



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: December 28, 2020

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
Sketch Plan Review
Radnor Township, Delaware County
Transportation Review 1
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 construct a building with six (6) dwelling units on the second and third floors and 3,013 square foot commercial space on the first floor at 910 & 912 Conestoga Road just west of Wentworth Lane. An existing garden center is also on the consolidated plot.

B. DOCUMENTS REVIEWED

1. Sketch Plan for 910 & 912 Conestoga Road, prepared by Chester Valley Engineers, Inc., dated October 15, 2020.
2. Cover letter prepared for Radnor Township, prepared by Chester Valley Engineers, Inc., dated October 21, 2020.
3. Subdivision and Land Development Application

C. SUBDIVISION AND LAND DEVELOPMENT COMMENTS

1. §255-19A.(4) – Provide the parking requirements on the plans. Identify the location of on-site trash collection and pickup. This may impact the available parking.
2. §255-19A.(11) –
 - a. Identify Conestoga Road as a state route and the corresponding route number.
 - b. Show the exiting curbline along Conestoga Road between Williams Road and Wentworth Lane (a.k.a. Summit Terrace).

3. §255-19A.(12) - Show the existing parking spaces for the adjacent Zesto Pizza restaurant along the Conestoga Road frontage.
4. §255-27.A(8) – Any applicant who encroaches within the legal right-of-way of a state highway is required to obtain a Highway Occupancy Permit from the Pennsylvania Department of Transportation.
5. §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.
6. §255-27.H(6) – Minimum curb radii at street intersections shall be 10 feet for driveways.
7. §255-29.A(1) – One-way aisles are not permitted adjacent to 90-degree angle parking.
8. §255-29.A(12) – The minimum width of entrance and exit drives shall be 12 feet for one-way use and 25 feet for two-way use. The proposed driveway along Conestoga Road appears to be 9 feet wide which does not comply with the requirements of this section and is narrower than existing conditions. Revise the plans to clearly identify the proposed driveway width.
9. 255-29.A(14) – No less than a five-foot radius of curvature shall be permitted for all curblines in parking areas.
10. §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.
11. §255-95.A(1) – Sidewalks shall have a minimum width of six feet on Conestoga Road.
12. §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.
13. §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. It is unclear how the proposed access to Wentworth Lane affects the garden center parking area. In addition, evaluate potential access with the two adjacent properties to the east (205 Williams Road and 906 Conestoga Road).

D. GENERAL COMMENTS

1. Provide additional flow arrows on the plans to clearly indicate all areas of one-way/two-way traffic within the site.
2. Identify any modifications required on the garden center site to accommodate the proposed driveway to Wentworth Lane (Summit Terrace).
3. Along the new proposed curbline, consider providing additional on-street parking along Conestoga Road.
4. Consider installing fencing separating the outside dining area and the adjacent sidewalk along Conestoga Road.