



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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LOWM 256.33

April 3, 2020

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

**Re: 746 & 750 Mount Moro Road
Lot Line Change Plan Review**

Dear Mr. Leswing:

In accordance with your request for the referenced submission, we have reviewed a plan dated 01-24-20 prepared by Yerkes Associates, Inc. We offer the following comments for your consideration:

A. MAJOR ENGINEERING ISSUES

- ❖ **Plan Requirements/Lot Configuration** – 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.

Lots may not be created which are excessively irregular in shape. The existing and proposed configuration for 750 Mount Moro Road is irregular and will require a waiver from the lot requirements.

With resolution of the preceding major engineering issues and the other items in this letter adequately addressed, we recommend that the Lot Line Change Plan be approved.

B. ORDINANCE REQUIREMENTS

1. 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 can be installed only with concurrence of the Township Engineer where concrete monument installation is not feasible.
2. 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. A waiver of this code section would be supported. A second stage plan may be required to identify development on the proposed vacant lot, 750 Mount Moro Road.
3. Section 126-2C— Although the existing structures are served by on-lot sewage disposal systems, the buildings on 746 and future construction on 750 Mount Moro Road are to be connected to the new public sewer when required.

4. Section 135-27K — Subdivisions that adjoin existing streets that do not conform to right-of-way or street width requirements shall dedicate additional width along either one or both sides of the road. Mount Moro Road, designated as a minor street, requires a minimum 50-foot right-of-way; however, the existing right-of-way is 40 feet wide. Additional right-of-way width is to be offered for dedication, otherwise a waiver is required.
5. Section 121-6H—The size and species of trees on the property within twenty-five (25) feet of disturbance shall be included on the plan.
6. Section 155-167.7(B)—Wooded lot calculations shall be provided for the existing and newly configured lots for reference.
7. Section 135-35—Lots may not be created which are excessively irregular in shape. The existing and proposed configuration for 750 Mount Moro Road is irregular and will require a waiver from the lot requirements.

C. ENGINEERING COMMENTS

1. The Zoning Officer is to determine if the proposed combined uses on 746 Mount Moro Road and the proposed lot configuration conform to the requirements for the R A Residence Zoning District.
2. The location of the existing on-lot sewage disposal system(s) shall be provided along with any required easements.
3. The water service line for the garage and studio building, proposed to be re-situated on 746 Mount Moro Road, is located along the driveway to remain on the 750 Mount Moro Road property. An easement is required for the utility service(s). An easement will also be required for the aerial electric service. The feasibility of moving the access leg (parcel B) to the opposite side of the 746 Mount Moro Road property should be evaluated to avoid necessary easements for access and utilities; and, provide adequate width to adhere to required isolation distances for multiple utility services lines.
4. A copy of the revised plan shall be submitted with any changes highlighted.

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

Very truly yours,

Joseph A. Mastronardo, P.E.

PENNONI ASSOCIATES

Township Engineer

Cc: Robert E. Duncan, Assistant Township Manager
Yerkes Associates, Inc.