



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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LOWM 254.90

January 3, 2020

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

**Re: 30-38 West Lancaster Avenue Development
Tentative Sketch Plan Review**

Dear Mr. Leswing:

In accordance with your request for the above referenced submission, we have reviewed a set of six (6) plans dated 07-22-19, latest revision dated 12-20-19, prepared by Site Engineering Concepts, LLC. We have also reviewed a Traffic Study, dated 12-06-19 prepared by Traffic Planning and Design, Inc. We offer the following comments for your consideration:

A. MAJOR ENGINEERING ISSUES

- ❖ **Stormwater**—The proposed drainage patterns have not been clearly shown on the plan. Areas to be directed to the stormwater bed and those to be uncontrolled are not clearly shown. The overflow location of the basin has also not been indicated.
- ❖ **Vicinity Map Information**—The surrounding properties with access/parking connection must be more clearly shown. The current map has too small a scale necessary to provide the required detail. It is requested that this information be shown on the Proposed Site Development Plan in order to provide clarity.

With the resolution of the above major engineering issues and addressing the comments listed in this letter, we recommend that the Tentative Sketch be approved.

B. ORDINANCE REQUIREMENTS

1. Section 121-2C, Section 121-15 – In order to improve water quality, it is recommended to investigate the feasibility of providing a green roof to a portion of the proposed roof structure. At a minimum, it is requested that the direct runoff from the roof area for the

- two (2) year design storm be recharged. This shall be fully evaluated with the Preliminary Plans.
2. Section 121-4E(4), Section 121-15—A description of the requested water quality facility will be operated and maintained shall be submitted by the design engineer. The frequency of inspection shall be listed on the plan. The contact information for the party responsible for the operation and maintenance of the facility shall be listed.
 3. Section 121-4E(2f)—All seepage beds must contain a sediment trap accessible for maintenance. Details shall be submitted with the Preliminary Plans.
 4. Section 121-6C—The limits of disturbance shall be clearly delineated on the plan. The amount of square feet of earth disturbance shall be listed. This shall be submitted with the Preliminary Plan.
 5. Section 121-6D, Section 121-15—Drainage area maps for the water quality facility design, the proposed conveyance storm line sizing and for the qualification of any existing storm sewer system connections shall be provided with documenting calculations. These shall be submitted with the Preliminary Plans.
 6. Section 121-6F, 135-17C(1), 135-33—The contours shown on the plan shall be verified to conform to Lower Merion Township Datum. This shall be evaluated with the Preliminary Plans.
 7. Section 121-6J—A sequence of construction activities shall be submitted. Installation of the seepage bed, roof collection system, and connections of the basin outflow to the existing storm sewer system shall be listed. Notification of the Township Engineer shall be listed in the sequence following installation of protective barriers and prior to earth disturbance. Notification of the Township Engineer for inspection shall be listed prior to installation of the seepage bed and piping. This shall be fully evaluated with the Preliminary Plan.
 8. Section 121-10—No grading changes shall be shown within three (3') feet of the property line in order to ensure transition to the grading on the adjoining property. This shall be clearly demonstrated with the Preliminary Plans.
 9. Section 121-15—The runoff crossing to the adjacent properties during the construction phase of the project shall be managed so that the water quality/quantity does not adversely impact the adjacent properties. Diversion berms, stoned construction staging areas, and inlets/piping shall be provided in order to ensure acceptable conditions during the construction phase. This shall be fully evaluated during the Preliminary Plan.
 10. Section 135-41.1(A)—Adequate water supply must be documented for the development. A letter from Aqua Pennsylvania must be submitted certifying adequate supply for the additional demand. This shall be submitted with the Preliminary Plan.

11. Section 135-16B(14), 121-4E(1b)—All proposed drainage patterns have not been clearly indicated on the tentative sketch plans. Areas to have runoff collected and conveyed to the stormwater facility shown have not been clearly identified. Details must be fully evaluated with the Preliminary Plan.
12. Section 135-16B(15), 121-4A(2)—All roof drains have been noted to be directly connected to the stormwater facility. The location of the proposed runoff collection system shall be shown. Details regarding the size, slope, and material shall be evaluated with the Preliminary Plan.
13. Section 121-15- Outflow from the proposed basin shall be connected into the existing storm sewer conveyance system on the property. An additional inlet shall be added to the parking area in order to improve the runoff collection. The capacity of the receiving sewers shall be documented to be adequate to accept the flow.
14. Section 135-19B(8)—Truck maneuverability for the loading dock shall be demonstrated to be adequate.
15. Section 135-19B(8)—We recommend investigating the feasibility of shifting the location of the columns further into the parking stalls of the garage in order to improve maneuverability of the spaces. This shall be investigated with the Preliminary Plans.
16. 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. With concurrence of the Township Engineer, iron pins can be substituted if it is not feasible to install the concrete monuments. This must be evaluated with the Preliminary Plans.
17. Section 135-40—A Planning Module must be approved by the City of Philadelphia and the DEP prior to recording the Final Plan.

C. ENGINEERING COMMENTS

1. Erosion control measures shall be provided with the preliminary plans. The proposed construction access location shall be indicated. Details that conform to township standards shall be shown. Certification attesting to the completeness shall be provided on the final Erosion Control Plan.
2. Stop bars and signage shall be clearly indicated on the plan at the exit location of the ramps. "Do-Not-Enter" signage shall be provided in addition to pavement markings where directed by the Township Engineer. Double yellow lines shall be provided where necessary in order to better delineate two-way traffic aisles. These shall be fully evaluated with the Preliminary Plans.

3. A Lighting Plan shall be submitted with the Preliminary Plan. The Director of Building and Planning must approve the lighting plan.
4. The location, size, material, and slope of the proposed sanitary lateral shall be shown. It shall be noted that the lateral must be connected into the township sewer system such that the sewage flow is directed into the Mill Creek drainage basin rather than the Ardmore drainage basin.
5. The location of all proposed utility services shall be provided. This must be indicated on the Preliminary Plan.
6. A fill material and topsoil stockpile location shall be provided.
7. A note shall be added to the plan indicating that the Township Engineer shall be notified 48 hours prior to the installation of the seepage bed and prior to the start of earthmoving activities.
8. A Planting Plan must be approved by the Planning Department and the Township Arborist.
9. The mean grade of the structure shall be calculated and shown on the plan. The architectural plans must be coordinated with and must comply with the grading proposed with this application. This shall be fully evaluated with the Preliminary Plans.
10. The Zoning Officer must agree with the number and tabulation of the parking demand schedule listed.
11. PaDOT permits shall be obtained for all work in the Lancaster Ave right-of-way. Responsibility for storm sewer maintenance shall be clearly stated in a Maintenance and Operation Plan.
12. Although not required at this stage of the approval process, a Traffic Study has been submitted. A revised Traffic Study shall be submitted with the Preliminary Plan submission that includes a table which clearly demonstrates the differences in vehicular trip generation between the proposed development and the former uses of the property.
13. The Traffic study shall be revised to include evaluation of the two separate two-way garage access/egress drives to the upper and lower parking levels. The occasional conflict of vehicles entering/exiting which can arise from the proposed configuration shall be evaluated.
14. There is no clear pedestrian connection through the parking area in the vicinity of the garage driveways. Some pavement marking and/or pavers in the area of the garage driveways is recommended to be provided in order to provide guidance for pedestrians /vehicles and improve the safe and efficient operation of the site layout.

15. Sanitary and storm sewers shall be indicated within 200' of the development property. The size, material and slope of all sewers shall be shown. The rim, grate and invert elevations of all structures shall be provided as applicable.
16. The recent development at 24 Cricket Ave shall be more fully shown. The access from Cricket and the exit to West Athens Ave shall be clearly indicated. The connected parking areas and other access/egress points shall be fully shown on the plans. Signage and pavement markings shall be indicated. The requested information shall be provided on the Development Site Plans in order to more clearly represent the information at a usable scale. This shall be fully evaluated with the Preliminary Plans.
17. 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,

A handwritten signature in blue ink, appearing to read "Kevin J. Bowers", is written over a horizontal line.

Kevin J. Bowers, P.E.

PENNONI ASSOCIATES

Township Engineer

Cc: Robert E. Duncan, Assistant Township Manager
Site Engineering Concepts, LLC.
Traffic Planning and Design, Inc.