



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

***MEMORANDUM***

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**Date:** January 26, 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 3  
G&A #20-20023

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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 January 19, 2021.
2. Traffic Response Letter prepared by Site Engineering Concepts, LLC, dated January 15, 2021.

**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. The applicant has indicated additional survey is being collected to verify roadway alignment.
2. §255-21.B.(5)(c) & §255-27.D(3) – Update the proposed cross section profile of the cul-de-sac to include the cross grade to ensure it does not exceed 3%.

3. §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.
4. §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 including sidewalk along Walnut Avenue.
5. §255-48 – As stated previously, 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. Provide a 5-foot curb end taper at the terminus of the proposed concrete curb along Radnor Street Road.
3. 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. These improvements would be in lieu of pedestrian upgrades at the traffic signal Eagle Road/Radnor Street Road. We recommend the applicant provide a traffic signal easement to the Township allowing them to modify the sidewalk and install signal on the property's corner in the future.
4. The applicant has previously indicated the would widen the existing pedestrian between path between lot 16 and Eagle Road. We recommend a minimum pathway of 5 feet and the widening is to be shown on the plan.