



April 1, 2015

VIA Email

Stephen Norcini, P.E., Director of Public Works  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087

**Reference: Villanova University – Lancaster Avenue Housing  
Preliminary Plan Responses  
Nave Newell No. 2011-005.00**

Dear Mr. Norcini:

On behalf of Villanova University we are responding to comments from Township consultants, Township staff and the Planning Commission. We are in receipt of the review letters from the Township Engineer, dated March 23, 2015; Township Traffic Engineer, dated March 20, 2015; and Township Planner, dated March 20, 2015; and offer the following responses in corresponding order:

**Township Engineer Review (March 23, 2015)**

*I. Zoning*

1. We will revise the Zoning Table to provide the individual building areas (which total the 4.9 Ac. noted on the plans).
2. We will revise the Zoning Table to correct the typo.
3. The existing parking lots, exclusive of Ithan Avenue Right-of-Way, contain 10.8 Acres of impervious. Then Net Lot Area is 11.71 Acres. 10.8/11.71 is the 92% existing coverage. We will revise the notes to clarify that the Main Parking lot (exclusive of R/W) is 6.8 Acres of impervious and the Pike Parking lot (exclusive of R/W) is 4.0 Acres of impervious.
4. No response necessary.
5. No response necessary.
6. No response necessary.
7. We have provided a lighting design package that includes all lighting cut sheets and an updated lighting schedule with a column discussing the IDA requirements related to cut-off.
8. No response necessary.
9. We have provided a lighting design package that includes all lighting cut sheets and an updated lighting schedule with a column discussing the Overall Height (O.H.A.) of fixture mounting in lieu of the pole detail due to the variable height of the various fixtures.
10. No response necessary.
11. No response necessary.

*II. Subdivision and Land Development*

1. We will revise the Composite Site Plan to label the zoning boundaries.
2. Pending discussion with PennDOT on April 7<sup>th</sup>, we will provide curb radii and crosswalk configuration in accordance with PennDOT recommendations.

Steve Norcini, Radnor Township  
Nave Newell No. 2011-005.00  
April 1, 2015  
Page 2

3. We continue to request the waiver to allow a 22ft width for drive aisles that do not have parking stalls adjacent to them.
4. No response necessary.
5. The applicant will be paying the fee in lieu.
6. The applicant will be paying the fee in lieu.
7. We await formal comments from the Fire Marshal's review of the submitted documents.

III. Stormwater Management

1. We will correct the typo to list 6,216 SF in all locations
2. We have revised the report to provide supporting calculations to demonstrate that the Stormwater BMP's are able to completely drain the infiltration volume within 96 hours, which is the requirement.

IV. General Comments

1. Villanova University is working with the Township to resolve sewer service and Act 537 approvals for this development.
2. We have provided a typical detail for the gate enclosure that will be used to provide both visual and acoustic buffering for the Building 1C loading dock.

West Lancaster Parking

V. Zoning

1. No response necessary.

VI. Subdivision and Land Development

1. We will revise the Landscape schedule to resolve the discrepancy to base the calculations on 216 parking spaces, which excludes the 24 parking stalls at Stone and Farrell Halls that are outside the project limits and not subject to the landscape requirements.
2. This is an existing non-conformity that the applicant will be preserving.
3. This is an existing non-conformity that the applicant will be preserving.
4. This is an existing non-conformity that the applicant will be preserving.
5. This is an existing non-conformity that the applicant will be preserving.
6. We have designed the parking area to have an oversized drive aisle, at 28.5 ft, to provide the required back-up area.

VII. Stormwater Management

1. We will correct the typo to list 47,326 SF as the overall drainage area. This revision will not affect the submitted design as the standard is based on impervious area not overall drainage area.
2. We will revise the volume calculations to clarify the soil storage volume that is used in the volume calculations but not the peak rate calculations. We will also provide additional calculations for systems 101, 102 & 103.

Steve Norcini, Radnor Township  
Nave Newell No. 2011-005.00  
April 1, 2015  
Page 3

3. We have revised the report to provide supporting calculations to demonstrate that the Stormwater BMP's are able to completely drain the infiltration volume within 96 hours, which is the requirement.
4. We will provide additional information to the Township Engineer.
5. We will provide additional information to the Township Engineer.
6. The noted inlets are PennDOT inlets that will be sized for conveyance as part of the HOP Permitting process. We will provide additional drainage area information as requested by the Township Engineer.
7. The pedestrian bridge will utilize a subsurface infiltration facility beneath the walkway for volume control which will have an overflow pipe connecting directly to the PennDOT drainage system. This peak rate will be "bypass flow" and we will provide additional calculations to the Township Engineer to show that the detention basins in West Lancaster Parking (POI 1) will compensate for this "bypass flow".
8. We will revise the plans to include the requested note.

#### Pike Field Garage

#### VIII. Zoning

1. We have provided a chart showing the elevation of the various levels of the Garage as well as the average existing grade to verify compliance with the height requirements.
2. The previously submitted plans label the uninterrupted façade lengths of the garage as well as the 6'X24' articulations. No dimension of uninterrupted façade length exceeds 180 ft, which is in compliance with the CICD requirement.
3. We have provided a lighting design package that includes all lighting cut sheets and an updated lighting schedule with a column discussing the IDA requirements related to cut-off.
4. We have provided detailed garage plans that dimension the parking stall sizes, for review.
5. The CICD height requirement does not have a restriction on stories of buildings/structures.
6. We have provided copies of the grading permit and plan from 2006 which verifies the slope between the parking lot and the softball field was created under a grading permit and therefore not a regulated slope.

#### IX. Subdivision and Land Development

1. We await formal comments from the Fire Marshall's review of the submitted documents. To address PC member's comments we have provided information on snow plowing from the manufacturer's website. We will also revise the plans to note "The Property Owner shall maintain fire lane accessibility after snow events by utilizing snow plow skids to preserve the grass pavers while also limiting snow accumulation within the limits of the fire lane to a maximum of 3".

#### X. Stormwater Management

1. We will provide additional information to the Township Engineer.
2. We will provide additional information to the Township Engineer.

Steve Norcini, Radnor Township  
Nave Newell No. 2011-005.00  
April 1, 2015  
Page 4

3. The noted inlets are off-site inlets that do not require conveyance sizing calculations. We will provide additional drainage area information to the Township Engineer.
4. The conveyance into the POI 2B system is directly via a roof drain from the garage and conveyance sizing will be prepared by the MEP during plumbing design. Therefore, no conveyance sizing calculations have been provided for this drainage area.
5. We will provide additional information to the Township Engineer and correct the typo to list elevation 414.50 not 411.50.
6. We will provide additional information to the Township Engineer.
7. We will revise the plans to include a detail of the existing Pike Field system.
8. We will provide additional information to the Township Engineer.
9. We will revise the plans to include the requested note.

XI. General

1. We await formal comments from the Fire Marshal's review of the submitted documents.
2. We have provided the detailed parking structure plans

Performing Arts Center

XII. Zoning

1. We have provided a chart showing the elevation of the roof and fly loft elevations of the Performing Arts Center as well as the average existing grade to verify compliance with the height requirements.
2. We will revise the plans to dimension the uninterrupted façade lengths of the PAC to verify compliance with the maximum 180 ft length of uninterrupted façade.
3. The submitted plans dimension the spacing of 30ft between the PAC and the Pike Garage.
4. We will revise the PAC drawings to include a detail of the dumpster enclosure. This detail will be similar to the Housing dumpster enclosure detail already submitted.
5. We have provided a lighting design package that includes all lighting cut sheets and an updated lighting schedule with a column discussing the IDA requirements related to cut-off.

XIII. Stormwater Management

1. We will provide additional information to the Township Engineer.
2. We will provide additional information to the Township Engineer.
3. The noted inlets have a direct connection to the system that does not require conveyance sizing calculations. We will provide additional drainage area information to the Township Engineer.
4. We will revise the plans to include the requested note.

**Township Traffic Engineer Review (March 20, 2015)**

XIV. Construction Phasing

Steve Norcini, Radnor Township  
Nave Newell No. 2011-005.00  
April 1, 2015  
Page 5

1. We will provide signal timing modifications, if necessary, during the PennDOT HOP Permitting process.

*XV. General Comments*

1. We will revise the plans to provide the requested sidewalk easement.
2. We will maintain the current location of Church Walk Drive, as discussed with the Township Traffic Engineer, for the following reasons:
  - i. The relocation of Church Walk Drive further west would result in a reduction in parking in WLA.
  - ii. The RIRO driveway already provides the opportunity for additional stacking.
  - iii. The fencing on the north side of Route 30 already dissuades the use of the street level crosswalk. In addition, the riders of the SEPTA bus routes may be transferring to the NHSL train station and proximity and access from the bus stop should be maintained.
  - iv. The use of an advance signal can address concerns about signal visibility, as we discussed with PennDOT.
  - v. The requested location is on a steep portion of the roadway and would result in grading concerns and non-compliant ADA crosswalks across Route 30.

*XVI. Lancaster Avenue Housing Plan Comments*

1. The use of a 50 ft taper has been previously found acceptable and is appropriate in this location so as to not reduce the car storage capacity of the NB left turn lane for Ithan Avenue.
2. The applicant will discuss the Ithan Avenue right turn lane with Township, PennDOT and the Neighbors on April 7<sup>th</sup>.

*XVII. West Lancaster Parking Comments*

1. This is an existing non-conformity that the applicant will be preserving.

**Township Planner Review (March 20, 2015)**

Zoning

1. An Elevation View of the entire length of WLA Parking and the Housing project will be provided under separate cover by the Landscape Architect.
2. An Elevation View of the entire length of WLA Parking and the Housing project will be provided under separate cover by the Landscape Architect.
3. We will revise the Plans to include a note stating that "Villanova and the Township will coordinate the selection and placement of appropriate, supplemental buffer plant material along the Barley Cone property line in response to requests received from Barley Cone residents with backyards along this property line."
4. We have provided a lighting design package that includes all lighting cut sheets and an updated lighting schedule with a column discussing the IDA requirements related to cut-off.
5. We have provided the screening details.

Steve Norcini, Radnor Township  
Nave Newell No. 2011-005.00  
April 1, 2015  
Page 6

6. We have provided a typical detail for the gate enclosure that will be used to provide both visual and acoustic buffering for the Building 1C loading dock. We have also provided a section through the mechanical pit.
7. Site furnishing details are provided on L2.2 and keyed in on plans L1.1 and L1.2.
8. We will revise the access control fencing to be outside the right-of-way.
9. No response necessary.

Phasing and Pedestrian Parking and Traffic Plan

1. No response necessary.
2. Refer to response #3 above.
3. The users of the Law School parking garage can access campus via the pedestrian tunnel under the railroad tracks as they do in their current methods today.
4. The difference in values is only related to the number of parking spaces needed in each phase, the Garage has parking stall in excess of both these values.
5. No response necessary.

Conditional Use Order Conditions

1. No response necessary.
2. No response necessary.
3. No response necessary.
4. No response necessary.
5. No response necessary.
6. We have provided the fence details on L2.2
7. No response necessary.
8. An Elevation View of the entire length of WLA Parking and the Housing project will be provided under separate cover by the Landscape Architect.
9. The existing features plans previously provided depict the location of the overhead wires. The 32 foot setback in either direction of these wires would be on private property or within the SEPTA Right-of-Way for the NSHL, both of which would preclude planting of additional material.
10. No response necessary.
11. No response necessary.
12. Villanova University is working with the Township to resolve sanitary sewer service and Act 537 approval for this development.
13. No response necessary.
14. No response necessary.
15. No response necessary.
16. Villanova will institute a residence hall policy which will prohibit the use of amplified music and other loud noise from the south facing windows and courtyard. In addition, Villanova will agree that noise emanating from the south-facing dorms shall not exceed 55dBA at nighttime at the property boundary of the Aldwyn Lane residential uses.
17. No response necessary.



Steve Norcini, Radnor Township  
Nave Newell No. 2011-005.00  
April 1, 2015  
Page 7

Please feel free to contact me at (610)265-8323 or via email at [atweedie@navenewell.net](mailto:atweedie@navenewell.net) if you should have any questions or need additional information.

Respectfully submitted,

A handwritten signature in black ink that reads 'DATweedie'.

D. Alexander Tweedie, PE

DAT/jjh  
Enclosures

cc via email: Roger Phillips, PE - Gannett Fleming  
Amy Kaminski, PE - Gilmore Assoc.  
Steve Gabriel, PP - RETTEW  
Marilou Smith, LEED - Villanova University  
Steve Hildebrand, PE - Villanova University  
John Cluver, AIA, LEED AP - Voith & MacTavish Architects, LLP  
Dan Chieco, RLA - Sikora Wells Appel  
Nick Caniglia, Esq. - Pierce, Caniglia and Taylor

K:\11Proj\11005\RevResp\Township\Preliminary LD\Norcini\_Ltr\_15-04-01.doc