

**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY



TOWNSHIP ENGINEER

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LOWM 231.37

April 27, 2018

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

**Re: Inwood Subdivision—Lot No. 1
1331 Club House Road
Second Stage Plan Review**

Dear Mr. Leswing:

In accordance with your request for the above referenced submission, we have reviewed a set of four (4) plans dated 11-20-17, latest revision dated 04-20-18, and stormwater management calculations, dated 04-20-18, prepared by Momenee, Inc. We offer the following comments for your consideration:

A. MAJOR ENGINEERING ISSUES

- ❖ **Stormwater**—The capacity of the storm sewers conveying runoff from this lot and the other lots to the stormwater basin must be verified for the projected runoff. This must be submitted and approved prior to issuance of any Building Permits.

With the above major engineering issue and the other comments listed in this letter addressed, we recommend that the Second Stage 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. Protective fence has not been shown on the plans at the driplines of all trees meeting this requirement. Trees are shown on the adjacent lot to remain but are not protected and grading is shown within the driplines. Since the tree protection fence is not shown at the driplines of all trees to remain, the Township Arborist must approve the location.
2. Section 101-6A(5)—No impervious cover shall be permitted within the driplines of trees to remain without approval from the Township Arborist. The Township Arborist must approve the location and extent of any impervious surface within the dripline of trees if the impacted trees are scheduled to remain.

3. Section 101-6A(6)—Grade changes around the driplines of trees to be retained shall be minimized. Impacted trees shall be clearly labeled on the plans. Several impacted trees on the adjacent lot have not been labeled. Treatment of the impacted trees prior to construction to protect the root system shall be performed. The Township Arborist must approve the procedure.
4. Section 101-6A(8)—Should any trees 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.
5. Section 101-6B(2)—Since trenches for storm facilities 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 clearly noted on the plan and shall be made a condition of permit issuance.
6. Section 121-5A(6)—Newly graded slopes of over twenty-five (25%) percent must be stabilized with sod or jute netting and seed. This shall also be noted on the Grading Plan in addition to the Erosion and Sediment Control Plan. Those areas shall be delineated by shading shown on the Grading Plan.
7. Section 135-17C(5)—The location and design of the proposed sanitary lateral shall comply with township standards and requirements. Separate permits and approvals will be required for all lateral work.
8. Section 155-167.7(B)—The wooded lot calculations shown must be in compliance with the wooded lot calculations for the subdivision. The notes/calculations in conflict shall be removed. The final number of trees that must be located on the lot following construction shall be clearly indicated.

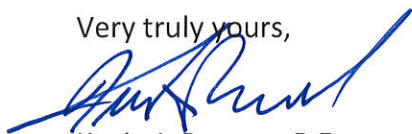
C. ENGINEERING COMMENTS

1. The construction entrance installation shall be coordinated with the installation of the proposed sanitary lateral in the area of the entrance.
2. Revised pipe capacity calculations of the eight (8") inch and twelve (12") inch conveyance lines for the entire subdivision must be submitted and verified to accommodate the increased impervious surface. Drainage area maps shall be provided for all the pipes analyzed.
3. The pool will require a separate building permit. The pool, equipment, and enclosure must comply with 2009 IRC, Appendix G. The pool equipment, enclosure, and self-closing gate shall be clearly shown on the plan.

4. An As-Built Plan must be submitted certifying the amount of impervious surface on the lot prior to finalization of the permit. This shall be a Condition of Approval.
5. 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.

Cunningham Family Trust c/o William Cunningham, 1325 Club House Rd, Gladwyne, PA 19035