



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: December 28, 2020

To: Steve Norcini, P.E.

From: Damon Drummond, P.E., PTOE

cc: Roger Phillips, P.E.
Leslie Salisbury, P.E.

Reference: CG Wayne, LLC - Eagle & Radnor Roads
Radnor Township, Delaware County
Transportation Review 2
G&A #20-20023

Our transportation review is complete for the Preliminary/Final Subdivision and Land Development plans prepared for Eagle & Radnor Street Roads. We offer the following comments for your consideration:

A. PROJECT DESCRIPTION

The Applicant, CG Wayne, LLC, is proposing a development consisting of 20 new single-family homes on a site bounded by Eagle Road, Radnor Street Road and Walnut Avenue. The main driveway takes access to Radnor Street Road opposite Beechtree Lane. There are several individual residences that take direct access to either Eagle Road, Radnor Street Road or Walnut Avenue .

B. DOCUMENTS REVIEWED

1. Preliminary/Final Subdivision and Land Development Plans prepared by Site Engineering Concepts, LLC, prepared for CG Wayne, LLC, consisting of 16 sheets, dated September 15, 2020 and last revised December 7, 2020.
2. Traffic Response Letter prepared by Site Engineering Concepts, LLC, dated December 11, 2020.

C. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §255-20.B.(1)(m) – Show the existing streets adjacent to the site, including the curbline/edge of pavement for the existing Beechtree Lane opposite the site to ensure proper alignment of the intersection. It appears that the roads may be offset. The proposed driveway may need to be adjusted to provide proper alignment through the intersection.
2. §255-21.B.(5)(a)[1] – As stated previously, label the proposed centerline with bearing distances. The label does not appear to be included on Sheet 13, as indicated in the response letter.

3. §255-21.B.(5)(c) & §255-27.D(3) – Update the typical section of the proposed cul-de-sac to include the cross grade to ensure it does not exceed 3%.
4. §255-28.B – As stated previously, provide the available and proposed sight distance (both left and right) at each driveway for Lots 1-5 along Walnut Avenue, Lots 6 and 16 along Radnor Street Road, and Lot 20 along Eagle Road.
5. §255-37.H – Sidewalks and pedestrian paths shall not exceed a seven-percent grade. As stated previously, provide labels for sidewalk grades to confirm compliance with this section.
6. §255-47.C. – As a reminder, improvements shall be made to the existing street on which a subdivision or land development abuts. We note that the applicant indicates that the necessary road improvements will be discussed with Township. The following half widths for the roadways are required per this section:

Right-of-Way/Cartway

• Eagle Road (Major Collector)	40 feet/24 feet
• Radnor Street Road (Minor Collector)	30 feet/18 feet
• Walnut Avenue (Local Street)	30 feet/14 feet

7. §255-48 – Include the proposed location for a street name sign, “Stop”/”All-way” sign and “No Outlet” sign on the plans. In addition, the intersection of Radnor Street Road and Beechtree Lane is currently a 3-way stop condition. Due to the addition of the fourth leg, include a note on the plans that all the existing supplemental “3-way” signs located under the stop signs are to be replaced with “all-way” (R1-3P) signs on all approaches.

D. GENERAL TRANSPORTATION COMMENTS:

1. As a reminder, PennDOT will require a Highway Occupancy Permit (HOP) for the driveway access to Eagle Road (S.R. 1042) from Lot 20. The Township requests the opportunity to review all HOP plans submissions to PennDOT; as well as be given the opportunity to attend all meetings with PennDOT and copied on all correspondence regarding same.
2. Update the ADA ramp details to include widths in order to verify the slopes indicated. Additionally, although a maximum ramp slope of 8.33% is allowed, it is recommended to use a maximum design slope of 7.5% to account for construction tolerances to ensure the ramps will meet the maximum ADA slope requirements.
3. As stated previously, provide an ADA connection at the intersection of Eagle Road/Radnor Street Road. Consider removing the existing steps and construct an ADA accessible walkway to the intersection. We note that the applicant indicates that ADA accommodations at this location will be discussed with PennDOT and the Township.
4. As stated previously, provide ADA compliant crossings at the intersection of Eagle Road and Radnor Chester Road crossing the eastern and northern leg of the intersection. The crossing improvement would include curb ramps, pedestrian signal heads and push buttons. We note that the applicant indicates that ADA requirements will be discussed with PennDOT and the Township.
5. Provide 5-foot curb end tapers at the terminus of the proposed concrete curb along both Radnor Street Road and Walnut Avenue.

6. Confirm all the driveway grades shown on the plan (i.e. Lot 14).
7. There is an ADA ramp indicated at the eastern terminus of the sidewalk along Walnut Avenue. However, if there is no receiving ramp on the opposite side of the roadway (mid-block crossing), we recommend removal of the ramp.
8. The applicant should discuss with the Township the possibility of extending the pedestrian facilities to Paul Road and Fenimore Park.
9. On Sheet 10, the details for the ramp on the southeast corner of Radnor Street Road & Beechtree Lane shows a conflict between the ramp flare and the proposed Type C inlet top. The Type C inlet top cannot be located in the flare. Relocate the inlet to eliminate the conflict.
10. The emergency vehicle turning template does not show any information. Update the template to show that vehicles can access the driveway and move within the site.