



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: October 23, 2020

To: Steve Norcini, P.E.

From: Damon Drummond, P.E., PTOE

cc: Leslie Salsbury, P.E.

Reference: Hamilton Properties
Preliminary Land Development
Radnor Township, Delaware County
Transportation Review 1

G&A #20-10016

Our transportation department has completed a review for the Preliminary Subdivision and Land Development plans prepared for Hamilton Properties. We offer the following comments for your consideration:

A. PROJECT DESCRIPTION

The Applicant, Hamilton Properties, is proposing to subdivide the property into 9 building lots and construct a single-family detached dwelling and related improvements on each lot.

B. DOCUMENTS REVIEWED

1. Preliminary/Final Subdivision and Land Development Plans prepared by Site Engineering Concepts, LLC, prepared for Hamilton Properties, consisting of 14 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.
4. Subdivision and Land Development Application.

C. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §255-27.B(3)(c) & 255-27.C(1) – Eagle Road is classified as a major collector with a required right-of-way of 80 feet and a 48 foot cartway width. The existing cartway width along the site frontage is 18 feet with a 40-foot right-of-way width. The Applicant is

- proposing a 30-foot right-of-way half-width. A 40-foot half-width right-of-way and a 24-foot half-width cartway is required along the site frontage.
2. §255-27.G – Revise the Road A profile to include the following:
 - i. Existing and proposed grades
 - ii. Label centerline of Eagle Road
 - iii. Label existing and proposed edge of cartway
 3. §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).
 4. §255.27.H(6) – The minimum curb radii at street intersections shall be 25 feet for local streets. Revise the plans to comply with this section and to clearly label the proposed curb radii.
 5. §255-28.B – Provide the available and required sight distance on the plan.
 6. §255-37.B – The minimum width of all sidewalks and pedestrian paths shall be four feet. We recommend five-foot sidewalks be provided, where possible. Revise the plans to clearly label the width of the proposed sidewalks.
 7. §255-37.F – Provide a detail indicating continuous grade for sidewalk across driveways and a maximum cross slope of 2%. Revise the driveway detail accordingly.
 8. 255-96.D – Curb ramps shall be provided at the Road A intersection in accordance with ADA standards. Provide 5-scale details including dimensions, spot elevations and grades in order to verify constructability.

D. TRAFFIC IMPACT ASSESSMENT COMMENTS:

1. The Traffic Impact Study was conducted following acceptable standards. There are very minor technical analysis input discrepancies which will not impact the overall conclusions. We find the Traffic Impact study acceptable.

E. GENERAL TRANSPORTATION COMMENTS:

1. A crosswalk detail is provided but a proposed crosswalk is not shown. Remove the detail if no crosswalk is proposed.
2. Provide top and bottom of curb elevations along Road A.
3. Provide a R1-1 STOP sign and W14-2 No Outlet sign at the intersection of Road A and Eagle Road.
4. A detail for a porous pavement road section is provided on Sheet 7. Note that the porous pavement should not be used for Road A. Clarify where the porous pavement is proposed (possibly driveways?) and update the label accordingly. Additionally, provide a detail for the pavement section proposed for Road A
5. On Sheet 8, revise the concrete pavement detail to refer to **Radnor** Township standards.