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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