



Date: March 31, 2015

To: Radnor Township Planning Commission

From: Roger Phillips, P.E.

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Steve Gabriel - Rettew
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official

RE: Villanova University – Lancaster Avenue Housing – Church Walk
Villanova University – Applicant

Date Accepted: January 6, 2015

90 Day Review: April 30, 2015

Gannett Fleming, Inc. has completed a preliminary review of the Church Walk and Bridge Preliminary Plan for compliance with the Radnor Township Code. This Preliminary Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor. Preliminary comments have been included in this letter. Additional comments may be forthcoming as a detailed review is completed.

Conditional use approval was granted on November 24, 2014 to permit the development under CICD (decision attached). The applicant is proposing to construct a 1,138 bed student housing facility in six buildings with associated retail space.

Plans Prepared By: Nave Newell

Dated: 03/13/2015

Church Walk and Bridge

I Zoning

1. §280-68.1.D(2)(b) – Setbacks from the ultimate right-of way for major collector streets shall be 60 feet for surface parking lots. The visitors parking lot is less than 60 feet from the proposed right of way line. This is a non-conformity that the applicant intends to continue.

Gannett Fleming, Inc.

Valley Forge Corporate Center • 1010 Adams Avenue • Audubon, PA 19403-2402

t: 610.650.8101 • f: 610.650.8190

www.gannettfleming.com



2. §280-68.1.D(3)(g) – Light fixtures shall be shielded to reduce light spillage beyond the property line of the campus; provided, however, that at no point shall any light trespass onto adjacent residential properties or exceed 0.5 footcandles at the residential property line. All proposed exterior site and building-mounted lighting shall meet the International Dark-Sky Association (IDA) full cutoff requirements. The plan must provide calculations that indicate it is in compliance with IDA requirements.
3. §280-69.E(3) – Surface parking areas are classified as a category of use 1. Category 1 uses and structures shall be set back from rear and side property lines by 75 feet. The existing parking area is set back 20 feet. This is a non-conformity that the applicant intends to continue.
4. §280-71 – Along rear and side property lines, a buffer planting strip, shall be provided. The applicant has provided a 20” buffer planting strip along 142 of the rear property line. The buffer planting strip must be provided along the entire rear property line.
5. §280-112.C. – Areas of steep slopes containing slopes steeper than 14% shall be outlined as following (1) Areas containing slopes steeper than 14% but less than 20% shall be distinguished from the areas containing slopes of 20% or steeper. (2) Areas containing slopes of 20% and steeper shall be separately identified.
6. §280-123 – Any signs proposed for this development must be in accordance with this section. The applicant has indicated that any necessary signage applications will be submitted separately from the land development process.

II Subdivision and Land Development

1. §255-29.A.(1) – The minimum dimensions of parking aisles for 90° parking is 22 feet. The aisles in the existing visitor parking area are less than 22 feet. This must be revised or a waiver from this section requested.
2. §255-29.A.(12) – The width of entrance and exit drives shall be a minimum of 25 feet for two-way use. The entrance and exit drive shown on the plan is 22 feet. This must be revised or a waiver from this section requested.
3. §255-29.A.(19) – All artificial lighting used to illuminate any parking space or spaces shall be arranged so that no direct rays from such lighting shall fall upon any neighboring property or streets, nor shall any high-brightness surface of the luminaries be visible from neighboring residential properties or from a public street.
4. §255-37.C – Sidewalks and public paths shall be located within a public right-of-way, a public easement or a common open space area. The sidewalk is not located in the public right-of-way. The applicant must request a waiver from this requirement.

5. §255-38 – Street trees 2 ½ ddb and intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed subdivision or land development. An equivalent number may be planted in an informal arrangement, subject to the approval of the Board of Commissioners. Street trees have been provided in accordance with this section.

III Stormwater Management

1. The March 6, 2015 Stormwater Report does not include a specific discussion of the Stormwater concept for the Church Walk and Bridge. Please update the narrative accordingly.
2. The applicant must provide a summary table similar to what was provided for the Lancaster Avenue Housing calculations (p. 35-36) which details what drainage areas contribute to each BMP (or unmanaged area), including total drainage area, impervious area, and pervious area.
3. The applicant must provide a plan similar to the “Post Development Drainage Plan (Volume Management)” provided for the Lancaster Avenue Housing portion of the project which includes a table detailing the impervious surfaces to each BMP.

We recommend that the plans be revised to address the comments stated above along with comments provided in the review memo from Gilmore and Associates prior to consideration for approval, or conditional approval shall include the applicant addressing the comments to the satisfaction of the Township Engineer.

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

Very truly yours,

GANNETT FLEMING, INC.



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