECTABLE WARNING STRIP
- SIGN
- LP LIGHT POLE
- E ELECTRIC BOX
- HYDRANT
- WATER VALVE
- UNKNOWN MANHOLE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- CO CLEAN OUT (UTILITY UNKNOWN)
- SAN VENT SANITARY VENT
- RDP ROOF DRAIN TO PIPE
- RDG ROOF DRAIN TO GRADE/GROUND
- STORM INLET
- DECIDUOUS TREE
- CONIFEROUS TREE

TREE LEGEND

CD	CEDAR
CY	CHERRY
HY	HOLLY
OK	OAK
SG	SWEETGUM
SY	SYCAMORE

NUM.	DATE	REVISION

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

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TEMPORARY LEARNING COTTAGES
275 S ITHAN AVE
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RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL HARRY HIGHLEY-GERGEL ENGINEER PE095796

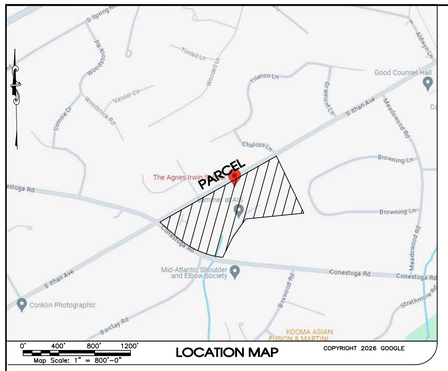
HARRY HIGHLEY-GERGEL, P.E.
PE095796

OCTOBER 1, 2026

EXISTING CONDITIONS & SITE PREPARATION

SHEET 3 of 7

SCALE: 1" = 30'



LOCATION MAP

CONSTRUCTION STAGING

CONTRACTOR MUST NOTIFY TOWNSHIP 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION TO SCHEDULE ANY REQUIRED TOWNSHIP INSPECTIONS.

STAGE 1. THE LIMIT OF DISTURBANCE IS TO BE FIELD DELINEATED TO THE SATISFACTION OF THE TOWNSHIP ENGINEER PRIOR TO THE START OF ANY EARTH DISTURBANCE. CONTRACTOR IS TO INSTALL THE PROPOSED E&S CONTROL MEASURES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.

STAGE 2. INSTALL COMPOST FILTER SOCK & TREE PROTECTION FENCING.

STAGE 3. FIELD LOCATE ALL UTILITIES AND COORDINATE WITH UTILITIES FOR SHUTOFF/REMOVAL/CONSTRUCTION AS NECESSARY. IMMEDIATELY STABILIZE ANY DISTURBED AREAS.

STAGE 4. COMPLETE TEMPORARY LEARNING COTTAGE INSTALLATION.

STAGE 5. IMMEDIATELY STABILIZE DORMANT DISTURBED AREAS WITH TEMPORARY/PERMANENT SEED MIX AND MULCHING, EROSION CONTROL BLANKET, OR STONE, AS APPROPRIATE. MULCH AT 3 TONS PER ACRE, AND LIME AS PRESCRIBED. AREAS TO BE COVERED WITH IMPERVIOUS SURFACES MUST BE BROUGHT UP TO STONE SUBBASE AS SOON AS PRACTICAL OR OTHERWISE BE SEEDED AND MULCHED WITH TEMPORARY SEED MIX.

STAGE 6. REMOVE TEMPORARY LEARNING COTTAGES & RESET EXISTING PATHWAY. IMMEDIATELY STABILIZE DORMANT DISTURBED AREAS WITH THE APPROPRIATE SEED MIXTURE.

STAGE 7. ONCE SITE IS STABILIZED WITH 70% COVERAGE AND APPROVED BY THE TOWNSHIP. CONTRACTOR MUST REMOVE EROSION AND SEDIMENTATION CONTROLS. AREAS DISTURBED DURING REMOVAL MUST BE STABILIZED IMMEDIATELY.

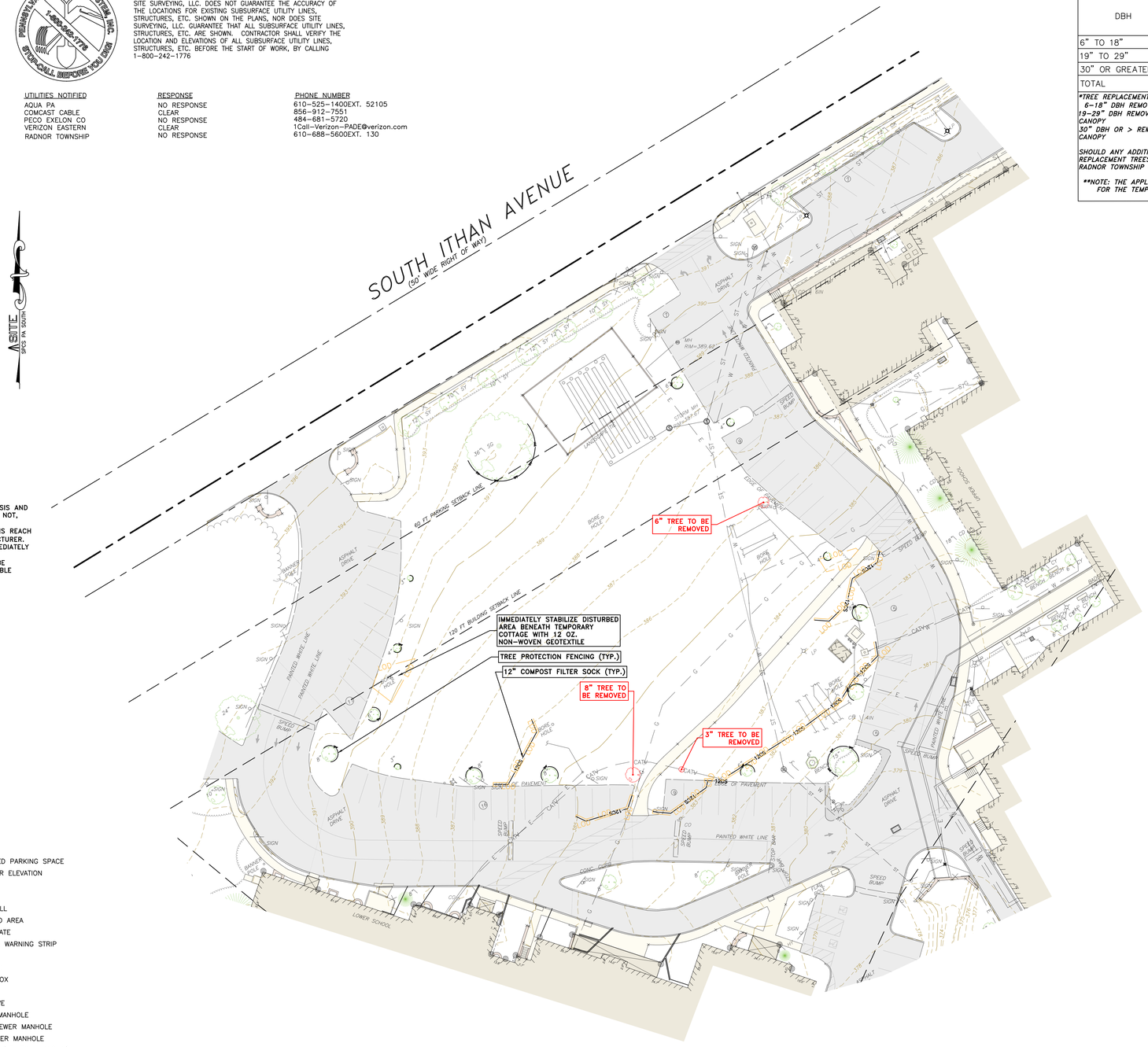
EROSION CONTROL MAINTENANCE REQUIREMENTS

1. COMPOST FILTER SOCK & TREE PROTECTION FENCING MUST BE CHECKED ON A DAILY BASIS AND AFTER ALL STORM EVENTS TO ENSURE THAT THEY ARE STILL FUNCTIONING PROPERLY. IF NOT, THEY SHALL BE REPLACED OR CLEANED OF SEDIMENT.
2. SEDIMENT MUST BE REMOVED FROM SILT BARRIER (COMPOST SOCK) WHEN ACCUMULATIONS REACH 1/2 OF THE ABOVE GROUND HEIGHT OF THE FENCE OR AS RECOMMENDED BY MANUFACTURER.
3. ANY SECTION OF SILT BARRIER WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.
4. DIVERSION BERMS, STONED CONSTRUCTION STAGING AREAS, AND INLETS/PIPING SHALL BE PROVIDED AS REQUIRED OR AS DIRECTED BY THE TOWNSHIP SO AS TO ENSURE ACCEPTABLE CONDITIONS DURING THE CONSTRUCTION PHASE
5. ANY SEDIMENT FROM THE WORK THAT IS DEPOSITED ON THE PUBLIC ROADWAY MUST BE IMMEDIATELY REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

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

TICKET No. 20262590641
SITE SURVEYING, LLC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES SITE SURVEYING, LLC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING 1-800-242-1776

UTILITIES NOTIFIED	RESPONSE	PHONE NUMBER
AQUA PA	NO RESPONSE	610-525-1400EXT. 52105
COMCAST CABLE	CLEAR	856-912-7551
PECO EXELON CO	NO RESPONSE	484-681-5720
VERIZON EASTERN	CLEAR	1Call-Verizon-PADE@verizon.com
RADNOR TOWNSHIP	NO RESPONSE	610-688-5600EXT. 130



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LEGEND

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

EXISTING	PROPOSED	
EXISTING	PROPOSED	BUILDINGS
EXISTING	PROPOSED	ASPHALT
EXISTING	PROPOSED	WALKS & PADS
EXISTING	PROPOSED	WALLS

- 12CS — 12CS — 12" COMPOST SOCK
- TPF — TPF — TREE PROTECTION FENCING
- LOD — LIMIT OF DISTURBANCE (LOD)
- SUPPLEMENTAL CONTOUR (1' INTERVAL)
- INDEX CONTOUR (5' INTERVAL)
- ST — EXISTING STORM SEWER PIPING
- G — EXISTING GAS MAIN
- W — EXISTING WATER MAIN / SERVICE
- CATV — EXISTING UNDERGROUND COMMUNICATION LINE
- E — EXISTING UNDERGROUND ELECTRIC WIRE
- EXISTING EDGE OF WOODS
- EXISTING PLANT LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- BOUNDARY LINE
- ADJOINER PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EXISTING EAVES
- DEPRESSED CURB
- COVERED PORCH
- #'S DESCRIPTION — DEPICTS DISTANCE TO PL
- FOUND CONCRETE MONUMENT
- FOUND IRON PIN
- FOUND IRON PIPE
- BENCHMARK
- (F&H) FOUND AND HELD
- SW SIDEWALK
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- BC BOTTOM OF CURB
- TC TOP OF CURB
- X 386.2' SPOT ELEVATION

- HANDICAPPED PARKING SPACE
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- FS FLAGSTONE
- CONC. CONCRETE
- WW WINDOW WELL
- LSA LANDSCAPED AREA
- TG TOP OF GRATE
- DWS DETECTABLE WARNING STRIP
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- E ELECTRIC BOX
- HYDRANT
- WATER VALVE
- MH UNKNOWN MANHOLE
- S SANITARY SEWER MANHOLE
- SS STORM SEWER MANHOLE
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- STORM INLET
- DECIDUOUS TREE
- CONIFEROUS TREE

TREE LEGEND

CD CEDAR
CY CHERRY
HY HOLLY
OK OAK
SG SWEETGUM
SY SYCAMORE

TREE REPLACEMENT CALCULATIONS

DBH	TREES TO BE REMOVED	REQUIRED REPLACEMENT PER TREE	TREES TO BE ADDED
6" TO 18"	2	1	2
19" TO 29"	0	3	0
30" OR GREATER	0	6	0
TOTAL	2		2**

**TREE REPLACEMENT FORMULA:*
6-18" DBH REMOVED= 1 REPLACEMENT TREE
19-29" DBH REMOVED = 3 REPLACEMENT TREES, 2 BEING LARGE CANOPY
30" DBH OR > REMOVED= 6 REPLACEMENT TREES, 4 BEING LARGE CANOPY

SHOULD ANY ADDITIONAL TREES BE REMOVED, ADDITIONAL REPLACEMENT TREES SHALL BE PROVIDED IN ACCORDANCE WITH RADNOR TOWNSHIP REQUIREMENTS

***NOTE: THE APPLICANT INTENDS TO REPLACE ALL TREES REMOVED FOR THE TEMPORARY LEARNING COTTAGES PROJECT.*

PERMANENT SEED MIXTURE

NAME	PARTS BY WEIGHT	PERCENT PURITY	GERMINATION
KENTUCKY BLUE GRASS VARIETIES	33%	95%	85%
PENNSTAR OR PENNFINE			
PERENNIAL RYEGRASS	33%	95%	85%
ANNUAL RYEGRASS	33%	95%	85%

MULCH: SHALL BE HAY WHICH IS FREE OF WEEDS AND SEEDS, NOT MOLDY OR ROTTEN, AND SHALL BE APPLIED TO ALL AREAS AT A RATE OF 3 TONS PER ACRE. ON STEEP SLOPE AREAS (GREATER THAN 3:1), COVER SEEDED AREAS WITH AN ACCEPTABLE GEOTEXTILE EROSION CONTROL BLANKET.

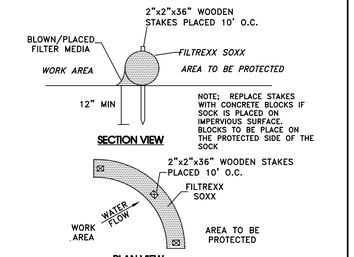
SOD: KENTUCKY BLUEGRASS SOD (IF CALLED FOR). SOD SHALL BE GROWN UNDER THE SUPERVISION OF THE PENNSYLVANIA DEPARTMENT OF AGRICULTURE BUREAU OF PLANT INDUSTRY OR SHALL BE COMPOSED OF ONLY BLUE TAC CERTIFIED SEED.

SEED: ALL SEED SHALL BE FRESH. ALL NEW CROP SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT ON THE DATE OF INVITATION FOR BIDS. ALL SEED SHALL BE FURNISHED IN SCALE STANDARD TO KIND, PERCENT BY WEIGHT, PURITY AND GERMINATION. THE GRASS SEED SHALL CONTAIN THE PERCENTAGES OF PURITY AND GERMINATION INDICATED ON THE LIST FURNISHED WITH THE APPLICABLE PLAN. SEED MIX SHALL BE AS SPECIFIED, SPREAD AT THE RATE OF 5 POUNDS PER 1,000 SQUARE FEET (MINIMUM). FOR SLOPE 3:1 OR GREATER, USE 7.5 POUNDS OF SEED PER 1,000 SQUARE FEET.

TEMPORARY SEED MIXTURE

SITE PREPARATION: APPLY 1 TON OF AGRICULTURAL-GRADE LIMESTONE PER ACRE PLUS FERTILIZER AT THE RATE OF 50-50-50 PER ACRE. WORK INTO THE SOIL WHERE POSSIBLE. SECURE A SOIL TEST BEFORE APPLICATION OF PERMANENT SEEDING. AFTER SEEDING, MULCH WITH HAY OR STRAW AT A RATE OF 3 TONS PER ACRE.

SPECIES:	LBS/ACRE:
FOR SPRING SEEDING (UP TO JUNE 15)	
ANNUAL RYEGRASS	40
OR SPRING OATS	96 (3 BU)
OR SPRING OATS PLUS RYEGRASS	64 LBS OATS (2 BU) + 20 LBS ANNUAL OR PERENNIAL RYEGRASS
OR WINTER WHEAT	180 (3 BU)
OR WINTER RYE	168 (3 BU)
FOR LATE SPRING & SUMMER SEEDING (JUNE 16 TO AUGUST 15)	
ANNUAL RYEGRASS	40
OR JAPANESE OR FOXTAIL MILLET	35
OR SUDANGRASS	40
OR SPRING OATS	96 (3 BU)
OR WINTER WHEAT	180 (3 BU)
OR WINTER RYE	168 (3 BU)
FOR LATE SUMMER & FALL SEEDING (AUGUST 16 AND LATER)	
ANNUAL RYEGRASS	40
OR WINTER RYE	168 (3 BU)
OR WINTER WHEAT	180 (3 BU)
OR SPRING OATS	96
(CAN BE USED BUT WILL WINTER KILL)	



NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS
2. INSTALLATION TO MEET FILTREXX SPECIFICATIONS
3. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS
4. COMPOST MATERIAL TO BE DISPERSED ONSITE
5. FOR PAVEMENT INSTALLATIONS REPLACE STAKE WITH CONCRETE BLOCKS OR SAND BAGS (SIZED AS NEEDED, 10" O.C.).
6. ADDITIONAL SPECIFICATIONS AT WEBSITE WWW.FILTREXX.COM

NOTE: STANDARD PADEP 18" SILT FENCE ACCEPTABLE WITH APPROVAL FROM TOWNSHIP ENGINEER.

12" FILTREXX SOXX SEDIMENT CONTROL

FOR PAVEMENT INSTALLATION REPLACE STAKE WITH CONCRETE BLOCKS OR SAND BAGS (SIZED AS NEEDED, 10" O.C.) PER MANUFACTURER'S RECOMMENDATIONS.

LIMIT OF DISTURBANCE (LOD)

THE TOTAL LIMIT OF DISTURBANCE = 982 SF (0.02 ac.)

NUM.	DATE	REVISION

PLAN PREPARED BY:

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

PLAN PREPARED FOR:

THE AGNES IRWIN SCHOOL
TEMPORARY LEARNING COTTAGES
275 S ITHAN AVE
ROSEMONT, PA 19010
RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — HARRY HIGHLEY-GERGEL — ENGINEER — PE095796

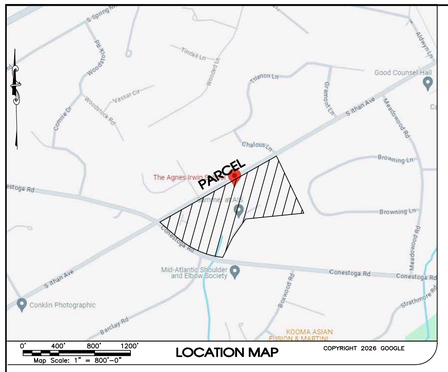
HARRY HIGHLEY-GERGEL, P.E.
PE095796

EROSION & SEDIMENT POLLUTION CONTROL PLAN

OCTOBER 1, 2026

SHEET 4 of 7

SCALE: 1" = 30'



LOCATION MAP

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

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RADNOR TOWNSHIP	NO RESPONSE	610-688-5600EXT. 130

SITE
SPCS PA SOUTH

LEGEND

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

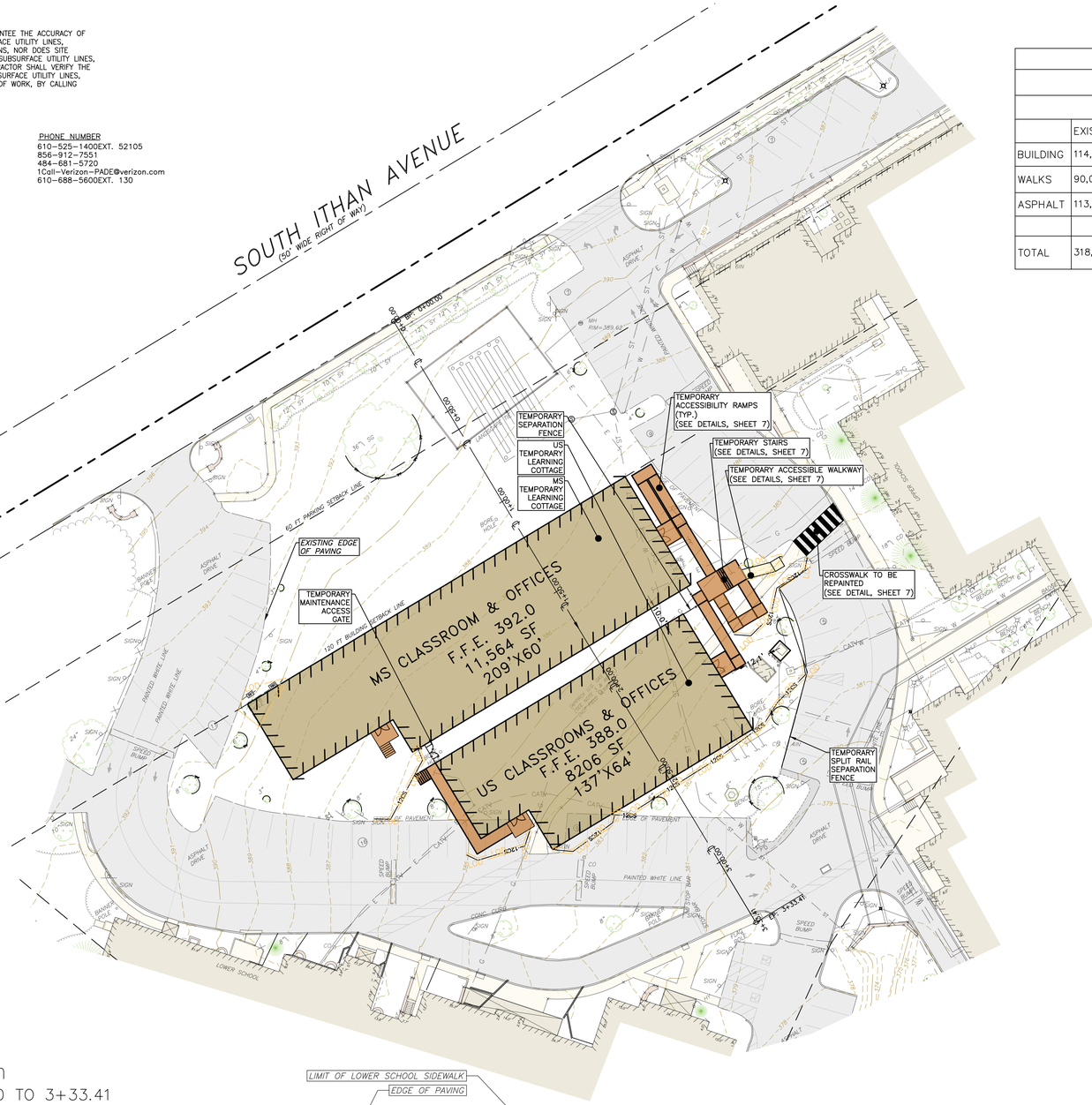
EXISTING	PROPOSED	
		BUILDINGS
		ASPHALT
		WALKS & PADS
		WALLS

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TREE LEGEND

CD	CEDAR
CY	CHERRY
HY	HOLLY
OK	OAK
SG	SWEETGUM
SY	SYCAMORE



IMPERVIOUS COVERAGE SUMMARY

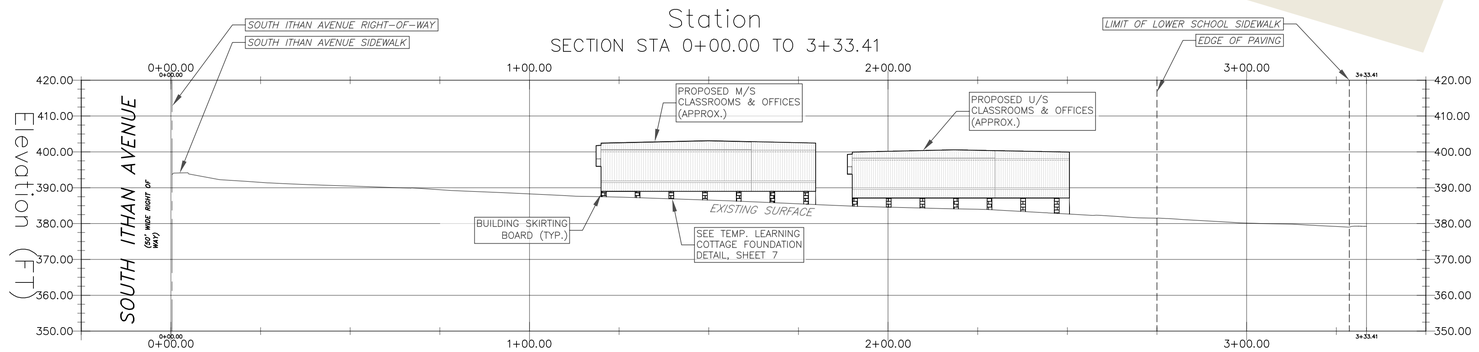
LOT AREA = 18.035 AC (785,605 SF)

	EXISTING		REMOVE	ADD	TEMPORARY	
BUILDING	114,426 SF		0 SF	19,770 SF	134,196 SF	
WALKS	90,054 SF		0 SF	1,921 SF	91,975 SF	
ASPHALT	113,522 SF		0 SF	0 SF	113,522 SF	
TOTAL	318,002 SF	40.5%	0 SF	21,691 SF	339,693 SF	43.2%

ZONING SUMMARY

PI – PLANNED INSTITUTIONAL

ORDINANCE ITEM	REQUIREMENT	EXISTING	TEMPORARY
MIN. LOT AREA	10 AC.	18.035 AC.	18.035 AC.
LOT WIDTH @ BLDG	300.0 FT	720.0 FT	720.0 FT
MIN. SETBACKS			
FROM STREET R/W	120.0 FT	57.4 FT	57.4 FT
CATEGORY 1	125.0 FT	17.0 FT	17.0
CATEGORY 2	200.0 FT	74.4 FT	74.4 FT
PARKING	60.0 FT	0.0 FT	0.0 FT
BUILDING COVERAGE	30.0%	15.5%	17.08%
IMPERVIOUS COVERAGE	45.0%	40.5%	43.2%



TEMPORARY LEARNING COTTAGES SECTION VIEW
H: 1"=20'; V: 1"=20'

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NUM.	DATE	REVISION

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

PLAN PREPARED FOR:
THE AGNES IRWIN SCHOOL
TEMPORARY LEARNING COTTAGES
275 S ITHAN AVE
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RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA

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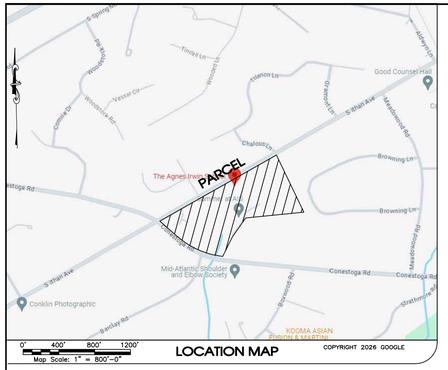
HARRY HIGHLEY-GERGEL, P.E.
PE095796

TEMPORARY CONDITION PLAN

OCTOBER 1, 2026

SHEET 5 of 7

SCALE: 1" = 30'



LOCATION MAP

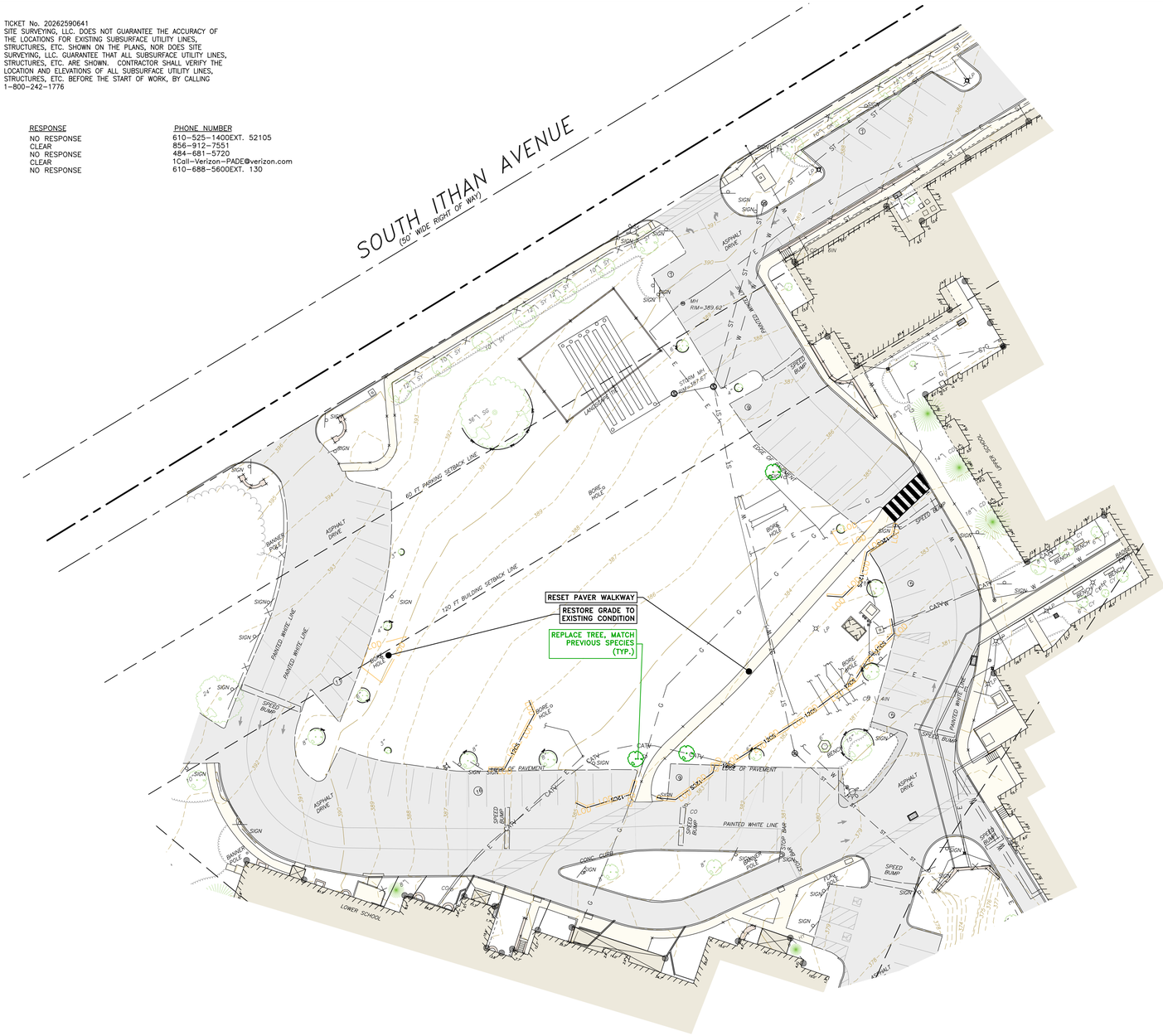
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TICKET No. 20262590641
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VERIZON EASTERN	CLEAR	1Call-Verizon-PADE@verizon.com
RADNOR TOWNSHIP	NO RESPONSE	610-688-5600EXT. 130

SITE
SPCS PA SOUTH



NOTES

1. PARCEL INFORMATION:
   RECORDED OWNER: AGNES IRWIN SCHOOL
   PARCEL NUMBER: 36-07-04390-00 Block 36-31 Unit 001
2. BOUNDARY AND RIGHT OF WAY SHOWN HEREON HAVE BEEN TAKEN FROM REFERENCE 2.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARK OUTS DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO COMMENCE, ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES (PA ONE CALL SYSTEM, INC. 800-242-1776).
4. UTILITY LINES SHOWN HEREON HAVE BEEN TAKEN FROM REFERENCE 1 UNLESS OTHERWISE NOTED.
5. OUTLINE DESCRIPTION AND LOCATIONS SHOWN IN ACCORDANCE WITH AN ACTUAL FIELD SURVEY CONDUCTED BY SITE SURVEYING, LLC. IN SEPTEMBER 2026. SURVEY PREPARED FROM DEED AS SUPPLIED BY CLIENT AND VARIOUS DEEDS AND PLANS OF RECORD. THIS SURVEY WAS PERFORMED **WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT**, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC. OF RECORD.
6. THIS PARCEL MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND OR EASEMENTS, EITHER WRITTEN OR IMPLIED.
7. CONTOURS PLOTTED FROM FIELD RUN SURVEY. GPS CONTROL PERFORMED ONSITE TO ESTABLISH ELEVATIONS. DATUM NAD83/NAVD88.
8. ALL DIMENSIONS AND ELEVATIONS ARE IN US SURVEY FEET.
9. THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
10. ALL TREE SIZES AND SPECIES ARE APPROXIMATE IN NATURE. TREES ARE MEASURED BY DIAMETER AT BREAST HEIGHT. MULTI-STEMMED TREES ABOVE DIAMETER AT BREAST HEIGHT HAVE NOT BEEN EVALUATED.
11. THE UNDERSIGNED IS NOT QUALIFIED TO MAKE ANY DETERMINATION OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR CONTAMINATION AFFECTING THIS SURVEY. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR CONTAMINATION IS SHOWN.

REFERENCES

1. GRADING AND UTILITY PLANS FOR AGNES IRWIN SCHOOL. PREPARED BY CHAMBERS ASSOCIATES, INC. DATED 04/20/2009. LAST REVISED 08/17/2012.
2. BOUNDARY AND TOPOGRAPHIC SURVEY PLAN FOR AGNES IRWIN SCHOOL. PREPARED BY SITE ENGINEERING CONCEPTS, LLC. DATED 7/22/2024.

ZONING SUMMARY			
PI – PLANNED INSTITUTIONAL			
ORDINANCE ITEM	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	10 AC.	18.035 AC.	18.035 AC.
LOT WIDTH @ BLDG	300.0 FT	720.0 FT	720.0 FT
MIN. SETBACKS			
FROM STREET R/W	120.0 FT	57.4 FT	57.4 FT
CATEGORY 1	125.0 FT	17.0 FT	17.0
CATEGORY 2	200.0 FT	74.4 FT	74.4 FT
PARKING	60.0 FT	0.0 FT	0.0 FT
BUILDING COVERAGE	30.0%	15.5%	15.5%
IMPERVIOUS COVERAGE	45.0%	40.5%	40.5%

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

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

EXISTING	PROPOSED	
EXISTING	PROPOSED	BUILDINGS
EXISTING	PROPOSED	ASPHALT
EXISTING	PROPOSED	WALKS & PADS
EXISTING	PROPOSED	WALLS

- 12" COMPOST SOCK
- TREE PROTECTION FENCING
- LIMIT OF DISTURBANCE (LOD)
- SUPPLEMENTAL CONTOUR (1' INTERVAL)
- INDEX CONTOUR (5' INTERVAL)
- EXISTING STORM SEWER PIPING
- EXISTING GAS MAIN
- EXISTING WATER MAIN / SERVICE
- EXISTING UNDERGROUND COMMUNICATION LINE
- EXISTING UNDERGROUND ELECTRIC WIRE
- EXISTING EDGE OF WOODS
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- DEPRESSED CURB
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- FOUND IRON PIPE
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- (F&H) FOUND AND HELD
- SW SIDEWALK
- EP EDGE OF PAVEMENT
- BC BOTTOM OF CURB
- TC TOP OF CURB
- X 386.2' SPOT ELEVATION
- TEMPORARY CONTOURS
- HANDICAPPED PARKING SPACE
- DS FIRST FLOOR ELEVATION
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- CONC. CONCRETE
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- TG TOP OF GRATE
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- SIGN
- LP LIGHT POLE
- E ELECTRIC BOX
- HYDRANT
- WATER VALVE
- UNKNOWN MANHOLE
- S SANITARY SEWER MANHOLE
- SS STORM SEWER MANHOLE
- CO CLEAN OUT (UTILITY UNKNOWN)
- SAN VENT SANITARY VENT
- RDP ROOF DRAIN TO PIPE
- RDG ROOF DRAIN TO GRADE/GROUND
- STORM INLET
- DECIDUOUS TREE
- CONIFEROUS TREE

TREE LEGEND

CD CEDAR
CY CHERRY
HY HOLLY
OK OAK
SG SWEETGUM
SY SYCAMORE

NUM.	DATE	REVISION

PLAN PREPARED BY:

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

PLAN PREPARED FOR:

THE AGNES IRWIN SCHOOL
TEMPORARY LEARNING COTTAGES
275 S ITHAN AVE
ROSEMONT, PA 19010
RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — HARRY HIGHLEY GERGEL — ENGINEER — PE095796

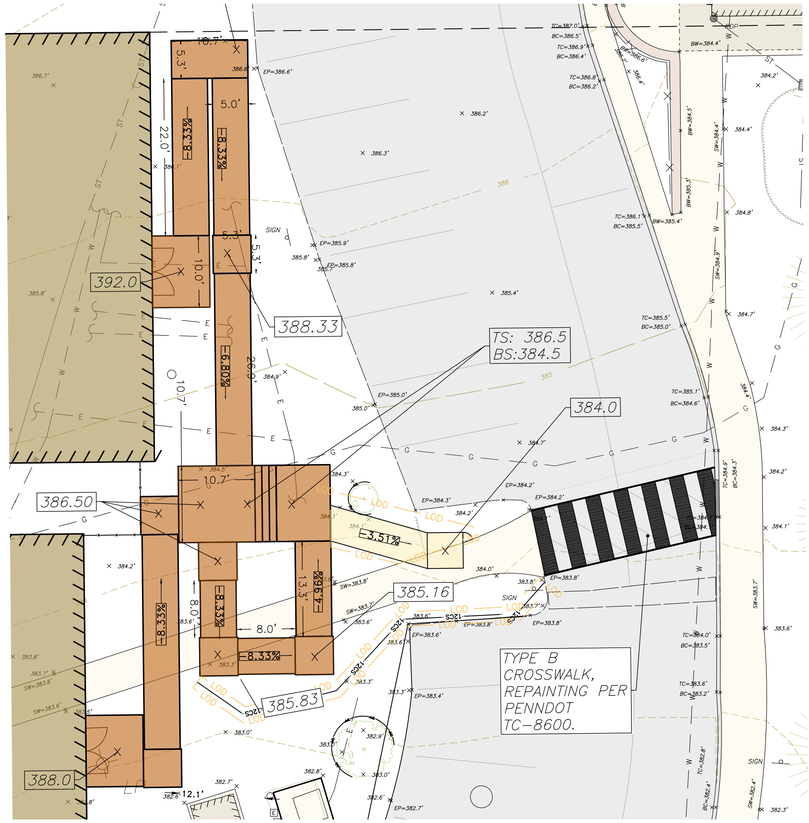
HARRY HIGHLEY-GERGEL, P.E.
PE095796

PROPOSED CONDITION PLAN

OCTOBER 1, 2026

SHEET 6 of 7

SCALE: 1" = 30'



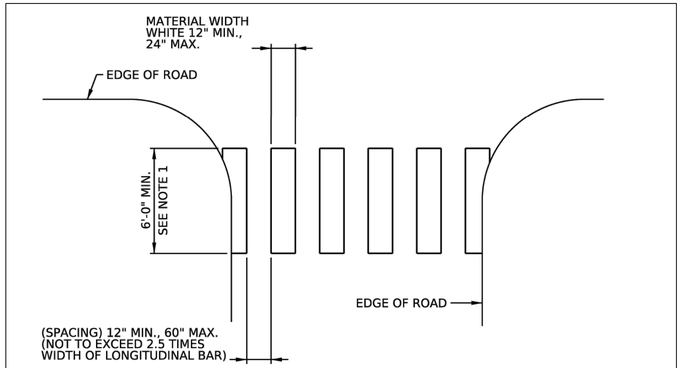
LEARNING COTTAGE ACCESSIBILITY DETAIL

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.





TYPE B - LONGITUDINAL BAR (HIGH-VISIBILITY)

SEE NOTE 2

NOTES:

CROSSWALKS

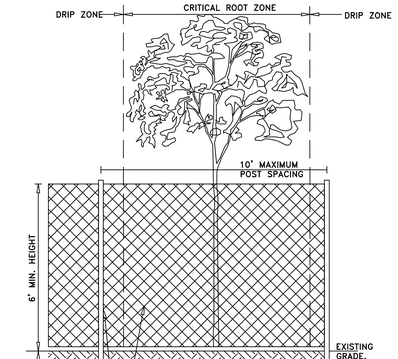
1. MINIMUM CROSSWALK WIDTH SHALL BE 8' WHERE THE POSTED SPEED LIMIT IS 40 MPH OR GREATER AT A MIDBLOCK CROSSWALK.
2. LONGITUDINAL BARS AND BAR PAIRS SHALL BE ANGLED SUCH THAT THEY ARE PARALLEL TO THE TRAVEL PATH OF APPROACHING TRAFFIC.

AESTHETIC SURFACE TREATMENTS

3. USE ONLY TYPE A - TRANSVERSE CROSSWALKS WITH AESTHETIC SURFACE TREATMENTS.
4. EXTEND THE AESTHETIC SURFACE TREATMENT ACROSS THE ROADWAY FROM FACE OF CURB TO FACE OF CURB OR EDGE OF SHOULDER AS APPLICABLE.
5. USE ONLY MATERIALS ACCEPTED IN ACCORDANCE WITH PENNDOT PUBLICATION 35 (BULLETIN 15) QUALIFIED PRODUCTS FOR CONSTRUCTION.
6. AESTHETIC SURFACE TREATMENTS SHALL CONFORM TO MUTCD SECTION 3H.03.

PENNDOT TC-8600 CROSSWALK DETAIL

NOTE: CROSSWALK SHALL BE INSTALLED PER PENNDOT PUBLICATOIN 111, TC-8600, SHEET 6 OF 13, MOST RECENT VERSION



PLAN VIEW

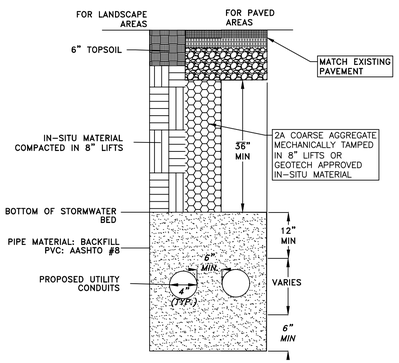
DO NOT:
A. ALLOW RUN OFF OF SPILLAGE OF DAMAGING MATERIALS INTO THE AREA BELOW ANY TREE CANOPY.
B. STORE MATERIALS, STOCKPILE SOIL, OR PARK OR DRIVE VEHICLES WITHIN THE TPZ.
C. CUT, BREAK, SKIN, OR BRUISE ROOTS, BRANCHES, OR TRUNKS WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE CONSULTING ARBORIST.
D. ALLOW FIRES UNDER AND ADJACENT TO TREES.
E. DISCHARGE EXHAUST INTO FOLIAGE.
F. SECURE CABLE, CHAIN, OR ROPE TO TREES OR SHRUBS.
G. TRENCH, DIG, OR OTHERWISE EXCAVATE WITHIN THE DRIPLINE OR TPZ OF THE TREE(S) WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE CONSULTING ARBORIST.
H. APPLY SOIL STERILANTS UNDER PAVEMENT NEAR EXISTING TREES.

TREE PROTECTION SPECIFICATIONS

I. A 4" LAYER OF COURSE MULCH OR WOODCHIPS IS TO BE PLACED BENEATH THE DRIPLINE OF THE PROTECTED TREES. MULCH IS TO BE KEPT 12" FROM THE TRUCK.
II. A PROTECTIVE BARRIER OF 6' CHAIN LINK FENCING SHALL BE INSTALLED AROUND THE DRIPLINE OF PROTECTED TREE(S). THE FENCING CAN BE MOVED WITHIN THE DRIPLINE IF AUTHORIZED BY THE CONSULTING ARBORIST BUT NOR CLOSER THAN 2' FROM THE TRUNK OF ANY TREE. FENCE POSTS SHALL BE 2.0" IN DIAMETER AND ARE TO BE DRIVEN 2' INTO THE GROUND. THE DISTANCE BETWEEN POSTS SHALL NOT BE MORE THAN 10'. THIS ENCLOSED AREA IS THE TREE PROTECTION ZONE (TPZ).
III. MOVABLE BARRIERS OF CHAIN LINK FENCING SECURED TO CEMENT BLOCKS CAN BE SUBSTITUTED FOR "FIXED" FENCING IF THE CONSULTING ARBORIST AGREE THAT THE FENCING WILL HAVE TO BE MOVED TO ACCOMMODATE CERTAIN PHASES OF CONSTRUCTION. THE BUILDER MAY NOT MOVE THE FENCE WITHOUT AUTHORIZATION FROM THE CONSULTING ARBORIST.
IV. WHERE THE CONSULTING ARBORIST HAS THE DETERMINED THAT TREE PROTECTION WILL INTERFERE WITH THE SAFETY OF WORK CREWS, TREE WRAP MAY BE USED AS AN ALTERNATIVE FORM OF TREE PROTECTION. WOODEN SLATS AT LEAST ONE INCH THICK ARE TO BE BOUND SECURELY, EDGE TO EDGE, AROUND THE TRUCK. A SINGLE LAYER OR MORE OF ORANGE PLASTIC CONSTRUCTION FENCING IS TO BE WRAPPED AND SECURED AROUND THE OUTSIDE OF THE WOODEN SLATS. MAJOR SCAFFOLD LIMBS MAY REQUIRE PROTECTION AS DETERMINED BY THE CONSULTING ARBORIST. STRAW WADDLE MAY BE USED AS A TRUNK WRAP BY COILING THE WADDLE AROUND THE TRUNK UP TO A MINIMUM HEIGHT OF SIX FEET FROM GRADE. A SINGLE LAYER OR MORE OR ORANGE PLASTIC CONSTRUCTION FENCING IS TO BE WRAPPED AND SECURED AROUND THE STRAW WADDLE.

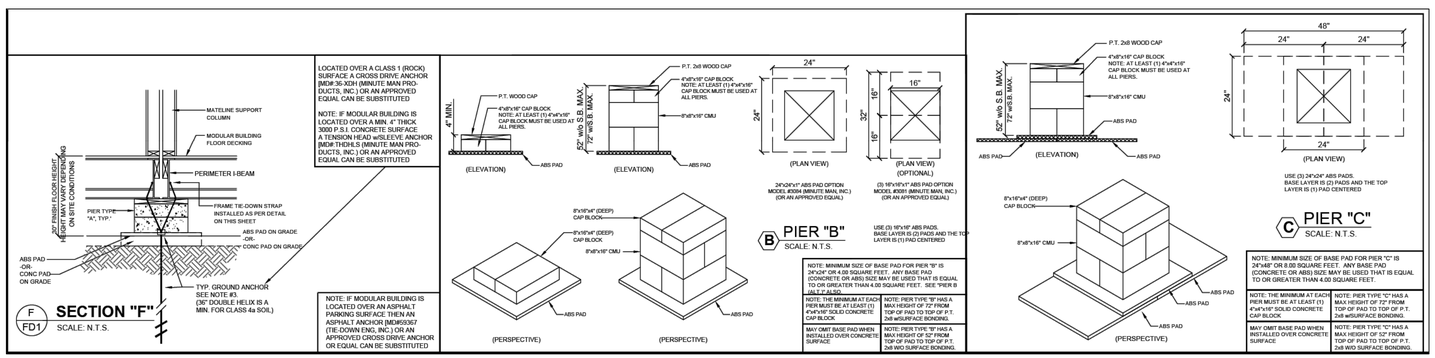
TREE PROTECTION FENCING

N.T.S.



TYPICAL UTILITY TRENCH

N.T.S.



LEARNING COTTAGE FOUNDATION DETAIL*

*NOTE: SEE MOBILEASE MODULAR PLANS, SHEET FD-1, PREPARED FOR AGNES IRWIN FOR FULL FOUNDATION DETAILS & NOTES

NUM.	DATE	REVISION

PLAN PREPARED BY:

SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
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PLAN PREPARED FOR:

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275 S ITHAN AVE
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RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL HARRY HIGHLEY GERGEL ENGINEER PE095796

HARRY HIGHLEY-GERGEL, P.E.
PE095796

CONSTRUCTION DETAILS & NOTES

OCTOBER 1, 2026

SHEET 7 of 7

SCALE: 1" = VARIES

AUTHORIZATION RECORDED IN VOL. 148 OF THE LTR OF ATTY BOOK RECORDS OF THE COUNTY IN WHICH THE ABOVE-DESCRIBED PROPERTY IS SITUATED AT PAGE 231, RECORDS OF SAID COUNTY.

STATE OF PENNSYLVANIA)
COUNTY OF DELAWARE)SS.

ON THIS DATE, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CHARLES I. ENGARD A LOAN GUARANTY OFFICER OF THE VETERANS ADMINISTRATION, AN AGENCY OF THE UNITED STATES GOVERNMENT, AND OF WHICH THE ABOVE-NAMED ADMINISTRATOR OF VETERANS' AFFAIRS IS THE EXECUTIVE HEAD, KNOWN TO ME TO BE THE PERSON DESCRIBED IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES THEREIN CONTAINED, AND AS THE DEED OF SAID ADMINISTRATOR OF VETERANS' AFFAIRS.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS THE 24TH DAY OF JUNE 1957.

F. MORGAN CARTER (SEAL)
53 LONG LANE, UPPER DARBY, PA.
MY COMMISSION EXPIRES FEBRUARY 26, 1961
NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID.

I HEREBY CERTIFY THAT THE PRECISE RESIDENCE OF THE WITHIN-NAMED GRANTEE IS 2338 POE ROAD SECANE POST OFFICE, RIDLEY TWSHP. DEL. CO. PA.

I HEREBY CERTIFY THAT THE REAL ESTATE TRANSFER TAX DUE THE TOWNSHIP OF RIDLEY AND THE RIDLEY TOWNSHIP SCHOOL DISTRICT IN THE AMOUNT OF $105.00 HAS BEEN PAID ON THE 24TH DAY OF JUNE A.D. 1957, AND THAT THE VALUE OF THE WITHIN DESCRIBED PROPERTY TRANSFERRED IS $10500.

DATE 6-24-57
53 LONG LANE
UPPER DARBY, PA.
(ADDRESS)

S. W. BRUCE
(NAME)

FRANKFORD TRUST COMPANY
(COMPANY)

STANLEY P. MILLER
Anna D. Miller

THE STATE STAMP AFFIXED OF $105.00 REPRESENTS FULL CONSIDERATION INCLUDING LIENS AND ENCUMBRANCES

S. W. BRUCE
SETTLEMENT CLERK

REGISTERED COUNTY OF DELAWARE, PENNA. JULY 19, 1957

RECORDED JULY 19 10:56 AM 57
WRITTEN BY M. CARACCHI

PAPPANO.....RECORDER
COMP. BY:- Foucht + Bracey

NO. 752

THIS INDENTURE, MADE THE 15TH DAY OF JULY IN THE YEAR OF OUR LORD ONE THOUSAND NINE HUNDRED AND FIFTY-SEVEN (1957) BETWEEN CHARLES B. GRACE AND PRISCILLA TAYLOR GRACE, HIS WIFE (HEREINAFTER CALLED THE GRANTORS) OF THE ONE PART,

AND .....

THE AGNES IRWIN SCHOOL, A PENNSYLVANIA CORPORATION OF THE FIRST CLASS (HEREINAFTER CALLED THE GRANTEE) OF THE OTHER PART.

WITNESSETH, THAT THE SAID GRANTORS FOR AND IN CONSIDERATION OF THE SUM OF FIFTY THOUSAND DOLLARS ($50,000.00) LAWFUL MONEY OF THE UNITED STATES OF AMERICA, UNTO THEM WELL AND TRULY PAID BY THE SAID GRANTEE AT OR BEFORE THE SEALING AND DELIVERY HEREOF, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, HAVE GRANTED, BARGAINED AND SOLD, RELEASED AND CONFIRMED, AND BY THESE PRESENTS DO GRANT, BARGAIN AND SELL, RELEASE AND CONFIRM UNTO THE SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS,

ALL THOSE TWO CONTIGUOUS TRACTS OF LAND, SITUATE IN THE TOWNSHIP OF RADNOR, IN THE COUNTY OF DELAWARE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SURVEY AND PLAN THEREOF MADE BY MILTON R. YERKES, C.E. AS OF JULY 26, A.D. 1918, AS FOLLOWS, TO WIT:-

THE ONE THEREOF WITH THE MANSION HOUSE, BARN AND OTHER OUTBUILDINGS THEREON ERECTED BEGINNING AT A SPIKE AT THE INTERSECTION OF THE MIDDLE LINES OF OLD LANCASTER ROAD AND ITHAN AVENUE; THENCE ALONG THE MIDDLE LINE OF ITHAN AVENUE NORTH SIXTY-SIX DEGREES FIFTY-THREE MINUTES EAST EIGHT HUNDRED AND TEN FEET AND EIGHTY-FOUR ONE-HUNDREDTHS OF A FOOT TO A POINT; THENCE BY THE TRACT OF LAND NEXT HEREINAFTER DESCRIBED SOUTH TWENTY-SEVEN DEGREES FIVE MINUTES EAST FOUR HUNDRED AND FORTY-FIVE FEET AND FIVE-TENTHS OF A FOOT TO AN IRON PIN A CORNER OF THIS AND LAND CONVEYED TO GIRARD TRUST COMPANY BY GEORGE H. MC FADDEN; THENCE BY THE LAST MENTIONED LAND THE TWO NEXT FOLLOWING COURSES AND DISTANCES, TO WIT:-SOUTH FORTY-ONE DEGREES THIRTY-NINE MINUTES WEST TWO HUNDRED AND FIFTY-SEVEN FEET TO A STAKE AND SOUTH THIRTY-TWO DEGREES FIFTY-TWO MINUTES WEST ONE HUNDRED AND NINETY-SIX FEET TO THE MIDDLE OF OLD LANCASTER ROAD PASSING THROUGH A MAPLE TREE ON THE NORTHEAST SIDE OF SAID ROAD; THENCE ALONG THE MIDDLE LINE OF OLD LANCASTER ROAD NORTH FIFTY-SEVEN DEGREES NINE MINUTES WEST EIGHT HUNDRED FEET AND SEVEN-TENTHS OF A FOOT TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. CONTAINING EIGHT ACRES AND ONE HUNDRED AND EIGHTY-TWO ONE-THOUSANDTHS OF AN ACRE OF LAND.

For re-recording see Deed Book 1919 Page 326

1867

AND THE OTHER THEREOF WITH THE SPRING HOUSE AND OTHER IMPROVEMENTS THEREON ERECTED BEGINNING AT A POINT IN THE MIDDLE OF ITHAN AVENUE, A CORNER OF THIS AND THE TRACT ABOVE DESCRIBED; AT THE DISTANCE OF EIGHT HUNDRED AND TEN FEET AND EIGHTY-FOUR ONE-HUNDREDTHS OF A FOOT NORTHEASTWARDLY FROM A SPIKE AT THE INTERSECTION OF THE MIDDLE LINES OF OLD LANCASTER ROAD AND ITHAN AVENUE; THENCE FROM SAID POINT OF BEGINNING ALONG THE MIDDLE LINE OF ITHAN AVENUE NORTH SIXTY-SIX DEGREES FIFTY-THREE MINUTES EAST SIX HUNDRED AND SEVENTY-FIVE FEET AND SEVEN-TENTHS OF A FOOT TO A SPIKE; THENCE BY OTHER LAND OF GIRARD TRUST COMPANY SOUTH NINETEEN DEGREES TWENTY-TWO MINUTES EAST SEVEN HUNDRED AND NINE FEET AND SIXTY-NINE ONE-HUNDREDTHS OF A FOOT; THENCE STILL ALONG LAND OF GIRARD TRUST COMPANY NORTH EIGHTY-NINE DEGREES TWENTY MINUTES WEST SIX HUNDRED AND FIFTY-FOUR FEET AND ONE-TENTH OF A FOOT TO AN IRON PIN AND THENCE BY THE TRACT OF LAND ABOVE DESCRIBED NORTH TWENTY-SEVEN DEGREES FIVE MINUTES WEST FOUR HUNDRED AND FORTY-FIVE FEET AND FIVE-TENTHS OF A FOOT TO THE PLACE OF BEGINNING. CONTAINING EIGHT ACRES AND FOUR HUNDRED AND FIFTY-FIVE ONE-THOUSANDTHS OF AN ACRE.

AND ALSO ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF RADNOR, COUNTY OF DELAWARE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SURVEY AND PLAN THEREOF MADE BY MILTON R. YERKES, C.E. AS OF JULY 12, 1922, AS FOLLOWS, TO WIT:-

BEGINNING AT A POINT IN THE MIDDLE LINE OF ITHAN AVENUE WHERE IT IS JOINED BY THE MIDDLE LINE OF THE NEW LOCATION OF THE OLD LANCASTER ROAD ON THE SOUTH, AT THE DISTANCE OF TEN FEET SOUTHWEST FROM A SPIKE AT THE JUNCTION OF THE MIDDLE LINES OF ITHAN AVENUE AND OLD LANCASTER ROAD AS ORIGINALLY LOCATED; THENCE FROM SAID POINT OF BEGINNING ALONG THE MIDDLE LINE OF ITHAN AVENUE NORTH SIXTY-SIX DEGREES FIFTY-THREE MINUTES EAST TEN FEET; THENCE BY LAND OF THE GIRARD TRUST COMPANY ALONG THE MIDDLE OF THE OLD LANCASTER ROAD AS ORIGINALLY LOCATED SOUTH FIFTY-SEVEN DEGREES NINE MINUTES EAST EIGHT HUNDRED AND SEVEN-TENTHS FEET TO A POINT; THENCE SOUTH THIRTY-TWO DEGREES FIFTY-TWO MINUTES WEST FIFTY AND ONE-TENTH FEET TO A SPIKE IN THE MIDDLE LINE OF THE OLD LANCASTER ROAD AS NOW LOCATED; THENCE NORTHWESTWARDLY ALONG THE MIDDLE LINE OF THE OLD LANCASTER ROAD AS NOW LOCATED ON THE ARC OF A CIRCLE CURVING TO THE RIGHT WITH A RADIUS OF NINE HUNDRED AND NINETEEN AND NINETY-EIGHT ONE-HUNDREDTHS FEET, THE ARC DISTANCE OF FIVE HUNDRED SIXTY-FIVE AND EIGHTY-SIX ONE-HUNDREDTHS FEET THE CHORD OF SAID ARC BEARS NORTH FIFTY-NINE DEGREES FORTY-SIX MINUTES FIFTEEN SECONDS WEST FIVE HUNDRED FIFTY-SEVEN FEET AND CONTINUING ALONG THE MIDDLE LINE OF SAID ROAD NORTH FORTY-TWO DEGREES NINE MINUTES WEST TWO HUNDRED FIFTY-EIGHT AND SIXTY-NINE ONE-HUNDREDTHS FEET TO THE PLACE OF BEGINNING. CONTAINING ONE AND FORTY-ONE-HUNDREDTHS OF AN ACRE.

BEING THE SAME PREMISES WHICH GIRARD TRUST COMPANY, VIRGINIA H. GEARY AND BARCLAY MC FADDEN, JR. TRUSTEES UNDER THE WILL OF BARCLAY MC FADDEN, DECEASED, BY INDENTURE BEARING THE DATE THE SEVENTH DAY OF FEBRUARY, 1951, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DELAWARE COUNTY IN DEED BOOK 1477 PAGE 539, GRANTED AND CONVEYED UNTO SAID CHARLES B. GRACE, IN FEE, THE SAID CONVEYANCE BEING FURTHER MADE IN CONFORMITY WITH A CERTAIN DECREE DATED JANUARY 12, 1951 ON PROCEEDINGS HAD IN THE ORPHANS' COURT OF DELAWARE COUNTY, MARCH TERM 1930, NO. 102.

AND THE SAID PRISCILLA TAYLOR GRACE JOINS IN THE EXECUTION OF THIS INDENTURE FOR THE PURPOSE OF TRANSFERRING TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF HER RIGHT, TITLE AND INTEREST, AS WIFE OF CHARLES B. GRACE, IN THE FOREGOING PREMISES.

:COMM.PENNA. :U.S. : : $500.00 :$55.00 : STAMPS : STAMPS:	VALUE OF PREMISES AS DEFINED BY ORDINANCE IS $50,000 AND TAX PAID ON SUCH VALUE. COMMONWEALTH LAND TITLE INSURANCE COMPANY BY: CHARLES CARDANO (EM)

TOGETHER WITH ALL AND SINGULAR THE BUILDINGS, IMPROVEMENTS, WAYS, STREETS, ALLEYS, PASSAGES WATERS, WATER-COURSES, RIGHTS, LIBERTIES, PRIVILEGES, HEREDITAMENTS AND APPURTENANCES, WHATSOEVER UNTO THE HEREBY GRANTED PREMISES BELONGING, OR IN ANY WISE APPERTAINING, AND THE REVERSIONS AND REMAINDERS, RENTS, ISSUES AND PROFITS THEREOF; AND ALL THE ESTATE, RIGHT, TITLE, INTEREST, PROPERTY, CLAIM AND DEMAND WHATSOEVER OF THEM THE SAID GRANTORS AS WELL AT LAW AS IN EQUITY, OF, IN, AND TO THE SAME.

TO HAVE AND TO HOLD THE SAID LOT OR PIECE OF GROUND ABOVE DESCRIBED WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND PREMISES HEREBY GRANTED, OR MENTIONED AND INTENDED SO TO BE, WITH THE APPURTENANCES, UNTO THE SAID GRANTEE ITS SUCCESSORS AND ASSIGNS, TO AND FOR THE ONLY PROPER USE AND BEHOOF OF THE SAID GRANTEE ITS SUCCESSORS AND ASSIGNS FOREVER.

AND THE SAID CHARLES B. GRACE, FOR HIMSELF, HIS HEIRS, EXECUTORS AND ADMINISTRATORS DOTH COVENANT, PROMISE AND AGREE, TO AND WITH THE SAID GRANTEE ITS SUCCESSORS AND ASSIGNS, BY THESE PRESENTS, THAT HE THE SAID CHARLES B. GRACE AND HIS HEIRS, ALL AND SINGULAR THE HEREDITAMENTS AND PREMISES HEREBY GRANTED OR MENTIONED AND INTENDED TO BE, WITH THE APPURTENANCES, UNTO THE SAID GRANTEE ITS SUCCESSORS AND ASSIGNS, AGAINST HIM THE SAID CHARLES B. GRACE AND HIS HEIRS, AND AGAINST ALL AND EVERY PERSON AND PERSONS WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF, BY, FROM OR UNDER HIM, THEM OR ANY OF THEM, SHALL AND WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, CHARLES B. GRACE AND PRISCILLA TAYLOR GRACE HAVE HEREUNTO SET THEIR

1867

HANDS AND SEALS. DATED THE DAY AND YEAR FIRST ABOVE WRITTEN.

SEALED AND DELIVERED
IN THE PRESENCE OF US:

WILLIAM MENSING
WILLIAM J. MENSING

THE STATE STAMPS AFFIXED REPRESENTS FULL CONSIDERATION INCLUDING LIENS AND ENCUMBRANCES.

CHARLES B. GRACE (SEAL)

PRISCILLA TAYLOR GRACE (SEAL)

RADNOR TOWNSHIP
TRANSFER TAX
PAID
ALBERT H. SWING
J.D.A. TOWNSHIP TREASURER
DATE JULY 19, 1957

RECEIVED, ON THE DAY OF THE DATE OF THE ABOVE INDENTURE, OF THE ABOVE-NAMED GRANTEE THE FULL CONSIDERATION MENTIONED THEREIN.

CHARLES B. GRACE

ON THE 15TH DAY OF JULY ANNO DOMINI 1957, BEFORE ME, THE SUBSCRIBER A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN THE PERSONALLY APPEARED THE ABOVE-NAMED CHARLES B. GRACE AND PRISCILLA TAYLOR GRACE, HIS WIFE AND IN DUE FORM OF LAW ACKNOWLEDGED THE ABOVE INDENTURE TO BE THEIR ACT AND DEED, AND DESIRED THE SAME MIGHT BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

MADELINE HUTT (SEAL)
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-6-61

THE ADDRESS OF THE ABOVE-NAMED GRANTEE IS
LANCASTER AVE. & CLOTHIER RD.
WYNNEWOOD, PENNSYLVANIA
HANSEN H. CLEMENT-ON BEHALF OF THE GRANTEE

REGISTERED COUNTY OF DELAWARE, PENNA. JULY 19, 1957
REGISTERED IN RADNOR TOWNSHIP 7-19-57

RECORDED JULY 19 11:57 AM 57
WRITTEN BY M. CARACCHI

PAPPANO.....RECORDER
COMP. BY:- Foucks & Bracey

IVAC 36023

THIS AGREEMENT MADE THIS TENTH DAY OF JUNE A.D. 1957 BETWEEN CYRIL THOMAS, WIDOWER, HEREINAFTER CALLED THE PARTY OF THE FIRST PART AND WILLIAM ZIMMERMAN AND EMILY G. ZIMMERMAN, HIS WIFE, HEREINAFTER CALLED THE PARTIES OF THE SECOND PART

AND

THE BENEFICIAL SAVING FUND SOCIETY OF PHILADELPHIA, HEREINAFTER CALLED PARTY OF THE THIRD PART.

WITNESSETH

WHEREAS THE PARTY OF THE FIRST PART IS THE OWNER IN FEE OF THE FOLLOWING DESCRIBED PROPERTY; ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED; SITUATE IN THE BOROUGH OF YEADON, COUNTY OF DELAWARE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A CERTAIN SURVEY AND PLAN THEREOF MADE BY DAMON AND FOSTER, C.E. JANUARY 1, 1925, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF LAUREL ROAD (FORTY FEET WIDE) AT THE DISTANCE OF TWO HUNDRED SEVEN AND NINETY-ONE ONE-HUNDREDTHS FEET NORTHWESTWARDLY FROM THE NORTHWESTERLY SIDE OF MYRA AVENUE (FIFTY FEET WIDE) WHICH POINT IS FIVE HUNDRED THIRTY FEET NORTHEASTWARDLY FROM THE NORTHEASTERLY SIDE OF CHURCH LANE; THENCE EXTENDING ALONG THE SAID SIDE OF LAUREL ROAD NORTH TWENTY-FIVE DEGREES, ONE MINUTE, TWENTY SECONDS WEST TWENTY-FOUR AND FORTY-FIVE ONE-HUNDREDTHS FEET TO A POINT THENCE EXTENDING SOUTH SIXTY-FOUR DEGREES, FIFTY-EIGHT MINUTES, FORTY SECONDS WEST PASSING THROUGH THE MIDDLE OF A PARTY WALL ONE HUNDRED FIFTEEN FEET TO A POINT; THENCE EXTENDING SOUTH TWENTY-FIVE DEGREES, ONE MINUTE, TWENTY SECONDS EAST TWENTY-FOUR AND FORTY-FIVE ONE-HUNDREDTHS FEET TO A POINT; THENCE EXTENDING NORTH SIXTY-FOUR DEGREES, FIFTY-EIGHT MINUTES, FORTY SECONDS EAST ONE HUNDRED FIFTEEN FEET TO A POINT IN THE SOUTHWESTERLY SIDE OF LAUREL ROAD, BEING THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. BEING 424 LAUREL ROAD.

AND WHEREAS THE PARTIES OF THE SECOND PART ARE THE OWNERS IN FEE AND THE PARTY OF THE THIRD PART IS THE HOLDER OF THE MORTGAGE ON THE FOLLOWING DESCRIBED PROPERTY; ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED; SITUATE IN THE BOROUGH OF YEADON, COUNTY OF DELAWARE AND STATE OF PENNSYLVANIA AND BOUNDED AND DESCRIBED ACCORDING TO A CERTAIN SURVEY AND PLAN THEREOF MADE BY DAMON AND FOSTER, CIVIL ENGINEERS JANUARY 1, 1925 AS FOLLOWS TO WIT: BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF LAUREL ROAD (FORTY FEET WIDE) AT THE DISTANCE OF ONE HUNDRED EIGHTY-THREE FEET AND FORTY-SIX ONE-HUNDREDTHS OF A FOOT NORTHWESTWARDLY FROM THE NORTHWESTERLY SIDE OF MYRA AVENUE (FIFTY FEET WIDE) THENCE EXTENDING ALONG THE SAID SIDE OF LAUREL ROAD NORTH TWENTY-FIVE DEGREES, ONE MINUTE, TWENTY SECONDS WEST TWENTY-FOUR FEET AND FORTY-FIVE ONE-HUNDREDTHS OF A FOOT TO A POINT; THENCE EXTENDING SOUTH SIXTY-FOUR DEGREES, FIFTY-EIGHT MINUTES, FORTY SECONDS WEST ONE HUNDRED FIFTEEN FEET TO A POINT; THENCE EXTENDING SOUTH TWENTY-FIVE DEGREES, ONE MINUTE, TWENTY SECONDS EAST TWENTY-FOUR FEET AND FORTY-FIVE ONE-HUNDREDTHS

1867

RESOLUTION NO. 2026-121

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING A WAIVER OF LAND DEVELOPMENT CONDITIONED ON ENTRY INTO A DEVELOPMENT AGREEMENT, CONFORMANCE WITH THE PLAN AS SUBMITTED, AND COMPLIANCE WITH ALL APPLICABLE TOWNSHIP ORDINANCES

WHEREAS, Agnes Irwin School, located at 275 S. Ithan Avenue has determined that renovations are required for the interior of its existing Middle and Upper School Facilities; and

WHEREAS, Agnes Irwin School requires Temporary Learning Cottages to ensure that the education of the school's students is not interrupted by its interior renovations to its existing facilities; and

WHEREAS, Agnes Irwin School will only require the Temporary Learning Cottages for a period of one academic year; and

WHEREAS, Agnes Irwin School submitted a plan prepared by Site Engineering Concepts, LLC, and entitled The Agnes Irwin School Temporary Learning Cottages dated October 1, 2026, consisting of seven sheets ("Plan") with its waiver of land development application; and

WHEREAS, the Plan demonstrates that the proposed Temporary Learning Cottages will not increase impervious surface or building coverage, even on a temporary basis, beyond permitted levels in the PI – Planned Industrial District; and

WHEREAS, the Plan demonstrates an effort to mitigate the impact of the Temporary Learning Cottages on the Agnes Irwin School, its neighbors, and the Township.

NOW, THEREFORE, be it hereby ***RESOLVED*** that the Board of Commissioners hereby approves the waiver of land development, as required by Section 255-12 of the Township Subdivision and Lan Development Ordinance, for the Agnes Irwin School's planned Temporary Learning Cottages, provided that the Applicant enters into a Development Agreement with Radnor Township to be approved by the Township Solicitor, constructs the Temporary Learning Cottages in conformance with the Plan, and complies with all other applicable Township ordinances and state and federal regulations and statutes.

SO RESOLVED this 26th day of October, A.D., 2026.

RADNOR TOWNSHIP

By: _____
Name: Jim Riley
Title: President

ATTEST: _____
William M. White
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE:	October 26, 2026
TO:	Board of Commissioners
CC:	Township Manager
FROM:	Bob Tate
LEGISLATION:	Ordinance 2026-23- ***Adoption*** - General Obligation Bonds not to Exceed $10 Million (Bank Qualified) for Stormwater Capital Improvement Projects.

LEGISLATIVE HISTORY: The Township historically has issued General Obligation Bonds (GOB) for significant capital type projects. In the past ten years, other than bond refunding, the Township new money debt issuances were as follows:

GOB 2024 - $10,000,000 - Facility & Infrastructure Improvements
GOB 2022 - $10,000,000 - Stormwater improvements
GOB 2019A - $7,145,000 - Various road & infrastructure improvements
GOB 2016 - $5,765,000 - Various park & trail improvement projects
GOB 2014 - $9,885,000 - Property acquisition (Ardrossan Open Space)

PURPOSE AND EXPLANATION: Series 2026 General Obligation Bonds will provide the necessary financing for a series of stormwater capital improvement projects which will be incorporated as part of the 2026 budget. Certain expenditures previously incurred during the year will be reimbursed to the General Fund from the bond proceeds under the Reimbursement Resolution adopted in March, 2026.

IMPLEMENTATION SCHEDULE:

With the introduction of this ordinance on October 12, 2026 and adoption on October 26, 2026, bond pricing will occur in early November with full settlement expected by December 7, 2026.

FISCAL IMPACT:

As presented at the October 12th meeting, the 25 year debt service principal and interest is estimated at $650.0000 annually for the Series 2026 General Obligation Bonds and will be funded through the Debt Service Fund by transfers from the Stormwater Fund (Authority).

RECOMMENDED ACTION:

Approve the Adoption of the Bond Ordinance.

ATTACHMENTS:

SWM Project Report.pdf
SWM Financing Analysis.pdf
Radnor 2026 Bonds - Debt Ordinance 2026-23_(New Money).pdf

Township of Radnor

Stormwater Capital Projects - Projected Project List for GOB 2026 Bonds

SWM Bonds 2026	Design	Design - In House	Planning	Grand Total
Stormwater				
Earle's Lane Culvert Replacement			$ 2,000,000	$ 2,000,000
Fenimore Woods Park Storm Sewer & Bridge Rehabilitation		$ 500,000		$ 500,000
Highview Road Storm Sewer Installation	$ 1,000,000			$ 1,000,000
Ithan Valley Park (Upstream) Culvert Rehabilitation			$ 1,000,000	$ 1,000,000
Morris Rd & Clover Lane Storm Sewer Installlation		$ 500,000		$ 500,000
S. Valley Forge Rd (#607) Storm Sewer System Installation		$ 200,000		$ 200,000
Skunkhollow Park Bridge Replacement	$ 1,075,000			$ 1,075,000
Spring Mill Rd Culvert Replacement	$ 800,000			$ 800,000
Walnut Ave (near Oak Ln) Culvert Replacement	$ 2,000,000			$ 2,000,000
TOTAL	$ 4,875,000	$ 1,200,000	$ 3,000,000	$ 9,075,000

Radnor Township, PA
Stormwater Cash Flow ProForma
As of April 25, 2022

STORMWATER FEE INPUT / WHAT IF

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Fee Increase (forecast input)				INPUT -->	$ -	$ -	$ 3.00	$ 3.00	$ 2.00	$ 2.00		$ -	$ -	$ -	$ -
Revenue Increase (resulting from fee increase)				RESULT -->	$ -	$ -	$ 112,167	$ 112,167	$ 74,778	$ 74,778	$ -	$ -	$ -	$ -	$ -
Resulting Fee (current annual rate is $29/unit)					$ 29.00	$ 29.00	$ 32.00	$ 35.00	$ 37.00	$ 39.00	$ 39.00	$ 39.00	$ 39.00	$ 39.00	$ 39.00

STORMWATER CASH FLOW MODEL

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Beginning Cash	$ 3,573,650	$ 4,149,808	$ 10,945,614	$ 6,550,174	$ 790,948	$ 1,884,222	$ 10,207,309	$ 6,535,871	$ 3,252,942	$ 3,343,791	$ 3,459,168	$ 3,575,045	$ 3,588,172	$ 3,604,549	$ 3,619,926
Add: Revenues	**975,244**	**11,972,564**	**849,463**	**1,198,629**	**2,101,538**	**11,160,000**	**1,272,167**	**1,384,334**	**1,459,112**	**1,533,890**	**1,533,890**	**1,533,890**	**1,533,890**	**1,533,890**	**1,533,890**
Annual Revenue	975,244	1,412,473	1,296,529	1,270,401	1,160,000	1,160,000	1,272,167	1,384,334	1,459,112	1,533,890	1,533,890	1,533,890	1,533,890	1,533,890	1,533,890
Encumbrance Carryforward		560,091	(488,319)	(71,772)											
Grant Revenue	-														
DCNR - Community Conservation Partnership Program (C2P2)															
NFWF - Delaware Watershed Conservation Fund 2022					461,538										
DEP - Growing Greener Plus					480,000										
PA Office of Budget - Redevelopment Assistance Capital Program (RACP)					-										
FEMA/PEMA - Building Resilient Infrastructure & Communities (BRIC)			41,253		-										
Financing Proceeds	-	10,000,000	-	-	-	**10,000,000**	-	-	-	-	-	-	-	-	-
Less: Expenditures	**(399,086)**	**(5,176,758)**	**(5,244,903)**	**(6,957,855)**	**(1,008,264)**	**(2,836,913)**	**(4,943,605)**	**(4,667,263)**	**(1,368,263)**	**(1,418,513)**	**(1,418,013)**	**(1,520,763)**	**(1,517,513)**	**(1,518,513)**	**(1,518,513)**
Administrative	(2,393)	(2,523)	(2,487)	(2,967)	(21,151)	(50,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)
Future Project Design Allocation	(181,250)	(313,342)	184,916	(26,771)	-	-	-	-	-	(50,000)	(50,000)	(150,000)	(150,000)	(150,000)	(150,000)
Cash Projects (< $500,000)	**(215,444)**	**(1,227,306)**	**(1,550,728)**	**(879,995)**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Financed Projects (> $500,000)	**-**	**(3,313,741)**	**(3,289,292)**	**(5,461,209)**	**(402,600)**	**(2,200,000)**	**(3,575,000)**	**(3,300,000)**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
South Wayne Parking Lot	-	(1,858,036)	(2,071,349)	(421,776)	-	-	-	-	-	-	-	-	-	-	-
West Wayne Preserve and Friends of the Radnor Trail Park	-	(193,334)	(145,998)	(2,914,671)	(400,880)	-	-	-	-	-	-	-	-	-	-
Malin Road Culvert Replacement	-	(829,818)	(217,747)	(126,213)	-	-	-	-	-	-	-	-	-	-	-
Chamounix Road Culvert	-	(91,705)	(139,119)	(1,875,255)	(1,448)	-	-	-	-	-	-	-	-	-	-
Ithan Valley Park		(45,517)	(396,724)	(92,626)	-	-	-	-	-	-	-	-	-	-	-
Strathmore Road Culvert Rehabilitation		(34,876)	(222,778)	-	-	-	-	-	-	-	-	-	-	-	-
Spring Mill Road Culvert Replacement		-	-	(8,620)	-	(800,000)	-	-	-	-	-	-	-	-	-
Walnut Avenue Culvert Rehabilitation	-	(40,731)	(78,993)	(12,208)	(272)	-	(400,000)	(1,600,000)	-	-	-	-	-	-	-
Earle's Lane Culvert	-	(8,350)	(16,584)	-	-	-	(300,000)	(1,700,000)	-	-	-	-	-	-	-
Highview Road Outfall	-	-	-	(9,840)	-	(600,000)	(400,000)	-	-	-	-	-	-	-	-
Morris Road & Clover Lane / Morris Road Storm Sewer Repl	-	-	-	-	-	(500,000)	-	-	-	-	-	-	-	-	-
607 S Valley Forge Road	-	-	-	-	-	(200,000)	-	-	-	-	-	-	-	-	-
Fenimore Woods Park Storm Sewer Replacement	-	-	-	-	-	-	(500,000)	-	-	-	-	-	-	-	-
Ithan Valley Park Rehabilitation Upstream						(100,000)	(900,000)								
Skunkhollow Culvert	-	-	-	-	-	-	(1,075,000)	-	-	-	-	-	-	-	-
Debt Service - GOB 2022	**-**	**(319,846)**	**(587,313)**	**(586,913)**	**(584,513)**	**(586,913)**	**(588,913)**	**(585,513)**	**(586,513)**	**(587,513)**	**(588,513)**	**(588,513)**	**(588,513)**	**(588,513)**	**(588,513)**
Debt Service - GOB 2026							**(754,692)**	**(756,750)**	**(756,750)**	**(756,000)**	**(754,500)**	**(757,250)**	**(754,000)**	**(755,000)**	**(755,000)**
Debt Service - GOB 2030	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ending Cash	$ 4,149,808	$ 10,945,614	$ 6,550,174	$ 790,948	$ 1,884,222	$ 10,207,309	$ 6,535,871	$ 3,252,942	$ 3,343,791	$ 3,459,168	$ 3,575,045	$ 3,588,172	$ 3,604,549	$ 3,619,926	$ 3,635,303
Resulting Cash Forecast Increase / (Decrease)	576,158	6,795,806	(4,395,440)	(5,759,226)	1,093,274	8,323,087	(3,671,438)	(3,282,929)	90,849	115,377	115,877	13,127	16,377	15,377	15,377
Operating Surplus / (Deficit) - EXCLUDES Bond & Grant Proceeds	576,158	(450,544)	(659,082)	(226,245)	554,336	523,087	(96,438)	17,071	90,849	115,377	115,877	13,127	16,377	15,377	15,377
Debt Service / Revenue Ratio	-	0.0%	0.0%	0.0%	0.0%	0.0%	59.3%	54.7%	51.9%	49.3%	49.2%	49.4%	49.2%	49.2%	49.2%

ORDINANCE 2026-23

TOWNSHIP OF RADNOR
Delaware County, Pennsylvania

AN ORDINANCE AUTHORIZING THE INCURRENCE BY THE TOWNSHIP OF RADNOR OF NONELECTORAL DEBT BY THE ISSUANCE OF GENERAL OBLIGATION BONDS, SERIES OF 2026 IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $12,000,000 FOR THE PURPOSE OF PROVIDING FUNDS FOR AND TOWARDS FINANCING VARIOUS CAPITAL PROJECTS AND PAYING THE COSTS OF ISSUANCE OF THE BONDS; AUTHORIZING THE PREPARATION AND FILING OF A DEBT STATEMENT AND OTHER DOCUMENTATION; COVENANTING TO CREATE A SINKING FUND AND TO BUDGET, APPROPRIATE AND PAY DEBT SERVICE ON THE BONDS; PLEDGING THE FULL FAITH, CREDIT AND TAXING POWER OF THE TOWNSHIP FOR THE PROMPT AND FULL PAYMENT OF THE BONDS; SETTING FORTH THE SUBSTANTIAL FORM OF THE BONDS; SETTING FORTH THE STATED PRINCIPAL MATURITY OR SINKING FUND REDEMPTION DATES AND MAXIMUM PRINCIPAL AMOUNTS, MAXIMUM INTEREST RATES AND INTEREST PAYMENT DATES, PLACE OF PAYMENT, SINKING FUND PROVISIONS AND OTHER DETAILS OF THE BONDS; APPROVING THE CONTENT AND FORM OF A PRELIMINARY OFFICIAL STATEMENT AND AUTHORIZING THE DISTRIBUTION THEREOF AND AUTHORIZING THE PREPARATION, EXECUTION AND DELIVERY OF AN OFFICIAL STATEMENT; AUTHORIZING THE EXECUTION OF A PAYING AGENT AGREEMENT AND A CONTINUING DISCLOSURE AGREEMENT OR SUPPLEMENT; FINDING THAT A PRIVATE NEGOTIATED SALE OF THE BONDS IS IN THE BEST FINANCIAL INTEREST OF THE TOWNSHIP; ACCEPTING A PROPOSAL FOR THE PURCHASE OF THE BONDS WITHIN CERTAIN PARAMETERS; APPOINTING A PAYING AGENT AND SINKING FUND DEPOSITORY; AND AUTHORIZING OTHER NECESSARY ACTION.

WHEREAS, pursuant to the Local Government Unit Debt Act, 53 Pa. Cons. Stat. §8001 et seq. (the "Act"), the Township of Radnor (the "Township") may incur indebtedness for the purposes of financing capital projects; and

WHEREAS, pursuant to the Act, the Township has determined to undertake capital projects consisting of funding the costs of the acquisition, construction, improvement, replacement, rehabilitation and installation of various stormwater facilities and rehabilitation or replacement of certain bridges and culverts located within the Township (the "Project"); and

WHEREAS, the Township proposes to issue its General Obligation Bonds, Series of 2026 (the "Bonds") in the maximum aggregate principal amount of $12,000,000 to provide funds to finance (i) the Project; and (ii) the payment of the costs and expenses of issuing the Bonds; and

WHEREAS, the Township has determined that it is in the best financial interest of the Township to sell the Bonds at private negotiated sale, and the Township has received a proposal for the purchase of the Bonds (the "Purchase Proposal") from Stifel, Nicolaus & Company,

Incorporated, of West Conshohocken, Pennsylvania (the "Underwriter"), containing the financial parameters for, and conditions to, the underwriting and issuance of the Bonds (the "Parameters"), which will be supplemented by an addendum to the Purchase Proposal (the "Addendum") containing the final terms of the Bonds, consistent with the Parameters; and

WHEREAS, the Board desires to approve the issuance of the Bonds, approve the Project, and accept the Purchase Proposal of the Underwriter; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Radnor and IT IS HEREBY RESOLVED, as follows:

1. Authorization of the Project and Incurrence of Indebtedness; Estimated Useful Life and Cost of the Project. The Township hereby approves the Project as described in the preambles to this Ordinance, and shall incur indebtedness, pursuant to the Act, in an aggregate principal amount not to exceed $12,000,000 to finance the costs of the Project and the costs and expenses of issuing the Bonds.

It is hereby determined and declared that: (i) the estimated date of completion of the Project is November 30, 2027; (ii) the Project has an estimated useful life of not less than thirty (30) years; and (iii) the Township has obtained realistic estimates of the costs of the Project through bid prices or estimates from persons qualified by experience to provide such estimates.

The Township hereby reserves the right to undertake the individual components of the Project in such order and at such time or times as it shall determine and to allocate a portion of the proceeds of the Bonds and other available moneys to the final costs of the respective components of the Project in such amounts and order of priority as it shall determine; but the proceeds of the Bonds shall be used solely to pay "costs," as defined in the Act, of the Project or, upon appropriate amendments to this Ordinance, to pay the costs of other capital projects for which the Township is authorized to incur indebtedness.

It is hereby determined and stated that the Bonds are scheduled to mature in accordance with the limitations set forth in Section 8142(a) of the Act taking into account the useful lives of the Project.

2. Authorization of Issuance of the Bonds. The Township shall issue, pursuant to the Act and this Ordinance, its General Obligation Bonds, Series of 2026, in a maximum aggregate principal amount not to exceed $12,000,000, in order to provide funds for and toward the costs of the Project and paying the costs of issuing the Bonds as authorized and provided in Section 1 hereof. The Township reserves the right to issue the Bonds in an amount less than the maximum principal amount authorized hereunder and to cancel any unused authorization hereunder in accordance with the terms of the Act. The Bonds may be issued in one or more separate series, at any one time or from time to time, and if issued in more than one series, each series shall be appropriately designated by year and specific series name. In the event the Bonds are issued from time to time, all authorizations and approvals set forth herein shall extend to such additional documents and actions of the type expressly authorized and approved herein with respect to such additional series of Bonds, including, but not limited to, additional Preliminary Official Statements, Official Statements, Addendums, Continuing Disclosure Agreements, Paying Agent

agreements, and sinking funds as necessary in connection with the issuance of such series of Bonds.

3. Type of Indebtedness. The indebtedness evidenced by the Bonds is nonelectoral debt.

4. Execution of Debt Statement; Bonds and Other Documents. The President or Vice President of the Board and the Secretary of the Township and their successors are hereby authorized and directed to file the Debt Statement required by Section 8110 of the Act, to execute and deliver the Bonds in the name and on behalf of the Township and to take all other action required by the Act or this Ordinance in order to effect the issuance of the Bonds. Said officers or any of them are further authorized to apply to the Department of Community and Economic Development for approval of the debt herein authorized and to file with such application a transcript of the proceedings including a certified copy of this Ordinance, the Debt Statement, a Borrowing Base Certificate signed by the appropriate officials of the Township or by the accountants of the Township responsible for auditing its financial affairs, and to take any and all such further action and to execute and deliver such other documents as may be necessary or proper to comply with all requirements of the Act or to carry out the intent and purpose of this Ordinance. Said officers and their successors are further hereby authorized if, in their opinion, it is advisable to do so, to prepare and file such statements and documents as may be required by Sections 8024 or 8026 of the Act in order to qualify all or any portion of the existing indebtedness of the Township or of the Bonds as subsidized debt or self-liquidating debt.

5. Type of Bonds. The Bonds when issued will be general obligation bonds.

6. Covenant to Pay Debt Service - Pledge of Taxing Power. The Township hereby covenants with the registered owners of the Bonds: (a) that the Township will include in its budget for each fiscal year for the life of the Bonds, the amount of the debt service on the Bonds issued hereunder which will be payable in each such fiscal year so long as the Bonds shall remain outstanding; (b) that the Township shall appropriate from its general revenues such amounts to the payment of such debt service; (c) that the Township shall duly and punctually pay or cause to be paid from the Sinking Fund (as hereinafter defined) or any of its other revenues or funds the principal of every Bond and the interest thereon at the dates and places and in the manner stated in the Bonds according to the true intent and meaning thereof; and (d) for such budgeting, appropriation and payment the Township hereby pledges its full faith, credit and taxing power. This covenant shall be specifically enforceable. The maximum amounts to be budgeted, appropriated and paid pursuant to the foregoing covenants shall not exceed those set forth in **Exhibit B** attached hereto and made a part hereof which are hereby incorporated in the foregoing covenant with the same effect as if the same were specified in the text of such covenant.

7. Form of Bonds. The Bonds shall be substantially in the form set forth in **Exhibit A** hereto, with appropriate omissions, insertions and variations.

8. Terms of Bonds. The Bonds shall be issued in fully registered form, in the denomination of $5,000 or any integral multiple thereof and shall be dated the date of issuance thereof or such other date as the Township and the Underwriter shall agree. The Bonds shall be issued in an aggregate principal amount not to exceed $12,000,000. The interest rates on the Bonds

shall not exceed six percent (6.000%) per annum. No yield on the Bonds for any stated maturity date in the last two-thirds of the period of the Bonds may be less than that stated for the immediately preceding year. The Bonds shall mature or be subject to sinking fund redemption in annual principal amounts not to exceed the maximum principal amount for each fiscal year as set forth in **Exhibit B** hereto.

The Bonds are being amortized on at least an approximately level annual debt service plan.

The principal of the Bonds shall be payable in lawful money of the United States of America at the corporate trust office of U.S. Bank Trust Company, National Association, in Philadelphia Pennsylvania, which is hereby appointed paying agent and registrar for the Bonds and the sinking fund depository (the "Paying Agent"). Interest on the Bonds shall be payable in the manner provided in the form of Bonds set forth in **Exhibit A** hereto.

9. Redemption of Bonds. The Bonds shall be subject to redemption prior to maturity, at the option of the Township, as a whole or in part from time to time, in any order of maturity or portion of a maturity as selected by the Township, on a date not earlier than the fifth (5^{th}) anniversary of the issuance of such Bonds, or any date thereafter upon payment of a redemption price of 100% of principal amount plus interest accrued to the redemption date. If any of the Bonds are to be issued and delivered as term bonds, (i) such term bonds shall be subject to mandatory sinking fund redemption on such date or dates and in such principal amount or amounts as shall be necessary to conform to the principal retirement schedule set forth in **Exhibit B** hereto and (ii) in lieu of such mandatory sinking fund redemption, the Paying Agent, with the approval of the Township, may purchase from money in the Sinking Fund, at a price not to exceed the principal amount thereof plus accrued interest, or the Township may tender to the Paying Agent, all or part of the Bonds subject to being drawn for redemption in any such year

If less than an entire year's maturity of Bonds is to be redeemed at any particular time, such Bonds so to be called for redemption shall be chosen by lot by the Paying Agent.

In the event that a portion, but not all of the term bonds are redeemed pursuant to optional redemption, then the principal amount of any remaining mandatory sinking fund redemptions and the final maturity applicable to such term bonds shall be proportionately reduced (subject to the Paying Agent making such adjustments as it deems necessary to be able to affect future redemptions of such Bonds in authorized denominations) unless the Township directs an alternate reduction of such mandatory sinking fund redemptions and final maturity.

For the purpose of selection of Bonds for redemption, any Bond of a denomination greater than $5,000 shall be treated as representing such number of separate Bonds, each of the denomination of $5,000, as is obtained by dividing the actual principal amount of such Bond by $5,000. Any Bond which is to be redeemed only in part shall be surrendered at the corporate trust office of the Paying Agent in Philadelphia, Pennsylvania, together with a duly executed instrument of transfer in form satisfactory to the Paying Agent, and the registered owner of such Bond shall receive, without service charge, a new Bond or Bonds, of any authorized denomination as requested by such registered owner in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered.

On the date designated for redemption, and upon deposit with the Paying Agent of funds sufficient for payment of the principal of and accrued interest on the Bonds called for redemption, interest on the Bonds or portions thereof so called for redemption shall cease to accrue and the Bonds or portions thereof so called for redemption shall cease to be entitled to any benefit of security hereunder, and registered owners of the Bonds so called for redemption shall have no rights with respect to the Bonds or portions thereof so called for redemption, except to receive payment of the principal of and accrued interest on the Bonds so called for redemption to the date fixed for redemption.

Notice of any redemption shall be given by first class mail, postage prepaid, mailed by the Paying Agent not less than 20 or more than 60 days before the redemption date to the registered owners of the Bonds at their addresses as they appear on the bond register maintained by the Paying Agent. Such notice shall also be filed by the Paying Agent with the Municipal Securities Rulemaking Board. Such notice shall be given in the name of the Township, shall identify the Bonds to be redeemed (and, in the case of a partial redemption of any Bonds, the respective principal amounts thereof to be redeemed), shall specify the redemption date and the redemption price, and shall state that on the redemption date the Bonds called for redemption will be payable at the corporate trust office of the Paying Agent in Philadelphia, Pennsylvania and that from the date of redemption interest will cease to accrue. The Paying Agent shall use "CUSIP" numbers (if then generally in use) in notices of redemption as a convenience to Bond owners, provided that any such redemption notice shall state that no representation is made as to the correctness of such numbers either as printed on the Bonds or as contained in any notice of redemption and that reliance may be placed only on the identification numbers prefixed "R-" printed on the Bonds. Failure to mail any notice of redemption, or any defect therein, or in the mailing thereof, with respect to any Bond shall not affect the validity of any proceeding for redemption of other Bonds so called for redemption.

With respect to any optional redemption of the Bonds, if at the time of mailing such notice of redemption, the Township shall not have deposited with the Paying Agent monies sufficient to redeem all the Bonds called for redemption, such notice may state that it is conditional, that is, subject to the deposit of the redemption monies with the Paying Agent not later than the redemption date, and such notice shall be of no effect unless such monies are so deposited.

10. Appointment of Securities Depository. The Depository Trust Company, New York, New York ("DTC"), shall act as securities depository for the Bonds on behalf of the firms which participate in the DTC book-entry system ("DTC Participants"). The ownership of one fully registered Bond for each maturity of the Bonds will be registered in the name of Cede & Co., as nominee for DTC. Each Bond certificate will be in the aggregate principal amount of such maturity. The Township shall cause the Bonds to be delivered to DTC or the Paying Agent, as custodian for DTC, on or before the date of issuance of the Bonds.

Pursuant to the book-entry only system, any person for whom a DTC Participant acquires an interest in the Bonds (the "Beneficial Owner") will not receive bond certificates and will not be the registered owner thereof. Ownership interest in the Bonds may be purchased by or through DTC Participants. Each DTC Participant will receive a credit balance in the records of DTC in the amount of such DTC Participant's interest in the Bonds, which will be confirmed in accordance with DTC's standard procedures. Receipt by the Beneficial Owners (through any DTC

Participant) of timely payment of principal, premium, if any, and interest on the Bonds, is subject to DTC making such payment to DTC Participants and such DTC Participants making payment to Beneficial Owners. Neither the Township nor the Paying Agent will have any direct responsibility or obligation to such DTC Participants or the persons for whom they act as nominees for any failure of DTC to act or make any payment with respect to the Bonds.

The Township is authorized to execute such documents as may be necessary or desirable in connection with DTC's services as securities depository including a blanket letter of representation obligating the Township to give certain notices to DTC and to meet certain requirements relating to Bond payments.

If DTC determines to discontinue providing its services as securities depository with respect to the Bonds at any time, the Township officials then holding the offices set forth in Section 4 of this Ordinance are hereby authorized to designate a successor securities depository or to deliver certificates to or upon the order of the registered owners of the Bonds.

The Township shall give notice or cause the Paying Agent to give notice, to DTC in accordance with the Blanket Letter of Representations for the redemption or other retirement of all of the Bonds. The Township will provide for the form of notice. Upon receipt of such notice, DTC will forward the notice to the DTC Participants for subsequent forwarding of such notice to the Beneficial Owners of the Bonds. The Township will pay the customary charges for such mailing.

11. Sale of Bonds. The Bonds shall be sold at private sale by negotiation as hereinafter set forth in Section 14. After due consideration, the Board hereby finds and determines, on the basis of all available information, that a private negotiated sale of the Bonds is in the best financial interest of the Township.

12. Creation of and Deposits in Sinking Fund. The Township covenants that there shall be and there is hereby established and that it shall hereafter maintain a sinking fund designated "Sinking Fund - General Obligation Bonds, Series of 2026" for the Bonds (the "Sinking Fund") to be held by the Paying Agent (or such substitute or successor Paying Agent which shall hereafter be appointed in accordance with the provisions of the Act) in the name of the Township, but subject to withdrawal only by the Paying Agent.

The Township covenants and agrees to deposit in such Sinking Fund no later than each Interest Payment Date (as defined in the form of the Bonds attached hereto), the debt service payable on the Bonds on such dates, which shall not exceed the maximum amounts set forth in **Exhibit B** attached hereto, or such greater or lesser amount as at the time shall be sufficient to pay principal of and interest on the Bonds becoming due on each such date.

Pending application to the purpose for which such Sinking Fund is established, the President or Vice President of the Board is hereby authorized and directed to cause the monies therein to be invested or deposited and insured or secured as permitted and required by Section 8224 of the Act. All income received on such deposits or investments of monies in such Sinking Fund during each applicable period shall be added to such Sinking Fund and shall be credited against the deposit next required to be made in such Sinking Fund.

The Paying Agent is hereby authorized and directed, without further action by the Township, to pay from such Sinking Fund the principal of and interest on the Bonds as the same become due and payable in accordance with the terms thereof and the Township hereby covenants that such monies, to the extent required, will be applied to such purpose.

All monies deposited in the Sinking Fund for the payment of the Bonds which have not been claimed by the registered owners thereof after two years from the date when payment is due, except where such monies are held for the payment of outstanding checks, drafts or other instruments of the Paying Agent, shall be returned to the Township. Nothing contained herein shall relieve the Township of its liability to the registered owners of the unpresented Bonds.

13. No Taxes Assumed. The Township shall not assume the payment of any tax or taxes in consideration of the purchase of the Bonds.

14. Award and Sale of Bonds. The Township hereby awards and sells the Bonds to the Underwriter at a price of no less than ninety-five percent (95%) and no more than one hundred twenty-five percent (125%) of the principal amount of the Bonds (including original issue discount or premium and the underwriter's discount) plus accrued interest from the dated date of the Bonds to the date of delivery and in accordance with the other terms and conditions contained or incorporated in the Purchase Proposal of the Underwriter dated October 26, 2026 which is hereby approved and accepted. The underwriter's discount for the Bonds shall not exceed 0.600% of the principal amount of the Bonds. A copy of said Purchase Proposal shall be attached to this Ordinance and lodged with the official minutes of this meeting and is hereby incorporated herein by reference. The proper officers of the Township are hereby authorized and directed to endorse the acceptance of the Township on said Purchase Proposal and to deliver executed copies thereof to the Underwriter. The proper officers of the Township, the Township Manager or the Director of Finance is authorized to accept the Addendum to the Purchase Proposal setting forth the final terms of the Bonds within the Parameters set forth in this Ordinance.

15. Contract with Paying Agent. The proper officers of the Township are authorized to contract with U.S. Bank Trust Company, National Association, Philadelphia, Pennsylvania, in connection with the performance of its duties as the Paying Agent and Sinking Fund Depository on usual and customary terms, including an agreement to observe and comply with the provisions of this Ordinance and of the Act.

16. Federal Tax Covenants. The Township hereby covenants not to take or omit to take any action so as to cause interest on the Bonds to be no longer excluded from gross income for purposes of federal income taxation and to otherwise comply with the requirements of Sections 103 and 141 through 150 of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable regulations promulgated with respect thereto, throughout the term of the Bonds. The Township further covenants that it will make no investments or other use of the proceeds of the Bonds which would cause the Bonds to be "arbitrage bonds" as defined in Section 148 of the Code. The Township further covenants to comply with the rebate requirements (including the prohibited payment provisions) contained in Section 148(f) of the Code and any regulations promulgated thereunder, to the extent applicable, and to pay any interest or penalty imposed by the United States for failure to comply with said rebate requirements, to the extent applicable.

The Township may determine, on the advice of Bond Counsel to the Township, to designate, the Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3)(B) of the Code. The Township hereby delegates the power to make such designation on behalf of the Township, on the advice of Bond Counsel to the Township, to the proper officers of the Township and authorizes each of such officers to execute a certificate at the time of closing of on the Bonds, setting forth the amount of the Bonds, if any, designated under the Code and making such representations and warranties as are required in connection therewith.

17. Execution and Authentication of Bonds. As provided in Section 4, the Bonds shall be executed by the President or the Vice President of the Board and the Secretary of the Township and each such execution shall be by manual or facsimile signature. If any officer whose signature appears on the Bonds shall cease to hold such office before the actual delivery date of the Bonds, such signature shall nevertheless be valid and sufficient for all purposes as if such person had remained in such office until the actual delivery date of the Bonds. The Bonds shall be authenticated by the manual signature of an authorized representative of the Paying Agent.

18. Application of Bond Proceeds. The purchase price for the Bonds, and any accrued interest payable by the Underwriter, shall be paid by the Underwriter to the Paying Agent on behalf of the Township. Upon receipt of the purchase price for the Bonds, including interest thereon accrued to the date of delivery, if any, the Paying Agent shall deposit the same in a settlement account. From the settlement account, the Paying Agent shall pay the costs and expenses of the financing, the costs of the Project, and the proper officers of the Township are authorized to direct the Paying Agent in writing as to such payments.

19. Approval of Official Statement. The Township hereby approves and "deems final" the Preliminary Official Statement for the Bonds for purposes of United States Securities and Exchange Commission Rule 15c2-12. A final Official Statement containing the final terms of the Bonds, shall be prepared and delivered to the Underwriter within seven (7) business days from the date of establishment of the final terms of the Bonds, and the Township hereby approves the use thereof in connection with the public offering and sale of the Bonds.

20. Continuing Disclosure. The Township hereby authorizes and directs the appropriate officers to execute and deliver a Continuing Disclosure Agreement or a supplement to an existing Continuing Disclosure Agreement of the Township (the "Continuing Disclosure Agreement") if and to the extent required by law. The Township further covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Agreement. Notwithstanding any other provision of this Ordinance, failure of the Township to comply with the Continuing Disclosure Agreement shall not be considered an event of default hereunder or under the Bonds; however, the Paying Agent, any Participating Underwriter (as defined in the Continuing Disclosure Agreement), or any Bondholder may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the Township to comply with its obligations under this Section.

21. Officers Authorized to Act. For the purpose of expediting the closing and the issuance and delivery of the Bonds, or in the event that the President of the Board or the Secretary of the Township shall be absent or otherwise unavailable for the purpose of executing documents, or for the purpose of taking any other action which they or any of them may be authorized to take

pursuant to this Ordinance, the Vice President of the Board or the Assistant Secretary of the Township, respectively, are hereby authorized and directed to execute documents, or otherwise to act on behalf of the Township in their stead.

22. Contract with Bond Owners. This Ordinance constitutes a contract with the registered owners of the Bonds outstanding hereunder and shall be enforceable in accordance with the provisions of the laws of the Commonwealth of Pennsylvania.

23. Binding Effect of Covenants and Agreements. All covenants, obligations and agreements of the Township set forth in this Ordinance and in the documents authorized hereby shall be deemed to be the covenants, obligations and agreements of the Township to the full extent authorized or permitted by law, and all such covenants, obligations and agreements shall be binding upon the Township and its successors from time to time and upon any board or body to which any powers or duties affecting the same shall be transferred by or in accordance with law. Except as otherwise provided in this Ordinance, all rights, powers and privileges conferred and duties and liabilities imposed upon the Township or the members thereof by the provisions of this Ordinance or the documents authorized hereby shall be exercised or performed, by such members, officers or other representatives of the Township as may be required or permitted by law to exercise or perform the same. No covenant, obligation or agreement herein contained or contained in any documents authorized hereby shall be deemed to be a covenant, obligation or agreement of any commissioner, officer, agent or employee of the Township in his or her individual capacity and neither the Commissioners of the Township nor any officer executing the other documents authorized by this Ordinance shall be liable personally thereunder or be subject to any personal liability or accountability by reason of the execution and delivery thereof.

24. Bond Counsel. The Township hereby appoints Cozen O'Connor to act as Bond Counsel to the Township with respect to the transactions contemplated by this Ordinance.

25. Further Action. The proper officers of the Township are hereby authorized and directed to take all such action, execute, deliver, file and/or record all such documents, publish all notices and otherwise comply with the provisions of this Ordinance and the Act in the name and on behalf of the Township.

26. Act Applicable to Bonds. This Ordinance is enacted pursuant to, and the Bonds issued hereunder shall be subject to, the provisions of the Act and all of the mandatory provisions thereof shall apply hereunder whether or not explicitly stated herein.

27. Severability. In case any one or more of the provisions contained in this Ordinance or in any Bond shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Ordinance or of said Bonds, and this Ordinance or said Bonds shall be construed and enforced as if such invalid, illegal or unenforceable provisions had never been contained therein.

28. Repealer. All ordinances and parts of ordinances heretofore enacted to the extent that the same are inconsistent herewith are hereby repealed.

29. **Effective Date.** This Ordinance shall take effect on the earliest date permitted by the Act.

ENACTED this 26th day of October, 2026.

(TOWNSHIP SEAL)

TOWNSHIP OF RADNOR

ATTEST

Secretary	President Board of Commissioners

EXHIBIT A

[FORM OF BOND]

UNITED STATES OF AMERICA

COMMONWEALTH OF PENNSYLVANIA

TOWNSHIP OF RADNOR

GENERAL OBLIGATION BOND, SERIES OF 2026

No. R- $_____

INTEREST RATE	MATURITY DATE	ORIGINAL ISSUANCE DATE	CUSIP
	_____ __, ____	_____ __, 2026	

REGISTERED OWNER: CEDE & CO.

PRINCIPAL SUM: DOLLARS

Township of Radnor, Delaware County, Pennsylvania (the "Township"), a political subdivision of the Commonwealth of Pennsylvania, for value received, hereby promises to pay to the registered owner hereof on the Maturity Date set forth above the Principal Sum set forth above, unless this Bond shall have been called for redemption and payment of the redemption price shall have been made or duly provided for, and to pay interest thereon from the Original Issuance Date set forth above or the most recent Interest Payment Date to which interest has been paid or duly, provided for, semiannually on _____ __ and _____ __ of each year, commencing _____ __, 20__ (each, an "Interest Payment Date"), at the interest rate specified above, calculated on the basis of a 360-day year of twelve 30-day months until the principal sum is paid or has been provided for.

Interest is payable to the registered owner of this Bond from the Interest Payment Date next preceding the authentication date of the Bond, unless: (a) this Bond is authenticated as of an Interest Payment Date, in which event it shall bear interest from such Interest Payment Date; (b) this Bond is registered and authenticated after a Regular Record Date (hereinafter defined) and before the next succeeding Interest Payment Date, in which event it shall bear interest from such succeeding Interest Payment Date; (c) such Bond is registered and authenticated on or prior to the Regular Record Date preceding _____ __, 20__, in which event it shall bear interest from _____ __, 20__; or (d) as shown by the records of the Paying Agent interest on this Bond

shall be in default, in which event it shall bear interest from the date on which interest was last paid on this Bond.

The principal of this Bond is payable upon presentation and surrender hereof at the corporate trust office of U.S. Bank Trust Company, National Association, in Philadelphia, Pennsylvania (the "Paying Agent"). Interest on this Bond will be paid on each Interest Payment Date by check mailed to the person in whose name this Bond is registered on the registration books of the Township maintained by the Paying Agent, as bond registrar, at the address appearing, thereon at the close of business on the fifteenth (15th) day (whether or not a day on which the Paying Agent is open for business) next preceding such Interest Payment Date (the "Regular Record Date"). Any such interest not so timely paid or duly provided for shall cease to be payable to the person who is the registered owner hereof as of the Regular Record Date, and shall be payable to the person who is the registered owner hereof at the close of business on a Special Record Date for the payment of such defaulted interest. Such Special Record Date shall be fixed by the Paying Agent whenever monies become available for payment of the defaulted interest, and notice of the Special Record Date and payment date for such interest shall be given by first class mail to the registered owners of the Bonds not less than ten (10) days prior to the Special Record Date. Such notice shall be mailed to the persons in whose names the Bonds are registered at the close of business on the fifth (5th) day preceding the date of mailing. The principal of and interest on this Bond are payable in lawful money of the United States of America.

Notwithstanding the foregoing, so long as this Bond is registered in the name of The Depository Trust Company ("DTC") or its nominee, Cede & Co., payment of principal and interest on this Bond shall be payable in the manner and at the respective times of payment provided for in DTC's Operational Arrangements, as they may be amended from time to time.

This Bond is one of a duly authorized issue of General Obligation Bonds, Series of 2026, of the Township in the aggregate principal amount of $_____ (the "Bonds") issued in fully registered form in denominations of $5,000 and integral multiples of $5,000 in excess thereof, all issued in accordance with the Local Government Unit Debt Act, 53 Pa. Cons. Stat. §8001 et seq., as amended (the "Act"), and pursuant to an Ordinance of the Board of Commissioners of the Township duly enacted on October 26, 2026 (the "Ordinance") and a Paying Agent Agreement between the Township and the Paying Agent dated as of _____ __, 2026 (the "Paying Agent Agreement"). The Bonds are issued for the purpose of financing various capital projects, and paying the costs of issuing the Bonds, as described in the Ordinance.

Under the laws of the Commonwealth of Pennsylvania, this Bond and the interest thereon shall at all times be free from taxation within the Commonwealth of Pennsylvania, but this exemption shall not extend to gift, estate, succession or inheritance taxes or to any other taxes not levied or assessed directly on this Bond or the interest thereon. Profits, gains or income derived from the sale, exchange, or other disposition of this Bond are subject to state and local taxation.

The Bonds maturing on or after _____ __, 20__ are subject to redemption prior to maturity at the option of the Township as a whole or from time to time in part, in any order of maturity or portion of a maturity as selected by the Township on _____ __, 20__ or any date thereafter, upon payment of a redemption price of 100% of principal amount plus interest accrued to the redemption date. If less than an entire year's maturity of Bonds are to be redeemed at any

particular time, such Bonds so to be called for redemption shall be chosen by lot by the Paying Agent.

The Bonds stated to mature on _____ __, ____ and _____ __, ____ (the "Term Bonds") are subject to mandatory redemption prior to their stated maturity by lot by the Township from monies to be deposited in the Sinking Fund established under the Ordinance at a redemption price of 100% of the principal amount thereof plus accrued interest to the date fixed for redemption. The Township hereby covenants that it will cause the Paying Agent to select by lot, to give notice of redemption and to redeem Term Bonds at said price from monies deposited in the Sinking Fund sufficient to effect such redemption (to the extent that Term Bonds shall not have been previously purchased from said monies by the Township as permitted under the Ordinance) on _____ __ of the years, from the maturities and in the annual principal amounts set forth in the following schedule (or such lesser principal amount as shall at the time represent all Term Bonds which shall then be outstanding):

Mandatory Redemption Schedule

Redemption Date (_____ __)	Maturity From Which Selected	Principal Amount to be Redeemed or Purchased

In the event that a portion, but not all of the Term Bonds are redeemed pursuant to optional redemption, then the principal amount of any remaining mandatory sinking fund redemptions and the final maturity applicable to the Term Bonds shall be proportionately reduced (subject to the Paying Agent making such adjustments as it deems necessary to be able to affect future redemptions of such Bonds in authorized denominations) unless the Township directs an alternate reduction of such mandatory sinking fund redemptions and final maturity.

For the purpose of selection of Bonds for redemption, any Bond of a denomination greater than $5,000 shall be treated as representing such number of separate Bonds, each of the denomination of $5,000, as is obtained by dividing the actual principal amount of such Bond by $5,000. Any Bond which is to be redeemed only in part shall be surrendered at the corporate trust office of the Paying Agent in Philadelphia, Pennsylvania, together with a duly executed instrument of transfer in form satisfactory to the Paying Agent, and the registered owner of such Bond shall receive, without service charge, a new Bond or Bonds, of any authorized denomination as requested by such registered owner in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered.

On the date designated for redemption, and upon deposit with the Paying Agent of funds sufficient for payment of the principal of and accrued interest on the Bonds called for redemption, interest on the Bonds or portions thereof so called for redemption shall cease to accrue and the Bonds or portions thereof so called for redemption shall cease to be entitled to any benefit of security hereunder, and registered owners of the Bonds so called for redemption shall have no rights with respect to the Bonds or portions thereof so called for redemption, except to receive payment of the principal of and accrued interest on the Bonds so called for redemption to the date fixed for redemption.

Notice of any redemption shall be given by first class mail, postage prepaid, mailed by the Paying Agent not less than 20 or more than 60 days before the redemption date to the registered owners of the Bonds at their addresses as they appear on the Bond register maintained by the Paying Agent. Such notice shall be given in the name of the Township, shall identify the Bonds to be redeemed (and, in the case of a partial redemption of any Bonds, the respective principal amounts thereof to be redeemed), shall specify the redemption date and the redemption price, and shall state that on the redemption date the Bonds called for redemption will be payable at the corporate trust office of the Paying Agent in Philadelphia, Pennsylvania and that from the date of redemption interest will cease to accrue. The Paying Agent shall use "CUSIP" numbers (if then generally in use) in notices of redemption as a convenience to Bond owners, provided that any such redemption notice shall state that no representation is made as to the correctness of such numbers either as printed on the Bonds or as contained in any notice of redemption and the reliance may be placed only on the identification numbers prefixed "R-" printed on the Bonds. Failure to mail any notice of redemption, or any defect therein, or in the mailing thereof, with respect to any Bond shall not affect the validity of any proceeding for redemption of other Bonds so called for redemption.

With respect to any optional redemption of the Bonds, if at the time of mailing such notice of redemption, the Township shall not have deposited with the Paying Agent monies sufficient to redeem all the Bonds called for redemption, such notice may state that it is conditional, that is, subject to the deposit of the redemption monies with the Paying Agent not later than the redemption date, and such notice shall be of no effect unless such monies are so deposited.

The Township and the Paying Agent may treat the person in whose name this Bond is registered on the Bond register maintained by the Paying Agent as the absolute owner of this Bond for all purposes and neither the Township nor the Paying Agent shall be affected by any notice to the contrary. The Bonds are being issued by means of a book-entry system, with actual bond certificates evidencing ownership of the Bonds immobilized at either DTC, New York, New York (the "Securities Depository"), or its successor as Securities Depository or with the Paying Agent, as custodian for DTC. Transfers of beneficial ownership of the Bonds shall be effected on the records of the Securities Depository and its participants pursuant to the rules and procedures established by the Securities Depository.

So long as the Bonds are issued in book-entry form, actual bond certificates are not available for distribution to the beneficial owners and the principal and interest on the Bonds are payable to Cede & Co., as nominee of the Securities Depository. Transfer of principal and interest payments to participants of the Securities Depository is the responsibility of the Securities Depository; transfers of principal and interest to beneficial owners of the Bonds by participants of the Securities Depository will be the responsibility of such participants and other nominees of beneficial owners. The Township and the Paying Agent are not responsible or liable for maintaining, supervising or reviewing the records maintained by the Securities Depository, its participants or persons acting through such participants. If the Bonds are no longer registered to a Securities Depository or its nominee, the Bonds are transferable by the registered owners thereof, subject to payment of any required tax, fee or other governmental charge, upon presentation and surrender at the corporate trust office of the Paying Agent in, Philadelphia, Pennsylvania, together with a duly executed instrument of transfer in form satisfactory to the Paying Agent. The Paying Agent shall not be required: (i) to issue, transfer or exchange any of the Bonds during a period

beginning at the close of business on the fifth (5th) day next preceding the day of selection of Bonds to be redeemed and ending at the close of business on the day on which such notice is given, or (ii) to transfer or exchange any Bond selected for redemption in whole or in part.

No recourse shall be had for the payment of the principal of or interest on this Bond, or for any claim based hereon, against any commissioner, officer or employee, past, present or future, of the Township or of any successor body, as such, either directly or through the Township or through any such successor body under any constitutional provision, statute or rule of law, or by the enforcement of any assessment or by any legal or equitable proceeding or otherwise, and all such liability of such commissioners, officers or employees is released as a condition of and as consideration for the execution and issuance of this Bond.

Whenever the due date for payment of interest on or principal of this Bond shall be a Saturday, Sunday, a legal holiday or a day on which banking institutions in the Commonwealth of Pennsylvania or in the jurisdiction in which the corporate trust or payment office of the paying agent is located are authorized or required by law or executive order to close (a "Holiday"), then the payment of such interest or principal need not be made on such date, but may be made on the succeeding day which is not a Holiday, with the same force and effect as if made on the due date for payment of principal or interest.

It is hereby certified that the approval of the Department of Community and Economic Development of the Commonwealth of Pennsylvania for the Township to issue and deliver this Bond has been duly given pursuant to the Act; that all acts, conditions and things required by the laws of the Commonwealth of Pennsylvania to exist, to have happened or to have been performed, precedent to or in the issuance of this Bond or in the creation of the debt of which this Bond is evidence, exist, have happened and have been performed in regular and due form and manner as required by law; that this Bond, together with all other indebtedness of the Township, is within every debt and other limit prescribed by the Constitution and the statutes of the Commonwealth of Pennsylvania; that the Township has established a sinking fund for the Bonds and shall deposit therein amounts sufficient to pay the principal of and interest on the Bonds as the same shall become due and payable; and that for the prompt and full payment of all obligations of this Bond, the full faith, credit and taxing power of the Township are hereby irrevocably pledged.

This Bond shall not be entitled to any benefit under the Ordinance or be valid or become obligatory for any purpose until this Bond shall have been authenticated by the Paying Agent by execution of the certificate endorsed hereon.

IN WITNESS WHEREOF, the Township of Radnor, Delaware County, Pennsylvania has caused this Bond to be signed in its name and on its behalf by the signature of the President of its Board of Commissioners and an impression of its corporate seal to be hereunto affixed, duly attested by the signature of the Secretary of the Township.

TOWNSHIP OF RADNOR

By:_____
President, Board of Commissioners

Attest:_____
Secretary

(SEAL)

AUTHENTICATION CERTIFICATE

This Bond is one of the Township of Radnor General Obligation Bonds, Series of 2026, described in the within mentioned Ordinance.

DATE OF AUTHENTICATION:

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, Paying Agent

By: _____
Authorized Representative

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto

PLEASE INSERT SOCIAL SECURITY OR EMPLOYER IDENTIFICATION NUMBER OF ASSIGNEE

_____

/_____/

_____

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

_____ attorney to transfer said Bond on the books of the within named Paying Agent, with full power of substitution in the premises.

Dated:

Signature Guaranteed by:

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution, an institution which is a participant in a Securities Transfer Association recognized signature guaranteed program.	NOTICE: The signature to this Assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

_____

(Authorized Signature)

[END OF BOND FORM]

TOWNSHIP OF RADNOR

General Obligation Bonds, Series of 2026

EXHIBIT B

MAXIMUM BOND AMORTIZATION SCHEDULE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2027			348,000	348,000	
12/01/2027	265,000	6.000%	360,000	625,000	973,000
06/01/2028			352,050	352,050	
12/01/2028	270,000	6.000%	352,050	622,050	974,100
06/01/2029			343,950	343,950	
12/01/2029	285,000	6.000%	343,950	628,950	972,900
06/01/2030			335,400	335,400	
12/01/2030	300,000	6.000%	335,400	635,400	970,800
06/01/2031			326,400	326,400	
12/01/2031	315,000	6.000%	326,400	641,400	967,800
06/01/2032			316,950	316,950	
12/01/2032	330,000	6.000%	316,950	646,950	963,900
06/01/2033			307,050	307,050	
12/01/2033	340,000	6.000%	307,050	647,050	954,100
06/01/2034			296,850	296,850	
12/01/2034	360,000	6.000%	296,850	656,850	953,700
06/01/2035			286,050	286,050	
12/01/2035	375,000	6.000%	286,050	661,050	947,100
06/01/2036			274,800	274,800	
12/01/2036	395,000	6.000%	274,800	669,800	944,600
06/01/2037			262,950	262,950	
12/01/2037	415,000	6.000%	262,950	677,950	940,900
06/01/2038			250,500	250,500	
12/01/2038	430,000	6.000%	250,500	680,500	931,000
06/01/2039			237,600	237,600	
12/01/2039	445,000	6.000%	237,600	682,600	920,200
06/01/2040			224,250	224,250	
12/01/2040	460,000	6.000%	224,250	684,250	908,500
06/01/2041			210,450	210,450	
12/01/2041	490,000	6.000%	210,450	700,450	910,900
06/01/2042			195,750	195,750	
12/01/2042	515,000	6.000%	195,750	710,750	906,500
06/01/2043			180,300	180,300	
12/01/2043	535,000	6.000%	180,300	715,300	895,600
06/01/2044			164,250	164,250	
12/01/2044	565,000	6.000%	164,250	729,250	893,500
06/01/2045			147,300	147,300	
12/01/2045	595,000	6.000%	147,300	742,300	889,600
06/01/2046			129,450	129,450	
12/01/2046	625,000	6.000%	129,450	754,450	883,900
06/01/2047			110,700	110,700	
12/01/2047	660,000	6.000%	110,700	770,700	881,400
06/01/2048			90,900	90,900	
12/01/2048	700,000	6.000%	90,900	790,900	881,800
06/01/2049			69,900	69,900	
12/01/2049	735,000	6.000%	69,900	804,900	874,800
06/01/2050			47,850	47,850	
12/01/2050	775,000	6.000%	47,850	822,850	870,700
06/01/2051			24,600	24,600	
12/01/2051	820,000	6.000%	24,600	844,600	869,200
	12,000,000		11,080,500	23,080,500	23,080,500

CERTIFICATE OF SECRETARY

The undersigned, Secretary of the Township of Radnor HEREBY CERTIFIES that:

The foregoing Ordinance authorizing the issuance of General Obligation Bonds, Series of 2026 of the Township was duly moved and seconded and enacted by a majority vote of all the Board of Commissioners of said Township at a duly called and convened meeting of said Board held on October 26, 2026; that public notice of said meeting was given as required by law; and that the roll of the Board of Commissioners was called and such members voted or were absent as follows:

Name	**Vote**
Jim Riley, President	_____
Maggy Myers, Vice President	_____
Catherine Agnew	_____
Howard Childs	_____
James Coates	_____
Jack Larkin	_____
Moira Mulroney	_____

and that such Ordinance and the votes thereon have been duly recorded in the minutes.

WITNESS my hand and seal of the Township this 26th day of October, 2026.

_____
William M. White, Secretary

(TOWNSHIP SEAL)

ORDINANCE NO. 2026-22

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING A THREE-YEAR LEASE FOR PAISBOA FOR A PORTION OF THE RADNOR TOWNSHIP MUNICIPAL BUILDING, CONSISTING OF APPROXIMATELY 1500 SQUARE FEET

WHEREAS, PAISBOA wishes to renew its existing lease for a portion of the Township Municipal Building for an additional three-year term commencing on January 1, 2027; and

WHEREAS, Section §3.03 of the Radnor Township Home Rule Charter requires the enactment of an ordinance approving a lease of real property for a term of three or more years.

NOW, THEREFORE, be it ***ENACTED*** and ***ORDAINED*** by the Radnor Township Board of Commissioners that the new Lease, as set forth on the attached **Exhibit "A**", is hereby approved between the Township and PAISBOA for a three-year term for a portion of the Radnor Township Municipal Building, consisting of approximately 1,500 square feet to commence on January 1, 2024, at a monthly rent as follows:

January 1, 2027 to December 31, 2027--------$4,059.17 per month
January 1, 2028 to December 31, 2028--------$4,180.83 per month
January 1, 2029 to December 31, 2029--------$4,606.67 per month

EFFECTIVE DATE. This Ordinance shall take effect in accordance with the Radnor Home Rule Charter.

REPEALER. Any Ordinances, or parts of Ordinances, conflicting with this Ordinance are hereby repealed to the extent of such inconsistency.

SEVERABILITY. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of Radnor Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

ENACTED and ***ORDAINED***, this __ day of ____ 2026.

RADNOR TOWNSHIP

By: _____
Name: Jim Riley
Title: President

ATTEST: _____
Name: William White
Title: Township Manager / Secretary

LEASE AGREEMENT

THIS AGREEMENT OF LEASE, made effective this _____ day of _____, A.D., 2026 by and between **RADNOR TOWNSHIP** (hereinafter "Landlord") and **PAISBOA** (hereinafter "Tenant").

W I T N E S S E T H:

Landlord hereby leases to Tenant, and Tenant hereby rents from Landlord, the Leased Premises upon all the terms and conditions herein contained. Intending to be legally bound hereunder and in good and valuable consideration of the rents herein reserved and the mutual covenants herein contained, Landlord and Tenant hereby agree as follows:

1. LEASED PREMISES.

A. Landlord, for and in consideration of the covenants and conditions hereinafter contained on the part of the Tenant to be performed, and in consideration of the rental hereinafter reserved, does hereby grant, lease, demise, and let unto Tenant and Tenant does hereby rent, and take from Landlord ALL THAT CERTAIN real property consisting of approximately 1,500 square feet of office space, more or less, of that portion on the second floor of the Radnor Township Municipal Building as more fully described in ***Exhibit "A"***, located at 301 Iven Avenue, Radnor Township, Delaware County, Pennsylvania, all of which are hereinafter called the "Leased Premises" and/or "Premises" and/or "Property". Landlord warrants and represents that Radnor Township is the owner of the Leased Premises and has good and marketable title thereto.

B. The Landlord has leased to the Tenant and the Tenant has leased from the Landlord the Leased Premises together with use of the parking areas, use of the lunch room, use of the fitness room, one (1) dedicated landline for the fax machine, wireless internet access (public wireless network) and all of the fixtures, apparatus, and existing office furniture, together with all rights and easements appurtenant to be provided by Landlord and located therein. Tenant acknowledges and agrees that Tenant has the right to use the wireless internet access provided by Landlord. Tenant further acknowledges and agrees that Landlord does not guarantee or warrant security for the use of the internet access and that Tenant shall to the fullest extent allowed by law, indemnify, defend and hold harmless the Landlord against any and all claims, damages, liabilities, demands, fines, losses, liabilities, costs or deficiencies (including reasonable attorneys' fees and other costs and expenses incident to any claim, suit, action and/or proceeding) arising out the use of the internet access.

C. Tenant may request and schedule to use the Radnorshire meeting room located on the first floor of the Township Municipal Building at a cost of Two Hundred Fifty Dollars ($250.00) per meeting.

D. Tenant shall provide Landlord access to its purchasing consortium for purposes of gaining professional development software, training and the like.

2. USE. Tenant shall continuously use and occupy the Leased Premises during the Term of this Lease, which use and occupancy shall be solely for the purpose of office space and related training, and for no other purpose or purposes without the prior written consent of Landlord. If any governmental license or permit shall be required for the proper and lawful conduct of Tenant's business or other activity carried on in the Leased Premises or if a failure to procure such a license or permit might or would in any way affect Landlord, then Tenant, at Tenant's expense, shall duly procure and thereafter maintain such license or permit and submit the same for inspection by Landlord. Tenant, at Tenant's expense, shall, at all times, comply with the requirements of each such license or permit

3. TERM.

A. The term of this Lease shall be for a period of three (3) years ("Term") commencing the 1st day of January 2027 and expiring at 11:59 p.m. on the 31st day of December 2029. This lease shall replace the existing lease between the parties dated October 16, 2023.

B. Either party shall have the right to terminate this Lease upon giving notice to the other, in writing, at least ninety (90) days prior to the last day of the Term or the subsequent renewal term that the Lease will terminate on the last day of the then current Term.

C. If neither party gives notice of termination to the other as described in Section 3.B. above, the Lease shall continue for one additional one (1) year term ("Renewal Term"). This Lease shall automatically terminate on the last day of the Renewal Term unless otherwise agreed by both parties in writing. The Renewal Term shall be upon the same terms, provisions and conditions as are in effect under this Lease immediately prior to the time such Renewal Term begins. Rent due under the Renewal Term shall be equal to the final year of the three-year Term.

4. RENT AND LATE PAYMENT .

A. The annual rent payable by Tenant to Landlord during the first year of the Lease Term shall be payable in monthly installments of $4,059.17 in advance upon the first day of each month during the Lease Term.

B. The annual rent payable by Tenant to Landlord during the second year of the Lease Term, shall be payable in monthly installments of $4,180.83 in advance upon the first day of each month.

C. The annual rent payable by Tenant to Landlord during the third year of the Lease Term shall be payable in monthly installments of $4,306.67 in advance upon the first day of each month.

D. The payment of rent under the terms of this lease shall commence on January 1, 2027. Timely payment of the rental and performance of all terms and conditions of this Lease are of the essence of this Lease.

E. If the monthly rent is not paid within five (5) days of the day that it is due, Tenant agrees to pay a late charge of Three Hundred Fifty-Five Dollars and Twenty-Five Cents ($355.25) or ten percent (10%) of the monthly payment, whichever is greater. The late charge shall compensate Landlord for additional administrative costs and expenses caused by the late payment. If payment is made to Landlord at the proper address by first class mail, postage prepaid, then the date of the postmark shall be used as the date of payment.

5. SECURITY DEPOSIT. Under the term of the previous lease, Tenant has deposited with Landlord the sum of Six Thousand Three Hundred Seventy-Five Dollars ($6,375.00) as a security deposit. Landlord shall continue to hold said security deposit which shall be available to be used by Landlord towards the satisfaction of any of the duties or liabilities of Tenant hereunder upon default.

6. UTILITY CHARGES AND SECURITY SERVICES.

A. Landlord shall be solely responsible for all charges for heat, electricity, water, trash, janitorial services and any other utilities and services used upon or furnished to the Leased Premises, except as provided in Section 6.C.

B. Landlord shall provide uninterrupted electrical power to all "orange" outlets located in the Leased Premises (via UPS/generator).

C. Tenant shall be solely responsible for the purchase, installation and maintenance of all phone systems, private internet services and/or cable communications, including all costs and charges imposed upon such services.

D. Landlord shall provide and maintain a security system with security card access operated by the Township.

7. ASSIGNMENT-SUBLETTING. Notwithstanding any provision herein to the contrary, Tenant shall not assign or in any way transfer this Lease or any estate or interest therein, to any other party, and will not lease or sublet the Premises, or any part or parts thereof, except that PAISBO will be sharing office space with the PAISBOA Health Benefit Trust. Tenant will at all times be solely responsible for all rent payments and other terms and conditions of this Lease.

8. REQUIREMENTS OF LAW. Tenant shall promptly comply with all statutes, ordinances, rules, orders, regulations and requirements of the Federal, State and Municipal governments and of any and all of their Departments and Bureaus which are applicable solely to the use of the Leased Premises by Tenant during the term or any renewal thereof; provided, however, that nothing contained in this Section 8 shall be deemed to obligate Tenant to make any structural changes in, or to correct any structural defects in, the building or improvements on the Leased Premises, or to make any repairs, changes or alterations or to add any equipment or device rendered necessary by any building or other improvement not having been constructed in compliance with law. Landlord represents that as of the commencement date, the Leased Premises is not, to the best of Landlord's knowledge, in violation of any such governmental law, regulation or requirement and Landlord shall comply will all statutes, ordinances, rules, regulations, orders

and requirements of the Federal, State and Municipal governments and with any and all of their Departments and Bureaus applicable to the physical nature and character of the Leased Premises being otherwise applicable to the construction or makeup of the Leased Premises as opposed to the use thereof by Tenant.

9. RIGHT TO COMPLY. In case of the Tenant, after the time required to remedy defaults under this Lease, shall fail or neglect to comply with the statutes, ordinances, rules, regulations, orders and requirements set forth in Section 8, or any of them, and required to be complied with by the Tenant, then the Landlord or his agents may, by entry if required, comply with any and all of the said statutes, ordinances, rules, regulations, orders and requirements at the risk and expense of the Tenant, and recover such expense from the Tenant; any sums owing by Tenant to be added to the next monthly installment of rent and to be collectable as rent.

10. DISCONTINUANCE AND INTERRUPTION OF SERVICE.

A. Landlord shall not be liable to Tenant in damages or otherwise for the quality, quantity, failure, unavailability or disruption of any utility service and the same shall not constitute a termination of this Lease, or actual or constructive eviction of Tenant.

B. In the event utilities serving the Leased Premises are disrupted due to the negligence or acts of omission of Landlord, its agents, contractors, servants or employees, Landlord shall promptly restore the affected utilities at Landlord's sole cost and expense. If the disrupted utilities are not restored by Landlord within five (5) days after the Landlord has received written notice of the disruption, and Tenant is unable to conduct its business in the Leased Premises due to the disruption of utility service, the Rent shall be abated commencing on the time service was disrupted and ending on the date Landlord restores the disrupted utilities. In no event, however, shall Landlord be liable for consequential damages resulting from any disruption of utilities.

C. Landlord, with the consent of Tenant, shall at all times have the right to alter any and all utilities, and the equipment relating thereto, serving the Leased Premises. Tenant shall execute and deliver to Landlord without delay such documentation as may be required to affect such alteration. Landlord shall use good faith efforts not to materially affect Tenant's business operations in the Leased Premises during such period of alteration.

11. REPAIRS.

A. Landlord shall, at Landlord's expense, maintain and repair the heating, ventilating and the air-conditioning systems ("HVAC System"), plumbing systems and the interior of the Leased Premises and the fixtures therein except as hereinafter required to be done by Tenant. Tenant shall not clog any plumbing, sewers, waste pipes, drains and water closets used by Tenant, and if the same shall become clogged as a result of Tenant's use, Tenant shall repair the same. If Tenant shall fail to start any work required to be done by Tenant under this Section 11 within fifteen (15) days after written notice from Landlord and to complete the same with reasonable diligence, then Landlord may provide such repairs or maintenance for the account of Tenant and the cost thereof shall be added to the next monthly installment of rent payable hereunder and collectable as rent.

B. Landlord shall, at Landlord's expense, keep certain elements of the Leased Premises in good order, repair and condition, and to replace if so required the foundation, floor slab, roof, all electric and plumbing systems, pipes, tubes, and other conduits and utility lines of the Demises Premises or embedded into the structure of the Leased Premises or within or under the floor slab; flashings, gutters and downspouts; interior load bearing walls and exterior walls, repairs to the streets, access drives, service drives, curbing, sidewalks; all repairs, structural or otherwise to the interior of the Leased Premises made necessary by structural failures, acts of God and leakage or flowing of water into the Leased Premises; all repairs, structural or otherwise, occasioned by losses which are covered by either Landlord's casualty policy or by a standard fire and extended coverage policy; and all necessary replacements of the HVAC System to maintain same in good operating condition.

C. Unless specified herein, any repairs to be made by Landlord will be made within a reasonable time after notice from Tenant. Notwithstanding, Landlord shall commence said repairs within thirty (30) days after notice from Tenant and thereafter diligently prosecute the same to completion; subject to strikes, lockouts, casualties, acts of God, war, material or labor shortages, governmental regulation or control or other causes beyond the reasonable control of Landlord, wherein in such event(s), the period for repairs shall be extended for the amount of time Landlord is so delayed.

12. ALTERATIONS AND REMOVALS. Tenant may not make any non-structural alterations, additions, and/or improvements to the Leased Premises unless Tenant receives written approval of Landlord. Upon the expiration or earlier termination of this Lease, Tenant shall be obligated to restore the Leased Premises to their original condition, wear and tear excepted. Tenant shall have the right to remove any or all such non-structural alterations, additions, and improvements from time-to-time and at the expiration or earlier termination of this Lease; provided, however, that any such alterations, additions and improvements installed and paid for by Tenant not removed by Tenant shall become the property of Landlord. Tenant shall have the right to install and remove from time-to-time and at the expiration or earlier termination of this Lease, whether the same be attached to the Leased Premises or otherwise, Tenant's trade fixtures and equipment and business fixtures and equipment including, without limitation, office partitions, platforms, and furniture as well as any building machinery and building equipment belonging to Tenant. Tenant shall promptly repair any damage to the Leased Premises caused by the removal by Tenant of any of Tenant's property therefrom.

13. LANDLORD'S RIGHT OF ACCESS. Landlord, his agents, servants and employees shall have the right to enter the Leased Premises (on 24-hours verbal or written notice), for the purposes of inspecting the same to ascertain whether Tenant is performing the covenants of this Lease, and during business hours provided that such access and entry of Landlord shall not unreasonably disturb the peaceful possession and quiet enjoyment of Tenant on the Leased Premises or otherwise in the event of need, under special arrangements with Tenant, for the purpose of making required repairs, alterations, improvements or additions, and Landlord shall be allowed to take all material into and upon the Leased Premises that may be required without the same constituting and eviction of Tenant in whole or in part, and, except as otherwise provided, the rent reserved shall in no way abate while said repairs are being made by reason of loss or interruption of the business of Tenant because of the prosecution of any such work. During the one hundred twenty (120) days preceding the expiration of this Lease, Tenant shall permit Landlord or

Landlord's agents to show the Leased Premises to prospective Tenants with reasonable frequency during business hours provided that such access and entry of Landlord shall not unreasonably disturb the peaceful possession and quiet enjoyment of Tenant on the Leased Premises.

14. INSURANCE; INDEMNITY. Tenant shall carry during the term of this Lease, in a form reasonably satisfactory to Landlord, general liability insurance for personal injuries, including death and damage to property coverage for any act or omission by the Tenant or any third party in the sum of not less than Five Hundred Thousand Dollars ($500,000) per occurrence, and fire insurance in an amount not less than One Hundred Thousand Dollars ($100,000) for property damage by fire. Tenant shall indemnify and save Landlord harmless from and against all claims, actions and damages, liabilities and expenses in connection with loss of life, personal injury and/or damage to property arising from or out of any occurrence in, upon or at the property, or the occupancy or use by Tenant of the property, or any part thereof, or occasioned wholly or in part by any act or omission of Tenant, Tenant's agents, employees, licensees, or invitees.

15. LANDLORD'S INSURANCE. Landlord also may, but shall have no obligation to, carry, at its sole cost and expense unless Tenant is not carrying such insurance as provided under this Agreement during the Term hereof (in which event the cost shall be that of Tenant and shall be deemed Additional Rent hereunder), all risk property insurance, comprehensive liability insurance and any other insurance deemed appropriate by Landlord (hereinafter "Landlord's Property Insurance") covering fire and extended coverage, vandalism and malicious mischief, and all other perils of direct physical loss or damage insuring the improvements and betterments located at the Leased Premises for one hundred percent (100%) of the replacement value thereof, together with all other coverages deemed appropriate by Landlord.

16. WAIVER OF SUBROGATION. Tenant hereby waives any rights they may have against the Landlord on account of any loss or damage occasioned to Tenant in or about the Leased Premises or its contents, arising from any risk covered by fire and extended coverage insurance. The parties hereto each, on behalf of their respective insurance companies insuring the property of the parties hereto against any such loss, waives any right of subrogation that such insurers may have against the parties hereto.

17. CONDITION OF THE LEASED PREMISES. By taking and assuming possession of the Leased Premises, Tenant acknowledges that it has: (i) inspected the Property; and (ii) accepted the Leased Premises, and all improvement, betterments and equipment, with no representation or warranty by Landlord as to the condition or suitability of the Leased Premises and/or Property for the Tenant's purpose. Tenant accepts the Leased Premises as is, where is, with all faults, latent or otherwise, and without any representations, warranties or promises from Landlord whatsoever, provided however the Landlord represents and warrants that, to its knowledge, the Tenant's use of the Leased Premises for office space under this Lease is in full compliance with the applicable law, regulations and zoning currently in effect.

18. SIGNS. Tenant shall not have the right to place signs on any part of the Leased Premises unless approved in advance by Landlord. It is contemplated that Tenant will have a single sign on the exterior of the Leased Premises and temporary signs from time-to-time for business events.

19. WASTE AND NUISANCE.

A. Tenant shall not commit or suffer to be committed any waste upon the Leased Premises and shall not place a load upon any floor of the Leased Premises which exceeds the weight per square foot which such floor was designed to carry. Tenant shall not commit or suffer to be committed any nuisance or other act or thing which may disturb the quiet enjoyment of any other occupant or tenant of the Township Municipal Building. Tenant shall not use or permit to be used any medium that might constitute a nuisance, such as loud speakers, sound amplifiers, phonographs, radios, televisions, or any other sound producing or other device which will carry sound or odors outside the Leased Premises. Tenant agrees that business machines and mechanical equipment used by Tenant which cause vibration or noise that may be transmitted to the building or buildings comprising the Township Municipal Building or to the Leased Premises, to such a degree as to be reasonable objectionable to Landlord or to any occupant, shall be placed and maintained by Tenant at its expense in setting of cork, rubber or spring-type vibration isolators sufficient to eliminate such vibrations or noise.

B. Tenant shall not perform any acts or carry on any practices which may injure the building or be a nuisance to other tenants, neighbors and business invitees of Tenant and the general public in the Township Municipal Building, parking areas or other common areas.

20. DAMAGE OR DESTRUCTION. If the Municipal Building is damaged by fire or other casualty that, in Landlord's reasonable judgment substantial alteration or reconstruction of the building shall be required, or if the Leased Premises has been damaged, Landlord may, at its option, terminate this Lease by notifying Tenant in writing of such termination within sixty (60) days after the date of such casualty. Such termination shall be effective as of the date of fire or casualty with respect to any portion of the Leased Premises that was rendered untenantable, and secondly, as of the effective date of termination specified in Landlord's notice with respect to any portion of the Leased Premises that remains tenantable. If this Lease is not so terminated by Landlord, Landlord shall proceed with reasonable diligence to restore the Leased Premises and the building, and minimum rent shall abate from the date of the casualty.

21. SUBORDINATION TO MORTGAGE. All mortgages which now or in the future affect the building have priority over this Lease. This means that the holder of a mortgage may end this Lease on a foreclosure sale. The Tenant shall sign all papers needed to give any mortgage priority over this Lease. If Tenant refuses, Landlord may sign the papers on behalf of the Tenant.

22. REMEDIES OF LANDLORD UPON TENANT'S DEFAULT.

A. Tenant agrees that if any rent or any charges herein included as rent shall remain unpaid on any day on which the same ought to be paid, then Landlord or any person acting under Landlord, may enter the Leased Premises and without further demand proceed by distress and sale of the goods there found to levy the rent and all other charges herein payable as rent, and all costs and officer's commissions, including watchmen's wages and further including a sum equal to five (5%) percent of the amount of the levy as commissions to the constable or other person making the levy, shall immediately attach and become a part of the claim of said Landlord for rent and any tender of rent without said costs, commissions and charges made after the issue of a warrant of distress shall not be sufficient to satisfy the claim of said Landlord. Tenant hereby

expressly waives the benefit of all laws now made or that may hereafter be made regarding any limitation as to the goods upon which, or the time within which distress is to be made after removal of goods, and further relieves the Landlord of the obligation of proving or identifying or appraising such goods and said Tenant hereby agrees to leave no goods of any kind for use on the Leased Premises with the understanding that such goods shall be exempt from levy for rent and other charges herein reserved as rent, it being the purpose and intent of this provision that all goods of Tenant, whether upon the Leased Premises or not, shall be liable to distress for rent. Tenant waives in favor of Landlord all rights under the Landlord and Tenant Act of 1951, and all supplements and amendments thereto that have been or may hereafter be passed, and authorizes the sale of any goods distrained for rent at any time after five (5) days from said destraint without any appraisement and/or condemnation thereof. Tenant further waives the right to issue a Writ of Replevin under the Laws of the State of Pennsylvania now in force or which may be hereafter enacted, for the recovery of any articles and goods seized under a distress for rent or levy upon execution for rent, damages or otherwise, and all waivers mentioned herein are hereby extended to apply to any such action. In addition to the foregoing, Landlord shall have the immediate right of re-entry and may remove all persons and property from the Leased Premises, using as much force as necessary and such property may be removed and stored in a public warehouse at the cost of and for the account of Tenant, all without service of notice or resort to legal process and without being deemed guilty of trespass or becoming liable for any loss or damage which may be occasioned thereby.

B. Should Landlord elect to re-enter the Leased Premises as provided in this Lease, or should it take possession pursuant to legal proceedings or pursuant to any notice provided for by law it may either terminate this Lease or it may from time-to-time without terminating this Lease, make such alterations and repairs as may be necessary in order to relet the Leased Premises or any part thereof for such term or terms (which may be for a term extending beyond the term of this Lease) and at such rental or rentals and upon such other terms and conditions as Landlord in its sole discretion may deem advisable; upon each such reletting all rentals received by the Landlord from such reletting shall be applied, first to the payment of any indebtedness other than rent due hereunder from Tenant to Landlord; second, to the payment of any costs and expenses of such reletting, including, brokerage fees payable by Landlord to its agent under both the existing letting hereunder and the reletting, and attorney's fees and of costs of such alterations and repairs; third, to the payment of rent due and unpaid hereunder and the residue, if any, shall be held by Landlord and applied in payment of future rent as the same may become due and payable hereunder. If such rentals received from such reletting during any month be less than that to be paid during that month by Tenant hereunder, Tenant shall pay any such deficiency to landlord. Such deficiency shall be calculated and paid monthly. No such re-entry or taking possession of said premises by Landlord shall be construed as an election on its part to terminate this Lease unless the termination thereof be decreed by a court of competent jurisdiction. Notwithstanding any such reletting without termination, Landlord may at any time thereafter elect to terminate this Lease for such previous breach.

C. Tenant further agrees and it is hereby made a condition of this Lease, or any extension thereof, that if Tenant shall commit any of the breaches enumerated in Section 25 hereof, then Landlord, in the event of any such breach or breaches, at its sole option, may give Tenant a Notice of Intention to end the term of this Lease at the expiration of five (5) days from the service of such Notice of Intention, and upon the expiration of said five (5) day period this, Lease and the

term and estate hereby granted (whether or not the term shall theretofore have commenced) as well as all of the right, title and interest of the Tenant hereunder shall wholly cease and expire and become void in the same manner and with the same force and effect (except as to Tenant's liability) as if the date fixed in such notice were the date herein originally specified for the expiration of the term herein demised; and Tenant shall then immediately quit and surrender to Landlord the Leased Premises, including, any and all buildings and improvements thereon, and Landlord may enter into and repossess the Leased Premises by summary proceedings, detainer, ejectment, or otherwise and remove all occupants thereof and at Landlord's option, any property thereon without being liable to indictment, prosecution of damage therefore.

D. Should Landlord at any time terminate this Lease for any breach hereof or exercise its right of re-entry hereunder, then, in addition to any other remedies it may have, Landlord may recover from Tenant all damages it may incur by reason of such breach, including the cost of recovering the Leased Premises, reasonable attorney's fees and the amount of rent and charges equivalent to rent reserved in this for the remainder of the stated term, all of which amounts shall be immediately due and payable from Tenant to Landlord and Landlord shall thereafter pay to Tenant, at such time or times as Landlord shall be in receipt of the same, the rent for the Leased Premises for the remainder of the stated term collected from tenants thereafter using the premises, up to the amount of the rent reserved which has theretofore been collected from Tenant, less costs of reletting, including brokerage commissions, attorney's fees, costs incurred in making repairs, replacements or decorations in the Leased Premises, advertising expenses and all other costs and expenses incidental or consequent to such reletting. It is hereby further understood that any such reletting may be for a period shorter or longer than the remaining term of this Lease, but in no event shall Tenant be entitled to receive any excess of such net rents over the sums payable by Tenant to Landlord hereunder, nor shall Tenant be entitled to credit in respect to any net rents from such a reletting (except to the extent that such net rents are actually received by Landlord). Landlord shall in no event be responsible or liable for any failure to relet the Leased Premises or any part thereof, nor for failure to collect the rental therefore under such reletting.

E. In case suit shall be brought for recovery of possession of the Leased Premises, for the recovery of rent or any other amount due under the provisions of this Lease, or because of the breach of any other amount due under the provisions of this lease, or because of the breach of any other covenant herein contained on the part of Tenant to be kept or performed, and a breach shall be established, Tenant shall pay to Landlord all expenses incurred therefore, including, all court costs and reasonable attorney's fees.

F. In the event of any default hereunder, Tenant agrees that thereupon and in such event the whole rent reserved for the balance of the term and all other sums payable hereunder as rent for the balance of the term or any part thereof shall immediately become due and payable in advance, and Landlord may immediately proceed to distain, collect,, confess judgment or bring action for the said whole rent or such part thereof provided for in case of rent in arrears, or may file a proof of claim in any bankruptcy or insolvency proceedings for such rent, or Landlord may institute any other proceedings, whether similar to the foregoing or not, to enforce payment thereof.

G. In the event Tenant breaches or threatens to breach this Lease prior to possession, in addition to any other rights accruing to Landlord by operation of law or equity, by or under any legal proceedings, or by the provisions of this Lease, Landlord may cancel this Lease

by giving Tenant five (5) days written notice of its intent to do so whereupon all security deposits will be retained by Landlord as liquidated damages and Landlord, at its option, may proceed to relet the Leased Premises with no liability or obligation to Tenant whatsoever. This Section shall be self-operative and no further instrument of cancellation shall be required of Tenant and Landlord.

H. It is further agreed that in the event of a breach or threatened breach by Tenant of any of the agreements, conditions, covenants or terms hereof, Landlord shall have the right to injunctive relief to restrain the Tenant and the right to invoke any remedy allowed by law or in equity whether or not other remedies, indemnity or reimbursements are herein provided. It is further agreed that each and every right and remedy of Landlord provided for in this Lease shall be cumulative and shall be in addition to every other right or remedy provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise, and the exercise or beginning of the exercise by Landlord of any one or more of the rights or remedies provided for in this Lease, or now or hereafter existing at law or in equity or by statute or otherwise shall not preclude the simultaneous or later exercise by Landlord or any or all other rights or remedies provided for in this Lease or now or hereafter existing at law of in equity or by statute or otherwise.

23. QUIET ENJOYMENT. Landlord does covenant that Tenant on paying the rent and performing the covenants aforesaid shall and may peaceable and quietly have, hold and enjoy the said Leased Premises during all terms of this Lease.

24. WAIVER. Neither Landlord nor Tenant shall be deemed to have waived any provisions of this Lease, including breach of any term, covenant, provision of this Lease, unless the same has been specifically waived by Landlord or Tenant, as the case may be, in a writing executed by an authorized officer of Tenant or Landlord. Any waiver of a breach shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition herein contained.

25. NOTICES. Whenever any demand, request, approval, consent or notice ("Notice") shall or may be given by one party to the other, Notice shall be addressed to the parties at their respective addresses set forth as follows:

Notice to Landlord shall be addressed to: Township Manager
Township of Radnor
301 Iven Avenue
Wayne, PA 19087

Notice to Tenant shall be addressed to:

Any such notices shall be and delivered by a nationally recognized overnight express courier (e.g.: FedEx), or registered or certified mail return receipt requested, postage prepaid. The date of actual receipt shall be deemed the date of service of Notice. In the event an addressee refuses to accept delivery, however, then Notice shall be deemed to have been served on either (i) the date delivery is refused, (ii) the next business day in the case of delivery by overnight courier, or (iii) three (3) business days after mailing the notice in the case of registered or certified mail. Either party may, at any time, change its Notice address by giving the other party Notice, in accordance with the above, stating the change and setting forth the new address.

26. RECORDING. Neither this Lease nor any memorandum thereof shall be recorded without the written consent of Landlord and Tenant.

27. SURRENDER AND HOLDOVER.

A. Tenant, upon expiration or earlier termination of this Lease, or any renewal or extension hereof, either by lapse of time or otherwise, agrees peaceably to surrender to Landlord the Leased Premises in "broom-clean" condition and in good repair. In the event that Tenant shall fail to surrender the Leased Premises, Landlord in addition to all other remedies available to it hereunder, shall have the right to receive, as liquidated damages for all the time Tenant shall so retain possession of the Leased Premises or any part thereof, an amount equal to twice the minimum rent, provided, however, that nothing contained in this section shall be deemed or construed as conferring upon Tenant a right to remain in possession of the Leased Premises beyond the expiration or termination of the Lease, or any extension or renewal hereof.

B. In the event Tenant shall remain in possession of the Leased Premises with Landlord's consent but without having executed a new Lease or an extension or renewal of the within Lease, then Tenant shall be deemed to be in occupancy and possession of the Leased Premises as a Tenant from month to month, subject to all the other terms, conditions, provisions and obligations of this Lease insofar as the same are applicable to a month to month tenancy. In the event that there occurs such consensual holdover as aforesaid, and if either party thereafter desires to terminate said occupancy at the end of any one-month period following the expiration date of the term of this Lease, the parties so desiring to terminate the same shall give the other party at least thirty (30) days written notice to that effect.

28. WAIVER OF LIENS. Tenant agrees that in the event that the Landlord gives written approval and permits any alterations or repairs to be made to the Leased Premises, that before any work is started or performed, a Waiver of Liens shall be prepared by the Landlord at the Tenant's expense and signed by the contractor and/or materialmen and the Landlord. That said Waiver of Liens shall be filed of record at the Tenant's expense in accordance with the Mechanic's Lien Laws of the Commonwealth of Pennsylvania. The parties hereto agree that a Waiver of Liens will only be required where the improvements or repairs are in excess of Five Thousand ($5,000.00) Dollars.

29. COVENANTS RUN TO HEIRS. It is hereby covenanted and agreed between the parties hereto that all covenants, conditions, agreements, and undertakings in this Lease contained shall extend to and be binding on the respective successors and assigns of the respective parties hereto and the same as if they were in every case named and expressed.

30. LIMITATION OF LANDLORD'S LIABILITY.

A. Landlord shall have absolutely no personal liability with respect to any provision of this Lease, or any obligation or liability arising therefrom or in connection therewith unless such liability is the result of Landlord's or Landlord's agents or invitees negligent act(s) or omissions.

B. All property (whether real, personal or mixed) at any time located in or upon the Property shall be at risk of the Tenant only, and Landlord shall not become liable for any damage to said property or to Tenant, or to any other person or property caused by water leakage, steam, sewage, gas or odors or to any damage whatsoever done or occasioned by or from any boiler, plumbing, gas, water, steam or other pipes, or any fixtures or equipment or appurtenances whatsoever, unless said damages are a result of Landlord's or Landlord's agents or invitees negligence or act(s) or omissions.

31. NO MODIFICATION. This Lease is intended by the parties as a final expression of their agreement as a complete and exclusive statement of the terms thereof. All prior negotiations, considerations and representations between the parties (oral or written) having been incorporated herein. No course of proper dealings between the parties or their officers, employees, agents or affiliates shall be relevant or admissible to supplement, explain or vary any of the terms of this Lease. No representations, understandings, agreements, warranties or promises with respect to the Leased Premises, the Property, the Adjacent Parcel and/or the Building or with respect to past, present or future activities, tenancies, rents, expenses, operations, or any other matter have been made or relied upon in the making of this Lease, other than those specifically set forth herein. Except as otherwise provided under this Lease, the Property is being delivered as is. This Lease may only be modified, or a term thereof waived, by a writing signed by an authorized officer of both Tenant and Landlord.

32. SEVERABILITY. If any term or provision of this Lease, or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be enforced to the fullest extent permitted by law.

33. RELATIONSHIP OF PARTIES. This Lease shall not create any relationship between the parties other than that of Landlord and Tenant.

34. ENVIRONMENTAL MATTERS.

A. Tenant shall not cause or allow the generation, use, treatment, storage, emission, spill, release, discharge or disposal of Hazardous Substances (as hereinafter defined) existing on or near the Property, except that Tenant may handle waste generated from Tenant's operations provided the same is stored, handled and disposed of in accordance with all applicable laws.

B. Notwithstanding anything to the contrary contained in this Lease, Tenant shall not be responsible for the clean-up or remediation of any Hazardous Substances existing on or near the Property on or before the date of this Lease.

C. Tenant will indemnify and hold harmless Landlord, its successors and assigns, from and against any and all liabilities, actions, demands, penalties, losses, costs or expenses (including, without limitation, reasonable attorney's fees, consultants' fees and remedial costs), suits, costs of any settlement or judgment and claims which may be paid, incurred or suffered by Landlord as a result of the presence on or under the Property of Hazardous Substances, which presence is due to any act or omission of Tenant which is (1) negligent, (2) unlawful, or (3) in violation of Tenant obligations pursuant to this Lease. Neither Landlord nor Tenant shall be liable under this Subsection C for the acts or omissions of third parties.

D. "Hazardous Substances" shall mean hazardous or toxic substances, wastes, materials, pollutants and contaminants which are regulated by or included in any law, rule, regulation, or ordinance, enacted, issued or promulgated by any federal, state or local government entity or authority having jurisdiction over the Building, the Property or Tenant's business therein.

35. AUTHORSHIP. Neither party to this Lease shall be benefited or burdened by any rule of document interpretation or construction that otherwise would construe a document or provision against the interest of the author of that document or provision.

36. CAPTIONS. The captions, headings, article and section numbers, and index appearing in this Lease have been inserted only for convenience of reference and are intended in no way to define, limit, construe, or circumscribe the scope or intent of the sections or articles designated thereby nor in any way to affect this Lease.

37. ACCORD AND SATISFACTION. Payment by Tenant or receipt by Landlord of a lesser amount of rent or other charges herein stipulated shall be deemed to be on account of the earliest stipulated rent or other charges, and no endorsement or statement on any check or any letter accompanying any check payment as rent. Other charges shall be deemed an accord and satisfaction, and Landlord shall accept such check or payment without prejudice to Landlord's right to recover the balance of such rent or other charges or pursue any other remedy in this Lease against Tenant.

38. GOVERNING LAW. This Lease shall be construed in accordance with the laws of Pennsylvania. If any provision of this Lease or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease shall not be affected thereby and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be duly executed and their respective seals thereunto affixed as of the day and year first above written.

WITNESS:

_____

LANDLORD: RADNOR TOWNSHIP

By:_____
Name: Jim Riley
Title: President, Board of Commissioners

WITNESS:

_____

TENANT: PAISBOA

By:_____
Name:
Title:

MARY C. EBERLE
JOHN B. RICE
DIANNE C. MAGEE *
DALE EDWARD CAYA
DAVID P. CARO ◆
DANIEL J. PACI ◆ †
GREGORY E. GRIM †
PETER NELSON *
PATRICK M. ARMSTRONG
MATTHEW E. HOOVER
KELLY L. EBERLE *
COLBY S. GRIM
MICHAEL K. MARTIN
JOEL STEINMAN
MITCHELL H. BAYLARIAN
WILLIAM D. OETINGER
LINDSAY R. NORTON
DAVID A. KEIGHTLY, JR.
ERIK S. ALLGOOD
MICHAEL A. TUOSTO *◊

* ALSO ADMITTED IN NEW JERSEY
◊ ALSO ADMITTED IN NEW YORK
† MASTERS IN TAXATION
◆ ALSO A CERTIFIED PUBLIC ACCOUNTANT

LAW OFFICES
GRIM, BIEHN & THATCHER

A PROFESSIONAL CORPORATION

SUCCESSOR TO
GRIM & GRIM AND BIEHN & THATCHER
ESTABLISHED 1895 AND 1956,
RESPECTIVELY

www.grimlaw.com

John B. Rice
e-mail: jrice@grimlaw.com

J. LAWRENCE GRIM, JR., OF COUNSEL
JOHN FREDERIC GRIM, OF COUNSEL

104 S. SIXTH STREET
P.O. BOX 215
PERKASIE, PA. 18944-0215
(215) 257-6811
FAX (215) 257-5374

(215) 536-1200
FAX (215) 538-9588

(215) 348-2199
FAX (215) 348-2520

October 13, 2026

Delaware County Law Library
Delaware County Courthouse
201 W. Front Street
Media, PA 19063

Re: Radnor Township PAISBOA Ordinance

Dear Legal Department:

Enclosed for filing with the Delaware County Law Library, please find a true and correct copy of the proposed Ordinance which the Board of Commissioners of Radnor Township will consider for possible adoption after a public hearing on October 26, 2026. Please keep the enclosed Ordinance available for public inspection and/or photocopying through the hearing date.

Sincerely,

GRIM, BIEHN & THATCHER

By: John B. Rice

JBR/jem
Enclosure
cc: Bill White (w/enc.) – via email
Peggy Hagan (w/enc.) – via email

ORDINANCE NO. 2026-22

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING A THREE-YEAR LEASE FOR PAISBOA FOR A PORTION OF THE RADNOR TOWNSHIP MUNICIPAL BUILDING, CONSISTING OF APPROXIMATELY 1500 SQUARE FEET

WHEREAS, PAISBOA wishes to renew its existing lease for a portion of the Township Municipal Building for an additional three-year term commencing on January 1, 2027; and

WHEREAS, Section §3.03 of the Radnor Township Home Rule Charter requires the enactment of an ordinance approving a lease of real property for a term of three or more years.

NOW, THEREFORE, be it ***ENACTED*** and ***ORDAINED*** by the Radnor Township Board of Commissioners that the new Lease, as set forth on the attached **Exhibit "A**", is hereby approved between the Township and PAISBOA for a three-year term for a portion of the Radnor Township Municipal Building, consisting of approximately 1,500 square feet to commence on January 1, 2024, at a monthly rent as follows:

January 1, 2027 to December 31, 2027--------$4,059.17 per month
January 1, 2028 to December 31, 2028--------$4,180.83 per month
January 1, 2029 to December 31, 2029--------$4,606.67 per month

EFFECTIVE DATE. This Ordinance shall take effect in accordance with the Radnor Home Rule Charter.

REPEALER. Any Ordinances, or parts of Ordinances, conflicting with this Ordinance are hereby repealed to the extent of such inconsistency.

SEVERABILITY. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of Radnor Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

ENACTED and ***ORDAINED***, this __ day of ____ 2026.

RADNOR TOWNSHIP

By: _____
Name: Jim Riley
Title: President

ATTEST: _____
Name: William White
Title: Township Manager / Secretary

MARY C. EBERLE
JOHN B. RICE
DIANNE C. MAGEE *
DALE EDWARD CAYA
DAVID P. CARO ◆
DANIEL J. PACI ◆ †
GREGORY E. GRIM †
PETER NELSON *
PATRICK M. ARMSTRONG
MATTHEW E. HOOVER
KELLY L. EBERLE *
COLBY S. GRIM
MICHAEL K. MARTIN
JOEL STEINMAN
MITCHELL H. BAYLARIAN
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ERIK S. ALLGOOD
MICHAEL A. TUOSTO *◊

* ALSO ADMITTED IN NEW JERSEY
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John B. Rice
e-mail: jrice@grimlaw.com

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FAX (215) 348-2520

October 13, 2026

SENT VIA ELECTRONIC CORRESPONDENCE
Delaware County Daily Times
Attn: Legal Department

Re: Acct No. 881839 - Radnor Township –Legal Notice- PAISBOA Ordinance

Dear Legal Department:

Enclosed please find for advertisement one (1) time in the October 15, 2026 edition of your newspaper, a Legal Notice for the possible enactment of the above ordinance by the Board of Commissioners of Radnor Township at their meeting on October 26, 2026. Kindly provide proof of publication and your invoice for the advertisement directly to Radnor Township, c/o William White, 301 Iven Avenue, Wayne, PA 19087. A full copy of the text of the ordinance is enclosed for public inspection. If you have any questions regarding the enclosed, please do not hesitate to contact my office.

Sincerely,

GRIM, BIEHN & THATCHER

By: John B. Rice

JBR/jem
Enclosure
cc: Bill White (w/enc.) – via email
Peggy Hagan (w/enc.) – via email

LEGAL NOTICE

Notice is hereby given that the Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania, will consider for possible enactment an ordinance, approving a three-year Lease with PAISBOA for use of a portion of the Radnor Township Municipal Building, consisting of approximately 1,500 square feet to commence on January 1, 2027.

The Board of Commissioners will hold a public hearing on October 26, 2026, at 6:30 p.m., at the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087 to consider the ordinance. Copies of the full text of the proposed ordinance are available at the Township offices, the Delaware County Law Library, and the offices of this newspaper during normal business hours.

RADNOR TOWNSHIP
BOARD OF COMMISSIONERS
301 Iven Avenue
Wayne, PA 19087-5297

Radnor Township

PROPOSED LEGISLATION

DATE: October 26, 2026

TO: Board of Commissioners

CC:

FROM: Megan Donovin, CZO-Township Zoning Officer

LEGISLATION: Ordinance 2026-24– ***Introduction*** – Amending The Township Zoning Ordinance regarding Conditional Use Standards and Data Center Regulations

---

LEGISLATIVE HISTORY: This is the initial presentation of the proposed amendment to the Board of Commissioners. The amendment proposes revisions to the existing Conditional Use requirements and establishes specific regulations governing the location, size, area requirements, performance standards, and safety provisions applicable to data centers.

PURPOSE AND EXPLANATION: The purpose of the proposed amendment is to establish a regulatory framework for data centers within the Township while limiting their scale and potential impacts on surrounding properties and uses.

The Township Planning Commission has previously reviewed the proposed amendment, and the draft has been submitted to the Delaware County Planning Commission for review and comment. Staff is requesting preliminary feedback from the Board of Commissioners regarding the proposed regulations and any additional revisions the Board may wish to consider before proceeding with the formal ordinance amendment process.

Following the Board's review, staff will incorporate the recommended revisions and refer the updated amendment to the Township Planning Commission and Delaware County Planning Commission for formal recommendations

IMPLEMENTATION SCHEDULE: Pending feedback and direction from the Board of Commissioners, staff anticipates presenting a revised amendment to the Township Planning Commission at its November 2, 2026, meeting.

The proposed amendment, together with the recommendations of the Township Planning Commission and Delaware County Planning Commission, will then be presented to the Board of Commissioners at a November meeting for consideration and authorization to advertise.

FISCAL IMPACT: No impact to the approved budget is expected.

RECOMMENDED ACTION: Staff respectfully requests that the Board of Commissioners provide comments and direction regarding the proposed amendment. Staff will incorporate the recommended revisions and return the amendment to the Township Planning Commission and Delaware County Planning Commission, as appropriate, before presenting it to the Board of Commissioners for consideration of authorization to advertise.

ATTACHMENTS:
Data Center Amendment 10.5.26.pdf

ORDINANCE NO. _____

AN ORDINANCE OF THE RADNOR TOWNSHIP BOARD OF COMMISSIONERS AMENDING CHAPTER 280 OF THE RADNOR TOWNSHIP CODE BY CREATING A NEW USE FOR DATA CENTERS AND ACCESSORY USES; BY CREATING NEW DEFINITIONS FOR SAID USES AND TERMS RELATING TO SAID USE; BY ADDING REGULATIONS FOR SAID USE; AND BY AMENDING REQUIREMENTS FOR CONDITIONAL USE APPROVAL GENERALLY.

WHEREAS, Pennsylvania has experienced a surge in data center construction; AND

WHEREAS, data centers, unlike traditional commercial or industrial uses, are utility-intensive, space-consuming facilities which require specific preparations and advanced planning with respect to resource availability to assure that there is no adverse impact to the public health, safety, and welfare; AND

WHEREAS, land use controls are necessary to ensure that data centers do not create an adverse impact to adjacent land uses; AND

WHEREAS, the Radnor Township Board of Commissioners has determined at a public meeting that reasonable regulations of the increasingly prevalent data center use would support the general health, safety, and welfare of Radnor Township.

NOW, THEREFORE, the Radnor Township Code is hereby amended as follows:

ARTICLE I. DEFINITIONS

I. Amendment to Section 280-4

Chapter 280 ("Zoning"), Section 280-4 ("Definitions"), of the Radnor Township Code shall be amended with the inclusion of new definitions for the terms "Data Center," "Data Center Accessory Uses/Structures," and "Data Center Technology Area." The terms shall be added alphabetically to Section 280-4 and shall read as follows:

DATA CENTER

A use of a building or portion thereof primarily devoted to the housing, operation, management, maintenance, or support of computer servers, data-processing equipment, network equipment, digital storage systems, or similar equipment used for the processing, storage, management, transmission, or distribution of digital data. This term shall not include computer servers, telecommunications equipment, network equipment, or similar information-technology equipment that is accessory and incidental to another principal use and primarily serves the occupants or operations of the premises on which it is located.

DATA CENTER ACCESSORY USES/STRUCTURES (DATA CENTER ACCESSORY)

Ancillary uses or structures customarily incidental and subordinate to and located on the same tract as a data center, including but not limited to: utilities; utility lines; administrative, logistical, fiber optic, storage, and security buildings or structures; electrical substations; electrical equipment; uninterruptible power supply systems; battery power systems; emergency or standby power generation; storage; domestic and non-contact cooling water and wastewater pre-treatment and/or treatment facilities; water holding facilities; pump stations; water towers; environmental and/or safety controls (air conditioning or cooling towers, fire suppression, and related equipment); redundant data communications connections; office space; and security features.

DATA CENTER TECHNOLOGY AREA

The portion of the gross floor area of a building devoted to computer servers, data-processing equipment, digital storage equipment, network equipment, or other equipment directly engaged in the processing, storage, management, transmission, or distribution of digital data, together with electrical, battery, cooling, mechanical, and other infrastructure located within the building and dedicated primarily to supporting such equipment.
Data Center Technology Area shall not include accessory use(s) such as offices, employee facilities, security areas, general storage, corridors, circulation areas, or other portions of the data center not containing any data-processing equipment or its supporting electrical, cooling, or mechanical infrastructure.

ARTICLE II. DATA CENTER USE REGULATIONS

I. Amendment to Section 280-63.B

Chapter 280 ("Zoning"), Article XV ("PLO Planned Laboratory-Office District"), Section 280-63 ("Use Regulations") of the Radnor Township Code is hereby to add Subsection 280-63.B(5) which shall read as follows:

(5) Data Center, when authorized as a conditional use by the Board of Commissioners pursuant to the following requirements which shall take precedence over any other section or provision of the Radnor Township Zoning Ordinance of general applicability which is inconsistent herewith:

(a) **Data Center Development**. Data centers shall be a principal use permitted by conditional use in the PLO Planned Laboratory-Office Zoning District when approved by the Board of Commissioners upon finding that the applicant has sufficiently demonstrated that the specific proposed use(s) will be in compliance with the procedures, standards, and criteria contained in this Section, the factors

listed in Article XXIII ("Conditional Uses") of the Radnor Township Zoning Ordinance, and all other applicable local, state, and federal regulations, laws, codes, and ordinances. Once approved, any use approved pursuant to this subsection shall comply with all requirements contained within this subsection and all other applicable local, state, and federal regulations, laws, codes, and ordinances. Unless the context clearly indicates otherwise, any reference to an "application" in this Section refers to an application to the Board of Commissioners for zoning approval for any use provided for in this Section, and the term "applicant" shall refer to any individual or group of individuals collectively bringing forth such an application.

(b) **Accessory Uses/Structures**. Data center equipment and data center accessory uses/structures shall be permitted by right in support of a data center.

(c) **Dimensional Standards**. The area and dimensional requirements set forth in Article XV ("PLO Planned Laboratory-Office District") of the Radnor Township Zoning Ordinance shall apply to data centers and data center accessory uses/structures, except for the following requirements, which shall apply instead of the general requirements of Article XV:

For purposes of the following setback requirements, the required distance shall be measured from the nearest point of any Data Center or Data Center Accessory Structure to the nearest point of any structure located within the applicable zoning district.

Minimum front yard: 200 feet from any structure in any Residential zoning district (R-1, R-1A, R-2, R-3, R-4, R-5, R-6, PA), institutional service district (PI), public land use district (PLU), or conservation district (AC).

Minimum side yard: 200 feet from any structure in any Residential zoning district (R-1, R-1A, R-2, R-3, R-4, R-5, R-6, PA), institutional service district (PI), public land use district (PLU), or conservation district (AC).

Minimum rear yard: 200 feet from any structure in any Residential zoning district (R-1, R-1A, R-2, R-3, R-4, R-5, R-6, PA), institutional service district (PI), public land use district (PLU), or conservation district (AC).

(d) **Data Center Technology Areas.** The Data Center Technology Area shall not exceed five percent (5%) of the total gross floor area of the data center building.

(e) **Maximum Floor Area Usage.** The Data Center use, together with all other uses permitted under this subsection, shall not exceed the maximum gross floor area permitted by Article XV.

(f) **Noise.:** No Data Center, Data Center Accessory use, Data Center technology area or equipment associated therewith shall cause a material increase in the ambient sound level existing at the property lines of the property prior to development of the use.

[1] Pre-Construction Ambient Sound Study. During the Conditional Use process, the applicant shall submit, for review and approval by the Township Board of Commissioners, a pre-construction noise analysis documenting the existing ambient sound conditions of the site and establishing a baseline for assessing

compliance with this section.

[a] The pre-construction ambient sound study shall be prepared by a qualified acoustical professional and shall include continuous sound monitoring for a period of not less than seven (7) consecutive days.

[b] Sound monitoring shall be conducted at locations established along each property line. Monitoring locations shall be sufficient to characterize the ambient sound conditions along each property line and shall include locations nearest any residential use or other sensitive receptor and any location anticipated to receive the greatest sound contribution from the proposed Facility.

[c] The study shall document the equivalent continuous sound level (Leq) measured over the seven-day monitoring period at each monitoring location. The resulting seven-day Leq at each monitoring location shall constitute the baseline ambient sound level for that location.

[d] The study shall document daytime and nighttime sound conditions and shall include sufficient data to identify variations in ambient sound throughout the monitoring period.

[e] The study shall include A-weighted sound levels and such C-weighted, octave-band, one-third-octave-band, tonal, or low-frequency sound analysis as determined necessary by the qualified acoustical professional to adequately characterize the existing acoustic environment.

[f] All monitoring shall be conducted in accordance with generally accepted acoustical engineering practices and applicable ANSI/ASA standards. The study shall document monitoring locations, instrumentation, calibration, meteorological conditions, significant existing sound sources, and any anomalous or transient events affecting the measurements.

[g] Sound Modeling Study. The Applicant shall demonstrate, through a sound study prepared by a qualified acoustical professional, that sound generated by the Facility and any Facility Accessory Use will comply with the requirements of this Section.

(g) **Vibration:** No vibration shall be produced that is transmitted through the ground and is discernible without the aid of instruments at or beyond the property lines nor shall any vibration produced exceed a 0.002 g peak measured at or beyond the property line using either seismic or electronic vibration measuring equipment.

[1] The Applicant shall submit a vibration study prepared by a qualified professional demonstrating compliance with this section. The vibration study shall be conducted using generally accepted engineering methodology in the

DRAFT

following phases:

[2] A vibration modeling study shall be conducted to demonstrate compliance with applicable standards. All significant vibration sources associated with the proposed facility and Accessory Uses shall be included. The vibration modeling study shall be submitted with the Conditional Use and/or Land Development application.

(h) **Post-Construction Noise and Vibration Testing and Monitoring.**

[1] Within seven (7) days after commencement of operation, expansion, equipment replacement, or substantial change in operating conditions, the operator shall commence post-construction acoustic, infrasound, low-frequency sound, and vibration testing under representative worst-case conditions

[2] Testing shall include measurements at the monitoring locations established by the approved pre-construction ambient sound study, including locations along each property line and at the nearest Residential zoning district(R-1, R-1A, R-2, R-3, R-4, R-5, R-6, PA), institutional service district (PI), public land use district (PLU), or conservation district (AC); nighttime conditions where applicable; simultaneous operation of major sound-producing equipment; one-third-octave-band analysis from at least 1Hz through 200Hz; G-weighted infrasound reporting from 1Hz through 20Hz; comparison to background levels; and identification of source-related tones, modulation, pulsing, or pressure fluctuations.

[a] Post-construction sound monitoring shall be conducted continuously for a period of not less than seven (7) consecutive days. The post-construction seven-day equivalent continuous A-weighted sound level (Leq) shall not exceed the corresponding pre-construction seven-day baseline ambient sound level by more than three (3) dBA at any monitoring location. Post-construction vibration testing shall demonstrate compliance with the vibration standards of this Section. The Township may require additional testing and/or monitoring after complaints, equipment changes, increased operating intensity, or evidence of tonal hum, vibration, low-frequency effects, infrasound, or nuisance conditions.

[3] **Complaint Response and Corrective Action.** The operator of a Data Center and/or Data Center Accessory shall maintain a publicly available complaint contact, who shall respond to complaints within 72 hours. The operator shall maintain a complaint log, provide the log to the Township upon request, and cooperate with Township investigations. If the Township determines that additional testing or corrective action is warranted, the operator shall submit and implement a corrective-action plan within the time required by the Township.

[a] **Continuing Compliance.** Approval of a zoning permit, building permit, land development plan, conditional use, special exception,

certificate of occupancy, or other municipal approval shall neither eliminate nor diminish the Township's authority to enforce this Ordinance, applicable nuisance ordinance provisions, permit conditions, land development approval conditions, or other lawful requirements.

[b] **Annual Compliance Certification.** The owner, or operator as the case may be, shall submit an annual report, certified by a third-party engineer (not employed in-house by the owner or operator), proving ongoing compliance. Real-time data shall be accessible to the Township Engineer. The Township may, in its discretion, post a summary compliance report to the Township website on a periodic basis.

[c] **Violations of sound limits.** Any violation of the sound limits established herein shall be a violation of the Zoning Ordinance subject to enforcement action in the manners provided for in the Zoning Ordinance and Sections 616.1, 617, and 617.2 of the Pennsylvania Municipalities Planning Code ("MPC") as appropriate, 53 P.S. §§ 10616.1, 10617, and 10617.2.

[d] **Exception during power outage.** In the event of a failure of the electrical grid which through no fault of the owner or operator of any Data Center or Data Center Accessory removes power from all or part of said Data Center or Data Center Accessory, the sound limits provided in this Section shall be temporarily suspended during the pendency of such failure. The Data Center or Data Center Accessory shall re-establish compliance with the sound limits provided for herein within three (3) hours of the restoration of power thereto.

(i) **Off Street Loading**. Loading zones shall comply with the provisions of Section 280-104.D ("Off-street loading") of the Radnor Township Code; provided, however, that each Data Center shall have at least one (1) off-street loading dock.

(j) **Utilities**. The proposed use shall be serviced by public utilities as follows:

[1] **Generally**. As part of any application, the applicant shall provide a "will-serve letter" from each public utility provider of electricity, water, and sanitary sewer services, along with a written assessment by a certified professional in the field of engineering, hydrology, and/or utility design that there is sufficient capacity available to serve the proposed use for electric and water usage and wastewater production as well as the projected service needs for future municipal growth. Any such letters and assessments shall be subject to the satisfaction and approval of the Township Engineer.

[2] **Water and Wastewater**. As part of any application, the applicant shall submit to the Township a Water & Wastewater Feasibility Study containing an analysis of water needs and projected wastewater production, conducted by a hydrologist certified by the American Institute of Hydrology (or another comparable organization in the discretion of the Township

Manager) or a professional engineer certified in the Commonwealth of Pennsylvania and experienced in water and wastewater management. The purpose of the analysis and study is to determine whether there is an adequate supply of water and adequate wastewater treatment capacity for the proposed use(s) and to estimate the impact of the use(s) on the public water supply system and upon any wastewater conveyance and/or treatment systems. In no event shall a Data Center or Data Center Accessory be permitted to withdraw or extract water from any groundwater supply, aquifer, impoundment, running stream, river, lake, reservoir, pond, wetland, spring, natural seep, estuary or any other body of surface water.

[3] The Water & Wastewater Feasibility Study shall at a minimum include the following information:

[a] Calculations and descriptions of the projected water needs and wastewater production and disposal methods of the proposed use(s).

[b] A geologic map of the area with a radius of at least one mile from the site, including:

[i] The location of all existing and proposed wells within 3,000 feet of the property boundary, or, in the case of an assemblage of parcels, 3,000 feet of the exterior lines of the assemblage of parcels, including test wells and monitoring wells, with a notation of the capacity of all high-yield wells.

[ii] The location of all surface waters, including perennial and intermittent streams, rivers, lakes, reservoirs, ponds, wetlands, springs, natural seeps, and estuaries and the use classification thereof (Cold Water Fisheries, High Quality, Exceptional Value, etc.) if applicable, as set forth in Chapters 93 and 105 of Title 25 of the Pennsylvania Code within 3,000 feet of the property boundary, and all known point sources of pollution within 3,000 feet of the property boundary.

[iii] The location of all existing and proposed on-lot sewage disposal systems as well as all sewage treatment system surface water discharges; and

[iv] Any known or potential habitats for threatened or endangered species.

[c] A determination of the effects of the proposed use(s) on the quantity and quality of water in any wells, streams, or groundwater tables that may be affected by establishment of the use(s).

[d] Identification of how water will be recycled or re-used on-site, or released from the site.

[e] Demonstration of compliance with Chapter 235 (“Sewers”) and Chapter 276 (“Wastewater Control”) of the Radnor Township Code,

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the Clean Streams Law (35 P.S. §§ 691.1 – 691.1001), all regulations of the proposed provider(s) of water service and wastewater conveyance and treatment, and any other applicable statute, ordinance, or regulation.

[f] A statement of the qualifications of any person involved in preparing the Water & Wastewater Feasibility Study.

[g] A verification signed by the applicant(s) and/or a person(s) authorized to act on behalf of the applicant which acknowledges that the information contained within the Water & Wastewater Feasibility Study is true to the best of the person's knowledge, information, and belief, and that any false statements made therein may subject the person(s) to prosecution under 18 Pa.C.S. § 4904 (unsworn falsification to authorities).

[h] The Water & Wastewater Feasibility Study shall be subject to approval by the Township. The Township may refuse to accept any application submitted without an acceptable Water & Wastewater Feasibility Study, and no conditional use approval sought pursuant to this Section shall be approved by the Board of Commissioners in the absence of proof of the Township's approval of such study.

[4] **Electricity**. As part of its application, the applicant shall submit to the Township a report showing an analysis of anticipated electricity needs and a Power Feasibility Study, conducted by a professional engineer licensed in the Commonwealth of Pennsylvania and experienced in electrical engineering, for the purpose of determining whether there is an adequate supply of electricity for the proposed use(s) and to estimate the impact of the use(s) on the power supply in Radnor Township and the region. The Power Feasibility Study shall at a minimum include the following information:

[a] Calculations and descriptions of the projected electricity needs of the proposed use(s) and any projected on-site power generation.

[b] A determination of the impacts of the proposed use(s) upon the service rates and availability of electricity to the Township and adjacent municipalities.

[c] Documentation indicating that all efforts have been undertaken to eliminate any negative impact on the service rates or availability of electricity to the Township and adjacent municipalities, and that any such negative impacts have been eliminated.

[d] Identification of all on-site solar power systems and other on-site energy generation systems and their projected levels of energy production.

[e] A statement of the qualifications of any person involved in preparing the Power Feasibility Study.

[f] A verification signed by the applicant(s) and/or a person(s) authorized to act on behalf of the applicant which acknowledges that the information contained within the Power Feasibility Study is true to the best of the person's knowledge, information, and belief, and that any false statements made therein may subject the person(s) to the penalties of 18 Pa.C.S. § 4904 (unsworn falsification to authorities).

[g] The Power Feasibility Study shall be subject to approval by the Township. The Township may refuse to accept any application submitted without an acceptable Power Feasibility Study, and no conditional use approval sought pursuant to this subsection may be approved by the Board of Commissioners in the absence of proof of the Township's approval of such study.

[h] Every use under this subsection shall be designed and operated so that the service lines, substation, and all other electrical equipment shall conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry, shall be so constructed and installed as to be an integral part of the architectural features of the Data Center or Data Center Accessory or, if visible from abutting residential properties, shall be concealed in accordance with the landscaping requirements herein.

[5] **Improvements at Applicant's Expense**. If either the Water & Wastewater Feasibility Study or the Power Feasibility Study identifies a detrimental impact to utility capacity, or that utility capacity is not sufficient, the applicant shall provide as a condition prerequisite to zoning approval, at its own expense, all necessary system improvements necessary to eliminate any limits or system constraints to accommodate the proposed use. The necessary system improvements shall conform to all specifications, procedures, and timelines required for the public utility such as the relevant provisions of the Radnor Township Code, including but not limited to Chapter 235 ("Sewers") and Chapter 276 ("Wastewater Control"). If any necessary electric, water, or wastewater system improvements are determined by both the Township Engineer and the respective public utility providers to be infeasible, then on-site utility methods for electric, water, and/or sewer may be considered if developed in compliance with all Township ordinances, to the satisfaction of the Township Engineer.

(k) **Utility Lines**. To the extent practical, utility lines, including but not limited to electronic, fiber optic, cable, and telephone lines, from substations to a data center shall be placed underground. This requirement shall not apply if the utility company requires above-ground lines, or the placement of under-ground lines is not feasible in the opinion of the Township Engineer, or in any situation over which the Public Utilities Commission ("PUC") exercises exclusive jurisdiction. Utility lines to substations from off-site may be placed above ground.

(l) **Emergency Management.**

[1] **Emergency Response Plan.**

[a] The Applicant shall submit an Emergency Response Plan (ERP) prepared by a qualified professional. The ERP shall do all of the following:

[i] Be reviewed by the Township Engineer and/or his/her designee. The Township Engineer may request assistance from the Chief of the Radnor Township Fire Company and any other persons who are knowledgeable regarding fire suppression;

[ii] Include detailed procedures for fire suppression, containment, ventilation, and evacuation;

[iii] Include an evaluation of the access roads and hydrant locations within the site to ensure adequate access for emergency equipment, truck turning, and fire suppression.

[iv] Demonstrate an adequate second means of ingress and egress suitable for emergency access to and from the site.

[v] Ensure that all first responders receive adequate training specific to the installed system;

[vi] Include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the data center.

[b] No application shall be approved unless the applicant demonstrates that procedures for fire suppression, containment, ventilation, and evacuation are sufficiently protective of public and livestock health, safety and welfare.

(m) **Height**. Except for a mixed-use development permitted under Section 280-64.G, no part or component of a Data Center or Data Center Accessory Structure shall exceed thirty-eight feet (38') in height as measured from the ground. For purposes of determining the height of a Data Center or a Data Center Accessory Structure, anything attached to the structure such as projections through the roof of the building for items such as antennas, elevator towers, heating or cool units, parapet walls to screen rooftop equipment and protrusions, and other such items and components shall be considered to be part of the building/structure and shall be included in any measurement of height of the building/structure.

(n) **Landscape Buffering**. The buffer and landscape requirements contained in Section 280-65.1 shall apply.

(o) **Lighting**. As part of any application, any applicant shall submit proof of compliance with this subsection, including an analysis of potential glare on neighboring properties that demonstrates compliance with this subsection as follows:

Footcandle, defined. As used in this subsection, "footcandle" means the quantity of light sufficient to saturate one square foot with one lumen of light.

Horizontal Surfaces. For the lighting of predominantly horizontal surfaces, such as, but not limited to, parking areas, roadways, vehicular and pedestrian passage areas, loading docks, building entrances, sidewalks, bicycle paths, and site entrances, luminaires shall be aimed down, and shall meet Illuminating Engineering Society of North America (IESNA) full cut-off/fully shielded criteria.

Non-horizontal Surfaces. For the lighting of predominantly non-horizontal surfaces, such as, but not limited to, facades, landscaping, and signs, luminaires shall be shielded and shall be installed and aimed to not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward, or onto a public roadway.

Nearby Residential Uses. The illumination projected onto any nearby residential use shall at no time exceed 0.1 footcandle, measured line-of-sight and from any point on the Receiving Property.

Nearby Non-Residential Uses. The illumination projected onto a nonresidential use shall at no time exceed 0.5 footcandle, measured line-of-sight from any point on the Receiving Property.

Glare. Data Centers and Data Center Accessory Structures shall be equipped with shielding devices and configured in such a manner to protect streets and adjoining properties from glare and hazardous interference. Landscape buffers and/or vegetation screens shall not be employed to serve as the primary means for controlling glare. Glare control shall be achieved by using means such as cutoff luminaires, shields and baffles, and appropriate application of luminaire mounting height, wattage, aiming angle, and luminaire placement.

LED Lights. LED light sources shall have a correlated color temperature that does not exceed 3000K.

(p) **Luminaires.** Luminaires shall not be mounted more than 20 feet above the finished grade of the surface being illuminated. No pole-mounted lighting on the roof shall be permitted.

(q) **Signage.**

[1] **Master Signage Plan**. A Master Signage Plan shall be prepared and submitted, and shall include the following:

[a] Data Center operators shall post signs in prominent locations inside and outside of the building indicating that off-site parking for any employee, truck, or other operation-related vehicle is strictly prohibited. The Township may require the data center operator to post signs on surface residential streets indicating that off-site truck parking is prohibited.

[b] Signs shall be installed in public view with contact information for a local designated representative who works for the data center operator and who is designated to receive complaints about excessive dust, fumes, odors, noise, and truck and parking complaints for the site, as well as information identifying who

should be contacted in the event of an emergency. Any complaints made to the data center operator's designee shall be answered by the designee within 72 hours of receipt.

[c] All signs posted on the data center building, accessories, or otherwise on the site shall be reflective, legible, durable, and weather-proof.

(r) **Cooling Systems**. Data Centers and Data Center Accessory Structures shall employ only air-based and/or closed-loop liquid cooling systems which are not capable of or susceptible to any intentional, knowing, reckless, negligent, or accidental release into the ground or air of water, coolant, vapor, steam, or other liquid or gaseous medium used in the cooling of any equipment contained within or on the same property as a Data Center or Data Center Accessory Structure, or byproduct thereof. All spent coolant media and/or byproduct which due to its intended usage is no longer viable for usage as coolant shall be disposed of off-site in accordance with all pertinent statutes and regulations of Radnor Township, the Pennsylvania Department of Environmental Protection ("DEP"), the Commonwealth of Pennsylvania, the United States Environmental Protection Agency ("EPA"), and the United States of America. As part of any application, the applicant shall demonstrate the type(s) of cooling system and coolant proposed to be used, as well as its proposed methods for disposing of any such coolant media and byproducts thereof.

(s) **Environmental Impacts**. Environmental impacts associated with a data center and its accessories shall be mitigated by demonstrating compliance with the following standards:

[1] **Air pollution controls.** All uses shall comply with the standards of the Air Pollution Control Act, 35 P.S. §§ 4001 through 4015, as amended, and the following standards:

[a] **Visible emissions**. Visible air contaminants shall not be emitted in such a manner that the opacity of the emissions is equal to or greater than 20% for a period or periods aggregating more than three minutes in any one hour, or equal to or greater than 60% at any time, and shall comply with Pennsylvania Code Title 25, Chapter 123.41, or its most recent update.

[b] **Hazardous air emission**. All emissions shall comply with National Emissions Standards for Hazardous Air Pollutants promulgated by the United States Environmental Protection Agency ("EPA") under the Federal Clean Air Act (42 U.S.C. § 7412) as promulgated in 40 CFR 61, or its most recent update.

[c] **Dust, fumes, smoke, vapors, gases, and odor**.

[i] No Data Center or Data Center Accessory Structure or Use shall be noxious or offensive to the immediate surrounding area by reason of dust, fumes, smoke, vapors, gases, or odor., The provisions of Section 280-107 ("Prohibited Uses;

performance standards") shall apply except where the provisions of this subsection implement more restrictive measures, in which case the requirements of this subsection shall take precedence.

[ii] Diesel/fuel exhaust: The release of odors from backup generator testing or operation shall not be sustained or recurring and shall not be perceptible beyond the property line under normal operating conditions, as determined by Township-approved observation or air quality testing.

[iii] Mandatory Tier 4 Final engines: All backup generators must utilize EPA Tier 4 Final engines with integrated Selective Catalytic Reduction (SCR) and Diesel Particulate Filters (DPF) to eliminate soot and nitrogen oxide (NOx) smells.

[iv] All on-site generation shall comply with all applicable federal and state air quality requirements, including plan approval and operating permit obligations, and shall be installed and operated in accordance with manufacturer specifications and applicable permit conditions.

[2] **Heat control**. No Data Center or Data Center Accessory shall produce heat perceptible beyond its lot lines. The applicant shall demonstrate compliance with this requirement as follows:

[a] A Thermal Impact Mitigation Plan shall be submitted with the application. The Plan shall be prepared and certified by a professional thermal engineer, and shall be subject to review and approval by the Township. The plan shall include including, at a minimum:

[i] Identification of primary sources of waste heat (air- and water-based).

[ii] Evaluation of potential off-site thermal impacts, including but not limited to plume, heat discharge and localized heat islands, under representative seasonal conditions.

[iii] Description of design measures to minimize heat impacts (e.g. equipment siting, shielding, landscaping, cool roofs/paving where applicable).

[iv] Evaluation of feasible opportunities for waste heat reuse. Where reuse is not feasible, the reason(s) why should be given, in which case alternative dissipation/mitigation shall be identified (e.g. vegetative or green roof and/or site design modifications).

[v] Inclusion of a monitoring/verification approach if required by conditions of approval based on proximity to any Residential zoning district (R-1, R-1A, R-2, R-3, R-4, R-5,

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R-6, PA), institutional service district (PI), public land use district (PLU), or conservation district (AC), or site constraints.

[b] The Township shall have the right to require supplemental or amended Plans to address review comments by the Township, to the Township' satisfaction, prior to any zoning approval.

(t) **Adverse Groundwater, Surface Water, and Public Water Impacts; Presumptions**

[1] **Adverse Impacts.** The proposed use shall not cause an adverse impact to the water rights or public or private water supply of others, including, but not limited to, by reducing the existing flow rate of wells, causing contamination of wells, causing any adverse effect to any public water supply system, or depleting surface water resources of surrounding properties.

[2] **Process for Complaints.**

[a] Any person who believes a data center in Radnor Township has caused an adverse impact to such person's water rights or public or private water supply may file a complaint in writing with the municipal authority, private company, or other entity responsible for providing a public water supply.

[3] **Remediation.** In the event that the Township determines that a data center or data center accessory is responsible for an adverse impact to the water supply of others, the data center or accessory owner or operator shall alleviate the adverse impact, at no expense to the affected property owner(s), so as to furnish reasonable quantity and quality of potable water. Remediation may include deepening the impacted well, drilling a new well, connecting the affected property to a public water supply, or any other measures as the Township may approve as just and equitable under the individual circumstances.

[4] **Financial Security.**

[a] As part of the Subdivision and Land Development process, the applicant shall deposit with the Township at the time of final land development approval financial security in the amount of one hundred thousand dollars ($100,000.00) to be sufficient to fully remediate any potential adverse impacts to groundwater, surface water, or public water supply. The security shall be in a form acceptable to the Township.

[b] The Township may draw down the financial security posted pursuant to this Section and apply such security at any time as the Township deems necessary to fully cure any adverse impact to groundwater, surface water, or public water supply. In the event that the financial security is not sufficient to fully cure the adverse impact, the data center or accessory operator shall be responsible for

any additional expense, including legal, engineering, and administrative costs, which are incurred in curing the problem. In the event that the Township takes remedial action under this subsection due to emergency, practicality, refusal by the owner/operator, or any other reason, the Township may file a municipal lien against the property for all expenses incurred during the course of such remediation if not promptly repaid upon demand to the Township by the responsible party.

[c] Sixty (60) months after the date that the data center operator reaches full production, the Township shall return to the Applicant all financial security posted pursuant to this subsection upon written request, except such security as may be necessary to remedy any pending claims of adversely impacted wells which have not been finally determined.

(u) **Construction Hours**. Construction and related operation of heavy machinery, operating or permitting the operation of any tools, equipment or heavy machinery used in construction, drilling, or demolition work for a data center may occur only between the hours of 7:00 a.m. and 6:00 p.m. on weekdays, between 9:00 a.m. and 5:00 p.m. on Saturdays, and at no time on Sundays or legal holidays. The Township Engineer or his/her designee may permit additional construction hours in his/her discretion upon request by an applicant, and may revoke or modify such additional construction hours in his/her discretion with or without request.

(v) **On-Site Solar Power Systems**.

[1] To the maximum extent technically feasible, as determined by the Township Engineer, the following surface areas relating to data centers shall be utilized for the generation of solar energy:

[a] Roof surfaces. 100% of the available unshaded roof area of the principal data center structure(s) shall be equipped with a rooftop-mounted solar photovoltaic system.

[b] Parking and loading areas. All off-street parking spaces, loading docks, and internal drive aisles shall be sheltered by carports or canopy structures. All such carports and canopies must be fully covered by solar photovoltaic systems, and shall maintain a minimum vertical clearance of at least fourteen (14) feet for emergency vehicle access where applicable.

[c] Vertical integration (solar walls). Building facades that face an eastern direction (from 45º up to 135º), southern direction (from 135º up to 225º), or western direction (from 225º up to and including 315º) shall incorporate building-integrated photovoltaics (or "BIPVs"). BIPVs may include solar siding, solar glass, or architectural solar louvers. BIPVs must cover no less than forty percent (40%) of such wall surface area.

[d] Data center accessory uses/structures. All data center accessory

structures shall be covered on top by solar arrays which are part of the on-site solar photovoltaic system.

(w) Any on-site solar power system shall be subject to the submission of a Safety Plan addressing installation, operation, maintenance, emergency response, and shutdown procedures. The Safety Plan shall be prepared by a qualified professional and shall be subject to review and approval by the Township Engineer and/or the Township's designated qualified consultant. Upon adoption of more comprehensive Township regulations governing safety plans for on-site energy generation, such regulations shall also apply. **On-Site Energy Generation and Storage**.

[1] Any form of on-site energy generation or on-site energy storage shall be subject to the submission of a Safety Plan addressing installation, operation, maintenance, emergency response, and shutdown procedures, regardless of the type of facility. The Safety Plan shall be prepared by a qualified professional and shall be subject to review and approval by the Township Engineer and/or the Township's designated qualified consultant. Upon adoption of more comprehensive Township regulations governing safety plans for on-site energy generation and storage, such regulations shall also apply.

[2] On-site electricity generation devices or systems shall be designed for "behind-the-meter" consumption separate from the power grid in order to reduce or offset the data center's consumption of electricity from the power grid. In the event that on-site electricity is generated in an amount that exceeds that required by the data center and its accessories and equipment, all such excess electricity shall be fed back into the power grid in accordance with the public electricity supplier's and Pennsylvania Public Utility Commission's ("PUC") regulations and guidelines.

[3] **Batteries.**

[i] Battery usage and/or storage by a Data Center and/or any Data Center Accessories shall be limited to sodium-ion, flow, and/or zinc-based batteries.

[ii] Battery storage systems shall demonstrate compliance with National Fire Protection Association ("NFPA") Standard 855, Installation of Stationary Energy Storage Systems, or similar standards, and shall include fire suppression systems designed specifically for battery storage, be UL certified, and follow hazardous material handling protocols.

(x) **Backup Generator Use and Testing.**

[1] EPA Tier 4 Final (or the most current stringent EPA standard) diesel generators shall be utilized for all standby power. All generators must be house within Level 3 Sound-Attenuated Enclosures (the highest industry rating for noise dampening). Notwithstanding the engine tier, the total noise output from the generator yard shall not exceed the maximum sound levels in accordance with the noise and vibration standards of this subsection

during testing or emergency operation. Routing maintenance testing shall be limited to the hours of 10:00 A.M. to 4:00 P.M., Monday through Friday, excluding holidays.

[2] Backup generators shall be limited to emergency use and limited testing and maintenance consistent with Federal and Commonwealth Air Quality Law and regulation.

[3] Backup generators and other back-up power systems that generate noise in excess of the sound limits set forth in Section (d) as measured from the tract property line may be used only during periods of outages, natural disasters, or similar "emergency events", subject to the requirements and limitations of this section, for emergency power generation and for regular reliability testing and mechanical exercising.

[4] Backup generators and other backup power systems shall not be tested between 4:00 P.M. and 10:00 A.M. Monday through Friday, and shall not be tested on Saturdays, Sundays, or holidays.

(y) **Electronic Waste.** The Applicant shall, as part of its application, provide for procedures for safe removal and recycling or disposal of server infrastructure, hazardous materials, batteries, electronic waste, and related products, which will apply in cases when a data center and/or data center accessory structure and/or the contents of any data center or data center accessory structure is updated or decommissioned.

(z) **Estimated economic impact**. As part of its application, the applicant shall submit a good faith estimate of the costs expected to be incurred by the Township related to infrastructure, emergency preparedness, administrative costs, police protection, and fire protection.

(aa) **Decommissioning**.

[1] In the event that a data center use is discontinued, the property owner shall submit a decommissioning plan to the satisfaction of the Township Engineer, and shall post financial security with the Township in accordance with the procedures outlined in Section 509 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10509, to ensure the proper removal of all Data Center technology and equipment, on-site solar power systems, on-site power generation or storage systems, and any Data Center Accessory Structures. The decommissioning plan shall obligate the owner or, as the case may be, the owner/operator of the data center to:

[a] Notify the Township at least three (3) months prior to the discontinuation or cessation of the use of a data center;

[b] Complete the removal of all servers, electronic data storage, devices, and batteries (including universal power supplies and battery backup systems) within twelve (12) months (as may be extended for good cause shown) from the date of discontinuation or cessation of the data center;

[c] Provide a written certification to the Township certifying removal of all servers, electronic data storage devices, and batteries (including universal power supplies and battery backup systems) from the data center within ten (10) days of said removal; and arrange for the Township to enter the data center and its accessories to confirm such removal.

[2] If a data center owner or, as the case may be, owner/operator fails to remove all servers, electronic data storage devices, and batteries (including universal power supplies and battery backup systems) from the data center and all accessory structures, the Township shall have the option to enter the data center and complete the removal of all servers electronic data storage devices, and batteries (including universal power supplies and battery backup systems) from the data center or accessory structure at the owner's, expense, and file a municipal lien against the property for the cost thereof.

(bb) **Independent Township Review.** The Township may retain independent acoustical, engineering, planning, legal, environmental, or other consultants to review any application, study, mitigation plan, monitoring report, or compliance issue under the Radnor Township Code of Ordinances. The applicant or operator shall reimburse the Township for such review to the extent permitted by law and by the Township's applicable fee, escrow, or reimbursement ordinances.

(cc) **Relationship to Other Ordinances.** This Ordinance shall be interpreted together with the Township Zoning Ordinance, Subdivision and Land Development Ordinance, nuisance ordinance(s), building and property maintenance regulations, fire code, and all conditions of approval. Where this subsection imposes a more restrictive standard, the more restrictive standard shall apply.

ARTICLE III. CONDITIONAL USES – STANDARDS FOR APPROVAL

I. Amendments to Section 280-135.G(2)

Chapter 280 ("Zoning"), Article XXIII ("Conditional Uses"), Section 280-135 ("Standards for Approval"), Subsection G(2) of the Radnor Township Code shall be amended to add the following subsections which shall be placed immediately after subsection G(2)(j) in alphabetical order:

(k) The applicant shall provide will-serve letters, certifications, or other documentation from the applicable utility providers demonstrating that adequate electric, water, sanitary sewer, and other utility capacity is available to serve the proposed use, or identifying any improvements necessary to provide such service.

(l) The applicant shall provide an energy-use plan identifying the anticipated average and peak electrical demand of the proposed use and describing any utility infrastructure improvements necessary to accommodate such demand.

(m) The applicant shall provide a plan identifying all proposed supplemental, standby, or emergency power systems, including generators, battery energy storage systems, uninterruptible power supply systems, or similar equipment. The plan shall identify

the location, type, capacity, fuel source or energy source, and intended method and length of operation of such systems.

(n) The applicant shall submit an acoustical study prepared by a qualified professional evaluating anticipated sound generated by the proposed use, including cooling equipment, mechanical equipment, transformers, generators, and other exterior or rooftop equipment. The study shall evaluate projected sound levels at the property lines and at nearby residential properties and shall identify any mitigation measures necessary to comply with applicable Township requirements.

(o) The applicant shall identify the location of all exterior or rooftop cooling systems, chillers, condensers, transformers, generators, exhaust equipment, utility equipment, and similar infrastructure associated with the proposed use. Such equipment shall be located, screened, enclosed, or otherwise designed to minimize adverse noise and visual impacts upon adjoining properties to the greatest extent practicable.

(p) The applicant shall describe the proposed method of cooling for any equipment requiring a cooling mechanism(s) and shall provide the anticipated average and peak water demand associated with the proposed use, including any water demand attributable to cooling systems.

(q) The applicant shall identify any equipment, machinery, generators, mechanical systems, or other components of the proposed use that may generate vibration and shall provide such studies or documentation as may be required by the Township to demonstrate compliance with this standard. No use shall produce vibration that is perceptible beyond the lot line or beyond the boundary of the portion of a building or property occupied by the use, whichever is more restrictive, where such vibration adversely affects adjoining properties, tenants, or occupants.

(r) The applicant shall demonstrate that the proposed use will comply with all applicable federal and state laws, regulations, permits, licenses, approvals, and other regulatory requirements. The applicant shall identify all federal and state agencies having jurisdiction over the proposed use and shall provide copies of applicable permits, approvals, licenses, certifications, or other documentation of compliance, as may be required by the Township.

(s) The Board of Commissioners may, at any time during the conditional use review process, require such additional plans, studies, reports, documentation or other information as it determines reasonably necessary to evaluate the potential impacts of the proposed use upon the health, safety and general welfare of the Township and to determine compliance with this chapter.

(t) The Board of Commissioners may, in its sole discretion, grant a modification or waiver of one or more requirements of a conditional use application if any

requirement is inapplicable to the application and/or literal enforcement of any such requirement would exact undue hardship upon the applicant, provided that such modification or waiver would not be contrary to the public interest and would observe the purpose and intent of the relevant provisions of the Zoning Ordinance. All requests for modification or waiver shall be in writing and shall accompany and be part of any application for conditional use approval.

II. Amendment to Section 280-137.A(1)

Chapter 280 ("Zoning"), Article XXIII ("Conditional Uses"), Section 280-137 ("Standards for Approval"), Subsection A(1) of the Radnor Township Code, which currently reads as follows:

> "The proposed use shall meet all of the specific standards and regulations for eligibility which are contained in the section of this article that authorizes the proposed conditional use."

shall be amended to replace the word "article" with "chapter" such that it reads as follows:

> "The proposed use shall meet all of the specific standards and regulations for eligibility which are contained in the section of this chapter that authorizes the proposed conditional use."

ARTICLE IV. REPEALER

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

ARTICLE V. SEVERABILITY

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality by a court of competent jurisdiction, such illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Board of Commissioners of Radnor Township, that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section or part had not been included.

ARTICLE VI. EFFECTIVE DATE

This Ordinance shall become effective on the 31st day following its enactment, consistent with Section 3.04 of the Radnor Township Home Rule Charter.

ENACTED AND ORDAINED into an Ordinance this _____ day of _____, 202____, by the Board of Commissioners of Radnor Township in lawful session duly assembled.

RADNOR TOWNSHIP
BOARD OF COMMISSIONERS

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_____
Jim Riley, President

ATTEST: _____
William M. White, Secretary

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Radnor Township

PROPOSED LEGISLATION

DATE: October 26, 2026

TO: Board of Commissioners

CC:

FROM: William M. White, Township Manager

LEGISLATION: Resolution 2026-120 - Appointment of Radnor Township Stormwater Authority Members

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LEGISLATIVE HISTORY:

PURPOSE AND EXPLANATION:

IMPLEMENTATION SCHEDULE:

FISCAL IMPACT:

RECOMMENDED ACTION:

ATTACHMENTS:
Resolution (RTSA) 2026-120.pdf

RESOLUTION 2026-120

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPOINTING FIVE MEMBERS TO THE RADNOR TOWNSHIP STORMWATER AUTHORITY IN ACCORDANCE WITH THE MUNICIPALITIY AUTHORITIES ACT

WHEREAS, the Radnor Township Board of Commissioners adopted Ordinance No. 2026-18 signifying its intention to form a Stormwater Authority in accordance with the Municipality Authorities Act; and

WHEREAS, the Municipality Authorities Act requires five members to be appointed for staggered terms to an Authority in order for it to be approved by the Commonwealth of Pennsylvania; and

WHEREAS, the Board of Commissioners has determined that there are five eligible residents who have the expertise and experience to be appointed members of the Radnor Township Stormwater Authority.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of Radnor Township does hereby appoint the following five individuals as the initial members of the Radnor Township Stormwater Authority for the following terms of office to begin on January 1, 2027:

1. Brendan Burke – 1 year term
2. Korah Mani – 2 year term
3. Adam Penny – 3 year term
4. Tim Smallwood – 4 year term
5. Michael A. Wolf – 5 year term

SO RESOLVED, this 26th day of October, 2026

RADNOR TOWNSHIP

By: _____
Name: Jim Riley
Title: President

ATTEST:_____
Name: William White
Title: Township Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: October 26, 2026

TO: Board of Commissioners

CC: Township Manager

FROM: Melissa Conn

LEGISLATION: Resolution 2026-124 - Award to the Recipients of the 2027 Radnor Township Community Grant in the Total Amount of $100,000 funded by the General Fund in the 2027 Budget.

LEGISLATIVE HISTORY: Legislative history related to the establishment of the Community Grant Program was adopted on April 27th, 2026 per Resolution 2026-61.

The awarding of the grant funds as accounted for in the 2027 budget has not previously been before the Board of Commissioners.

PURPOSE AND EXPLANATION: The Radnor Township Board of Commissioners established the Radnor Township Community Grant Program in 2026 to maintain grant funding while expanding opportunities to qualified non-profit organizations that have not previously received support (Resolution 2026-61). The 2027 Community Grant Program round opened on August 10, 2026, and closed on September 14, 2026. The grant committee reviewed a total of eighteen (18) applications, requesting $379,160 in total grant funding. The grant committee recommends awarding grant funds to ten (10) organizations listed in Resolution 2026-124.

IMPLEMENTATION SCHEDULE: Budget Year 2027

FISCAL IMPACT: The recommended award of the grant funds in the amount of $100,000 is incorporated in the Township's General Fund 2027 budget.

RECOMMENDED ACTION: Approve

ATTACHMENTS:

2026-124 -- Authorizing Community Grant Awards -- Resolution -- October 26, 2026.pdf

RESOLUTION 2026-124
RADNOR TOWNSHIP

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA AUTHORIZING THE AWARD TO THE RECIPIENTS OF THE 2027 RADNOR TOWNSHIP COMMUNITY GRANT IN THE TOTAL AMOUNT OF $100,000 FUNDED BY THE GENERAL FUND IN THE 2027 BUDGET

WHEREAS, The Radnor Township Board of Commissioners established the Radnor Township Community Grant Program in 2026 to maintain grant funding while expanding opportunities to qualified non-profit organizations that have not previously received support (Resolution 2026-61); and

WHEREAS, the 2027 Community Grant Program round opened on August 10, 2026, and closed on September 14, 2026; and

WHEREAS, the grant committee reviewed a total of eighteen (18) applications, requesting $379,160 in total grant funding; and

WHEREAS, the grant committee recommends the award of grant funds to the following ten (10) organizations:

ORGANIZATION NAME	PROJECT TITLE	AWARD AMOUNT
Baking a Difference for Kids (BDK) inc.	Baking A Difference for Kids Youth Mental Health Day of Advocacy	2,700
The ADAPT Project	Advancing Design for Accessible Products and Technology	5,000
Women's Resource Center	Information & Referral Helpline	5,000
Anthony Wayne Theater	Anthony Wayne Theater Stroll-In Cinema Nights	5,300
Orchestra Concordia Association	Orchestra Concordia Free Community Concerts	7,000
Radnor Township Civic Association (RTCA)	Building on the Past, Serving the Future: Securing a Safe, Accessible Civic Institution	10,000
The Neighborhood League Shops Foundation Inc.	NLS Clothing Shop Renovations	10,000
Radnor Historical Society	ADA Access for the Finley House	15,000
Peter's Place	Peter’s Place Strategic Plan	20,000
Wayne Art Center	2027 Community Arts and Enrichment Programs	20,000
TOTAL AWARD AMOUNT		**100,000**

NOW, THEREFORE, be it ***RESOLVED*** that the Board of Commissioners of Radnor Township hereby awards of the ten (10) recipients of the 2027 Radnor Township Community Grant in the total amount of $100,000 funded by the General Fund in the 2027 budget.

SO RESOLVED*,* this 26th day of October, A.D., 2026.

RADNOR TOWNSHIP

By: _____
Name: Jim Riley
Title: President

ATTEST: _____
William M. White
Township Manager / Secretary