

November 16, 2020

SWATB 00124

Jane Billings, Borough Manager
Swarthmore Borough
121 Park Avenue
Swarthmore, PA 19081

**RE: Final Minor Subdivision Plan
Swarthmore College and Robert L. Keighton – 409 College Ave and 311 Cedar Ln**

Dear Ms. Billings:

As requested, we have reviewed the following, prepared by G.D. Houtman & Son, Inc., in connection with the referenced project:

- *“Subdivision/Reverse Subdivision Plan – Property of Swarthmore College,”* (2 sheets) dated September 4, 2020, last revised October 12, 2020.

The applicants, Swarthmore College and Robert L. Keighton, propose to modify the common property line between the subject properties by conveying 15,191 square feet of land from 409 College Avenue (folio no. 43-00-00225-01) to 311 Cedar Lane (folio number 43-00-00073-00). The resulting lots will have a more uniform shape. The subdivision plan is part of a settlement agreement between the applicants that also involves demolition of a portion of the existing structure on the property by a Conservator, but no new land development is proposed. The properties are in the R-B Residential District and are served by public water and sanitary sewer.

The applicant has requested the following waivers from the Borough *Subdivision and Land Development Ordinance*:

- §1286.11(b)(2): Requiring the location of a proposed house.
- §1286.11(d): Requiring a Conservation Plan.
- §1286.11(e): Requiring a Stormwater Management and Erosion Control Plan.
- §1286.11(f): Requiring a Landscaping, Buffering, Screening and Lighting Plan.
- §1288.07(a): Requiring sidewalks along the property frontage.

We offer the following comments:

1. The requested waivers are justified based on the limited scope of the proposed lot line adjustment transferring land from one lot to another. General Plan Note #10 indicates the requested waiver from providing sidewalks along the property frontage pertains only to the proposed lot line adjustment reflected on the plans and will not preclude the future installation of sidewalks as required by the Borough. Currently, sidewalks do not exist along the northern side of College Avenue or the eastern side of Cedar Lane; therefore, installation of sidewalks along the frontage at this time would not be accessible to pedestrians.

2. The following minor plan revisions are required:
 - a. General Plan Note #10 is to be revised to remove the reference to "S.R. 0320."
 - b. The Zoning Chart is to be updated to indicate a maximum combined lot coverage and hardscape coverage of 40%. (§1248.03(j and k))

3. The plan indicates the existing 311 Cedar Lane driveway is overgrown and not currently serviceable. The applicants should consider clearing the overgrowth and making the driveway serviceable.

If you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,



Eric P. Johnson, PE
Project Engineer
PENNONI ASSOCIATES INC.
Borough Engineer

EPJ/adg