



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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LOWM 256.24

September 3, 2019

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

**Re: ~~321 Caversham Road and 719 New Gulph Road~~
Lot Line Change Plan / Conditional Use Plan Review**

Dear Mr. Leswing:

In accordance with your request for the above referenced submission, we have reviewed a set of two (2) plans dated 07-16-19, latest revision dated 08-22-19, prepared by Site Engineering Concepts, LLC. We offer the following comments for your consideration:

A. MAJOR ENGINEERING ISSUES

- ❖ **Plan Information**— Additional information regarding the existing utility mains and utility service lines must be provided on the plan in order to verify the need for easements and in order to provide a record for reference. Easements for service utilities must be shown if/as necessary. A waiver to the township code regarding sewer connections must also be granted for the existing lateral to be used which crosses the transferred property rather than a new sewer main. A planted buffer of adequate size has been requested to be created between the institutional use property and adjacent residential properties.

With the above major engineering issue and the remaining comments in this letter addressed, we recommend that the Lot Line Change/Conditional Use 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 135-17A(1) - A registered Surveyor must sign and seal the perimeter survey plan.

3. Section 135-19B(2)—The location of all existing utility services shall be provided from the structures to the mains. Any required easements shall be shown and labeled on the plan. Adequate easement width for access and service shall be provided.
4. Section 135-17B(13)- The utility main locations shall be shown and labeled in the adjacent cartways within 200' of the development properties.
5. 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.
6. 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.
7. Section 135-17C(1), 135-33—The existing contours shall be adequately labeled on the plan and conform to Lower Merion Township Datum.
8. Section 135-17B(13)—The address of the adjacent property at the corner of New Gulph Road and Morris Avenue shall be indicated on the plan.
9. Section 135-18(B2)—The existing lot lines to be revised shall be shown as dotted.
10. Section 126-6.1 – The connection shown for the sanitary lateral serving lot No. 1 across the transferred parcel to lot No. 2 is not consistent with the rules and regulations for sewer connections approved by the Board of Commissioners. A waiver to this code section is required for the use of the existing lateral rather than a new sewer main extension. We recommend approval of the waiver as only one lot is being served and it prevents the need for further disturbance to the property.
11. Section 155-141.2 (B7) – A buffer of adequate width shall be provided between the institutional use property and the adjacent residential properties. A buffer planting plan shall be submitted for review and approval by the Planning Department.
12. Section 155-167.7(B)—Wooded lot calculations shall be provided on the plans for the existing and newly configured lot No. 1 for reference.

C. ENGINEERING COMMENTS

1. The address of lot No. 2 shall be corrected to read 719 New Gulph Road on the Zoning Summary, Land Area, and Impervious tabulations on the plan.

2. The piping associated with the storm inlet shown on lot No. 1 shall be indicated. The piping shall be shown to its outfall location or connection to an existing township storm sewer. Any required easements shall be indicated on the plan.
3. The installation of two (2) crosswalks at the intersection of Morris Avenue and New Gulph Road was required by the recent land development project for the Bryn Mawr College Wellness Center. As no advancement of that project has taken place since it was approved, we recommend that a condition be established for this submission that would also require the installation of the crosswalks. The financial guarantee for the improvements would be provided by the first of the projects to move forward. It should be noted that the requested crosswalks are currently shown on the existing PaDOT signal plan so that no additional PaDOT permits would be needed.
4. 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
Bryn Mawr College