

**RESOLUTION NO. 2020-73  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND  
DEVELOPMENT PLAN FOR VILLANOVA UNIVERSITY CENTER FOR  
ENGINEERING EDUCATION AND RESEARCH BUILDING EXPANSION**

*WHEREAS*, Villanova University (“Applicant”) submitted a Preliminary/Final Land Development plan prepared by Pennoni Associates, Inc. consisting of 37 sheets, dated April 3, 2020, last revised May 22, 2020; and

*WHEREAS*, the plan has been reviewed by both the Radnor Township Planning Commission and the Delaware County Planning Commission; and

*WHEREAS*, the Applicant proposes to demolish approximately 10,000 square feet of the existing patio area surrounding the Center for Engineering Education and Research to expand the building and provide a modified parking area and associated stormwater improvements. The proposed expansion consists of approximately 150, 000 square feet within a 4-story building.

*WHEREAS*, the Board of Commissioners now intends to approve the Preliminary/Final Land Development Plans for Villanova University, subject to certain terms and conditions.

*NOW, THEREFORE*, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Preliminary/Final Land Development Plans for Villanova University, prepared by Pennoni Associates, Inc. consisting of 37 sheets, dated April 3, 2020, last revised May 22, 2020, subject to the following conditions:

1. The Applicant shall comply with the June 10, 2020 Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*.
2. The Applicant shall comply with the May 28, 2020 Gilmore & Associates review letter, a copy of which is attached hereto as *Exhibit “B”*.
3. The Applicant shall comply with all other applicable ordinances with respect to sewage, stormwater management, zoning and building, and all county, state, and federal rules, regulations and statutes.
4. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Engineer and Township Solicitor and the new building shall be restricted to engineering, education and research by a note on the record plan.

In addition to the foregoing conditions of preliminary/final plan approval, the Board’s determination with respect to the following SLDO modifications requested by the Applicant is as follows:

1. SLDO §255-21.A – permitting a preliminary/final plan instead of separate preliminary and final plans.

Approved  Denied

2. SLDO §255-21.A (6) – regarding the maximum plan sheet size of 24 inches by 34 inches.

Approved  Denied

3. SLDO §255-20.B (1)(n) – regarding manmade features within 500 feet of and within the site being shown on the plan.

Approved  Denied

4. SLDO §255-20.B (5)(c)[c] – regarding a transportation impact study.

Approved  Denied


5. SLDO §255-29 A.—as to the proposed parking lot within 3% steep slopes.

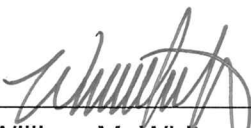
Approved  Denied

The foregoing SLDO modification approvals are conditioned upon the contribution of \$15,000.00 to a Township fund dedicated to capital improvements and emergency services within the Township.

**SO RESOLVED**, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 13th day of July, 2020.

RADNOR TOWNSHIP BOARD OF COMMISSIONERS

By:   
Name: Jack Larkin, Esq.  
Title: President

ATTEST:   
William M. White  
Township Manager/Secretary



# Gannett Fleming

*Excellence Delivered As Promised*

**Date:** June 10, 2020

**To:** Steve Norcini, PE Township Engineer

**From:** Roger Phillips, PE

**cc:** Kevin W. Kochanski, RLA, CZO – Director of Community Development  
John Rice, Esq. – Grim, Biehn, and Thatcher  
Damon Drummond, PE – Gilmore & Associates, Inc.  
Patricia Sherwin – Radnor Township Engineering Department

**RE:** Villanova CEER Building Expansion – Preliminary/Final Land Development Plan  
Villanova University – Applicant

Date Accepted: May 4, 2020

90 Day Review: Due to the waiver of file, the 180-day time period starts when the Governor ends the disaster declaration.

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Gannett Fleming, Inc. has completed a review of the Preliminary/Final Land Development for compliance with the Radnor Township Code. These Plans were reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The applicant is proposing to expand the CEER Engineering Building by approximately 150,000 square feet and associated improvements to the parking and stormwater system. This project is located in the PI district of the Township.

The applicant was before the Zoning Hearing Board on December 19, 2019 and received a variance to allow for building height of 51 feet. We have attached a copy of the decision to this letter.

The applicant has indicated that the following waivers are being requested:

1. §255-21.A – A waiver is being requested to have a preliminary/final plan instead of separate preliminary and final plans.
2. §255-21.A(6) – A waiver is requested for the maximum plan sheet size of 24 inches by 34 inches. The plans will be reduced for recording purposes.
3. §255-20.B(1)(n) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. A waiver has been requested from this requirement.
4. §255-20.B(5)(c)[c] – A transportation impact study must be provided for all institutional developments.

Gannett Fleming, Inc.

Valley Forge Corporate Center • 1010 Adams Avenue • Audubon, PA 19403-2402  
t: 610.650.8101 • f: 610.650.8190  
[www.gannettfleming.com](http://www.gannettfleming.com)

5. §255-29.A – A waiver is requested for steeper slopes than 3% for parking lot with more than 30 spaces.

Villanova CEER Building Expansion – Preliminary/Final Land Development Plan

Plans Prepared By: Pennoni Associates, Inc.

Dated: 04/03/2020, revised 05/22/2020

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP.

Zoning

1. §280-69-C – Non building or structure shall exceed three stories or 38 feet in height. The existing building is 51 feet in height and is an existing non-conformity the applicant wishes to continue. The expansion is proposed to be 51 feet in height and received a variance for this condition from the Zoning Hearing Board December 19, 2019.
2. §280-69-D – No building or permanent structure, other than a guardhouse or facility with provides controlled access to a property shall be located less than 120 feet from a street right-of-way line. The existing building is 75.10 feet away from the existing right-of-way line of Spring Mill Road and is a non-conformity that the applicant wishes to continue.

Subdivision and Land Development

1. §255-20-B(5)(c)[c] – A transportation impact study must be provided for all institutional developments. The applicant has requested a waiver from this requirement.
2. §255-21.A – Separate preliminary and final submissions must be made for approval of the plans. The applicant has requested a waiver from this requirement.
3. §255-21-A(6) – Final plans shall be on a sheet having a minimum size of 18 inches by 30 inches and a maximum size of 24 inches by 34 inches. The applicant has requested a waiver from this requirement.
4. §255-21-B(1)(n) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. The applicant has requested a waiver from this requirement.

5. §255-29-A(8) – Parking lots with less than 30 spaces shall not have a grade exceeding 5%. Parking lots with more than 30 spaces shall not have a grade exceeding 3%. The applicant has requested a waiver from this requirement.
6. §255-29-B(1) – All parking areas shall have at least one tree 2 ½ inches minimum in caliper for every five parking spaces in single bay and one tree 2 ½ inches minimum in caliper for every 10 parking spaces in double bay. The calculations for the proposed trees must be shown on the landscaping plans. These trees must be shown on the landscape plans along with the replacement trees.
7. §255-43.1.E(2) – Where, upon agreement with the applicant or developer, it is determined that the dedication of all or any portion of the land area required for park and recreation purposes is not feasible, the applicant or developer shall pay a fee in lieu of dedication of any such land to the Township. The fee for non-residential subdivisions or land developments shall be \$3,307 per 6,400 square feet of floor area (existing or proposed).
8. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided. We note that the applicant is working with the Township Engineer and Township Fire Marshall and will incorporate their input as applicable.

Stormwater

1. Bioswale Detail on C-9505: The hydrograph lists the weir wall as 8' long and the detail shows it as 4'. Please revise this inconsistency.
2. Rain Garden 4 on C-1501: the contours shown on the plans are not consistent with the areas listed in the hydrograph. Please revise this inconsistency.
3. Rain Garden 4 Outlet Structure on C-9502: Plan view shows a 4' weir wall which is not shown in the Section A-A view nor is it included in the hydrograph. Please revise this discrepancy.
4. Rain Garden 6 detail on C-5902: Inv Out is listed at elevation 458.18 on the detail and in the hydrograph is listed as 458.50. Please revise this inconsistency.
5. Section Through Bioretention Basin Berm on C-9505: Forebay emergency spillway shown at El. 433.20; however, the hydrograph lists the spillway at El. 432.75. Please revise this inconsistency.

6. The water quality volume calculations in Appendix D as well as Table 10 in Section 5.2 shows the incorrect impervious area contributing to the BMP for the South Subsurface Infiltration Basin 2 and Rain Garden 5. Please revise the impervious amount to be consistent with that in the corresponding hydrographs.
7. Please provide infiltration testing results including a depth to the limiting zone. We note that Pennoni plans to submit testing results with subsequent revisions of the Stormwater Report.
8. There appears to be a 10" and 15" CPP utility crossings missing on the RD-2.37 to I-2.18 storm profile on C-4002. Please show all utility crossings.
9. Please provide a storm pipe profile for the South Subsurface Infiltration Basin 2 piping that connects to OS-5.01.
10. General Note: There must be a minimum of 18" vertical clearance between the bottom of the stormwater pipe and the top of all water and sewer pipes.
11. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

Sanitary Sewer

1. There must be a minimum of 18" of clearance between the sanitary sewer and the 12" storm at the crossing between SMH 1.01 and SMH 1.02.

The applicant appeared before the Planning Commission on June 1, 2020. The Planning Commission recommended approval of the plan and 5 waivers requested contingent upon addressing all staff comments.

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

Very truly yours,

GANNETT FLEMING, INC.



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



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

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**MEMORANDUM**

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**Date:** May 28, 2020

**To:** Steve Norcini, P.E.  
Radnor Township Public Works Director

**From:** Damon Drummond, P.E., PTOE  
Senior Transportation Engineer

**cc:** Kevin Kochanski, ASLA, R.L.A. – Director of Community Development  
Roger Phillips, P.E. – Gannett Fleming, Inc.  
Leslie Salisbury, P.E. – Gilmore and Associates, Inc.  
Marilou Smith, Villanova University  
Michael Kissinger, P.E. – Pennoni

**Reference:** Villanova University Center for Engineering Education and Research  
Building Expansion – Preliminary/Final Land Development Review #2  
Radnor Township, Delaware County, PA  
G&A #20-04010

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Gilmore & Associates, Inc. (G&A) has completed a transportation review for the referenced project and offers the following transportation comments for Radnor Township consideration:

**A. BACKGROUND**

The applicant proposes to demolish approximately 10,000 sf of the existing patio area surrounding the Center for Engineering Education and Research to expand the building and provide a modified parking area and associated stormwater improvements. The proposed expansion consists of approximately 150,000 sf within a 4-story building.

**B. DOCUMENTS REVIEWED**

1. Preliminary/Final Land Development Plans prepared by Pennoni Associates Inc., consisting of 37 sheets and dated April 3, 2020 and last revised May 22, 2020.
2. Landscaping Plan prepared by BLT Architects, consisting of 1 sheet and dated March 3, 2020.

**BUILDING ON A FOUNDATION OF EXCELLENCE**

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | 215-345-4330 | 215-345-8606  
508 Corporate Drive West | Langhorne, PA 19047 | 215-369-3955 | 215-345-8606  
184 W. Main Street | Suite 300 | Trappe, PA 19426 | 610-489-4949 | 610-489-8447  
119 East Linden Street | Kennett Square, PA 19348 | 610-444-9006 | 610-444-7292  
5100 Tilghman Street | Suite 150 | Allentown, PA 18104 | 610-366-8064 | 610-366-0433  
One Penn Center at Suburban Station | 1617 JFK Blvd. | Suite 425 | Philadelphia, PA 19103 | 215-687-4246 | 215-564-1780  
201 Market Street | Camden, NJ 08102 | 856-203-7447 | 856-379-3567  
[www.gilmore-assoc.com](http://www.gilmore-assoc.com)

### **C. WAIVERS REQUESTED**

1. §255-21.A(6) – Waiver is requested for the maximum plan sheet size of 24"x34".
2. §255-29.A – Waiver is requested for a steeper slope than 3% for parking lot with more than 30 spaces.
3. §255-20.B(1) – Waiver is requested for the requirement that the plans include existing principal buildings and their respective uses, and driveways on the adjacent peripheral strip, sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site.
4. §255-20.B(5) – Waiver is requested from providing a Traffic Impact Study due to the expansion accommodating existing faculty, staff and students, as well as new research lab space. Therefore, no additional traffic is anticipated. We have no objection to the waiver request regarding the Traffic Impact Study.

### **D. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

1. §255-12.A – As stated previously, separate Preliminary and Final plan submissions are required to allow the Planning Commission and Board of Commissioners adequate time to review the submission. Otherwise, the applicant should request a waiver from this requirement. The applicant has acknowledged the requirement.
2. §255-20.A(3) and §255-21.A(3) – As stated previously, number each sheet in relation to the total number of sheets within the plan set. The applicant has acknowledged the requirement.
3. §255-27.H(3) – As stated previously, provide a clear sight triangle on the Landscaping plan to ensure placement of proposed trees does not impede sight distance for vehicles.

### **D. GENERAL COMMENTS**

1. As stated previously, provide an ADA connection (sidewalk) between the ADA parking access aisles and the sidewalk adjacent to the proposed building. The ADA parking striping detail (Sheet C-6001) indicates a flush curb in front of the parking area, but the plan view does not show a connection to the proposed sidewalk. Additionally, provide spot elevations on the plan indicating a flush curb.
2. As stated previously, provide ADA ramps and a crosswalk to cross the parking lot drive aisle at the intersection with the main access drive on the northeast corner of the CEER expansion.
3. Provide unique ramp identifier for each ramp location in plan view and provide the same identifier to the corresponding ramp in the detail view (i.e. Ramp A, Ramp B, and etc.)



4. Verify the grades calculated for the ADA ramps. For example, it appears that the ramp adjacent to Tolentine Hall calculates to 9% slope which is greater than the allowable grade per PennDOT Publication 72M (RC-67M). We recommend designing for a slope of approximately 7.5% to allow for construction tolerances.
5. Provide a level 4' x'4 turning area when turning movement are required at ramps. Modify the ramp designs accordingly. See RC-67M for additional guidance.
6. The proposed parallel handicap spaces near Delurey Hall and the southwest corner of the building will be difficult to ingress/egress for the northern parking spot. The door opening just north of the spot here is also a safety concern for vehicles pulling in or out of that spot. We recommend the two parking spaces be turned perpendicular to the proposed building wall to eliminate the conflict with the door and for easier egress/ingress into the spaces. The proposed bollards should also be removed.
7. Update General Construction and Grading Note #2 on Sheet C-002 to include the latest publication updates (i.e. changes #4-6 in Publication 72M, amendments to Publication 408 dated April 10, 2020, etc.).
8. For the angle parking area within the south surface basin area, revise the parking to be perpendicular per existing conditions.
9. For the parking areas south of the CEER building, revise the parking lines (shorten) to remain outside the travel (parking lines should not extend beyond the extended curb line).
10. Sheet C-1001, one of the access aisles shown for the proposed ADA parking spaces adjacent to the expansion is only five (5) feet wide. The sign post detail included on Sheet C-6001 indicates that the spaces will be van accessible. Provide signage on the plan to clearly identify which spaces will be van accessible vs standard reserved accessible parking spaces.
11. Provide the sign designations for the "Reserved Parking", "Van Accessible" and "Penalty" signs indicated in the sign post detail on Sheet C-6001.
12. Verify the details shown on Sheet C-6004 as the title blocks indicate that they are plans for another project.