



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: February 23, 2021

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 4
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 17 sheets, dated September 15, 2020 and last revised February 16, 2021.
2. Traffic Response Letter prepared by Site Engineering Concepts, LLC, dated February 16, 2021.
3. Waiver Request Letter prepared by Site Engineering Concepts, LLC, dated January 15, 2021.
4. Draft Sketch for the Chamounix Sidewalk Extension to Fenimore Park.

C. TRANSPORTATION IMPROVEMENTS PROPOSED

1. Install a pedestrian walkway along Radnor Street Road and Walnut Avenue.
2. The applicant will widen the existing walkway along Radnor Street Road to Eagle Road.

3. Install a pedestrian walkway along Chamounix Road from the property to Paul Road. A pedestrian bridge crossing is proposed crossing the creek along Chamounix Road.
4. Provide an easement at the intersection of Radnor Street Road and Eagle Road to allow for potential future construction activities.

D. WAIVERS REQUESTED

1. §255-12.A – To permit the land development application to proceed and be reviewed as a single preliminary/final land development plan.
2. §255-21.B(1)(n) – From providing man-made features within 500 feet of the site.

E. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §255-28.B – As stated previously, provide the available and proposed sight distance (both left and right) at the Lot 20 driveway along Eagle Road. The Applicant has provided a note on Sheet 10; however, this note is insufficient to determine if sight distance will be adequate to meet the minimum sight distance requirements. Note the minimum sight distance required and provide sight line profiles at the lot 20 driveway including the existing and proposed surface profiles as well as the driver and object height of 3.5 feet.
2. §255-37.H – Sidewalks and pedestrian paths shall not exceed a seven-percent grade. Where sidewalk grades exceed 5%, a nonslip surface texture shall be used. As stated previously, provide labels for sidewalk grades to confirm compliance with this section including sidewalk along Walnut Avenue. The applicant indicates that the sidewalk matches the roadway slope ranging from 3.5-5.5%; however, it appears there are multiple locations where the sidewalk exceeds 7%. Revise the plans to label the slope along the proposed sidewalk at intervals of 50 feet. Provide textured surfaces along all areas exceeding 5%. If the sidewalk will exceed 7%, the applicant may consider requesting a waiver.

F. 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 the same.
2. The applicant has offered to extend the Walnut Lane sidewalk to Paul Road provided adequate right-of-way exists or can be obtained by Radnor Township. A draft sketch has been provided. These improvements would be in lieu of pedestrian upgrades at the traffic signal of Eagle Road/Radnor Street Road. The Applicant is working with the Township to provide a traffic signal easement allowing future traffic signal modifications on the property's corner.
3. The applicant is proposing a wood chip path along Eagle Road. The proposed new woodchip path will not meet ADA requirements regarding a firm and stable surface and the slope grades. The proposed trail should meet the Accessibility Guidelines for Outdoor Recreation and Trails (2012).
4. Revise the note on Sheet 10 for the stop signs to indicate that a No Outlet sign is only to be installed for the Beechtree Lane Extension.

5. Revise the plans to indicate the size of the proposed Stop sign and No Outlet sign.
6. Indicate the color and size of the proposed crosswalk. In addition, label the width of the proposed crosswalk. A minimum width of six (6) feet should be provided.
7. Revise the emergency vehicle turning template to eliminate the curb encroachment along the outer edge of the cul-de-sac bulb.