



**MEMORANDUM**

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**Date:** October 23, 2020

**To:** Steve Norcini, P.E.  
Radnor Township Engineer

**From:** Damon Drummond, P.E., PTOE  
Senior Transportation Engineer

**cc:** Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.  
Leslie Salsbury, P.E., Gilmore & Associates, Inc.

**Reference:** 200 S. Ithan Avenue  
Land Development Plan Review  
Radnor Township, Delaware County, PA  
G&A #20-08063

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Gilmore & Associates, Inc. (G&A) has completed a transportation review for the above referenced project and offers the following transportation comments for Radnor Township consideration:

**A. BACKGROUND**

The subject parcel located at 200 South Ithan Avenue is situated in the R-2/D-M Zoning District within Radnor Township, Delaware County. The applicant intends to develop the parcel in order to construct nine (9) single family homes with driveway access to a new cul-de-sac street located between Chalous Lane and Gramont Lane.

**B. DOCUMENTS REVIEWED**

1. Land Development Plans for 200 South Ithan Avenue, prepared by Momenee, Inc., prepared for GPX Realty Partners, consisting of 9 sheets, dated October 2, 2020.
2. Preliminary Planting Plan for 200 South Ithan Avenue, prepared by Jonathan Alderson Landscape Architects, Inc., consisting of 1 sheet, dated July 30, 2020.
3. Submission letter prepared by Momenee, Inc., prepared for Radnor Township, dated October 2, 2020.

**C. SUBDIVISION AND LAND DEVELOPMENT COMMENTS**

1. §255-27.C, §255-37, & §255-51 – Provide sidewalks on both sides of the cul-de-sac. Installation of sidewalk along the site frontage for Ithan Avenue is also required unless, in the opinion of the Board of Commissioners, it is unnecessary for public safety and

convenience. There are some worn paths in the area of Ithan Avenue indicating pedestrian usage. **The applicant has requested a waiver from §255-27.C, §255-37.**

2. §255-27.D.(2) – Cul-de-sacs shall have a turnaround with a minimum outside radius for the right-of-way of not less than 60 feet at the closed end. The proposed plan indicates a proposed right-of-way radius of 50 feet.
3. §255-27.F.(2) – Provide horizontal alignment data for the proposed street to ensure compliance. The minimum center-line radii for horizontal curves is to be 150 feet.
4. §255-27.F.(5) – The approaches to an intersection shall follow a straight course for at least 100 feet for local streets and courts. Approaches for other street types shall be designed in accordance with accepted engineering standards. **The applicant has requested a waiver.**
5. §255-27.G – Where the grade of any street at the approach to an intersection exceeds 7%, a leveling area of 4% grade or less shall be provided for a minimum distance of 100 feet for local streets.
6. §255-27.H(1) – The street shall be laid out to intersect as nearly as possible at right angles. Determine if the new street can be aligned to intersect South Ithan Avenue closer to a 90-degree angle.
7. §255-27.I(4) – Ensure the driveways to each lot do not exceed 16% grade.
8. §255-27.D(3) – Grades across cul-de-sacs shall not exceed 3%. Label the proposed grades to ensure compliance with this requirement.
9. §255-27.H(3) – In all districts, no fence, planting or other structure shall be maintained between a plane two feet above curb level and a plane seven feet above curb level so as to interfere with traffic visibility across the corner within that part of the required front, side or rear yard which is within the clear sight triangle. Provide 30-foot clear sight triangle on the landscaping plan per §255, Attachment 255a (page 1:1).
10. §255-28 – Provide the available and required sight distance at the proposed intersection.
11. On Sheet 7, the “No Outlet” sign on the northeast corner of the access intersection is mislabeled as a stop sign (R1-1); revise.
12. On Sheet 7, provide the cross slope of Ithan Avenue from the centerline on the driveway profile.
13. On Sheet 10, provide English units for the “No Outlet” (W14-2) sign detail.

If you have any questions regarding the above, please contact this office.