



LOWM 256.05

March 19, 2018

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

**Re: 400 and 408 South Woodbine Avenue
Lot Line Change Plan Review**

Dear Mr. Leswing:

In accordance with your request for the above referenced submission, we have reviewed a plan dated 11-13-17, latest revision dated 01-17-18, prepared by Ambric Technology Corporation. We offer the following comments for your consideration:

A. MAJOR ENGINEERING ISSUES

- ❖ **Irregular Lot**—The proposed configuration creates a lot that is more irregular than the existing condition. A waiver is required to be obtained to allow the configuration shown.

With the above major engineering issue satisfied and with the remaining comments in this letter incorporated, we recommend that the Lot Line Change Plan be approved.

B. ORDINANCE REQUIREMENTS

1. Section 135-18B (1)—The title of the plan shall be clearly stated that it is a Lot Line Change Plan prepared for 400 and 408 South Woodbine Avenue.
2. Section 135-19B(2)—The location of all existing utility services shall be provided on the plan.
3. Section 135-18A, 135-19A—The certification of the professional surveyor shall be signed on the plans.
4. Section 155-141.6—The Zoning Officer must approve the division shown for the common drive allocation for 400 South Woodbine Avenue.

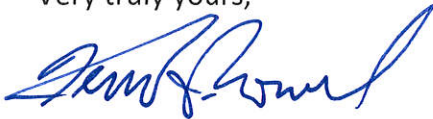
5. Section 135-18A—The signature blocks shall be signed by both property owners. Both property owner's names shall be provided on the plan.
6. Section 135-17B(13)—Metes and bounds shall be shown for the right-of-way of both properties.
7. Section 135-32—Concrete road control monuments must be shown to be installed at the right-of-way at all property lines and at changes in direction. Iron pins can be installed with concurrence of the Township Engineer where concrete monument installation is not feasible. The southernmost monument for 408 South Woodbine Avenue has not been shown.
8. Section 155-35—Lots may not be created which are excessively irregular in shape. The new configuration is more irregular than the existing condition. A waiver to this code section is required.

C. ENGINEERING COMMENTS

1. The addresses of the adjoining properties shall be listed on the plan.
2. A copy of the revised plan shall be submitted with any changes highlighted.

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
Ambric Technology Corporation
Barry and Marlene Cooperman, 408 South Woodbine Avenue, Narberth, PA 19072
Todd Joseph, 400 South Woodbine Avenue, Narberth, PA 19072