

**BOARD OF COMMISSIONERS**  
**AGENDA**  
**Monday, February 23, 2026 – 6:30 PM**

*Radnorshire Room*  
*Updated 2/20/2026*

Call to Order

Pledge of Allegiance

Notice of Executive Session

Presentations

Willows Park Preserve Bi-Annual Report of the Progress of Fundraising Efforts and Construction

[Copy of WPP BOC Presentation Feb 2026.pdf](#)

EAC Presentation on Pros/Cons of Gas-Powered Leaf Blower Phase Out

1. Public Participation

2. Consent Agenda - Public Comment

2.A. Chief Monthly Report - February 2026

[Chief Monthly Report February 2026.pdf](#)

2.B. Staff Traffic Committee Meeting Minutes - January 21, 2026

[Staff Traffic Committee Meeting Minutes January 21, 2026.pdf](#)

[Staff Traffic Status Report January 2026.pdf](#)

2.C. HARB 2026-02 - 223 Radnor Street Road, Wayne- Roof on garage w/ dormers, mudroom roof, new windows in mudroom, adding two a-frame dormers w/ a shed dormer on 3rd floor.

[HARB 2026-02 223 Radnor Street Rd Certificate of App.pdf](#)

2.D. HARB 2026-03 - 224 S Aberdeen Ave, Wayne- Enclose existing porch w/ windows. Build new covered porch deck w/ fireplace. Build new storage shed

[HARB 2026-03 224 S Aberdeen Approval Ltr.pdf](#)

2.E. Resolution 2026-27 - Approving the purchase of six (6) new Zoll AED's and pads purchased from AED Brands, a PA Costars company in the amount of \$10,657.80, net of the trade in value of \$1,800.00 of Six (6) existing AEDs currently in service with the Police Department to be funded from the 2026 Police/Operating Supplies budget.

[2026 AED resolution 2.16.26.pdf](#)

2.F. Resolution 2026-25 - Authorizing the Payment for Emergency Pedestrian Pole Replacement at Radnor Chester & Conestoga Roads by Charles Higgins & Sons, Inc. in the amount of

\$7,780.84 to be paid for by the General Fund and Reimbursed through an Insurance Claim

[RESOLUTION 2026-25 Emergency Ped Pole payment.pdf](#)  
[Ped Pole Invoice.pdf](#)

- 2.G. Resolution 2026-36 - Authorizing the payment to Charles Higgins & Sons for Emergency Traffic Signal Clean Up and Temporary Replacement at the Intersection of County Line & Glenbrook, in the amount of \$10,905.40 to be paid from the General Fund and Reimbursed through an auto insurance claim

[RESOLUTION 2026-36 Emergency Traffic Signal Payment.pdf](#)  
[Traf Pole Invoice Glenbrook.pdf](#)

- 2.H. Resolution 2026-28 -Authorizing the purchase of Organic Fertilizer, and Grass Seed from Site One Landscape Supply in an amount not to exceed \$11,000, funded from the 2026 General Fund Parks Maintenance Account

[RESOLUTION NO 2026-28 Seed & Fertilizer.pdf](#)  
[Seed & Fert Quote.pdf](#)

- 2.I. Resolution 2026-29 – Authorization of an Application to the Delaware County Council for an Allocation of County Liquid Fuel Tax Funds in the Amount of \$27,264.00

[County Share letter.pdf](#)  
[Resolution 2026-29 - Application for County Aide.pdf](#)

- 2.J. Resolution 2026-30 - Authorizing the Replacement of Twenty-Three Thermostats and Locking Guards at the Public Works Facility by J.J.White, Inc., in the amount of \$9,900, to be Funded by the General Obligation Bond of 2024 for Facilities Improvements

[RESOLUTION NO 2026-30 23 Thermostats & Guards.pdf](#)  
[thermostat proposal.pdf](#)

- 2.K. Resolution 2026-31 - Authorizing the Replacement (5) Water Source Heat Pumps (WSHP), at the Township Building in the Amount of \$139,900, to be funded from the 2024 Facilities Improvement General Obligation Bond.

[2026-31 -- WSHP -- Resolution -- February 23, 2026.pdf](#)  
[Township Building Mechanical Unit Replacement Summary.pdf](#)

### 3. Business Agenda

- 3.A. A Motion to Suspend the Eminent Domain Action at Valley Forge Military Academy Property

- 3.B. Resolution 2026-37 - A Resolution of the Board of Commissioners of Radnor Township, Delaware County, Pennsylvania, Approving the Intermunicipal Liquor License Transfer of Fee Hugs LLC, located at 166 East Lancaster Avenue, Wayne, PA Pursuant to the Code of Radnor Township and the Pennsylvania Liquor Code.

[Resolution 2026-37 Free Hugs \(liquor license\) Resolution 2.17.26.pdf](#)  
[Legal Notice \(Free Hugs\) 2.12.26.pdf](#)

3.C. Resolution 2026-33 - Minor Subdivision Plan Approval - 270 and 274 Hothorpe Lane and 772 Newtown Road: Lot Line Change to Transfer 10,048 Square Feet from 270 Hothorpe Lane to 274 Hothorpe Lane and to Transfer 53,512 Square Feet from 772 Newtown Road to 274 Hothorpe Lane

[C-1899-01-LLC-REC.pdf](#)

[GFT-PC\\_Review\\_1\\_12\\_19\\_2025.pdf](#)

[2026-01-02\\_270 Hothorpe\\_Traffic Review 1.pdf](#)

[Preliminary Final Resolution 2026-33 \(270 - 274 Hothorpe Ln\) 2.13.26.pdf](#)

3.D. Resolution 2026-34 - Minor Land Development Plan Approval - 126 Garrett Avenue: Retention of Existing Office and Apartment, Removal of Other Existing Structures and Construction of a Commercial Accessory Structure and Parking Lot Revisions

[GFT\\_review\\_letter\\_12-23-25.pdf](#)

[Gilmore\\_review\\_letter\\_12-29-25.pdf](#)

[2025-12-15FP.pdf](#)

[ZHB Decision 7.17.25.pdf](#)

[Preliminary Final Approval Resolution \(126 Garrett Ave\) 2.11.26.pdf](#)

3.E. Discussion and Consideration – Preliminary Land Development Plan – 800 Lancaster Avenue (Villanova University), Connelly Center: Expansion of the Current Student Center

[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.F. Resolution 2026-35- Authorizing the Amendment to the 2026 Appropriation Budget to include Appropriations for the Brookside Trail Access Project in the Capital Improvement Fund (#05) to be funded by the transfer of \$250,000 plus allocated interest previously donated by Penn Medicine from the Escrow Fund (#10) to the Capital Improvement Fund (#05).

[2026-35 -- Brookside Trail Access Project -- February 23, 2026.pdf](#)

4. Reports of Board Liaisons

5. New Business

6. Old Business

7. Public Participation

8. Adjournment

**Radnor Township**  
**PROPOSED LEGISLATION**

DATE: February 23, 2026

TO: Board of Commissioners

CC: William M. White, Township Manager; Stephen F. Norcini, P.E.,  
Township Engineer

FROM: Dennis P. Capella - Engineering Project Manager

LEGISLATION: Willows Park Preserve Bi-Annual Report of the Progress of Fundraising  
Efforts and Construction

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LEGISLATIVE HISTORY: Bi-Annual Reports have been made to the Board of Commissioners on the following dates:

6/14/2021

1/24/2022

8/15/2022

3/13/2023

9/18/2023

10/23/2023 (follow-up to 9/18/2023 Presentation)

5/20/2024

11/11/2024

6/16/2025

This item was originally scheduled for November 2025 but was postponed per the Township's request. Prior to these reports to the BOC, WPP submitted reports to the Township in writing.

PURPOSE AND EXPLANATION: Section VIII. WPP Responsibilities (a) Improvements/Alterations/Additions of the June 24, 2019 Lease Agreement stipulates that the "WPP will be responsible for providing bi-annual reports to the Township regarding progress of fundraising efforts and construction." Attached is the draft presentation and financial statement.

IMPLEMENTATION SCHEDULE: Following discussion with the BOC, WPP will be notified of any action items.

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

RECOMMENDED ACTION: Discussion

**ATTACHMENTS:**





# Willows Park Preserve Biannual Update

February 23, 2026

## Mission Statement

The Willows Park Preserve will revitalize the Willows Mansion as an integral part of the Willows Park and open it to the community as a welcoming and inclusive place for relaxation, connection, celebration and lifelong learning.

## Core Values

Community, Inclusivity, Open Space, Historical Preservation, Lifelong Learning, Health and Wellness, Arts and Culture, Collaboration



Community



Inclusivity



Open Space



Historical  
Preservation



Health and  
Wellness



Arts and  
Culture



Collaboration

# What has been going on at the Willows Park Preserve?

The Mansion was used over 140 times in 2025 and so far in 2026

**38 Weddings** and over **100 other uses** for both private and public events, programs, meetings, photo shoots, celebrations, memorials....

Yoga Class   Shoemaker Films   WPP Open House   WPP Donor Appreciation Reception   Marikate Photo Shoot   Baby Shower  
Private Dinner   WPP Winter Whiskey Tasting   Agnes Irwin Day of Service   Delaware County Historical Society   Rehearsal Dinner  
Vergo Yoga Retreat   Main Line School Night   Skunk Hollow Community Garden   Radnor Township   Wellness Week at the Willows  
Radnor Conservancy   Lisi Lerch   Main Line Estates Tour   Radnor School District   WPP Realtor Reception  
Radnor High School Orchestra   Gladwyne Montessori School   Radnor Education Association   Neighborhood Meeting  
Radnor High School Yearbook Signing   Radnor League of Women Voters   Main Line Chamber of Commerce   WPP Classic Car Show  
Celebration of Life   Willistown Conservation Trust   WPP Wine and Cheese Reception   ECO Camp   Anniversary Dinner  
David's Bridal   Jennifer Yue Piano Concert   Dr. Christian Presentation   Philadelphia Watercolor Society   Short Film  
Delco Chamber of Commerce   American Marketing Association   Garden Workers   WPP Fall Fundraiser   Kids Yoga



*Thank you for another great year!*

# What else has been going on at the Willows Park Preserve?

## Team & Leadership Updates



Hired a part-time Business and Communications Associate



New WPP Board Leadership

## Mansion Improvements & Investment



Completed over **12** improvement projects to the Mansion in 2025 into 2026. Project highlights included: replacing the Steam Boiler, revitalizing another second floor bedroom and bathroom, Park repaving and driveway lighting - the last two were courtesy of Radnor Township - Thank you!



The WPP has invested over **\$1,800,000** in improvement projects and maintenance at the Willows Mansion. This does not include operating costs.



Improvement Projects and Maintenance in 2025 into 2026 totaling over **\$170,000**



Received another kind grant from Senator Cappelletti to support replacing the Air Conditioning at the Mansion

## Willows Park Preserve Income Statement Highlights

Income Source	2023	2024	2025
Contributions	\$ 110,495	\$ 181,996	\$ 227,397
Program Revenue*	188,094	239,529	306,273
Fundraising Event (net of direct benefit costs)	16,107	23,308	22,931
Other (non operating)	1,398	1,513	2,048
Subtotal	\$ 316,094	\$ 446,345	\$ 558,649
Grants	-	89,500	-
<b>TOTAL INCOME</b>	<b>\$ 316,094</b>	<b>\$ 535,845</b>	<b>\$ 558,649</b>

\*Program Revenue includes:

1. Renovation, Restoration & Maintenance of the Willows Mansion.
2. Public Programming, Events, and Mansion Usage.

## Willows Park Preserve

### Income Statement Highlights - Functional View

Expense Category	2023	2024	2025
<b>Total Program</b>	\$ 205,935	\$ 226,446	\$ 300,293
Program 1: Renovation, Restoration & Maintenance	112,664	128,512	247,202
Program 2: Public Programming, Events & Mansion Usage	93,271	97,934	53,091
<b>Management &amp; General</b>	\$ 48,828	\$ 65,514	\$ 157,664
<b>Fundraising</b>	\$ 42,888	\$ 39,111	\$ 47,153
<b>TOTAL EXPENSES</b>	<b>\$ 297,651</b>	<b>\$ 331,071</b>	<b>\$ 505,110</b>

\*Program Expenses include \$74,212 of Capital (non-cash) Amortization expense.

# Willows Park Preserve

## Balance Sheet Highlights

Cash	\$237,946	\$314,720	\$434,819
Other Current Assets	\$1,926	\$91,665	\$886
Fixed Assets (Net)	\$1,188,486	\$1,279,026	\$1,315,492
<b>TOTAL ASSETS</b>	<b>\$1,428,358</b>	<b>\$1,685,411</b>	<b>\$1,751,197</b>
Accounts Payable	\$16,886	\$47,965	\$40,785
Deferred Income	\$69,250	\$90,450	\$107,750
Net Assets	\$1,342,222	\$1,546,996	\$1,602,662
<b>TOTAL LIABILITIES</b>	<b>\$1,428,358</b>	<b>\$1,685,411</b>	<b>\$1,751,197</b>

# **RADNOR TOWNSHIP POLICE DEPARTMENT**

## **Monthly Report**



**FEBRUARY 2026**

**Christopher B. Flanagan  
Police Superintendent**



# Radnor Twp PD DAILY INCIDENT COUNTS



01/01/2026 to 01/31/2026

Day of Month Responses	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	Total	
911 HANG UP	0	0	0	0	0	0	0	1	1	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	5	
MV ACCIDENT (REPORTABLE)	0	0	0	1	0	0	1	2	0	0	0	0	3	1	0	0	4	2	1	1	0	0	0	0	0	0	1	1	1	0	2	21	
ADDED PATROL BUSINESS	7	4	1	2	3	10	4	7	5	10	11	4	5	4	11	10	4	8	6	8	7	5	7	6	4	7	5	4	6	6	4	185	
ADDED PATROL	9	2	3	3	6	8	3	5	9	9	15	4	0	10	17	2	0	3	8	10	2	1	4	10	1	2	1	7	6	3	1	164	
ADDED PATROL REQUEST	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	3	
ADDED PATROL SCHOOL	4	0	0	0	8	15	9	3	7	7	5	8	7	10	10	6	0	1	8	7	6	8	10	3	1	0	0	7	7	7	0	164	
ALARM (ALL TYPES)	4	6	4	3	2	3	0	2	2	8	2	2	5	3	3	6	1	4	0	3	8	4	4	8	4	7	6	5	4	5	4	122	
ANIMAL COMPLAINTS	0	1	0	0	0	1	2	1	3	1	1	0	0	1	1	0	1	2	2	0	1	3	1	1	0	1	0	0	0	0	0	24	
ANIMALS - DEER	0	0	1	0	1	1	0	0	1	0	2	0	0	1	0	1	0	0	1	0	1	1	0	0	0	0	0	1	0	1	0	13	
ASSAULT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	
ASSIST ANOTHER PD	0	0	0	0	1	0	0	0	1	1	0	2	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	1	3	0	13
ASSIST AGENCY NON LAW	0	0	0	0	0	1	0	0	1	1	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	5
ASSIST PUBLIC	1	0	0	0	0	0	0	0	0	0	2	0	0	0	1	1	0	2	1	1	1	0	1	2	2	1	0	2	0	1	0	19	
ASSIST VUPD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	2	
CHILDLINE INCIDENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	2
CIVIL DISPUTE	0	0	0	0	0	0	1	0	2	1	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
COMMUNITY EVENT WITH PD	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
DELCOM INFO ONLY	3	2	0	0	0	1	1	4	2	1	1	1	1	2	0	3	3	4	2	2	2	0	2	1	1	0	3	1	0	2	1	46	
EXTRA DUTY DETAIL - K-9	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	4	
NEIGHBOR DISPUTE	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	4	
DISTURBANCE NO CITATION	0	0	0	0	0	0	2	1	0	2	0	0	0	1	0	1	1	0	1	0	1	1	2	0	0	0	0	1	0	0	1	15	
DOMESTIC (NO ARREST)	1	1	2	0	0	0	0	0	0	0	0	0	1	0	0	3	2	0	1	0	0	0	0	0	0	0	1	1	2	1	0	2	18
DRIVING UNDER THE INFLUENCE	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
DUI ACCIDENT	0	0	0	0	1	0	0	0	0	0	0	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
ASSIST SICK/INJURED/EMS	1	2	1	4	7	4	5	7	6	3	8	3	2	5	8	8	4	2	4	7	4	3	4	1	4	6	1	4	4	4	7	133	
EVIDENCE ROOM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

FIRE (ALL TYPES)	0	0	1	0	0	0	0	2	0	2	1	0	0	0	1	0	0	0	0	0	0	0	0	2	1	0	2	0	1	0	13		
FRAUD (ALL TYPES)	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	1	1	1	0	7		
HAZARDOUS CONDITION	1	0	0	2	3	1	1	2	1	4	2	3	0	0	1	2	0	3	0	0	1	1	0	3	0	1	0	1	5	0	0	38	
MENTAL HEALTH (EMER 302)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
MENTAL HEALTH (ALL OTHERS)	1	0	0	0	3	0	0	0	1	1	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	10	
MISSING PERSON	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
NARCOTICS	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3	
NOTIFICATION - ELECTRICIAN	1	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	7	
NOTIFICATION - ALL OTHERS	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
NOTIFICATION - TOWNSHIP	0	0	0	0	0	1	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	2	7	
OFFICER INJURED/EXPOSURE ON	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
OPEN DOORS / WINDOWS	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	1	1	0	0	0	0	0	0	0	0	6	
ORDINANCE VIOLATION CITATION	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	2	
ORDINANCE VIOLATION NO	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	1	1	0	1	0	3	1	0	1	0	0	0	0	0	0	0	10	
PARKING COMPLAINTS	0	0	4	0	1	0	2	0	0	0	0	0	0	2	0	0	0	1	1	0	0	0	0	1	0	1	1	0	2	1	0	17	
PEDESTRIAN STOP	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
PFA SERVICE / VIOLATION	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	1	0	0	1	0	5		
POLICE INFORMATION	2	1	2	0	1	1	3	1	3	1	1	1	1	2	1	2	2	0	1	1	4	2	1	1	0	0	3	2	0	3	5	48	
FOUND PROPERTY	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	4
LOST PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	1	3
PUBLIC DRUNK	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	2	
REFERRED TO VILLANOVA PD	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	3
RECEIVING STOLEN PROPERTY	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
SELECTIVE ENFORCEMENT	0	0	1	0	7	7	2	1	3	2	3	1	1	4	2	6	0	3	4	5	2	4	3	3	1	0	1	5	2	4	1	78	
SUSPICIOUS CIRCUMSTANCE	0	0	1	0	0	1	1	0	2	0	0	1	2	0	1	1	0	1	0	0	0	1	3	1	0	0	1	0	0	0	0	17	
SUSPICIOUS PERSON	1	0	0	0	2	1	0	0	1	0	0	0	0	1	0	1	0	0	0	1	0	0	0	2	1	0	0	0	0	0	0	11	
SUSPICIOUS VEHICLE	2	1	0	1	0	0	0	1	0	1	3	1	1	1	0	2	2	1	0	0	1	1	1	1	0	0	0	0	0	0	0	1	22
THEFT ALL OTHER	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2	
THEFT RETAIL	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	3	
TERRORISTIC THREATS	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	



CRIME ALERTS  
JANUARY 2026

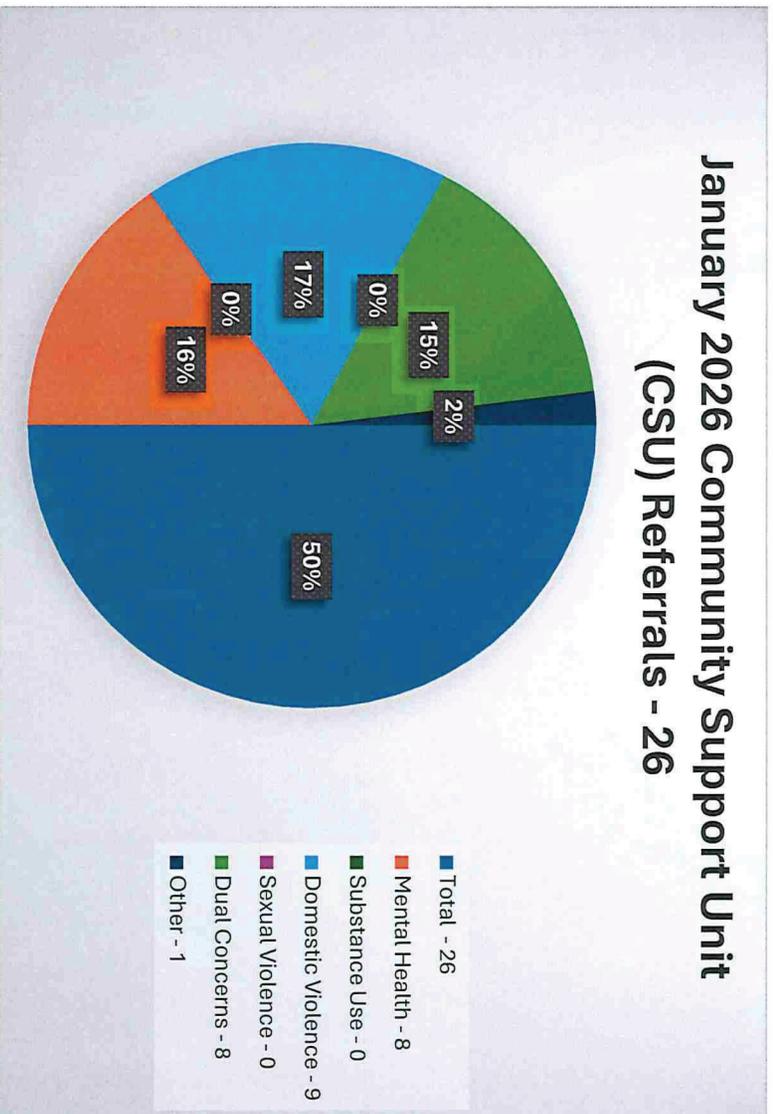
No crime alerts for the month of January

**JANUARY**



<u>Description</u>	<u>Primary Count</u>
<u>Parking Tickets</u>	
Month of January 2026	482
<u>Residential and Commercial False Alarm Violations</u>	
Month of January 2026	72
<u>Moving Violations</u>	
Month of January 2026	4
K9 Call Outs	4
Drug Task Force Investigations	0
Youth Aid Panel	1
Community Service Unit	26
<u>Radnor Police Training – January 2026</u>	
<b>Bell</b> – Legal Update and CIT Training MPOETC 180	
<b>Cocco</b> – Legal Update and CIT Training MPOETC 180	
<b>Fischer</b> – Penn State Mastering Law Enforcement Field Training. Legal Update, CIT Training, Child Abuse, Naloxone, and Trauma Training MPOETC 180.	
<b>Glenn</b> – Legal Update and CIT Training MPOETC 180	
<b>Gluck</b> – Texas A&M Sport and Special Event Evacuation and Protective Actions @ Villanova University. Legal Update MPOETC 180	
<b>Greaves</b> – PA State Police Municipal Police Officer Rifle Instructor Certification. Legal Update and CIT Training MPOETC Act 180	
<b>Lacey</b> – Legal Update, CIT Training, Child Abuse, and Trauma Training MPOETC 180	
<b>Lunger</b> - PA State Police Municipal Police Officer Rifle Instructor Certification.	
<b>Matijasich</b> – CIT Training MPOETC 180	
<b>Meyer</b> – Child Abuse MPOETC 180	
<b>Pinto</b> – Legal Update, CIT Training, Child Abuse, and Trauma Training MPOETC 180	
<b>Racht</b> – Legal Update and CIT Training MPOETC 180	
<b>Rodden</b> – PA State Police Total Fitness for Law Enforcement	
<b>Ryan</b> – NTOA Webinar: Gift of Time and Distance: A Behavioral Advantage for SWAT Teams	
<b>Stanssen</b> - - Legal Update, CIT Training, Child Abuse, and Trauma Training MPOETC 180	

## January 2026 Community Support Unit (CSU) Referrals - 26



### Community Events:

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

### Completed & Upcoming Trainings:

- CIT Coordinator Training – February 9 &10, 2026
- Citizen’s Police Academy CSU Presentation – February 10, 2026
- CSU Presentation to Township Safety Committee – February 11, 2026
- Safety Meeting with Wayne Presbyterian Church – February 18, 2026
- Co-Responder Podcast with The Lincoln Center – February 19, 2026

RADNOR TOWNSHIP POLICE DEPARTMENT  
THANK YOU LETTERS

Dear Superintendent Flanagan and Vera,

Thank you so much for hosting the AAPJ Community Meeting and Home Business Safety Discussion tonight!

The meeting was a great success. Everyone I spoke with afterward was very happy. I'd love to share some of the feedback we received:

“This was a very meaningful event with so much helpful information.”

“I learned a lot, and I'm very grateful.”

“We received so much useful information.”

“Such a wonderful meeting! I now feel much safer and truly feel cared for.”

Many, many thanks to you, Ms. Pearl Kim, the officers from the Radnor Police Department, the State Police, and the DA's office (I'm sorry I didn't have a chance to collect everyone's card and therefore can't mention individual names here) for all the time, effort, and care you put into making this event possible.

We know how much planning goes into organizing an event like this: coordinating details, schedules, and locations, especially when you already have such busy days. Holding the event in the evening, answering so many questions, providing detailed and engaging tours of the police station and the vehicle, and continuing to answer questions on a cold winter night required tremendous patience. Yet every presenter was so kind, approachable, and helpful.

All the attendees were excited, and all the kids were really, really happy.

Please pass along our heartfelt thanks to all the presenters and their departments for participating and supporting this event and for sharing their knowledge and information with us.

Once again, thank you to you and the Radnor Police Department for your continued support of our community and for keeping us safe.

Happy New Year and have a good one,

Ye

Ye Wang

Radnor Chinese American Community

Radnor Chinese Community

**RADNOR TOWNSHIP POLICE DEPARTMENT**

**COMMUNITY EVENTS**

Dear Radnor Police Dept,  
Thank you for all of  
your help with our Pilgrimage.

With Love,  
Fr Bill Atkinson  
Service Corps



**Thank You!**

*It has been an honor serving with the Delaware County Police Chiefs Association in 2025. I am excited to see where the future takes us!*



**Superintendent Christopher B. Flanagan**  
*Radnor Township Police Department*

***STAFF TRAFFIC COMMITTEE***  
***AGENDA***  
***Wednesday, January 21, 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; Bill Cassidy, Field Leader; Lt. Christopher Four; Lt. Joseph Pinto; Sgt. Anthony Radico, Officer Pat Lacey, Officer Ken Piree, Highway Patrol Unit; Michael Maratea, Supervisor of Parking, Jim Smith, Fire/EMS Chief; Vera DiMaio, Executive Assistant*

*From: Christopher B. Flanagan, Superintendent*

**1. New Business**

1.a. Sara Pilling requests the handicap parking space be removed at 38 Garrett Avenue.

Sara Pilling was not present at this meeting. Staff Traffic approves the removal of the handicap parking space at 38 Garrett Avenue as it was used for a previous homeowner and is no longer needed.

1.b. Taylor Gordon requests the removal of the handicap space in front of her home at 137 Summitt Terrace.

Taylor Gordon was not present at this meeting. Staff Traffic approves the removal of the handicap parking space at 137 Summit Terrace as it was used for a previous homeowner and is no longer needed.

**2. Old Business**

*See attached spreadsheet for pending issues and updates*

2.a. Update on Handicap parking proposal at the Wayne Senior Center.

After a site visit to the Wayne Senior Center, Field Leader, William Cassidy, and Parking Supervisor, Michael Maratea, it is approved for handicap parking spaces. There will be 4 handicap parking spaces, with one being van accessible. A new Ordinance will need to be created and Parking Supervisor, Michael Maratea, will contact Solicitor, John Rice, to create the Ordinance to be presented at a Board of Commissioners meeting to be approved.

**3. Staff Traffic Update Report**





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

**January 2026 Staff Traffic Status  
Report**

<b>Project Name</b>	<b>Project Information</b>	<b>Status Update</b>
Bryn Mawr Avenue/Sproul Road	Center Island to be replaced	This is an unfunded capital project, requested for 2027
Cowan/Radnor Street Road and Williams Road	Redo Design/ADA/Crosswalk	Unfunded capital budget project
Church Road	Traffic Calming Measures	Awaiting design cost proposal – unfunded capital project
Lancaster Avenue and North Aberdeen Avenue	Traffic Light arm and turn on red sign to be installed due to accident	Permitting complete – obtaining private property easement

Agnes Irwin School	Left Turn Arrow sign Eastbound on Conestoga Road at S. Ithan Avenue	Being reviewed
County Line Road and Thomas Road	Dedicated Pedestrian button	Evaluation of this will be completed the quarter of 2025

# CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board



**NAME OF OWNER:** O'BLACK STEVEN M & LEIGH  
**OWNER ADDRESS:** 223 RADNOR STREET RD  
**ADDRESS OF PROPERTY:** 223 RADNOR ROAD  
**APPLICATION NUMBER:** HARB 2026-02

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

**ROOF ON GARAGE W/ DORMERS, MUDROOM ROOF, NEW WINDOWS IN MUDROOM,  
ADDING TWO A-FRAME DORMERS WITH A SHED DORMER ON THIRD FLOOR**

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:**

**CONDITIONAL APPROVAL ON CHANGING TWO A FRAME DORMERS TO THREE A  
FRAME DORMERS AND ADJUST THE PITCH OF ROOF ALONG GARAGE RIDGE BEAM**

**ISSUED:** 02/23/2026

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**TOWNSHIP OFFICIAL**

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**ACCEPTED BY APPLICANT**

# CERTIFICATE OF APPROPRIATENESS

Radnor Township Historical and Architectural Review Board



**NAME OF OWNER:** JONES, CHRISTOPHER & ANNAMARIE  
**OWNER ADDRESS:** 224 S ABERDEEN AVE  
**ADDRESS OF PROPERTY:** 224 S ABERDEEN AVENUE  
**APPLICATION NUMBER:** HARB 2026-03

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

**ENCLOSE PORCH W/ WINDOWS, BUILD NEW COVERED PORCH DECK W/ FIREPLACE.  
BUILD NEW STORAGE SHED ACCESSORY STRUCTURE**

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:** 02/23/2026

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**TOWNSHIP OFFICIAL**

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**ACCEPTED BY APPLICANT**

**Radnor Township**  
**PROPOSED LEGISLATION**

DATE: February 23, 2026

TO: Board of Commissioners

CC:

FROM: Christopher B. Flanagan

LEGISLATION: Resolution 2026-27 - Approving the purchase of six (6) new Zoll AED's and pads purchased from AED Brands, a PA Costars company in the amount of \$10,657.80, net of the trade in value of \$1,800.00 of Six (6) existing AEDs currently in service with the Police Department to be funded from the 2026 Police/Operating Supplies budget.

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LEGISLATIVE HISTORY: Legislative/New

PURPOSE AND EXPLANATION: Radnor Township Police Department is seeking to purchase six (6) Zoll AEDs and pads, to be utilized by its Patrol and Highway/Traffic Divisions. The new AEDs will be purchased from AED Brands, PA Costars Contract #012-E23-343, for \$10,657.80. Six (6) of the AEDs currently in service with the Police Department will be traded in at a value of \$300.00 per unit, resulting in total savings of \$1,800.00. These savings are accounted for in the total purchase price listed above.

IMPLEMENTATION SCHEDULE:

FISCAL IMPACT: AEDs will be purchased from the 2026 Police/Operating Supplies budget for \$10,657.80.

RECOMMENDED ACTION: For approval at the February 23, 2026 Board of Commissioners Meeting.

**ATTACHMENTS:**

[2026 AED resolution 2.16.26.pdf](#)

**RESOLUTION NO. 2026-27**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PURCHASE OF SIX (6) NEW AEDs FOR USE BY THE RADNOR TOWNSHIP POLICE DEPARTMENT**

**WHEREAS**, the Radnor Township Police Department is seeking to purchase six (6) Zoll AEDs and pads, to be utilized by its Patrol and Highway/Traffic Divisions; and

**WHEREAS**, the new AEDs will be purchased from AED Brands, PA Costars Contract #012-E23-343, for \$10,657.80; and

**WHEREAS**, six (6) of the AEDs currently in service with the Police Department will be traded in at a value of \$300.00 per unit, resulting in total savings of \$1,800.00. These savings are accounted for in the total purchase price listed above; and

**WHEREAS**, the new AEDs consist of six (6) new Zoll AEDs with WIFI and AED pads; and

**WHEREAS**, the new AEDs will be purchased from the 2026 Police/Operating Supplies budget (01410100-43050) for \$10,657.80.

**NOW, THEREFORE, BE IT RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the purchase of six (6) new AEDs for use by the Radnor Township Police Department in an amount not to exceed \$10,657.80.

**SO RESOLVED**, this 23rd day of February, 2026.

RADNOR TOWNSHIP

By: \_\_\_\_\_  
Jim Riley, President

ATTEST: \_\_\_\_\_  
William White, Township Manager

**RESOLUTION NO. 2026-25**

**RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA,  
AUTHORIZING THE PAYMENT TO CHARLES HIGGINS & SONS FOR  
EMERGENCY PEDESTRIAN POLE CLEAN UP AND REPLACEMENT MEN IN THE  
AMOUNT OF \$7,780.84 TO BE PAID FROM THE GENERAL FUND AND  
REIMBURSED THROUGH AN AUTO INSURANCE CLAIM**

*WHEREAS*, Section 7.11(D) (1) of the Township Charter allows for emergency expenditures to be made when Board approval is impractical, and provided that such emergency expenditure is promptly, thereafter, presented to the Board of Commissioners for its approval; and

*WHEREAS*, the mast arm, pole, traffic signal and pedestrian signal at Radnor Chester & Conestoga Rds, was knocked down in an automobile accident on December 2, 2025; and,

*WHEREAS*, Charles Higgins & Sons, the Township’s contractor responsible for the maintenance and repair of traffic signals, responded to the emergency, cleaned up the debris and installed a new pedestrian pole & signal for this intersection; and,

*WHEREAS*, the Township has filed an insurance claim against the motorist responsible for the damage to seek reimbursement; and,

*NOW, THEREFORE*, be it *RESOLVED* the Board of Commissioners of Radnor Township does hereby approve the emergency expenditure of \$7,780.84 to Charles A. Higgins & Sons, Inc. for the clean-up and replacement of the pedestrian pole and signal assembly at Radnor Chester & Conestoga Rds. which will be reimbursed through an insurance claim.

*SO RESOLVED* this 23rd day of February, A.D., 2026

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name: Jim Riley  
Title: President

ATTEST: \_\_\_\_\_  
William M. White  
Township Manager

Charles A. Higgins & Sons, Inc.

# Invoice

Po Box 647  
 Media PA 19063  
 Electrical Contractor

Date	Invoice #
12/8/2025	63975

<b>Bill To</b>
RADNOR TOWNSHIP ATTN: ACCOUNTS PAYABLE 301 IVEN AVENUE WAYNE, PA 19087-5297

P.O. No.	Terms	Due Date	Project
	Net 30	1/7/2026	

Description	Qty	Rate	Amount
TRAFFIC LIGHT MAINTENANCE - RADNOR CHESTER & CONESTOGA , ACCIDENT TOOK DOWN PEDESTRIAN POLE WAS KNOCKED DOWN. CALLED IN BY DISPATCH#135 ON 12/2/2025 @2:44PM			
LABOR - 2 MEN FOR 2 HOURS OVERTIME ON 12/2025 , CLEANED UP KNOCKED DOWN PEDESTRIAN POLE AT LOCATION. SAFE ENDED WIRES AND PULLED PREEMPTION CARD WHILE POLE IS NOT AT LOCATION.	2	225.00	450.00
LABOR - 2 MEN FOR 7 HOURS ON 12/3/2025	7	150.00	1,050.00
5/8" X 18" BOLTS WITH NUTS & WASHERS	1	12.85	12.85
TUBES OF EPOXY	1	34.80	34.80
12" PEDESTRIAN POLE WITH CAP	1	600.00	600.00
3/4" X 2" WASHERS	6	2.00	12.00
GALAXY BRACKET	1	270.00	270.00
3 SECTION 8" SIGNAL WITH LEDS AND TUNNEL VISORS	1	568.80	568.80
GTT 711 DETECTOR SCOPE	1	736.80	736.80
464 GTT DETECTION CARD	1	3,789.00	3,789.00
CONFIRMATION SET UP WITH FLOOD BULB	1	145.00	145.00
1 1/4" RUBBER GROMMET	2	2.22	4.44
6' OF 5/8" BANDIT	6	1.50	9.00
5/8" BANDIT BUCKLES	2	1.50	3.00
15' OF 7 CONDUCTOR CABLE	15	2.69	40.35
15' OF 3 CONDUCTOR CABLE	15	1.54	23.10
BLUE FORKS	4	0.44	1.76

It's been a pleasure working with you! Our 100 year in business 1925 - 2025

Thank you for your business. Please forward payment to above address. Call the office to pay by Credit card. We accept Master Charge & Visa Credit Cards.

<b>Subtotal</b>
<b>Sales Tax (6.0%)</b>
<b>Balance Due</b>

Phone #	Fax #
610-566-3700	610-566-1409

Charles A. Higgins & Sons, Inc.

# Invoice

Po Box 647  
 Media PA 19063  
 Electrical Contractor

Date	Invoice #
12/8/2025	63975

<b>Bill To</b>
RADNOR TOWNSHIP ATTN: ACCOUNTS PAYABLE 301 IVEN AVENUE WAYNE, PA 19087-5297

P.O. No.	Terms	Due Date	Project
	Net 30	1/7/2026	

Description	Qty	Rate	Amount
RED FORKS	4	0.48	1.92
15' OF OPTION CABLE	15	1.78	26.70
TAN WIRE NUTS	8	0.12	0.96
ORANGE WIRE NUTS	6	0.06	0.36

It's been a pleasure working with you! Our 100 year in business 1925 - 2025

**Subtotal** \$7,780.84

Thank you for your business. Please forward payment to above address. Call the office to pay by Credit card. We accept Master Charge & Visa Credit Cards.

**Sales Tax (6.0%)** \$0.00

**Balance Due** \$7,780.84

Phone #	Fax #
610-566-3700	610-566-1409

**RESOLUTION NO. 2026-36**

**RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA,  
AUTHORIZING THE PAYMENT TO CHARLES HIGGINS & SONS FOR  
EMERGENCY TRAFFIC SIGNAL CLEAN UP AND TEMPORARY REPLACEMENT  
IN THE AMOUNT OF \$10,905.40 TO BE PAID FROM THE GENERAL FUND AND  
REIMBURSED THROUGH AN AUTO INSURANCE CLAIM**

*WHEREAS*, Section 7.11(D) (1) of the Township Charter allows for emergency expenditures to be made when Board approval is impractical, and provided that such emergency expenditure is promptly, thereafter, presented to the Board of Commissioners for its approval; and

*WHEREAS*, the mast arm, pole, traffic signal and pedestrian signal at County Line Rd & Glenbrook Ave. were knocked down in an automobile accident on January 17, 2026; and,

*WHEREAS*, Charles Higgins & Sons, the Township’s contractor responsible for the maintenance and repair of traffic signals, responded to the emergency and cleaned up the debris and returned with a temporary pole & signal for this very busy intersection; and,

*WHEREAS*, Charles Higgins & Sons, has ordered a new mast arm, and pole and will return to install it permanently; and,

*WHEREAS*, the Township has filed an insurance claim against the motorist responsible for the damage to seek reimbursement; and,

*NOW, THEREFORE*, be it *RESOLVED* the Board of Commissioners of Radnor Township does hereby approve the emergency expenditure of \$10,905.40 to Charles A. Higgins & Sons, Inc. for the clean up and temporary replacement of the traffic signal assembly at County Line Rd. & Glenbrook Ave. which will be reimbursed through an insurance claim.

*SO RESOLVED* this 23rd day of February, A.D., 2026

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name: Jim Riley  
Title: President

ATTEST: \_\_\_\_\_  
William M. White  
Township Manager

Charles A. Higgins & Sons, Inc.

# Invoice

Po Box 647  
 Media PA 19063  
 Electrical Contractor

Date	Invoice #
1/20/2026	64206

Bill To
RADNOR TOWNSHIP ATTN: ACCOUNTS PAYABLE 301 IVEN AVENUE WAYNE, PA 19087-5297

P.O. No.	Terms	Due Date	Project
	Net 30	2/19/2026	

Description	Qty	Rate	Amount
TRAFFIC LIGHT MAINTENANCE - COUNTY LINE & GLENBROOK - EMERGENCY , CALLED IN BY DISPATCH #271 ON 1/17/2026 @10:49PM			
LABOR - 3 MEN FOR 4 HOURS DOUBLETIME ON 1/18/2026 (SUNDAY) ON ARRIVAL FOUND MAST ARM POLE KNOCKED DOWN , CLEANED UP POLE OUT OF ROAD , MADE SAFE.,ALSO BYPASS SIGNALS IN CABINET. TOWNSHIP HAD INSTALLED STOP SIGNS AT GLENBROOK	4	450.00	1,800.00
RESISTOR BOARDS FOR CABINET	3	111.00	333.00
LOAD SWITCHES	2	82.00	164.00
3 SERVICE TRUCKS FOR 4 HOURS ON 1/18/2026	4	75.00	300.00
LABOR - 5 MEN FOR 8 HOURS ON 1/19/2026 - INSTALLED TEMPORARY POLE & SIGNALS	8	375.00	3,000.00
3/4" X 24" POLE BOLTS	4	14.75	59.00
TUBES OF EPOXY	4	34.80	139.20
14" PEDESTRIAN POLE	1	858.00	858.00
12" SIGNALS WITH CUT AWAY VISORS	3	474.00	1,422.00
HAND/MAN PEDESTRIAN COUNT DOWN SIGNAL	1	336.00	336.00
SETS OF SIDE OF POLE BRACKETS	2	155.00	310.00
GALAXY BRACKET1		225.00	225.00
D-NUTS	2	9.20	18.40
60' OF 5/8" BANDIT	60	1.50	90.00
5/8" BANDIT BUCKLES	20	1.50	30.00
280' OF 14/5 TRAFFIC CABLE	280	2.82	789.60

It's been a pleasure working with you!Please remit to above address.

**Subtotal**

Thank you for your business. Please forward payment to above address. Call the office to pay by Credit card. We accept Master Charge & Visa Credit Cards.

**Sales Tax (6.0%)**

**Effective Jan 2026**  
 All Credit Card Payments  
 3% Processing Fee

**Balance Due**

Phone #	Fax #
610-566-3700	610-566-1409

Charles A. Higgins & Sons, Inc.

# Invoice

Po Box 647  
 Media PA 19063  
 Electrical Contractor

Date	Invoice #
1/20/2026	64206

Bill To
RADNOR TOWNSHIP ATTN: ACCOUNTS PAYABLE 301 IVEN AVENUE WAYNE, PA 19087-5297

P.O. No.	Terms	Due Date	Project
	Net 30	2/19/2026	

Description	Qty	Rate	Amount
WIRE NUTS	10	0.12	1.20
LOAD SWITCH	1	82.00	82.00
HI-VIZ BACK PLATES	2	174.00	348.00
3 SERVICE TRUCKS FOR 8 HOURS ON 1/19/2026	8	75.00	600.00

It's been a pleasure working with you! Please remit to above address.  Thank you for your business. Please forward payment to above address. Call the office to pay by Credit card. We accept Master Charge & Visa Credit Cards.	<b>Subtotal</b>	\$10,905.40
	<b>Sales Tax (6.0%)</b>	\$0.00
	<b>Balance Due</b>	\$10,905.40

Effective Jan 2026  
 All Credit Card Payments  
 3% Processing Fee

Phone #	Fax #
610-566-3700	610-566-1409

**RESOLUTION NO. 2026-28**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, AUTHORIZING THE PURCHASE OF ORGANIC  
FERTILIZER, AND GRASS SEED FROM SITE ONE LANDSCAPE SUPPLY IN  
THE AMOUNT OF \$10,999 TO BE FUNDED FROM THE 2026 GENERAL FUND  
PARKS MAINTENANCE BUDGET**

*WHEREAS*, the Public Works Department seeds and fertilizes the Township athletic fields bi-annually to maintain and improve the health and condition of the turf; and,

*WHEREAS*, the use of quality grass seed and organic-based fertilizer is essential for promoting sustainable growth and enhancing soil health; and,

*WHEREAS*, the Public Works Department intends to purchase 100 bags of organic-based fertilizer, and 115 bags of quality grass seed mix; and,

*WHEREAS*, the approved 2026 General Fund Operating Budget includes funds in the Public Works Department, Parks Maintenance Operating Supplies Budget for this purpose; and,

*WHEREAS*, a quote was received for the purchase of grass seed and organic fertilizer purchase from COSTARS vendor, Site One Landscape, in the amount of \$10,999; and,

*NOW, THEREFORE*, be it *RESOLVED* the Board of Commissioners of Radnor Township hereby authorizes the purchase of seed, and fertilizer from Site One Landscape Supply in the amount of \$10,999 to be funded from the 2026 General Fund Parks Maintenance budget.

*SO RESOLVED* this 23rd day of February, A.D., 2026

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name: Jim Riley  
Title: President

ATTEST: \_\_\_\_\_  
William M. White  
Township Manager/Secretary

**Order Summary**



Oaks PA #646  
 100 Green Tree Road  
 Oaks, PA 19456  
 W: (610)666-0595

**Sold To:**

Radnor Township (#1228403)  
 301 IVEN AVENUE  
 WAYNE, PA 19087-5297  
 W: (610)688-5600 F: (610)688-1279

**Ship To:**

Radnor Township (#1228403)  
 301 IVEN AVENUE  
 WAYNE, PA 19087-5297  
 W: (610)688-5600 F: (610)688-1279

Ordered	Master Order#	PO#
02/02/2026	M162234346	spring seed 2026

Printed	Customer Contact	Sales Associate
02/02/2026	Steve Legerton	David

**For Chemical Emergency Spill, Leak, Fire, Exposure, or Accident Emergency Response Assistance, call: CHEMTREC Day or Night- 1 (800) 424-9300**



**Order#:162234346-001Ship Via:Customer Pick up**

LN	Item #	Description	Qty Ordered	Qty Shipped	Qty Cancelled	Qty Open	Net Price	Ext. Price
1	510028	LESCO PolyPlus-Opti Series 15-3-7 30% Polyplus 50% Bio 2.5% Fe Controlled-Release Granular Fertilizer 40 lb. Bag <b>EPA# - LESCO</b>	100	0	0	100	17.990 / BG	1799.00
2	20-22-250	LESCO All Pro Team Mates Seed Mixture 50 lb. Bag	115	0	0	115	80.000 / BG	9200.00

<b>Subtotal:</b>	\$10999.00
<b>Sales Tax:</b>	\$0.00
<b>Freight:</b>	\$0.00
<b>Estimated Total:</b>	\$10999.00

**This order summary is for reviewing purposes only. This is not a receipt.**

**Radnor Township**  
**PROPOSED LEGISLATION**

DATE: February 23, 2026

TO: Radnor Township Board of Commissioners

CC: William M. White, Township Manager; Stephen F. Norcini, P.E.,  
Township Engineer; Ricky Foster, Director, Public Works Department

FROM: Dennis P. Capella, Engineering – Project Manager

LEGISLATION: Resolution 2026-29 – Authorization of an Application to the Delaware  
County Council for an Allocation of County Liquid Fuel Tax Funds in  
the Amount of \$27,264.00

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LEGISLATIVE HISTORY: - This item for the respective year is presented to the BOC each year.  
- This specific item has not been before the BOC previously.

PURPOSE AND EXPLANATION: The Pennsylvania Liquid Fuels Program, primarily governed by Act 655 of 1956 and supported by legislation like the act of May 18, 1945, P.L. 803, provides for state-collected fuel tax funds to municipalities and counties for construction, reconstruction and maintenance of local roads and bridges. Delaware County offers municipalities an opportunity to obtain County Aid in accordance with PennDOT Publication 9, Policies and Procedures for Administration of the County Liquid Fuels Tax.

IMPLEMENTATION SCHEDULE: Upon action by the BOC, the application may be submitted through the PennDOT grant webpage and subsequent action taken as required. A list of the roadways to be repaved is being developed commensurate with the estimated amount of available funds. An invitation for bids will be issued for the repaving program.

FISCAL IMPACT: Due to the reduction in Liquid Fuels funding from PennDOT, this year's Delaware County allocation to Radnor Township will be \$27,264.00. See the attached letter. 2025 funding was \$29,376.00.

Radnor Township also receives a Fuels Tax allocation directly, which funding is administered separately.

RECOMMENDED ACTION: Staff requests that the Radnor Township Board of Commissioners Authorize an Application to the Delaware County Council for an Allocation of County Liquid Fuel Tax Funds in the Amount of \$27,264.00. The proposed resolution is attached.

**ATTACHMENTS:**

[County Share letter.pdf](#)

[Resolution 2026-29 - Application for County Aide.pdf](#)

**COUNTY COUNCIL**  
Richard R. Womack  
*Chair*

Christine A. Reuther  
*Vice Chair*

Dr. Monica Taylor  
Elaine Paul Schaefer  
Joanne Phillips



**COUNTY OF DELAWARE**  
GOVERNMENT CENTER BUILDING

**Department of Public Works**  
Danielle Floyd, Director

201 W. FRONT STREET  
MEDIA, PA 19063

PHONE (610) 891-4668  
FAX (610) 891-0647

January 28, 2026

RADNOR TOWNSHIP  
301 Iven Avenue  
Wayne, PA19087

Re: 2026 County Aid

Dear Municipal Official:

The County of Delaware operates a program to offer municipalities the opportunity to obtain County Aid in accordance with the Pennsylvania Department of Transportation (PennDOT) Publication 9, *Policies and Procedures for the Administration of County and Municipal Liquid Fuels Taxes*.

The Liquid Fuels Tax funds available to the County changes from year to year depending on tax collection by the State. Based on the anticipated 2026 County Liquid Fuels Taxes received, the allocation for your municipality is \$27, 264.00.

If you elect to receive this allocation of Liquid Fuels Tax funds, then you are required to **notify the County via email by March 20, 2026**. The notification should indicate your acceptance and sent to the County of Delaware's Bridge Program Management Engineer, Herbert, Rowland & Grubic, Inc. as follows:

To: Eric Kaufman – ekaufman@hr-g-inc.com  
cc: Debra Track - TrackDE@co.delaware.pa.us  
Title: Acceptance of 2026 County Liquid Fuel Tax Funds – MUNICIPALITY Name  
Body: Request to accept funds along with the allocated amount and concise description of the 2026 project [Milling and Paving, PECO Utility Bills, etc.]

It is mandatory for all municipalities to utilize dotGrants, PennDOT's grant management system to organize and manage requests for funding, allocation, and distribution. dotGrants allows for municipalities to electronically request the County Aid funds and obtain County and PennDOT approval. As part of this process, a project number will be auto generated. Paper applications will not be accepted by the County.

When entering your County Aid information into dotGrants please be sure to do the following:

- Review the acceptable and unacceptable expenditures described in PennDOT Publication 9, Chapter 1, Section 1.6.6.3

Page #2

- All applications must include a brief scope of work in the Project Title in Section 1 of the application. (e.g.: 2026 Paving Project to include Milling, Base Repairs, Paving, etc.)
- Project Title must be more descriptive than “2026 County Aid Project” or “2026 Paving Project”

The County will not secure monies until the Application for County Aid requesting the funds **and** a PennDOT-approved project number is provided. The 2026 program will strictly adhere to the following milestone dates:

Due Date	Activity
March 20, 2026	Final date to Accept or Defer 2026 County Aid Allocation
June 30, 2026	Final date to advertise
June 30, 2026	Project approval in dotGrants
September 30, 2026	Project must be substantially complete
October 31, 2026	Project must be complete and final invoice received from Contractor
November 27, 2026	Final payment to Contractor must be issued
December 31, 2026	2026 County Aid Funding Expires

The 2026 County Aid program marked the end of the practice of deferring allocations and combining funds for more than one year. Otherwise stated, beginning in 2026, County Aid must be expended in the same year it is allocated.

For more information, please visit the Department of Public Works’ website at <https://delcopa.gov/public-works/aid> or scan the QR Code below.



Please contact Debra Track at 610-891-6021 or TrackDE@co.delaware.pa.us if you have any questions. The County looks forward to successful implementation of this year’s program and working with you to develop the future of the program.

Sincerely,

Danielle J. Floyd  
Director, Department of Public Works

**RESOLUTION 2026-29**

**A RESOLUTION OF RADNOR TOWNSHIP,  
DELAWARE COUNTY, PENNSYLVANIA,  
AUTHORIZING AN APPLICATION TO THE DELAWARE COUNTY COUNCIL FOR  
AN ALLOCATION OF COUNTY LIQUID FUEL TAX FUNDS IN 2026 FOR THE  
MUNICIPAL ROADWAY/STREET IMPROVEMENT PROGRAM**

*WHEREAS*, the Township desires to take advantage of the Act approved June 1, 1945, P.P. 1242 and as provided in the Act approved May 18, 1945, P.L. 803 permitting Counties of the Commonwealth of Pennsylvania to appropriate and expend moneys for the improvements and maintenance of State Highways and State-Aid Highways or Public Highway in any County of the Commonwealth;

*NOW, THEREFORE*, be it *RESOLVED*, that we, the Board of Commissioners of Radnor Township, Delaware County, Pennsylvania, in regular session assembled on this 23rd day of February, 2026 do hereby make application to the County Council of Delaware County for an allocation of County Liquid Fuel Tax Funds in the amount of \$27,264.00 to be used toward the 2026 Roadway/Street Improvement Program.

*SO RESOLVED* this 23rd day of February, A.D., 2026.

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name: Jim Riley  
Title: President

ATTEST: \_\_\_\_\_  
William M. White  
Manager/Secretary

**RESOLUTION NO. 2024-132**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZING THE REPLACEMENT OF TWENTY-THREE THERMOSTATS AND LOCKING GUARDS IN THE PUBLIC WORKS GARAGE BY J.J. WHITE, INC. FOR A COST OF \$9,900, TO BE FUNDED BY THE GENERAL OBLIGATION BOND OF 2024 FOR FACILITIES IMPROVEMENTS**

*WHEREAS*, Radnor Township owns and operates the Public Works Facility that was constructed in 1997; and

*WHEREAS*, the thermostat & lock guard units in the facility are original to the building, and are in need of replacement; and,

*WHEREAS*, J.J. White, Inc. is a Co-Stars Vendor, and the Township HVAC preferred vendor; and

*WHEREAS*, J.J. White, Inc. has provided a cost proposal to perform the installation of twenty-three thermostats and locking guards in the amount of \$9,900; and

*NOW, THEREFORE*, be it *RESOLVED*, the Board of Commissioners of Radnor Township does hereby authorize the replacement of twenty-three thermostats and locking guards in the Public Works garage by J.J. White, Inc. at a cost of \$9,900 to be funded from the General Obligation Bond of 2024 for Facilities Improvement

*SO RESOLVED* this 23rd day of February, A.D., 2026

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name: Jim Riley  
Title: President

ATTEST: \_\_\_\_\_  
William M. White  
Township Manager/Secretary



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5500 BINGHAM STREET  
PHILADELPHIA, PA 19120  
TEL: 215-722-1000

February 9, 2026

Mr. William Cassidy  
Field Leader of Facilities  
Radnor Township Public Works  
235 Lancaster Ave.  
Wayne, PA 19087

email: [Wcassidy@radnor.org](mailto:Wcassidy@radnor.org)  
phone: 610-710-9812

Costars Vendor Number - 008-E24-1427

REF: JJW Bid No. W26-044 Radnor Garage Thermostat and Cover Replacements

Dear Mr. Cassidy:

We herewith submit our Lump Sum Firm Price for the above referenced project in accordance with your request, dated Monday, February 9, 2026 including addendums February 9, 2026.

Please see our Attachment " Stipulations and Clarifications".

We trust this proposal merits your favorable consideration. We thank you for the opportunity of bidding on this work and your consideration.

Very truly yours,

*Anthony Schoettle*

Anthony Schoettle  
HVAC Service Manager  
215-778-3291; [Aschoettle@JJwhiteinc.com](mailto:Aschoettle@JJwhiteinc.com)

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### Stipulations and Clarifications

**We submit our lump sum proposal for \$9,900.00 (Nine Thousand Nine Hundred Dollars) based upon today's pricing**

Please note that this proposal does not include costs, procedures, or indemnities with respect to any "Hazardous Substances (including mold)", "Hazardous Wastes", and/or "Hazardous Materials" (collectively, "Hazardous Substances"). This proposal is submitted with the express assumption that JJ White Inc. shall not encounter nor be responsible for any Hazardous Substances that exist on the Buyer's property or operations. Should JJ White Inc. encounter any such Hazardous Substances during the performance of the work pursuant to this Agreement, JJ White Inc. reserves the right to cease work until such time as Buyer and JJ White mutually agree upon a lawful, cost-effective, and efficient process to address such Hazardous Substances, including necessary worker and environmental protections.

We exclude any liability for indirect or consequential damages, liquidated damages, either written or implied.

We reserve the right to address the Terms and Conditions when awarded the project.

Due to the volatility of today's tariffs and international trade situation our proposal is predicated upon our ability to review the pricing of the material portion of this proposal prior to award. This validates and provides the confidence that the final negotiated price for this work protects us from this volatility and is mutually beneficial to both parties. This proposal is valid for a period of 3-business days.

Our price is based upon:

- Standard time, 40-hour work weeks. Monday through Friday 0700-1530 unless otherwise specified.
- Work being performed in an asbestos and lead-free area.
  - Abatement is not included if work area is found to contain asbestos or lead.
- One-time mobilization.
  - Additional mobilizations or phased work are not included in this proposal.
- Free, clear and unimpeded access to quoted work.
  - Does not include removal of ceiling tiles or furniture.
  - Does not include delays due to permitting or scheduling conflicts.
- If permits or bonds are required, the customer will be responsible for obtaining them.
- Does not include taxes on materials and equipment – PA or Philadelphia Sales Tax.
- Does not include the rental of any equipment or materials not listed in the scope of work.
  - Dumpsters, man or material lifts, construction equipment, temporary air units, surface protections, etc.
- If engineered drawings are required, then they will be provided by the customer.

## REF: JJW Bid No. W26-044 Radnor Garage Thermostat and Cover Replacements

## Scope of work clarifications:

- Base bid is normal working hours, 5 x 8 schedule, Monday – Friday.
- Free, clear, and continuous access to our work, without interruption or delays.
- Perform LOTO on the old Reznor heater units. (23 units) <sup>are</sup> (28 units) original with new thermostats 5 units have been updated
- Unwire existing thermostats.
- Remove each of the existing thermostats from the locations.
- Install a new metal lockbox and thermostat at each location.
- Connect wires to the new thermostat.
- Lock the new thermostat guards and give keys to the owner.
- Remove the LOTO from each unit and apply power.
- Monitor and verify proper operation of each unit.
- Clean the site and demobilize.

We like to emphasize that the details, stipulations, and clarifications included in this proposal aim to provide a transparent and comprehensive explanation of how our estimate was calculated. We value open communication and welcome the opportunity to discuss any further inquiries or negotiate mutually beneficial terms before or after being awarded the project. We are grateful for the opportunity to offer our services and look forward to the possibility of successfully leading and delivering this project.

**Radnor Township**  
**PROPOSED LEGISLATION**

DATE: February 23, 2026

TO: Board of Commissioners

CC: William M. White

FROM: Robert Hale, IT Coordinator

LEGISLATION: Resolution 2026-31 - Authorizing the Replacement (5) Water Source Heat Pumps (WSHP), at the Township Building in the Amount of \$139,900, to be funded from the 2024 Facilities Improvement General Obligation Bond.

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LEGISLATIVE HISTORY: Existing HVAC Units were installed in 2006 and are nearing the end of their useful life.

PURPOSE AND EXPLANATION: The existing HVAC Units, installed in 2006, have exceeded their typical 15-year lifespan. As these systems age, their efficiency decreases and repairs become more expensive due to hard-to-find parts. Breakdowns become more frequent which leads to prolonged downtime and inconvenience to staff and visitors. Replacing these units will provide improved efficiency and reliability, resulting in lower energy bills, reduced environmental impact, and greater cost-effectiveness.

IMPLEMENTATION SCHEDULE: Upon Approval by the Board of Commissioners, the HVAC Units would be purchased. Expected lead time is 10 to 12 weeks.

FISCAL IMPACT: This purchase is a part of the overall HVAC equipment upgrades as incorporated in the General Obligation Bond of 2024 for Facilities Improvements and will be funded from the bond proceeds in the amount of \$139,900.

RECOMMENDED ACTION: Staff requests the Board of Commissioners to Authorize the Approval the Replacement Water Source Heat Pumps at the Township Building in the amount of \$139,900 to be funded from the General Obligation Bond of 2024 for Facilities Improvements Township Building.

**ATTACHMENTS:**

[2026-31 -- WSHP -- Resolution -- February 23, 2026.pdf](#)  
[Township Building Mechanical Unit Replacement Summary.pdf](#)

**RESOLUTION 2026-31**

**A RESOLUTION OF RADNOR TOWNSHIP,  
DELAWARE COUNTY, PENNSYLVANIA,  
AUTHORIZATION TO AWARD THE CONTRACT TO INSTALL THE  
THIRD ROUND OF WATER SOURCE HEAT PUMPS IN THE  
TOWNSHIP BUILDING TO JJ WHITE, INC. TO INCLUDE CONTINGENCY COSTS  
IN THE TOTAL AMOUNT OF \$139,900.00 TO BE FUNDED FROM THE  
PROCEEDS OF 2024 FACILITIES GENERAL OBLIGATION BOND**

*WHEREAS*, there have recently been several non-functioning water source heat pumps (WSHPs) of the total fifty-one units in the Municipal Building;

*WHEREAS*, Round 1 and Round 2 of the replacement program has been initiated for WSHP units, which have an estimated 15 – 20 year life;

*WHEREAS*, it is appropriate to now initiate Round 3 of the replacement of five of the WSHP units;

*WHEREAS*, JJ White, Inc. is a member of the Pennsylvania Department of General Services' COSTARS program, which has vetted contractors so that municipalities may purchase the services from such contractors; and

*WHEREAS*, JJ White has submitted quotes to replace five WSHP units;

*NOW, THEREFORE*, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Authorize the Award the Contract to Install the Third Round of Water Source Heat Pumps in the Township Building to JJ White, Inc. to Include Contingency Costs in the Total Amount of \$139,900.00 to be Funded from the Proceeds of 2024 Facilities General Obligation Bond.

*SO RESOLVED* this 23<sup>th</sup> day of February, A.D., 2025.

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name: Maggy Myers  
Title: President

ATTEST: \_\_\_\_\_  
William M. White  
Manager/Secretary

The Township Building has x50 water source heat pumps (WSHP), x6 rooftop units (RTU) / energy recovery units (ERU), x1 Boiler, x1 Cooling Tower, and x5 split units located in Police offices and IT room.

As part of the 2024 Facility Improvement Bond, due to age and to improve energy efficiency throughout the building, we are replacing all the WSHP in rounds. We elected to space out the purchases because they take time to build, we have limited storage availability, and to spread out their eventual replacement 15+ years down the road. We are also replacing units as they fail and need to be replaced. Our contractor is currently finishing installing round 2 of the WSHPs.

Already approved projects installations in the works are the following: Cooling Tower installation later this month, Roof top units in March to coordinate with the rooftop/solar panel project, and Round 3 of the WSHPs if approved at the 2/23/26 BOC meeting will begin around May/June 2026.

Cost varies depending on size of unit and location of WSHP. Some units are in mechanical closets; most are in the ceiling which require a lift to install and more labor.

Here's a summary of the approvals to-date, including the resolution on Monday's agenda:

<b>Radnor Township</b>	Water Source Heat Pump	WSHP
<b>HVAC Upgrades</b>	Roof Top Unit	RTU
<b>GOB 2024</b>	Energy Recovery Unit	ERU

<u>RES#</u>	<u>Date</u>	<u>Location</u>	<u>Description</u>	<u># of Units</u>	<u>Cost</u>	<u>Reason</u>
2024-118	10/14/2024	PD Offices	WSHP	1	\$ 11,000	Failure
2024-142	11/25/2024	PD Admin Area	WSHP	1	\$ 12,900	Planned Replacement
2025-33	3/10/2025	Twp Building	Cooling Tower	1	\$ 159,900	Planned Replacement
2025-57	4/14/2025	Twp Building (Round 1)	Boiler, RTU (4), ERU (1), WSHP (7)	13	\$ 298,400	Planned Replacement
2025-75	5/19/2025	PD Interview Room/ hallway	WSHP	1	\$ 13,000	Planned Replacement
2025-136	9/29/2025	Twp Building / PD Area (Round 2)	WSHP (9) + 5 mini split units (PD)	14	\$ 212,300	Planned Replacement
2026-15	2/9/2026	Admin. Offices	WSHP	1	\$ 13,900	Failure
2026-31	2/23/2026	Twp Building	WSHP	5	\$ 11,000	Planned Replacement

**NOTE:** The Cooling Tower, Boiler and the RTU & ERU units are one-time singular replacements. The WSHP, of which there are 50 units in the ceilings of the Admin Building, are being systematically replaced over a three year period or sooner and immediate if there is a failed unit. On Monday night's agenda will be the request to purchase 5 more WSHP units, totaling 26 units purchased, with 24 more remaining to purchase.

**Radnor Township**  
**PROPOSED LEGISLATION**

DATE: February 23, 2026

TO:

CC:

FROM:

LEGISLATION: A Motion to Suspend the Eminent Domain Action at Valley Forge  
Military Academy Property

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LEGISLATIVE HISTORY:

PURPOSE AND EXPLANATION:

IMPLEMENTATION SCHEDULE:

FISCAL IMPACT:

RECOMMENDED ACTION:

**Radnor Township**  
**PROPOSED LEGISLATION**

DATE: February 23, 2026

TO: Board of Commissioners

CC:

FROM: William White, Township Manager

LEGISLATION: Resolution 2026-37 - A Resolution of the Board of Commissioners of Radnor Township, Delaware County, Pennsylvania, Approving the Intermunicipal Liquor License Transfer of Fee Hugs LLC, located at 166 East Lancaster Avenue, Wayne, PA Pursuant to the Code of Radnor Township and the Pennsylvania Liquor Code.

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LEGISLATIVE HISTORY:

PURPOSE AND EXPLANATION:

IMPLEMENTATION SCHEDULE:

FISCAL IMPACT:

RECOMMENDED ACTION:

**ATTACHMENTS:**

[Resolution 2026-37 Free Hugs \(liquor license\) Resolution 2.17.26.pdf](#)  
[Legal Notice \(Free Hugs\) 2.12.26.pdf](#)

**RESOLUTION NO. 2026-37**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE INTERMUNICIPAL LIQUOR LICENSE TRANSFER APPLICATION OF FREE HUGS LLC PURSUANT TO THE CODE OF RADNOR TOWNSHIP AND THE PENNSYLVANIA LIQUOR CODE**

*WHEREAS*, the Board of Commissioners is authorized, pursuant to 43 P.S. 4-468 of the Pennsylvania Liquor Code and Section 109-8 of the Radnor Code of Ordinances to approve the intermunicipal transfer of liquor licenses; and

*WHEREAS*, Free Hugs, LLC (“Applicant”) has filed an application to transfer Liquor License No. R-9842 from 2901-03 W. 3<sup>rd</sup> St., Chester, Pa., to 166 East Lancaster Avenue, Wayne, PA 19087, Radnor Township, Pennsylvania with the Pennsylvania Liquor Control Board; and

*WHEREAS*, the property where the license is to be located is owned by 150-168 E. Lancaster Partners LLC, who intends to operate a full-service steakhouse; and

*WHEREAS*, after considering Applicant’s testimony and public comment at an advertised public hearing, the Board has determined that the requested transfer will not adversely affect the health, safety or welfare of Radnor Township, provided that certain terms and conditions are met.

*NOW, THEREFORE*, be it *RESOLVED* that the Board of Commissioners of Radnor Township does hereby approve the application of Free Hugs, LLC to transfer Liquor License No. R-9842 to 166 East Lancaster Avenue, Wayne, PA 19087, Radnor Township, Pennsylvania, subject to the following conditions:

1. That any outdoor seating in connection with the restaurant shall be in accordance with existing Township codes and regulations.
2. That there be no outdoor amplified music.
3. That the Applicant obtain written approval of the Radnor Township Board of Commissioners prior to any proposed transfer of the license to another location within Radnor Township.
4. That the transfer be approved by the Pennsylvania Liquor Control Board.

*SO RESOLVED* this 23rd day of February, 2026

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name: Jim Riley  
Title: President

ATTEST: \_\_\_\_\_  
William White  
Manager/Secretary

## LEGAL NOTICE

Notice is given that the Radnor Township Board of Commissioners will hold a public hearing at the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA, on February 23, 2026 at 6:30 p.m. to consider the application of Free Hugs, LLC to transfer Liquor License R9842 from safekeeping, but formerly located at 2901-03 W. 3rd Street, Chester, Delaware County, Pa. to 166 East Lancaster Avenue, Radnor Township, Pa. pursuant to Section 4-468 of the Pennsylvania Liquor Code. The owner of the property where the license is to be located is 150-168 Lancaster Partners LLC and the nature of the business is a full service steakhouse. Copies of the application for the license transfer are on file at the Township Building during regular business hours. All interested parties are invited to attend the hearing.

RADNOR TOWNSHIP  
301 Iven Avenue  
Wayne, PA 19087

**Radnor Township**  
**PROPOSED LEGISLATION**

DATE: February 23, 2026

TO: Radnor Township Board of Commissioners

CC: William M. White, Township Manager; Stephen F. Norcini, P.E.,  
Township Engineer

FROM: Dennis P. Capella, Engineering – Project Manager

LEGISLATION: Resolution 2026-33 - Minor Subdivision Plan Approval - 270 and 274  
Hothorpe Lane and 772 Newtown Road: Lot Line Change to Transfer  
10,048 Square Feet from 270 Hothorpe Lane to 274 Hothorpe Lane and  
to Transfer 53,512 Square Feet from 772 Newtown Road to 274  
Hothorpe Lane

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LEGISLATIVE HISTORY: - Caucus 2/9/2026

- This item has not been before the BOC previously.

PURPOSE AND EXPLANATION: Clarification of motivation

The applicant, who is the owner of the three existing lots, would like to move the lot lines and reconfigure the properties such that 274 Hothorpe Lane, which includes the residence, is the primary property. The plan was approved at the 1/16/2026 Planning Commission meeting.

The following documents are attached:

- Project plan
- Gannett review letter (12/19/2025)
- Gilmore review letter (1/2/2026)

IMPLEMENTATION SCHEDULE: Following discussion by the BOC, the applicant will be instructed to take the next step.

FISCAL IMPACT: There is no fiscal impact on the Township from this project.

RECOMMENDED ACTION: Staff requests that the Radnor Township Board of Commissioners approve the Minor Subdivision Plan for the 270 and 274 Hothorpe Lane and 772 Newtown Road Lot Line Change to Transfer 10,048 Square Feet from 270 Hothorpe Lane to 274 Hothorpe Lane and to Transfer 53,512 Square Feet from 772 Newtown Road to 274 Hothorpe Lane. The proposed resolution

is attached.

**ATTACHMENTS:**

[C-1899-01-LLC-REC.pdf](#)

[GFT-PC\\_Review\\_1\\_12\\_19\\_2025.pdf](#)

[2026-01-02\\_270 Hothorpe\\_Traffic Review 1.pdf](#)

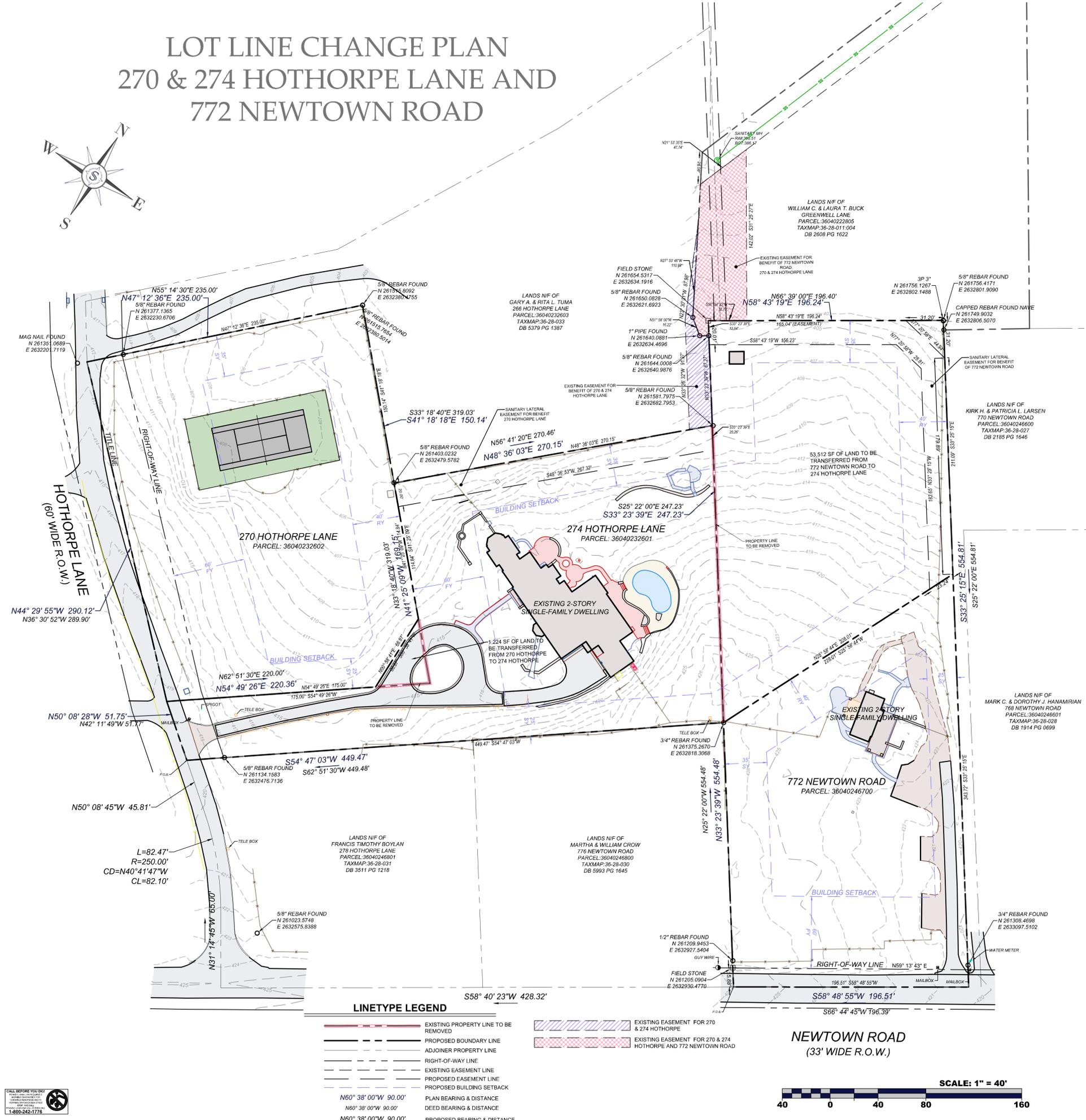
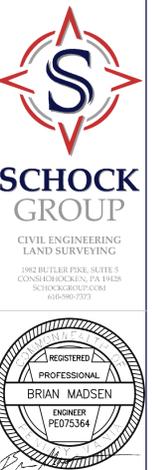
[Preliminary Final Resolution 2026-33 \(270 - 274 Hothorpe Ln\) 2.13.26.pdf](#)

# LOT LINE CHANGE PLAN 270 & 274 HOTHORPE LANE AND 772 NEWTOWN ROAD



**RADNOR TOWNSHIP**  
DELAWARE CO. PENNSYLVANIA

SUBDIVISION APPLICATION NO. \_\_\_\_\_  
DATE RECEIVED \_\_\_\_\_ FIRE SERVICE \_\_\_\_\_  
TRAFFIC \_\_\_\_\_ SWM \_\_\_\_\_  
SEWER/ACT 537 \_\_\_\_\_ ZONING \_\_\_\_\_  
CONFORMITY CHECKED BY \_\_\_\_\_  
APPROVED CONDITIONALLY DATE: \_\_\_\_\_  
APPROVED DATE: \_\_\_\_\_ PRESIDENT \_\_\_\_\_  
ATTEST: \_\_\_\_\_ SEC \_\_\_\_\_



**TOWNSHIP ZONING DISTRICT: R-1**

MIN LOT AREA: 43,560 S.F. (1 ACRE)  
MIN LOT AREA FOR INTERIOR LOTS: 2.0 ACRES NET OF ACCESS LEG  
MIN LOT WIDTH AT BUILDING SETBACK LINE: 120 FEET FOR INTERIOR LOTS  
MIN LOT WIDTH AT BUILDING SETBACK LINE: 120 FEET  
MAX BUILDING COVERAGE: 15%  
MAX IMPERVIOUS COVERAGE: 22%  
MAX PRINCIPLE BUILDING HEIGHT: 35 FEET / 3 STORIES  
MAX ACCESSORY BUILDING HEIGHT: 20 FEET  
MIN PRINCIPLE BUILDING SETBACKS:  
FRONT YARD: 60 FEET  
SIDE YARD: 25 FEET MIN / 60 FEET AGGREGATE  
REAR YARD: 40 FEET  
MIN ACCESSORY STRUCTURE SETBACKS:  
FRONT YARD: 60 FEET  
SIDE YARD: 10 FEET  
REAR YARD: 10 FEET  
AC UNITS: 15 FEET

\*\* ZONING INFORMATION OBTAINED FROM RADNOR TOWNSHIP CODE §280, LATEST EDITION ONLINE @CODE360.

- GENERAL NOTES**
- OWNER/APPLICANT: ELIZA MORAN & CARSON BUELL, 274 HOTHORPE LANE, VILLANOVA, PA 19085
  - THIS PLAN REFLECTS THE RECONFIGURATION OF THE THREE LOTS SHOWN AS 270 & 274 HOTHORPE LANE AND 772 NEWTOWN ROAD LOTS.
  - LOT BOUNDARY AND FEATURES FROM A SURVEY BY SCHOCK GROUP INC.
  - THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON JANUARY 8, 2025 AND DEPICTS CONDITIONS ON THAT DATE.
  - THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
  - THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS PA STATE PLANE ZONE SOUTH HARN.
  - THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD88 OBTAINED VIA GPS NETWORK.
  - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CLIENT PROVIDED TITLE REPORT & IS SUBJECT TO THOSE FINDINGS, IF ANY.
  - THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42045C0019F, EFFECTIVE DATE 11/18/2009.
  - SITE SOIL TYPES ARE "GD1", "GD2", & "GD3" PER USDA WEB SOIL SURVEY.
  - PUBLIC DOMESTIC WATER SERVICE EXISTS FOR THESE LOTS.
  - 274 HOTHORPE AND 772 NEWTOWN ROAD ARE CURRENTLY SERVED BY ON-SITE SEPTIC SYSTEMS. APPLICATION HAS BEEN MADE FOR PUBLIC SEWER SERVICE FOR THESE LOTS AND FOR THE VACANT 270 HOTHORPE LOT.
  - NO CONSTRUCTION IS PROPOSED AS PART OF THIS PLAN.
  - NEW DEEDS FOR THE RECONFIGURED LOTS SHALL BE PREPARED AND RECORDED.

**270 HOTHORPE LANE - PARCEL 36040232602**

EXISTING LOT AREA: 69,022 S.F. (1.585 ACRES)

EXISTING IMPERVIOUS COVERAGE	
TENNIS COURT	7,170 S.F.
CONCRETE PAD	28 S.F.
PORTION DRIVEWAY	838 S.F.
PORTIONS CURBS	30 S.F.
TOTAL	8,066 S.F. (11.69% OF LOT AREA)

**270 HOTHORPE LANE - PARCEL 36040232602**

PROPOSED LOT AREA: 67,798 S.F. (1,556 ACRES)

PROPOSED IMPERVIOUS COVERAGE	
TENNIS COURT	7,170 S.F.
CONCRETE PAD	28 S.F.
TOTAL	7,198 S.F. (10.62% OF LOT AREA)

**274 HOTHORPE LANE - PARCEL 36040232601**

EXISTING LOT AREA: 69,708 S.F. (1,600 AC)

EXISTING IMPERVIOUS COVERAGE	
BUILDING	5,913 S.F. [1]
PORCH	35 S.F. [1]
DRIVEWAY	6,414 S.F.
CURBS	294 S.F.
WALKS, STEPS	829 S.F.
PATIO	1,426 S.F.
POOL PATIO	1,195 S.F.
WALLS	751 S.F.
OTHER	13 S.F.
TOTAL	16,870 S.F. (14.20% OF LOT AREA)

**274 HOTHORPE LANE - PARCEL 36040232601**

PROPOSED LOT AREA: 124,444 S.F. (2,857 ACRES)

PROPOSED IMPERVIOUS COVERAGE	
BUILDING	5,913 S.F. [1]
PORCH	35 S.F. [1]
SHED	127 S.F. [1]
DRIVEWAY	7,252 S.F.
CURBS	324 S.F.
WALKS, STEPS	829 S.F.
PATIO	1,426 S.F.
POOL PATIO	1,195 S.F.
WALLS	751 S.F.
OTHER	13 S.F.
TOTAL	17,865 S.F. (14.36% OF LOT AREA)

**772 NEWTOWN ROAD - PARCEL 36040246700**

EXISTING LOT AREA: 108,840 S.F. (2,499 ACRES)

EXISTING IMPERVIOUS COVERAGE	
RESIDENCE	684 S.F. [1]
PERGOLA	514 S.F. [1]
SHED	127 S.F. [1]
DECK	157 S.F.
ASPHALT DRIVEWAY	1,692 S.F.
GRAVEL DRIVEWAY	4,638 S.F.
PATIOS	328 S.F.
WALKS STEPS	727 S.F.
WALLS	153 S.F.
OTHER	13 S.F.
TOTAL	9,031 S.F. (8.30% OF LOT AREA)

**772 NEWTOWN ROAD - PARCEL 36040246700**

PROPOSED LOT AREA: 55,328 S.F. (1,270 ACRES)

PROPOSED IMPERVIOUS COVERAGE	
RESIDENCE	684 S.F. [1]
PERGOLA	514 S.F. [1]
DECK	157 S.F.
ASPHALT DRIVEWAY	1,692 S.F.
GRAVEL DRIVEWAY	4,638 S.F.
PATIOS	328 S.F.
WALKS STEPS	727 S.F.
WALLS	153 S.F.
OTHER	13 S.F.
TOTAL	8,904 S.F. (16.09% OF LOT AREA)

STATE OF PENNSYLVANIA  
COUNTY OF DELAWARE SS

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED \_\_\_\_\_

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT THEIR DIRECTION AND THAT IT ACKNOWLEDGES THE SAME TO BE THEIR ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

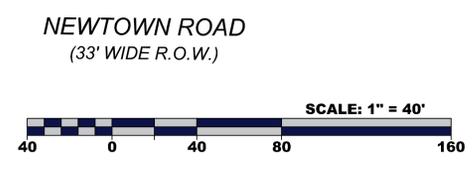
WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN \_\_\_\_\_ (SIGNATURE)

\_\_\_\_\_, (SIGNATURE)  
NOTARY PUBLIC OR OTHER OFFICER

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

**LINETYPE LEGEND**

	EXISTING PROPERTY LINE TO BE REMOVED		EXISTING EASEMENT FOR 270 & 274 HOTHORPE
	PROPOSED BOUNDARY LINE		EXISTING EASEMENT FOR 270 & 274 HOTHORPE AND 772 NEWTOWN ROAD
	ADJOINER PROPERTY LINE		
	RIGHT-OF-WAY LINE		
	EXISTING EASEMENT LINE		
	PROPOSED EASEMENT LINE		
	PROPOSED BUILDING SETBACK		
	PLAN BEARING & DISTANCE		
	DEED BEARING & DISTANCE		
	PROPOSED BEARING & DISTANCE		



RECORD PLAN  
LOT LINE CHANGE PLAN  
270 & 274 HOTHORPE LANE AND 772 NEWTOWN ROAD  
RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

ELIZA MORAN & CARSON BUELL  
274 HOTHORPE LANE  
VILLANOVA, PA 19085

EDRAWN BY: TED  
CHECKED BY: BDM  
SCALE: 1" = 40'  
DATE: OCTOBER 24, 2025  
BILLING: C-1899-LIC  
SHEET NO: 1 OF 62



December 19, 2025

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

**RE: 270 & 274 Hothorpe Lane and 772 Newtown Road  
Minor Subdivision Lot Line Change**

GFT, Inc. has completed a review of the Subdivision and Land Development application for a lot line change for the above-mentioned project. This project is located within the R1 Residential Zoning District and is Tax Parcel Numbers 36040232602, 36040232601 and 36040246700 containing 1.585, 1.600 and 2.4996 acres respectively. This project proposes the following:

- Lot line change to transfer 10,048 SF with associated impervious from 270 Hothorpe Lane to 274 Hothorpe Lane
- Lot line change to transfer 53,512 SF of land from 772 Newtown Road to 274 Hothorpe Lane.

The following documents were submitted for our review:

- One (1) Minor Subdivision Lot Line Change Plan by the Shock Group dated October 24, 2025
- One (1) Delaware County Planning Commission Application for Act 247 Review
- One (1) Subdivision – Land Development Application
- One (1) Transmittal
- Property Deeds for 270 & 274 Hothorpe Lane and 772 Newtown Road

Plan of Land Development

Plans Prepared By: Shock Group

Dated: 10/24/2025

Subdivision and Land Development

1. A separate plan showing the final proposed lots with metes and bounds must be provided for clarity of the final lot configuration for recording.
2. New Legal Descriptions for all parcels must be provided for recording purposes.
3. 270 Hothorpe – the property boundary along Hothorpe Lane on the plan is shown as a single line, however the existing deed describes it as two lines and an arc. This must be corrected.

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

Very truly yours,  
GFT, INC.



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



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

**MEMORANDUM**

---

**Date:** January 2, 2026  
**To:** Steve Norcini, P.E.  
**From:** Leslie Bogdnoff, P.E.  
**cc:** Roger Phillips, P.E.  
**Reference:** 270 & 274 Hothorpe Lane and 772 Newtown Road  
Lot Line Change Plan  
Transportation Review #1  
Radnor Township, Delaware County, PA  
G&A # 25-01310

---

Gilmore & Associates, Inc. (G&A) has completed a transportation review of the referenced Lot Line Change Plans for 270 & 274 Hothorpe Lane and 772 Newtown Road. The applicant intends to transfer 1,224 SF of land from 270 Hothorpe Lane to 274 Hothorpe Lane and 53,512 SF of land from 772 Newtown Road to 274 Hothorpe Lane.

We offer the following comments for your consideration:

**A. DOCUMENTS REVIEWED**

1. Minor Subdivision Lot Line Change Plans prepared by Schock Group, LLC, dated October 24, 2025, consisting of 1 sheet.
2. Cover Letter prepared by Schock Group, LLC, dated November 6, 2025.

**B. WAIVERS REQUESTED**

1. None.

**C. REVIEW COMMENTS**

1. The referenced plan includes property line adjustments and generates no transportation related comments.

**RESOLUTION NO. 2026- 33**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE LOT LINE CHANGE PLAN FOR THE PROPERTIES LOCATED AT 270 & 274 HOTHORPE LANE AND 772 NEWTOWN ROAD**

**WHEREAS**, Eliza Moran and Carson Buell (collectively the “Applicant”) submitted a Lot Line Change Plan prepared by Schock Group, LLC, dated October 24, 2025, consisting of one (1) sheet; and

**WHEREAS**, the plan has been reviewed by both the Radnor Township Planning Commission and the Delaware County Planning Commission; and

**WHEREAS**, the Applicant proposes to adjust the lot line by transferring 10048 square feet of land from 270 Hothorpe Lane to 274 Hothorpe Lane and 53,512 square feet of land from 772 Newtown Road to 274 Hothorpe Lane; and

**WHEREAS**, the Board of Commissioners now intends to approve the Lot Line Change Plan, subject to certain terms and conditions.

**NOW, THEREFORE**, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Lot Line Change Plan prepared by Schock Group, LLC, dated October 24, 2025, consisting of one (1) sheets, subject to the following conditions:

1. The Applicant shall comply with the December 19, 2025 Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*.
2. The Applicant shall comply with the January 2, 2026 Gilmore & Associates, Inc. review letter, a copy of which is attached hereto as *Exhibit “B”*.
3. Compliance with all other applicable Township, County, State and Federal Rules, Regulations, Ordinances and Statutes.

**SO RESOLVED**, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 23<sup>rd</sup> day of February, 2026.

RADNOR TOWNSHIP  
BOARD OF COMMISSIONERS

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

Name: Jim Riley  
Title: President

ATTEST: \_\_\_\_\_  
William White, Secretary

## EXHIBIT "A"



Ingenuity That Shapes Lives™

December 19, 2025

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

**RE: 270 & 274 Hothorpe Lane and 772 Newtown Road  
 Minor Subdivision Lot Line Change**

GFT, Inc. has completed a review of the Subdivision and Land Development application for a lot line change for the above-mentioned project. This project is located within the R1 Residential Zoning District and is Tax Parcel Numbers 36040232602, 36040232601 and 36040246700 containing 1.585, 1.600 and 2.4996 acres respectively. This project proposes the following:

- Lot line change to transfer 10,048 SF with associated impervious from 270 Hothorpe Lane to 274 Hothorpe Lane
- Lot line change to transfer 53,512 SF of land from 772 Newtown Road to 274 Hothorpe Lane.

The following documents were submitted for our review:

- One (1) Minor Subdivision Lot Line Change Plan by the Shock Group dated October 24, 2025
- One (1) Delaware County Planning Commission Application for Act 247 Review
- One (1) Subdivision – Land Development Application
- One (1) Transmittal
- Property Deeds for 270 & 274 Hothorpe Lane and 772 Newtown Road

Plan of Land Development

Plans Prepared By: Shock Group

Dated: 10/24/2025

Subdivision and Land Development

1. A separate plan showing the final proposed lots with metes and bounds must be provided for clarity of the final lot configuration for recording.
2. New Legal Descriptions for all parcels must be provided for recording purposes.
3. 270 Hothorpe – the property boundary along Hothorpe Lane on the plan is shown as a single line, however the existing deed describes it as two lines and an arc. This must be corrected.



Ingenuity That Shapes Lives™

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

Very truly yours,  
GFT, INC.

A handwritten signature in black ink, appearing to read 'R. Phillips', enclosed within a large, stylized circular flourish.

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

## EXHIBIT "B"



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

**MEMORANDUM**


---

**Date:** January 2, 2026

**To:** Steve Norcini, P.E.

**From:** Leslie Bogdnoff, P.E.

**cc:** Roger Phillips, P.E.

**Reference:** 270 & 274 Hothorpe Lane and 772 Newtown Road  
 Lot Line Change Plan  
 Transportation Review #1  
 Radnor Township, Delaware County, PA  
 G&A # 25-01310

---

Gilmore & Associates, Inc. (G&A) has completed a transportation review of the referenced Lot Line Change Plans for 270 & 274 Hothorpe Lane and 772 Newtown Road. The applicant intends to transfer 1,224 SF of land from 270 Hothorpe Lane to 274 Hothorpe Lane and 53,512 SF of land from 772 Newtown Road to 274 Hothorpe Lane.

We offer the following comments for your consideration:

**A. DOCUMENTS REVIEWED**

1. Minor Subdivision Lot Line Change Plans prepared by Schock Group, LLC, dated October 24, 2025, consisting of 1 sheet.
2. Cover Letter prepared by Schock Group, LLC, dated November 6, 2025.

**B. WAIVERS REQUESTED**

1. None.

**C. REVIEW COMMENTS**

1. The referenced plan includes property line adjustments and generates no transportation related comments.

**Radnor Township**  
**PROPOSED LEGISLATION**

DATE: February 23, 2026

TO: Radnor Township Board of Commissioners

CC: William M. White, Township Manager; Stephen F. Norcini, P.E.,  
Township Engineer

FROM: Dennis P. Capella, Engineering – Project Manager

LEGISLATION: Resolution 2026-34 - Minor Land Development Plan Approval - 126  
Garrett Avenue: Retention of Existing Office and Apartment, Removal of  
Other Existing Structures and Construction of a Commercial Accessory  
Structure and Parking Lot Revisions

---

**LEGISLATIVE HISTORY:** - Caucus 2/9/2026

- This item has not been before the BOC previously.

**PURPOSE AND EXPLANATION:** The applicant is proposing the modifications to the existing lot in order to accommodate a commercial operation to train rowers, including those who would like to continue at the collegian level. The plan was approved at the 1//6/2026 Planning Commission meeting with the condition that the applicant add curb stops.

The applicant requests other waivers:

- Preliminary plan approval
- Identification of man-made structures within 500 feet

Variance relief was granted by the Zoning Hearing Board subject to the following conditions:

- No more than eight rowing patrons at a time are permitted to use the facility; and
- Fourteen off-street parking spaces must be made available for the proposed uses.

The ZHB order is attached.

The following documents are also attached:

- Project plan (12/15/2025)
- Gannett review letter (12/23/2025)
- Gilmore review letter (12/29/2025)

**IMPLEMENTATION SCHEDULE:** Following discussion by the BOC, the applicant will be instructed to take the next step.

FISCAL IMPACT: There is no fiscal impact on the Township from this project.

RECOMMENDED ACTION: Staff requests that the Radnor Township Board of Commissioners Approve the Minor Land Development Plan for 126 Garrett Avenue for the Retention of Existing Office and Apartment, Removal of Other Existing Structures and Construction of a Commercial Accessory Structure and Parking Lot Revisions. The proposed resolution is attached.

**ATTACHMENTS:**

[GFT\\_review\\_letter\\_12-23-25.pdf](#)

[Gilmore\\_review\\_letter\\_12-29-25.pdf](#)

[2025-12-15FP.pdf](#)

[ZHB Decision 7.17.25.pdf](#)

[Preliminary Final Approval Resolution \(126 Garrett Ave\) 2.11.26.pdf](#)



December 23, 2025

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

**RE:** 126 Garrett Avenue - Plan of Land Development  
Final Land Development Application

GFT, Inc. has completed a review of the Lot Consolidation application for the above-mentioned project. This project is located within the GH-GA Zoning District and is Tax Parcel Number 36-07-04581-00 and contains 0.3065 acres. This project proposes the following:

- To add an accessory building
- To remove existing garages and reduce impervious area

The following documents were submitted for our review:

- One (1) Final Development Plan prepared by Yohn Engineering dated October 31, 2025, Revised December 15, 2025
- One (1) Delaware County Planning Commission Application for Act 247 Review
- One (1) Subdivision – Land Development Application
- One (1) Property Deed
- One (1) Property Title

#### Plan of Land Development

Plans Prepared By: Yohn Engineering  
Dated: 10/31/2025, Revised 12/15/2025

#### Zoning Variance Granted

Pursuant to the findings and evidence presented to the Zoning Hearing Board and in accordance with the testimony and exhibits entered into the record, the Board has granted the applicant variance relief from the use requirements of section 280-49.7(B). The applicant is granted to permit the proposed use and the proposed row facility. No more than eight rowing patrons at a time are permitted to use the proposed rowing facility. Fourteen off-street parking spaces must be made available for the proposed uses. Relief is granted only with respect to zoning code section 280-49.7(B).

The following waivers are being requested:

1. §255-14: Preliminary Plan. To be considered a Preliminary/Final Submission.
2. §255-22.B(1)(k): The minor subdivision plan shall show or be accompanied by site plan showing existing principal buildings (and their respective uses) and driveways on the

adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site.

3. §255-29.A(21): Concrete curb shall be required along the perimeter of all parking areas exceeding a ten-car capacity.

### Subdivision and Land Development & Zoning

1. §255-29.A(21): Concrete curb shall be required along the perimeter of all parking areas exceeding a ten-car capacity. **The applicant has requested a waiver of this requirement.**
2. §255-94: The applicant has provided a lighting plan indicating sufficient lighting in accordance with the requirements of the ordinance.
3. Additional landscaping has been provided as requested by the Planning Commission.

### Sanitary Sewer

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP.

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

Very truly yours,  
GFT, INC.



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



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

**MEMORANDUM**

---

**Date:** December 29, 2025  
**To:** Steve Norcini, P.E.  
**From:** Leslie Bogdnoff, P.E.  
**cc:** Roger Phillips, P.E.  
Kristin Norwood, P.E.  
**Reference:** 126 Garrett Avenue - Accessory Structure and Parking Lot  
Preliminary/Final Land Development Plans  
Radnor Township, Delaware County  
Transportation Review #2  
G&A #25-01192

---

Our Transportation Department has completed a review of the Preliminary/Final Land Development Plans prepared for the Accessory Structure and Parking Lot revisions at 126 Garrett Avenue. The Applicant proposes to remove existing garages and a portion of existing paving, walls, and walkways to construct an accessory building for a private studio. The existing office and apartment uses will remain.

**A. PROJECT DESCRIPTION**

The project includes the removal of existing accessory structures and a portion of the impervious surface to construct an accessory building and restripe the parking area to include dedicated parking spaces. The existing access to Garrett Avenue will be maintained.

**B. DOCUMENTS REVIEWED**

1. Preliminary/Final Land Development Plans prepared by Yohn Engineering, LLC, dated October 31, 2025, last revised December 15, 2025 and consisting of 5 sheets.
2. Response Letter prepared by Yohn Engineering, LLC dated December 15, 2025.
3. Maneuverability Plans prepared by Yohn Engineering, LLC consisting of 2 sheets.

**C. REQUESTED WAIVERS**

1. §255-14 – To not require a preliminary plan submission since only minor improvements are proposed and the plans meet the requirements for a final plan.
2. §255-22.B(1)(k) – To not show the required information within 500 feet of the site. Features within 500 feet are shown via an aerial exhibit and a field survey of the subject property is provided.
3. §255-29.A(21) – To not install curb for the parking lot due to the narrow width and only minor improvements being proposed for the existing lot.

#### **D. SALDO COMMENTS**

1. §255-20.B(1)(n) & §255-22.B(1)(k) – Show existing features within 500 feet of and within the site. **The Applicant is requesting a waiver of this requirement.**
2. §255-27.C(2) & § 255-27.C(4) – The existing road is classified as a local street with a required right-of-way and cartway width of 60' and 28', respectively. The existing conditions do not meet these requirements. Where a subdivision abuts an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way or additional cartway width to conform to the requirements.
3. §255-29.A(21) – Provide concrete curb along the perimeter of the parking area. **The Applicant is requesting a waiver of this requirement.**

#### **E. GENERAL COMMENTS**

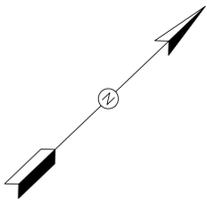
1. The maneuverability plans provided were reviewed and found to be acceptable. We have no further transportation comments.

LSB/kmn

Serial Number: 2025-280-3126

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776



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

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

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 ACCORDING TO THE FOLLOWING SCHEDULE:

- PRELIMINARY NOTICE: MORE THAN 90 DAYS FROM THE START OF CONSTRUCTION
FINAL NOTICE: 10-90 DAYS FROM THE START OF CONSTRUCTION
ROUTINE NOTICE: 3-10 DAYS FROM THE START OF CONSTRUCTION

REFERENCE PLANS:

- 1. TOPOGRAPHIC SURVEY PLAN PREPARED FOR JOKESA, LP BY JEFFREY P. TURNER, P.L.S., COLLEGEVILLE, PA. DATED SEPTEMBER 15, 2025. PLAN NO. D-36-32-222.
2. LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PSU.EDU.
3. AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
4. SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

REFERENCE PLAN #1 NOTES:

- 1. OUTLINE DESCRIPTION AND LOCATION SHOWN IN ACCORDANCE WITH ACTUAL FIELD INSTRUMENT SURVEY CONDUCTED UPON THE GROUNDS BY JEFFREY P. TURNER, P.L.S. FROM VARIOUS DEEDS AND PLANS OF RECORD; SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; PROPERTY MAY BE SUBJECT TO CERTAIN RIGHTS OF OTHERS.
2. THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINE. TREE LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
3. CONTOURS PLOTTED FROM FIELD RUN SURVEY. ELEVATION BASED ON NAD88.
4. THERE IS NO IDENTIFIABLE FLOOD PLAIN AREAS WITHIN THE PROJECT SITE AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 42045C0039F OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF RADNOR, PENNSYLVANIA.
5. EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY JEFFREY P. TURNER, P.L.S. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS A SUPPLEMENT TO THE SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.
6. PLANS REFERENCED: SURVEY PLAN PREPARED FOR KAHN BY HOPKINS AND SCOTT, PHOENIXVILLE PA.

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF \_\_\_\_\_

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, KEVIN LESLIE, MEMBER OF JOKESA, LP, WHO BEING DULY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT JOKESA, LP IS THE OWNER OF THE PROPERTY SHOWN ON THE PLAN, THAT THE PLAN WAS MADE AT THEIR DIRECTION, AND THAT IT IS THEIR INTENTION TO HAVE THE PLAN RECORDED ACCORDING TO LAW.

MEMBER OF JOKESA, LP (OWNER)

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

NOTARY SIGNATURE

MY COMMISSION EXPIRES:

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE RADNOR TOWNSHIP DIRECTOR OF PUBLIC WORKS.

RADNOR TOWNSHIP DIRECTOR OF PUBLIC WORKS DATE

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE RADNOR TOWNSHIP ZONING OFFICER.

RADNOR TOWNSHIP ZONING OFFICER DATE

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE RADNOR TOWNSHIP ENGINEER.

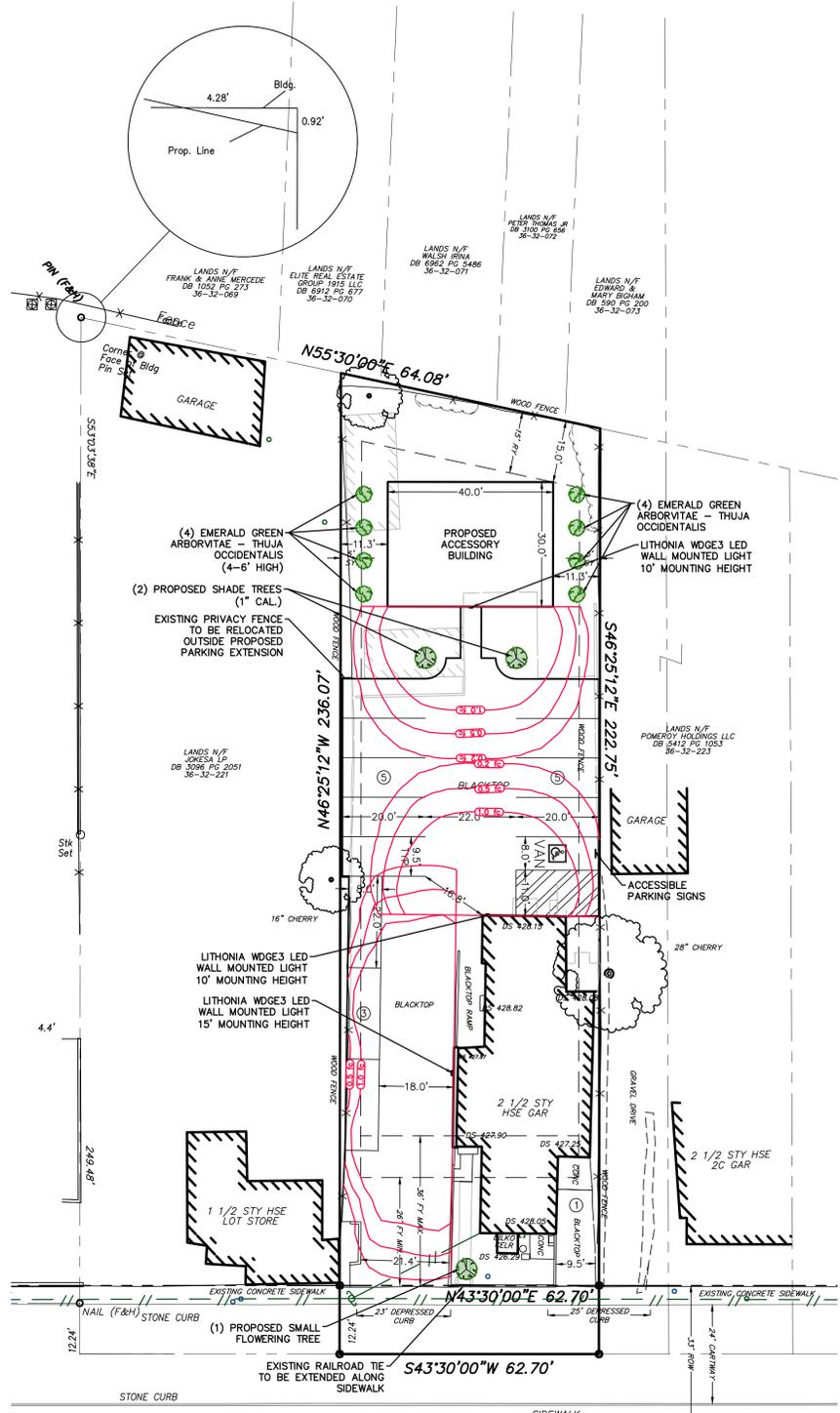
RADNOR TOWNSHIP ENGINEER DATE

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE RADNOR TOWNSHIP BOARD OF COMMISSIONERS.

PRESIDENT DATE

SECRETARY DATE

Linetype Legend table with 3 columns: Linetype, Description, and Symbol.

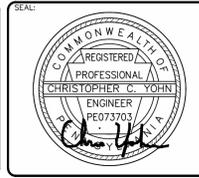


GARRETT AVENUE



Table with 3 columns: REV, DATE, COMMENTS. Row 1: 1, 12/15/25, TWP ENG.

ALL DOCUMENTS PREPARED OR FURNISHED BY ENGINEER AND ARCHITECTS TO BE REVIEWED AND APPROVED BY THE TOWNSHIP BOARD OF COMMISSIONERS. THE ENGINEER AND ARCHITECTS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE COMPLETION OF ALL REQUIRED PERMITS AND RECORDING.



Project information table: PROJECT: ACCESSORY STRUCTURE AND PARKING LOT; PROJECT ADDRESS: 126 GARRETT AVENUE, BRYN MAWR, PA 19010; MUNICIPALITY: RADNOR TOWNSHIP; COUNTY: DELAWARE COUNTY.

Plan information table: PLAN SET: PRELIMINARY/FINAL LAND DEVELOPMENT PLANS; SHEET NAME: RECORD PLAN (SHEET 1 OF 1 FOR RECORDING).

Owner and date information table: PREPARED FOR: OWNER / APPLICANT JOKESA, LP KEVIN LESLIE 19 SUMMIT GROVE AVENUE BRYN MAWR, PA 19010; DATE: OCTOBER 31, 2025; SCALE: 1" = 20'; ONE CALL NUMBER: CCY; PROJECT NUMBER: 25-071.

Prepared by and sheet information table: PREPARED BY: YOHN ENGINEERING, LLC P.O. BOX 26094 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNEENGINEERING.COM; SHEET: 1 OF 5.



Subdivision Application No. \_\_\_\_\_
Date Received \_\_\_\_\_ Fire Service \_\_\_\_\_
Traffic \_\_\_\_\_ SWM \_\_\_\_\_
Sewer/Act 537 \_\_\_\_\_ Zoning \_\_\_\_\_
Conformity Checkd By \_\_\_\_\_
Approved Conditionally Date: \_\_\_\_\_
Approved Date: \_\_\_\_\_
Attest: \_\_\_\_\_ SEC



Location Map Scale 1" = 600'. Zoning Data GH-GA table with columns: Zoning Data, Required, Proposed.

SEPTEMBER 2, 2025 ZONING HEARING BOARD ORDER: BASED ON THE TESTIMONY AND EXHIBITS ENTERED INTO AND MADE PART OF THE RECORD BEFORE THE BOARD, AND FOR THE REASONS SET FORTH ON THE RECORD, THE APPLICANTS REQUEST IS HEREBY GRANTED, AS FOLLOWS:

- 1. VARIANCE RELIEF FROM THE USE REQUIREMENTS OF SECTION 280-49.7(B) IS HEREBY GRANTED TO PERMIT THE PROPOSED USES AND THE PROPOSED ROWING FACILITY, SUBJECT TO THE CONDITIONS HEREIN, AND IN ACCORDANCE WITH THE PLANS, EXHIBITS, AND TESTIMONY ENTERED INTO THE RECORD;
2. NO MORE THAN EIGHT ROWING PATRONS AT A TIME ARE PERMITTED TO USE THE PROPOSED ROWING FACILITY;
3. FOURTEEN OFF-STREET PARKING SPACES MUST BE MADE AVAILABLE FOR THE PROPOSED USES;
4. RELIEF IS GRANTED ONLY WITH RESPECT TO ZONING CODE SECTION 280-49.7(B); AND
5. NO RELIEF IS GRANTED WITH RESPECT TO ANY OTHER PROVISION OF THE ZONING CODE.

WAIVER REQUESTED:

- 1. §255-14: PRELIMINARY PLAN - BECAUSE ONLY MINOR IMPROVEMENTS ARE NEEDED FOR THE PROPOSED IMPROVEMENTS, NO STORMWATER MANAGEMENT IS REQUIRED, AND THE PLANS MEET THE FINAL PLAN REQUIREMENTS, THE APPLICANT IS REQUESTING A WAIVER OF PRELIMINARY PLANS.
2. §255-22.B(1)(k): MAN-MADE FEATURES WITHIN 500' OF THE SITE - AN AERIAL SHOWING MAN-MADE FEATURES WITHIN 500' OF THE SITE HAS BEEN PROVIDED ALONG WITH A FIELD SURVEY OF THE SUBJECT PROPERTY.
3. §255-29.A(2): TO PROVIDE CURB FOR PARKING LOTS EXCEEDING 10 VEHICLES - BECAUSE OF THE NARROW LOT WIDTH AND THE FACT THAT THE PARKING LOT EXISTS WITH ONLY MINOR IMPROVEMENTS, THE APPLICANT REQUESTS TO NOT PROVIDE CURB.

GENERAL NOTES:

- 1. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE CONSTRUCTION OF AN ACCESSORY BUILDING AND ASSOCIATED PARKING IMPROVEMENTS.
2. THE DEVELOPMENT WILL BE SERVICED BY AN EXISTING GRAVITY SEWER LATERAL AND WATER LATERAL, WHICH WILL CONNECT TO THE EXISTING TOWNSHIP SEWER MAIN AND AQUA WATER MAIN WITHIN GARRETT.
3. THERE IS NO STORMWATER MANAGEMENT REQUIRED FOR THIS DEVELOPMENT BECAUSE THE ADDED IMPERVIOUS (1,490 SF) LESS THE CREDIT FOR CONVERTING IMPERVIOUS TO PERVIOUS (999 SF) RESULTS IN LESS THAN 500 SF OF IMPERVIOUS.

BUFFER NOTES:

- 1. THE SITE CURRENTLY HAS AN EXISTING PRIVACY FENCE AROUND THE PERIMETER WHICH SCREENS THE INTERIOR OF THE PROPERTY FROM THE ADJACENT RESIDENTIAL USE PROPERTIES.

FOR MORE DETAILED INFORMATION REFER TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

Existing Lot Data table: JOKESA, LP; C/O KEVIN LESLIE; 19 SUMMIT GROVE AVENUE BRYN MAWR, PA 19010; TAXMAP ID: 36-07-04581-00; GROSS LOT AREA: 14,384 SF (0.3302 AC); NET LOT AREA: 13,350 SF (0.3065 AC).

Existing Impervious Coverage table: Building 2,523 SF (17.5%), Walkway/Sidewalk 430 SF, Patios, Decks 0 SF, Driveway 6,420 SF, Other 0 SF, Total 9,373 SF (65.2%).

Impervious Coverage to be Removed table: Building 629 SF (4.4%), Walkway/Sidewalk 165 SF, Patios, Decks 0 SF, Driveway 365 SF, Other 0 SF, Total 1,159 SF (8.1%).

Impervious Coverage to be Converted to Pervious table: Building 569 SF, Walkway/Sidewalk 148 SF, Driveway 304 SF, Total 1,021 SF.

Impervious Coverage to be Added table: Building 1,200 SF (8.3%), Walkway/Sidewalk 0 SF, Patios, Decks 241 SF, Driveway 0 SF, Other 0 SF, Total 1,441 SF (10.0%).

Proposed Impervious Coverage table: Building 3,094 SF (21.5%), Walkway/Sidewalk 265 SF, Patios, Decks 0 SF, Driveway 6,296 SF, Other 0 SF, Total 9,655 SF (67.1%).

Net Increase table: 282 SF (2.0%).

Maximum Allowed table: 11,507 SF (80.0%).

Parking Calculation table: Office Space = 324 SF / 200 SF / Space = 1.6 Spaces; Storage/Unfinished = 1,172 SF / 300 SF / Space = 3.9 Spaces; Porches/Apartment = 1 Unit \* 2 Spaces / Unit = 2.0 Spaces.

Proposed Building Rowing/Mentoring table: 1,094 SF / 300 SF / Space = 3.6 Spaces.

Total Required Parking table: 11 Spaces.

Total Provided Parking table: 14 Spaces.



Serial Number: 2025-280-3126

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776



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

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

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 ACCORDING TO THE FOLLOWING SCHEDULE:

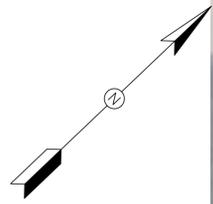
- PRELIMINARY NOTICE: MORE THAN 90 DAYS FROM THE START OF CONSTRUCTION
- FINAL NOTICE: 10-90 DAYS FROM THE START OF CONSTRUCTION
- ROUTINE NOTICE: 3-10 DAYS FROM THE START OF CONSTRUCTION

REFERENCE PLANS:

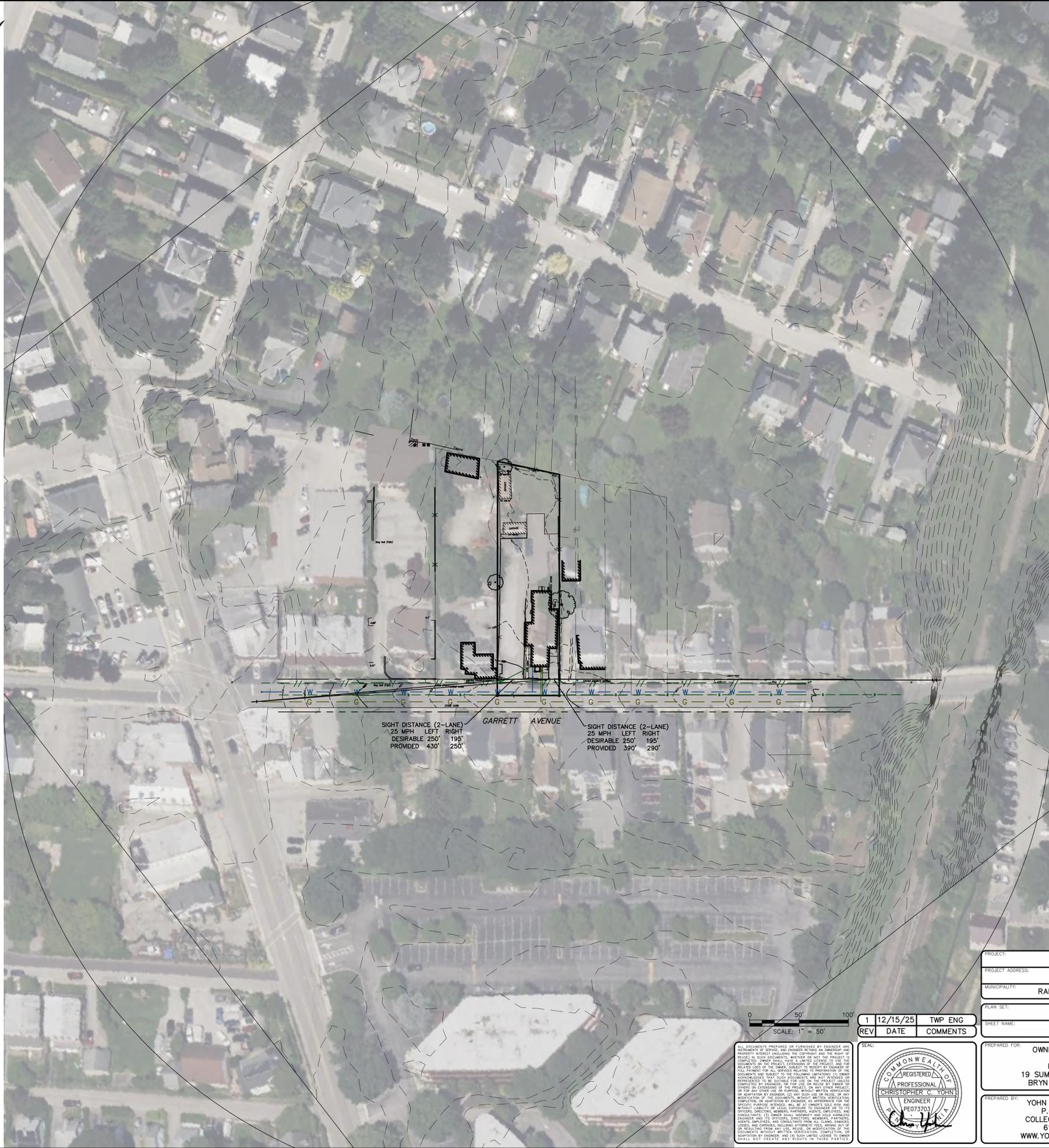
1. TOPOGRAPHIC SURVEY PLAN PREPARED FOR JOKESA, LP BY JEFFREY P. TURNER, P.L.S., COLLEGEVILLE, PA, DATED SEPTEMBER 15, 2025, PLAN NO. D-36-32-222.
2. LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PSU.EDU.
3. AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
4. SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

REFERENCE PLAN #1 NOTES:

1. OUTLINE DESCRIPTION AND LOCATION SHOWN IN ACCORDANCE WITH ACTUAL FIELD INSTRUMENT SURVEY CONDUCTED UPON THE GROUNDS BY JEFFREY P. TURNER, PLS FROM VARIOUS DEEDS AND PLANS OF RECORD; SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; PROPERTY MAY BE SUBJECT TO CERTAIN RIGHTS OF OTHERS.
2. THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
3. CONTOURS PLOTTED FROM FIELD RUN SURVEY. ELEVATION BASED ON NAD88.
4. THERE IS NO IDENTIFIABLE FLOOD PLAIN AREAS WITHIN THE PROJECT SITE AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 42045C0039F OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF RADNOR, PENNSYLVANIA.
5. EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY JEFFREY P. TURNER, P.L.S. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS A SUPPLEMENT TO THE SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.
6. PLANS REFERENCED: SURVEY PLAN PREPARED FOR KAHN BY HOPKINS AND SCOTT, PHOENIXVILLE PA



LOCATION MAP SCALE: 1" = 500'



SIGHT DISTANCE (2-LANE)  
25 MPH LEFT RIGHT  
DESIRABLE 250' 195'  
PROVIDED 430' 250'

GARRETT AVENUE

SIGHT DISTANCE (2-LANE)  
25 MPH LEFT RIGHT  
DESIRABLE 250' 195'  
PROVIDED 390' 290'

**LINE/TYPE LEGEND**

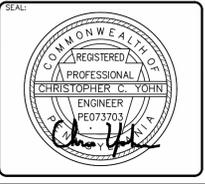
---	EXISTING PROPERTY LINE
---	EXISTING RIGHT OF WAY
---	EXISTING BUILDING SETBACK
---	EXISTING FENCE
-X-X-	EXISTING 1' CONTOUR
-379-	EXISTING 5' CONTOUR
-380-	EXISTING 5' CONTOUR
///	EXISTING OVERHEAD ELECTRIC
---	EXISTING ELECTRIC LINE
G	EXISTING GAS LINE
T/C	EXISTING TELECOMMUNICATION LINE
W	EXISTING WATER LINE
S	EXISTING SANITARY LINE
ST	EXISTING STORM PIPES

**SOILS INFORMATION**

SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH WATER	DEPTH TO BEDROCK
GmB	GLENELG-URBAN LAND-WHEATON COMPLEX	0 TO 8 PERCENT SLOPES	C	6.6+	4.2
UmB	URBAN LAND-WHEATON COMPLEX	NOT RATED	C	6.6+	6.6+

NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.

ALL DOCUMENTS PREPARED OR FURNISHED BY ENGINEER AND REVISIONS TO BE MADE BY ENGINEER OR HIS EMPLOYEE. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS EMPLOYEES. THE ENGINEER'S LIABILITY IS NOT EXTENDED TO ANY OTHER PERSONS OR ENTITIES. THE ENGINEER'S LIABILITY IS NOT EXTENDED TO ANY OTHER PERSONS OR ENTITIES. THE ENGINEER'S LIABILITY IS NOT EXTENDED TO ANY OTHER PERSONS OR ENTITIES.



PROJECT:	ACCESSORY STRUCTURE AND PARKING LOT	
PROJECT ADDRESS:	126 GARRETT AVENUE, BRYN MAWR, PA 19010	
MUNICIPALITY:	RADNOR TOWNSHIP	COUNTY: DELAWARE COUNTY
PLAN SET:	PRELIMINARY/FINAL LAND DEVELOPMENT PLANS	
SHEET NAME:	ILLUSTRATIVE SITE PLAN	

PREPARED FOR:	OWNER / APPLICANT JOKESA, LP KEVIN LESLIE 19 SUMMIT GROVE AVENUE BRYN MAWR, PA 19010	DATE:	OCTOBER 31, 2025
PREPARED BY:	YOHN ENGINEERING, LLC P.O. BOX 26094 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNEENGINEERING.COM	SCALE:	1" = 50'
REV	DATE	COMMENTS	ONE CALL NUMBER: CCY PROJECT NUMBER: 25-071
			SHEET: 3 OF 5

Serial Number: 2025-280-3126

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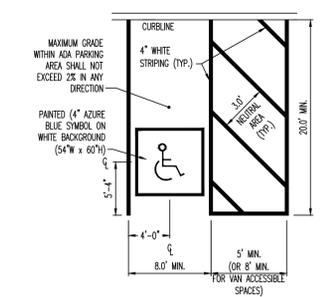
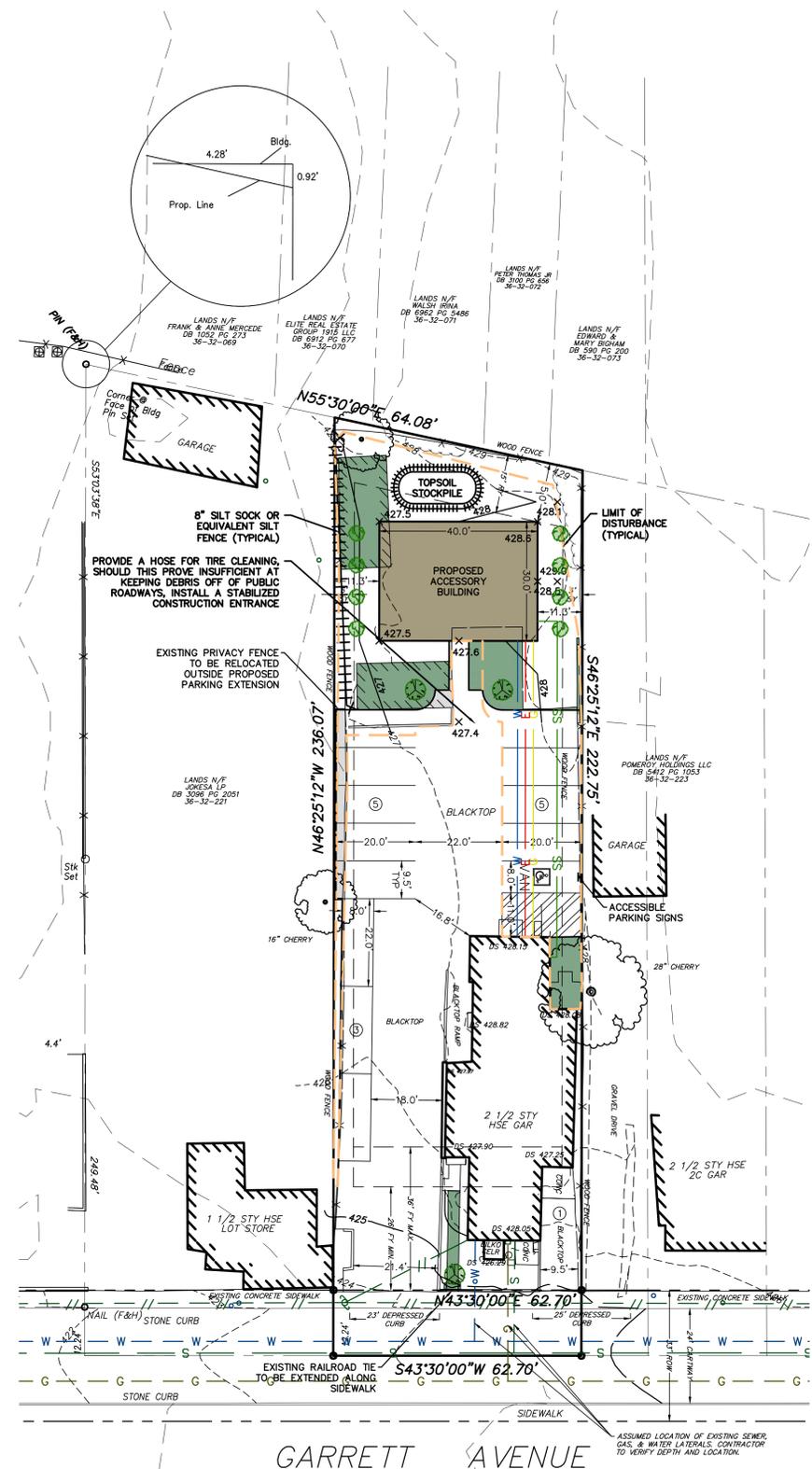
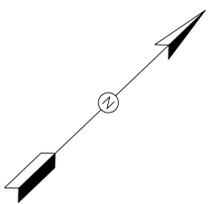
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6. PLANS REFERENCED, SURVEY PLAN PREPARED FOR KAHN BY HOPKINS AND SCOTT, PHOENIXVILLE PA

LINETYPE LEGEND

Table with 4 columns: SYMBOL, NAME, HYDROLOGIC GROUP, DEPTH TO SH TO WATER, DEPTH TO BEDROCK. Includes entries for existing and proposed property lines, fences, contours, electric lines, water lines, gas lines, telecommunication lines, buildings, driveways, and silt socks.

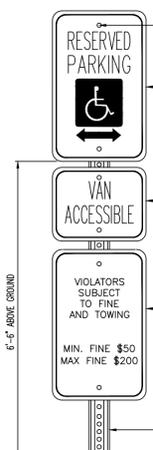
Table with 5 columns: SYMBOL, NAME, %SLOPE, HYDROLOGIC GROUP, DEPTH TO SH TO WATER, DEPTH TO BEDROCK. Includes entries for GmB (Glenelg-Urban Land-Wheaton Complex) and UmB (Urban Land-Wheaton Complex).

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NOTES: 1) CURB RAMP MAY NOT EXTEND INTO ANY PORTION OF THE PARKING SPACE OR ASSOCIATED STRIPED ISLAND. 2) CURB RAMP, PAVEMENT MARKINGS, & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST A.D.A. ACCESSIBILITY GUIDELINES.

A.D.A ACCESSIBLE PARKING SPACE STRIPING N.T.S.



RESERVED PARKING SPACE w/ PENALTIES & VAN ACCESSIBLE SIGNS N.T.S.

- NOTES: 1) POST MOUNTED SIGNS SHALL BE TYPE B CHANNEL BAR POSTS AND SHALL CONFORM TO PAODT TRAFFIC CONTROL SIGNING STANDARDS TC-8702B SHEET 8 THRU 11 OF 11, AS AMENDED. 2) SIGN INSTALLATION SHALL BE IN ACCORDANCE WITH PAODT TRAFFIC CONTROL SIGNING STANDARDS TC-8702B SHEETS 8 THRU 11 OF 11, AS AMENDED. 3) SEE CIVIL PLANS FOR EXACT LOCATION, TYPE AND SIZE OF SIGNS. ALL REGULATORY (R) SERIES SIGNS SHALL CONFORM TO THE PAODT HANDBOOK OF APPROVED SIGNS, PUBLICATION 236M, AS AMENDED, UNLESS OTHERWISE SPECIFIED. 4) SIGNS SHALL BE SETBACK 2.0' FROM CURB LINES OR OTHER OBSTRUCTIONS AS MEASURED FROM THE FACE/EDGE OF THE SIGN. 5) RESERVED PARKING SPACE SIGNS SHALL CONFORM TO DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN AS AMENDED. 6) ALL SIGNS SHALL BE INSTALLED WITH ACORN NOT FASTENERS.



LOCATION MAP SCALE: 1" = 500' DISTURBED AREA: 5,300± SF (0.12 AC) UNDISTURBED AREA: 9,100± SF (0.21 AC)

CONSTRUCTION TIMING AND SEQUENCE NOTES: 1. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED FOLLOWING THE INSTALLATION OF PROTECTIVE BARRIERS AND 48 HOURS PRIOR TO THE START OF EARTHMOVING ACTIVITIES AS WELL AS 48 HOURS PRIOR TO THE INSTALLATION OF THE PERVIOUS WALKWAYS AND STORMWATER MANAGEMENT SYSTEM AND ASSOCIATED FACILITIES. 2. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

CONSTRUCTION TIMING AND SEQUENCE: 1. ANTICIPATED START OF CONSTRUCTION: FEBRUARY 2026. 2. INSTALL THE TREE PROTECTION FENCING (AS NECESSARY) AND SILT FENCE OR COMPOST FILTER SOCKS AND NOTIFY TOWNSHIP FOR APPROVAL AND 48 HOURS PRIOR TO THE START OF EARTHMOVING ACTIVITIES. 3. PROVIDE A HOSE FOR TIRE CLEANING. SHOULD THIS PROVE INSUFFICIENT AT KEEPING DEBRIS OFF OF PUBLIC ROADWAYS, INSTALL A STABILIZED CONSTRUCTION ENTRANCE. ALL CONSTRUCTION VEHICLES SHALL UTILIZE THIS ENTRANCE TO EXIT THE SITE. 4. STRIP TOPSOIL AND STOCKPILE FOR FUTURE USE. SURROUND STOCKPILE WITH SILT FENCE AND IMMEDIATELY STABILIZE. 5. BEGIN REMOVAL OF ALL FEATURES DESIGNATED TO BE REMOVED AND CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF DISTURBANCE. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEED, MULCHED OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES. 6. CONCURRENT WITH REMOVALS, ROUGH GRADE THE SITE. ANY WATER PUMPED FROM WORK AREAS SHALL BE TREATED FOR SEDIMENT REMOVAL PRIOR TO DISCHARGING TO A SURFACE WATER THROUGH THE USE OF A PUMPED WATER FILTER BAG OR OTHER APPROVED DEVICE. 7. CONCURRENT WITH DRIVEWAY STONE, BEGIN BUILDING CONSTRUCTION. 8. FINAL GRADE THE SITE AND INSTALL THE FINAL PAVING AND WALKWAYS. NEWLY GRADED SLOPES OF OVER TWENTY-FIVE (25%) PERCENT MUST BE STABILIZED WITH SOIL OR JUTE NETTING AND SEED. 9. SPREAD TOPSOIL, SEED AND IMMEDIATELY STABILIZE. 10. UPON SITE STABILIZATION REMOVE THE EROSION AND SEDIMENTATION CONTROLS AND IMMEDIATELY STABILIZE DENUDSED AREAS. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS. 11. ANTICIPATED END OF CONSTRUCTION: FEBRUARY 2027.

IMPERVIOUS CREDIT NOTE: IN ORDER TO QUALIFY, THE EXISTING IMPERVIOUS MUST BE REMOVED, ALONG WITH ANY STONE BEDDING BENEATH THE IMPERVIOUS SURFACE. THIS SHALL BE TILLED TO A DEPTH OF SIX INCHES, WITH EQUIPMENT NOT COMPACTING THE SOIL. A MINIMUM SIX INCHES OF TOPSOIL IS REQUIRED ABOVE THE TILLED SURFACE.



1 12/15/25 TWP ENG REV DATE COMMENTS

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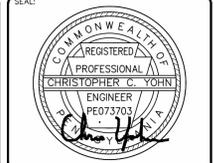


Table with project information: PROJECT: ACCESSORY STRUCTURE AND PARKING LOT; PROJECT ADDRESS: 126 GARRETT AVENUE, BRYN MAWR, PA 19010; MUNICIPALITY: RADNOR TOWNSHIP; COUNTY: DELAWARE COUNTY

Table with plan information: PLAN SET: PRELIMINARY/FINAL LAND DEVELOPMENT PLANS; SHEET NAME: EROSION AND SEDIMENTATION CONTROL PLAN

Table with owner information: OWNER / APPLICANT: JOKESA, LP; KEVIN LESLIE; 19 SUMMIT GROVE AVENUE, BRYN MAWR, PA 19010

Table with date information: DATE: OCTOBER 31, 2025; SCALE: 1" = 20'; ONE CALL NUMBER: CCY 25-071; DRAWN BY: CCY; PROJECT NUMBER: 25-071

Table with preparer information: PREPARED BY: YOHN ENGINEERING, LLC; P.O. BOX 26094; COLLEGEVILLE, PA 19426; 610-489-4580; WWW.YOHNEENGINEERING.COM



SHEET: 4 OF 5

**STANDARD E&S PLAN NOTES:**

- 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.
- 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.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE MUNICIPALITY PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBSTRUCTION. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- 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.
- 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.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED 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 15 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE MUNICIPALITY.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM #301 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.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OR UNDISTURBED VEGETATED AREAS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING AND RETENTION MUST BE COMPLETED IMMEDIATELY AND IMMEDIATELY IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED. REPLACEMENT BMPs OR MODIFICATIONS TO THOSE INSTALLED WILL BE REQUIRED.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE IMMEDIATELY RETURNED TO THE CONSTRUCTION SITE AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 6 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPLETE BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDING AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE DESCRIBED IN THE PLAN AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- E&S BMPs SHALL REMAIN UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE MUNICIPALITY.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE MUNICIPALITY FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
- 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 ASSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE MUNICIPALITY TO SCHEDULE A FINAL INSPECTION.
- FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MIDDLE-LEVEL CRIMINAL PENALTIES FOR EACH VIOLATION.
- 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.
- SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.
- SEDIMENT BASINS AND/OR TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
- ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, OR THE OWNER OF THE DAMAGED PROPERTY.
- SOD OR EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 4H:1V OR STEEPER, WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
- GRAVY OR CRAWN MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
- STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
- GRADING AND EARTHMOVING OPERATIONS SHALL BE MINIMIZED DURING THE PERIOD FROM NOVEMBER 15 TO APRIL 1 WHEN RE-VEGETATION OF EXPOSED GROUND SURFACE IS DIFFICULT. MULCH, STRAW, STONE AND/OR SOD SHALL BE USED IN AREAS DENUNDED DURING THIS TIME PERIOD TO PREVENT EROSION.
- THE RUNOFF CHANNELING TO THE ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE CROSSED SO THAT THE WATER QUALITY / DRAINAGE IMPACT IS MINIMIZED TO THE ADJACENT PROPERTIES. ADDITIONAL DIVERSION BERMS, STONED CONSTRUCTION STAGING AREAS, AND INLETS/PIPING SHALL BE PROVIDED AS NECESSARY / DIRECTED IN ORDER TO ENSURE ACCEPTABLE CONDITIONS DURING THE CONSTRUCTION PHASE.
- ALL TOPSOIL SHALL REMAIN ON-SITE UNLESS OTHERWISE DIRECTED BY THE OWNER.
- FILL MATERIAL AND TOPSOIL STOCKPILES AND ACCESS TO THEM SHALL NOT BE LOCATED WITHIN THE DRIFLINE OF EXISTING TREES.
- THE MAXIMUM TIME OF EXPOSURE FOR BARE SOIL AREAS SHALL BE TWENTY (20) DAYS BEFORE STABILIZATION MEASURES ARE IMPLEMENTED.

**CLEAN FILL AND ENVIRONMENTAL DUE DILIGENCE NOTES:**

- THE SITE WILL HAVE EXCESS FILL THAT WILL NEED TO BE EXPORTED TO AN OFF SITE LOCATION. THE RESPONSIBILITY OF CLEAN FILL DETERMINATION AND ENVIRONMENTAL DUE DILIGENCE RESTS ON THE APPLICANT. IF ALL CUT AND FILL MATERIALS WILL BE USED ON THE SITE, A CLEAN FILL DETERMINATION IS NOT REQUIRED BY THE OPERATOR UNLESS THERE IS A BELIEF THAT A SPILL OR RELEASE OF REGULATED SUBSTANCE OCCURRED ON SITE.
- APPLICANTS AND/OR OPERATORS MUST USE ENVIRONMENTAL DUE DILIGENCE TO ENSURE THAT THE FILL MATERIAL ASSOCIATED WITH THE PROJECT QUALIFIES AS CLEAN FILL. ALL FILL MATERIAL MUST BE USED IN ACCORDANCE WITH THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL" DOCUMENT NUMBER 258-2182-773. A COPY OF THIS POLICY IS AVAILABLE ONLINE AS WWW.DEP.PENNSTATE.PA.US
- CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREGGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).
- CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
- ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING. THE QUALITY OF THE FILL MATERIAL AS CLEAN FILL FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.
- ENVIRONMENTAL DUE DILIGENCE: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA RESEARCH, REPAIR 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 SUBJECT TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
- FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT. WHOEVER IS APPLICABLE.

**TOPSOIL APPLICATION:**

- GRADED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREAS AND TO PROVIDE A REINFORCED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN SLOPE.
- TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A DEPTH OF 4 TO 8 INCHES MINIMUM - 2 INCHES ON FILL SLOPES. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE. IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS UNLESS SUCH DEPRESSIONS ARE PART OF THE PDSM PLAN.
- TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHEREVER POSSIBLE PRIOR TO SEEDING.

**TURFGRASS ESTABLISHMENT:**

- SOIL TESTING:**  
PROVIDES THE BEST GUIDE FOR PROPER TURFGRASS ESTABLISHMENT.
- ROUGH-GRADING:**
- REMOVE ALL DEBRIS, INCLUDING LARGE STONES.
  - TILL SOIL AND BRING AREA TO ROUGH-GRADE PRIOR TO LIMING OR FERTILIZATION.
  - WHERE TOPSOIL IS TO BE REPLACED OR BROUGHT IN, FIRST ROUGH-GRADE THE AREA TO THE CONTOUR OF THE FINISHED GRADE TO FACILITATE UNIFORM DISTRIBUTION OF TOPSOIL.

**LIMING:**

- WHERE A TEST HAS BEEN MADE, BROADCAST AND WORK INTO A 4 TO 6-INCH SOIL DEPTH TO MEET THE REQUIREMENT SHOWN BY THE TEST.
- WHERE A TEST IS NOT AVAILABLE, BROADCAST AND WORK INTO A 4 TO 6-INCH SOIL DEPTH A MINIMUM OF 100 LBS. PER 1,000 SF. APPLY ONE HALF THE TOTAL REQUIREMENT, TILL, APPLY THE REMAINING ONE HALF, AND RETILL.
- WHERE A TEST IS NOT AVAILABLE, BROADCAST AND WORK INTO A 4 TO 6-INCH SOIL DEPTH A MINIMUM OF 100 LBS. PER 1,000 SF. BASIC FERTILIZATION

**FERTILIZATION:**

- WHERE A TEST HAS BEEN MADE, BROADCAST THE RECOMMENDED FERTILIZER AND WORK INTO THE SOIL TO A 4 TO 6-INCH DEPTH.
- WHERE A TEST HAS NOT BEEN MADE, BROADCAST AND WORK INTO THE SOIL TO A 4 TO 6-INCH DEPTH 25 TO 35 LBS. OF 0-46-0 FERTILIZER OR EQUIVALENT PER 1,000 SF.

**SOIL AMENDMENTS:**

- WHERE A TEST INDICATES THE SOIL HAS A LOW ORGANIC MATTER CONTENT, WORK THE RECOMMENDED ORGANIC MATTER INTO THE SOIL TO A 2 TO 4-INCH DEPTH BEFORE APPLYING THE STARTER FERTILIZER.
- REED SEDGE PEAT, MOSS PEAT, OR A COMBINATION OF THE TWO MATERIALS IS RECOMMENDED AS A SOURCE OF ORGANIC MATTER.

**TILLAGE:**

- TILL SEEDBED TO A 4 TO 6-INCH DEPTH MAKING SURE THE LIMESTONE (IF REQUIRED), AMENDMENTS (IF REQUIRED) AND THE BASIC FERTILIZER ARE UNIFORMLY MIXED THROUGHOUT THE SOIL PROFILE. POCKETS OF LIMESTONE, AMENDMENTS OR FERTILIZER MUST BE AVOIDED.

**FINISH-GRADING:**

- RAKE AREA TO FINISH-GRADE PRIOR TO SEEDING. LIGHT ROLLING WILL INDICATE ANY LOW SPOTS OR OTHER IRREGULARITIES OF THE AREA.
- STARTER FERTILIZATION
- IMMEDIATELY PRIOR TO SEEDING, BROADCAST AND WORK INTO THE TOP INCH OF SOIL 40 LBS. OF A 10-5-5, 10-8-4 OR 25 LBS. OF A 16-8-8 FERTILIZER OR THE EQUIVALENT PER 1,000 SF. THE FERTILIZER MUST BE TURF GRADE, HAVING AN APPROXIMATE 2-1-1 RATIO AND CONTAINING 35 PERCENT OR MORE OF THE TOTAL NITROGEN AS WATER INSOLUBLE OR CONTROLLED RELEASE NITROGEN.

**SEEDING:**

- LATE SUMMER TO EARLY FALL IS THE BEST TIME FOR SEEDING PERMANENT TURFGRASS.
- USE A LOW RECOMMENDED SEED MIXTURE ADAPTED TO USE AND CLIMATIC CONDITIONS OF THE AREA.
- DIVIDE TOTAL SEED QUANTITY INTO TWO EQUAL LOTS, SOWING ONE LOT IN ONE DIRECTION AND THE SECOND LOT AT RIGHT ANGLES TO THE FIRST WITH A MECHANICAL SEEDER OR SPREADER.

**COVER SEED:**

- MULCH LIGHTLY OR DRAG AREA TO COVER SEED NO DEEPER THAN 1/4 IN.
- ROLL LIGHTLY TO FIRM SOIL AROUND SEED.

**MULCHING:**

- MULCH SEEDING AREA WITH CLEAN STRAW OR MARSH HAY AT 3.0 TONS PER ACRE. LIGHT MULCHES (SOME SOIL SHOWING THROUGH MULCH) MAY BE LEFT ON THE AREA TO DECOMPOSE. HEAVY MULCH (COMPLETE SOIL COVERAGE) SHOULD BE REMOVED FROM THE AREA WITHIN A FEW DAYS AFTER SEED GERMINATION.

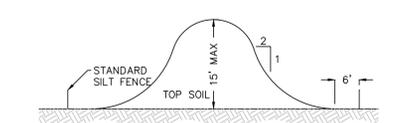
PERMANENT SEED MIXTURES		
SPECIES	% OF MIXTURE	SEED RATE
SUNNY AREAS AND WELL-DRAINED SOILS		
KENTUCKY BLUEGRASS	100%	2-3 LB/1,000 SF
KENTUCKY BLUEGRASS	80-90%	3-4 LB/1,000 SF
PERENNIAL RYEGRASS	10-20%	
KENTUCKY BLUEGRASS	40-60%	3-4 LB/1,000 SF
PERENNIAL RYEGRASS	10-20%	
TURF-TYPE TALL FESCUE	100%	6-8 LB/1,000 SF
TURF-TYPE PERENNIAL RYEGRASS	100%	4-5 LB/1,000 SF
PARTIALLY SHADED AREAS		
FINE FESCUES	40-50%	4 LB/1,000 SF
KENTUCKY BLUEGRASS	40-50%	
PERENNIAL RYEGRASS	10-20%	
TURF-TYPE TALL FESCUE	100%	6-8 LB/1,000 SF
TURF-TYPE PERENNIAL RYEGRASS	100%	4-5 LB/1,000 SF
FINE FESCUES		
FINE FESCUES	100%	4-5 LB/1,000 SF
HEAVY SHADE, WELL-DRAINED SOILS		
FINE FESCUES	100%	4-5 LB/1,000 SF
HEAVY SHADE, POORLY-DRAINED SOILS		
ROUGH BLUEGRASS	100%	2-3 LB/1,000 SF

TEMPORARY SEED MIXTURE		
SPECIES	% OF MIXTURE	SEED RATE
ANNUAL OR ITALIAN RYEGRASS	100%	4-5 LB/1,000 SF

**SEED MIXTURE NOTES:**

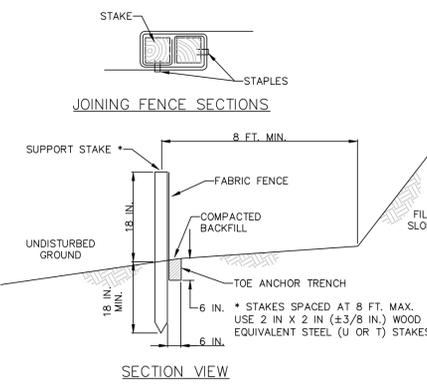
- SEEDING AND TURFGRASS INFORMATION TAKEN FROM THE PENN STATE COLLEGE OF AGRICULTURAL SCIENCES. FOR ADDITIONAL INFORMATION REFER TO HTTP://PLANTSOURCE.PSU.EDU/RESEARCH/CENTERS/TURF.
- THE PERCENTAGE OF WEED SEEDS SHOULD NOT EXCEED 1.0% BY WEIGHT IN THE CONTAINER. GOOD QUALITY GRASS SEED USUALLY CONTAINS NO MORE THAN 0.5% WEED SEEDS.
- SEEDS OR SEED MIXTURES CONTAINING TIMOTHY, MEADOW FESCUE, ORCHARDGRASS, TALL OATGRASS, ANNUAL RYEGRASS OR CLOVER ARE GENERALLY NOT SUGGESTED FOR TURFGRASS USE.
- ALL SEEDING RATES IN THIS PUBLICATION ARE IN POUNDS PER 1000 SQUARE FEET. IF CONVERTING TO AN ACRE BASIS, MULTIPLY BY 43.
- IT IS SUGGESTED THAT 3-5 VARIETIES OF KENTUCKY BLUEGRASS BE USED IN THE BLEND OR MIXTURE.
- WHEREVER SEED AND MULCH IS APPLIED BY HYDROSEEDING METHODS, THE SEED AND MULCH SHOULD BE APPLIED IN SEPARATE APPLICATIONS WITH THE SEED BEING APPLIED FIRST AND THE MULCH SPRAYED ON TOP OF THE SEED.
- IN CRITICAL AREAS (E.G. ADJACENT TO OR WITHIN 50 FEET OF STREAMS, PONDS, OR WETLANDS) A PROTECTIVE BLANKET SHOULD BE PROVIDED FOR ALL SEEDING AREAS.

**TYPICAL SOIL STOCKPILE CROSS SECTION**



- SILT FENCE MUST COMPLETELY ENCLOSE STOCKPILES
- TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE OR USED AS FILL.
- TOPSOIL SHALL BE REMOVED FROM THE AREAS OF CONSTRUCTION AND STORED SEPARATELY.
- TOPSOIL SHALL BE STABILIZED TO MINIMIZE EROSION DURING STORAGE.
- UPON COMPLETION OF CONSTRUCTION, THE TOPSOIL SHALL BE UNIFORMLY REDISTRIBUTED ON THE SITE.

**NOT TO SCALE**



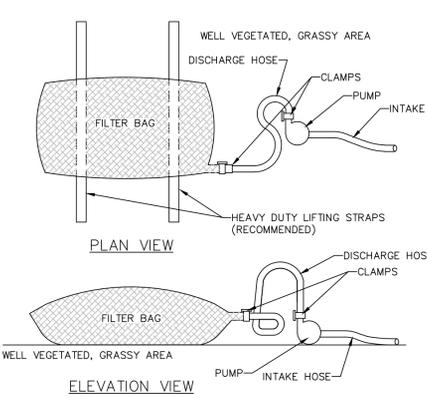
**SECTION VIEW**

- NOTES:**
- FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.
  - FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.
  - SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.
  - SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
  - ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6).
  - FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

**STANDARD CONSTRUCTION DETAIL #4-7**

**STANDARD SILT FENCE (18" HIGH)**

NOT TO SCALE



**PLAN VIEW**

- NOTES:**
- LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:
- | PROPERTY                 | TEST METHOD | MINIMUM STANDARD |
|--------------------------|-------------|------------------|
| AVG. WIDE WIDTH STRENGTH | ASTM D-4884 | 60 LB/IN         |
| GRAB TENSILE             | ASTM D-4632 | 205 LB           |
| PUNCTURE                 | ASTM D-4833 | 110 LB           |
| MULLEN BURST             | ASTM D-3786 | 350 PSI          |
| UV RESISTANCE            | ASTM D-4355 | 70%              |
| AOS % RETAINED           | ASTM D-4751 | 80 SEIVE         |
- A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
  - BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE INTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
  - NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HO OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.
  - THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
  - THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.
  - FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

**STANDARD CONSTRUCTION DETAIL #4-1**

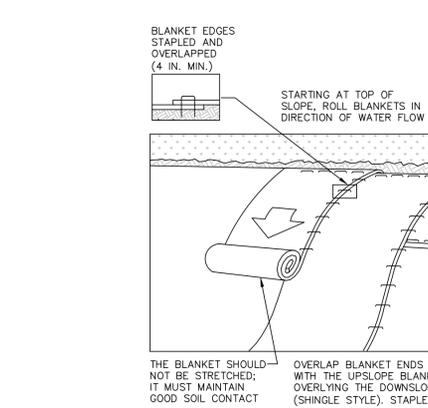
**COMPOST FILTER SOCK**

NOT TO SCALE

**STANDARD CONSTRUCTION DETAIL #3-16**

**PUMPED WATER FILTER BAG**

NOT TO SCALE

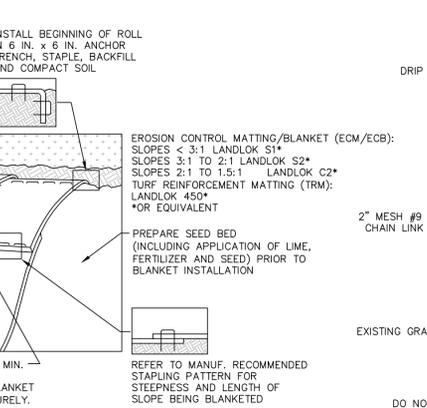


**STANDARD CONSTRUCTION DETAIL #11-1**

**EROSION CONTROL BLANKET INSTALLATION**

NOT TO SCALE

- NOTES:**
- SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
  - PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
  - SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
  - BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
  - THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
  - BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.



**TREE PROTECTION DETAIL**

NOT TO SCALE

**STANDARD CONSTRUCTION DETAIL #3-1**

**ROCK CONSTRUCTION ENTRANCE**

NOT TO SCALE

**STANDARD CONSTRUCTION DETAIL #4-1**

**COMPOST FILTER SOCK**

NOT TO SCALE

**STANDARD CONSTRUCTION DETAIL #3-1**

**ROCK CONSTRUCTION ENTRANCE**

NOT TO SCALE

**STANDARD CONSTRUCTION DETAIL #3-1**

**ROCK CONSTRUCTION ENTRANCE**

NOT TO SCALE

**STANDARD CONSTRUCTION DETAIL #3-1**

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**STANDARD CONSTRUCTION DETAIL #3-1**

**ROCK CONSTRUCTION ENTRANCE**

NOT TO SCALE

**STANDARD CONSTRUCTION DETAIL #3-1**

**ROCK CONSTRUCTION ENTRANCE**

NOT TO SCALE

**STANDARD CONSTRUCTION DETAIL #3-1**

**ROCK CONSTRUCTION ENTRANCE**

NOT TO SCALE

LAW OFFICES  
**ECONOMIDES & ECONOMIDES**

ATTORNEYS AT LAW

104 S. WAYNE AVENUE #7440  
 WAYNE, PA 19087

CONSTANTINE Z. ECONOMIDES, ESQ.  
 DIRECT DIAL & EMAIL:  
 484-367-7466  
[cze@EELawFirm.com](mailto:cze@EELawFirm.com)

TEL: (484) 367-7466  
[www.EELawFirm.com](http://www.EELawFirm.com)

September 2, 2025

VIA ELECTRONIC MAIL ONLY

NICK@PIERCECANIGLIATAYLOR.COM

Nicholas J. Caniglia, Esquire  
 Pierce, Caniglia & Taylor  
 125 Strafford Avenue, Suite 110  
 Wayne, PA 19087

**RE: Radnor Township Zoning Hearing Board, July 17, 2025 Hearing  
 Appeal 3230, 126 Garrett Avenue**

Dear Mr. Caniglia:

Enclosed please find the Board's written decision entered at the July 17, 2025 hearing in the above referenced matter.

Very truly yours,

Economides & Economides

By: \_\_\_\_\_  
 Constantine Z. Economides

CZE/ev

Enclosure

Cc: John A. Lord, Esquire, Chairman, Zoning Hearing Board  
 Kevin W. Kochanski, RLA, CZO, Zoning Officer

**RADNOR TOWNSHIP ZONING HEARING BOARD**

**APPEAL NO. 3230**

APPEAL of Jokesa, LP (“Applicants”), regarding the property located at 126 Garrett Avenue and zoned Garrett Avenue Mixed Use within the Garrett Hill District (“GH-GA”).

COUNSEL FOR APPLICANT: Nicholas J. Caniglia, Esquire

**DECISION OF THE ZONING HEARING BOARD**

**Relief Requested**

1. This application involves the property located at 126 Garrett Avenue and zoned GH-GA. (“Premises”).
2. The Applicants seek to utilize two primary uses on the Premises with one of the uses being a facility for specialized instructional training for crew team rowers (“Proposed Rowing Facility”) and the second use being a building with one commercial and one residential unit (collectively referred as the “Proposed Uses”).
3. To permit the Proposed Uses, the Applicants request relief from the use requirements of Section 280-49.7(B).

**Findings of Fact**

1. Testimony and evidence were presented at the properly noticed hearing held before the Board on July 17, 2025 (“Hearing”).
2. The Applicants’ Exhibits A-1 through A-7 were entered into the record at the Hearing. (*July 17, 2025, Hearing Transcript*, 18:22 – 19:4).
3. The Applicants intend to construct a new 1,200 square foot building that will house the Proposed Rowing Facility. (*Id.*, 9:4-19).
4. The Applicants intend to run their business assisting rowers in their training, recruiting, college planning, and college admissions within the Proposed Rowing Facility. (*Id.*).
5. In addition to physical training within the Proposed Rowing Facility, the Applicants will assist rowers in college planning, recruiting, and admissions. (*Id.*, 9:20-23).
6. The Proposed Rowing Facility will contain rowing machines, weight training equipment, and office space. (*Id.*, 10:9-18).
7. Currently the house on the Premises has one office and one residential apartment with two-bedrooms. (*Id.*, 13:16 – 14:5).

8. The Proposed Uses will include 14 parking spaces where only 12 spaces are required under the code. (*Id.*, 17:10-19).
9. The Proposed Rowing Facility will not be open to the public. (*Id.*, 30:7-9).
10. Rowers using the Proposed Rowing Facility will always be supervised by a coach. (*Id.*, 31:18 – 32:10).
11. The Proposed Rowing Facility will have a maximum of eight rowing machines. (*Id.*, 33:18-24).
12. There was no opposition during public comment.

#### Conclusions of Law

1. The Premises is a narrow and irregular shaped lot that poses a hardship to the Applicants' Proposed Uses.
2. The authorization of the variance is necessary to overcome the hardship.
3. The authorization of the Proposed Uses and the Proposed Rowing Facility is necessary for the Applicants' reasonable use of the Premises.
4. The granting of the requested variance will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use of adjacent properties.
5. The granting of the requested variance will represent the minimum deviation that will afford relief and will represent the least modification possible of the Zoning Ordinance.
6. The granting of the requested variance will in no way be injurious to the public health, safety, morals and general welfare of the Township.
7. The granting of the requested variance is necessary to implement the purposes of the Municipal Planning Code and the Zoning Ordinance.

#### Order

Based on the testimony and exhibits entered into and made part of the record before the Board, and for the reasons set forth on the record, the Applicants' request is hereby **GRANTED**, as follows:

1. Variance relief from the use requirements of Section 280-49.7(B) is hereby **GRANTED** to permit the Proposed Uses and the Proposed Rowing Facility, subject to the conditions herein, and in accordance with the plans, exhibits, and testimony entered into the record;
2. No more than eight rowing patrons at a time are permitted to use the Proposed Rowing Facility;
3. Fourteen off-street parking spaces must be made available for the Proposed Uses;

4. Relief is granted only with respect to Zoning Code Section 280-49.7(B); and
5. No relief is granted with respect to any other provision of the Zoning Code.

**BY ORDER OF THE ZONING HEARING BOARD**

**/s/ JOHN A. LORD, CHAIRMAN**

**/s/ JOHN NAGLE, VICE CHAIRMAN**

**/s/ RICHARD J. WEITZMAN, MEMBER**

**/s/ ZACHARY HURST, MEMBER**

**/s/ CHARLES DE SANTIS, MEMBER**

**Alternate Member, Grant Stephano was present but did not vote on this application.**

**DATED: July 17, 2025**

**SERVED: September 2, 2025**

**PURSUANT TO § 280-144, THIS DECISION WILL EXPIRE IF THE APPLICANTS FAIL TO OBTAIN A BUILDING OR USE PERMIT WITHIN TWELVE MONTHS OF THIS DATE: September 2, 2025.**

**RESOLUTION NO. 2026-34**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL MINOR LAND DEVELOPMENT PLAN FOR 126 GARRETT AVENUE**

**WHEREAS**, Jokesa, LP, LLC (“Applicant”) submitted a Preliminary/Final Minor Land Development Plan to remove existing garages and a portion of the existing paving, walls, and walkways and construct an accessory building for a private studio; and

**WHEREAS**, the Radnor Township Planning Commission and Delaware County Planning Commission has reviewed Applicant’s plan; and

**WHEREAS**, the Board of Commissioners now intends to approve the proposed Preliminary/Final Minor Land Development Plan.

**NOW, THEREFORE**, be it hereby **RESOLVED** that the Radnor Township Board of Commissioners hereby approves the Preliminary/Final Minor Land Development Plan prepared by Yohn Engineering, LLC, dated October 31, 2025, last revised December 15, 2025, consisting of five (5) sheets, subject to the following approval conditions:

1. Compliance with the Gannett Fleming Review Letter dated December 23, 2025, a copy of which is attached hereto as Exhibit “A”.
2. Compliance with the Gilmore & Associates, Inc. Review Letter dated December 29, 2025, a copy of which is attached hereto as Exhibit “B”.
3. Compliance with the Zoning Hearing Board decision in Appeal No. 3230 dated July 17, 2025;
4. Compliance with all Township, County, State and Federal Rules, Regulations, Statutes and Ordinances including the execution of a Stormwater Management Agreement in accordance with the Township’s Stormwater Management Ordinance.

In addition to the foregoing conditions of Preliminary/Final Minor Land Development Plan approval, the following Subdivision and Land Development Ordinance waivers are resolved as follows:

- a. Section 255-14 – as to requiring a preliminary plan submission.

Approved                      X                      Denied                      \_\_\_\_\_

- b. Section 255-22. B(1)(k) – as to providing features within 500 ft of the site.

Approved     X     Denied \_\_\_\_\_

c. Section 255-29.A (21) – as to providing curbs for the parking lot.

Approved     X     Denied \_\_\_\_\_

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

RADNOR TOWNSHIP

By: \_\_\_\_\_  
Name: Jim Riley  
Title: President

ATTEST: \_\_\_\_\_  
William White, Secretary

**Radnor Township**  
**PROPOSED LEGISLATION**

DATE: February 23, 2026

TO: Radnor Township Board of Commissioners

CC: William M. White, Township Manager; Stephen F. Norcini, P.E.,  
Township Engineer

FROM: Dennis P. Capella, Engineering – Project Manager

LEGISLATION: Discussion and Consideration – Preliminary Land Development Plan –  
800 Lancaster Avenue (Villanova University), Connelly Center:  
Expansion of the Current Student Center

---

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.

During Preliminary Land Development caucus, the following questions were raised:  
- Is there a need for a Traffic Impact Assessment instead of just a trip generation study?  
- Should the parking waiver request be granted?

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:**

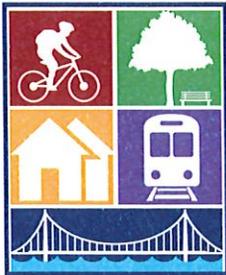
1522 Connelly Center Expansion Finalized review.pdf

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](mailto: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,

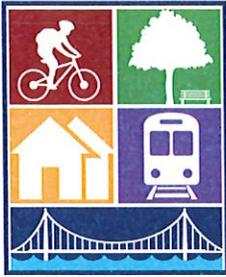
This is to acknowledge receipt of the above referenced application for review and report. The Commission has tentatively scheduled consideration of the application for its public meeting on the date shown above at 4:00 p.m. in the Government Center Building, (Room 100), Court House Complex, Media, PA. 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](mailto: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



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

[gannettfleming.com](http://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

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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



- 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

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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



GENERAL NOTES:

- 1. SITE ADDRESS: 800 E LANCASTER AVE VILLANOVA, PA 19085
OWNER/APPLICANT: VILLANOVA UNIVERSITY
ARCHITECT: CRABTREE, ROHRBAUGH & ASSOCIATES ARCHITECTS
ENGINEER: PENNONI ASSOCIATES INC.
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
4. FLOOD ZONE INFORMATION: BY GRAPHIC PLOTTING ONLY, BASED UPON THE FLOOD INSURANCE RATE MAP, PANEL NO. 36...

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.
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 5.
5. ALL FITTINGS SHALL BE DUCTILE IRON CLASS 350 ANSI A21.10 OR ANSI A21.53, EPOXY COATED MECHANICAL OR PUSH-ON JOINTS.

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).
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 PROPERLY 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 COMPACTON 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 TOWNSHIP'S 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.
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 COMPACTON 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 TOWNSHIP'S 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 LOADINGS.
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. COMPACTON 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 PLACED IN LIFTS NOT TO EXCEED SIX 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 BMP'S.

UTILITIES:

REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBER 20250081002 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: 814-321-6470
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: PECCO AN EXELON COMPANY C/O USIC ADDRESS: 450 S HENDERSON ROAD SUITE B KING OF PRUSSIA, PA. 19406 CONTACT: NIKKIA SIMPKINS EMAIL: niksiasmpkns@usidc.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 (3) 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 NOT BE PLACED ON SATURATED OR FROZEN SURFACES. EARTHWORK INVOLVING THESE SOILS SHOULD BE LIMITED TO THE WARMER MONTHS WHEN PRACTICAL.
4. PIPING: AREAS OF EMBANKMENTS WITH PIPES PASSING THROUGH THEM SHALL HAVE ANTI-SEEP COLLARS INSTALLED PER THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (PA DEP) EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM.
5. EASILY ERODIBLE: SOILS SHALL BE STABILIZED, WITH EITHER TEMPORARY OR FINAL STABILIZATION, IN AREAS WHERE EARTHWORK IS DELAYED OR STOPPED FOR FOUR CONSECUTIVE DAYS.
6. SHRINKSWELL: 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.

SOIL CHART

Table with columns: COUNTY MAP, SYMBOL, NAME, HYDROLOGIC GROUP, SLOPES, HYDRIC, DEPTH TO WATER TABLE (IN), BEDROCK (IN), LIMITATIONS (FROST ACTION, SMALL COMMERCIAL BUILDINGS), RESOLUTION NOTES. Row 1: DELAWARE COUNTY, GmB, GLENELG-URBAN LAND-WHEATON COMPLEX, 0 TO 8 PERCENT SLOPES, C, 0% TO 8%, NO, >80, 40-51, MODERATE, SOMEWHAT LIMITED, SEE RESOLUTION NOTES.

GEOLOGY NOTE:

FELSIC GNEISS -LIGHT, MEDIUM GRAINED; INCLUDES ROCKS OF PROBABLE SEDIMENTARY ORIGIN.

STATE: PENNSYLVANIA NAME: FELSIC GNEISS GEOLOGIC AGE: PRECAMBRIAN ORIGINAL MAP LABEL: FGP PRIMARY ROCK TYPE: FELSIC GNEISS SECONDARY ROCK TYPE: PARAGNEISS



PENNONI ASSOCIATES, INC. 1558 W Gay Street, Suite 300 West Chester, PA 19382 T 610.429.8907 F 610.429.8918

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CONNELLY CENTER 800 LANCASTER AVE VILLANOVA, PA 19085

GENERAL NOTES

VILLANOVA UNIVERSITY 800 LANCASTER AVE VILLANOVA, PA 19085

Table with columns: NO., DATE, REVISIONS. Row 1: 1, 02/26/04-11, REVISED PER TOWNSHIP COMMENTS

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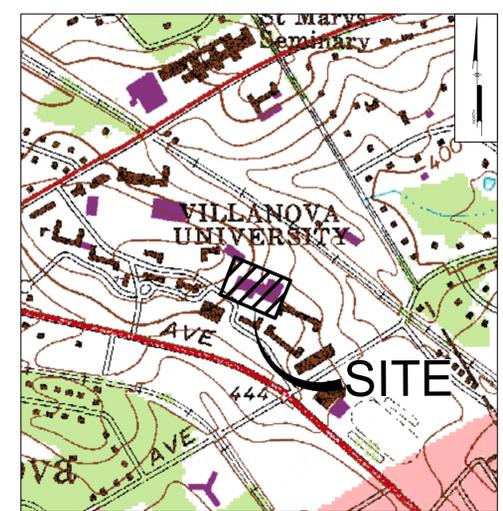
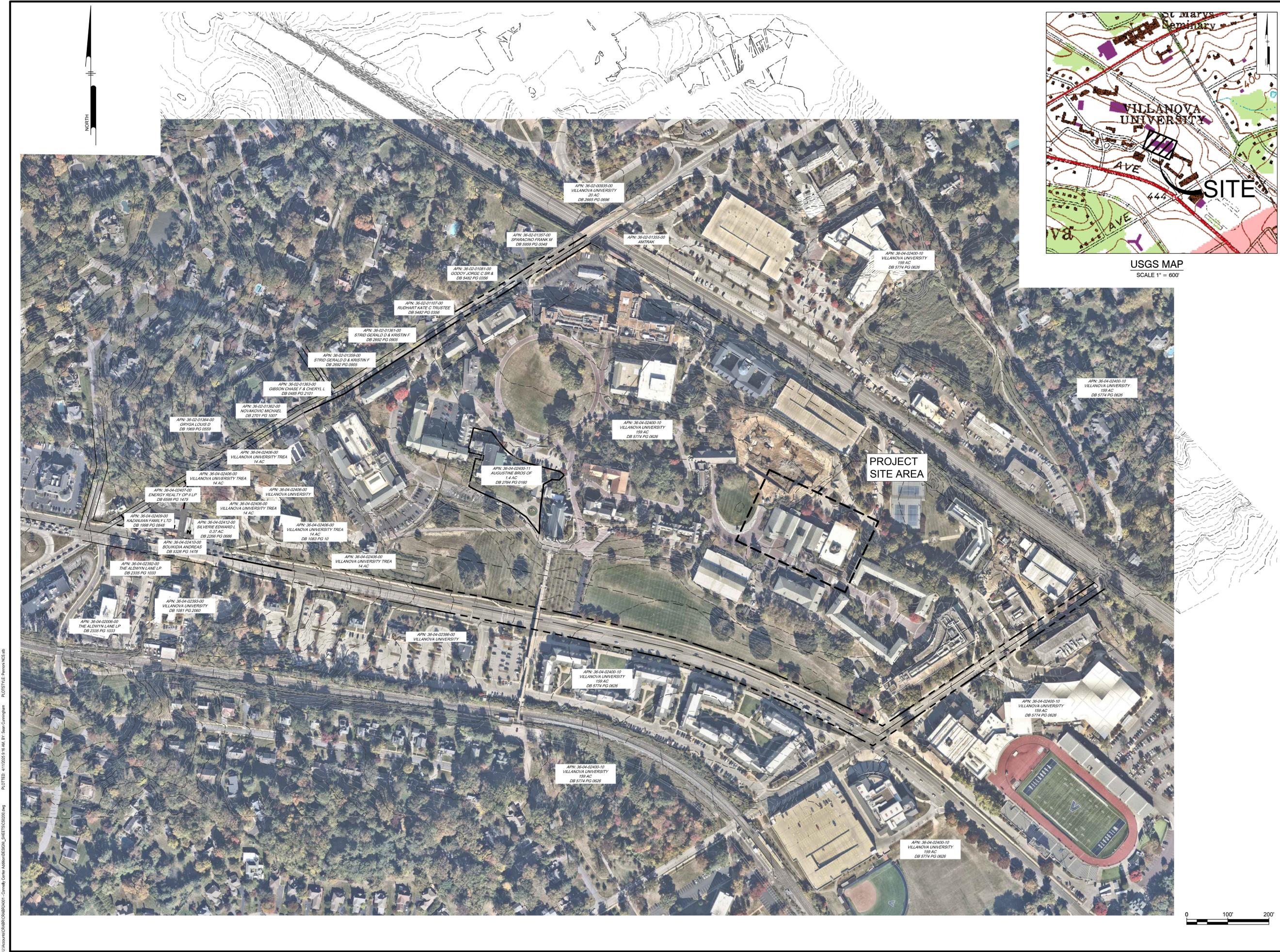
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CS0002 SHEET 2 OF 19

Vertical text on the left margin: PLOTTED: 4/17/2025 9:18 AM BY: Sean Cunningham PL025115-Pennoni\CS0002.dwg



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



USGS MAP  
SCALE 1" = 600'

**Pennoni**

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**AERIAL PLAN**  
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VILLANOVA, PA 19085

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

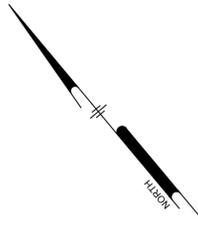
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PROJECT: CRABR24001  
DATE: 2025-02-28  
DRAWING SCALE: 1"=100'  
DRAWN BY: CW  
APPROVED BY: MR

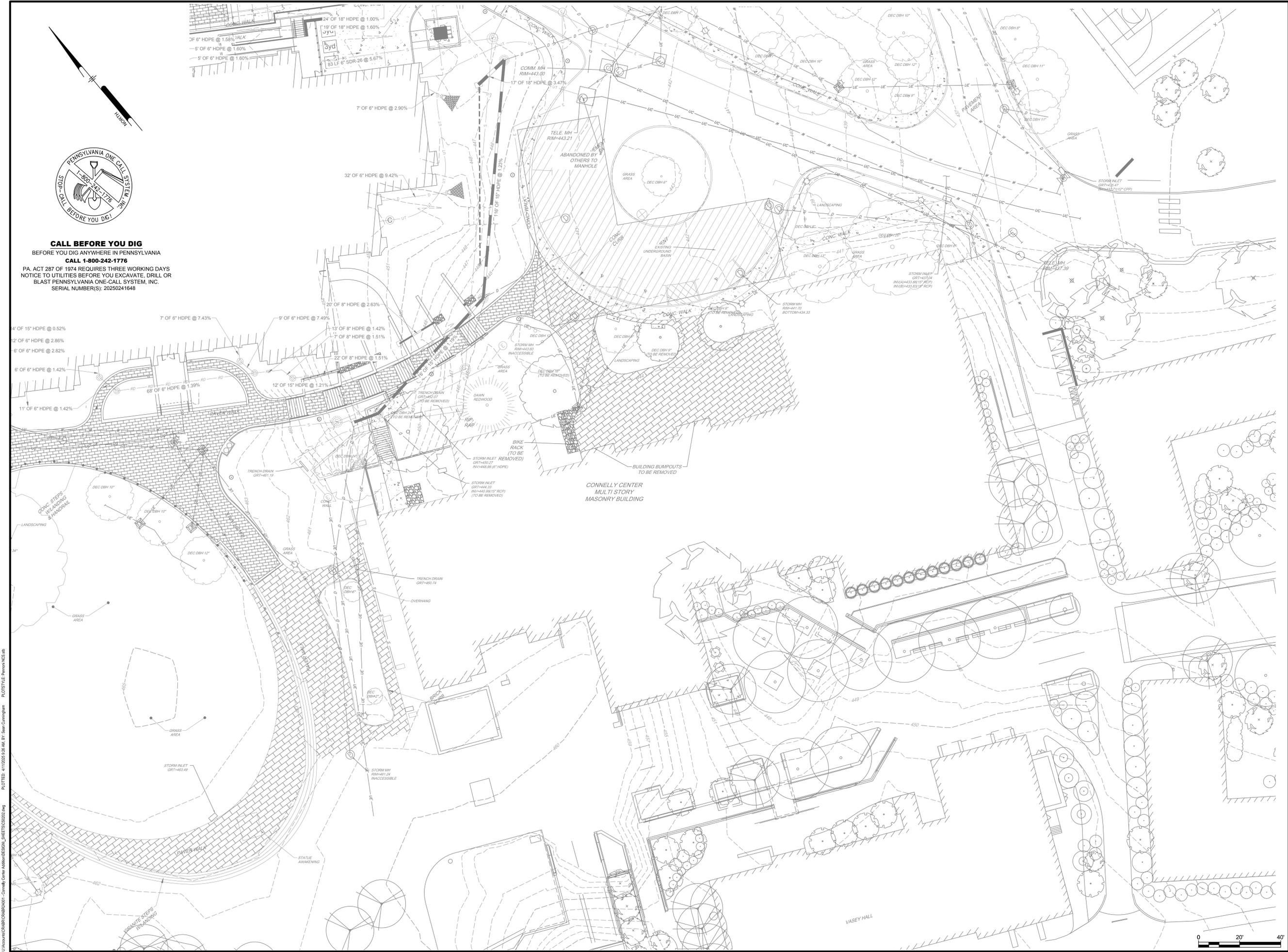
**CS0200**  
SHEET 3 OF 19

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SERIAL NUMBER(S): 20250241648



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VILLANOVA, PA 19085

**EXISTING CONDITIONS PLAN**

VILLANOVA UNIVERSITY  
800 LANCASTER AVE  
VILLANOVA, PA 19085

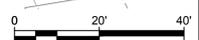
NO.	DATE	REVISIONS	BY
1	2025-04-11	REVISED PER TOWNSHIP COMMENTS	CW

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

**CS0202**

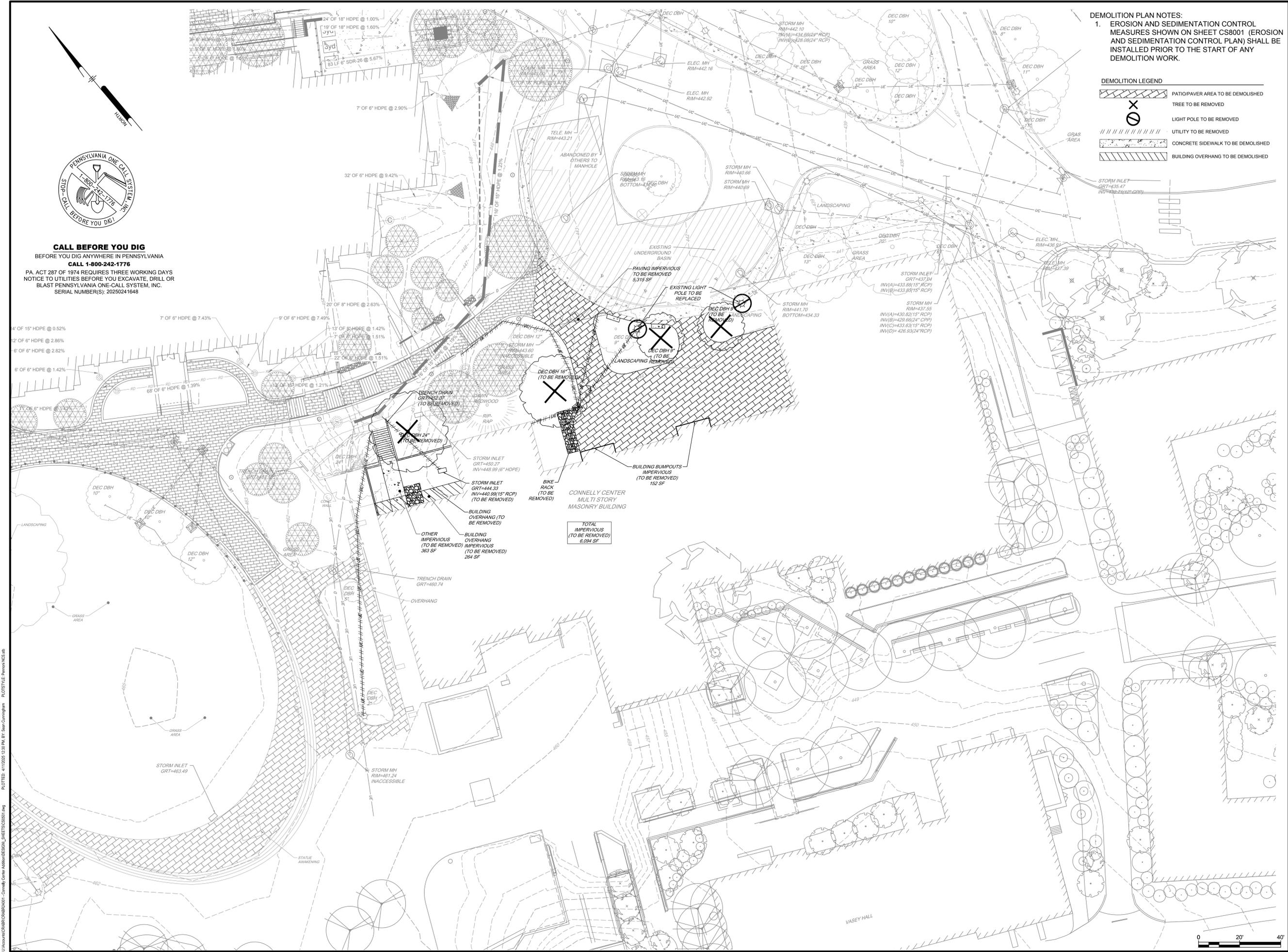
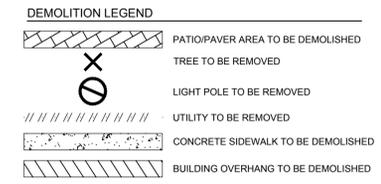
SHEET 5 OF 19





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 SERIAL NUMBER(S): 20250241648

**DEMOLITION PLAN NOTES:**  
 1. EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON SHEET CS8001 (EROSION AND SEDIMENTATION CONTROL PLAN) SHALL BE INSTALLED PRIOR TO THE START OF ANY DEMOLITION WORK.



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**DEMOLITION PLAN**  
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 800 LANCASTER AVE  
 VILLANOVA, PA 19085

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

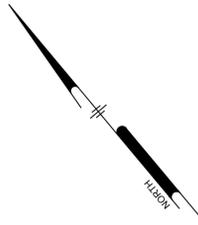
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PROJECT: **CRABR24001**  
 DATE: 2025-02-28  
 DRAWING SCALE: 1"=20'  
 DRAWN BY: CW  
 APPROVED BY: MR

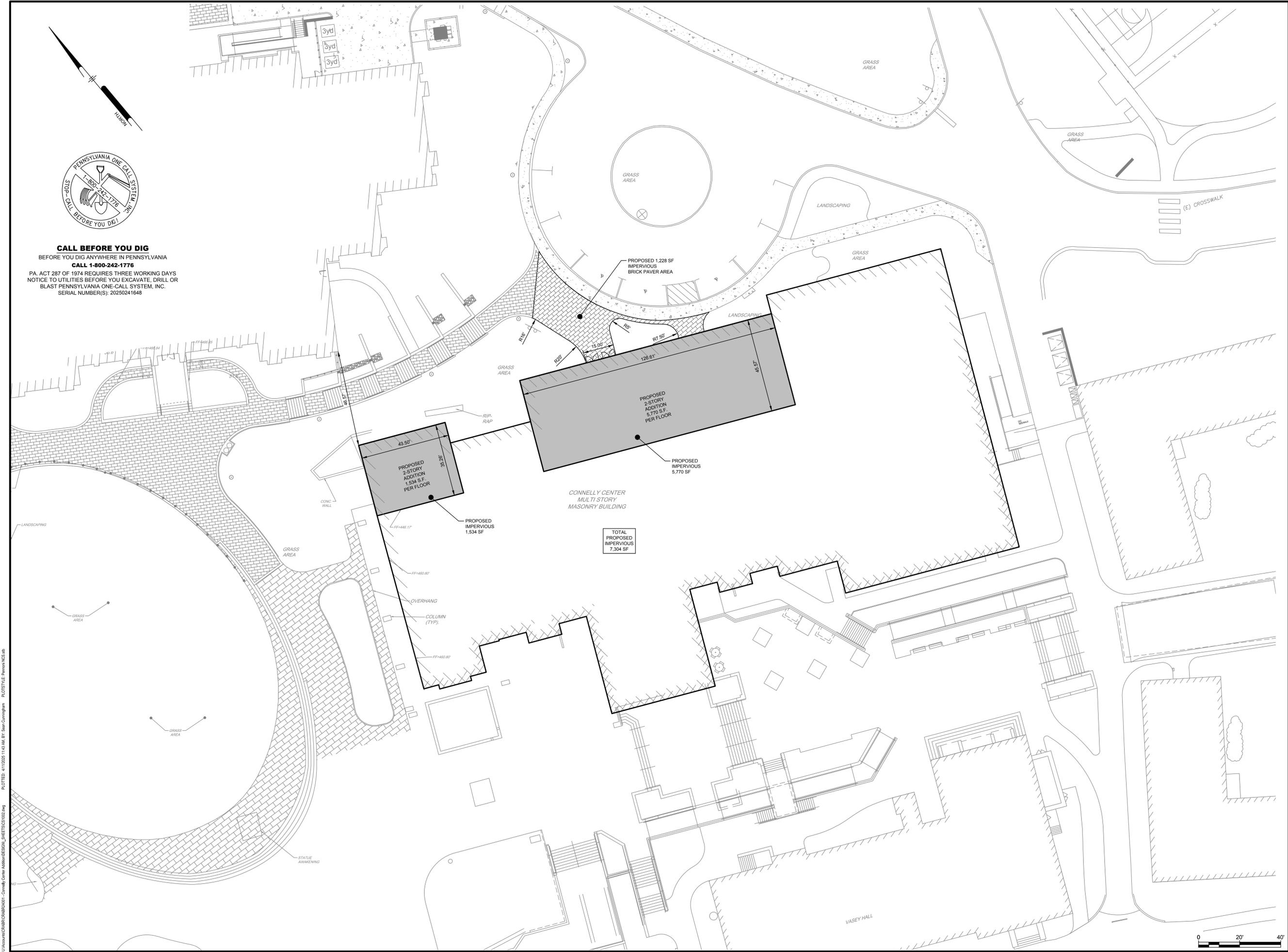
**CS0501**  
 SHEET 6 OF 19

PLOTTED: 4/11/2025 12:39 PM BY: Sean Coningham PLOTTFILE: Pennoni\CS0501.dwg  
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 SERIAL NUMBER(S): 20250241648



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**SITE PLAN**

**VILLANOVA UNIVERSITY**  
 800 LANCASTER AVE  
 VILLANOVA, PA 19085

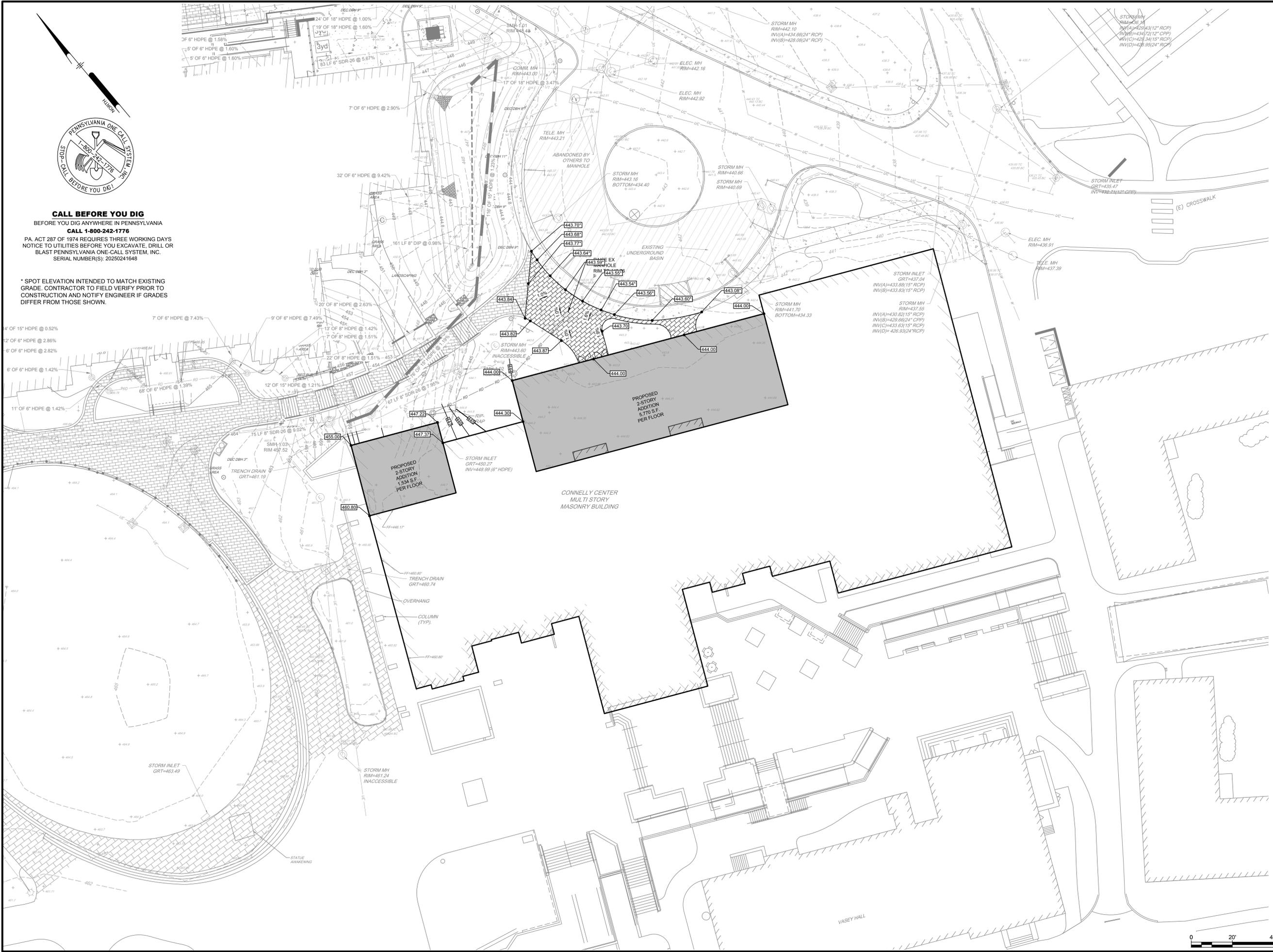
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1	2025-04-11	REVISED PER TOWNSHIP COMMENTS		

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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

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\* 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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T 610.429.8907 F 610.429.8918

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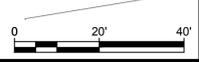
**GRADING PLAN**  
VILLANOVA UNIVERSITY  
800 LANCASTER AVE  
VILLANOVA, PA 19085

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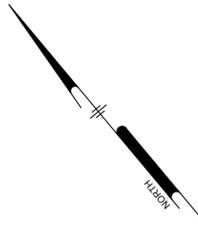
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PROJECT: CRABR24001  
DATE: 2025-02-28  
DRAWING SCALE: 1"=20'  
DRAWN BY: CW  
APPROVED BY: MR

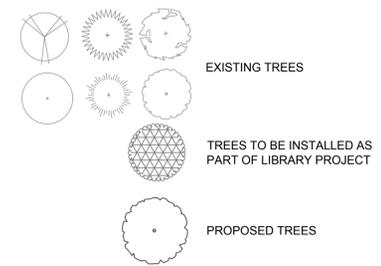
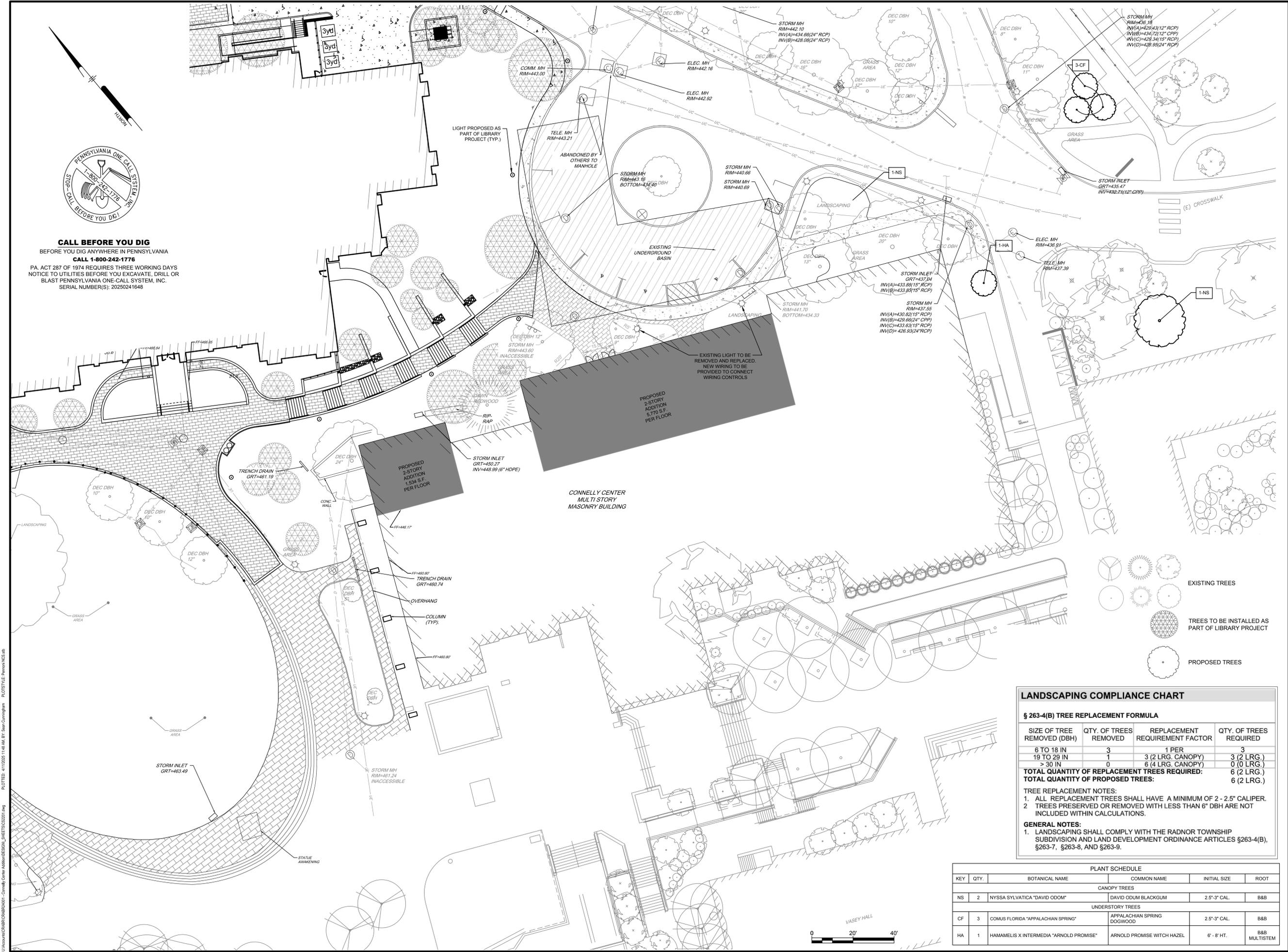
**CS1501**  
SHEET 9 OF 19







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 BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.  
 SERIAL NUMBER(S): 20250241648



**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.)
<b>TOTAL QUANTITY OF REPLACEMENT TREES REQUIRED:</b>			<b>6 (2 LRG.)</b>
<b>TOTAL QUANTITY OF PROPOSED TREES:</b>			<b>6 (2 LRG.)</b>

**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 ODOM 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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**PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT**  
 KENNETH F. HOFFMAN  
 License No. 000078

**CONNELLY CENTER**  
 800 LANCASTER AVE  
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**LANDSCAPE AND LIGHTING PLAN**

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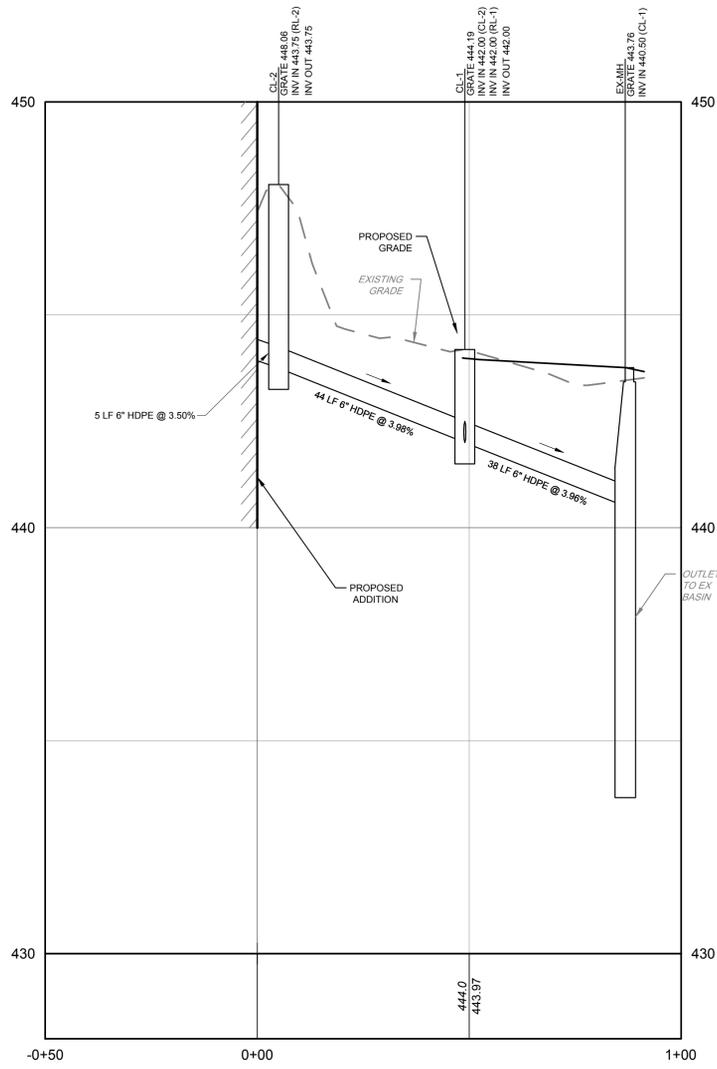
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PROJECT: **CRABR24001**  
 DATE: 2025-02-28  
 DRAWING SCALE: AS NOTED  
 DRAWN BY: CW  
 APPROVED BY: MR

**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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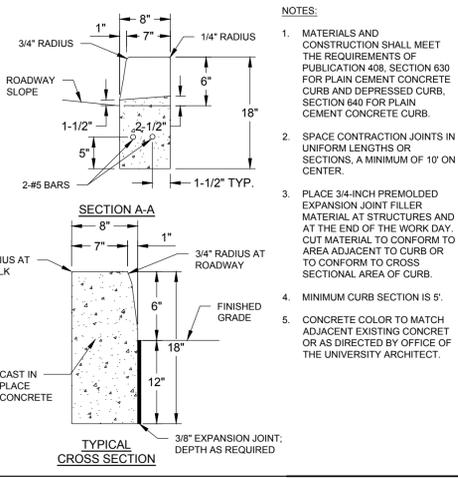
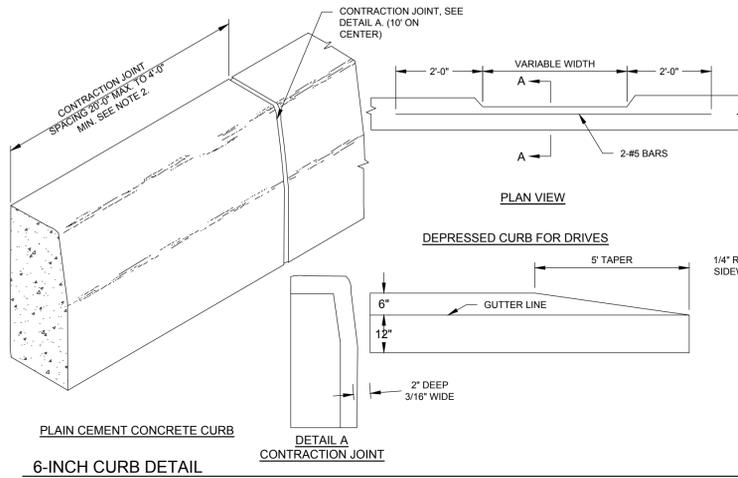
**STORM SEWER PROFILES**  
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2025-04-11	1	REVISED PER TOWNSHIP COMMENTS		

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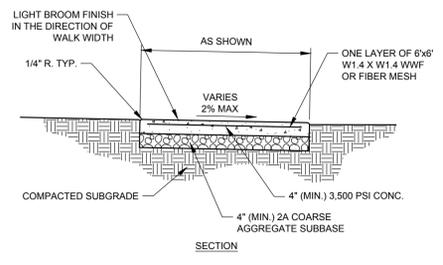
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DATE	2025-02-28
DRAWING SCALE	AS SHOWN
DRAWN BY	CW
APPROVED BY	MR

**CS4001**  
 SHEET 12 OF 19



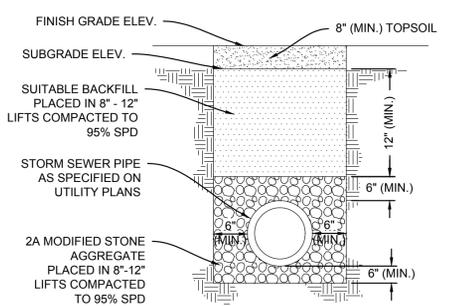
- NOTES:**
- MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB. SECTION 640 FOR PLAIN CEMENT CONCRETE CURB.
  - SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS, A MINIMUM OF 10' ON CENTER.
  - PLACE 3/4-INCH PREMOLD 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.
  - MINIMUM CURB SECTION IS 5'.
  - CONCRETE COLOR TO MATCH ADJACENT EXISTING CONCRETE OR AS DIRECTED BY OFFICE OF THE UNIVERSITY ARCHITECT.

- CURB NOTES:**
- PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTIONS 350, 408, 630, 678 AND 694.
  - 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.
  - SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
  - 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. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE. 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.
  - MEASURE AND PAY FOR DEPRESSED CURB IN ACCORDANCE WITH SECTION 630.4.
  - ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. US CUSTOMARY UNITS IN ( ) PARENTHESIS.
  - ALIGN DETECTABLE WARNING DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF THE RAMP AND PERPENDICULAR TO CURB.
  - 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.
  - FOR NEW CONSTRUCTION, DO NOT EXCEED 2.00% CROSS SLOPE ON THE CURB RAMP OR ACCESSIBLE ROUTE.
  - 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.
  - 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.
  - THE CONSTRUCTION STANDARDS DEPICTED ARE MOST APPROPRIATE FOR NEW CONSTRUCTION. ALL CONSTRUCTION MUST MEET THE STANDARDS CONTAINED HEREIN UNLESS OTHERWISE NOTED OR DIRECTED.
  - 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.
  - 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.
  - 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.

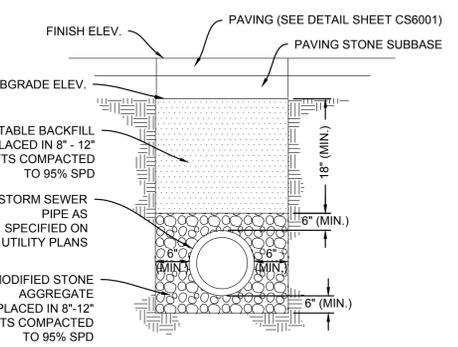


- SIDEWALK CONSTRUCTION NOTES:**
- PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PADOT PUB. 408.
  - THE PRIMARY SURFACE OF THE CONCRETE SIDEWALK SHALL HAVE A BROOM FINISH AND AN AREA OF TWO (2) INCHES IN WIDTH, PARALLEL TO THE CONTROL JOINTS, SHALL HAVE A SMOOTH-TROWLED FINISH.
  -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

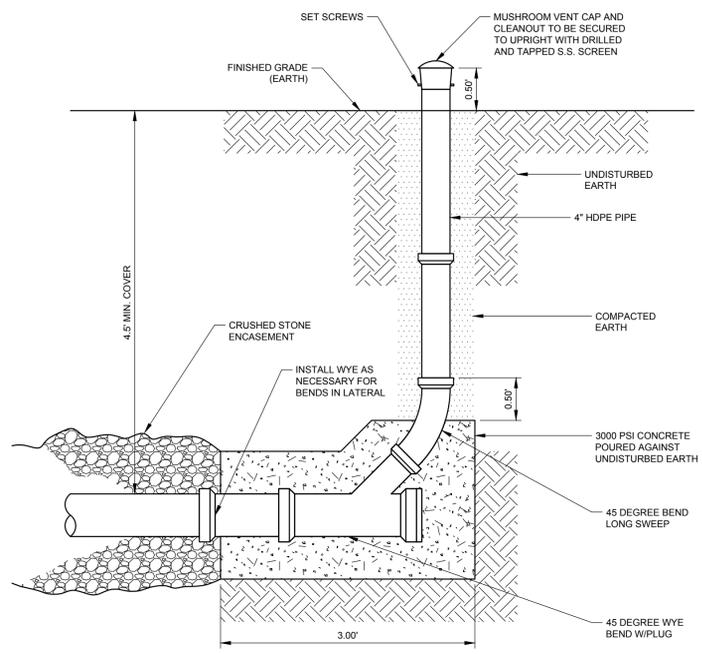
**CONCRETE SIDEWALK**  
NOT TO SCALE



**TYPICAL STORM SEWER TRENCH - GRASS AREAS**  
NOT TO SCALE

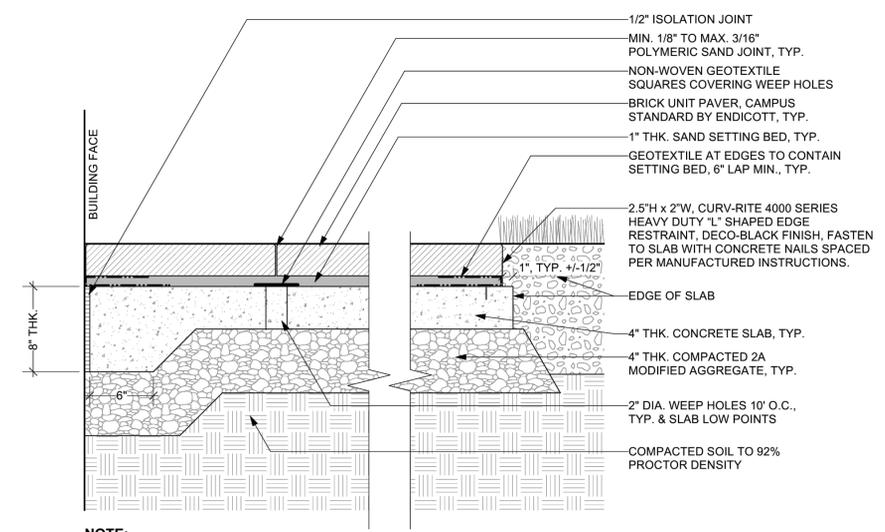


**TYPICAL STORM SEWER TRENCH - PAVED AREAS**  
NOT TO SCALE



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

**STORM SEWER CLEANOUT**  
NOT TO SCALE



- NOTE:**
- REFER TO LANDSCAPE ARCHITECT PLANS FOR PAVING PATTERN.
  - 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**

**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 ENGINEER  
GEORGE MICHAEL BETH  
PE092241

**CONNELLY CENTER**  
800 LANCASTER AVE  
VILLANOVA, PA 19085

**SITE AND DRAINAGE DETAILS**

VILLANOVA UNIVERSITY  
800 LANCASTER AVE  
VILLANOVA, PA 19085

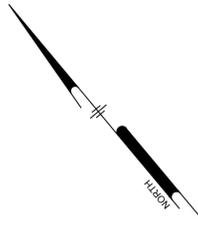
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PROJECT	CRABR24001
DATE	2025-02-28
DRAWING SCALE	AS NOTED
DRAWN BY	CW
APPROVED BY	MR

PLOTTED: 4/11/2025 11:57 AM BY: Sean Cunningham PLOTTED: Pennoni\CS6001.dwg  
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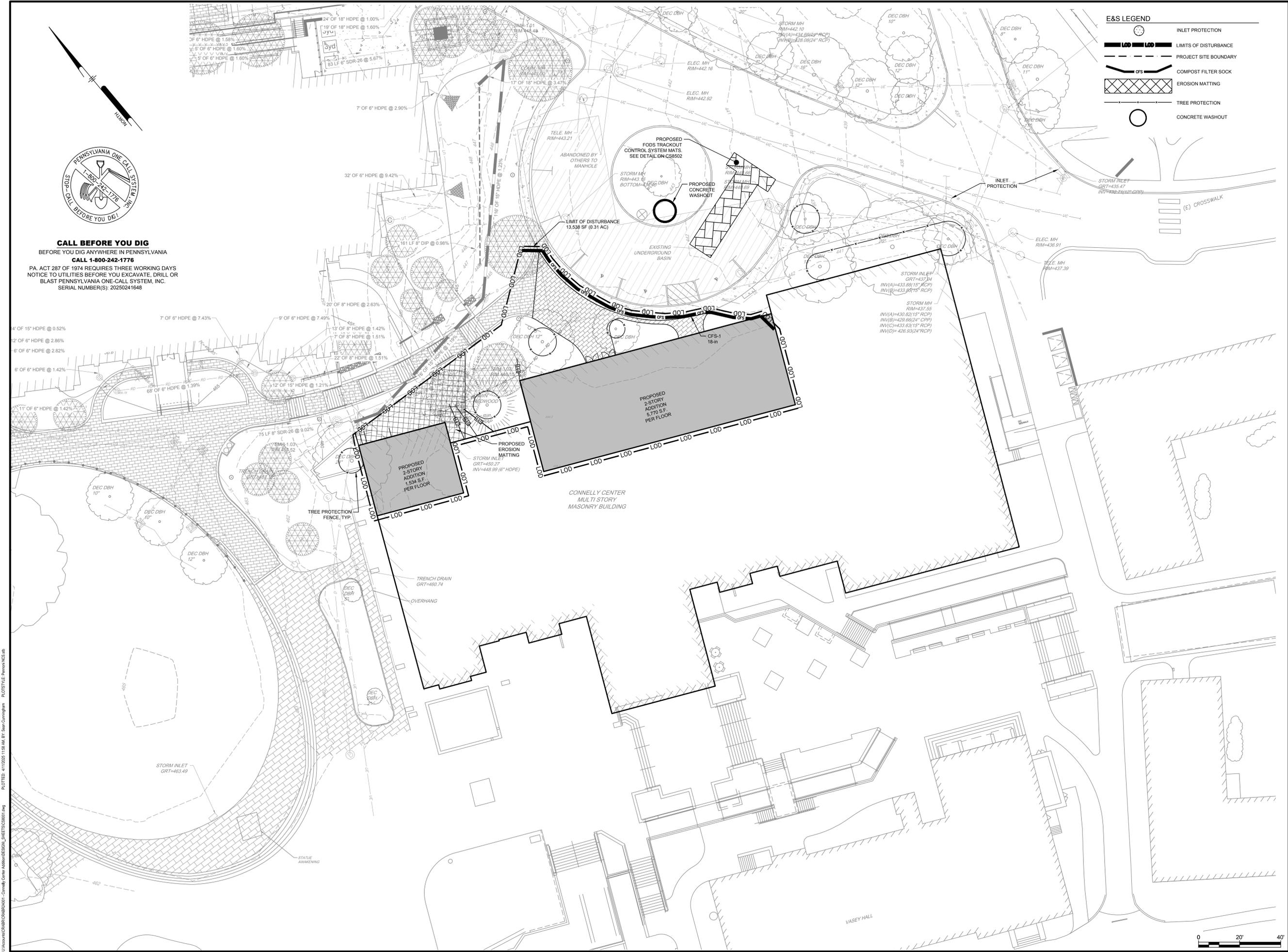




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**CALL 1-800-242-1776**  
 PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS  
 NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR  
 BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.  
 SERIAL NUMBER(S): 20250241648

**E&S LEGEND**

	INLET PROTECTION
	LIMITS OF DISTURBANCE
	PROJECT SITE BOUNDARY
	COMPOST FILTER SOCK
	EROSION MATTING
	TREE PROTECTION
	CONCRETE WASHOUT



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**PENNONI ASSOCIATES, INC.**  
 158 W Gay Street, Suite 300  
 West Chester, PA 19382  
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**CONNELLY CENTER**  
 800 LANCASTER AVE  
 VILLANOVA, PA 19085

**EROSION AND SEDIMENT CONTROL PLAN**

**VILLANOVA UNIVERSITY**  
 800 LANCASTER AVE  
 VILLANOVA, PA 19085

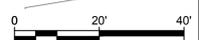
NO.	DATE	REVISIONS	BY
1	2025-04-11	REVISED PER TOWNSHIP COMMENTS	CW

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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

U:\Projects\CRABR24001\CRABR24001 - Connelly Center Addition\ES&S\04 EROSION AND SEDIMENT CONTROL.dwg  
 PLOTTED: 4/11/2025 11:59 AM BY: Sean Cunningham PLOTSTYLE: Pennoni.ctb



**EROSION AND SEDIMENTATION CONTROL NOTES:**

- 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. THOSE CHANGES MUST BE REVIEWED AND APPROVED BY THE REVIEWING AGENCY. THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- 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 PREPARED, THE POSM PLAN PREPARED, THE LICENSED PROFESSIONAL ENGINEER RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE POSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- 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.
- 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.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- 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.
- 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.
- 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.
- 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.
- 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 UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THIS SITE.
- 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.
- 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.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN. UPON UNDISTURBED VEGETATED AREAS, ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
- VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM LOTS, VEHICLES AND EQUIPMENT MAY ONLY ENTER AND EXIT THE CONSTRUCTION SITE VIA A STABILIZED ROCK CONSTRUCTION ENTRANCE FROM THE ACCESS DRIVE.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. THE OPERATOR WILL MAINTAIN AND MAKE AVAILABLE TO DELAWARE COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF ALL THESE INSPECTIONS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. 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.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 8 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDING AREAS WITHIN 50 FEET OF A SURFACE WATER OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR OTHER PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR MOTHER MOVEMENTS.
- EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs. E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- 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 FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.

- 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.
- 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.
- FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM 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.
- 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.
- 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.
- 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.
- THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
- 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.
- 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.)
- STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN

**CLEAN FILL & ENVIRONMENTAL DUE DILIGENCE**

- 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.
- CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREGDED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).
- CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
- ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.
- ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. 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".
- FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON-LINE AT [WWW.PACODE.COM](http://WWW.PACODE.COM).

**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.

- 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.
- APPLY 100% ANNUAL RYEGRASS SEED AT A RATE OF 227 LBS PER 1000 SQUARE FEET.
- 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:
- AFTER INSTALLATION OF THE NEEDED SURFACE WATER CONTROL MEASURES, PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
  - OBTAIN SOILS TESTING FROM AN INDEPENDENT LABORATORY TO DETERMINE NECESSARY SOILS MODIFICATIONS.
  - 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).
  - IN THE ABSENCE OF SOILS TESTING, WORK IN FERTILIZER AT THE RATE OF 1000 LBS. OF 10-20-20 OR EQUIVALENT PER ACRE.
  - SMOOTH AND FIRM SEEDING AREAS WITH CULTIPACKER, OR OTHER SIMILAR EQUIPMENT, PRIOR TO SEEDING.
  - APPLY SEED.
  - COVER GRASS SEEDS WITH 1/4 INCH OF TOPSOIL WITH SUITABLE EQUIPMENT.
  - 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.
  - 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.
  - HYDROSEEDING SHALL BE AN ACCEPTABLE ALTERNATIVE TO THE ABOVE SEEDING WHEN PERFORMED IN ACCORDANCE WITH PENNDOT PUB. 408 SECTIONS 804 AND 806 AND APPROVED BY THE SITE ENGINEER.

**E&S BMP OPERATION AND MAINTENANCE:**

- CONCRETE WASHOUT FACILITY:
- INSPECT AND VERIFY THAT CONCRETE WASHOUT BMPs ARE IN PLACE PRIOR TO THE COMMENCEMENT OF CONCRETE WORK.
  - DURING PERIODS OF CONCRETE WORK, INSPECT DAILY TO VERIFY CONTINUED PERFORMANCE.
    - CHECK OVERALL CONDITION AND PERFORMANCE.
    - CHECK REMAINING CAPACITY (% FULL).
    - IF USING SELF-INSTALLED WASHOUT FACILITIES, VERIFY PLASTIC LINERS ARE INTACT AND SIDEWALLS ARE NOT DAMAGED.
    - IF USING PREFABRICATED CONTAINERS, CHECK FOR LEAKS.
  - WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 12 INCHES.
  - WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
  - IF THE WASHOUT IS NEARING CAPACITY, VACUUM AND DISPOSE OF THE WASTEWATER IN AN APPROVED MANNER.
    - DO NOT DISCHARGE LIQUID OR SLURRY TO WATERWAYS, STORM DRAINS OR DIRECTLY ONTO GROUND.
    - DO NOT USE SANITARY SEWER WITHOUT LOCAL APPROVAL.
    - 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.
    - 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.
  - 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:**

- 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.
- 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**

- INSPECT ON A WEEKLY BASIS, BEFORE ANY ANTICIPATED PRECIPITATION EVENTS AND AFTER ALL PRECIPITATION EVENTS. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER INSPECTION.
- 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.
- COMPOST FILTER SOCK ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED CUT AND FILL ACTIVITIES.
- THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE. AREAS OF COMPOST FILTER SOCK THAT HAVE BEEN OVERTOPPED SHALL BE REPLACED WITH A ROCK FILTER OUTLET.

**TEMPORARY STABILIZATION & PERMANENT STABILIZATION:**

- HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
- MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
- STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
- GRADED AREAS ARE TO BE TEMPORARILY SEEDDED 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.
- LIME SHALL BE APPLIED TO ALL TEMPORARILY SEEDDED AREAS AT A MINIMUM RATE AS SPECIFIED.
- ALL TEMPORARILY SEEDDED AREAS SHALL HAVE 5-5.5 FERTILIZER APPLIED AT THE MINIMUM RATES SPECIFIED.
- LIME SHALL BE APPLIED TO ALL TEMPORARILY SEEDDED AREAS AT A MINIMUM RATES SPECIFIED. FERTILIZER AND LIME SHALL BE APPLIED AT THE MINIMUM RATES SPECIFIED.
- PERMANENTLY SEEDDED 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.
- A GEOTECHNICAL ENGINEER SHOULD BE PRESENT FOR CONSTRUCTION OF 2:1 SLOPES TO ENSURE STABILITY.

**RECYCLING AND DISPOSAL NOTE:**

- THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 et seq. AND 287.1 et seq.
- CONSTRUCTION WASTES INCLUDING, BUT NOT LIMITED TO:
  - INLET PROTECTION
  - PUMPED WATER FILTER BAGS
- 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:**

- 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. IMMEDIATE REPAIRS, CLEANOUT, REPAIR AND REPLACEMENT OF THE FACILITIES AS NEEDED. (REGRADE, RESEED AND MULCH WASHED OUT AREAS AS NEEDED.)
- UNTIL THE SITE IS STABILIZED ALL EROSION AND SEDIMENTATION BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMPs 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.
- WHERE BMPs 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:
  - THE LOCATION AND SEVERITY OF THE BMPs FAILURE AND ANY POLLUTION EVENTS.
  - ALL STEPS TAKEN TO REDUCE, ELIMINATE AND PREVENT THE REURRENCE OF THE NON-COMPLIANCE.
  - THE TIME FRAME TO CORRECT THE NONCOMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.
- ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED.
- 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.
- 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.
- 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.
- INLET FILTER BAGS SHALL BE CLEANED OUT OR REPLACED WHEN BAG IS FULL.
- SEDIMENT SHALL BE REMOVED FROM COMPOST FILTER SOCKS WHEN REACHING ONE HALF THE HEIGHT OF THE SOCK, IF USED.
- 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.
- 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.
- 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.
- THE CONCRETE WASHOUT AREA (CWA) SHALL BE REPAIRED, CLEANED OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE DEBRIS ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
- CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBAREA OF THE CONSTRUCTION ENTRANCE FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
- THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- 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.
- 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 EROSION CONDITIONS NOTES:**

- SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
- 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.
- 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.
- 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, DREGDED 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 THE 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](http://www.depweb.state.pa.us)

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.

**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 PREPARED, 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 1-800-242-1776 FOR BURIED UTILITY LOCATIONS.

BEFORE IMPLEMENTING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE DELAWARE COUNTY CONSERVATION DISTRICT.

THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ. AND 287.1 ET SEQ. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL PROPOSED SOIL/ROCK SPOIL AND BORROW AREAS ON OR OFF-SITE.

UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 60 DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION. (PLEASE NOTE THAT HYDROSEED IS NOT CONSIDERED STABILIZATION UNTIL IT GERMINATES). HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.

CRITICAL STAGES: FOR ALL CRITICAL STAGES, THE CRITICAL ITEMS ARE A MINIMUM. IF PROBLEMS ARISE OR ADVERSE CONDITIONS ARE ENCOUNTERED, THE DESIGN ENGINEER SHOULD BE NOTIFIED AND SHOULD BE PRESENT ON SITE FOR ANY NEW DESIGN ELEMENTS.

- PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH ALL NOTES ON THE APPROVED EROSION & SEDIMENT POLLUTION CONTROL PLANS.
- PRIOR TO PROCEEDING WITH CONSTRUCTION, CONFIRM THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES. MAINTAIN AND PROTECT ALL EXISTING UTILITIES TO REMAIN AT ALL TIMES.
- DETERMINE LIMIT OF DISTURBANCE AS SHOWN ON THE APPROVED EROSION AND SEDIMENT POLLUTION CONTROL PLANS AND PROTECT THE CONSTRUCTION SITE FROM UNAUTHORIZED PEDESTRIAN AND VEHICULAR ACCESS BY INSTALLING ORANGE CONSTRUCTION FENCE WHERE APPLICABLE.
- INSTALL COMPOST FILTER SOCKS AT LOCATIONS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. THE COMPOST FILTER SOCKS SHALL BE INSTALLED BY AN APPROVED CONTRACTOR FAMILIAR WITH THE INSTALLATION PROCEDURES. CONTRACTORS SHALL INSPECT THE COMPOST FILTER SOCKS ON A WEEKLY BASIS AND AFTER EVERY RUNOFF EVENT. NECESSARY REPAIRS SHALL BE PERFORMED IMMEDIATELY AND ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN REACHING HALF, THE HEIGHT OF THE COMPOST FILTER SOCKS.
- INSTALL TREE PROTECTION AS INDICATED ON THE PLANS
- REMOVE EXISTING PAVEMENT AREA IN AREA OF PROPOSED ADDITION. CLEAR AND GRUB AREA LIMITED TO WHAT IS REQUIRED TO INSTALL PROPOSED ADDITION, DEMOLISH EXISTING SITE FEATURES AS SHOWN ON THE DEMOLITION PLAN.
- BEGIN EXCAVATION FOR ADDITION FOUNDATIONS.
- ONCE EARTHWORK IS COMPLETE AND FOUNDATIONS HAVE BEEN POURED BEGIN CONSTRUCTION OF THE PROPOSED ADDITIONS.
- CRITICAL STAGE: CONNECT PROPOSED ROOF LATERAL TO EXISTING BASIN. BEGIN INSTALLATION OF NEW STORM SEWER SYSTEM. INSTALLATION SHOULD OCCUR FROM DOWNSTREAM TO UPSTREAM. THE CONTRACTOR SHALL ONLY UNDO EXCAVATE TRENCH FOR THE AMOUNT THAT CAN BE INSTALLED, BACKFILLED, AND STABILIZED WITHIN ONE WORKING DAY.
- BEGIN ROUGH GRADE FOR PATHWAYS AND PATIO AREAS.
- INSTALL PAVERS/SIDEWALKS, FINAL GRADING, AND LANDSCAPING.
- CRITICAL STAGE: ONCE ALL SITE AREAS HAVE ACHIEVED A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE PERMANENT NON-VEGETATIVE COVER SUFFICIENT TO RESIST ACCELERATED EROSION, REMOVE TEMPORARY EROSION AND SEDIMENTATION BMPs, INCLUDING ALL COMPOST TRAPS, COMPOST FILTER SOCKS, AND INLET PROTECTION. ANY AREA DISTURBED DURING THE REMOVAL OF A TEMPORARY BMP SHALL BE IMMEDIATELY STABILIZED WITH SEEDING AND STRAW MULCH.



**PENNONI ASSOCIATES INC.**  
1558 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



**CONNELLY CENTER**  
800 LANCASTER AVE  
VILLANOVA, PA 19085

**EROSION AND SEDIMENT CONTROL NOTES**

VILLANOVA UNIVERSITY  
800 LANCASTER AVE  
VILLANOVA, PA 19085

NO.	DATE	REVISIONS PER TOWNSHIP COMMENTS	CW	BY
1	02/24/11			

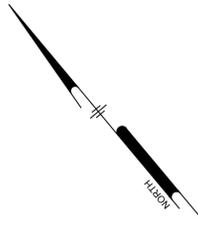
PROJECT	CRABR24001
DATE	2025-02-28
DRAWING SCALE	AS SHOWN
DRAWN BY	CW
APPROVED BY	MR

**CS8501**

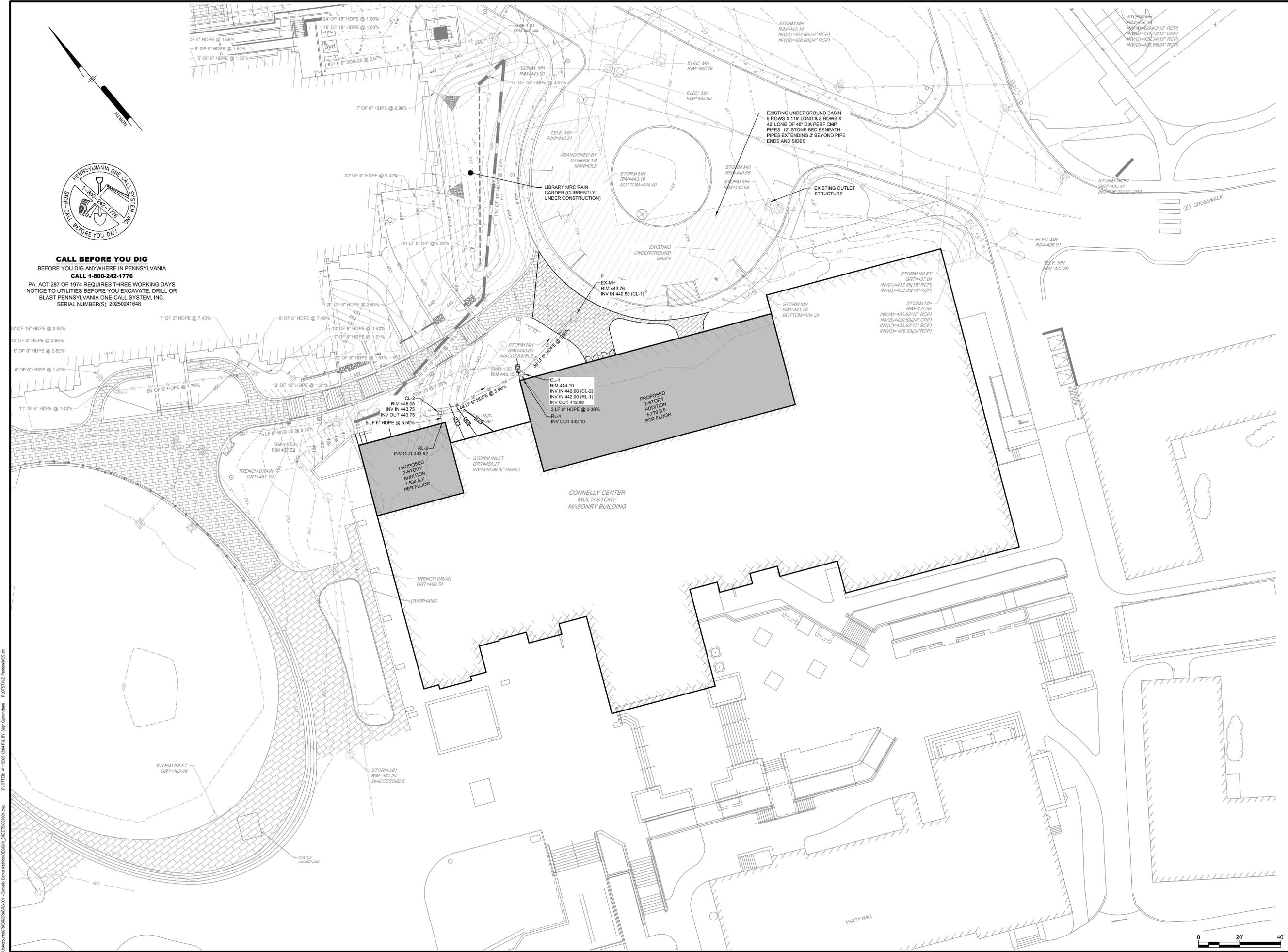
SHEET 16 OF 19

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**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



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 PLOTTED: 4/12/2025 10:52 AM BY: Sean Coningham PLOTSTYLE: PennnetVCS.dwt



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



**CONNELLY CENTER**  
 800 LANCASTER AVE  
 VILLANOVA, PA 19085

**POST CONSTRUCTION  
 STORMWATER MANAGEMENT PLAN**

**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  
 HOLD PENNONI ASSOCIATES HARMLESS FROM ALL CLAIMS,  
 DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR  
 RESULTING THEREFROM.

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

**CS9001**  
 SHEET 18 OF 19

**PCSM LONGTERM OPERATION & MAINTENANCE NOTES**

UNTIL THE PERMITEE OR CO-PERMITEE HAS RECEIVED WRITTEN APPROVAL OF A NOTICE OF TERMINATION, THE PERMITEE OR CO-PERMITEE 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 PERMITEE OR CO-PERMITEE 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 GRANTEEES, 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 PERMITEE OR CO-PERMITEE 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:
  - 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.
  - 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:

- 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.
- 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.
- 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 AT INLETS OR OUTLETS, AND SEDIMENT/DEBRIS ACCUMULATION.
- 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:

- 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.
- THE MANAGED RELEASE CONCEPT RAIN GARDEN FACILITIES VEGETATION MAY NEED ADDITIONAL SUPPORT (E.G., WATERING, WEEDING, MULCHING, REPLANTING,) DURING THE FIRST YEAR.
- 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.
- MAINTENANCE ACTIVITIES TO BE DONE WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 1 INCH RAINFALL DEPTH):
  - VEGETATED AREAS SHOULD BE INSPECTED FOR EROSION.
  - 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 INLS. WATER ELEVATIONS BELOW THE SURFACE CAN BE VIEWED THROUGH THE PROPOSED CLEANOUTS.
  - MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY:
    - 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.
    - DETRITUS SHOULD BE REMOVED EVERY YEAR. PERENNIAL PLANTINGS MAY BE CUT DOWN AT THE END OF THE GROWING SEASON.
    - 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-SEDED IMMEDIATELY UPON DISCOVERY.
    - 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.
- MAINTENANCE ACTIVITIES AS NEEDED:
  - 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.
  - TREES AND SHRUBS SHOULD BE INSPECTED TWICE PER YEAR TO EVALUATE HEALTH.
  - 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.
  - 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:**

- 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.
- THE STORM SEWER SYSTEM SHALL BE INSPECTED AT LEAST FOUR (4) TIMES A YEAR.
- REMOVE SEDIMENT FROM ALL STRUCTURES AT LEAST ONCE PER YEAR.
- 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:**

- 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.
- MAINTENANCE ACTIVITIES TO BE DONE ANNUALLY AND WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 0.8 INCH RAINFALL DEPTH)
  - 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.
  - 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.
  - INSPECT PIPE RISERS ACTING AS WATER DISTRIBUTION INTO THE STONE STORAGE LAYER. KEEP PIPE RISERS CLEAR OF ANY SEDIMENT AND VEGETATION.
  - 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.
- MAINTENANCE ACTIVITIES AS NEEDED:
  - DURING PERIODS OF EXTENDED DROUGHT, THE BASIN AREAS MAY REQUIRE WATERING.

**INSPECTION SCHEDULE:**

- 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**

- 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.
- INLET FILTER BAGS SHALL BE CLEANED OUT OR REPLACED WHEN BAG IS HALF FULL.
- SEDIMENT SHALL BE REMOVED FROM COMPOST FILTER SOCK WHEN REACHING ONE HALF THE HEIGHT OF THE SOCK.
- 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 OR OTHERWISE PROPERLY REMOVED BY A STREET SWEEPER.

**UNFORSEEN EROSION CONDITIONS**

- SHOULD UNFORSEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF 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**

- 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.
- CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREGGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).
- CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
- ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.
- ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. 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".
- FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON-LINE AT [WWW.PACODE.COM](http://WWW.PACODE.COM).

**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:

- AFTER INSTALLATION OF THE NEEDED SURFACE WATER CONTROL MEASURES, PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
- OBTAIN SOILS TESTING FROM AN INDEPENDENT LABORATORY TO DETERMINE NECESSARY SOILS MODIFICATIONS.
- IN THE ABSENCE OF SOILS TESTING, APPLY AGRICULTURAL GRADE LIMESTONE AT THE MINIMUM RATE OF SIX TONS LIMESTONE PER ACRE (27 LBS. PER 1,000 SQUARE FEET).
- IN THE ABSENCE OF SOILS TESTING, WORK IN FERTILIZER AT THE RATE OF 1000 LBS. OF 10-20-20 OR EQUIVALENT PER ACRE.
- SMOOTH AND FIRM SEEDED AREAS WITH CULTIPACKER, OR OTHER SIMILAR EQUIPMENT, PRIOR TO SEEDING.
- APPLY SEED.
- COVER GRASS SEEDS WITH 1/4 INCH OF TOPSOIL WITH SUITABLE EQUIPMENT.
- APPLY STRAW MULCH AT A RATE OF 3.0 TON PER ACRE IMMEDIATELY AFTER SEEDING.
- 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.
- 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**

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

**RECYCLE & DISPOSAL OF MATERIALS**

- 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.
- 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.
- 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**

- SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
- THE 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, PAVA ECOTYPE BLEND (CHASMANTHIUM LATIFOLIUM (UNIOLA LATIFOLIA), PAVA ECOTYPE BLEND)
- 20% - VIRGINIA WILDRYE, PA ECOTYPE (ELYMUS VIRGINICUS, PA ECOTYPE)
- 10% - FOX SEDGE, PA ECOTYPE (CAREX VULPINODEA, PA ECOTYPE)
- 4% - PURPLE CONEFLOWER (ECHINACEA PURPUREA)
- 3% - TALL WHITE BEARDTONGUE, PA ECOTYPE (PENSTEMON DIGITALIS, PA ECOTYPE)
- 3% - BLACKEYED SUSAN, COASTAL PLAIN NC ECOTYPE (RUBICEKIA 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)
- 2% - WILD SENNA, VA & WV ECOTYPE (SENA 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 JUNKEA, VA ECOTYPE)
- 0.2% - SLENDER MOUNTAINMINT (PYCNANETHUM TENUFOLIUM)
- 100% TOTAL-APPLIED 20 LB PER ACRE WITH A COVER CROP OF GRAIN RYE AT 30 LB PER ACRE

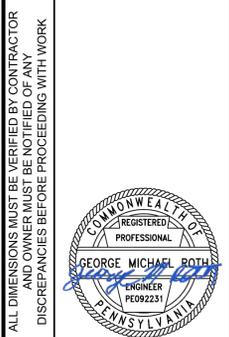
PROVIDE 30 LB/ACRE ANNUAL RYE COVER CROP IN ORDER TO GERMINATE IMMEDIATELY AFTER RAIN GARDEN CONSTRUCTION.

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.

- 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.
- APPLY 100% ANNUAL RYEGRASS SEED AT A RATE OF 227 LBS PER 1000 SQUARE FEET.
- AFTER SEEDING MULCH WITH HAY OR STRAW AT A RATE OF THREE (3) TONS PER ACRE.



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

CONNELLY CENTER  
800 LANCASTER AVE  
VILLANOVA, PA 19085

POST CONSTRUCTION  
STORMWATER MANAGEMENT NOTES

VILLANOVA UNIVERSITY  
800 LANCASTER AVE  
VILLANOVA, PA 19085

NO.	DATE	REVISIONS	BY
1	02/24/11	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 IS UNLAWFUL AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE, AND OWNER SHALL HOLD PENNONI ASSOCIATES HARMLESS 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:\Information\CRABR24001\040624001 - Connelly Center Addition\ESD0301\_SHEET03020205.dwg PLOTTED: 4/17/2025 11:14 AM BY: Ben Cunningham PLOTTED: Pennoni\CS9501.dwg

**Radnor Township**  
**PROPOSED LEGISLATION**

DATE: February 23, 2026

TO: Board of Commissioners

CC:

FROM: William White, Township Manager

LEGISLATION: Resolution 2026-35- Authorizing the Amendment to the 2026 Appropriation Budget to include Appropriations for the Brookside Trail Access Project in the Capital Improvement Fund (#05) to be funded by the transfer of \$250,000 plus allocated interest previously donated by Penn Medicine from the Escrow Fund (#10) to the Capital Improvement Fund (#05).

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LEGISLATIVE HISTORY: This is a new legislative item.

However, Commissioner Agnew has been working on this project over the past couple of months. During that time, she has communicated with Commissioners and has met with Staff and impacted residents to ensure easement cooperation and determine next steps.

PURPOSE AND EXPLANATION: The Brookside Trail Access Project proposes to construct a new entrance to the Radnor Trail on the North / West side of Conestoga Road at Brookside Ave. This new entrance will provide safe, ADA compliant, access to the Radnor Trail for the residents of the South Wayne area by preventing trail-goers from having to cross Conestoga Road.

This project is consistent with pedestrian connectivity strategies highlighted in the newly adopted Radnor Comprehensive Plan, Radnor 2035.

IMPLEMENTATION SCHEDULE: If adopted, the \$250,000, plus roughly \$12,000 in interest will be transferred into the Capital Improvement Fund (#05) and appropriations will be added. This will allow the expenditure of these funds to begin the design, bidding, and eventual construction of the project.

Please note that design and construction award will require separate Board approval in anticipation of the cost exceeding, \$7,500.

FISCAL IMPACT: At this time, the project budget will be limited to the \$250,000, plus allocated interest of approximately \$12,000). The ultimate cost of the project will not be known until fully designed.

RECOMMENDED ACTION: Adoption at the February 23, 2026 meeting

**ATTACHMENTS:**

[2026-35 -- Brookside Trail Access Project -- February 23, 2026.pdf](#)

**RESOLUTION 2026-35**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZING THE ADMINISTRATION TO AMEND THE 2026 BUDGET AND ALLOCATE \$250,000 PLUS ALLOCATED INTEREST OF DONATED PROCEEDS FROM PENN MEDICINE TO THE BROOKSIDE TRAIL ACCESS PROJECT.**

*WHEREAS*, Penn Medicine donated \$250,000 to the Township in November 2019 for contemplated improvements to be made at Veteran’s and First Responders Park; and,

*WHEREAS*, the scope and project estimates to complete the improvements at Veteran’s and First Responder’s Park have grown to become cost prohibitive and far exceeded the donation amount, rendering the improvement project unfeasible for the foreseeable future; and,

*WHEREAS*, the Radnor Township Board of Commissioners adopted an updated Comprehensive Plan, A Vision 2035, which prioritizes improved pedestrian access throughout the Township; and,

*WHEREAS*, the Board of Commissioners has identified the Brookside Trail Access Project as an opportunity to connect the South Wayne Neighborhood with the Radnor Trail by constructing a new access point on the North/ West side of Conestoga Road at Brookside, making trail access safer and more available; and

*WHEREAS*, with Penn Medicine’s permission, the Board of Commissioners wishes to reallocate the donated funds of \$250,000, plus allocated interest, to be used for the new Brookside Trail Access Project; and

*WHEREAS*, the Board wishes for these funds to be transferred from the Escrow Fund (#10) to the Capital Improvement Fund (#05) and for appropriations to be added in the same amount to be used for this project.

*NOW, THEREFORE*, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Authorize the Administration to transfer \$250,000 plus allocated interest from the Escrow Fund (#10) to the Capital Improvement Fund (#05) and to amend the 2026 budget by adding appropriations in the Capital Improvement Fund for the same amount as the transfer, to be used specifically for the Brookside Trail Access Project.

*SO RESOLVED* this 23<sup>rd</sup> day of February, A.D., 2026.

**RADNOR TOWNSHIP**

By: \_\_\_\_\_  
Name: Jim Riley  
Title: President

ATTEST: \_\_\_\_\_  
William M. White  
Township Manage/Secretary