

**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY



TOWNSHIP ENGINEER

75 E. Lancaster Ave.
Ardmore, Pa. 19003-2376
Telephone: (610) 649-4000
FAX: (610) 649-9598

LOWM-231.75

April 27, 2018

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

**Re: 1401 Morris Avenue and 1022 North Spring Mill Road
Preliminary Plan Review/Lot Line Change**

Dear Mr. Leswing:

In accordance with your request for the above referenced submission, we have reviewed a set of four (4) plans dated 04-20-15, latest revision dated 03-26-18, prepared by Momenee Inc. We offer the following comments for your consideration:

A. MAJOR ENGINEERING ISSUES

- ❖ **Roadway**—The width of the roadway paving along the property frontage is only twelve (12') feet and the roadway is over 1,000 feet long. We request that the roadway width be increased if/when substantial renovation/improvements are made to the subject properties. Adequate paved turn around area shall be demonstrated for service and emergency vehicles for the extension of Morris Avenue. Revisions to the paving limits may be required prior to issuance of Building Permits for any substantial improvements to the properties.

With the satisfaction of the above major engineering comment and the remaining comments in this letter addressed, we recommend that the Preliminary Plan/Lot Line Change Plan be approved.

B. ORDINANCE REQUIREMENTS

1. Section 101-5D—Prior to any future construction in the vicinity of the wetlands shown, a copy of the wetland delineation report shall be submitted for review and approval. The delineation must be current and have been performed by a qualified professional experienced in wetlands ecology.

2. Section 135-27E(2)—The radii of the cartway intersection with Spring Mill Road shall be a minimum of twenty-five (25') feet.
3. Section 135-27E(4)—There shall be a clear sight triangle shown on the plans of seventy-five (75') feet as measured along the centerline of the existing road intersection with Spring Mill Road. Obstructions to the sight line must be shown to be removed.
4. Section 135-27G(1c)—A centerline profile of the existing extension to Morris Avenue shall be submitted.
5. Section 135-16B(9)—The existing stream shall be clearly indicated to within 200' of the tract.
6. Section 135-16B(10)—The existing electric, water and sanitary system piping locations shall be shown on the plan. The existing easement for the individual force main from 1300 Morris Avenue has not been clearly labeled and shown.
7. Section 135-27D(3c)—Adequate paving for a turn-around is not provided on the existing extension of Morris Avenue. Adequate ability for access/maneuverability for service and emergency vehicles must be demonstrated. The timing for any required improvements shall be coordinated with Building Permits for any substantial improvements to the properties.
8. Section 135-40—A Planning Module or Exemption must be approved by the City of Philadelphia and the DEP prior to recording the Final Plan. An Agreement shall be established with the township indicating that the common force main will be offered for dedication if/when requested by the township to permit an extension or a connection to other properties outside of the subdivision.
9. Section 135-32—Concrete road control monuments shall be shown to be installed at the right-of-way at the intersection of each property line and at all changes in direction for the extension of Morris Avenue.
10. Section 155-141.6—The area of common drive shall be clearly tabulated on the plan and be clearly labeled. The addresses of the properties served shall be listed. The Zoning Officer must approve the final allocation of common drive to this subdivision.

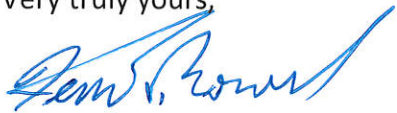
C. ENGINEERING COMMENTS

1. A Lighting Plan shall be provided if any lighting improvements are proposed for the roadway.
2. A fire hydrant shall be shown if required by the Fire Marshal.

3. A PaDOT Highway Occupancy Permit must be obtained for any work performed within the right-of-way of Spring Mill Road.
4. The location and limits of any existing on-lot sanitary system shall be shown.
5. Prior to any substantial improvements/construction on the properties, a certification from a structural engineer shall be submitted as to the integrity of the two (2) existing culverts/bridges over which the extension of Morris Avenue passes. The engineer shall certify that the structures are adequate for fire/emergency and construction vehicles. Any required improvements shall be made a Condition of Approval.
6. References to a "Lot No. 2" in the notes and labels on the plan shall be removed.
7. The easement lines shown in phantom in the area of the tennis court on 1401 Morris Avenue shall be shown in the legend. The purpose of the easement lines shall be more clearly labeled on the plans.
8. The existing property line between the subject properties shall be indicated as a conventional property line on the Existing Conditions Plan.
9. The addresses of both subject properties shall be listed in the title block of the Development Plans.
10. The revised Plan shall be resubmitted with all changes highlighted. A letter shall be submitted that describes how each comment in this letter has been addressed.

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
Momenec Inc.