



LOWM 256.01

August 23, 2018

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

**Re: 1613 and 1621 Briar Hill Road
Lot Line Change Plan Review**

Dear Mr. Leswing:

In accordance with your request for the above referenced submission, we have reviewed a plan dated 05-08-18, latest revision dated 07-25-18, prepared by David A. Lindsay, PLS. We offer the following comments for your consideration:

A. MAJOR ENGINEERING ISSUES

- ❖ **Plan Information—** Additional information regarding the existing and new lot configurations must be provided on the plan in order to comply with applicable code sections and to in order to provide a record for reference. Easements for utilities and storm sewers must also be shown.

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

B. ORDINANCE REQUIREMENTS

1. Section 135-18(B6)—The location of any proposed buildings or improvements are required to be shown on the plan. The plans indicate that there is no construction proposed with this development. This shall be made a Condition of Approval.
2. Section 135-19B(2)—The location of all existing utility services shall be provided from the structures to the mains.
3. Section 155-167.7(B)—Wooded lot calculations shall be provided on the plans for the existing and newly configured lots for reference.

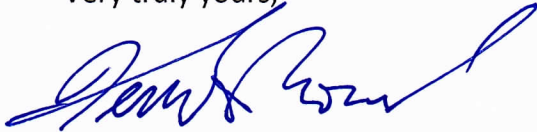
4. Section 135-32—Concrete road control monuments must be shown to be installed at the right-of-way at all property lines and at changes in direction. Iron pins or drill holes can be installed with concurrence of the Township Engineer where concrete monument installation is not feasible.
5. Section 155-35—Lots may not be created which are excessively irregular in shape. A waiver to this code section is required for the new configuration of Lot No. 2.
6. Section 135-17C(1), 135-33—The existing contours shall conform to Lower Merion Township Datum.
7. Section 135-17B(6)—The error of closure shall be provided for each new lot and shall not be greater than 1:5,000.
8. Section 135-17B(13)—A storm sewer easement of twenty (20') feet width shall be shown on Lot Nos. 2 centered on the 18" RCP storm line from Briar Hill Rd.
9. Section 135-17B(13)— Any electric easement shall be clearly shown on the plans and dimensioned. All utility poles within 100' feet of the property shall be shown.
10. Section 135-18(B2)—The existing lot lines to be revised shall be shown as dotted. The new property line can be shown as a conventional boundary line.
11. Section 155-141.6—The common drive allocation for each lot must be clearly provided on the plan. If the allocation is not evenly divided among the properties served, they must be documented in a covenant approved by the Township Solicitor and binding on the affected properties. The Zoning Officer must approve the final allocation of common driveway shown on the Record Plan.
12. Section 155-166B—The lot area shown for the newly created lot Lot No. 1A does not meet the minimum area required with the inclusion of the slope penalty. The increased percentage of impervious also does not comply with the allowable in this code section. The Zoning officer shall make the final interpretation of the applicability of this code section to the lot line changes proposed with this application.

C. ENGINEERING COMMENTS

1. The current percentage of impervious surface for the existing lot No. 1 shall be clearly tabulated on the plan.
2. 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 resubmission.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "Kevin J. Bowers", with a stylized flourish at the end.

Kevin J. Bowers, P.E.

PENNONI ASSOCIATES

Township Engineer

Cc: Robert E. Duncan, Assistant Township Manager

David A. Lindsay, PLS.

Vincent Minieri 1621 Briar Hill Rd, Gladwyne, PA 19035

James G. Friling 1613 Briar Hill Rd, Gladwyne, PA 19035