

April 1, 2015

Mr. Stephen F. Norcini, PE
Public Works Director
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: Villanova University
Church Walk and Bridge
Preliminary Land Development Plans
Review No. 1
RETTEW Project No. 101442003

Dear Steve:

We have completed our review of the above referenced plan as prepared by Nave Newell, Inc. including 19 plan sheets dated March 13, 2015. The Church Walk and Pedestrian Bridge are necessary elements of the University's overall Lancaster Avenue Housing and related CICD development. Preliminary plans for those developments have been reviewed and comments were submitted March 20, 2015. Certain comments contained in that letter related specifically to Church Walk and the Pedestrian Bridge. Those comments are not repeated here.

We have performed a compliance review of the Church Walk and Bridge preliminary plan for conformance with certain elements of the Radnor Township Zoning and Subdivision Ordinances and coordinated our comments with those submitted by Gannett Fleming, the Township Engineer. We have the following comments on this submittal:

ZONING

1. Landscaping making up the required buffer planting strip along the rear of the property (Sheet L 1.0) needs to be shown on the plan along the south side of the proposed ADA ramp to the pedestrian bridge or a note needs to be added to the plan referring to the information on the landscaping plan that is part of the Lancaster Avenue Housing preliminary land development plan (§ 280-71.D).
2. On Sheet L1.1 regarding the planting on the Aldwyn Triangle, the references to the amounts of dedicated and unprotected areas and the preservation easement need to be updated to reflect the current Lancaster Avenue Housing plan that shows virtually all of the Triangle being preserved.



SUBDIVISION

1. ADA accessible sidewalk is needed between the West Lancaster Parking Lot and Moriarty Hall so that the ADA parking space in the parking lot just to the west of Moriarty Hall has direct access to a handicapped accessible route to the Pedestrian Bridge that does not require movement through the parking lot other than in an ADA crosswalk. The proposed walkway from the ADA parking space has a flight of steps proposed in it out front of Moriarty Hall.
2. On the north side of Lancaster Avenue, a gate is proposed across the driveway just east of the Pedestrian Bridge that leads up to St. Thomas of Villanova Church and other campus facilities. The gate is to be closed except for church events. If vehicles will be allowed to travel during church events along the driveway, a separate walkway up to the church will also be needed for pedestrian safety.

Should you have any questions or require any additional information, please do not hesitate to contact us at any time.

Sincerely,



Stephen R. Gabriel, PP
Township Planning Consultant

copy: Suzan Jones
Kevin Kochanski, RLA, CZO
Roger Phillips, PE
Amy Kaminski, PE
Peter Nelson, Esq.

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