

LOWM 254.28

February 23, 2018

Christopher Leswing, Director of Building and Planning  
Township of Lower Merion  
75 East Lancaster Avenue  
Ardmore, PA 19003

**Re: 15 Kings Grant Drive Development  
Preliminary Plan Review**

Dear Mr. Leswing:

In accordance with your request for the above referenced submission, we have reviewed a set of sixteen (16) plans dated 12-04-17, latest revision dated 02-16-18, and associated stormwater management calculations dated 12-04-17, latest revision dated 02-16-18, prepared by Momenec, Inc. We offer the following comments for your consideration:

**A. MAJOR ENGINEERING ISSUES**

- ❖ **Existing Information**—The plans shall be revised to provide more detailed information regarding existing service utilities, storm sewers/drains, sanitary laterals/mains and utility mains. Additional peripheral topography has also been requested in order to better define and document existing drainage patterns.

With the resolution of the above major engineering issue and the remaining comments in this letter incorporated, we recommend that the Preliminary Plan be approved.

**B. ORDINANCE REQUIREMENTS**

1. Section 101-6A(1)—All woody vegetation to be retained within twenty-five (25') feet of a building site or disturbed area shall be protected from equipment damage by fencing placed at the driplines. Since the tree protection fence has not been shown at the driplines of all trees to remain, the Township Arborist must approve the location of the tree protection fence shown on the plan.
2. Section 101-6A(6)—Treatment of the impacted trees prior to construction to protect the root system shall be performed if/as directed by the Township Arborist. The Township Arborist must also approve the procedure.

3. Section 101-6A(8)—Should any trees on the property not scheduled or permitted to be removed be irreparably damaged during construction and die within eighteen (18) months of the conclusion of construction activities, those trees will be required to be replaced in accordance with the provision of Section 101-9A(2). Escrow shall be posted to guarantee the survival of the impacted trees until the allotted time has expired.
4. Section 101-6B(2)—Since trenches for storm sewers are proposed within the driplines of trees, all disturbed roots must be cut as cleanly as possible. The trench must be backfilled as quickly as possible, avoiding compaction. Tree limbs must be cut back in proportion to the root area loss. This shall be made a condition of permit issuance.
5. Section 101-9B(2)—As the surface lots are being redeveloped on this property and not simply resurfaced/restriped, adequate planting area shall be provided in the compact parking areas on the north and east surface lot locations. The Planning Department must approve the planting configuration provided.
6. Section 121-4A(2), 121-15—The location of the roof drains and upper parking deck drains shall be shown. The runoff shall be directed through the water quality structure where feasible. The location, material, size and slope of all conveyance lines must be indicated. The capacity of the pipes must be documented clearly in the calculations.
7. Section 121-4A(4)—The responsibility for the continued maintenance and operation of the stormwater inlets, piping and water quality structure shall be the obligation of the property owner. This note shall be a Condition of Approval and permit issuance.
8. Section 121-4E(4)—A description of how the water quality structure will be operated and maintained shall be submitted by the design engineer. The frequency of inspection and maintenance items shall be listed on the plan. The contact information for the party responsible for the operation and maintenance of the facility shall be listed.
9. Section 121-5A(2)—The maximum time of exposure for bare soil areas shall be twenty (20) days before stabilization measures are implemented. This shall be made a condition of permit issuance.
10. Section 121-6F—Existing topography for a peripheral strip of forty (40') feet shall be provided on the adjacent property on the south and east side in order to clearly define existing drainage patterns.
11. Section 121-10—No grading changes shall be shown within three (3') feet of the property line in order to ensure transition to the grading on the adjoining property. Work indicated on the adjacent property must receive written approval by the owner. Documentation of concurrence must be submitted to the township prior to issuance of any permit.

12. Section 121-12—An NPDES Permit must be obtained from the Montgomery County Soil Conservation District prior to issuance of any permit if the total disturbance exceeds one (1) acre.
13. Section 121-15—The runoff crossing to the adjacent properties during the construction phase of the project shall be managed so that the water quality/quantity impact is minimized to the adjacent properties. Diversion berms, stoned construction staging areas, and additional piping shall be noted to be provided as required or as directed by the township so as to ensure acceptable conditions during the construction phase.
14. Section 135-17B(1)—The existing sanitary sewers shall be shown to within two hundred (200') feet of the development.
15. Section 135-17B(1)—All existing utility service locations shall be shown from the mains to the building. Clarification of the cleanouts and vents on the west side of the building shall be provided. All associated piping shall be shown.
16. Section 135-17B(2)—The location of the existing sanitary lateral shall be shown.
17. Section 135-17B(13)—The existing storm sewers shall be clearly shown on the property. The existing storm sewers, inlets and any other manhole or other structure shall be shown within 200'. Invert, rim, and grate elevations shall be indicated. This size and material of all storm sewers shall be provided.
18. Section 135-19B(8)—“No Parking by Order of the Fire Marshal” signs shall be provided if/as directed by the Chief Fire Officer.
19. Section 135-19B(8)—The existing crosswalks at the intersection of Kings Grant Drive and St. Asaphs Road shall be refurbished with durable, high-visibility markings. A township standard detail and specification shall be shown on the plan.
20. Section 135-32—Iron pins or other survey monumentation shall be permitted if concrete monuments cannot be installed. Approval from the Township Engineer is required for the substitution. This shall be noted on the Record Plan.

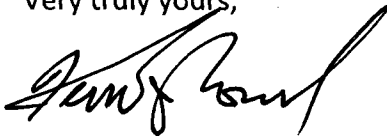
### **C. ENGINEERING COMMENTS**

1. A certification by a civil engineer of the condition of the existing retaining walls to remain shall be provided. Any recommended improvements/repairs shall be made a condition of the permit issue.
2. A Lighting Plan must be submitted and approved by the Director of Building and Planning prior to recording the Final Plan.

3. The Planting Plan must be approved by the Planning Department and the Township Arborist prior to recording the Final Plan.
4. The PA One Call serial number shall be provided.
5. A Highway Permit is required for the work proposed within the right-of-way.
6. The location of the relocated fire hydrant must be approved by the Fire Marshal.
7. Additional spot elevations shall be provided on the northern access drive to St. Asaphs Road where the new sidewalk is to cross the driveway at grade. This must be shown prior to issuance of a Grading Permit.
8. The duration for the closure of the public sidewalks must be minimized. The closure shall be coordinated with and be approved by the Public Works Department. Adequate signage must be provided during the time of closure permitted.
9. A copy of the revised plan shall be submitted with any changes highlighted. A letter shall also be provided with the revised plan indicating how each requested revision has been addressed in the re-submission.

Please advise if we may be of further assistance in this matter.

Very truly yours,



Kevin J. Bowers, P.E.

**PENNONI ASSOCIATES**

Township Engineer

Cc: Robert E. Duncan, Assistant Township Manager

Momenee, Inc.

15 Kings Grant Associates, LP, 125 E Elm Street, Conshohocken, PA 19428