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RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297

Phone (610) 688-5600
Fax (610) 971-0450
www.radnor.com

ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

JOHN E. OSBORNE
Treasurer

December 12, 2014

Steven Hildebrand
Villanova University
800 East Lancaster Ave.
Villanova, PA 19085

**RE: Land Development Application #2014-D-07 Preliminary Plan Submission
Villanova University – Lancaster Avenue Housing**

Dear Mr. Hildebrand:

In accordance with Section 255-14 of the Subdivision of Land Code of the Township of Radnor, we have reviewed your preliminary plan application to construct 1,135 bed student housing in six buildings with associated retail space under CICD use and have found it complete. Therefore, I have accepted the application for preliminary plan for review by the Township Staff, Shade Tree Commission, Planning Commission, and Board of Commissioners.

These plans are available for public viewing in the Engineering Department. The date that the Planning Commission will review these plans has yet to be determined. The date will be provided to you once it is placed on the Agenda. Subsequent to the Planning Commission meeting, your plan will be reviewed by the Board of Commissioners. You or your representative should plan to attend all scheduled meetings.

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

Sincerely,

Roger Phillips, P.E.
Township Engineer

Cc: Nave Newell



December 5, 2014

VIA HAND DELIVERY (610)688-5600

Suzan Jones
Radnor Township
301 Iven Avenue
Wayne, PA 19087

2012-D-17
2014-D-07

**Reference: Villanova University – Lancaster Avenue Housing
Preliminary Plan Submission
Nave Newell No. 2011-005.00**

Dear Ms. Jones:

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

1. Preliminary Plan Set (Sheets 1-12, 15-30 of 30) dated December 5, 2014 (22);
2. Notarized Preliminary Plan Set (Sheets 1-12, 15-30 of 30) dated December 5, 2014 (8);
3. Reduced Size copies of Preliminary Plan Set (11X17), dated December 5, 2014 (15);
4. Storm Water Management Report and Site Drainage Calculations dated December 5, 2014 (2);
5. Radnor Township Land Development Application (1);
6. Delaware County Application for Act 247 Review (1);
7. Check No. 16133853 in the amount of \$15,000.00 and check No. 16133854 in the amount of \$4,600.00 made payable to Radnor Township for the Land Development escrow and review fee (1 each);
8. Check No. 16133883 in the amount of \$10,650.00 made payable to Treasurer of Delaware County for the Act 247 review fee (1);
9. Deed of Record for subject property (1);
10. Digital copy of Title Report for Subject Property (1);
11. Transportation Impact Study prepared by F. Tavani and Associates, dated 12/4/2014 (2).
12. Act 537 Sewage Planning Module application (1);
13. Aqua Pennsylvania Inc. will serve letter (1); and,
14. Thumb drive with electronic copies of above noted submission documents (1).

As the total scope of improvements recently authorized by the conditional use approval is being phased, the Applicant will be submitting multiple independent applications for the project improvements. This Preliminary Land Development Application is related to the housing component of the CICD development within the limits of the "Main Lot". Additional Township applications will be forthcoming for the Pike Parking Garage, West Lancaster Avenue Parking Lot, Pedestrian Bridge, St. Augustine Center Parking Garage Expansion, and upon receipt of funding, the Land Development Application for the Performing Arts Center.



Suzan Jones, Radnor Township
Nave Newell No. 2011-005.00
December 5, 2014
Page 2

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".

D. Alexander Tweedie, PE

DAT/jjh
Enclosures

cc via email: Marilou Smith - Villanova University
Steven Hildebrand - Villanova University
Nicholas Caniglia, Esq. - Pierce Caniglia & Taylor
John Cluver - Voith Mactavish Architects
Zeke Balan - Robert A.M. Stern Architects
Frank Tavani, PE - F. Tavani and Associates

K:\11Proj\11005\RevResp\Township\Preliminary LD\Jones_ltr_14-12-05.doc

RADNOR TOWNSHIP
301 IVEN AVE
WAYNE PA 19087
P) 610 688-5600
F) 610 971-0450
WWW.RADNOR.COM

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 800 East Lancaster Ave.
Zoning District PI Application No. 2014-D-07
(Twp. Use)
Fee \$4,600.00 Ward No. 4 Is property in HARB District no
Applicant: (Choose one) Owner x Equitable Owner _____
Name Villanova University
Address 800 East Lancaster Ave.
Telephone 610-519-4500 Fax _____ Cell _____
Email steven.hildebrand@villanova.edu
Designer: (Choose one) Engineer x Surveyor _____
Name Gregory C. Newell, PE
Nave Newell, Inc.
Address 900 West Valley Road, Suite 1100, Wayne, PA 19087
Telephone 610-265-8323 Fax 610-265-4299
Email gnewell@navenewell.net
Area of property 240 ac. Area of disturbance 9.5 ac.
Number of proposed buildings 6 Proposed use of property CICD / Student Housing
Number of proposed lots 1 (existing campus)
Plan Status: Sketch Plan _____ Preliminary x Final _____ Revised _____
Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

Are there any requirements of Chapter 255 (SALDO) not being adhered to?
Explain the reason for noncompliance.

n/a

Are there any infringements of Chapter 280 (Zoning), and if so what and why?

n/a

Individual/Corporation/Partnership Name

Villanova University

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature



Print Name

Robert Morro

Associate Vice President of Facilities Management

By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes.

NOTE:

All requirements of Chapter 255 (Subdivision of Lane) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.

VILLANOVA UNIVERSITY

RECEIPT

RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PA 19087

P: (610) 688-5600 F: (610) 971-0450

RECEIPT NO: ENG0003673

DATE: 12/5/2014	G/L ACCOUNT: 01.320.3042	RECEIVED BY:
<p>SUBDIVISION/LAND DEVELOPMENT APPLICATION NUMBER: 2012-17-D FOR LOCATION: 800 E LANCASTER AV VILLANOVA, PA 19085- FOR: CONSTRUCTION OF 1,135 BED STUDENT HOUSING IN SIX BUILDINGS WITH ASSOCIATED RETAIL SPACE UNDER CICD USE CHECK NUMBER: 16133854</p>		<p><i>2014-D-07</i></p> <p>\$4,600.00</p>



Aqua Pennsylvania, Inc.
762.W. Lancaster Avenue
Bryn Mawr, PA 19010

www.aquaamerica.com

May 6, 2013

Maria T. Goman
Nave Newell
357 South Gulph Road, Suite 300
King of Prussia, PA 19406

Re: Water Availability
Villanova University Housing
Radnor Township, Delaware County, Pennsylvania

RECEIVED	
NN # <u>2011-005,03</u>	
MAY 08 2013	
DAT	
MLB	
CF/RR/REG PA	

Dear Ms. Goman:

This letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc.'s service territory. Service would be provided in accordance with Aqua Pennsylvania Inc.'s Rules and Regulations.

Please contact Deanne L. Ciotti, Aqua Pennsylvania Inc.'s New Service Representative at 610-541-4160 for further information on service alternatives that will meet your domestic and fire service needs. Ms. Ciotti will provide you with the appropriate service applications.

Please note that if any additional public hydrants are required, or any need to be relocated, for this project that it will be handled separately by me with the issuance of a Fire Hydrant Agreement or Relocation Agreement for execution. If required, please forward a drawing with the hydrant dimensioned in both directions showing any utilities that could be encountered by us in running the hydrant lead pipe. Similarly this also applies for our existing mains on a parcel, except that your firm would be required to prepare a drawing for us.

Flow data information may be obtained from our Production Department so that you may determine the adequacy of our supply for your project needs. Please fax a written request to Lisa Thomas Oliva at 610-645-1162 containing the address, street, cross street and municipality and all pertinent contact information.

If I can be of further assistance, you may contact me at (610) 645-4230.

Sincerely,

Gary J. Horne
New Business Representative

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

Incomplete applications will be returned and will not be considered "received" until all required information is provided.

Please type or print legibly

DEVELOPER/APPLICANT

Name Villanova University E-mail steven.hildebrand@villanova.edu

Address 800 East Lancaster Ave., Villanova, PA 19085 Phone 610-519-4500

Name of Development Lancaster Avenue Housing

Municipality Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Nave Newell, Inc. Phone 610-265-8323

Address 900 West Valley Road, Suite 1100, Wayne, PA 19087

Contact D. Alexander Tweedie, PE E-mail atweedie@navenewell.net

Type of Review	Plan Status	Utilities		Environmental Characteristics
		Existing	Proposed	
<input type="checkbox"/> Zoning Change	<input type="checkbox"/> Sketch	<input type="checkbox"/> Public Sewerage	<input checked="" type="checkbox"/> Public Sewerage	
<input checked="" type="checkbox"/> Land Development	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Wetlands
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Final	<input type="checkbox"/> Public Water	<input checked="" type="checkbox"/> Public Water	<input type="checkbox"/> Floodplain
<input type="checkbox"/> PRD	<input type="checkbox"/> Tentative	<input type="checkbox"/> Private Water	<input type="checkbox"/> Private Water	<input type="checkbox"/> Steep Slopes

Zoning District PI

Tax Map # 36 / 24 / 33

Tax Folio # 36 / 04 / 02400 / 10

STATEMENT OF INTENT
WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

Existing Use = asphalt parking lot

Proposed Use = construction of 1,135 bed student housing in six buildings with associated retail space under CICD use

of PI Zoning.

Total Site Area	9.5	Acres
Size of All Existing Buildings	0	Square Feet
Size of All Proposed Buildings	96,638	Square Feet
Size of Buildings to be Demolished	0	Square Feet

Robert Morro, Assoc. Vice President of Facilities Mgt.

Print Developer's Name
Villanova University


Developer's Signature

MUNICIPAL SECTION
ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting _____

Local Governing Body Regular Meeting _____

Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

Actual Date Needed _____

IMPORTANT: If previously submitted, show assigned DCPD File # _____

Print Name and Title of Designated Municipal Official _____ Phone Number _____

Official's Signature _____ Date _____

FOR DCPD USE ONLY

Review Fee: Check # _____ Amount \$ _____ Date Received _____

Applications with original signatures must be submitted to DCPD.

VILLANOVA UNIVERSITY
PROCUREMENT DEPARTMENT
 800 LANCASTER AVENUE, VILLANOVA, PA 19085-1676
 610-519-7289 FAX 610-519-7716
 STUDENT REFUND QUESTIONS ONLY 610-519-4258

INVOICE		DOCUMENT NUMBER	GROSS AMOUNT	DISCOUNT AMOUNT	TAX AMOUNT	ADDITIONAL AMOUNT	NET AMOUNT
NUMBER	DATE						
DCPDREVIEWFEE14	12/03/14	11514798	10,650.00	0.00	0.00	0.00	10,650.00 K
16133883	12/04/14	000151491	10,650.00	.00	.00	.00	10,650.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER THAT IS SENSITIVE TO CHEMICAL ALTERATION AND FLUORESCENT FIBERS WHEN EXPOSED TO ULTRAVIOLET LIGHT.



VILLANOVA UNIVERSITY
 800 LANCASTER AVENUE
 VILLANOVA, PENNSYLVANIA 19085-1693

NOT VALID 90 DAYS AFTER
 12/04/14

No. **16133883**

Wells Fargo Bank, N.A.
 Disbursement Account 62-22-311

Pay to the Order of *****Ten Thousand Six Hundred Fifty & 00/100*****

To the Order of

Treasurer of Delaware County
 Delaware County Planning Dept.
 2nd & Orange Sts.
 Media PA 19063



Check Amount
 10,650.00

AUTHORIZED SIGNATURE
[Signature]

AUTHORIZED SIGNATURE
 CHECKS \$25,000 AND OVER REQUIRE TWO SIGNATURES

THIS DOCUMENT CONTAINS MICROPRINTING IN BORDER AND A REFLECTIVE WATERMARK ON BACK - HOLD AT AN ANGLE IN NATURAL OR ULTRAVIOLET LIGHT TO VIEW THE IMAGE.

⑈ 16133883 ⑈ ⑆ 031100225⑆ 2079950025290⑈