

August 3, 2016

TO: Jim Blanch
Cc: Frank Bartle, Ken Corti, Mike McAndrew, Roman Pronczak, William McManus, George Cressman (Bohler Engineering)
FROM: E. Van Rieker, AICP
RE: Proposed Commercial Development, 1301 Skippack Pike LD-2-16

Jim-

I have reviewed the re-submission of the subject application last revision date 7/20/16 and would offer the following comments:

1. I note that a number of recommendations from my last review dated May 27, 2016 have been addressed. These include:
 - a. Identification of the specific uses for proposed Commercial Building 'A', which are identified as: a restaurant consisting of 2,201 square feet and an attached bank of 1,861 square feet, along with drive thru lanes designed to accommodate 10 vehicles.
 - b. The access along the frontage has been provided with a new sidewalk and marked painted crosswalk to the front entrances of the two proposed uses. This was a recommendation to promote walkability and also help provide connectivity with adjacent residential neighborhoods.
2. Proposed Trash Enclosures:
 - a. The proposed trash enclosures remain along the easterly edge of the parking area. However, details have been provided, which includes a dense perimeter wall of masonry.
3. The one-way circulation plan has been reinforced with angle parking along the drive-thru lanes.