

Planning Commission  
Radnor Township  
Wayne, Delaware County, Pennsylvania

Monday  
March 4, 2013  
7:00 P.M.

Agenda

1. Minutes of the Meetings of February 4 and February 7, 2013
2. Petition from Villanova University to amend the Zoning Ordinance to provide for a new use, Comprehensive Integrated College Development, within the Planned Institutional Zoning District.

Old Business

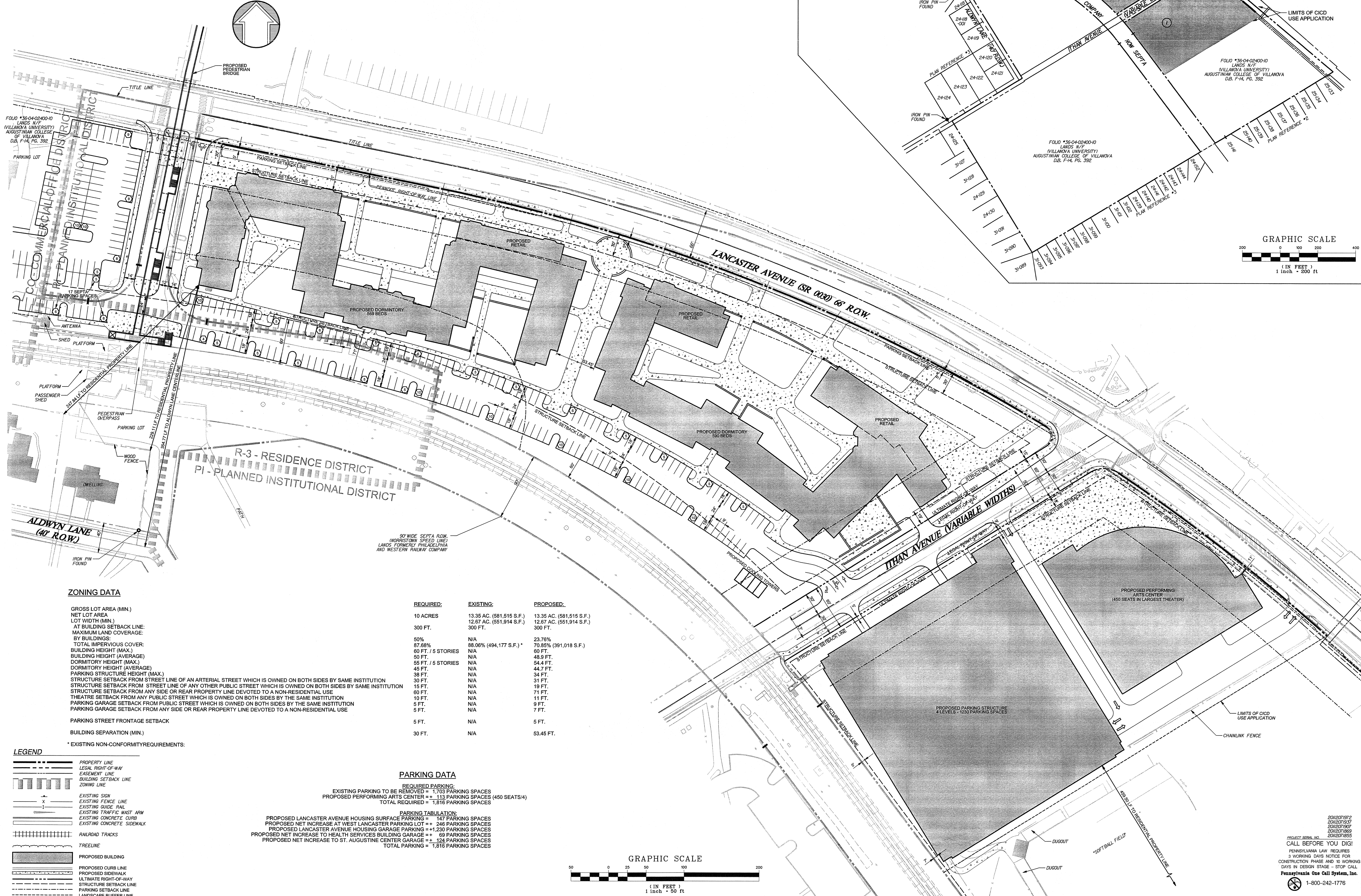
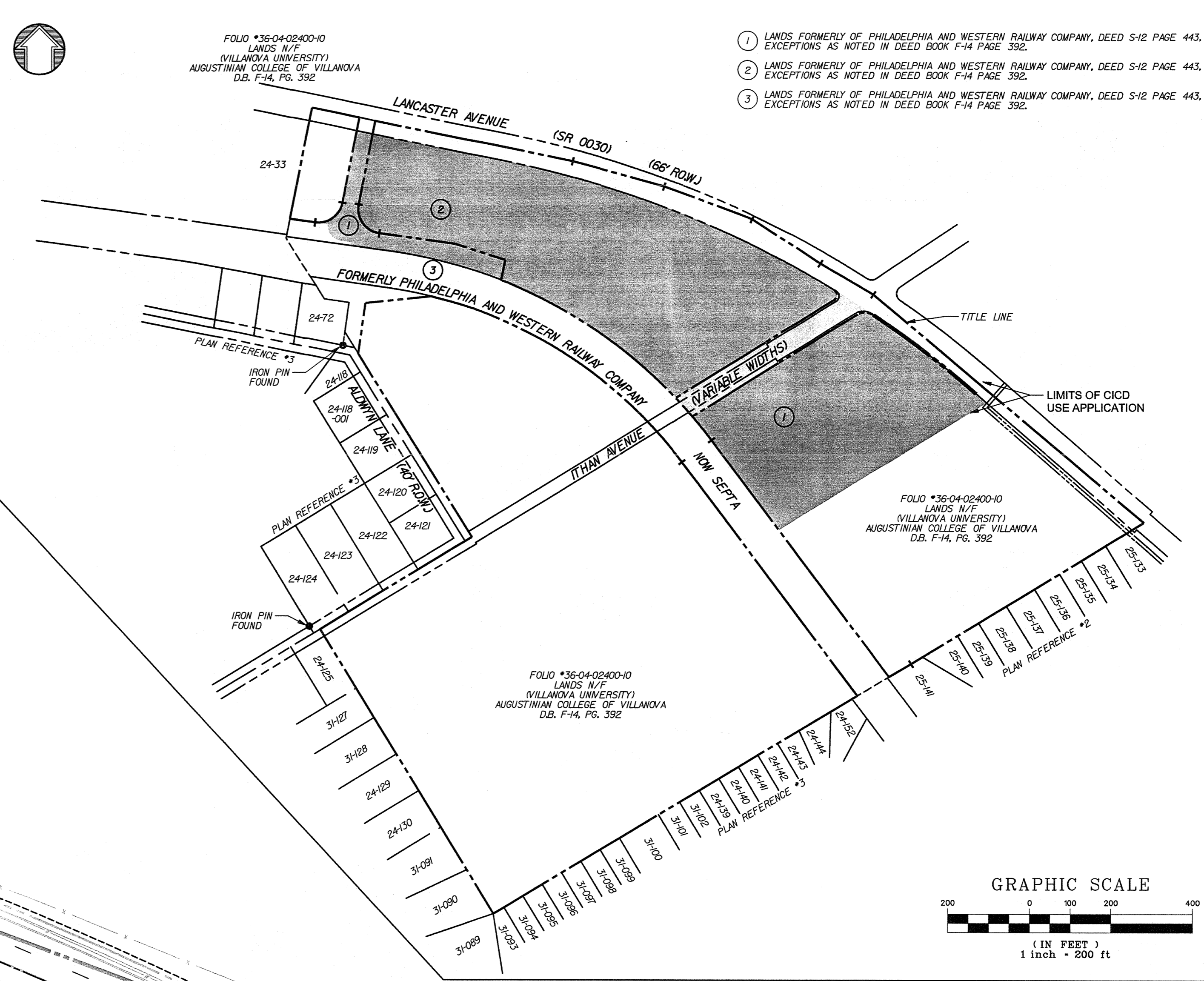
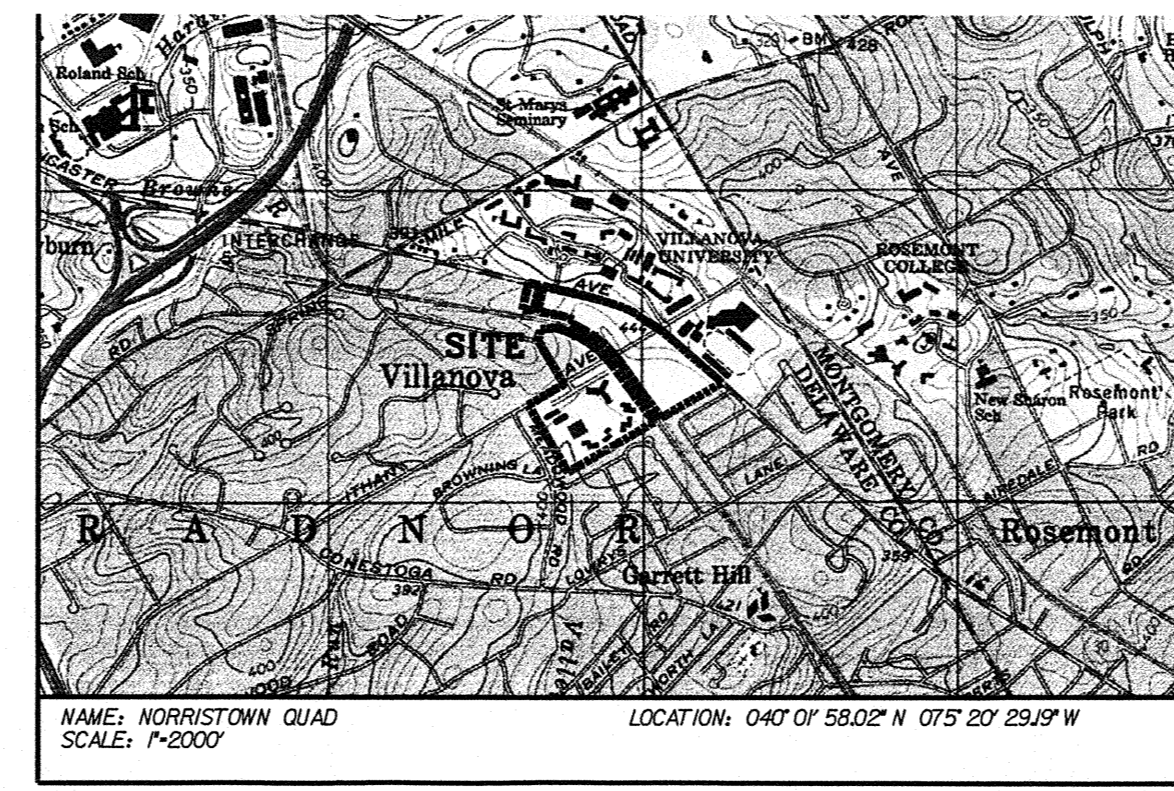
New Business

Planning Commission	Monday April 1, 2013	7 PM
Special PI Zoning	Thursday March 7, 2013	7:30 PM
	Thursday April 4, 2013	7 PM

Public Participation

TAX MAP BLOCK AND UNIT	FOLD NUMBER	LANDS N/F	DEED BOOK
24-13	36-04-02400-0	OTHER LANDS OF VILLANOVA UNIVERSITY	
24-12	36-04-02020-0	BROTHERS ORDER OF HERMITS	
24-18	36-04-02020-0	LYSBEETH GHEE	D.B. 1486 PG. 503
24-18-03	36-04-02020-0	JONATHAN W. & NICOLE B. HECKSCHER	D.B. 4782 PG. 471
24-18	36-04-02020-0	WILLIAM E. JR. & MARY ELIZABETH LYNCH	D.B. 2813 PG. 137
24-20	36-04-02020-0	ROBIN D. & GWEN J. POWELL	D.B. 3040 PG. 156
24-22	36-04-02320-0	ROBERT P. & SHEILA A. ESSRO	D.B. 2902 PG. 465
24-22	36-04-02320-0	JOHN ABRUZZESE, JR. & CHRISTINA MADSON	D.B. 2382 PG. 987
24-23	36-04-02320-0	CHARLES C. & MARY ANN ROSELLE	D.B. 367 PG. 512
24-24	36-04-02320-0	CHRISTOPHER J. LOMBARDO & ROBERT M. LOMBARDO	D.B. 351 PG. 1859
24-25	36-04-02420-0	PAUL J. & ELIZABETH D. MARKS	D.B. 4485 PG. 233
24-27	36-04-06360-0	KENNETH F. & HARLENE DEMARCO	D.B. 71 PG. 1509
24-28	36-04-08780-0	SEAN M. & DORREN E. MODERNOTT	D.B. 1358 PG. 2143
24-29	36-04-08780-0	THOMAS A. & MARIE C. BRUM	D.B. 1714 PG. 338
36-10	36-04-08800-0	ALICE KRUMER HOOD	D.B. 2213 PG. 780
24-19	36-04-04260-0	SAMTE D. & MARGARET M. DISTEFANO	D.B. 3040 PG. 156
24-10	36-04-05590-0	GERALD B. & ELIZABETH A. ROHRER	D.B. 851 PG. 786
24-14	36-04-05590-0	WILLIAM J. & GON. JR.	D.B. 3582 PG. 126
24-42	36-04-05070-0	DOROTHY M. SEIFERT	D.B. 165 PG. 730
24-43	36-04-05050-0	PHILIP H. & LUCILLE M. KRUSLER	D.B. 2565 PG. 284
24-44	36-04-05050-0	MICHAEL & JOYCE MCCONNELL	D.B. 3709 PG. 579
24-52	36-04-05040-0	ANNA L. PULASKI	D.B. 491 PG. 1277

NO.	TAX MAP BLOCK AND UNIT	FOLD NUMBER	LANDS N/F	DEED BOOK
23	36-31-026	36-07-04280-0	MICHAEL J. & MARY M. ROSSO	D.B. 3213 PG. 148
24	36-31-026	36-07-04280-0	MATTHEW J. BRUNMAN & CLAR E. HOUDRYDE	D.B. 4742 PG. 1533
25	36-31-024	36-07-04270-0	GERALD B. & ELIZABETH K. ROHRER	D.B. 1346 PG. 1312
26	36-31-023	36-07-04270-0	STEPHEN M. & ANN MARIE M. PAHLES	D.B. 1842 PG. 47
27	36-31-020	36-07-04280-0	BETH ANN GAFFNEY & CHRISTOPHER P. KAMFMAN	D.B. 3360 PG. 702
28	36-31-029	36-07-04280-0	MICHAEL SUBAK & BRIDGET SUBAK	D.B. 2606 PG. 47
29	36-24-130	36-07-04280-0	ALICE KRUMER HOOD	D.B. 2213 PG. 780
30	36-24-129	36-07-04270-0	THOMAS A. & MARIE C. BRUM	D.B. 1714 PG. 338
31	36-24-128	36-07-04270-0	SEAN M. & DORREN E. MODERNOTT	D.B. 1358 PG. 2143
32	36-24-127	36-07-04280-0	KENNETH F. & HARLENE DEMARCO	D.B. 71 PG. 1509
33	36-24-125	36-07-04280-0	PAUL J. & ELIZABETH D. MARKS	D.B. 4485 PG. 233
34	36-24-124	36-04-02320-0	CHRISTOPHER J. LOMBARDO & ROBERT M. LOMBARDO	D.B. 351 PG. 1859
35	36-24-123	36-04-02320-0	CHARLES C. & MARY ANN ROSELLE	D.B. 367 PG. 512
36	36-24-122	36-04-02320-0	JOHN ABRUZZESE, JR. & CHRISTINA MADSON	D.B. 2382 PG. 987
37	36-24-121	36-04-02320-0	ROBERT P. & SHEILA A. ESSRO	D.B. 2902 PG. 465
38	36-24-120	36-04-02020-0	ROBIN D. & GWEN J. POWELL	D.B. 3040 PG. 156
39	36-24-119	36-04-02020-0	WILLIAM E. JR. & MARY ELIZABETH LYNCH	D.B. 2813 PG. 137
40	36-24-118	36-04-02020-0	JONATHAN W. & NICOLE B. HECKSCHER	D.B. 4782 PG. 471
41	36-24-117	36-04-02020-0	LYSBEETH GHEE	D.B. 1486 PG. 503
42	36-24-116	36-04-02020-0	BROTHERS ORDER OF HERMITS	
43	36-24-115	36-04-02400-0	OTHER LANDS OF VILLANOVA UNIVERSITY	
44				



**ZONING DATA**

NET LOT AREA (MIN.)	10 ACRES
LOT WIDTH (MIN.)	300 FT.
AT BUILDING SETBACK LINE:	
MAXIMUM LAND COVERAGE:	50%
BY BUILDINGS:	87.66%
TOTAL IMPERVIOUS COVER:	88.06% (494,177 S.F.)*
BUILDING HEIGHT (MAX.):	60 FT. / 5 STORIES
BUILDING HEIGHT (AVERAGE):	N/A
DORMITORY HEIGHT (MAX.):	55 FT. / 5 STORIES
DORMITORY HEIGHT (AVERAGE):	N/A
PARKING STRUCTURE HEIGHT (MAX.):	45 FT.
STRUCTURE SETBACK FROM STREET LINE OF AN ARTERIAL STREET WHICH IS OWNED ON BOTH SIDES BY SAME INSTITUTION:	30 FT.
STRUCTURE SETBACK FROM STREET LINE OF ANY OTHER PUBLIC STREET WHICH IS OWNED ON BOTH SIDES BY SAME INSTITUTION:	15 FT.
STRUCTURE SETBACK FROM ANY SIDE OR REAR PROPERTY LINE DEVOTED TO A NON-RESIDENTIAL USE:	60 FT.
THEATRE SETBACK FROM ANY PUBLIC STREET WHICH IS OWNED ON BOTH SIDES BY THE SAME INSTITUTION:	10 FT.
PARKING GARAGE SETBACK FROM PUBLIC STREET WHICH IS OWNED ON BOTH SIDES BY THE SAME INSTITUTION:	5 FT.
PARKING GARAGE SETBACK FROM ANY SIDE OR REAR PROPERTY LINE DEVOTED TO A NON-RESIDENTIAL USE:	5 FT.
PARKING STREET FRONTAGE SETBACK:	5 FT.
BUILDING SEPARATION (MIN.):	30 FT.

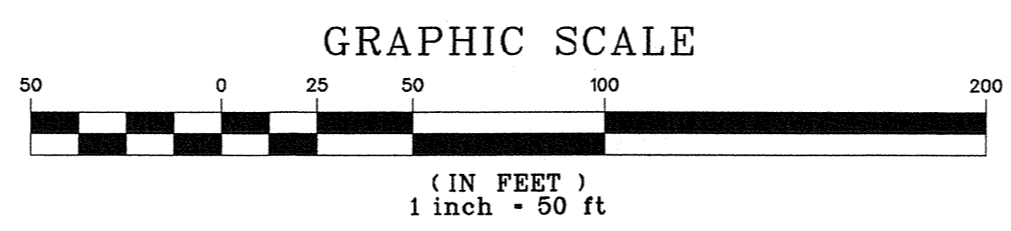
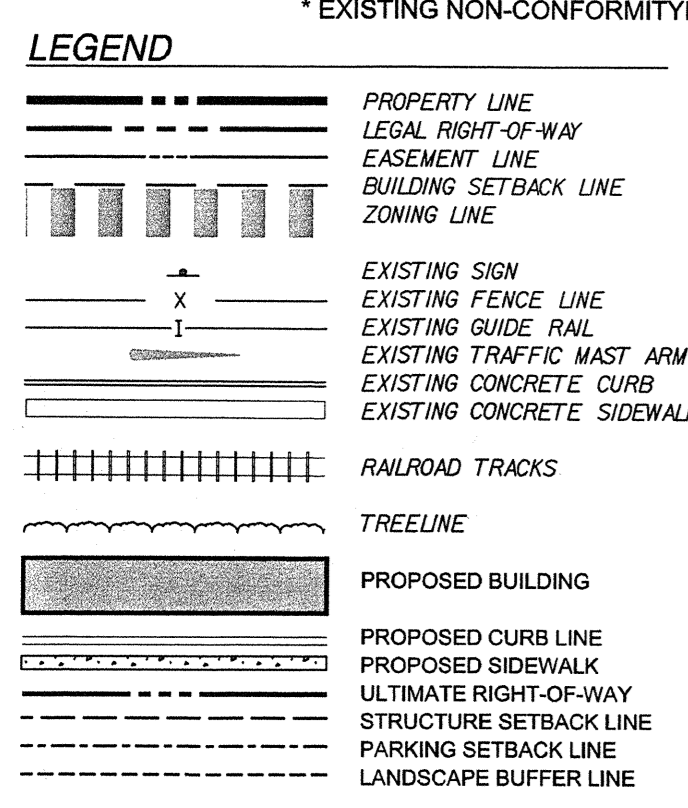
\* EXISTING NON-COMFORMITY REQUIREMENTS:

REQUIRED:	EXISTING:	PROPOSED:
10 ACRES	13.35 AC. (681,515 S.F.)	13.35 AC. (681,515 S.F.)
300 FT.	12.67 AC. (681,914 S.F.)	12.67 AC. (681,914 S.F.)
50%	N/A	23.76%
87.66%	N/A	88.06% (494,177 S.F.)*
60 FT. / 5 STORIES	N/A	70.85% (991,018 S.F.)
55 FT. / 5 STORIES	N/A	54.4 FT.
45 FT.	N/A	44.7 FT.
30 FT.	N/A	34 FT.
15 FT.	N/A	19 FT.
60 FT.	N/A	71 FT.
10 FT.	N/A	11 FT.
5 FT.	N/A	9 FT.
5 FT.	N/A	7 FT.
5 FT.	N/A	5 FT.
30 FT.	N/A	53.45 FT.

**PARKING DATA**

REQUIRED PARKING:  
 EXISTING PARKING TO BE REMOVED = 1,703 PARKING SPACES  
 PROPOSED PERFORMING ARTS CENTER = + 113 PARKING SPACES (450 SEATS/4)  
 TOTAL REQUIRED = 1,616 PARKING SPACES

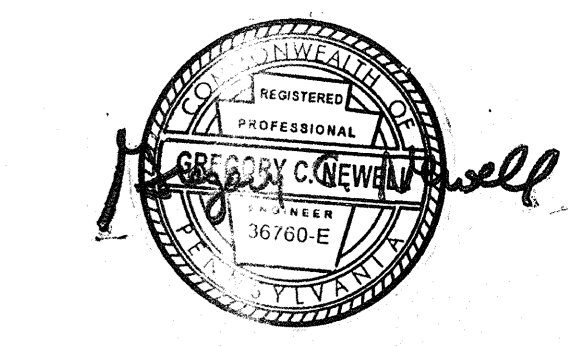
PARKING TABULATION:  
 PROPOSED LANCASTER AVENUE HOUSING SURFACE PARKING = 147 PARKING SPACES  
 PROPOSED NET INCREASE AT WEST LANCASTER PARKING LOT = + 246 PARKING SPACES  
 PROPOSED LANCASTER AVENUE HOUSING GARAGE PARKING = + 1,236 PARKING SPACES  
 PROPOSED NET INCREASE TO HEALTH SERVICES BUILDING GARAGE = + 69 PARKING SPACES  
 PROPOSED NET INCREASE TO ST. AUGUSTINE CENTER GARAGE = + 124 PARKING SPACES  
 TOTAL PARKING = 1,616 PARKING SPACES



Villanova University  
 Lancaster Avenue Housing  
 Lancaster and Ithan Avenues  
 Villanova PA 19085

**VMA RAMSA**

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SCHEMATIC DESIGN  
 NOT FOR CONSTRUCTION

Revision  
 Date FEBRUARY 15, 2013  
 Title ZONING SKETCH PLAN  
 C1C2 - ZONING

Scale 1" = 50'-0"  
 Drawn By DWN

**Z1.01**

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.

2/14/2013

**LANCASTER AVE DEVELOPMENT**

**Zoning Comparison - Existing PI Zoning vs. Comprehensive Integrated College Development (CICD)**

Zoning Code Description	Existing PI Zoning Requirements	CICD Requirements	Design / Sketch Plan	Planned Setback from Curb
Setbacks	Feet	Feet	Feet	Feet
<b>Lancaster Ave</b>				
Residences Buildings	120	30	31	38.5
Parking Garage	120	5	179	N/A
Performing Arts Center	120	10	11	18.4
Surface Parking	60	0	203	N/A
<b>Ithan Ave</b>				
Residences Buildings	120	15	19	37.3
Parking Garage	120	5	9	23.7
Performing Arts Center	120	10	69	83.6
Surface Parking	60	0	85	N/A
<b>Rt. 100 Right of Way</b>				
Residences Buildings bordering Rt. 100 ROW	0	60	71	
Residences bordering R-3 District Property Line	200	60	71	
Parking Garage	0	5	7	
Surface Parking bordering Rt. 100 ROW	0	0	0	
Surface Parking bordering R-3 District Property Line	125	0	0	
Performing Arts Center	0	60	330	
<b>Building Area and Impervious Coverage</b>				
Building Coverage area - NTE	30%	50%	23.76%	
Impervious Coverage NTE	45%	45%; 60% if abutting arterial; or current % if > 60% at CICD enactment	70.85% (note: existing impervious coverage = 88.06%)	

Zoning Code Description	Existing PI Zoning Requirements	CICD Requirements	Design / Sketch Plan
<b>Heights</b>	Feet	Feet	Feet
<b>Residences Buildings</b>			
Maximum	38 / 3 stories	55 / 5 stories	54.4 / 5 stories
Average	N/A	45	44.7
<b>Parking Garage</b>	38 / 3 stories	38	34
<b>Performing Arts Center</b>	38 / 3 stories	60 / 5 stories	60
<b>Average of all Buildings</b>	N/A	50	48.9
Chimneys, spires, elevator, stair and equipment penthouses, tanks and air-conditioning towers shall not be included in measuring the height	See Note to Left	Flylofts, antennas, uninhabited towers, and parapets also excluded from measuring height	
<b>Building Length and Spacing</b>	Feet	Feet	Feet
<b>Residences Buildings</b>			
Length or Depth	160	350 *	160 < L < 350
Width Fronting Lancaster Ave	80% of Lot Width	Unlimited	86.9%
Width Fronting Ithan Ave	80% of Lot Width	Unlimited	44.5%
<b>Parking Garage - Length or Depth</b>	Unlimited	350 *	330
<b>Performing Arts Center</b>			
Length or Depth	160	350 *	220
Width Fronting Lancaster Ave	80% of Lot Width	Unlimited	82.1%
Width Fronting Ithan Ave	80% of Lot Width	Unlimited	28.0%
<i>* may be exceeded if façade is visibly offset 90 deg for 2 feet</i>			
Distance between Buildings - not less than	45	30	53.45

Zoning Code Description	Existing PI Zoning Requirements	CICD Requirements	Design / Sketch Plan
<b>Off-Street Parking and Loading Requirements</b>		*See Note Below	
<b>Residences Buildings</b>	1 per 3 residents	0	0
<b>Performing Arts Center</b>	1 per 4 fixed seats in largest assembly space	1 per 4 fixed seats in largest assembly space	113
<b>Retail</b>	1 per 200 SF plus 1 per two employees on greatest shift	None	None
<b>Restaurant</b>	1 per 3 seats plus 1 per two employees on greatest shift	None	None
Off-Street Loading Requirements (,20,000 SF Retail)	2 berths	None	None
Parking areas, driveways, service or interior roadways shall be permitted within all yard setbacks	Section 280-105	See Note to Left	See Sketch Plan
Limitation to number of accessways to any Street or location of accessways from an intersection	2 access points / 500 ft of frontage & 100 ft from intersection	None	1 access along Lancaster Ave and 3 accesses along Ithan Ave
Surface Parking space size	9.5' x 20'	9' x 18'	9' x 18'
Parking Structure parking space size	9' x 19 (PLO distr.)	8'6" x 18'	8'6" x 18'
*Note: The required off-street parking spaces may be located with in the boundaries of the CICD or on other lands of the institution within the township.		See Note to Left	
<b>Buffer Planting Strip</b>	feet of width	feet of width	feet of width
**No buffer planting strip or screening shall be required along any property line which is used for non residential purposes	20 ft along rear/ side against a use of a dissimilar type and density	**See Information to Left	N/A (no adjoining non-residential uses)

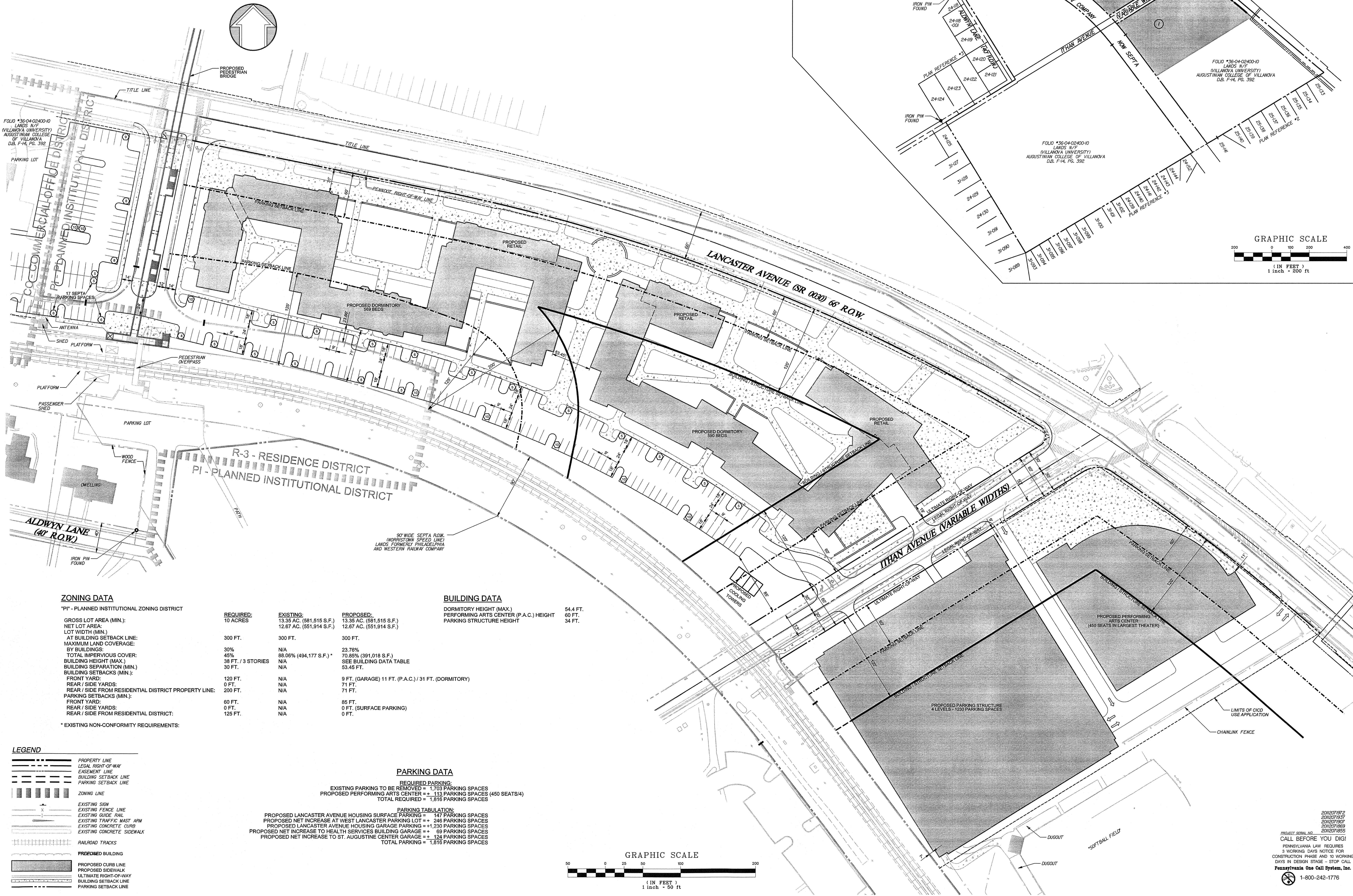
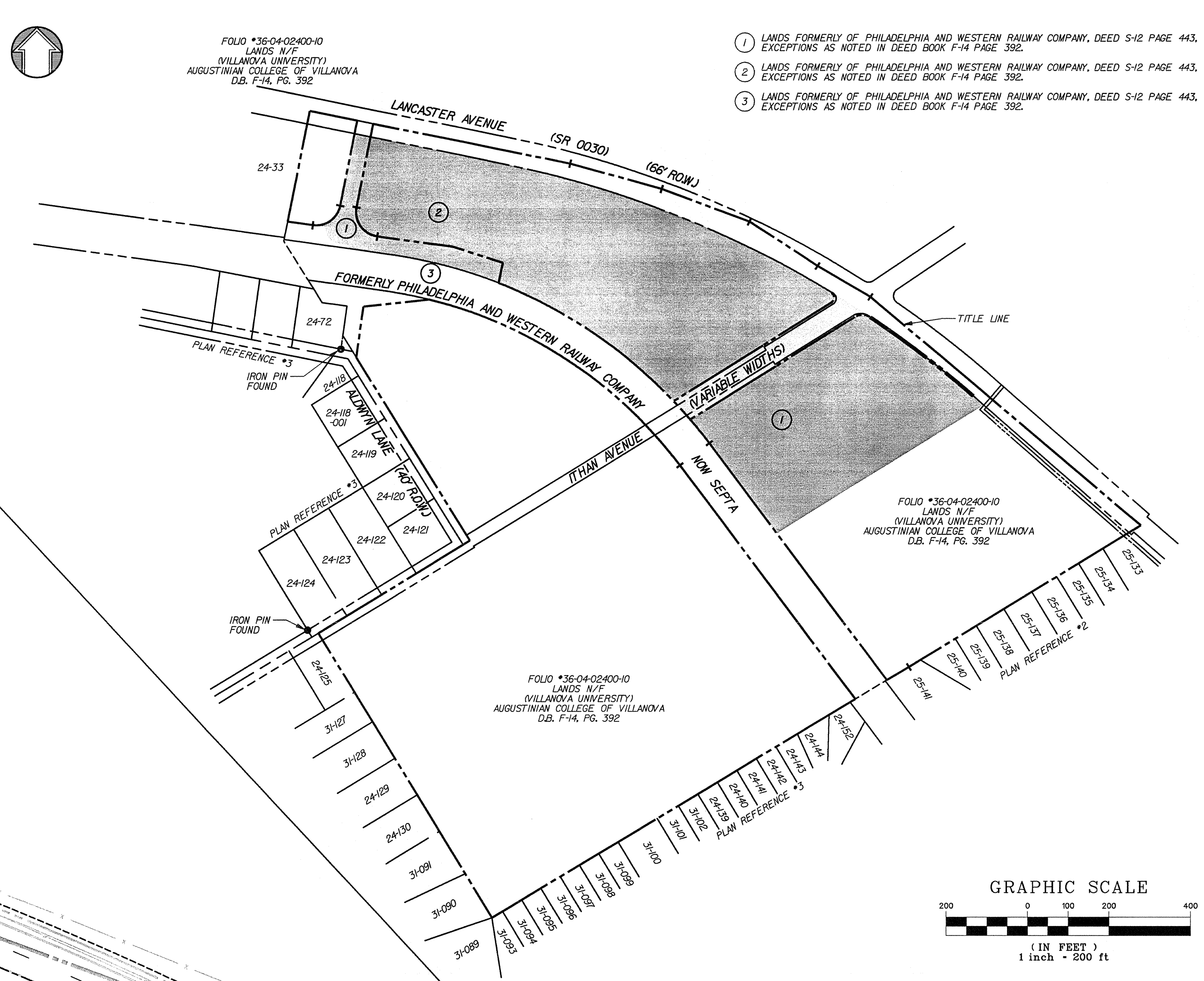
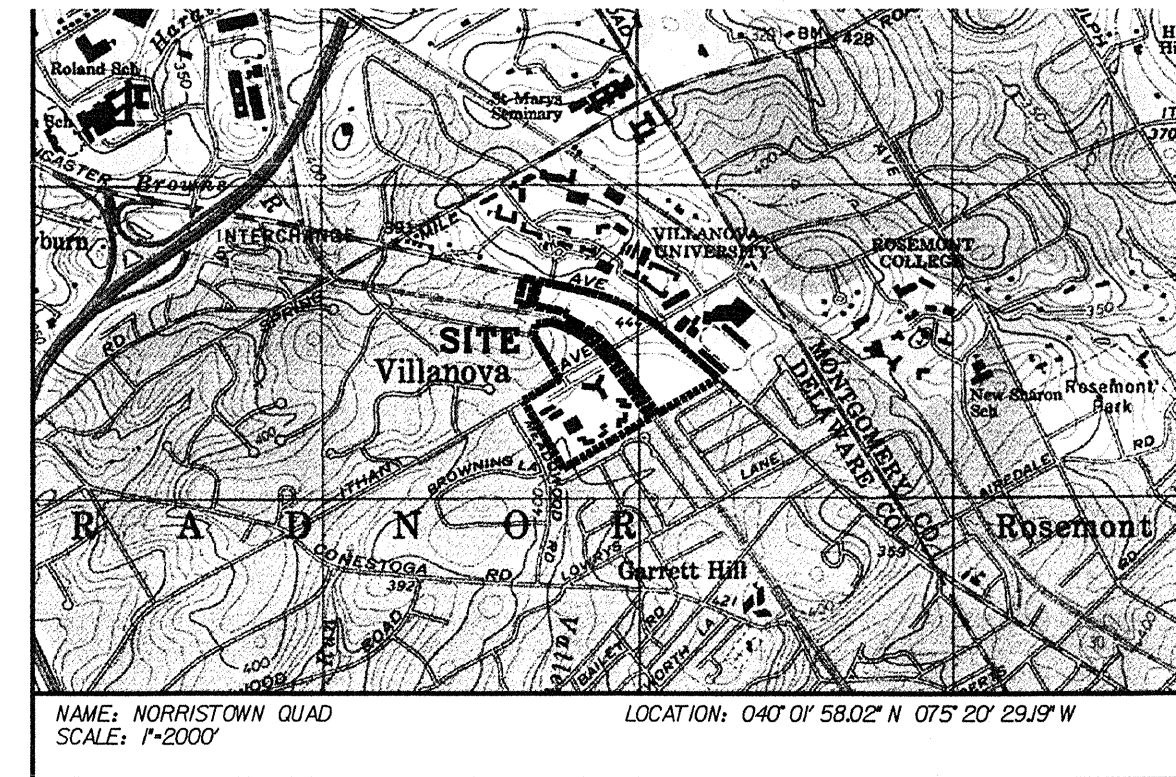
# Ordinance Modifications: Setback and Height

<b>Setback from Right of Way</b>	<i>Initial Submission</i>	<i>Current Submission</i>	<i>Planned Setback from Curb</i>
<b>Lancaster Avenue</b>			
Residence Hall Buildings	None	30 feet	38.5 feet
Performing Arts Center	None	10 feet	18.4 feet
<b>Ithan Avenue</b>			
Residence Hall Buildings	None	15 feet	37.8 feet
Parking Structure	None	5 feet	23.1 feet
Performing Arts Center	None	10 feet	83.7 feet
<b>SEPTA Rt. 100 Rail Line</b>			
Residence Hall Buildings	5 feet	60 feet	n/a
Parking Structure	5 feet	5 feet	n/a
Performing Arts Center	5 feet	60 feet	n/a

<b>Height</b>	<i>Initial Submission</i>	<i>Current Submission</i>
<b>Residence Hall Buildings</b>		
Maximum	65 feet	55 feet / 5 stories
Average	n/a	45 feet
<b>Parking Structure</b>	65 feet	38 feet
<b>Performing Arts Center</b>	65 feet	60 feet / 5 stories
<b>Average of All Buildings</b>	n/a	50 feet

PROPERTY OWNERS INFORMATION			
TAX MAP BLOCK AND UNIT	FOLD NUMBER	LANDS N/F	DEED BOOK
24-33	36-04-02400-10	OTHER LANDS OF VILLANOVA UNIVERSITY	-
24-72	36-04-02300-00	BROTHERS ORDER OF HERMITS	-
24-118	36-04-02002-01	LYSSETH GHEE	D.B. 1486 PG. 503
24-119-001	36-04-02002-00	JONATHAN M. & NOELLE B. HECKSCHER	D.B. 4792 PG. 471
24-119	36-04-02003-00	WILLIAM E. JR. & MARY ELIZABETH LYNCH	D.B. 2813 PG. 137
24-120	36-04-02005-00	ROBIN D. & OWEN J. POWELL	D.B. 3040 PG. 156
24-121	36-04-02327-00	ROBERT P. & SHEILA A. ESSROD	D.B. 2302 PG. 465
24-122	36-04-02328-00	JOHN ABBRUZZESE, JR. & CHRISTINA MADSON	D.B. 2382 PG. 667
24-123	36-04-02329-00	CHARLES C. & MARY ANN ROSSELLE	D.B. 307 PG. 512
24-124	36-04-02329-00	CHRISTOPHER J. LOMBARDO & ROBERT M. LOMBARDO	D.B. 351 PG. 1859
24-125	36-04-04894-00	PAUL J. & ELIZABETH D. MARKISH	D.B. 4485 PG. 210
24-127	36-04-04894-00	KENNETH F. & HARLENE DEMARCO	D.B. 71 PG. 1059
24-128	36-04-04894-00	SEAN M. & DORREN E. MCGEMOTT	D.B. 1528 PG. 243
24-129	36-04-04894-00	THOMAS A. & MARIE C. BRUM	D.B. 174 PG. 389
36-130	36-04-04894-00	ALICE KRAMER HOOD	D.B. 2293 PG. 780
24-139	36-04-04894-00	SANTE M. & MARGARET M. DISTEFANO	D.B. 165 PG. 730
24-140	36-04-04894-00	GERALD B. & ELIZABETH K. ROBER	D.B. 851 PG. 786
24-141	36-04-04894-00	WILLIAM J. A. GOW, JR.	D.B. 3898 PG. 795
24-142	36-04-04894-00	DIRTYTY M. SEIFERT	D.B. 165 PG. 730
24-143	36-04-04894-00	PHILIP H. & LUCILLE M. KRUGLER	D.B. 2566 PG. 284
24-144	36-04-04894-00	MICHAEL & JOYCE McDONNELL	D.B. 3709 PG. 879
24-152	36-04-04894-00	ANNA L. POLASKI	D.B. 4901 PG. 1277

PROPERTY OWNERS INFORMATION				
NO.	TAX MAP BLOCK AND UNIT	FOLD NUMBER	LANDS N/F	DEED BOOK
23	36-31-096	36-07-04894-00	MICHAEL J. & MARY M. RIGGIO	D.B. 3213 PG. 148
24	36-31-095	36-07-04894-00	MATTHEW J. BRUNMAN & CLARE E. HOLDRIDGE	D.B. 4742 PG. 153
25	36-31-094	36-07-04894-00	GERALD B. & ELIZABETH K. ROBER	D.B. 1316 PG. 1032
26	36-31-093	36-07-04894-00	STEPHEN M. & ANN MARIE M. PAHIDES	D.B. 1642 PG. 47
27	36-31-092	36-07-04894-00	BETH ANN GIFFNEY & CHRISTOPHER P. NAUFMANN	D.B. 3881 PG. 1028
28	36-31-091	36-07-04894-00	MICHAEL SUBAK & BRIDGET SUBAK	D.B. 2305 PG. 47
29	36-24-101	36-07-04894-00	ALICE KRAMER HOOD	D.B. 2293 PG. 780
30	36-24-102	36-07-04894-00	THOMAS A. & MARIE C. BRUM	D.B. 174 PG. 389
31	36-24-103	36-07-04894-00	SEAN M. & DORREN E. MCGEMOTT	D.B. 1528 PG. 243
32	36-24-104	36-07-04894-00	KENNETH F. & HARLENE DEMARCO	D.B. 71 PG. 1059
33	36-24-105	36-07-04894-00	PAUL J. & ELIZABETH D. MARKISH	D.B. 4485 PG. 210
34	36-24-106	36-04-02329-00	CHRISTOPHER J. LOMBARDO & ROBERT M. LOMBARDO	D.B. 351 PG. 1859
35	36-24-107	36-04-02329-00	CHARLES C. & MARY ANN ROSSELLE	D.B. 307 PG. 512
36	36-24-108	36-04-02329-00	JOHN ABBRUZZESE, JR. & CHRISTINA MADSON	D.B. 2382 PG. 667
37	36-24-109	36-04-02329-00	ROBERT P. & SHEILA A. ESSROD	D.B. 2302 PG. 465
38	36-24-110	36-04-02329-00	ROBIN D. & OWEN J. POWELL	D.B. 3040 PG. 156
39	36-24-111	36-04-02003-00	WILLIAM E. JR. & MARY ELIZABETH LYNCH	D.B. 2813 PG. 137
40	36-24-112	36-04-02002-00	JONATHAN M. & NOELLE B. HECKSCHER	D.B. 4792 PG. 471
41	36-24-113	36-04-02001-00	LYSSETH GHEE	D.B. 1486 PG. 503
42	36-24-114	36-04-02000-00	BROTHERS ORDER OF HERMITS	-
43	36-24-115	36-04-02000-00	OTHER LANDS OF VILLANOVA UNIVERSITY	-
44	36-24-116	36-04-02000-00	OTHER LANDS OF VILLANOVA UNIVERSITY	-



**ZONING DATA**

REQUIRED:	EXISTING:	PROPOSED:
10 ACRES	13.25 AC. (581,515 S.F.)	13.35 AC. (581,515 S.F.)
NET LOT AREA:	12.87 AC. (551,914 S.F.)	12.87 AC. (551,914 S.F.)
LOT WIDTH (MIN.):	300 FT.	300 FT.
AT BUILDING SETBACK LINE:	300 FT.	300 FT.
MAXIMUM LAND COVERAGE:	N/A	23.76%
BY BUILDINGS:	45%	88.06% (494,177 S.F.)
TOTAL IMPERVIOUS COVER:	N/A	70.85% (391,018 S.F.)
BUILDING HEIGHT (MAX.):	38 FT. / 3 STORIES	SEE BUILDING DATA TABLE
BUILDING SEPARATION (MIN.):	30 FT.	53.45 FT.
BUILDING SETBACKS (MIN.):	N/A	9 FT. (GARAGE) 11 FT. (P.A.C.) / 31 FT. (DORMITORY)
FRONT YARD:	120 FT.	71 FT.
REAR / SIDE YARDS:	0 FT.	71 FT.
REAR / SIDE FROM RESIDENTIAL DISTRICT PROPERTY LINE:	200 FT.	71 FT.
PARKING SETBACKS (MIN.):	60 FT.	85 FT.
FRONT YARD:	0 FT.	0 FT. (SURFACE PARKING)
REAR / SIDE YARDS:	125 FT.	0 FT.

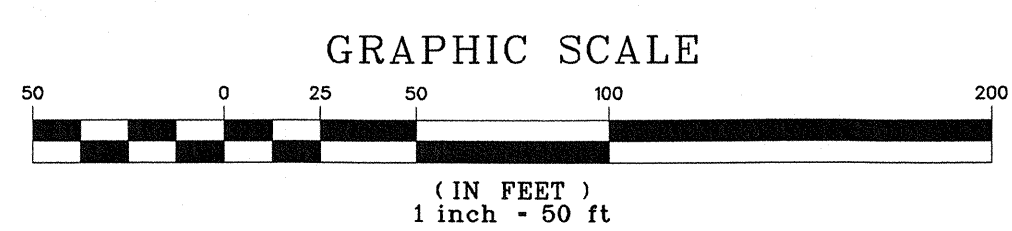
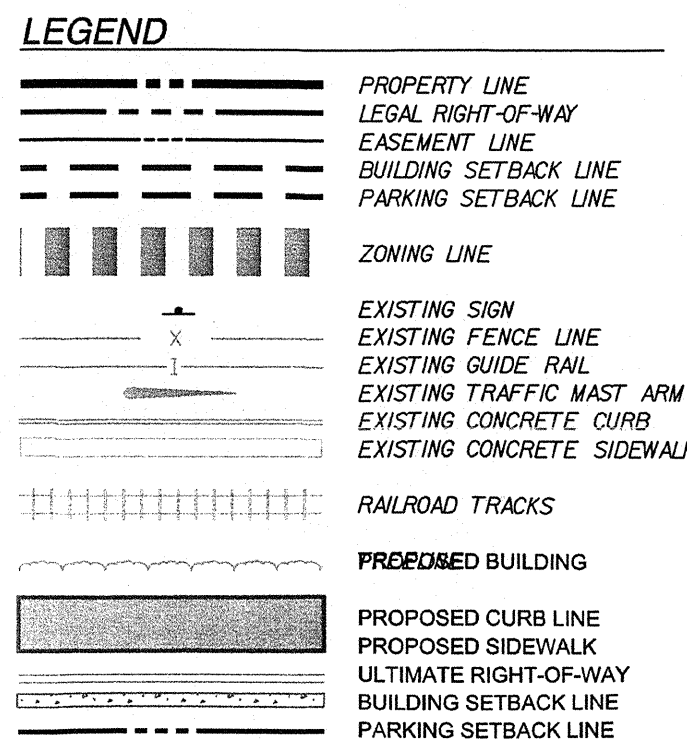
\* EXISTING NON-CONFORMITY REQUIREMENTS:

**BUILDING DATA**

DORMITORY HEIGHT (MAX.)	54.4 FT.
PERFORMING ARTS CENTER (P.A.C.) HEIGHT	60 FT.
PARKING STRUCTURE HEIGHT	34 FT.

**PARKING DATA**

REQUIRED PARKING:	EXISTING PARKING TO BE REMOVED =	PROPOSED PARKING:
EXISTING PARKING TO BE REMOVED = 1,703 PARKING SPACES	1,703	PROPOSED PERFORMING ARTS CENTER = 113 PARKING SPACES
PROPOSED PERFORMING ARTS CENTER = 113 PARKING SPACES	1,703	PROPOSED NET INCREASE AT WEST LANCASTER PARKING LOT = 248 PARKING SPACES
PROPOSED NET INCREASE AT WEST LANCASTER PARKING LOT = 248 PARKING SPACES	1,703	PROPOSED NET INCREASE TO HEALTH SERVICES BUILDING GARAGE = 69 PARKING SPACES
PROPOSED NET INCREASE TO HEALTH SERVICES BUILDING GARAGE = 69 PARKING SPACES	1,703	PROPOSED NET INCREASE TO ST. AUGUSTINE CENTER GARAGE = 124 PARKING SPACES
PROPOSED NET INCREASE TO ST. AUGUSTINE CENTER GARAGE = 124 PARKING SPACES	1,703	TOTAL PARKING = 1,816 PARKING SPACES



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SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION

Revision  
Date FEBRUARY 15, 2013  
Title ZONING SKETCH PLAN  
PI - ZONING

Scale 1" = 50'-0"  
Drawn By DWN

PROJECT SERIAL NO.  
2012071572  
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Contractor to verify all dimensions in field and inform  
Architect of any discrepancies before starting work.

Z1.01