

**RESOLUTION NO. 2015-73
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL PLANS
OF VILLANOVA UNIVERSITY FOR LOT CONSOLIDATION OF
PROPERTIES LOCATED ALONG LANCASTER AVENUE**

WHEREAS, Villanova University ("Applicant") submitted two boundary consolidation plans for existing properties including the South Campus boundary consolidation plan prepared by Nave Newell, Inc. dated April 9, 2015 and the West Lancaster lot consolidation plan prepared by Nave Newell, Inc. dated April 9, 2015; and

WHEREAS, the Radnor Township Planning Commission and the Delaware County Planning Commission have reviewed the two final lot consolidation plan submissions of the Applicant; and

WHEREAS, the South Campus boundary consolidation plan consists of the South Campus lot, the Aldwyn Triangle lot, the Pike lot, and the Proposed Housing lot fronting on Lancaster Avenue, and the West Lancaster lot consolidation plan consists of the eight existing improved lots fronting on Lancaster Avenue; and

WHEREAS, the Board of Commissioners now intends to approve the two final lot consolidation plans.

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the two final lot consolidation plans prepared by Nave Newell, Inc. both dated April 9, 2015, subject to the following Preliminary/Final Plan approval conditions:

1. Compliance with the Gannett Fleming review letter dated June 8, 2015, a copy of which is attached hereto and incorporated herein as *Exhibit "A"*.
2. The Applicant shall comply with all other applicable Township Ordinances and all county, state, federal rules and regulations and statutes.
3. The Applicant shall provide the Township with copies of the recorded deeds for both plans when recorded at the Delaware County Recorder of Deeds Office.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 13th day of July, 2015.

RADNOR TOWNSHIP

By:



Name: William A. Spingler

Title: President

ATTEST: 



Date: June 8, 2015

To: Radnor Township Board of Commissioners

From: Roger Phillips, PE

cc: Robert Zienkowski – Township Manager
Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
John Rice, Esq – Grim, Biehn, and Thatcher
Amy Kaminski, PE – Gilmore and Assoc.
Steve Gabriel - Rettew

RE: Villanova Lot Line Consolidation – Preliminary/Final Plan
Steven Hildebrand Villanova – Applicant

Date Accepted: May 4, 2015
90 Day Review: August 2, 2015

Gannett Fleming, Inc. has completed a review of the Lot Line Consolidation Plans for compliance with the Radnor Township Code. These Plans was reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The applicant is proposing two lot consolidations. The first lot consolidation is for South Campus and will consolidate the South Campus, Aldwyn Triangle, Main Lot and Pike Lot. The second lot consolidation will consolidate the West Lancaster Lots. This project does not meet the criteria for an administration review exemption due to the number of parcels involved in the consolidation.

This plan was before the Planning Commission on June 1, 2015. The planning commission recommended approval provided that all comments by staff are addressed and satisfied.

South Campus, Aldwyn Triangle, Main Lot & Pike Lot - Boundary Consolidation Plan

Plans Prepared By: Nave Newell, Inc.

Dated: 04/09/2015

The description of property prepared by Nave Newell appears to accurately reflect the area shown on the consolidation plans. The following comments must be addressed:

Gannett Fleming, Inc.

P.O. Box 80794 • Valley Forge, PA 19484-0794 | 1010 Adams Avenue • Audubon, PA 19403-2402

t: 610.650.8101 • f: 610.650.8190

www.gannettfleming.com



1. The description of property prepared by Nave Newell refers to a plan titled "Plan Showing Property To Be Developed By The Townsend B. Young, Co. dated March 17, 1939 and last revised October 9, 1941. A copy of this plan must be provided.
2. On Page 7 of the proposed description, the course and distance labeled "2)" appears to differ from the plan. The distance shown on the plan is 73.30 feet, but is described as 73.31. This must be revised to be consistent.
3. The consolidation plan must be signed by the Professional Land Surveyor that prepared it.

West Lancaster Lots - Consolidation Plan

Plans Prepared By: Nave Newell, Inc.
Dated: 04/09/2015

The description of property prepared by Nave Newell appears to accurately reflect the area shown on the consolidation plans. The following comments must be addressed:

1. The applicant has provided the deed for the lot containing Geraghty Hall that was missing from the original submission. The plan must be revised to indicate the deed book and page number of the correct deed.
2. The consolidation plan must be signed by the Professional Land Surveyor that prepared it.

We recommend the Board of Commissioners consider recommending approval of this conditioned on requiring the applicant to satisfactorily address the above 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