



**TOWNSHIP  
OF  
LOWER MERION**  
MONTGOMERY COUNTY

**TOWNSHIP ENGINEER**

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LOWM 256.15

May 27, 2019

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

**Re: 1509 Lafayette Road and 801 Stony Lane  
Lot Line Change Plan Review**

Dear Mr. Leswing:

In accordance with your request for the above referenced submission, we have reviewed a plan dated 05-11-17, latest revision dated 05-08-19, prepared CMC Engineering. We offer the following comments for your consideration:

**A. MAJOR ENGINEERING ISSUES**

- ❖ **Plan Information**— Additional information regarding the existing utilities and on-lot sanitary system locations must be provided on the plan in order to verify the need for any easements and/or verify the required distances to the property lines. Error of closure and the location of concrete road control monuments must be provided.

With the above major engineering issue and the remaining comments in this letter addressed, we recommend that the Lot Line Change 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 on lot No. 1 with this development but it is unclear regarding lot No. 2. This must be clarified on the plan and be made a Condition of Approval.
2. Section 135-19B(2)—The location of all existing utility services shall be provided from the structures to the mains.
3. Section 155-167.7(B)—Wooded lot calculations shall be provided on the plans for the existing and newly configured lots for reference.

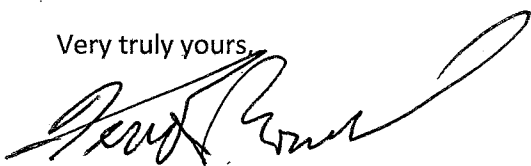
4. Section 135-32—Concrete road control monuments must be shown to be installed at the right-of-way at all property lines and at changes in direction. Iron pins or drill holes can be installed with concurrence of the Township Engineer where concrete monument installation is not feasible.
5. Section 155-35—Lots 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.
6. Section 135-17B(6)—The error of closure shall be provided for each new lot and shall not be greater than 1:5,000.
7. Section 135-18(B2)—The existing lot lines to be revised shall be shown as dotted.

### **C. ENGINEERING COMMENTS**

1. The existing on-lot sanitary system shall be fully shown. The disposal field, tanks and conveyance lines shall be indicated and labeled on the plan. Adequate separation distance to all new property lines shall be documented.
2. The Township floodplain and stream shall be clearly shown and labeled for lot No. 2 on the plan. All watercourses on lot Nos. 1 and 2 shall be shown to within 200' of the property.
3. The right of way for Stony Lane on the west side of lot No. 2 shall be clearly shown and labeled on the plan.
4. The paved limits of cartway on the property frontages shall be clearly shown and labeled.
5. The existing feature information is referenced to have been obtained from a survey performed in 1996. Certification from the design professional that the information presented is still reasonably current shall be clearly provided on the plan.
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 resubmission.

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

Very truly yours,



Kevin J. Bowers, P.E.  
**PENNONI ASSOCIATES**  
Township Engineer

Cc: Robert E. Duncan, Assistant Township Manager  
CMC engineering  
The Henry Foundation