TOWNSHIP OF RADNOR DESIGN REVIEW BOARD

		TOWNSHIP USE ONLY	
	APPLICATION N	IO:	
	FEE PAID:	RECEIVED:	
	AP	PLICATION FORM	
each month at 6:00 P.M meeting!! Application required information a meeting. Incomplete	M. in the Township M n must be filed with t and appropriate fees, a or late applications w Ordinance No 91-14 (S	If the Design Review Board are held the second V Municipal Building. All applicants must attenthe Department of Community Development, also a minimum of twenty-one (21) calendar days poils not be accepted!! Applicants are encourage Sign Code) and/or Ordinance 91-32 (Design Rev Development.	d this ong with all orior to the ed to obtain
Please refer to the Consc current fees.	olidated Fee Schedule,	as amended, on our website at www.radnor.org for	a copy of our
APPLICANT NAME:			
PROPERTY ADDRESS:			
IS THIS BUILDING S	STAND ALONE OR	ATTACHED TO ANOTHER BUILDING?	
MAILING ADDRESS	6: (if different than a	bove):	
TELEPHONE NO: (_			
PROPERTY OWNER:	:		
SIGN MANUFACTU	RER / CONTRACTO	OR / ARCHITECT:	
ADDRESS:			
TELEPHONE: (_)		
Please provide a det	ailed description o	of proposal:	

	G ADDITION / ACCESSORY STRUCTURES: n requirements (All of the following MUST be submitted with application):
	Site plan drawn to scale - 6 copies (max. size 24" X 36")
	Building elevation drawn to scale - 6 copies (max. size 24" X 36")
	Colored rendering - 6 copies
	Landscape plan - 6 copies (max. size 24" X 36")
	Lighting plan - 6 copies
	Current photographs of site – 6 copies
	Material samples
NEW BUI	LDING: on requirements (All of the following MUST be submitted with application):
	Site plan drawn to scale - 6 copies (max. size 24" X 36")
	Building elevation drawn to scale - 6 copies (max. size 24" X 36")
	Colored rendering - 6 copies
	Landscape plan - 6 copies (max. size 24" X 36")
	Lighting plan - 6 copies
	Current photographs of site – 6 copies
	Material samples Material samples to be presented at meeting.
TELECON	MMUNICATION ANTENNAS:
	on requirements (All of the following MUST be submitted with application):
	Site plan drawn to scale - 6 copies (max. size 24" X 36")
	Building elevation - 6 copies (max. size 24" X 36")
	Colored rendering - 6 copies
	Current photographs – 6 copies
	R DINING: a requirements (All of the following MUST be submitted with application):
	A detailed/sketched site plan on 8 ½ x 11 paper, but not to exceed 24 X 36. All sidewalk obstruction shall be noted and detailed dimensions shall be clearly shown. (See attached sample site plan.) – 6 copies
	A photograph of your proposed Outdoor Dining area. – 6 copies
	A photograph or vendor specification of proposed furniture. – 6 copies
	A photograph or vendor specification of proposed barrier and detail of how far it will extend onto the sidewalk – 6 copies
	Description of proposed outdoor furniture which must include quantity, colors,

materials, types of the following; chairs, tables, umbrellas, heaters, barriers. - 6 color copies

	to 6 individual packets. Please be sure ALL items on s. If all items are not included, the application will
I hereby certify that I am the legal owner of the DATE	e subject property as set forth in this application: ———————————————————————————————————
	SIGNATURE
I hereby certify that I am the legal representati as set forth in this application:	ion and/or agent for the owner of the subject property
DATE	PRINT NAME
	SIGNATURE
NOTE: Applications will not be revie meeting. Failure to appear shall result	wed without applicant's presence at the in denial of application.

4/11/13

CAMPUS-WIDE ZONING DATA

PLANNED INSTITUTIONAL DISTRICT (PI)

CLASSIFICATION: REQUIRED EXISTING **PROPOSED** BUILDING AREA 30% MAX. 13.0% (29.26 ACRES) (a) 14.3% (32.25 ACRES) (b) TOTAL IMPERVIOUS COVERAGE 45% MAX. 37.6% (84.60 ACRES) (a) 36.4% (81.85 ACRES) (c)

DATA OBTAINED FROM LAST CAMPUS DEVELOPMENT APPROVAL SHOWN ON A PLAN ENTITLED VILLANOVA UNIVERSITY WEST CAMPUS, PROPOSED SOCCER FIELD RECONSTRUCTION", PLAN DATED OCTOBER 4, 2013, LAST REVISED MAY 6, 2014, PREPARED BY ASSOCIATED ENGINEERING CONSULTANTS INCORPORATED (AEC).

DORMITORY BUILDING 1 1.05 ACRES (1A: 0.42 + 1B: 0.19 + 1C: 0.44) 1.17 ACRES (2A: 0.32 + 2B: 0.37 + 2C: 0.48) DORMITORY BUILDING 2 PERFORMING ARTS CENTER +0.77 ACRES 2.99 ACRES (PROPOSED BUILDING AREA)

EXISTING BUILDING AREA 29.26 ACRES PROPOSED BUUILDING AREA
+2.99 ACRES
TOTAL
32.25 ACRES EXISTING IMPERVIOUS 84.60 ACRES CICD REDUCTION -2.65 ACRES

BRIDGE & VISITOR LOT REDUX -0.10 ACRES

CAMPUS PARKING ANALYSIS

EXISTING REQUIRED PARKING SPACES

AREA USE DESCRIPTION	AREA USE QUANTITY	REQUIRED PARKING
DORMITORY	4,322 BEDS	1,441
OFFICE (NET SF)	365,851 SF	1,303
RETAIL	6,250 SF (6)	44
RESTAURANT	-	_
LARGEST ASSEMBLY AREA	3,778 FIXED SEATS	945
GYMNASIUM / LIBRARY	42,432 SF	283
LARGEST ASSEMBLY AREA	13,722 SF	344
UNSPECIFIED AREA	30,929 SF	104
	TOTAL SPACES	4,464 SPACES
	PARKING AVAILABILITY	5,130 SPACES
	SURPLUS	666 SPACES

PROPOSED REQUIRED PARKING SPACES

AREA USE DESCRIPTION	AREA USE QUANTITY	REQUIRED PARKING
DORMITORY	5,460 BEDS (1)	1,820
OFFICE (NET SF)	368,091 SF (2)	1,311
RETAIL	12,371 SF (3)	76
RESTAURANT	85 SEATS (4)	39
LARGEST ASSEMBLY AREA	4,178 FIXED SEATS (5)	1,045
GYMNASIUM / LIBRARY	42,432 SF	283
LARGEST ASSEMBLY AREA	13,722 SF	344
UNSPECIFIED AREA	37,179 SF (6)	124
	TOTAL SPACES	5,042 SPACES
	PARKING AVAILABILITY	5,126 SPACES
	SURPLUS	84 SPACES

PROPOSED PARKING TABULATION

AREA USE DESCRIPTION	EXISTING	PROPOSED
MAIN LOT	1,126	62
PIKE LOT	577	1,289
VISITOR LOT	80	45
W. LANCASTER LOT	79	240
ST. AUGUSTINES CENTER	271	494
NEVIN FIELD HOUSE	48	47
UNAFFECTED CAMPUS SPACES	2949	2949
TOT	AL 5,130 SPACES	5,126 SPACES

2,240 SF OFFICE PROPOSED WITHIN THE PERF. ARTS CENTER 3) 9,369 SF BOOKSTORE, 2,877 SF CONVENIENCE STORE, 125 SF RETAIL WITHIN THE PERFORMING ARTS CENTER & 27 EMPLOYEES (4) 85 SEATS & 20 EMPLOYEES WITHIN PROPOSED BISTRO 5) 400 SEAT THEATER WITHIN THE PERF. ARTS CENTER (6) CONVERSION OF EXISTING BOOKSTORE TO UNSPECIFIED AREA

ZONING DATA

COMPREHENSIVE INTEGRATED COLLEGE DEVELOPMENT DISTRICT (CICD)

COMPREHENSIVE INTEGRATED COLLEGE DEVELOPMENT DISTRICT (CICD)		The state of the s
CLASSIFICATION:	REQUIRED	<u>PROPOSED</u>
MINIMUM CAMPUS AREA	75 ACRES	225 ACRES (PI ZONING DISTRICT)
		15 ACRES (CO ZONING DISTRICT
		240 ACRES (TOTAL CAMPUS)
MINIMUM/MAXIMUM CICD AREA	>10 / <15 ACRES	13.81 GROSS ACRES
		11.71 NET ACRES
MAXIMUM BUILDING LENGTH	180'	171'
MINIMUM BUILDING SEPARATION		
BETWEEN BUILDING AND BUILDING	45'	45'
BETWEEN BUILDING AND PARKING STRUCTURE	30'	30'
MAXIMUM BUILDING HEIGHT		
ACADEMIC AND PERFORMANCE FACILITIES	50'	49.9'
FLY LOFT	65'	64.1'
HOUSING AND SOCIAL FACILITIES	45'	44.9' BLDG. 1, 44.8' BLDG. 2
PARKING STRUCTURE	38'	37.9'
MAXIMUM BUILDING COVERAGE - TOTAL (INCLUDES PARKING STRUCTURE)	30%	35.5%*
MAXIMUM BUILDING COVERAGE - INDIVIDUAL		
RESIDENCE HALL 1 (1.05 ACRES)	10%	7.6%
RESIDENCE HALL 2 (1.17 ACRES)	10%	8.5%
PERFORMING ARTS CENTER (0.77 ACRES)	10%	5.6%
MAXIMUM RETAIL SQUARE FOOTAGE	5% OF GSF	2.9% OF GSF ***
MINIMUM FACILITY SETBACK FROM SINGLE FAMILY RESIDENTIAL USE	100'	227.8'
MINIMUM ELEVATOR/STAIR TOWER ON PARKING STRUCTURE SETBACK	10'	10'
MAXIMUM LENGTH OF ELEVATOR/STAIR TOWER PROJECTION	50'	41.4'
MINIMUM LOADING AREA SETBACK	5'	5'
RIPARIAN BUFFER SETBACK	50'	82.5'
MAXIMUM IMPERVIOUS AREA	82%**	69%

BUILDING COVERAGE EXCEEDING 30% SHALL REQUIRE TWO SQUARE FEET OF OPEN SPACE DEDICATION PER ONE SQUARE FOOT OVER 30%. 33,106 SF EXCEEDING 30% BUILDING COVERAGE REQUIRES 66,212 SF OPEN SPACE DEDICATION. (87,120 SF PROVIDED) (REFER TO THIS SHEET FOR LOCATION OF PRESERVATION AREA)

** PROPOSED IMPERVIOUS CONDITIONS MUST BE A MINIMUM 10% REDUCTION FROM EXISTING IMPERVIOUS AREA MAIN LOT: 6.8 Ac + PIKE LOT: 4.0 Ac = 10.8 Ac/11.71 Ac = 92% EXISTING IMPERVIOUS COVERAGE - 10% = 82%

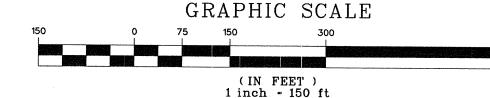
***	5,101 SF (2A) + 9 194,558 SF (BUILDING 1) + 22	9,369 SF (2B) + 125 S 23,376 SF (BUILDING			=	14,595 SF 497,334 SF	=	2.9% OI	F GSF	
SETB/	ACK CHART		L STREETS			LLECTORS	-	AILROAD RIC		-

SETBACK CHART	ARTERIA	L STREETS	ſ	MINOR CO	OLLECTORS	RAILROAD RIG	GHTS-OF-WAY
	REQUIRED	PROPOSED	ı	REQUIRED	PROPOSED	REQUIRED	PROPOSED
PERFORMANCE AND SOCIAL FACILITIES	35'	38.2'		30'	65'	50'	332'
HOUSING FACILITIES	35'	39'	1	30'	30'	50'	61.6'
PARKING STRUCTURES	120'	169.5'	1	20'	21'	30'	30'
SURFACE PARKING LOTS	60'	237.7'	7	60'	103'	5'	12'
RETAIL SUBORDINATE USES	35'	39'		30'	30'	50'	234.4'

PROJECT SERIAL NO. 20112071972 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



TOLENTINE HALL ST. THOMAS MONASTERY ST. RITA HALL T. THOMAS OF VILLANOVA CHURCH MIDDLETON PEDESTRIAN -BRIDGE LANCASTER AVENUE -ADDITIONAL AREA TO BE PRESERVED = 3.18 AC. PRESERVATION AREA; TO SATISFY MINIMUM CICD REQUIREMENTS = 2.00 AC.* DRAFT CONDITIONAL USE APPLICATION CONDITIONS: ON NOVEMBER 24, 2014, THE RADNOR TOWNSHIP BOARD OF COMMISSIONERS GRANTED THE CONDITIONAL USE APPLICATION OF VILLANOVA UNIVERSITY. THE GRANTING OF THIS APPLICATION IS SUBJECT TO THE FOLLOWING CONDITIONS: THE APPLICANT SHALL COMPLY WITH ALL OTHER APPLICABLE TOWNSHIP ORDINANCES AND SHALL SUBMIT A LAND DEVELOPMENT PLAN PURSUANT TO THE TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE PRIOR TO THE CONSTRUCTION OF ANY FACILITIES. THAT THE TRANSPORTATION, ROADWAY AND SIGNALIZATION AND IMPROVEMENTS NECESSARY FOR THE CONSTRUCTION HAVE FULL ACCESS TO ITHAN AVENUE FROM BOTH THE PIKE LOT PARKING GARAGE AND LANCASTER AVENUE HOUSING PARKING AREA WITH PROVISIONS FOR STOP CONTROL FOR BOTH PARKING ACCESSES TO ITHAN AVENUE AND A PEDESTRIAN CROSSWALK BE REQUIRED IF APPROVED BY PENNDOT, UNLESS WAIVED BY THE BOARD OF COMMISSIONERS DURING THE LAND DEVELOPMENT PROCESS. THAT DURING THE LAND DEVELOPMENT PROCESS AN EVENT CIRCULATION PLAN BE DEVELOPED TO ADDRESS EVENT PARKING AND TRAFFIC CIRCULATION WITH THE RADNOR TOWNSHIP POLICE DEPARTMENT AND TOWNSHIP TRAFFIC ENGINEER OUTLINING PROCEDURES, TRAFFIC PATTERNS, PARKING CONFIGURATIONS AND WAY FINDING TECHNIQUES FOR THE VARIOUS SPORTING AND OTHER EVENTS HELD AT THE UNIVERSITY. UPON DEVELOPMENT OF THE EVENT CIRCULATION PLAN, VILLANOVA SHALL BE RESPONSIBLE FOR CONSTRUCTING AND/OR INSTALLING SUCH SIGNS, STRUCTURES, OR OTHER DIRECTIONAL AIDS NECESSARY TO IMPLEMENT THE EVENT CIRCULATION PLAN. THAT VILLANOVA UNIVERSITY CONTRIBUTES THE SUM OF ONE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$175,000.00) TOWARDS THE DESIGN, APPROVAL AND INSTALLATION OF A TRAFFIC ADAPTIVE SIGNAL SYSTEM THAT WOULD INCORPORATE THE FOLLOWING SIGNALIZED INTERSECTIONS ALONG LANCASTER AVENUE: SPROUL ROAD / SPRING MILL ROAD; ALDWYN LANE / KENILWORTH STREET CHURCH WALK ITHAN AVENUE LOWRYS LANE AIRDALE ROAD COUNTY LINE ROAD 5. THAT DURING THE LAND DEVELOPMENT PROCESS AN EMERGENCY EVACUATION PLAN FOR THE NEW STUDENT HOUSING

MENDEL SCIENCE CENTER

ALUMI HALL

VILLANOVA BUILDING HEIGHT CALCULATIONS

EXG GRADE | FLOOR LEVEL | FROM FLOOR

43.4

43.2

43.9

43.7 44.8 (<45)

44.0 37.9 (<38)

47.3 49.9 (<50)

439.0

436.0 437.3

435.0

430.0

433.3

PAC FLY TOWER 432.0 434.5 61.5 64.1 (<65)

AVERAGE BUILDING

432.3

PIKE GARAGE 427.8 421.7

PERF, ARTS CENTER 432,0 434.5

BUILDING 1B

BUILDING 10

BUILDING 2C BUILDING 2

> THAT APPROPRIATE FENCING BE PROVIDED ON BOTH THE NORTH AND SOUTH SIDES OF LANCASTER AVENUE IN THE AREA OF THE CHURCH WALK PEDESTRIAN BRIDGE IN AN EFFORT TO RESTRICT PEDESTRIAN TRAFFIC FROM ACCESSING THE CAMPUS. A GATE SHALL BE PROVIDED FOR VEHICULAR AND PEDESTRIAN ACCESS DURING CHURCH EVENTS IF

APPROVED BY THE BOARD OF COMMISSIONERS.
THAT THE UNIVERSITY PRESERVE THE ENTIRE AREA KNOWN AS THE ALDWYN TRIANGLE AND RESTRICT IT AS OPEN SPACE EXCEPT FOR THAT PORTION OF THE AREA NECESSARY TO PROVIDE HANDICAP ACCESSIBILITY IMPROVEMENTS FOR THE ADJACENT SEPTA RAIL LINE. THAT A LANDSCAPE AND BUFFER PLAN BE DEVELOPED TO COMPLY WITH SECTION 280-68.1.D.(3)(b) OF THE ZONING THAT VILLANOVA SEEK PERMISSION FROM PECO TO PLANT SCREENING ON THE SOUTH SIDE OF THE PECO R-100 LINE TO

RECEIVES PERMISSION, VILLANOVA SHALL PROVIDE AN INSTALLATION AND MAINTENANCE PLAN OF THE VEGETATION NECESSARY FOR THIS SCREENING DURING LAND DEVELOPMENT.

10. VILLANOVA SHALL PROVIDE RADNOR TOWNSHIP WITH A LIST OF CONTRACTORS, SUBCONTRACTORS AND VENDORS AND THEIR ADDRESSES WITHIN TWENTY (20) DAYS OF THE EXECUTION OF ANY CONTRACTS BY VILLANOVA IN CONNECTION WITH THE DEVELOPMENT AND/OR CONSTRUCTION OF THE PROPOSED PROJECT. THE PURPOSE OF THIS LIST IS TO PERMIT THE TOWNSHIP TO AUDIT FOR REQUIRED BUSINESS/MERCANTILE TAXES. DURING THE LAND DEVELOPMENT PROCESS, THE APPLICANT SHALL USE ITS BEST EFFORTS TO DEVELOP AND CONSTRUCT STORMWATER MANAGEMENT FACILITIES, INCLUDING GREEN INFRASTRUCTURE PRACTICES AND COMPONENTS THAT MEET OR EXCEED INFILTRATION OR RETENTION REQUIREMENTS AS CURRENTLY REQUIRED BY THE RADNOR TOWNSHIP STORMWATER MANAGEMENT ORDINANCE. THE APPLICANT SHALL CONDUCT SOIL TESTING AS NECESSARY TO DETERMINE WHETHER THE SITE CAN ACCOMMODATE VOLUME MANAGEMENT IN EXCESS OF 1-INCH OF RUN-OFF FROM ALL IMPERVIOUS SURFACES RESULTING FROM THE PROJECT. IF SOIL TESTING INDICATES THAT IT IS POSSIBLE TO PROVIDE

VISUALLY SCREEN THE SEPTA BRIDGE FROM THE ADJACENT RESIDENTIAL NEIGHBORS. PROVIDED THAT THE APPLICANT

VOLUME MANAGEMENT IN EXCESS OF 1-INCH OF RUN-OFF, THE APPLICANT SHALL CONSTRUCT SUCH NECESSARY STORMWATER FACILITIES ON THE SITE TO ACCOMMODATE THIS INCREASED VOLUME. THE APPLICANT SHALL OBTAIN REVISIONS TO BOTH THE RADNOR TOWNSHIP AND LOWER MERION TOWNSHIP ACT 537 PLANS IN ORDER TO ACCOMMODATE THE INCREASED WASTEWATER DISPOSAL GENERATED BY THE PROJECT. 13. THE APPLICANT SHALL DEVELOP A TRAFFIC PLAN DURING THE LAND DEVELOPMENT PROCESS DELINEATING THE PATHS BY WHICH THE EXISTING POPULATION OF COMMUTING AND PART-TIME STUDENTS WILL BE DIRECTED TO AND FROM

LANCASTER AVENUE ON EXISTING VILLANOVA PROPERTY ADJACENT TO THE CHURCH FOR CHURCH RELATED EVENTS. THE APPLICANT SHALL MAINTAIN A PEDESTRIAN CROSSWALK FROM THE PROPOSED PROJECT SITE TO THE EXISTING CHURCH AT THE PRESENT CHURCH WALK LOCATION.

PARKING FOR EACH PHASE OF THE CONSTRUCTION. THE APPLICANT SHALL PERMIT PARISHIONERS TO PARK, ON A SPACE AVAILABLE BASIS, ON THE NORTH SIDE OF THE APPLICANT SHALL INSURE THAT NO AMPLIFIED MUSIC OR OTHER EXCESSIVE NOISE SHALL EMANATE FROM ANY OF THE SOUTH FACING DORMITORIES. DURING THE LAND DEVELOPMENT PROCESS, THE TOWNSHIP AND APPLICANT SHALL ESTABLISH A PERMISSIBLE SOUND LEVEL AT THE PROPERTY BOUNDARY OF THE ALDWYN LANE RESIDENTIAL USES. *ALDWYN TRIANGLE: LAND PRESERVATION CALCULATIONS ALLOWABLE BUILDING COVERAGE: 13.81 AC x .30 = 4.14 ACRES

ALDWYN

TRIANGLE

5.18 AC. TOTAL

TO BE

PRESERVED

ST. AUGUSTINE CENTER

AUSTIN HALL

R-3

SAC PARKING GARAGE

(2 ADDITIONAL LEVELS)

KENNEDY

DOUGHERTY

- CICD DISTRICT

THE THERE

494 PROPOSED PARKING SPACES

CONNELLY CENTER

VASEY HALL

STANFORD HALL

SOUTH

CAMPUS

STRUCTURES

PARKING

GARAGE

DAVIS CENTER

HEALTH SERVICES

JAKE NEVIN FIELDHOUSE

BUTLER ANNEX

DRISCOLL

BARTLEY

PERFORMING

ARTS CENTER

PIKE SOFTBALL FIELD

LEGEND

PROPERTY LINE

--- LEGAL RIGHT-OF-WAY LINE

EXISTING BUILDING

EXISTING EDGE OF PAVEMENT

PROPOSED EDGE OF PAVEMENT

MINIMUM REQUIRED PRESERVATION AREA

ADDITIONAL PRESERVATION AREA PROVIDED

PROPOSED BUILDING

PROPOSED DECORATIVE FENCE

PROPOSED RETAINING WALL

— — — — BUILDING SETBACK LINE

EXISTING RETAINING WALL

EXISTING WETLANDS

LIMITS OF CICD DISTRICT

PROPOSED CURB

######## EXISTING RAILROAD TRACKS

PROPOSED RIGHT-OF-WAY LINE

---- PARKING SETBACK LIN

--- - EXISTING FENCE

PIKE GARAGE

ST. MONICA

AUGHLIN

HALL

KATHERINE

TENNIS COURTS

PROPOSED BUILDING/STRUCTURE COVERAGE: 4.90 ACRES PROPOSED BUILDINGS = 2.99 AC PROPOSED GARAGE = 1.91 AC REQUIRED LAND PRESERVATION = 0.76 x 2 = 1.52 ACRES

BUILDING COVERAGE ABOVE 30% = 0.76 ACRES (4.90 - 4.14) PROPOSED UNRESTRICTED LAND PRESERVATION AREA = 2.00 ACRES PROPOSED LAND PRESERVATION AREA PER CONDITIONAL USE DECISION #7 = 5.18 ACRES

GENERAL NOTES:

THIS PLAN IS BASED ON A SURVEY CONDUCTED IN THE FIELD BY NAVE NEWELL, INC., AND COMPLETED AUGUST 8, 2011.
PROPERTY AS SHOWN IS IN NON-FLOOD PRONE COMMUNITY AS DEPICTED ON THE FEDERAL EMERGENCY AGENCY FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 42045C0050F PER NO. 42045CINDOA, MAP REVISED NOVEMBER 18, 2009. 3. LOCATIONS OF EXISTING UTILITIES AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS, PLANS BY OTHERS AND/OR ABOVE GROUND EXAMINATION OF SITE. THE COMPLETENESS OR ACCURACIES OF THE LOCATIONS ARE NOT GUARANTEED. SHOULD ANY NEW CONSTRUCTION BE PROPOSED, THE CONTRACTOR MUST VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES BEFORE START OF WORK. 4. NO REVIEW OF THE PROPERTY REGARDING THE PRESENCE OF WETLANDS WAS ACCOMPLISHED AS A PART OF THIS SURVEY EXCEPT WHERE SHOWN 5. NO REVIEW OF THE PROPERTY REGARDING THE PRESENCE OF HAZARDOUS MATERIAL WAS ACCOMPLISHED AS A PART OF THE PROPOSED USES ARE TO BE SERVICED BY PUBLIC SEWER (LOWER MERION TOWNSHIP) AND PUBLIC WATER (AQUA PA).

ALL PROPOSED UTILITIES IN CONJUNCTION WITH THIS SITE SHALL BE PLACED UNDERGROUND. 3. PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945, (PL1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", PENNDOT HIGHWAY OCCUPANCY PERMITS ARE REQUIRED FOR ANY PROPOSED CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF LANCASTER AVENUE, S.R. 0030

9. ALL CONSTRUCTION IS TO BE IN COMPLIANCE WITH THE STANDARDS AND SPECIFICATIONS OF RADNOR TOWNSHIP.

10. THE PROPOSED BUILDING FOOTPRINTS NOTED ON THE PLAN ARE SCHEMATIC. THE ACTUAL ARCHITECTURAL PLANS SHALL BE UTILIZED FOR BUILDING CONSTRUCTION AND MUST BE NO LARGER THAN SCHEMATIC FOOTPRINT SHOWN. THE PROPOSED GRADING AND UTILITY CONNECTIONS ARE TO BE COORDINATED WITH THE ARCHITECTURAL PLANS, PRIOR TO CONSTRUCTION TO AVOID ANY CONFLICTS. THE CONTRACTOR SHOULD NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. 11. THE PROPOSED SEWER AND WATER SERVICE CONNECTIONS ARE TO BE COORDINATED WITH THE ARCHITECTURAL PLANS TO ENSURE EXACT LOCATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITY CONNECTION LOCATIONS, AND SHOULD NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. 12. THE OWNER SHALL HAVE THE RESPONSIBILITY FOR THE PERPETUAL MAINTENANCE OF THE PERMANENT STORM WATER DETENTION BASINS AND BASIN OUTLET STRUCTURES. NO CHANGES SHALL BE MADE TO THE STRUCTURES, PIPES OR

FINISH GRADING WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWNSHIP 13. NO BUILDING OR OBSTRUCTION THAT WOULD OBSCURE THE VISION OF A MOTORIST SHALL BE PERMITTED WITHIN THE 14. THE PROJECT WILL REQUIRE A "GENERAL NPDES PERMIT" FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION SUBJECT TO OBTAINING APPROVED EROSION AND SEDIMENTATION CONTROL PLANS FROM THE DELAWARE COUNTY CONSERVATION DISTRICT, PRIOR TO CLEARING OR EARTH MOVING ACTIVITY. 15. ALL CURVED SECTIONS OF CURBING SHALL HAVE A FIVE FOOT RADIUS (R=5'), UNLESS NOTED OTHERWISE AS SHOWN ON

16. THE INTENDED USE OF THE PROPOSED BUILDINGS ARE FOR STUDENT HOUSING AND ASSOCIATED RETAIL. 7. ULTIMATE RIGHT-OF-WAY OF ITHAN AVENUE, AS SHOWN, IS OFFERED FOR DEDICATION TO RADNOR TOWNSHIP AS PART OF 18. GRADING AND EROSION CONTROL PLANS MUST BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS 19. NOISE EMANATING FROM THE SOUTH- FACING DORMS SHALL NOT 55 dBA AT NIGHTTIME AT THE PROPERTY BOUNDARY OF THE ALDWYN LANE RESIDENTIAL USES.

Church Walk and Bridge Lancaster and Ithan Avenues Villanova PA 19085

Villanova University

VMA **RAMSA**

ARCHITECT-OF-RECORD Voith & Mactavish Architects LLP 2401 Walnut Street, 6th Floor Philadelphia, PA 19103 phone: 215-545-4544 fax: 215-545-3299

www.voithandmactavish.com

DESIGN ARCHITECT Robert A.M. Stern Architects LLP 460 West 34th Street New York, New York 10001 phone: 212-967-5100 fax: 212-967-5588 www.ramsa.com

CIVIL ENGINEER Nave Newell Inc. 900 West Valley Road, Suite 1100 Wayne, PA 19087 phone: 610-265-8323 fax: 610-265-4299 www.navenewell.com

STRUCTURAL ENGINEER - PARKING PLANNING AND DESIGN The Harman Group, Inc. 900 West Valley Forge Road, Suite 200 King of Prussia, PA 19406 phone: 610-337-3360 x 118 voice mobile phone: 610-334-0974 fax: 610-337-3359

www.HarmanGroup.com MEP&FP ENGINEER Bala Consulting Engineers, Inc. 443 South Gulph Road King of Prussia, PA 19406

phone: 610-649-8000 fax: 910-649-8475 LANDSCAPE ARCHITECT

Sikora Wells Appel 8 Kings Hwy West, Suite A Haddonfield NJ 08033 phone dir: 856-433-6377 phone main: 856-433-6380 phone cell: 267-303-3753 www.sikora-wa.com

ELEVATOR CONSULTANT Zipf Associates Inc. 25 Bala Avenue, Suite 201 Bala Cynwyd, PA 19004 phone: 610-667-1717 fax:610-667-0216

ZONING DISTRICT TABLE

C-1 LOCAL COMMERCIAL DISTRICT

CO COMMERCIAL-OFFICE DISTRICT

R-2 RESIDENCE DISTRICT

R-3 RESIDENCE DISTRICT

R-4 RESIDENCE DISTRICT

PI PLANNED INSTITUTIONAL DISTRICT



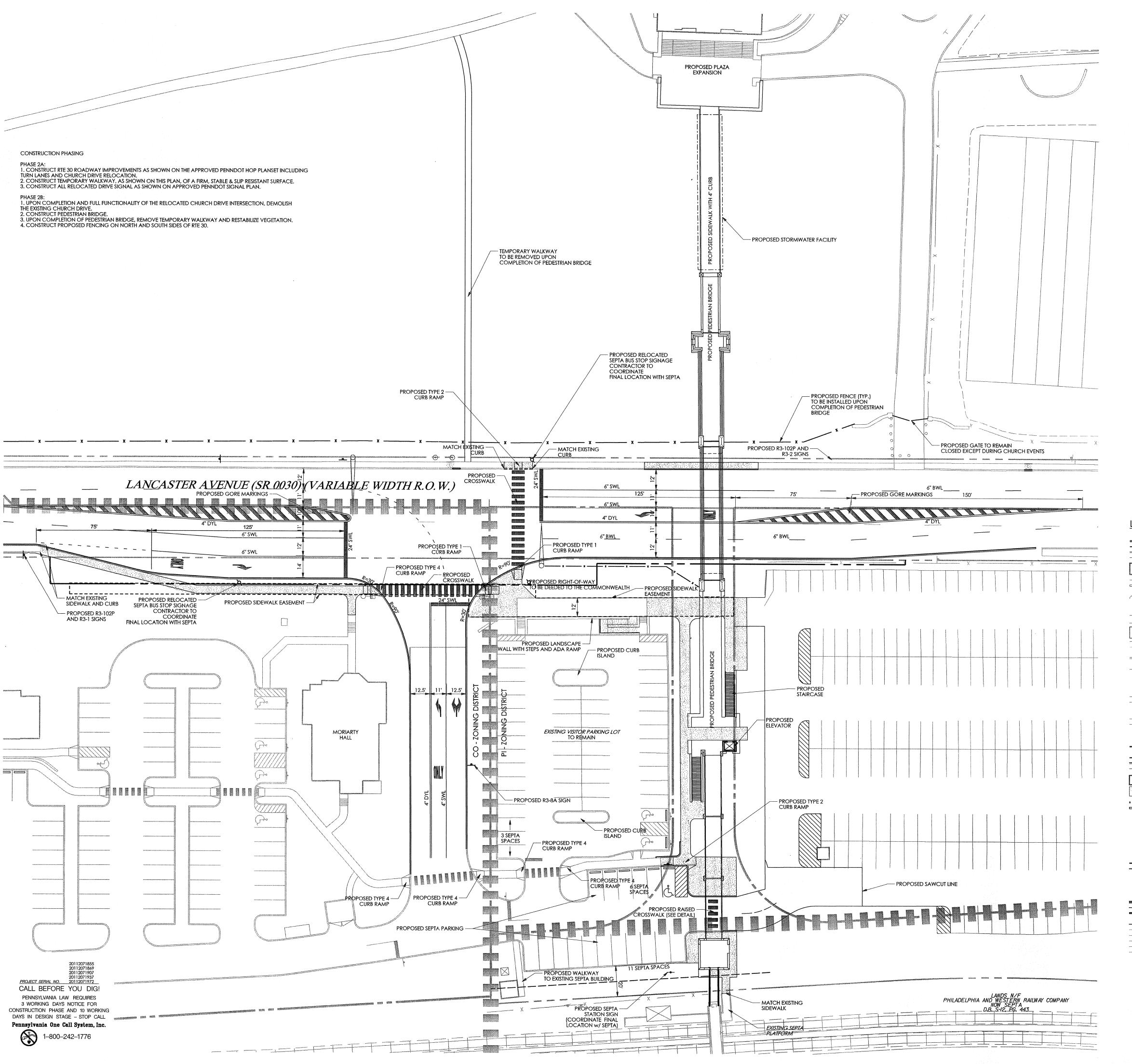
FINAL LAND DEVELOPMENT SUBMISSION

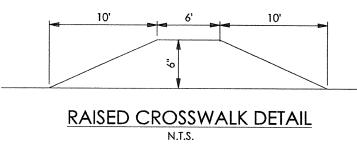
Revision #4 August 10, 2015 March 13, 2015 Composite Site Plan

Scale 1" = 150' Drawn By MMB

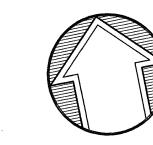
Architect of any discrepancies before starting work.

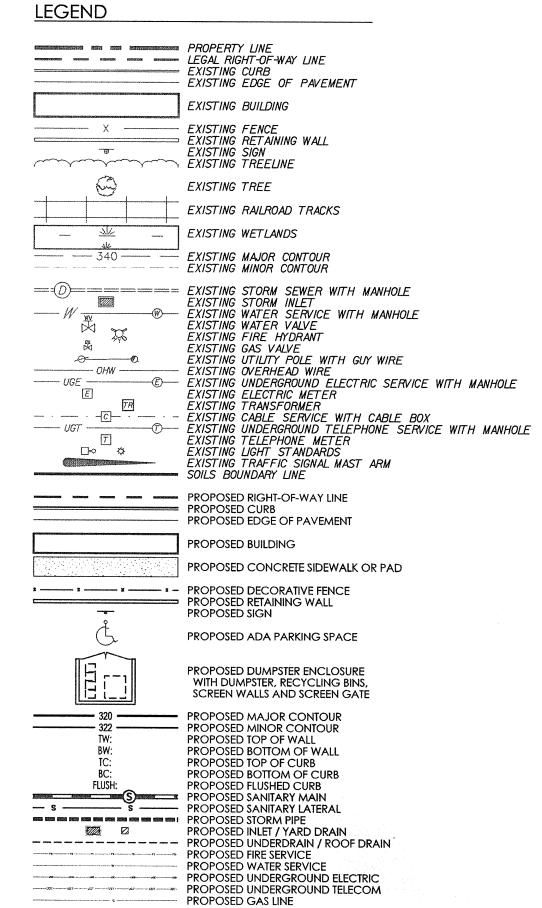
Contractor to verify all dimensions in field and inform





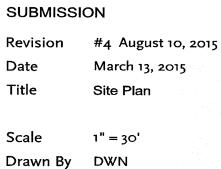






GRAPHIC SCALE

(IN FEET) 1 inch = 30 ft



FINAL LAND DEVELOPMENT

GREGORY C. NEWELL

Villanova University

Lancaster and Ithan Avenues

Villanova PA 19085

VMA

RAMSA

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fax:610-667-0216

fax: 910-649-8475

Sikora Wells Appel

New York, New York 10001

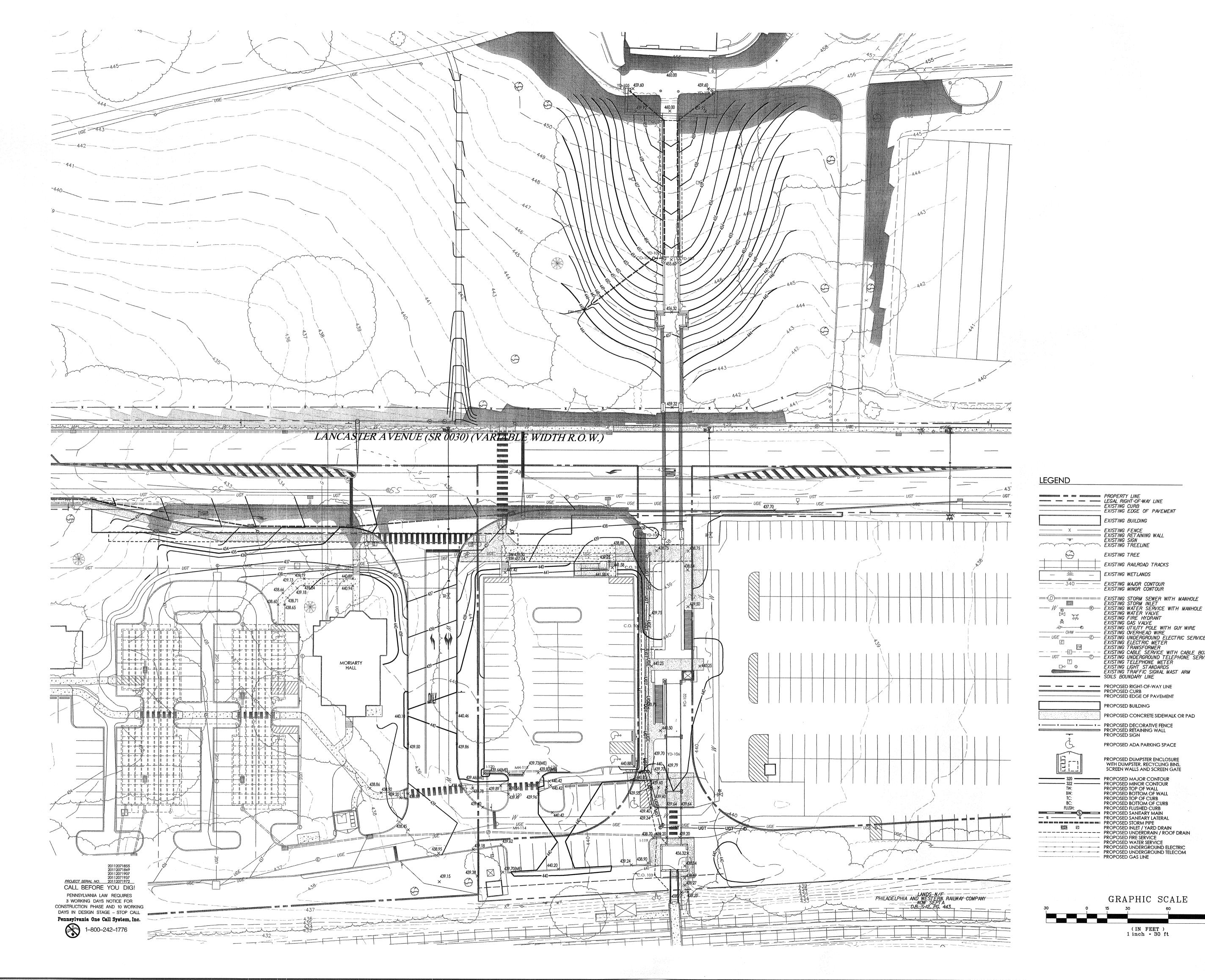
Church Walk and Bridge

C2.1

Sheet No.

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

4 of 20



Villanova University

Church Walk and Bridge Lancaster and Ithan Avenues Villanova PA 19085

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- EXISTING EDGE OF PAVEMENT

EXISTING BUILDING

EXISTING TREE

EXISTING WETLANDS

— EXISTING FENCE ⇒ EXISTING RETAINING WALL EXISTING SIGN → EXISTING TREELINE

EXISTING RAILROAD TRACKS

EXISTING MAJOR CONTOUR EXISTING MINOR CONTOUR

EXISTING WATER VALVE EXISTING FIRE HYDRANT EXISTING GAS VALVE

SOILS BOUNDARY LINE

PROPOSED BUILDING

PROPOSED SIGN

XISTING OVERHEAD WIRE

PROPOSED EDGE OF PAVEMENT

PROPOSED ADA PARKING SPACE

PROPOSED DUMPSTER ENCLOSURE WITH DUMPSTER, RECYCLING BINS, SCREEN WALLS AND SCREEN GATE

PROPOSED FLUSHED CURB

PROPOSED INLET / YARD DRAIN

GRAPHIC SCALE

(IN FEET) 1 inch = 30 ft

PROPOSED WATER SERVICE

PROPOSED GAS LINE

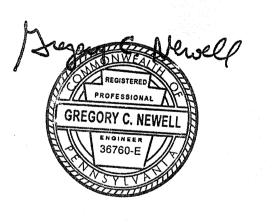
PROPOSED CONCRETE SIDEWALK OR PAD

EXISTING UTILITY POLE WITH GUY WIRE

EXISTING UNDERGROUND ELECTRIC SERVICE WITH MANHOLE EXISTING ELECTRIC METER EXISTING TRANSFORMER

EXISTING TRANSFURMER
EXISTING CABLE SERVICE WITH CABLE BOX
EXISTING UNDERGROUND TELEPHONE SERVICE WITH MANHOLE
EXISTING TELEPHONE METER
EXISTING TRAFFIC SIGNAL MAST ARM
SOULS BOUNDARY UNE

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FINAL LAND DEVELOPMENT SUBMISSION

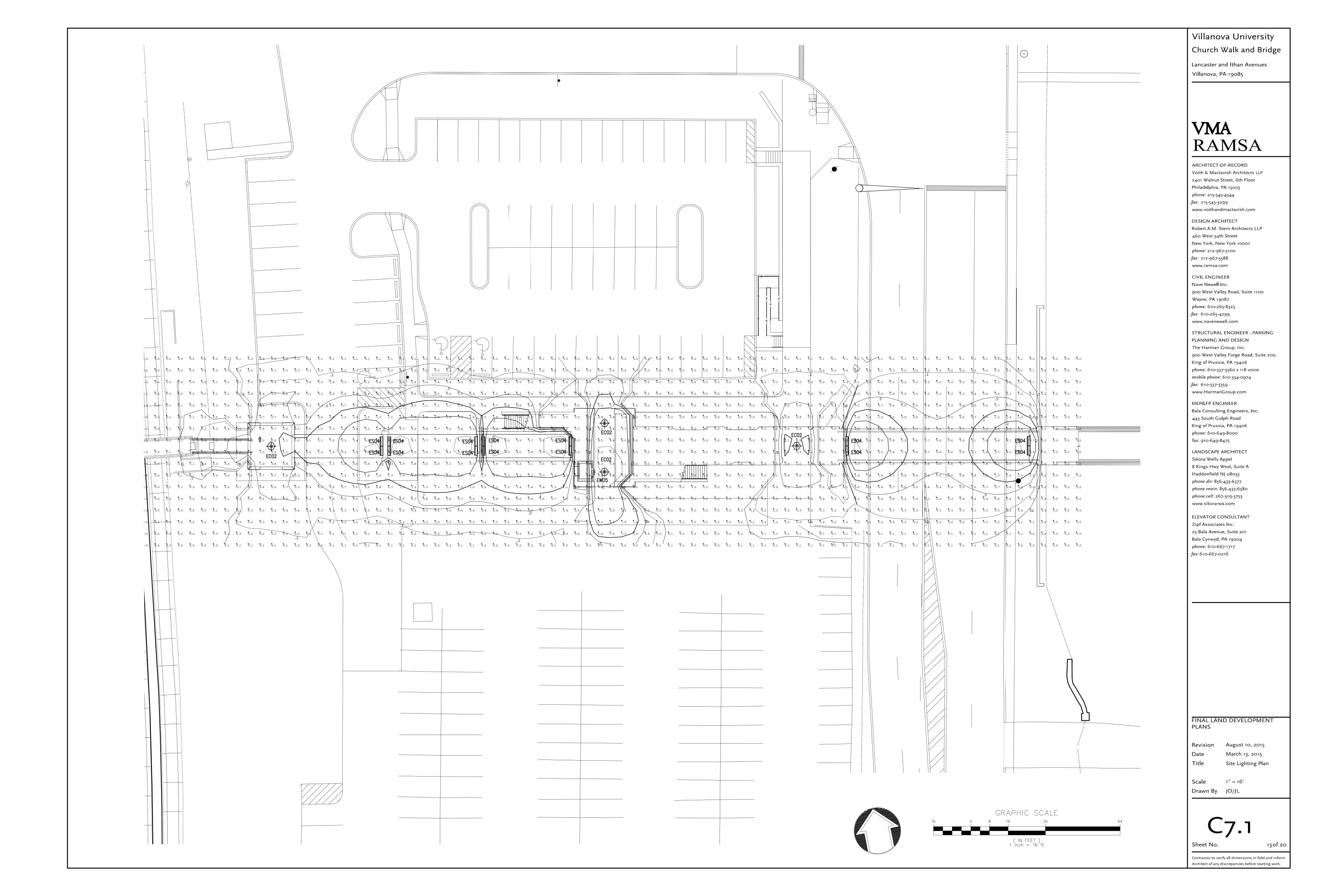
Revision #4 August 10, 2015 March 13, 2015 Grading Plan

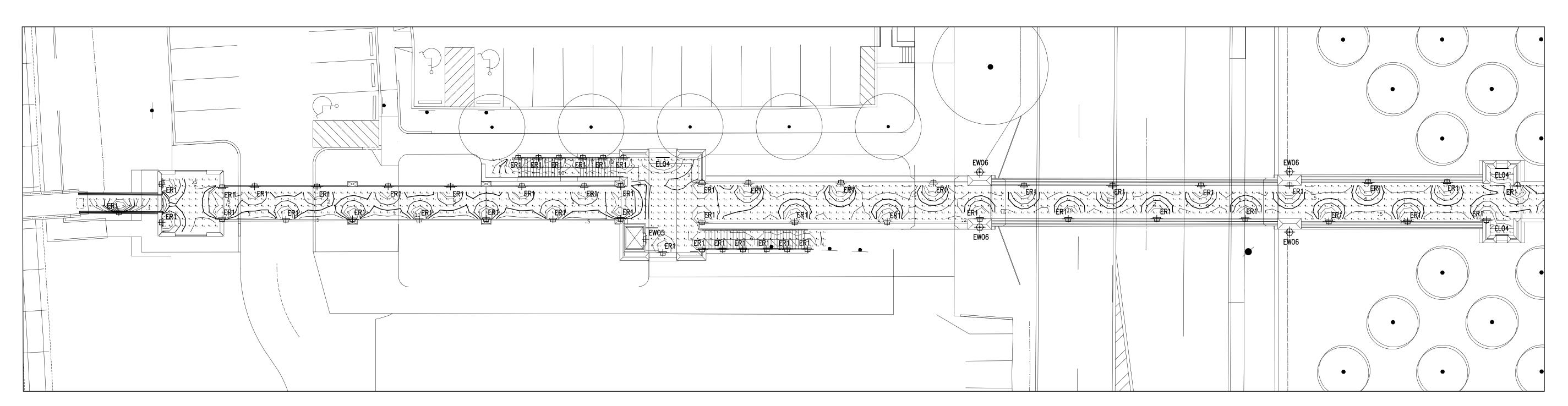
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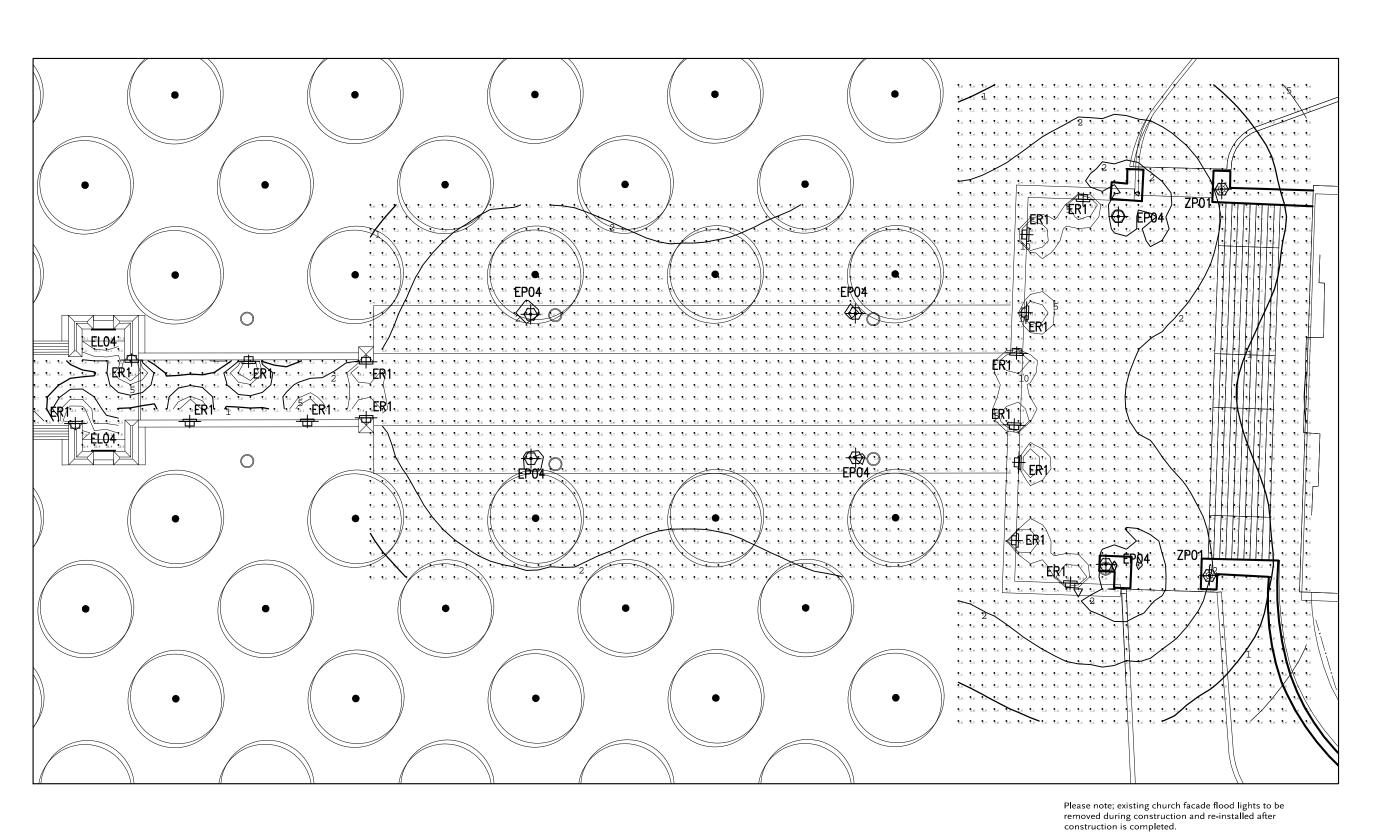
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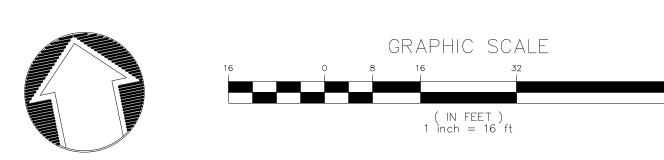
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5 of 20 Contractor to verify all dimensions in field and inform









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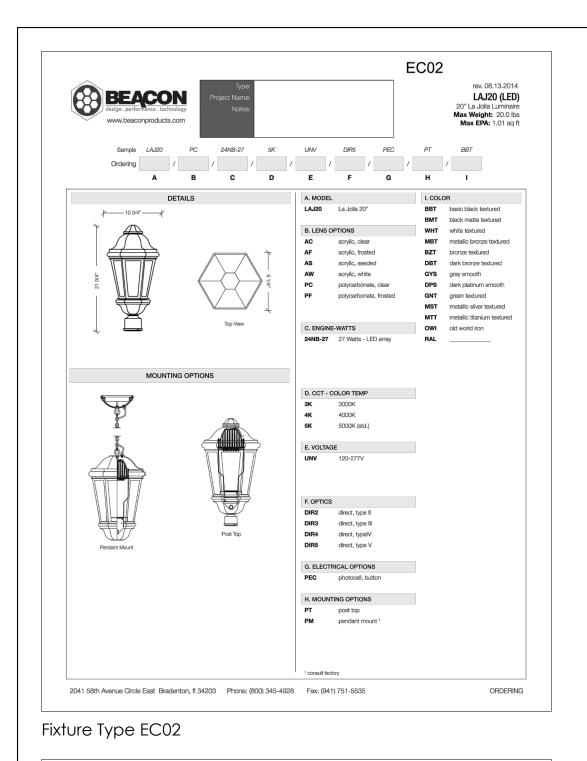
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FINAL LAND DEVELOPMENT PLANS

Revision August 10, 2015 March 13, 2015 Date Site Lighting Plan Bridge level Scale 1" = 16' Drawn By JO/JL

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



LED Lighting Lantern Fixtures

SPECIFICATIONS

EPA = 2.46 (ft²) WEIGHT = 55 LBS

SternbergLighting

LUMINAIRE DESIGN

(B) decorative spikes.

6 ½" decorative spiked finial.

mounted, downlighting optics.

to a 3", 4", 5", 6" or 7" pole or tenon.

heat transfer to the heat sink surface.

by a conformal coating of 1 to 3 mils.

and shall be RoHS compliant.

Fixture Type ES04

(with 3" tenon).

POST FITTER

tensile strength.

LIGHT SOURCES

MS805A / MS805B LED MAIN STREET

• The luminaire shall be a modern replica of a popularly

• The MS805A LED luminaire shall be 17 1/2" (19" on the

diagonal) and 38" tall (with 3" tenon). The MS805B LED

• The luminaire shall be appointed with a cast aluminum

• The luminaire shall have LED light sources with roof

• The luminaire shall be supplied with line-ground,

line-neutral and neutral-ground electrical surge protec-

tion in accordance with IEEE/ANSI C62.41.2 guidelines.

• The luminaire shall be U.L. or E.T.L. listed in the U.S.

The fitter shall be heavy wall cast aluminum for high

• The fitter shall have an inside diameter opening to attach

• When ordered with a Sternberg pole, the fitter shall be

• The LED driver shall be securely mounted inside the fitter, for optimized performance

• The LED driver shall be supplied with a quick-disconnect electrical connector on the

• The LEDs shall be mounted in arrays, on printed circuit boards designed to maximize

• The LEDs shall be attached to the printed circuit board with not less than 90% pure

• The LEDs and printed circuit boards shall be protected from moisture and corrosion

and 100% recyclable. They shall not contain lead, mercury or any other hazardous substances

• The LED life rating data shall be determined in accordance with IESNA LM-80.

• The LEDs and printed circuit board construction shall be environmentally friendly

power supply, providing easy power connections and fixture installation.

• The luminaire shall use high output, high brightness LEDs.

• The LED arrays shall be roof mounted to minimize up-light.

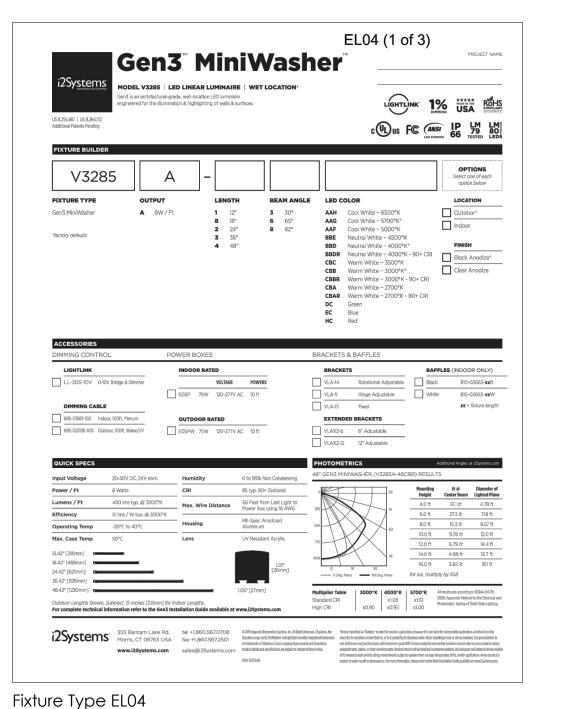
silver to insure optimal electrical and thermal conductivity.

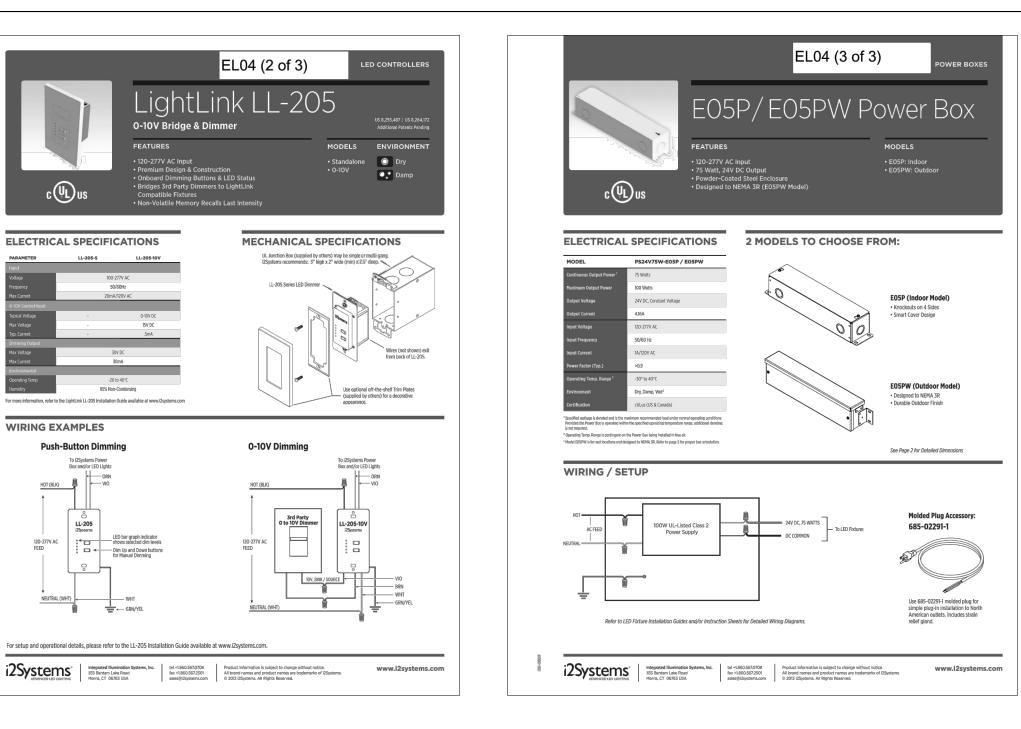
attached by set-screw to the pole top or tenon.

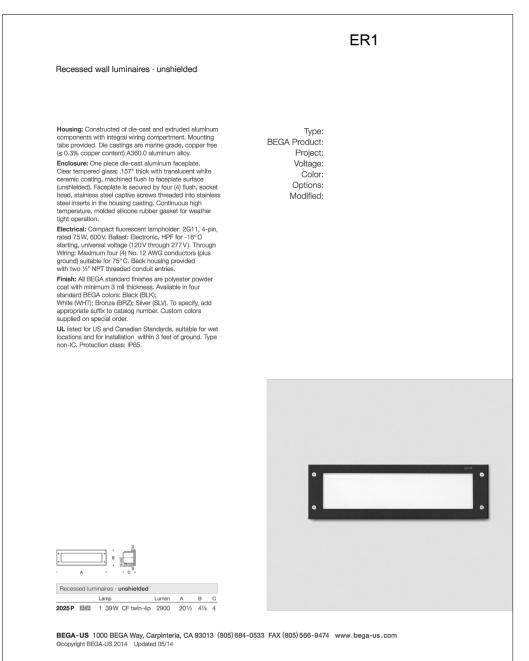
luminaire shall be 16" (17" on the diagonal) and 38" tall

styled octagonal fixture, available with (A) or without

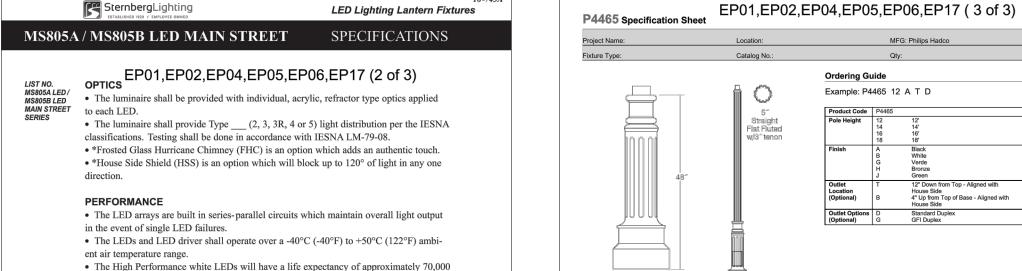
EP01,EP02,EP04,EP05,EP06,EP17,(1 of 3)







Fixture Type ER1



ELECTRICAL SPECIFICATIONS

WIRING EXAMPLES

Push-Button Dimming

color temperature with a minimum of 70 CRI. • The luminaire shall have a minimum _____ (see table) delivered initial lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).
 Light Source
 T2
 Walt
 T3
 Walt
 T3R
 Walt
 T4
 Walt
 T6
 Walt
 Walt
 Walt

 1RND2772-MD_03-CA
 1930
 60.3
 1920
 60.0
 2000
 62.5
 1975
 61.7
 2110
 65.9
 32

 1RND3572-MD_03-CA
 2205
 68.9
 2185
 68.3
 2280
 71.3
 2265
 70.5
 2405
 75.2
 2560
 75.2
 32

 1RND4572-MD_03-CA
 2350
 73.4
 2330
 72.8
 2430
 75.9
 2405
 75.2
 2560
 80.0
 32

 4ARC2712-MD_03-CA
 3730
 56.5
 3825
 58.0
 3880
 58.5
 3895
 58.9
 3970
 60.2
 66

 4ARC3712-MD_03-CA
 4530
 68.6
 4650
 70.5
 4695
 71.1
 4725
 71.6
 4825
 63.7
 94

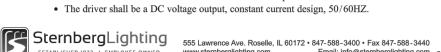
 4A1R3712-MD_03-CA
 5430
 57.8
 5650
 60.1
 5515
 58.7
 5500
 58.5

hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C.

• The High Brightness, High Output LED's shall be 4500K (2700K or 3500K option)

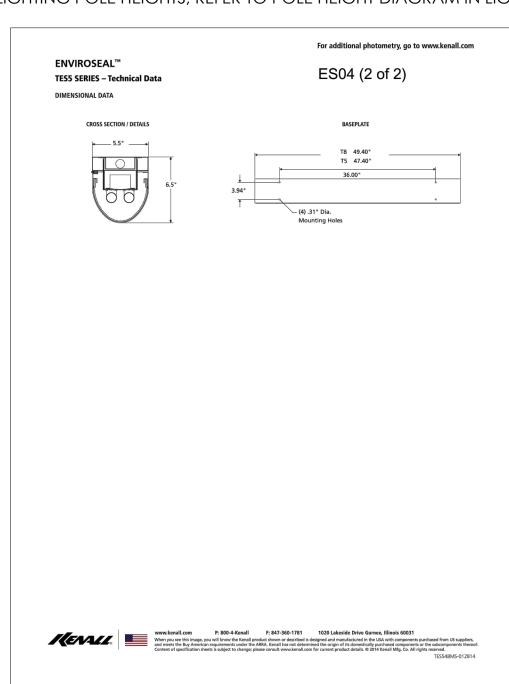
ELECTRONIC DRIVERS The driver shall be U.L. or E.T.L. Recognized.

 The driver shall have overload as well as short circuit protection. • The driver shall be a DC voltage output, constant current design, 50/60HZ.











Ordering Guide

HOUSING: 356 HM high-strength, low-copper, proprietary cast aluminum alloy . 6005-T5 extruded aluminum. Anchor rods are hot dipped galvanized steel . Tenon is 356 HM sand cast aluminum.

FINISH:

A durable polyurethane enamel finish is applied after assemblies are shot blasted to create a surface profile which allows for the highest level of paint adhesion. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B-117-84 and ANSI/ASTM G53-77 specifications. For larger projects where a custom color is required, contact the factory for more information.

OUTLET:
Standard Duplex Outlet has universal metal weatherproof cover. Weatherproof while in use. Heavy-duty all-metal construction. Lockable security cover. Meets NEC 406.9 (B).
Weather resistant. GFI Duplex Outlet has dual-function indicator light, universal metal weatherproof cover. Weatherproof while in use. Heavy-duty all-metal construction. Lockable security cover. Meets NEC 406.9 (B). Weather resistant.

PHILIPS

Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.

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Example: P4465 12 A T D

Outlet T 12" Down from Top - Aligned with House Side (Optional) B 4" Up from Top of Base - Aligned with House Side

Fixture Type ZP1

Bolt Circle: 8" - 12"

Anchor Rods: (4) 3/4" dia. x 19"

Base Dimensions 15 1/2" dia. x 48"

ISO 9001:2008 Registered

HALL HW

Hand Hole: 11" x 5"

Shaft:

LIGHTING FIXTURE SCHEDULE

ANT MOUNTED DECORATIVE TH NEUTRAL WHITE OUTPUT, LENS, DIRECT TYPE III CUT NAND BLACK TEXTURED EMS. LOCATED IN TESPTA STAIRWAY ONG LINEAR LED FIXTURE WHITE DISTRIBUTION, WIDE MOTE DRIVER AND OUTDOOR E EXTERIOR GRADE NEMA BOO IVER. REFER TO DETAILS FOR MOUNTING AND D. RATIVE LED POLE MOUNTED LE WITH CAST ALUM. HOUSING LENSES, INTEGRAL DIMMING OUNTED CUT OFF OPTIC WITH TION ON 12'-0" DECORATIVE KTURED FINISH ON ALL ITEMS. PACT FLUORESCENT WALL GRAL ELECTRONIC BALLAST, LICANT WHITE TENANG LICENT WHITE	STERNBERG I, LIGHTING / HADCO	V3285-A-4-8-BBD-E05PW-VLA-15 MS805ALED/3/OTHER/4AIR-45-T5/MDL/CA/BK T - P4465-	INCLUDED			32	120	10 3/4"W	21 3/4" H	N/A N/A	See note
I/HITE DISTRIBUTION, WIDE MOTE DRIVER AND OUTDOOR E EXTERIOR GRADE NEMA BO: I/YER. REFER TO DETAILS FOR MOUNTING AND D. RATIVE LED POLE MOUNTED I/YER WITH CAST ALUM. HOUSING LENSES, INTEGRAL DIMMING OUNTED CUT OFF OPTIC WITH TION ON 12'-0" DECORATIVE CTURED FINISH ON ALL ITEMS. PACT FLUORESCENT WALL GRAL ELECTRONIC BALLAST,	STERNBERG , LIGHTING / HADCO	MS805ALED/3/ OTHER/4AIR- 45- T5/MDL/CA/BK				32	120	1"X1"	48"L	N/A	See note
E WITH CAST ALUM. HOUSING LENSES, INTEGRAL DIMMING OUNTED CUT OFF OPTIC WITH TION ON 12'-0" DECORATIVE (TURED FINISH ON ALL ITEMS. PACT FLUORESCENT WALL GRAL ELECTRONIC BALLAST,	, LIGHTING / HADCO	OTHER/4AIR- 45- T5/MDL/CA/BK	INCLUDED								
GRAL ELECTRONIC BALLAST,	DEC.	12'-A				57	120	15"W	26"h	14'-2" O.A.H.	See note
H TRANSLUCENT WHITE IG. CUSTOM COLOR. LOCATED ER TO ARCHITECTURAL FERENT MOUNTING D ELECTRICAL FEED.	BEGA LIGHTING	2025P	PHILIPS	PL-L 39	1	39	120	4 7/8" X 20 1/2"	4"	N/A	See note
ACE MOUNTED LINEAR IGH ABUSE FIXTURE WITH RONIC BALLAST, WHITE E WRAP AROUND DIFFUSER TAINLESS STEEL FINISH. I SPIKES ON TOP OF FIXTURE.	KENALL	TES548MS-232 RS-1-120-PP	PHILIPS	F32T8/TL830/A LTO	2	54	120	5.5"H	6.5" Ext.	N/A	See note
ACE WALL MOUNTED EDGE LED DOWNLIGHT TEGRAL DRIVER, TYPE III L WHITE LIGHT OUTPUT AND R FINISH TO BE SELECTED BY	GARDCO LIGHTING	101L-TYPE III- 55-NW-UNIV- OC	INCLUDED			55	120	16 1/4"W x 7"H	9" Ext.	N/A	See note
RATIVE CUSTOM WALL RE W/ (10) DIMMABLE PHILIPS WHITE, HIGH OUTPUT LED O ARCH. DETAILS FOR G INFO. LOCATED ON STONE NT.	PHILIPS	9290-008- 57803-80CRI- 3000*k	INCLUDED			55	120	1'-1 1/2" Wide	24" High	N/A	See note
OR METAL HALIDE PIER RE TO REMAIN. Notes.	V.I.F.	V.I.V.	V.I.F.	V.I.F	1	V.I.F.	V.I.F.	V.I.F.	V.I.F.	N/A	Existing
is a full cut-off fixture; refer is located in covered exter	to photometi ior passagew	ay.			_ighti	ng Desi	gn Boo	k.			
is siliciated by a custofff fff	ource with no	direct uplight	componen	and an overa							
i i	E TO REMAIN. Notes. s located inside Pike Garas a full cut-off fixture; refers located in covered exters shielded by a custom meas a fully recessed light sucted light from glass lanter	E TO REMAIN. Notes. s located inside Pike Garage. s a full cut-off fixture; refer to photometr s located in covered exterior passagew s shielded by a custom metal angle. Re nas a fully recessed light source with no icted light from glass lantern. s located on bridge and outside of the Coridge.	E TO REMAIN. Notes. s located inside Pike Garage. s a full cut-off fixture; refer to photometric report in phosological processed in covered exterior passageway. s shielded by a custom metal angle. Refer to architecture as a fully recessed light source with no direct uplight acted light from glass lantern. s located on bridge and outside of the CICD area. Up	E TO REMAIN. Notes. s located inside Pike Garage. s a full cut-off fixture; refer to photometric report in photometry se s located in covered exterior passageway. s shielded by a custom metal angle. Refer to architectural details has a fully recessed light source with no direct uplight component located light from glass lantern. s located on bridge and outside of the CICD area. Uplight component oridge.	E TO REMAIN. Notes. s located inside Pike Garage. s a full cut-off fixture; refer to photometric report in photometry section of this L s located in covered exterior passageway. s shielded by a custom metal angle. Refer to architectural details. nas a fully recessed light source with no direct uplight component and an overal ceted light from glass lantern. s located on bridge and outside of the CICD area. Uplight component necessoridge.	E TO REMAIN. Notes. s located inside Pike Garage. s a full cut-off fixture; refer to photometric report in photometry section of this Lighti s located in covered exterior passageway. s shielded by a custom metal angle. Refer to architectural details. nas a fully recessed light source with no direct uplight component and an overall up acted light from glass lantern. s located on bridge and outside of the CICD area. Uplight component necessary to	E TO REMAIN. Notes. s located inside Pike Garage. s a full cut-off fixture; refer to photometric report in photometry section of this Lighting Desi s located in covered exterior passageway. s shielded by a custom metal angle. Refer to architectural details. nas a fully recessed light source with no direct uplight component and an overall uplight conced light from glass lantern. s located on bridge and outside of the CICD area. Uplight component necessary to shield	E TO REMAIN. Notes. s located inside Pike Garage. s a full cut-off fixture; refer to photometric report in photometry section of this Lighting Design Boo s located in covered exterior passageway. s shielded by a custom metal angle. Refer to architectural details. nas a fully recessed light source with no direct uplight component and an overall uplight component ceted light from glass lantern. s located on bridge and outside of the CICD area. Uplight component necessary to shield light so	E TO REMAIN. Notes. s located inside Pike Garage. s a full cut-off fixture; refer to photometric report in photometry section of this Lighting Design Book. s located in covered exterior passageway. s shielded by a custom metal angle. Refer to architectural details. nas a fully recessed light source with no direct uplight component and an overall uplight component of 0.6% of acted light from glass lantern. s located on bridge and outside of the CICD area. Uplight component necessary to shield light source from the component of the cich area.	E TO REMAIN. Notes. s located inside Pike Garage. s a full cut-off fixture; refer to photometric report in photometry section of this Lighting Design Book. s located in covered exterior passageway. s shielded by a custom metal angle. Refer to architectural details. nas a fully recessed light source with no direct uplight component and an overall uplight component of 0.6% due to reced light from glass lantern. s located on bridge and outside of the CICD area. Uplight component necessary to shield light source from traffic with the component of the city of the cit	E TO REMAIN. Notes. Is located inside Pike Garage. Is a full cut-off fixture; refer to photometric report in photometry section of this Lighting Design Book. Is located in covered exterior passageway. Is shielded by a custom metal angle. Refer to architectural details. In as a fully recessed light source with no direct uplight component and an overall uplight component of 0.6% due to reflected light from glass lantern. Is located on bridge and outside of the CICD area. Uplight component necessary to shield light source from traffic while illumoridge.

(*) OAH = OVERALL HEIGHT

Villanova University Church Walk and Bridge

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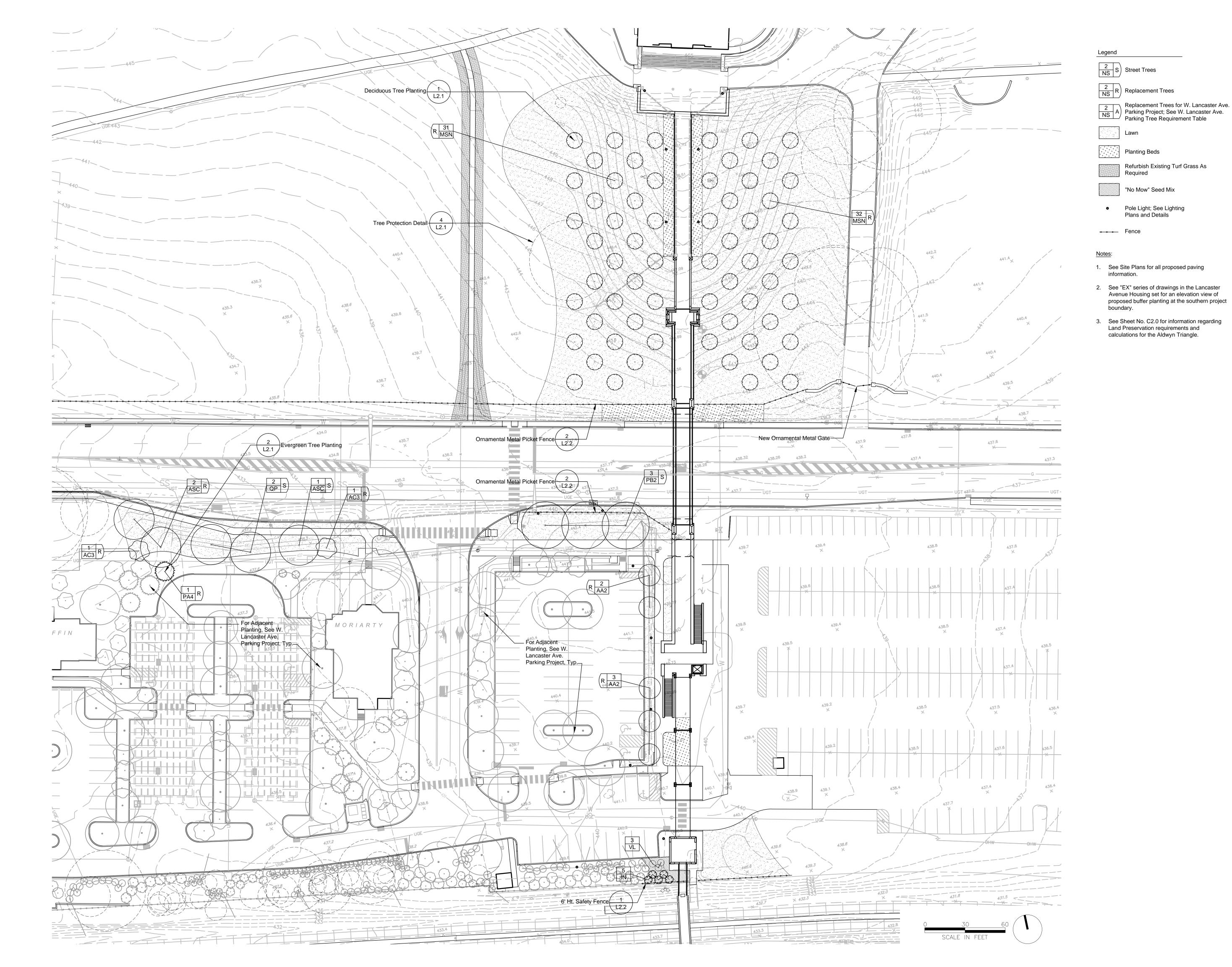
FINAL LAND DEVELOPMENT PLANS

Revision August 10, 2015 Date March 13, 2015 Title Site Lighting Details

Scale NTS Drawn By JO/JL

Sheet No.

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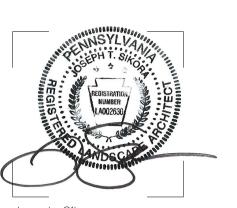
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Joseph Sikora PA.L.A. # LA002630

FINAL LAND DEVELOPMENT SUBMISSION

Revision August 10, 2015

Date March 13, 2015

Title Planting Plan

le 1" = 30'-0"

Scale 1" = 3
Drawn By RM

L1.0

Sheet No.

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

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Villanova University

Church Walk and Bridge
Lancaster and Ithan Avenues
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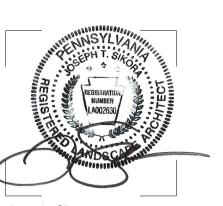
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FINAL LAND DEVELOPMENT SUBMISSION

Revision August 10, 2015

Date March 13, 2015

Title Planting Plan at Aldwyn Triangle

Scale 1" = 30'-0"

Drawn By RM

L1.1

Sheet No.

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

	REQUIRED	PROPOSED
STREET TREES		•
LANCASTER AVENUE (South Side Only) = 164' FT. SECTION 255-38.B INTERVALS OF NOT MORE THAN 30 FEET	164'/30' = 5 TREES	6 TREES
BUFFER SCREENS		
SOUTHERN PROPERTY LINE ADJACENT TO R-100 TRAIN RIGHT OF WAY SECTION 255-42 CLASS 'B' BUFFER SCREEN OPTION SELECTED: (1) EVERGREEN PER 15 FEET (INFORMALLY ARRANGED) PLUS; (1) EVERGREEN SHRUB PER 8 FEET (INFORMALLY ARRANGED)	26'/15' = 2 EVERGREEN TREES 26'/8' = 3 EVERGREEN SHRUBS	5 EVERGREEN TREES 3 EVERGREEN SHRUBS
REPLACEMENT TREES		•
6 TO 18 INCH DBH REMOVED = (1) REPLACEMENT TREE 19 TO 29 INCH DBH REMOVED = (3) REPLACEMENT TREES** 30 INCH DBH OR GREATER REMOVED = (6) REPLACEMENT TREES***	(73) REMOVALS @ 6 TO 18 INCH = 73 REPLACEMENTS (1) REMOVALS @ 30 INCH+ = (1) x 6 = 6 REPLACEMENTS TOTAL REPLACEMENT TREES REQUIRED = 79 TREES	LARGE CANOPY TREES = 7 TREES ORNAMENTAL TREES = 71 TREES EVERGREEN TREES = 1 TREES TOTAL TREES PROPOSED = 79 TREES (INCLUDES 6 ORNAMENTAL TREES AT ALDWYN TRIANGLE - SEE SHEET L1.1 FO LOCATIONS)

NOTES:

 QUANTITY, AND ARRANGEMENT OF PLANT MATERIAL WITHIN BUFFER SCREEN WILL PRODUCE A VISUAL SCREEN NOT TO BE SEEN THROUGH AND PROVIDE IMMEDIATE VISUAL SCREENING TO THE ABUTTING PROPERTY OR DISTRICT AS PER SECTION 280-71.A. OF THE TOWNSHIP ZONING ORDINANCE.

PLANT SCHE	DUL	_E					
CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
AA2	5	ACER RUBRUM `ARMSTRONG`	ARMSTRONG RED MAPLE	В&В	2 1/2" - 3"		MATCHED SPECIMENS
AS	4	ACER RUBRUM `SOMERSET`	SOMERSET RED MAPLE	B & B	2" - 2 1/2"		
ASC	7	ACER SACCHARUM `COMMEMORATION`	COMMEMORATION SUGAR MAPLE	В&В	2" - 2 1/2"		FULL HEAD
_R	3	LIQUIDAMBAR STYRACIFLUA `ROTUNDILOBA` TM	ROUND-LOBED SWEET GUM	B & B	2 1/2" - 3"		MATCHED SPECIMENS; FULL HEAD
NS	6	NYSSA SYLVATICA	SOUR GUM	В&В	2" - 2 1/2"		SPECIMEN QUALITY
PB2	3	PLATANUS X ACERIFOLIA `BLOODGOOD`	LONDON PLANE TREE	В&В	2 1/2" - 3"		MATCHED; SPECIMEN QUALITY
QA	3	QUERCUS ALBA	WHITE OAK	В&В	2" - 2 1/2"		SPECIMEN QUALITY
QP	5	QUERCUS PHELLOS	WILLOW OAK	В&В	2" - 2 1/2"		
TD3	5	TAXODIUM DISTICHUM	BALD CYPRESS	В&В	2" - 2 1/2"		
	'			•	•		•
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
N	5	ILEX X `NELLIE R STEVENS`	NELLIE STEVENS HOLLY	B & B		8`-10` HT.	SPECIMENS; FULL TO GROUND; 6` MAX. O.C. SPACING IN BUFFER
PA4	1	PICEA ORIENTALIS `AUREA`	SPRUCE	В&В		8`-10` HT.	
				'	•	'	
DRNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
AC3	10	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY MULTI-TRUNK	В&В		8`-10` HT.	FULL SPECIMENS; MIN. 5 STEMS
CP	5	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	В&В	2" - 2 1/2"		
MSN	63	MALUS X `SNOWDRIFT`	SNOWDRIFT CRAB APPLE	В&В	2 1/2" - 3"		
		•		•	•		<u> </u>
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE		REMARKS
VL	3	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	В&В	5`-6` HT.		DENSE, FULL PLANTS; 5` MAX. O.C. SPACING

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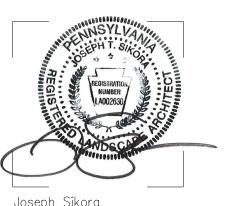
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FINAL LAND DEVELOPMENT
SUBMISSION

Revision August 10, 2015

Date March 13, 2015

Title Planting Schedule and Tabulations

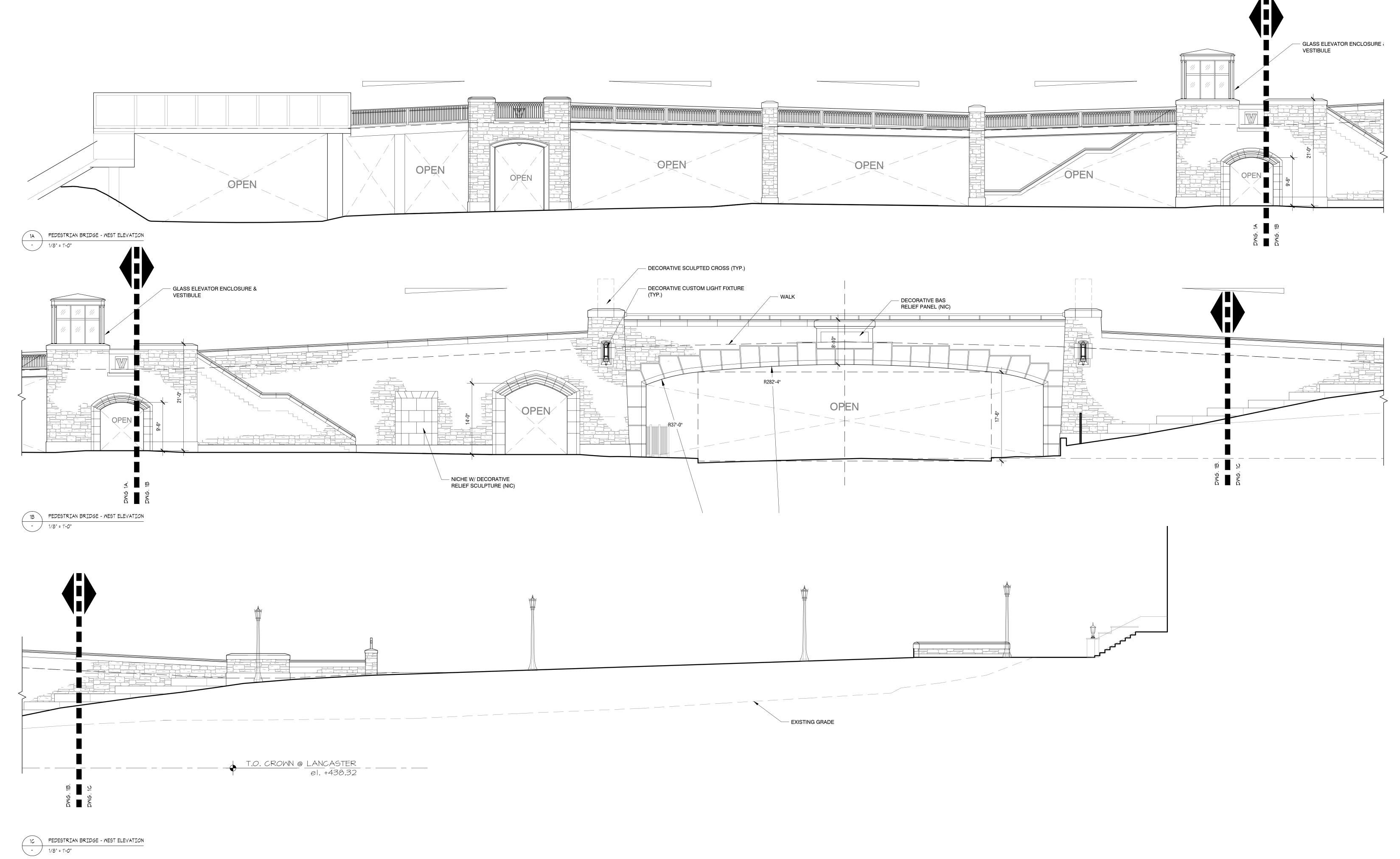
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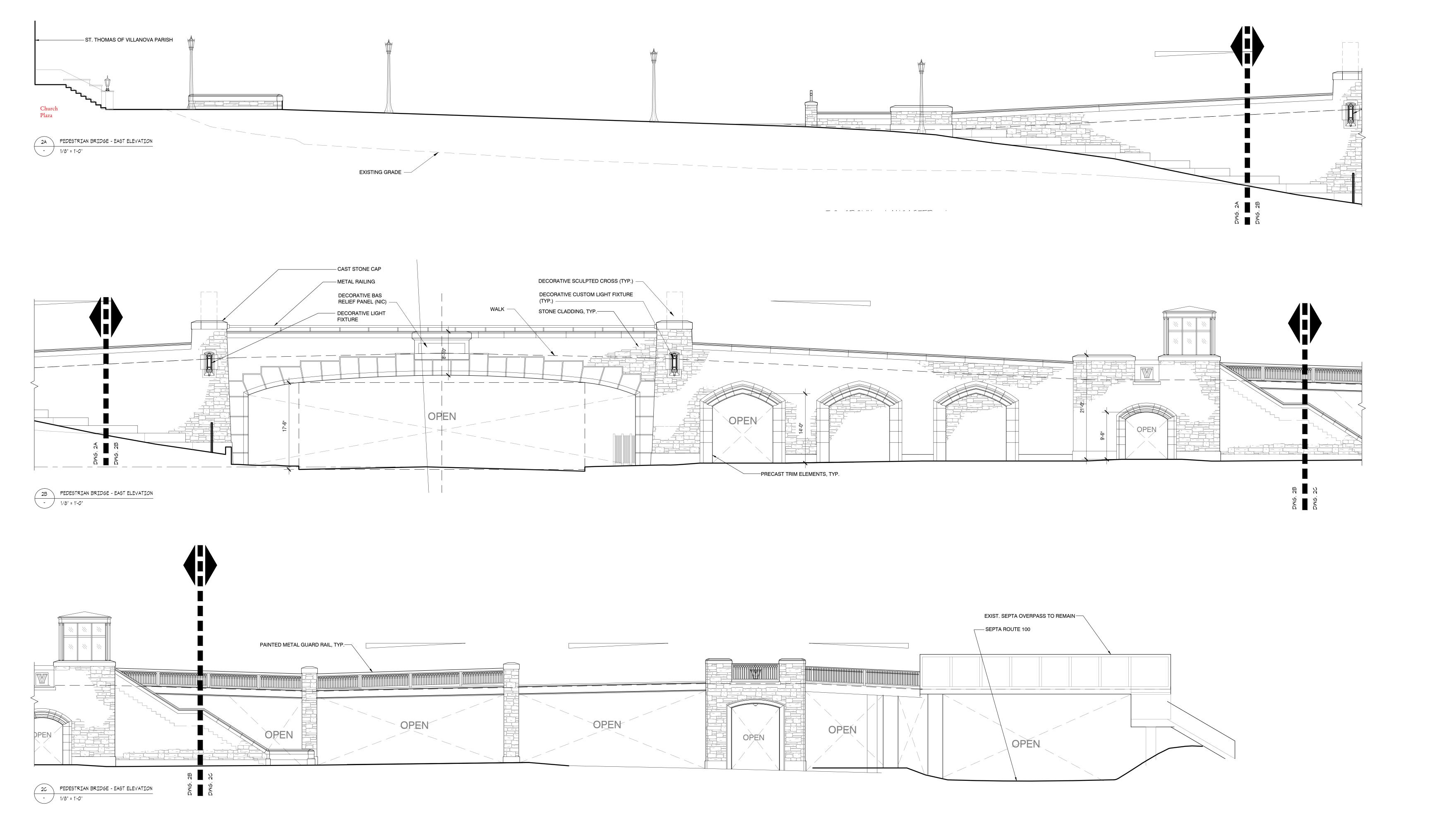
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Villanova University - Pedestrian Bridge Exterior Elevations - Sheet 1 of 2









VIEW OF PEDESTRIAN BRIDGE LOOKING EAST - DESIGN CONCEPT PRESENTED MAY 2015

Villanova University - Pedestrian Bridge

DESIGN REVIEW BOARD SUBMISSION — 2015-09-23





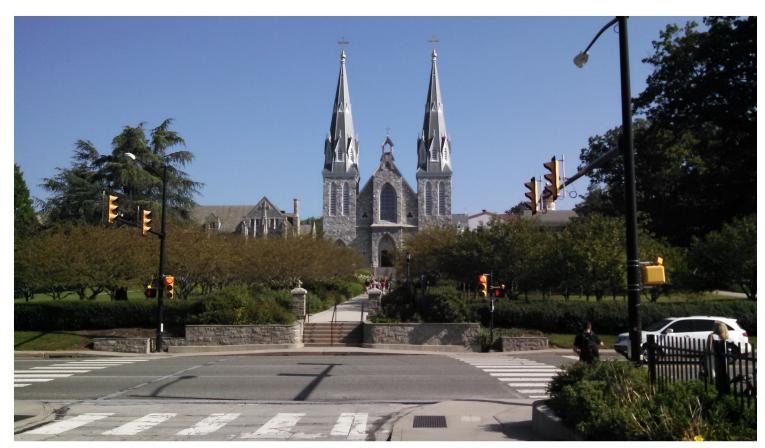


VIEW OF PEDESTRIAN BRIDGE FROM SOUTH SIDE OF LANCASTER AVENUE - DESIGN CONCEPT PRESENTED AGUST 2015

Villanova University - Pedestrian Bridge DESIGN REVIEW BOARD SUBMISSION — 2015-09-23





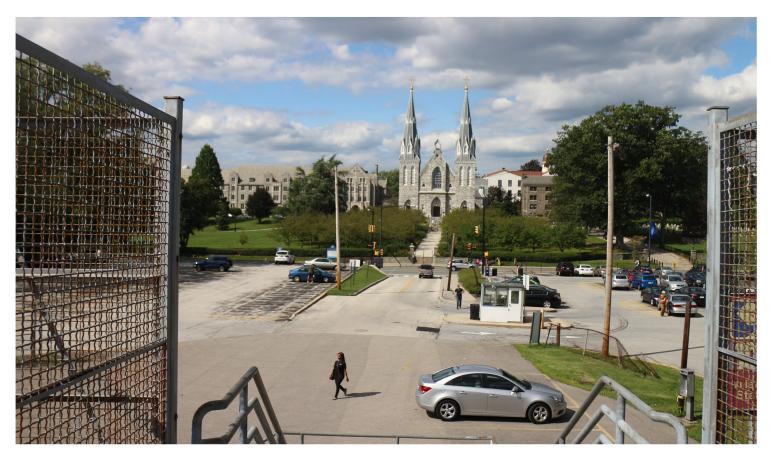


VIEW OF CHURCH FROM OPPOSITE SIDE OF LANCASTER AVE.



VIEW OF CHURCH FROM OPPOSITE SIDE OF RR

Villanova University - Pike Garage
DESIGN REVIEW BOARD SUBMISSION — 2015-09-23



VIEW OF CHURCH FROM EXISTING PEDESTRIAN BRIDGE



VIEW OF CHURCH FROM CHURCH WALK



