

**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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LOWM 0254.69

January 28, 2019

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

**Re: McDonalds—111 West Lancaster Avenue
Amendment to Preliminary Plan Review.**

Dear Mr. Leswing:

In accordance with your request for the above referenced submission, we have reviewed a set of fifteen (15) Plans dated 09-07-18, latest revision dated 01-10-19 prepared by The Core states Group. We offer the following comments for your consideration:

A. MAJOR ENGINEERING ISSUES

- ❖ **Required Plan Information**—Code required reference information regarding trees on the property, service utilities, storm sewers and the driveways serving adjoining properties has been omitted from the plans. We do not support full waivers of these requirements as has been requested due to the need to clearly and completely document the existing conditions for the development site and immediate surrounding area.

With the resolution of the above major engineering issue and the remaining comments in this letter incorporated, we recommend that the Amendment to the Preliminary Plan be approved.

B. ORDINANCE REQUIREMENTS

1. Section 121-6B—A certification attesting to the completeness of the design and compliance with Chapter 121 of the Lower Merion Code shall be included and signed on the plans.
2. Section 121-6F, 135-17C(1), 135-33—The existing and proposed contours must conform to Lower Merion Township Datum. The vertical datum used is not consistent with 1929 NAVD as is required by the Lower Merion Code and benchmark system.

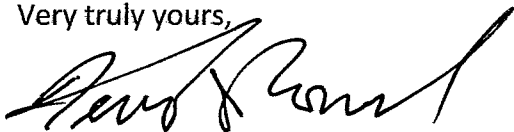
11. Section 135-19B(8) – As the previous land development approval for this property (for which this application is an amendment) provided a traffic impact study and it has been many years since that study was prepared, we recommend that the conclusions and recommendations provided in the original study be verified considering current observations and data together with the revisions associated with this amended plan.

B. ENGINEERING COMMENTS

1. The Lighting Plan shall be submitted and must be approved by the Director of Building and Planning prior to issuance of any permit.
2. The Planting Plan must be approved by the Planning Department and the Township Arborist prior to issuance of the permit or recording any required amended Final Plan.
3. The crosswalks at the adjacent intersection of Lancaster Ave and Ardmore Ave shall be noted to be refurbished as directed by the Township. The Township standard crosswalk detail and specification shall be used for the right-of-way improvements.
4. In accordance with the previous conditions of approval, pavement markings and signage indicating 24 hour operation of the Drive Thru shall be removed.
5. A Minor Grading Permit shall be obtained for the construction. Escrow for any required improvement shall be posted prior to issuance of the permit.
6. 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
Core States Group

3. Section 121-6H—In addition to the size presently indicated, the species of trees on the property within twenty-five (25') feet of disturbance shall be included on the plan. We do not support a waiver to this requirement as it is a simple visual verification of the site and documentation of the information.
4. Section 121-6J—Additional detail is required in the sequence of construction activities. Approval by the Township Engineer is necessary to be obtained following installation of protective barriers and prior to earth disturbance. This shall be clearly stated in the sequence.
5. Section 135-17B(1), 135-17B(13)—In accordance with the previous conditions of approval, the existing driveways on adjoining properties within two hundred (200') feet of the property is required to be provided on the plans. The present plan does not clearly show these on the development sheets. The applicant has requested a waiver of this requirement. We do not support the waiver request as this is valuable reference information for the development records.
6. Section 135-17B(1)—The existing sanitary and storm sewers shall be shown to within two hundred (200') feet of the development. Any easements shall be indicated. The applicant has requested a waiver of this requirement. We do not support a full waiver of this requirement as the information is a valuable record for the development. However, we believe that the information farther than 100 feet from the development can be excluded.
7. Section 135-17B(1)— In accordance with the previous conditions of approval, all existing utility service locations shall be shown. The applicant has requested a waiver from this code section. We do not support the waiver as the documentation of this information is a valuable resource for the land development records.
8. Section 135-17B(2)— In accordance with the previous conditions of approval, the location of the existing sanitary lateral shall be shown. The applicant has requested a waiver from this requirement. We do not support a waiver of this as documentation of the information on the development plans has merit and the information is available from township records.
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. Iron pins or other survey monumentation shall be permitted if concrete monuments cannot be installed. Approval from the Township Engineer is required for the substitution. The applicant has requested a waiver from this requirement. We support this waiver provided the applicant agree to install the monuments in a timely manner if and when ever requested by the Township.
10. Section 135-19B(8)- "Do- Not-Enter" signs shall be added to the western one-way aisle at the north end of the parking area.