



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: February 22, 2021

To: Steve Norcini, P.E.

From: Damon Drummond, P.E., PTOE

cc: Roger Phillips, P.E.
Leslie Salisbury, P.E.

Reference: 910 & 912 Conestoga Road & 26 Wentworth Lane
Sketch Plan Review
Radnor Township, Delaware County
Transportation Review 2
G&A #20-12034

Our transportation department has completed a review for the Sketch Plan prepared for above referenced project. We offer the following comments for your consideration:

A. PROJECT DESCRIPTION

The Applicant is proposing to occupy an existing vacant building to consist of 2 dwelling units, a 40 seat restaurant, and a 1,300 square foot studio located at 910 Conestoga Road just west of Wentworth Lane. In addition, the Applicant proposes a lot line change to transfer a portion of 26 Wentworth Lane to the 910/912 Conestoga Road property. The lot line is to be eliminated and the two lots consolidated at 910/912 Conestoga Road. An outdoor eating area, driveway access, sidewalk and parking lot improvements are proposed at the site.

B. DOCUMENTS REVIEWED

1. Sketch Plan for 910 & 912 Conestoga Road & 26 Wentworth Lane, prepared by Chester Valley Engineers, Inc., dated February 11, 2021.
2. Cover letter prepared for Radnor Township, prepared by Chester Valley Engineers, Inc., dated February 12, 2021.

C. ZONNING COMMENTS

1. §280-49.12 –The Applicant is only providing 21 of the required 29 parking spaces. The applicant indicates they will request relief from the parking requirement.

D. SUBDIVISION AND LAND DEVELOPMENT COMMENTS

1. §255-27.B(3)(c) & 255-27.C(4) – Conestoga Road is classified as a major collector with a required right-of-way of 80 feet and a 48 foot cartway width. Where a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform to the above standards.
2. §255-29(A)(1) – The minimum aisle width for one-way parking adjacent to 60-degree angle parking is 18 feet.
3. §255-98.B – Wherever possible, ingress and egress between various properties shall be shared in an attempt to minimize curb cuts. The Township encourages adjacent landowners to enter into agreements providing access easements to accomplish this goal.
4. The following comments should be considered for the applicant's **future preliminary plan submissions**:
 - a. §255-27.A(8) – Any applicant who encroaches within the legal right-of-way of a state highway (i.e. Conestoga Road SR 1019) is required to obtain a Highway Occupancy Permit from the Pennsylvania Department of Transportation.
 - b. § 255-29.A(14) – No less than a five-foot radius of curvature shall be permitted for all curblines in parking areas.
 - c. §255-37 – Extend the sidewalk along the parking area to Wentworth Lane.
 - d. §255-37.F – The grades and paving of sidewalks and pedestrian paths shall be continuous across driveways. A driveway apron shall be designed and provided at the Conestoga Road access.
 - e. §255-95.A(1) – Sidewalks shall have a minimum width of six feet on Conestoga Road. Construct sidewalk along the 912 Conestoga Road frontage to connect to the existing sidewalk in front of 910 Conestoga Road.
 - f. §255-95.E(2) – On Conestoga Road, concrete sidewalks shall be designed to be consistent with Figure 2 and have a twenty-four-inch brick herringbone border with a six-inch curb.
 - g. Along the new proposed curpline, consider providing additional on-street parking along Conestoga Road.
 - h. Consider installing fencing separating the outside dining area and the adjacent sidewalk along Conestoga Road.
 - i. Indicate the accessible path between the handicapped parking space and the building access.
 - j. Revise the plans to indicate the building access point.
 - k. Install appropriate One-Way and not Do Not Enter signage along the driveway. Provide a truck turning template demonstrating a trash truck accessing the on-site trash enclosure and circulating the site.
 - l. Coordinate with the fire chief to address emergency access needs to the site.