



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: August 1, 2023

To: Steve Norcini, P.E.

From: Damon Drummond, P.E., PTOE

cc: John B. Rice, Esq.
Roger Phillips, P.E.
Leslie Bogdnoff, P.E.
Patti Kaufman

Reference: 204 & 228 Strafford Avenue
Hamilton Estate
Conditional Use
Radnor Township, Delaware County
Transportation Review 1

G&A #20-11003

Our transportation department has completed a review for the Conditional Use plans prepared for above reference project. We offer the following comments for your consideration:

A. PROJECT DESCRIPTION

The Applicant is proposing to construct 38 townhomes on the southwest corner of Stafford Avenue and Eagle Road.

B. DOCUMENTS REVIEWED

1. Conditional Use Plans prepared by Site Engineering Concepts, LLC, prepared for Hamilton Estate, consisting of 14 sheets and dated May 18, 2023.
2. Traffic Impact Assessment prepared by F. Tavani and Associates, Inc., dated May 15, 2023.
3. Submission Letter prepared for Radnor Township, prepared by Kaplin Stewart Meloff Reiter & Stein, PC, dated May 24, 2023.

C. COMMENTS

1. §280-135.F.(1) – The following comments are provided as they impact site access, interior circulation, and parking.

- a. §255-27.C.(1) – It is recommended that sidewalks be 5 feet wide to meet the latest ADA standards and be provided on both sides of Road A and Road B for pedestrian circulation.
- b. §255-27.C.(2) – Additional right-of-way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and to promote the general welfare. Strafford Avenue is classified as a local road with a required 60-foot Right-of-Way width and 28-foot cartway width. The proposed Right-of-Way along the site frontage is 40 feet (20-foot half width) and the cartway width is 24 feet (12-foot half width). A 30-foot Right-of-Way half-width and a 14-foot cartway half-width is required along the site frontage in accordance with §255-27.C(1). Eagle Road is classified as a major collector with a required 80-foot Right-of-Way width and 48-foot cartway width. The proposed Right-of-Way along the site frontage is 40 feet (20-foot half width) and the cartway width is 22 feet (11-foot half width). A 40-foot Right-of-Way half-width and a 24-foot cartway half-width is required along the site frontage in accordance with §255-27.C(1).
- c. §255-27.E.(2) – The private street shall have a right-of-way width and a horizontal and vertical alignment consistent with the requirements for public streets.
- d. §255-27.F.(2) – Minimum center-line radii for horizontal curves shall be 150 feet for local streets. Provide stationing and radii labels for the horizontal curves.
- e. §255-27.H.(5) – Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 200 feet between their center line. Road B is approximately 175 feet from the intersection of Strafford Avenue and Eagle Road, revise the entrance of Road B to be a minimum of 200 feet from the intersection.
- f. §255-27.E.(2) – Minimum curb radii at street intersections shall be 25 feet for local streets, provide radii labels.
- g. §255-27.I.(6) – No common driveways shall be permitted between two or more single-family dwellings (i.e. Unit 1&2)
- h. §255-28.A – Provide the sight distance measurements on the plan.
- i. §255-29.A – Provide the parking space dimensions for the on street parallel parking spots, the minimum dimensions shall be 8' x 22'. Driveways should be designed to fit two 9.5' x 20' spaces to allow for two vehicles to be parked in the driveway. The length should be measured to the back of the sidewalk closest to the house, so vehicles are not blocking the pedestrian path.
- j. §255-31 – Roadway profiles for Roads A and B will need to be provided.
- k. §255-36.D – Provide ADA compliant curb ramps for crossing Road A and Road B at Stafford Avenue.
- l. §255-37.A – A direct pedestrian connection to the existing path on the shopping center property is recommended.
- m. §255-40.C.(2) – Access and circulation for fire-fighting and other emergency equipment, moving vans, fuel trucks, garbage collection, deliveries and snow

removal shall be planned for efficient operation and convenience. Provide truck turning templates.

2. §280-135.G.(1)(c) –

- a. §255-20.B(5) – The Transportation Impact Study was conducted in accordance with general traffic engineering principals The applicant indicates “the impact of site traffic results in essentially no measurable change in traffic performance and the underlying traffic performance is already acceptable, and with very low delays. Thus, the traffic impact of the proposal on the surrounding community is negligible.”
- b. In conjunction with the proposed development, the applicant should upgrade the intersection of Eagle Road and Strafford Avenue. ADA-compliant pedestrian facilities should be installed and the flashing stop control signal at the intersection should be updated to comply with the latest PennDOT standards.

D. GENERAL COMMENTS

1. Provide a letter indicating how each comment was addressed. Additional comments may follow upon resubmission.