



April 28, 2015

VIA FEDEX NEXT AM (610)688-5600

Suzan Jones
Radnor Township
301 Iven Avenue
Wayne, PA 19087

**Reference: Villanova University – Lot Consolidations
Preliminary Plan Submission
Nave Newell No. 2011-005.08**

Dear Ms. Jones:

On behalf of Villanova University we are submitting the following documents for Preliminary/Final Plan review and respectfully request to be placed on the Planning Commission's June meeting agenda. The quantities enclosed are listed after each item:

1. Boundary Consolidation Plan, South Campus, Aldwyn Triangle, Main Lot and Pike Lot (Sheet 1 of 1) dated April 9, 2015 (12 full size copies, 10 11X17 copies);
2. Notarized Boundary Consolidation Plan, South Campus, Aldwyn Triangle, Main Lot and Pike Lot (Sheets 1 of 1) dated April 9, 2015 (8 copies);
3. Description of Property, Tax Map 36 Block 24, Unit 33 (2 copies);
4. Consolidation Plan, West Lancaster Lots (Sheet 1 of 1) dated April 9, 2015 (12 full size copies, 10 11X17 copies);
5. Notarized Consolidation Plan, West Lancaster Lots (Sheets 1 of 1) dated April 9, 2015 (8 copies);
6. Description of Property, Consolidated West Lancaster Avenue Lots (2 copies);
7. Radnor Township Land Development Application (1 copy);
8. Delaware County Application for Act 247 Review (1 copy);
9. Check No. 16139858 in the amount of \$350.00 and Check No. 16139857 in the amount of \$1,000.00 made payable to Radnor Township for the Land Development review and escrow fee (1 copy each);
10. Check No. 16139859 in the amount of \$750.00 made payable to Treasurer of Delaware County for the Act 247 review fee (1 copy);
11. Deeds of Record for subject properties (1 copy);
12. Agreement of Sale between Villanova University and SEPTA for Subject Property (1 copy);
13. Thumb drive with electronic copies of above noted submission documents (1).

As noted on the application, the Applicant is requesting a waiver to permit this application to be processed as a Preliminary/Final application. An application of this type would typically be processed administratively but due to the number of lots involved a subdivision application is required.



Suzan Jones, Radnor Township
Nave Newell No. 2011-005.00
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If you have any questions regarding this submission, please contact me at (610)265-8323 or via email at atweedie@navenewell.net.

Respectfully submitted,

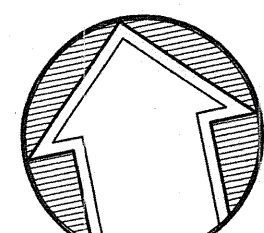
A handwritten signature in black ink that reads 'D. Alexander Tweedie'. The signature is written in a cursive, flowing style.

D. Alexander Tweedie, PE

DAT/jih
Enclosures

cc via email: Marilou Smith - Villanova University
Steven Hildebrand - Villanova University
Nicholas Caniglia, Esq. - Pierce Caniglia & Taylor

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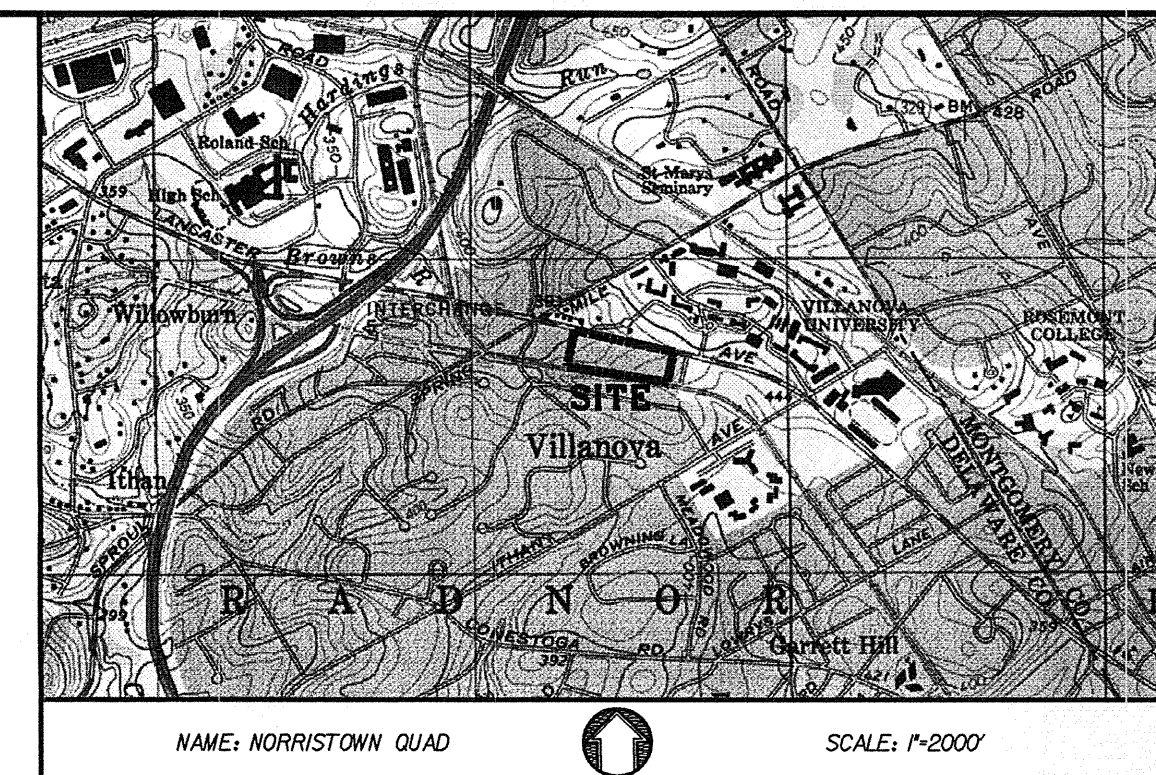
PROPERTY OWNERS INFORMATION				
TAX MAP 36 BLOCK/UNIT	ADDRESS	OWNER	DEED BOOK	PAGE
24-061	13 ALDWIN LN	RANDALL & PATRICIA MAUD	1901	1174
24-062	15 ALDWIN LN	ROBERT & ELEANOR LANGRAN		
24-063-001	17 ALDWIN LN	STEPHEN J. & PAMELA R. FARALLI	1172	832
24-063	19 ALDWIN LN	NELSON T. & DENISE DAYTON	2612	1202
24-064	21 ALDWIN LN	ASHTON ELDREDGE	5587	611
24-065	23 ALDWIN LN	GEORGE H. & ELAINE H. WEBSTER	2637	1504
24-066	25 ALDWIN LN	WALTER E. & JOANNE W. COHN	2637	884
24-067	27 ALDWIN LN	KIMBERLY HATE & MICHAEL W. COFFEY	1364	1797
24-068	29 ALDWIN LN	MONIQUE P. HAWKINS	2194	2106
24-069	31 ALDWIN LN	WILLIAM R. & ANNE P. WENDEL	788	852
24-070	33 ALDWIN LN	GREGORY & ELAINE DI COCCO	4451	1499
24-071	35 ALDWIN LN	WALTER T. & PATRICIA W. LONG	2612	869
24-072	37 ALDWIN LN	BROTHER ORDER OF HERMITS		

REFERENCE PLANS:

- PLAN ENTITLED "MAP OF PROPERTY FORMERLY ESTATE OF GEORGE McFADDEN NOW CAROLINE B. EWING," PREPARED BY MILTON R. YERKES, C.E., DATED JANUARY 19, 1937.
- PLANS PREPARED BY PENNDOT FOR LR. 142, SECTION 17, DISTRICT 6-O, SHEETS, 1 THRU 11.
- PLANS PREPARED BY PENNDOT FOR LR. 225, SECTION 13, DISTRICT 6-O, SHEETS, 1 THRU 23.
- PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY FOR VILLANOVA UNIVERSITY", PREPARED BY NAVE NEWELL, INC., DATED AUGUST 26, 2010.
- PLAN ENTITLED "EXISTING FEATURES PLAN FOR VILLANOVA UNIVERSITY", PREPARED BY NAVE NEWELL, INC.
- PLAN ENTITLED "BOUNDARY CONSOLIDATION PLAN FOR LANDS N/F VILLANOVA UNIVERSITY", PREPARED BY NAVE NEWELL, INC., DATED JANUARY 26, 2015.

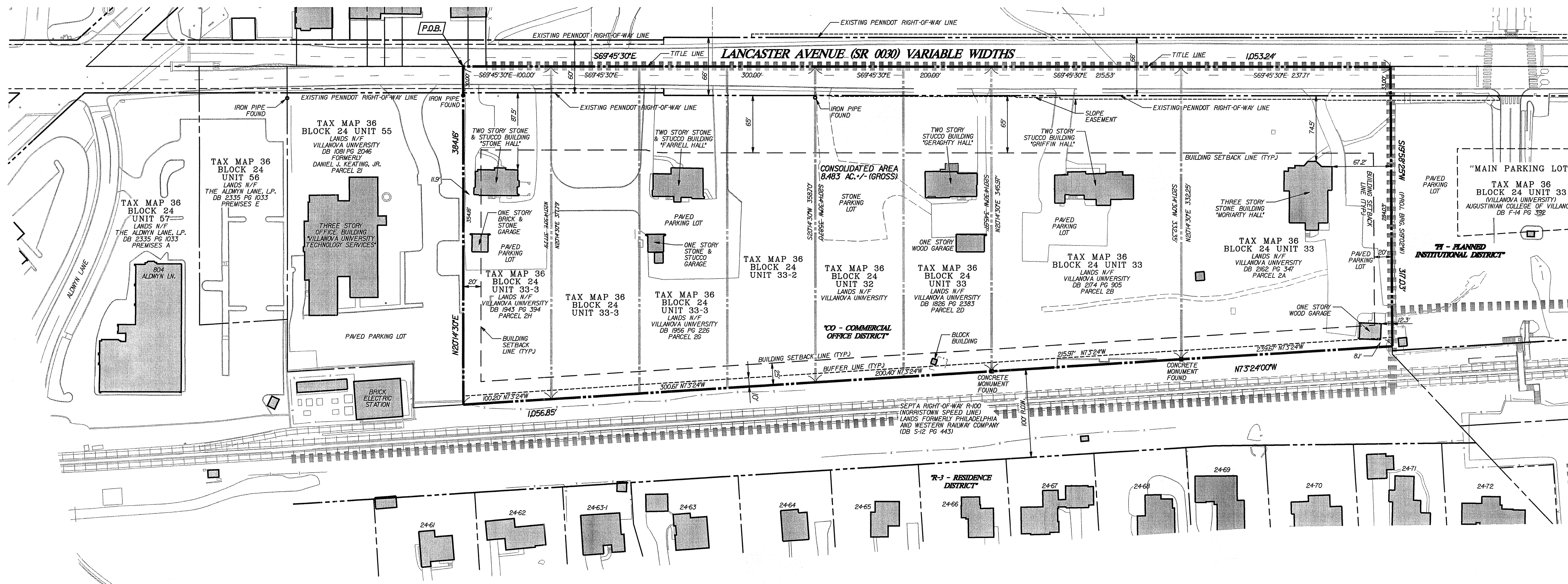
ZONING DATA

CLASSIFICATION:	REQUIRED
MINIMUM LOT WIDTH	100'
MINIMUM BUILDING COVERAGE	20%
MINIMUM BUILDING SETBACK	
FRONT YARD	45'
SIDE YARD	25'
REAR YARD	25'
MINIMUM BUFFER SETBACK	
MAXIMUM BUILDING HEIGHT	35'



Nave NEWELL
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NOTES:

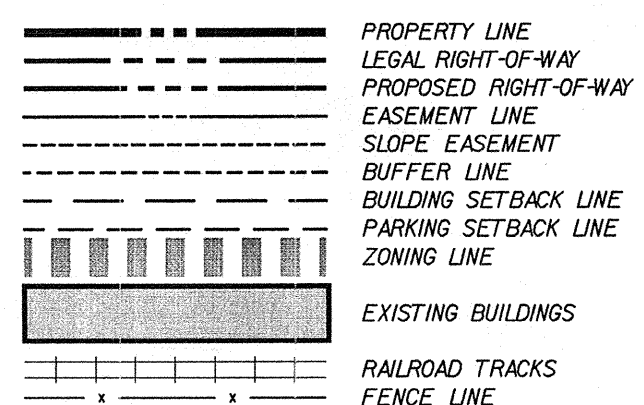
- THIS PLAN IS BASED ON A SURVEY CONDUCTED IN THE FIELD BY NAVE NEWELL, INC. COMPLETED ON AUGUST 29, 2014.
- THIS SURVEY REPRESENTS CONDITIONS AS OF THE DATE OF THE SURVEY EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, ON THE SURFACE OF THE LANDS OR ABOVE THE SURFACE OF THE LANDS AND NOT VISIBLE.
- THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT. TITLE TO THE SUBJECT PROPERTY IS FILED IN THE DELAWARE COUNTY COURT HOUSE IN DEED BOOK 262 PAGE 347, DEED BOOK 274 PAGE 905, DEED BOOK 1628 PAGE 2383, DEED BOOK 1956 PAGE 226 AND DEED BOOK 1943 PAGE 334.
- BEARING BASIS FOR THE SURVEY AS SHOWN ARE PER DEED. THE BEARINGS BASIS IS ROTATED 0756'25" CLOCKWISE FROM THE PROJECT BEARING.
- PROPERTY AS SHOWN IS IN NON-FLOOD PRONE COMMUNITY AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL #420450050F PER #42045000A, MAP REVISED NOVEMBER 19, 2009.
- LOCATIONS OF EXISTING UTILITIES AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM A SOFTLOG SUBSURFACE UTILITY WAREHOUSING COMPLETED ON JULY 14, 2011 - PROJECT NO. 10100. 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.
- PURSUANT TO ACT 189 "PENNSYLVANIA ONE CALL" WAS PLACED ON JULY 26, 2011 AND ASSIGNED SERIAL NUMBERS 2010071895, 2010071896, 2010071897, 2010071898, 2010071899 AND 2010071900. INFORMATION THEREBY OBTAINED WAS USED TO ILLUSTRATE EXISTING UTILITIES.
- BASE PLANIMETRICS AND TOPOGRAPHY COMPILED PHOTOGRAMMETRICALLY BY AXIS GEOSPATIAL, LLC. DATE OF FLIGHT JUNE 19, 2010. THE TOPOGRAPHY AS SHOWN HAS BEEN PRODUCED TO MEET INDUSTRY ACCEPTED STANDARDS FOR NATIONAL MAP ACCURACY (NMAA), AT 30 SCALE WAPPING. ACCURACY OF CONTOURS IN AREAS WHERE THE GROUND IS OBSCURED AND IS NOT GUARANTEED AND MUST BE FIELD VERIFIED PRIOR TO BEING USED FOR DESIGN OR ENGINEERING PURPOSES.

SURVEYORS CERTIFICATION:

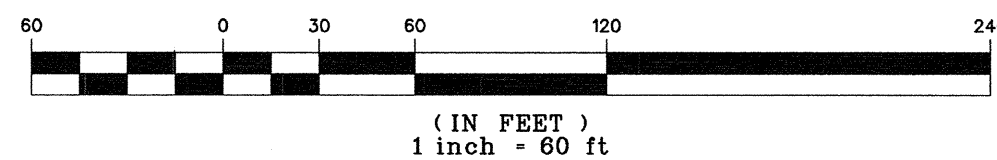
I, JAMES S. CONLOW, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY TO THE RADNOR TOWNSHIP, COUNTY OF DELAWARE, COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY REPRESENTS THE METES & BOUNDS OF THE OVERALL TRACT BOUNDARY DEPICTED ON THESE PLANS, AS SURVEYED BY ME. I FURTHER CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS LOTS, LAND, STREETS, HIGHWAYS, EASEMENTS, AND UTILITIES AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS AND THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS LAND DEVELOPMENT, EXCEPT AS THE DESIGN PERTAINS TO THE GRANTED WAIVERS FROM THE TOWNSHIP'S SUBDIVISION & LAND DEVELOPMENT ORDINANCE.

James S. Conlow
JAMES S. CONLOW, P.L.S. SU-054773-E 4/17/15
(REGISTRATION NUMBER) (DATE)

LEGEND



GRAPHIC SCALE



REVIEWED THE TOWNSHIP ENGINEER OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA.

TOWNSHIP ENGINEER: _____
DATE: _____

RECORDED THIS _____ DAY OF _____ 20____
IN THE RECORDER OF DEEDS IN MEDIA, DELAWARE COUNTY, PENNSYLVANIA
IN DEED.

BOOK NO. _____ PAGE NO. _____

RECORDED BY _____

REVIEWED THIS _____ DAY OF _____ 20____
BY THE BOARD OF SUPERVISORS OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA.

ATTEST: _____

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____

(NAME OF OWNER)

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRES THE SAME BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

(NOTARY PUBLIC OR OTHER OFFICER)

REVIEWED THIS _____ DAY OF _____ 20____
BY THE PLANNING COMMISSION OF DELAWARE COUNTY, PENNSYLVANIA.

ATTEST: _____

CONSOLIDATION PLAN

LANDS N/F VILLANOVA UNIVERSITY
WEST LANCASTER LOTS
LANCASTER AVENUE

RADNOR TOWNSHIP, COUNTY OF DELAWARE, PA.

project no.	2011-005.08	drawn by:	JEL
date:	04/09/15	chk'd by:	JSC
scale:	1" = 60'	approv. by:	JSC
sheet no.	1 of 1		

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