

Exhibit A-5



Gannett Fleming

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Date: November 5, 2020

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

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

RE: Hamilton Estate Strafford Ave and Forrest Lane – Conditional Use Review

Gannett Fleming, Inc. has completed our review of the Conditional Use Application for 208 & 228 Strafford Avenue and 18 Forrest Lane Conditional Use Plans for compliance with the Radnor Township Code.

The applicant has filed a conditional use application as outlined in Article XXIII – Conditional Uses, of the Township Code, and is requesting conditional use under §280-90 (Density Modification) of the Township Zoning Code to allow the development of the property to be consolidated from 3 lots to 1 lot with the construction of 41 townhomes. This plan was reviewed only for items relating to the Density Modification portion of the Township Code. A full land development review will be completed following the Conditional Use Hearing should the Density Modification application be approved by the Board of Commissioners.

The tract presently consists of several parcels with a combined lot area of approximately 7.5 acres, containing a total of six dwelling units and related improvements. The tract has frontage on Eagle Road and Strafford Avenue, with the rear boundary adjacent to the Eagle Village Shops.

The applicant intends to develop the 7.5 acres into 41 townhomes under the Pennsylvania Uniform Planned Community Act. The plan is in conformance with the required open space under §280-91. The Plan proposed 53,685 square feet of open space (15.9%) of the total adjusted tract area in accordance with the Density Modification Provisions that will be available for the use of the residents of the new homes.

We have the following general comments regarding the plans as submitted. A detailed review of the subdivision and land development plans will be completed should the Conditional Use Application be approved by the Board of Commissioners.

Gannett Fleming, Inc.

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1. Information regarding the ownership of the proposed roadways must be provided. Should the applicant wish to dedicate the roadways to the Township a 60-foot right of way must be provided.
2. The applicant must provide information regarding trash removal, snow removal, etc.
3. §255-38.H – All shade trees provided must be in conformance with the approved trees listing. Upon approval of the Board of Commissioners, other species may be utilized.

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in blue ink, appearing to read 'R. Phillips', with a large, stylized initial 'R' and a horizontal line extending to the right.

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

Exhibit A-6



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: November 16, 2020

To: Steve Norcini, P.E.

From: Damon Drummond, P.E., PTOE

cc: Leslie Salsbury, P.E.

Reference: 208 & 228 Strafford Avenue and 18 Forrest Lane
Conditional Use
Radnor Township, Delaware County
Transportation Review 1

G&A #20-11003

Our transportation department has completed a review for the Conditional Use plans prepared for above reference project. We offer the following comments for your consideration:

A. PROJECT DESCRIPTION

The Applicant is proposing to construct 41 townhomes on the southwest corner of Stafford Avenue and Eagle Road.

B. DOCUMENTS REVIEWED

1. Conditional Use and Preliminary Subdivision and Land Development Plans prepared by Site Engineering Concepts, LLC, prepared for Hamilton Estate, consisting of 15 sheets and dated August 27, 2020.
2. Traffic Impact Assessment prepared by F. Tavani and Associates, Inc., dated August 25, 2020.
3. Cover Letter prepared for Radnor Township, prepared by Kaplin Stewart Meloff Reiter & Stein, PC, dated September 24, 2020.

C. ZONING ORDINANCE COMMENTS

1. §280-135 F. (1) In addition to demonstrating compliance with all standards applicable to the conditional use being requested, the generalized site plan shall show the applicant's intentions with regard to site access, interior circulation and parking.
 - a. In accordance with SADLO §255-27A.(5) Dead-end streets shall be prohibited, except as stubs to permit future street extension into adjoining tracts or when designed as cul-de-sacs. In accordance with SADLO §255-27A.(6) Stub streets greater in length than one lot width shall be provided with a turnaround designed

to meet the standards required for a cul-de-sac and shall be provided with sufficient rights-of-way to permit the future extension of the street into the adjacent property.

Unit1 and Unit 2 access a dead-end section of Road A. Access to these two units should be further evaluated.

- b. SADLO §255-27C(1) - Sidewalks should be provided on both sides of Road A and Road B for pedestrian circulation.
2. §280-135 G. (1) – Traffic Impact Study Comments
- a. The site trips to/and from the site accesses are to be based on 41 units. We understand there are existing units and the applicant is assuming credit for these trips in the existing network; however, the traffic volumes at the access should reflect the proposed site trips based on 41 units to evaluate its operation.
 - b. Revise the Trip Generation Table to reflect site trips for 41 units. An additional line should be added indicating credit for existing site trips.
 - c. Provide a figure indicating the existing site trips.
 - d. Update the analysis worksheets accordingly.
 - e. Attach the turning movement traffic counts in the appendix of the Traffic Impact Assessment for verification.