



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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LOWM 260.02

June 29, 2020

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

**Re: Arnold Field- Stadium Lighting
Preliminary Plan Review**

Dear Mr. Leswing:

In accordance with your request for the referenced submission, we have reviewed a set of two (2) plans dated 12-20-19, latest revision dated 06-19-20, prepared by Chester Valley Engineers, Inc. We have also reviewed a Traffic Impact Study dated 12-20-19, prepared by Traffic Planning and Design, Inc. We offer the following comments for your consideration:

A. MAJOR ENGINEERING ISSUES

❖ **None**

As there are no major engineering issues associated with this project, with the resolution of the remaining comments in this letter, we recommend that the Preliminary Plan be approved.

B. ORDINANCE REQUIREMENTS

1. Section 101-4C(2a)—Areas of steep and sensitive slopes shall be more clearly delineated on the plan. The shading used is unclear as to which category of slope is being delineated. Disturbance to steep slopes must be avoided or a waiver obtained.
2. Section 101-6A(1)—All woody vegetation to be retained within twenty-five (25') feet of a building site or disturbed area shall be protected from equipment damage by fencing placed at the driplines. Accurate location of the driplines must be verified to have been shown on the plan. A detail of the tree protection fence shall be provided on the plans and it shall comply with township standards. If the tree protection fence is not shown at the driplines of all trees to remain, the Township Arborist must approve the location.
3. Section 101-6B(2)—Since trenches for the electric service are proposed within the driplines of trees, all disturbed roots must be cut as cleanly as possible. The trench must be backfilled as quickly as possible, avoiding compaction. Tree limbs must be cut back in proportion to the root area loss. This shall be noted on the plan and made a condition of any permit issuance.

4. Section 121-5A(2), 121-15—The maximum time of exposure for bare soil areas shall be twenty (20) days before stabilization measures are implemented. This shall be clearly noted on the plan. The trenches for the electric service installation shall be noted to be immediately stabilized with sod or with straw and seed.
5. Section 121-5A(6)—Newly graded slopes of over twenty-five (25%) percent must be stabilized with sod or jute netting and seed. This shall be noted on the Grading Plan and those areas meeting this criterion clearly delineated with shading on the plan.
6. Section 121-5A(7)—Maintenance requirements of the erosion control provisions shall be listed on the plan in outline form. Routine end-of-day checks and following storms shall be required during the construction to ensure the measures are working properly.
7. Section 121-6B—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.
8. 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.
9. Section 121-6H—The size and species of all trees on the property within twenty-five (25') feet of disturbance shall be included on the plan. This has not been fully provided on the plans.
10. Section 121-6J—A sequence of construction activities shall be added to the plan. Installation of tree protection fence and erosion control provisions shall be listed. Notification of the Township Engineer shall be listed in the sequence following installation of any required protective barriers and prior to earth disturbance. A notice of forty-eight (48) hours is required by the Township Engineer prior to earthmoving or other required inspection. A note is to be added specifying that no erosion control measures shall be removed without the approval of the Township Engineer.
11. 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 impact is minimized to the adjacent properties. Diversion berms, stoned construction staging areas, and inlets/piping shall be noted to be provided as required or as directed by the township to ensure acceptable conditions during the construction phase.

C. ENGINEERING COMMENTS

1. Erosion control measures shall be provided on the plan. Details that conform to township standards shall be shown.
2. A topsoil stockpile location shall be provided. Notes shall be added regarding stabilization of the stockpiles.
3. The Lighting Plan must be approved by the Director of Building and Planning prior to recording the Final Plan.

4. The Planting Plan must be approved by the Planning Department and the Township Arborist prior to issuance of the permit/recording the Final Plan.
5. A construction entrance location and detail shall be provided and a note added requiring its implementation and use if washing of construction vehicle tires proves ineffective.
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,



Joseph A. Mastronardo, P.E.

PENNONI ASSOCIATES

Township Engineer

Cc: Robert E. Duncan, Assistant Township Manager
Chester Valley Engineers, Inc.
Traffic Planning and Design, Inc.
Lower Merion School District

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