



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**MEMORANDUM**

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**Date:** November 30, 2020

**To:** Steve Norcini, P.E.

**From:** Damon Drummond, P.E., PTOE

**cc:** Leslie Salsbury, P.E.  
Roger Phillips, P.E.

**Reference:** Hamilton Properties  
Preliminary Land Development  
Radnor Township, Delaware County  
Transportation Review 2

G&A #20-10016

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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 15 sheets, dated August 27, 2020 and last revised November 23, 2020.
2. Response Letter prepared by Site Engineering Concepts. LLC , dated November 23, 2020.

**C. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

1. §255-27.C(2) – Eagle Road is classified as a major collector with a required 48 foot cartway width. The existing cartway width along the site frontage is 18 feet. A 24-foot half-width cartway is required along the site frontage in accordance with §255-27.C(1). Additional cartway widths may be required by the Board of Commissioners.
2. §255-27.G – As previously stated, Revise the Road A profile to include the following:
  - i. Existing and proposed grades (i.e. 3%)

- ii. Label centerline of Eagle Road
- iii. Label existing and proposed edge of cartway
- 3. §255-27.H(3) – As previously stated, in all districts, no structure, 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 triangles on the landscaping plan per §255, Attachment 255a (Page 1:1).
- 4. §255-28.B – Provide intersection sight distance in accordance with this section. If the applicant is providing sight distance in accordance with other industry and engineering standards, justification is to be provided.
- 5. §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, in accordance with the latest ADA sidewalk preferred widths. If four-foot sidewalks are provided, 5'x5' passing areas must be provided in accordance with the latest ADA standards.
- 6. §255-37.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.
- 7. 255-37.F – As previously stated, provide a detail indicating continuous grade for sidewalk across driveways and a maximum cross slope of 2%. Revise the driveway detail accordingly.

**D. GENERAL TRANSPORTATION COMMENTS:**

- 1. As previously stated, a crosswalk detail is provided but a proposed crosswalk is not shown. Remove the detail if no crosswalk is proposed.
- 2. As previously stated, provide top and bottom of curb elevations along Road A.
- 3. As previously stated, provide a R1-1 STOP sign and W14-2 No Outlet sign at the intersection of Road A and Eagle Road.
- 4. As previously stated, 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. As previously stated, on Sheet 9, revise the concrete pavement detail to refer to **Radnor** Township standards.
- 6. Provide a connection with the sidewalk to south of the site within the existing right-of-way.
- 7. Provide a letter indicating how each comment was addressed.