



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

75 E. Lancaster Avenue
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LOWM 256.32

May 4, 2020

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

**Re: 255 Fairhill Road
Preliminary Plan Review**

Dear Mr. Leswing:

In accordance with your request for the referenced submission, we have reviewed a set of eight (8) plans dated 01-17-20, latest revision dated 04-17-20; associated stormwater management report dated 01-17-20, latest revision dated 03-13-20; and, a speed study dated 03-20-20, prepared by Momenee, Inc. We recommend that the Preliminary Plan be approved contingent upon addressing the following comments:

A. ORDINANCE REQUIREMENTS

1. Section 121-4A(4)—The responsibility for the continued maintenance and operation of the detention basin and other facilities shall be the obligation of the property owner.
2. 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.
3. Section 135-19B(8)—The actual sight distance triangles shall be shown for each driveway. Although the driveway for Lot 1 does not meet the minimum sight distance requirement for one direction, the driveway utilizes the same location as the existing residential property; therefore, access may be maintained at this location, provided the Traffic Safety Unit of the Lower Merion Police Department approves the final driveway condition.
4. Section 135-40—A Planning Module or Exemption must be approved by the City of Philadelphia and the DEP prior to recording the Final Plan.
5. Section 135-41.1(A)—Adequate water supply must be documented for the subdivision. A letter from Aqua Pennsylvania must be submitted certifying adequate supply for the additional properties.

B. ENGINEERING COMMENTS

1. The Planting Plan must be approved by the Planning Department and the Township Arborist prior to issuance of the permit/recording the Final Plan.
2. A Highway Permit is required to be obtained from the Public Works Department for the proposed driveway and curb work.
3. The Board of Commissioners must approve the request to waive sidewalk installation along Fairhill Road (per Section 135-28A).
4. Inlet #3.1 shall be noted to be a Type 'C' Inlet. A detail conforming to Township Standards shall be provided.

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

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. Mastronardo', with a stylized, flowing script.

Joseph A. Mastronardo, P.E.

PENNONI ASSOCIATES

Township Engineer

Cc: Robert E. Duncan, Assistant Township Manager
Momenee, Inc.