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Date: February 16, 2021

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Mary Eberle, Esq. – Grim, Biehn, and Thatcher
Damon Drummond, PE – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: 910& 912 Conestoga Road & 26 Wentworth Lane

Date Accepted: December 7, 2020

60 Day Review: February 5, 2021 extend to March 31, 2021.

Gannett Fleming, Inc. has completed a review of the Sketch Plan for the above referenced project for compliance with the Radnor Township Code. The applicant is proposing to transfer a portion of the residential lot (26 Wentworth Lane) to the two commercial lots and then consolidate the commercial lots into one. A new residential dwelling unit is proposed to be constructed at 26 Wentworth Lane in the future. Improvements proposed include new/relocated parking spaces, a new drive and the establishment of an outdoor dining area in front of 910 Conestoga Road. The lots are located in the R-5 and GH-CR zoning districts. These Plans were reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

The applicant has indicated that the following variances will be required:

1. §280-49.8.A.1.a.4 – Front Yard setback – The front yard building setback matches the existing building setback which is less than the required minimum front yard setback.
2. §280-49.8.A.1.b.2.a – Side Yard setback – The western side yard setback matches the existing which is less than the required minimum side yard setback for detached buildings with parking access.
3. §280-49.8.B – Permitted Uses – The proposed outdoor dining is not a Permitted Use in the GH-CR District.
4. §280-49.12 – Parking – The proposed project will require relief from parking requirements in order to establish 21 total parking spaces in lieu of the 29 total that are required.

The applicant has also indicated that this project will require a map amendment to revise the zoning district boundary associated with the new lots for 26 Wentworth Lane.

Gannett Fleming, Inc.

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Sketch Plan - 910& 912 Conestoga Road and 26 Wentworth Lane

Plans Prepared By: Chester Valley Engineering, Inc.
Dated: 02/10/2021

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP.

Zoning

1. §280-35.A(1) – The minimum lot area for a single-family detached home is 5,500 SF. The zoning table indicates 5,000 SF and must be revised.
2. §280-35.A(6) – No building or structure shall exceed three stories or 35 feet in height. This must be added to the zoning table.
3. §280-49.8.A.1.a.4 – The front building line setback on a collector or local street without perpendicular parking is 30 feet with parallel parking and 22 feet without parallel parking. The applicant has indicated that the front yard building setback proposed matches the existing building setback which is less than the required minimum. The applicant is requesting a variance from this condition.
4. §280-49.8.A.1.b.2.a – The side yard setback for detached structures without parking access is 5 feet. The western side yard setback matches the existing which is less than the required minimum side yard setback for detached buildings with parking access. The applicant is requesting a variance from this condition.
5. §280-49.8.B – Outdoor dining is not a Permitted Use in the GH-CR District. The applicant is requesting a variance from this condition.
6. §280-49.11.D – Every use, other than a motor vehicle or bicycle parking lot shall be completely enclosed within a building. The applicant must request a variance from this condition.
7. §280-49.11.H – No restaurant or bar or similar use shall be conducted where customers and patrons are served food and/or drinks for the immediate consumption outside of the building in which the restaurant or bar business is conducted. All

preparation, serving and consumption of food shall be inside the building at which the business is conducted, except for food or drink taken out for consumption off the restaurant or bar premises. The applicant must request a variance from this condition.

8. §280-49.12.A – The applicant has indicated on the plans that 21 parking spaces will be provided, but 29 parking spaces are required. The applicant is requesting a variance from this condition.
9. §280-49.12.A(6) – The applicant has indicated on the plans that the restaurant has 40 seats and 4 employees. It is unclear from the information provided if this includes the proposed seats and additional employees required of a variance is received for outdoor dining.
10. §280-49.13 – Mechanical/electrical equipment mounted on the ground and areas for trash disposal shall be located in the rear of buildings and screened from view with materials that are compatible with the architecture of the building.

Subdivision and Land Development

1. §255-19-A(12) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans.
2. §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.
3. §255-27.I(5) – In general, no private driveway shall take access to an arterial or major collector street.
4. §255-29.A(1) – The degree or parking space must be provided on the plans. The minimum aisle width for 60° parking spaces shall be 18 feet for a one-way aisle. The plans indicate the one-way aisle as 12 feet.
5. §255-29.A(6) – No more than 10 parking spaces shall be permitted in a continuous row without being interrupted by landscaping and concrete curb. The applicant has provided 11 parking spaces in a row on the plans.

6. §255-29.A(12) – The width of entrance and exist drives shall be a minimum of 12 feet for one way use only, a minimum of 25 feet for two way use and a maximum of 25 feet at the street line and 35 feet at the curblineline. The plans indicate that the one way drive off Conestoga Road will be approximately 11 feet wide and the drive off Wentworth Lane would be approximately 12 feet wide. The access drives shall be revised to conform with this section, or a waiver will need to be requested.
7. §255-29.A(14) – No less than a five-foot radius of curvatures shall be permitted for all curblines in parking areas.
8. §255-29.B(1) – All parking areas shall have at least one tree 2 ½ inches minimum in caliper for every five parking spaces in single bays and one tree 2 ½ inches minimum in caliper in double bays.
9. §255-38.B – Street trees 2 ½ inches dbh at intervals of not more than 30 feet along both sides of new streets or along one or both sides on an existing street within the proposed subdivision or land development must be provided.
10. §255-42.A – Buffer screens are required between subdivisions and land developments and along existing streets to soften visual impact to screen glare and to create a visual barrier between conflicting land uses. A buffer screen must be provided in accordance with this section. The applicant has indicated that a 10-foot buffer will be provided along the proposed parking spaces.
11. §255-93.A – Street trees 2 ½ to three inches in caliper shall be planted along both sides of Conestoga Road at an interval of 25 feet on center, but they shall not block visibility of existing store windows.
12. §255-94.B(1) – Full cutoff light fixtures shall be used to direct light downwards. For the GH-CR fixture heights shall not be higher than 12 feet.
13. §255-95.A(1) – Sidewalks shall be designed to have a minimum width of six feet on Conestoga Road.
14. §255-103.A – The site amenity standards in this section shall apply to all new or redeveloped properties in the Garrett Hill Zoning District.

General

1. The scale of the plan is incorrect. This must be revised prior to any plan submission.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in blue ink, consisting of a large, stylized 'R' followed by a horizontal line and a small flourish.

Roger A. Phillips, P.E.
Senior Project Manager