



March 6, 2015

VIA HAND DELIVERY

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

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

Dear Mr. Norcini:

On behalf of Villanova University we are resubmitting the following documents for Preliminary Plan review. The quantities enclosed are listed after each item:

1. Lancaster Avenue Housing Preliminary Plan Set (11X17), last revised March 6, 2015 (21);
2. West Lancaster Parking Preliminary Plan Set (11X17), dated March 6, 2015 (21);
3. Pike Parking Garage Preliminary Plan Set (11X17), dated March 6, 2015 (21);
4. Performing Art Center Preliminary Plan Set (11X17), dated March 6, 2015 (21);
5. Lancaster Avenue Housing Preliminary Plan Set, last revised March 6, 2015 (3);
6. West Lancaster Parking Preliminary Plan Set, dated March 6, 2015 (3);
7. Pike Parking Garage Preliminary Plan Set, dated March 6, 2015 (3);
8. Performing Art Center Preliminary Plan Set, dated March 6, 2015 (3);
9. Storm Water Management Report and Site Drainage Calculations, last revised March 6, 2015 (digital only);
10. Pedestrian Circulation Plan during construction (21);
11. Event Circulation Plan (21);
12. Emergency Evacuation Plan (21);
13. PECO response letter concerning additional landscape material (3);
14. Thumb drive with electronic copies of above noted submission documents (30)

Copies of the Pedestrian Bridge Plan Set will be submitted at a later date. We are in receipt of the review letters from the Township Engineer, dated January 23, 2015; Township Traffic Engineer, dated January 28, 2015; and Township Planner, dated January 27, 2015; and offer the following responses in corresponding order:

Township Engineer Review (January 23, 2015)

I. Zoning

1. We have revised the drawings to include a chart of the typical room sizes to verify compliance with the minimum SF.
2. We have revised the plans to note all retail as "ground floor retail" and have provided size values for the locations.

3. We have revised the plan notes to verify that the total retail square footage is less than 5% of the total gross floor area, including the Performing Arts Center.
4. Sheet C2.0 provides all necessary information to confirm the 35.5% Building Coverage. In the Land Preservation Calculation, it identifies the total Building Area as 4.9 Ac. That value divided by Gross Lot Area of 13.81 Ac is 35.5%.
5. We have revised the Zoning Table to provide the individual building areas (which total the 4.9 Ac. noted above). Each individual value divided by 13.81 Ac. confirms the coverage is less than 10%, as required.
6. The existing parking lots, exclusive of Ithan Ave 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 have revised the Site Plans to label every building separation point.
7. We have revised the Site Plans to dimension the building separation distance between buildings 1C and 2A.
8. The area north of the railroad does not require a 20ft buffer. This portion of the property is adjacent to a railroad and lands also zoned PI, and it is not adjacent to residential zoning and therefore does not meet the standard for a required buffer. As specifically noted in the CICD ordinance "no buffer planting strip shall be required between the CICD and other properties of the applicant". The applicant owns the Aldwyn Triangle.
9. We have revised Sheet C2.0 to provide all values necessary to confirm the land preservation calculation.
10. The project provides the ordinance required parking and therefore does not need to execute a reserve parking agreement.
11. No response necessary.
12. No response necessary.
13. We have revised the landscape details to provide screening details.
14. We have provided lighting plans detailing the lighting design.
15. We have revised the landscape details to provide screening details.
16. The southern property line does not require a 20ft buffer. This portion of the property is adjacent to a railroad and lands also zoned PI, and it is not adjacent to residential zoning and therefore does not meet the standard for a required buffer. As specifically noted in the CICD ordinance "no buffer planting strip shall be required between the CICD and other properties of the applicant". The applicant owns the Aldwyn Triangle.
17. Villanova University has previously submitted the long range development plan.
18. We have revised the drawings to provide my detail on the Retail Uses to confirm the values within the Parking tabulation. Please refer to the footnotes to verify the required parking calculations.
 - a. (1) shows the project increase of 1,138 beds.
 - b. (2) shows the project's office increase which includes 2,240 SF within the PAC.
 - c. (3) shows the total retail proposed, which includes 9,369 SF bookstore, 2,877 SF convenience store and 125 SF retail within the lobby of the PAC. The 9,369 SF matches the retail SF value in Building 2C. the convenience is located within 2A, but is less than the SF labelled, the remaining SF is the 85 seat bistro noted in (4).

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This calculations also eliminates the existing 6,250 SF of retail, which is the existing bookstore which was converted to "unspecified area" per (6).

- d. (4) shows the 85 seat bistro using the remaining SF of the retail in Building 2A. There are also 20 employees.
 - e. (5) shows the project increase of 400 seats of Assembly, which is the largest theater in the PAC.
 - f. (6) shows the conversion of the existing bookstore to "unspecified area"
19. No response necessary.
 20. We have revised the lighting plan to improve the legibility of the details and to resolve conflicts with the landscape plan.
 21. We have revised the landscape plans to provide the requested detail.
 22. We have revised to show the Steep Slopes areas. Please note there is disturbance proposed within the regulated 20%+ slopes along Ithan Ave. This disturbance is permitted as it is required for construction of a roadway with not alternative routing.
 23. See response 23.
 24. The Applicant will submit any necessary signage applicants separately from the Land Development process.

II. Subdivision and Land Development

1. We have revised the plans to label the zoning boundaries.
2. We have revised the plans to verify that the entry drive at Ithan Ave is wider than 25ft and then tapers to 22ft, which is the aisle width once you enter the parking lot.
3. We have revised the plans to depict the required tire bumpers.
4. We have submitted a revised Sheet L2.0.
5. We have revised the drawings to label the curb along the Mechanical Pit as depressed curb.
6. The Applicant will maintain the sewer as a private sewer and no easement in necessary.
7. No response necessary.
8. We have revised the landscape details to provide screening details.
9. No response necessary.
10. This calculation is based on Building Area, which is just the footprints of the buildings and the calculation should be revised by the Township.
11. This calculation is based on Building Area, which is just the footprints of the buildings and the calculation should be revised by the Township.
12. We have previously met with the Fire Marshall and have revised the drawings to depict the hydrant locations we agreed upon during our meeting.

III. Stormwater Management

1. The volume calculation summary and worksheet 4 have been revised. The recharge calculations do not include uncaptured impervious area. Submitted with this response are supporting calculations to verify the summaries provided.

2. We have the volume summary calculations to verify the volume shown in HydroCAD for each system. The hydrograph volume for each infiltration system is provided to show the elevation (below the outlet) at which the volume is extracted.
3. We have revised the Volume Management Plan (sheet 3 of 4) so that it is consistent with the Volume Summary in the Stormwater Report.
4. We have revised the Volume Summary to reconcile the Values for RG-7 and RG-10. It should be noted that RG-7 has been eliminated from POI 2A and is now draining to POI 1.
5. We have revised the report to provide supporting calculations to demonstrate that the Stormwater BMP's are able to completely drain within 96 hours.
6. We have revised the plans to include the requested note.
7. We have submitted all phases of the project for review.
8. We have revised the report to include a table outlining the areas associated with each sub-catchment areas, impervious areas and pervious areas.
9. We have revised the plans and reports to include all phases of the project, including the requested pipe capacity calculations.
10. We have submitted a composite Stormwater Report accounting for all Phases of the project at full build out.

IV. General Comments

1. We have revised the profile to depict the Route 30 storm sewer between S8 and S9.
2. Villanova University is working with the Township to resolve sewer service and Act 537 approvals for this development.

Township Traffic Engineer Review (January 28, 2015)

V. SALDO Comments

1. We request a waiver to allow the use of a 25ft radius in order to maintain the pedestrian crossing time at this intersection. We have provided the necessary turning templates that show this radius can accommodate the necessary delivery truck for the project.
2. The CICD ordinance permits the use of 9X19 parking stalls.
3. We have revised the plans to verify that the entry drive at Ithan Ave is wider than 25ft and then tapers to 22ft, which is the aisle width once you enter the parking lot.
4. We have revised the drawings to depict the required fire bumpers.
5. We have revised the layout of the dumpster enclosure to eliminate the radii noted.

VI. General Comments

1. As discussed with Police and Staff, the left turn into the garage from SB Ithan Avenue provides a benefit during non-events. The Police will block that they during events to reduce event traffic on Ithan Ave and require event traffic to utilize the PAC/Garage driveway, as the event circulation plans depict. We have revised Church Walk as noted.
2. We have revised the crosswalk striping.

3. We have revised the ARROW legend.
4. We have revised the plans to note the requirement of the pedestrian activated RRFB.
5. We have revised the plans to note the speed limits.
6. We have revised the plans to note the requirement of the pedestrian activated RRFB.
7. No response necessary.
8. We have submitted an event circulation plan.
9. We have discussed gate locations with the Police and determined that a gate is not required along the rear parking area behind the Housing.
10. We have submitted an event circulation plan.
11. We have revised the submission to include all phases of the project.
12. See below
 - i. We have revised the plans to include the requested note.
 - ii. We have revised the plans to note the proposed ADA ramp on the northern side of Lancaster Ave to receive the new crosswalk.
 - iii. We have reduced the crosswalks for Church Walk to a single crosswalk on the eastern side to eliminate left turn conflicts.
 - iv. We have revised the drawings to realign the Church Walk crosswalk.
 - v. We have revised the drawings to include stop bars at Church Walk.
13. See below
 - i. Per discussion with PennDOT, we have revised the plans to propose a right turn lane at the rear of the PAC into the garage driveway.
 - ii. We have revised the lane widths along Ithan Ave, as requested.
 - iii. We have revised the drawings to propose stop control for only the driveways.
 - iv. We have revised the drawings to include the ONLY for the left turn lane.
 - v. We have revised the drawings to include a sight line profile verifying the location of the crosswalk on the south side of the intersection is appropriate.
 - vi. We have revised the plans to dimension the sidewalks along Ithan Ave.
 - vii. We have revised the plans to label the depressed curb leading to the Mechanical Pit.
 - viii. Villanova can address any turning conflicts operationally with their vendors and users who park behind housing.
 - ix. Villanova can "police" any illegal parking within the Building 2C loading zone, without the need for a gate that would interfere with delivery traffic.
14. See below
 - i. We have revised the templates, as requested.
 - ii. We have revised the templates, as requested.
 - iii. We have revised the templates, as requested.
 - iv. We have revised the templates, as requested.
 - v. We have revised the templates, as requested.
15. See below
 - i. We have revised the detail sheet as requested.
 - ii. We have revised the crosswalk detail as requested.

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16. See below
 - i. Will comply
 - ii. Will comply
 - iii. Will comply
 - iv. We have submitted a pedestrian circulation plan during construction for review.
 - v. Will comply
 - vi. Villanova University has to be able to access South Campus for deliveries and cannot agree to restrict turning movements from the Housing driveway southbound on Ithan Ave.

Township Planner Review (January 27, 2015)

Zoning

1. We have submitted revised landscape plans, including the requested buffer profiles.
2. We have submitted revised landscape plans, including the requested buffer profiles.
3. We have submitted lighting plans for review.
4. We have revised the landscape details to provide screening details.
5. We have revised the plans to include a gated enclosure around the Building 1C loading dock and compactor.
6. We have revised the landscape plans to depict the streetscape features.
7. We have revised the Site Plans to depict pedestrian access paths to the bridge.
8. No response necessary.
9. We have revised the location of the access control fence.
10. We have revised the plans to note the areaways are for the Utility Basements.

Conditional Use Order Conditions

1. No response necessary.
2. No response necessary.
3. We have submitted an event circulation plan.
4. No response necessary.
5. We have submitted an emergency evacuation plan.
6. We have revised the landscape plans to include fencing details.
7. No response necessary.
8. No response necessary.
9. We have contacted PECO and received a response which has been included in this submission.
10. No response necessary.
11. We have submitted the Stormwater Management Narrative to the Township Engineer for review.
12. Villanova University is working with the Township to resolve sanitary sewer service and Act 537 approval for this development.
13. We have submitted parking phasing plans.



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14. The University will permit parishioners to park on campus adjacent to the Church, as needed.
15. We have maintained one crosswalk across to the north side of Lancaster Avenue at Church Walk. This condition does not require pedestrian crosswalk all the way to the Church, just to the north side of Lancaster Ave.
16. Villanova will work with the Township to demonstrate acceptable noise buffering.
17. No response necessary.

Please feel free to contact me at (610)265-8323 or via email at 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: Marilou Smith, LEED - Villanova University
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