



LOWM 256.04

April 27, 2018

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

**Re: 314 River Road Subdivision
Preliminary Plan Review**

Dear Mr. Leswing:

In accordance with your request for the above referenced submission, we have reviewed a set of ten (10) plans dated 01-19-18, latest revision dated 04-16-18, and associated stormwater management calculations dated 01-19-18, latest revision dated 04-16-18, prepared by Momenee Inc. We offer the following comments for your consideration:

A. MAJOR ENGINEERING ISSUES

- ❖ **Stormwater**—Code required recharge for the increased volume of runoff for the twenty-five (25) year storm is stated to have been provided. However, the maximum amount of impervious surface allowed for each lot has not clearly been considered in the qualification. It is recommended that the stormwater system be verified to accommodate the proposed impervious shown on the plans plus an added 1,000 SF of impervious for future expansion. Sufficient back-up documentation must be submitted in order to verify this has been provided with the designs shown.
- ❖ **Lot Dimension**—The proposed lots have a depth that is more than 2.5 times the lot width. A waiver is required to be obtained for the configurations shown.

With the resolution of the above major engineering issues 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. Accurate location of the driplines shall be provided. If the tree

protection fence is not at the driplines of all tree to remain, the Township Arborist must approve the location of the tree protection fence.

2. Section 101-6A(6)—Grade changes around the driplines of trees to be retained shall be minimized. Impacted trees shall be clearly noted on the plan. 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 121-4B(2a)1, 121-5B(4A), 121-15—The stormwater design must be verified to recharge the increase in volume for the twenty-five (25) year storm for what is currently shown to be constructed plus 1,000 SF of impervious for future expansion. The detailed analysis used to generate the pre-development and post-development runoff coefficients shall be submitted for review.
4. Section 121-6B—Certification attesting to the completeness of the design and compliance with Chapter 121 of the Lower Merion Code shall be signed on the plans.
5. Section 121-6H—The species of trees on the property within twenty-five (25') feet of disturbance shall be included on the plan.
6. Section 121-6J—Additional detail is required for the construction sequence. A pre-construction meeting must be held with all contractors performing work under the Grading Permit. This shall be stated in the construction sequence prior to any earthmoving. Removal of sediment barriers shall be performed only after concurrence of the Township Engineer. This shall be clearly noted in the sequence.
7. Section 121-15—Capacity calculations shall be verified to be consistent with the length, size, and invert elevations of pipes shown on the plans and shall address all stormwater conveyance lines. This must be performed with the final design locations prior to issuance of any Runoff and Erosion Control Permits.
8. Section 135-35A—The lot depth is greater than 2.5 times the width. A waiver to this code section is required for the proposed configuration shown.

C. ENGINEERING COMMENTS

1. The location of all existing utilities shall be shown on the plan from the structure to the mains. This shall be shown on the Existing Conditions Plan.
2. Separate permits and approvals will be required for the grinder pumps and lateral force lines.

3. The architectural plans must be coordinated with and must comply with the grading proposed with this application.
4. It shall be clearly noted on the plans where existing utilities are to be disconnected and removed.
5. A detail of the proposed retaining walls shall be provided with the application. Calculations must be provided for wall heights exceeding four (4') feet. Vehicle surcharge loading shall be considered as required.
6. A Highway Permit is required to be obtained from the Public Works Department for the proposed driveway work.
7. Permits/permission shall be obtained if/as required from the DEP/Army Corp for the proposed work.
8. 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.
TR-Suburban LP, 411 E. Hector Street, Conshohocken, PA 19428