MONTGOMERY COUNTY
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NEIL K. MAKHIJA, VICE CHAIR
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MONTGOMERY COUNTY
PLANNING COMMISSION
MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722 • FAX: 610-278-3941
WWW.MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 25, 2024

TO: Mr. Christopher Leswing, Director of Building & Planning
Building & Planning Department
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, Pennsylvania 19003

FROM: Marley Bice, AICP, Community Planning Assistant Manager
marley.bice@montgomerycountypa.gov | 610-278-3740

SUBJECT: MCPC #23-0244-002
21 Sandringham Road SOPI Submission

We have received and reviewed a "SOPI" submission for the above-referenced subdivision and land development application as you requested on January 2024. The comments in this memo are based on the most recent submission and some comments in our previous review letters may have been addressed; however, our most recent full review letter (for submission MCPC #23-0244-001) is also attached for reference.

UPDATED BACKGROUND

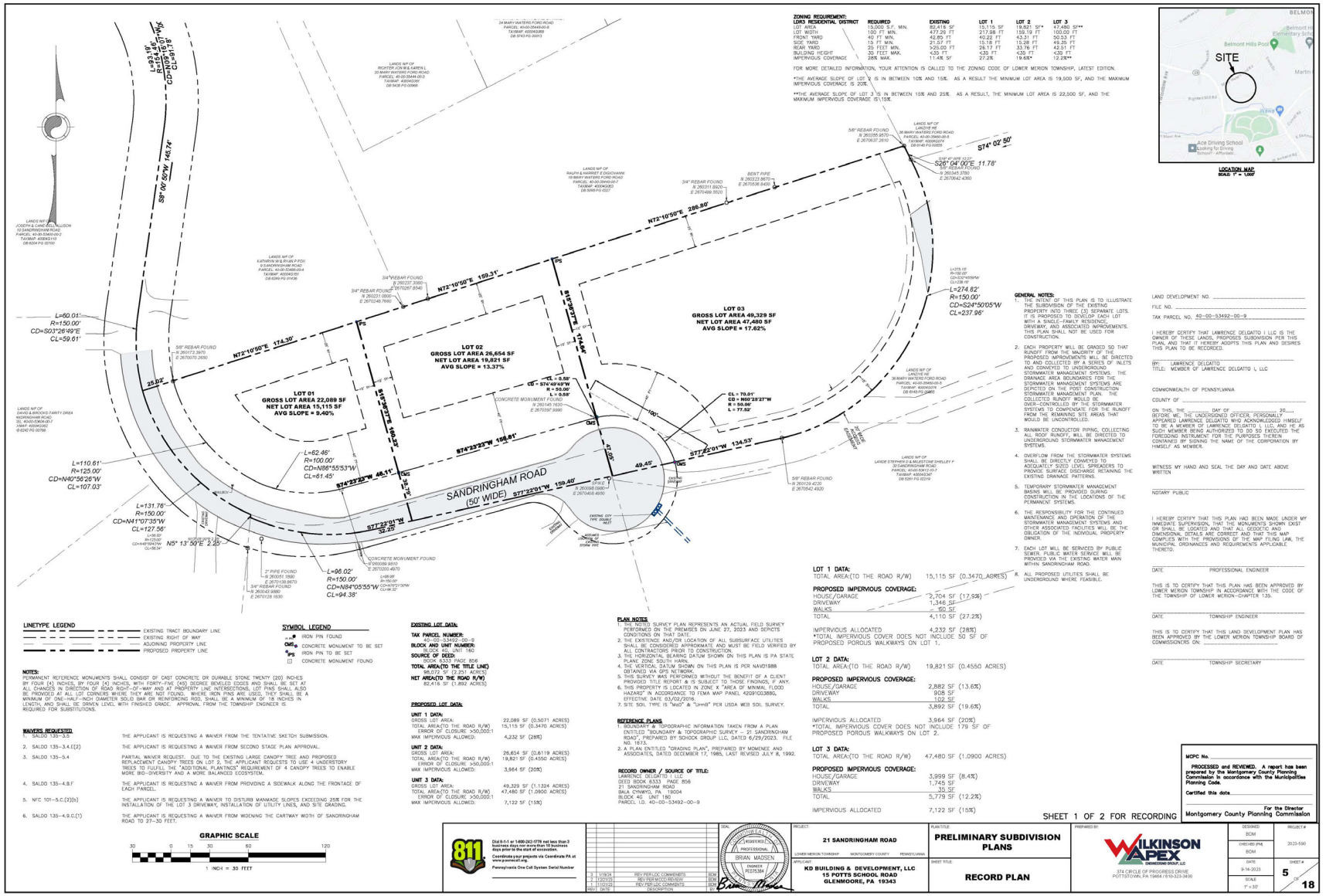
We have reviewed the most recent "SOPI" submission for changes and did not notice any substantive changes to the amount or type of development proposed.

ADDITIONAL REVIEW COMMENTS

We have reviewed the most recent "SOPI" submission and have not identified any new review comments.

ATTACHMENTS

Attachment A: Reduced Copy of Applicant's Proposed Site Plan
Attachment B: MCPC #23-0244-001 Review Letter Dated December 19, 2023



ZONING REQUIREMENT:
LDR3 RESIDENTIAL DISTRICT

	REQUIRED	EXISTING	LOT 1	LOT 2	LOT 3
LOT AREA	15,000 S.F. MIN.	85,418 SF	15,115 SF	19,821 SF*	47,480 SF**
LOT WIDTH	100 FT MIN.	477.29 FT	217.98 FT	159.19 FT	100.00 FT
FRONT YARD	40 FT MIN.	42.85 FT	43.21 FT	50.53 FT	50.53 FT
SIDE YARD	15 FT MIN.	21.57 FT	15.18 FT	15.28 FT	49.35 FT
REAR YARD	25 FEET MIN.	>25.00 FT	26.17 FT	33.76 FT	42.51 FT
BUILDING HEIGHT	35 FEET MAX.	<35 FT	<35 FT	<35 FT	<35 FT
IMPERVIOUS COVERAGE	20% MAX.	11.4% SF	27.2%	19.68**	12.28**

FOR MORE DETAILED INFORMATION, YOUR ATTENTION IS CALLED TO THE ZONING CODE OF LOWER MERION TOWNSHIP, LATEST EDITION.

*THE AVERAGE SLOPE OF LOT 2 IS IN BETWEEN 10% AND 15%. AS A RESULT THE MINIMUM LOT AREA IS 19,500 SF, AND THE MAXIMUM IMPERVIOUS COVERAGE IS 20%.

**THE AVERAGE SLOPE OF LOT 3 IS IN BETWEEN 15% AND 25%. AS A RESULT, THE MINIMUM LOT AREA IS 22,500 SF, AND THE MAXIMUM IMPERVIOUS COVERAGE IS 15%.

GENERAL NOTES:
1. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE SUBDIVISION OF THE EXISTING PROPERTY INTO THREE (3) SEPARATE LOTS. IT IS PROPOSED TO DEVELOP EACH LOT WITH A SINGLE-FAMILY RESIDENCE, DRIVEWAY, AND ASSOCIATED IMPROVEMENTS. THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION.
2. EACH PROPERTY WILL BE GRADED SO THAT RUNOFF FROM THE MAJORITY OF THE PROPOSED IMPROVEMENTS WILL BE DIRECTED TO AND COLLECTED BY A SERIES OF INLETS AND CONVEYED TO UNDERGROUND STORMWATER MANAGEMENT SYSTEMS. THE DRAINAGE AREA BOUNDARIES FOR THE STORMWATER MANAGEMENT SYSTEMS ARE DEPICTED ON THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN. THE COLLECTED RUNOFF WOULD BE OVER-CONTROLLED BY THE STORMWATER SYSTEMS TO COMPENSATE FOR THE RUNOFF FROM THE REMAINING SITE AREAS THAT WOULD BE UNCONTROLLED.
3. RAINWATER CONDUCTOR PIPING, COLLECTING ALL ROOF RUNOFF, WILL BE DIRECTED TO UNDERGROUND STORMWATER MANAGEMENT SYSTEMS.
4. OVERFLOW FROM THE STORMWATER SYSTEMS SHALL BE DIRECTLY CONVEYED TO ADEQUATELY SIZED LEVEL SPREADERS TO PROVIDE SURFACE DISCHARGE RETAINING THE EXISTING DRAINAGE PATTERNS.
5. TEMPORARY STORMWATER MANAGEMENT BASINS WILL BE PROVIDED DURING CONSTRUCTION IN THE LOCATIONS OF THE PERMANENT SYSTEMS.
6. THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEMS AND OTHER ASSOCIATED FACILITIES WILL BE THE OBLIGATION OF THE INDIVIDUAL PROPERTY OWNER.
7. EACH LOT WILL BE SERVICED BY PUBLIC SEWER. PUBLIC WATER SERVICE WILL BE PROVIDED VIA THE EXISTING WATER MAIN WITHIN SANDRINGHAM ROAD.
8. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND WHERE FEASIBLE.

LOT 1 DATA:
TOTAL AREA:(TO THE ROAD R/W) 15,115 SF (0.3470_ACRES)

PROPOSED IMPERVIOUS COVERAGE:

HOUSE/GARAGE	2,704 SF (17.9%)
DRIVEWAY	1,346 SF
WALKS	60 SF
TOTAL	4,110 SF (27.2%)
IMPERVIOUS ALLOCATED	4,232 SF (28%)

*TOTAL IMPERVIOUS COVER DOES NOT INCLUDE 50 SF OF PROPOSED POROUS WALKWAYS ON LOT 1.

LOT 2 DATA:
TOTAL AREA:(TO THE ROAD R/W) 19,821 SF (0.4550 ACRES)

PROPOSED IMPERVIOUS COVERAGE:

HOUSE/GARAGE	2,882 SF (13.6%)
DRIVEWAY	908 SF
WALKS	102 SF
TOTAL	3,892 SF (19.6%)
IMPERVIOUS ALLOCATED	3,964 SF (20%)

*TOTAL IMPERVIOUS COVER DOES NOT INCLUDE 179 SF OF PROPOSED POROUS WALKWAYS ON LOT 2.

LOT 3 DATA:
TOTAL AREA:(TO THE ROAD R/W) 47,480 SF (1.0900 ACRES)

PROPOSED IMPERVIOUS COVERAGE:

HOUSE/GARAGE	3,999 SF (8.4%)
DRIVEWAY	1,745 SF
WALKS	35 SF
TOTAL	5,779 SF (12.2%)
IMPERVIOUS ALLOCATED	7,122 SF (15%)

LAND DEVELOPMENT NO. _____
FILE NO. _____
TAX PARCEL NO. 40-00-53492-00-9

I HEREBY CERTIFY THAT LAWRENCE DELGATTO I, LLC IS THE OWNER OF THESE LANDS, PROPOSES SUBDIVISION PER THIS PLAN, AND THAT IT HEREBY ADOPTS THIS PLAN AND DESIRES THIS PLAN TO BE RECORDED.

BY: LAWRENCE DELGATTO
TITLE: MEMBER OF LAWRENCE DELGATTO I, LLC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____
ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED LAWRENCE DELGATTO WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF LAWRENCE DELGATTO I, LLC, AND HE AS SUCH MEMBER BEING AUTHORIZED TO DO SO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS MEMBER.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN

_____
NOTARY PUBLIC

I HEREBY CERTIFY THAT THIS PLAN HAD BEEN MADE UNDER MY IMMEDIATE SUPERVISION, THAT THE MONUMENTS SHOWN EXIST OR SHALL BE LOCATED AND THAT ALL GEODETIC AND DIMENSIONAL DETAILS ARE CORRECT AND THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW, THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

_____
DATE PROFESSIONAL ENGINEER

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY LOWER MERION TOWNSHIP IN ACCORDANCE WITH THE CODE OF THE TOWNSHIP OF LOWER MERION-CHAPTER 135.

_____
DATE TOWNSHIP ENGINEER

THIS IS TO CERTIFY THAT THIS LAND DEVELOPMENT PLAN HAS BEEN APPROVED BY THE LOWER MERION TOWNSHIP BOARD OF COMMISSIONERS ON: _____

_____
DATE TOWNSHIP SECRETARY

MCPC No. _____

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

_____
For the Director
Montgomery County Planning Commission

LINETYPE LEGEND
EXISTING TRACT BOUNDARY LINE
EXISTING RIGHT OF WAY
ADJOINING PROPERTY LINE
PROPOSED PROPERTY LINE

SYMBOL LEGEND
IRON PIN FOUND
CMS CONCRETE MONUMENT TO BE SET
IPS IRON PIN TO BE SET
CONCRETE MONUMENT FOUND

NOTES:
PERMANENT REFERENCE MONUMENTS SHALL CONSIST OF CAST CONCRETE OR DURABLE STONE TWENTY (20) INCHES BY FOUR (4) INCHES, BY FOUR (4) INCHES, WITH FORTY-FIVE (45) DEGREE BEVELED EDGES AND SHALL BE SET AT ALL CHANGES IN DIRECTION OF ROAD RIGHT-OF-WAY AND AT PROPERTY LINE INTERSECTIONS, LOT PINS SHALL ALSO BE PROVIDED AT ALL LOT CORNERS WHERE THEY ARE NOT FOUND. WHERE IRON PINS ARE USED, THEY SHALL BE A MINIMUM OF ONE-HALF INCH DIAMETER SOLID BAR OR REINFORCING ROD, SHALL BE A MINIMUM OF 18 INCHES IN LENGTH, AND SHALL BE DRIVEN LEVEL WITH FINISHED GRADE. APPROVAL FROM THE TOWNSHIP ENGINEER IS REQUIRED FOR SUBSTITUTIONS.

WAIVERS REQUESTED:

1.	SALDO 135-3.5	THE APPLICANT IS REQUESTING A WAIVER FROM THE TENTATIVE SKETCH SUBMISSION.
2.	SALDO 135-3.4.C(2)	THE APPLICANT IS REQUESTING A WAIVER FROM SECOND STAGE PLAN APPROVAL.
3.	SALDO 135-5.4	PARTIAL WAIVER REQUEST. DUE TO THE EXISTING LARGE CANOPY TREE AND PROPOSED REPLACEMENT CANOPY TREES ON LOT 2, THE APPLICANT REQUESTS TO USE 4 UNDERSTORY TREES TO FULFILL THE "ADDITIONAL PLANTINGS" REQUIREMENT OF 4 CANOPY TREES TO ENABLE MORE BIO-DIVERSITY AND A MORE BALANCED ECOSYSTEM.
4.	SALDO 135-4.9.F	THE APPLICANT IS REQUESTING A WAIVER FROM PROVIDING A SIDEWALK ALONG THE FRONTAGE OF EACH PARCEL.
5.	NFC 101-5.C.(2)(b)	THE APPLICANT IS REQUESTING A WAIVER TO DISTURB MANMADE SLOPES EXCEEDING 25% FOR THE INSTALLATION OF THE LOT 3 DRIVEWAY, INSTALLATION OF UTILITY LINES, AND SITE GRADING.
6.	SALDO 135-4.9.C.(1)	THE APPLICANT IS REQUESTING A WAIVER FROM WIDENING THE CARTWAY WIDTH OF SANDRINGHAM ROAD TO 27'-30 FEET.

EXISTING LOT DATA:
TAX PARCEL NUMBER: 40-00-53492-00-9
BLOCK AND UNIT NUMBER: BLOCK 40 UNIT 160
SOURCE OF DEED: BOOK 6333 PAGE 806
TOTAL AREA(TO THE TITLE LINE): 99,679 SF (2.251 ACRES)
NET AREA(TO THE ROAD R/W): 85,418 SF (1.892 ACRES)

PROPOSED LOT DATA:

UNIT 1 DATA:		
GROSS LOT AREA:	22,089 SF (0.5071 ACRES)	
TOTAL AREA(TO THE ROAD R/W)	15,115 SF (0.3470 ACRES)	
ERROR OF CLOSURE 1:50,000:1		
MAX IMPERVIOUS ALLOWED:	4,232 SF (28%)	
UNIT 2 DATA:		
GROSS LOT AREA:	26,604 SF (0.6119 ACRES)	
TOTAL AREA(TO THE ROAD R/W)	19,821 SF (0.4550 ACRES)	
ERROR OF CLOSURE 1:50,000:1		
MAX IMPERVIOUS ALLOWED:	3,964 SF (20%)	
UNIT 3 DATA:		
GROSS LOT AREA:	49,329 SF (1.1324 ACRES)	
TOTAL AREA(TO THE ROAD R/W)	47,480 SF (1.0900 ACRES)	
ERROR OF CLOSURE 1:50,000:1		
MAX IMPERVIOUS ALLOWED:	7,122 SF (15%)	

PLAN NOTES
1. THE NOTED SURVEY PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON JUNE 27, 2023 AND DEPICTS CONDITIONS ON THAT DATE.
2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
3. THE HORIZONTAL DATUM BEARING DATUM SHOWN ON THIS PLAN IS PA STATE PLANE NAD83 SOUTH.
4. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD1988 OBTAINED VIA GPS NETWORK.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CLIENT PROVIDED TITLE REPORT & IS SUBJECT TO THOSE FINDINGS, IF ANY.
6. THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42091C0388G, EFFECTIVE DATE 03/02/2016.
7. SITE SOIL TYPE IS "MaD" & "UmB" PER USDA WEB SOIL SURVEY.

REFERENCE PLANS
1. BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY – 21 SANDRINGHAM ROAD", PREPARED BY SCHOCK GROUP LLC, DATED 6/29/2023. FILE NO. 1673.
2. A PLAN ENTITLED "GRADING PLAN", PREPARED BY MOMENCE AND ASSOCIATES, DATED DECEMBER 17, 1985, LAST REVISED JULY 8, 1992.

RECORD OWNER / SOURCE OF TITLE:
LAWRENCE DELGATTO I LLC
DEED BOOK 6333 PAGE 806
21 SANDRINGHAM ROAD
GLADWYNE, PA 19035
BLOCK 40 UNIT 160
PARCEL I.D. 40-00-53492-00-9

SHEET 1 OF 2 FOR RECORDING

Dial 8-1-1 or 1-800-242-1776 not less than 3 nor more than 10 business days prior to the start of excavation.
Coordinate your projects via Coordinate PA at www.paonecall.org.
Pennsylvania One Call System Serial Number

REV	DATE	DESCRIPTION	
1	1/19/24	REV PER LDC COMMENTS	BDM
2	12/21/23	REV PER MCCD REVIEW	BDM
3	11/21/23	REV PER LDC COMMENTS	BDM

SEAL: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL BRIAN MADSEN ENGINEER RE051364

PROJECT: 21 SANDRINGHAM ROAD
LOWER MERION TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA
APPLICANT: KD BUILDING & DEVELOPMENT, LLC
15 POTTS SCHOOL ROAD
GLENMOORE, PA 19343

PLAN TITLE: PRELIMINARY SUBDIVISION PLANS
SHEET TITLE: RECORD PLAN

PREPARED BY: WILKINSON APEX ENGINEERING GROUP, LLC
174 CIRCLE OF PROGRESS DRIVE
POTTSTOWN, PA 19464 / 610-323-3400

DESIGNED	BDM
CHECKED (PM)	BDM
DATE	9-14-2023
SCALE	1" = 30'
PROJECT #	2023-590
SHEET #	5 OF 18

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS
KENNETH E. LAWRENCE, JR., CHAIR
JAMILA H. WINDER, VICE CHAIR
JOSEPH C. GALE, COMMISSIONER

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 19, 2023

Mr. Christopher Leswing, Director of Building & Planning
Building & Planning Department
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003

Re: MCPC #23-0244-001
Plan Name: 21 Sandringham Road
(3 lots/3 du comprising 2.11 acres)
Situate: Sandringham Road (E); south of Mary Waters Ford Road
Lower Merion Township

Dear Mr. Leswing:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 6, 2023. We forward this letter as a report of our review.

BACKGROUND

The applicant, KD Building & Development, LLC, proposes to demolish an existing residential building at 21 Sandringham Court, subdivide the property into three parcels, and construct three new single-family detached homes. Vehicular access for all three homes is shown from Sandringham Court, which is an existing cul-de-sac off of Mary Waters Ford Road. Additional improvements shown at this time include underground stormwater management basins on each proposed lot and porous walkways on Lots 1 and 2. The property is located in the township's LDR3 Low-Density Residential zoning district.

COMPREHENSIVE PLAN COMPLIANCE

The Land Use Element of the 2016 Lower Merion Township Comprehensive Plan identifies this area of the township as Low & Medium Density Residential. In addition, this area of Lower Merion Township is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan,

Montco 2040: A Shared Vision. Suburban Residential Areas are residential areas which depend on automobiles for transportation and often have extensive landscaping on individual properties. These areas will have a variety of housing types, with single-family detached homes being the most prominent type.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the township may wish to consider prior to final approval. Our comments are as follows:

REVIEW COMMENTS

ZONING ORDINANCE COMMENTS

Based on the information provided, we have identified the following items related to the township's zoning ordinance that we feel should be addressed as part of any future land development submissions associated with this property:

A. Transformer Location. Section 155-3.5.F.(1)(g) of the township's zoning ordinance prohibits electrical transformers within a frontage yard, which is defined in §155-2.1 as "the area between a building façade and the cartway". It appears that an electrical transformer is proposed within the frontage yard of Lot 2.

B. Garage Location. Section1 55-8.4.D.(2)(a) of the township's zoning ordinance states that "if the attached garage is along the primary front façade, it shall be stepped back a minimum of 20 feet." It does not appear that the location of the attached garage relative to the primary front façade of the proposed home on Lot 3 meets this stepback requirement.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Based on the information provided, we have identified the following items related to the township's subdivision and land development ordinance that we feel should be addressed as part of any future land development submissions associated with this property:

A. Sidewalk. According to the Official Highway Map (Map C2) in the Circulation Element of the township's comprehensive plan, Sandringham Road is a minor road. Section 135-4.9.C.(1) of the township's subdivision and land development ordinance requires a minimum of a 3-foot-wide verge and a 5-foot-wide sidewalk along local (minor) streets. In addition, this area of the township is identified as a priority area for pedestrian improvements in the Prioritized Pedestrian Improvement Map (C16) in the Circulation Element of the township's comprehensive plan due to its close proximity to several pedestrian destinations along Mary Waters Ford Road, including the Belmont Hills Elementary School. According to the list of waiver requests on Sheet 5, the applicant has requested a waiver from providing a sidewalk along the frontage of each parcel.

B. Cartway Width. Section 135-4.9.C.(1) of the township's subdivision and land development ordinance requires a minimum cartway width of 27-30 feet for local (minor) streets. It does not appear that the current paved witdh of Sandringham Road meets this minimum width requirement for its full length. Given the proposed increase in residential density along this stretch of roadway, the township may wish to consider whether road widening is warranted.

DRIVEWAY SIGHT DISTANCE

Future versions of the site plans should demonstrate that adequate clear sight distance can be provided at each proposed driveway location. It would also be helpful if the site plans showed the locations of existing driveways along Sandringham Road in the vicinity of the proposed development.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal to construct three new single-family homes; however, we believe that our suggested revisions will better achieve Lower Merion Township's planning objectives for residential development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#23-0244-001) on any plans submitted for final recording.

Sincerely,

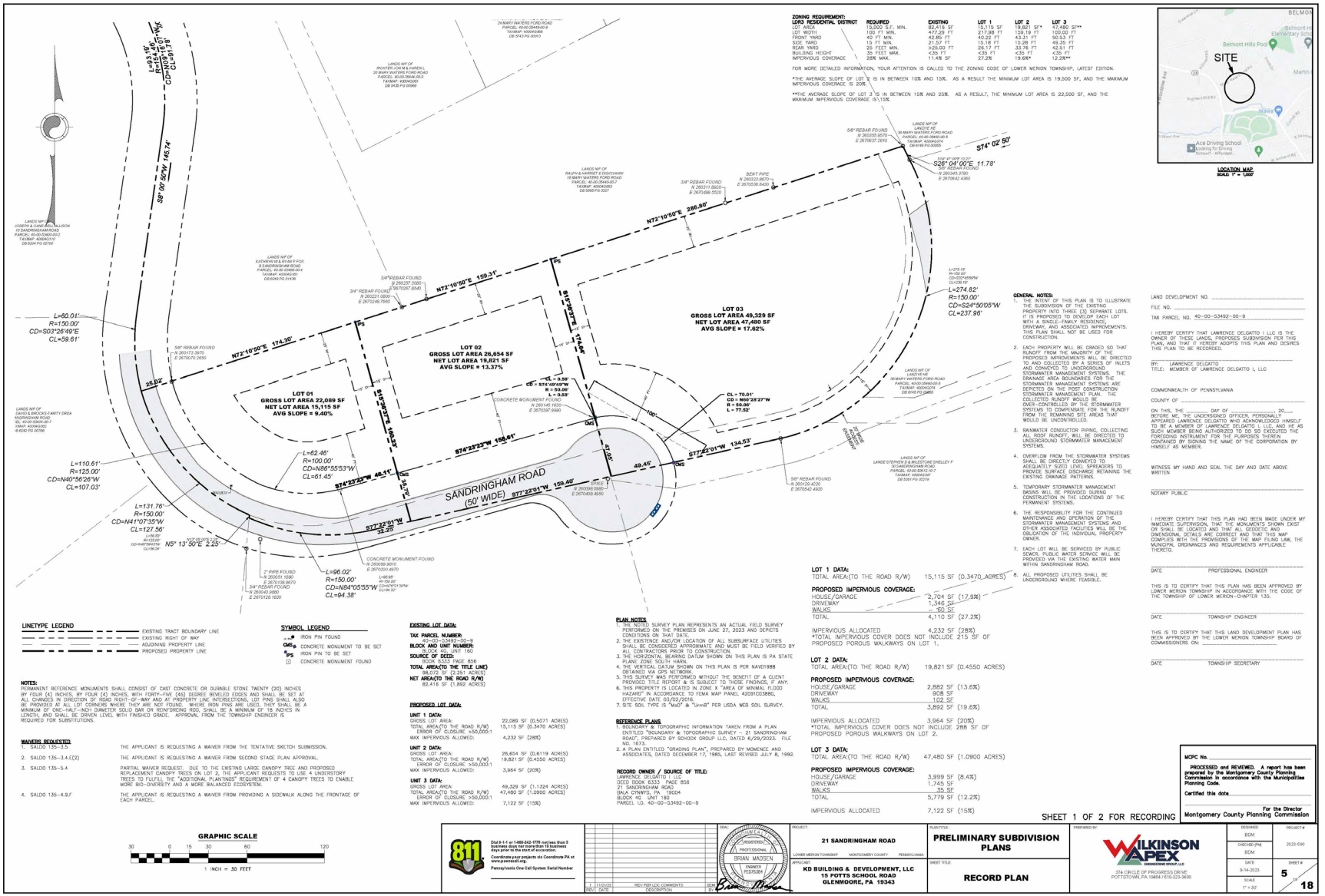
Marley B Bice

Marley Bice, AICP, Community Planning Assistant Manager
610-278-3740 – marley.bice@montgomerycountypa.gov

c: KD Building & Development, LLC, Applicant
Wilkinson Apex Engineering Group, LLC., Applicant's Engineer
Gilbert P. High, Jr., Esq., Twp. Solicitor
Ernie B. McNeely, Twp. Manager
Jody Kelley, Twp. Secretary
Joseph Mastronardo, P.E., Twp. Engineer
Charlie Doyle, Twp. Asst. Dir. of Planning
Colleen Hall, Twp. Senior Planner
Jillian Puleo-Dierks, Twp. Senior Planner
Greg Prichard, Twp. Historic Preservation Planner

Holly Colello, Twp. Planning Technician

Attachment A: Reduced Copy of Applicant's Proposed Site Plan
Attachment B: Aerial Image of Site



ZONING REQUIREMENT:
LDR1 RESIDENTIAL DISTRICT

	REQUIRED	EXISTING	LOT 1	LOT 2	LOT 3
LOT AREA	10,000 S.F. MIN.	82,416 SF	15,115 SF	19,821 SF*	47,480 SF**
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FRONT YARD	40 FT MIN.	42.85 FT	40.22 FT	43.31 FT	50.53 FT
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FOR MORE DETAILED INFORMATION, YOUR ATTENTION IS CALLED TO THE ZONING CODE OF LOWER MERION TOWNSHIP, LATEST EDITION.

*THE AVERAGE SLOPE OF LOT 2 IS IN BETWEEN 10% AND 15%. AS A RESULT THE MINIMUM LOT AREA IS 19,500 SF, AND THE MAXIMUM IMPERVIOUS COVERAGE IS 20%.

**THE AVERAGE SLOPE OF LOT 3 IS IN BETWEEN 15% AND 25%. AS A RESULT, THE MINIMUM LOT AREA IS 22,500 SF, AND THE MAXIMUM IMPERVIOUS COVERAGE IS 15%.

GENERAL NOTES:

1. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE SUBDIVISION OF THE EXISTING PROPERTY INTO THREE (3) SEPARATE LOTS, AS PROPOSED TO DEVELOP EACH LOT WITH A SINGLE FAMILY DETACHED DWELLING, DRIVEWAY, AND ASSOCIATED IMPROVEMENTS. THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION.
2. EACH PROPERTY WILL BE GRADED SO THAT RUNOFF FROM THE MAJORITY OF THE PROPOSED IMPROVEMENTS WILL BE DIRECTED TO AND COLLECTED BY A SERIES OF INLETS AND CONVEYED TO UNDERGROUND STORMWATER MANAGEMENT SYSTEMS. THE DRAINAGE AREA BOUNDARIES FOR THE STORMWATER MANAGEMENT SYSTEMS ARE DEPICTED ON THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN. THE COLLECTED RUNOFF WOULD BE OVER-CONTROLLED BY THE STORMWATER SYSTEMS TO COMPENSATE FOR THE RUNOFF FROM THE REMAINING SITE AREAS THAT WOULD BE UNCONTROLLED.
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HOUSE/GARAGE	2,882 SF (13.6%)
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WALKS	102 SF
TOTAL	3,892 SF (19.6%)
IMPERVIOUS ALLOCATED	3,964 SF (20%)

*TOTAL IMPERVIOUS COVER DOES NOT INCLUDE 288 SF OF PROPOSED POROUS WALKWAYS ON LOT 2.

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TOTAL AREA:(TO THE ROAD R/W) 47,480 SF (1.0900 ACRES)

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BY: _____ LAWRENCE DELGATTO
TITLE: MEMBER OF LAWRENCE DELGATTO I, LLC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED LAWRENCE DELGATTO WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF LAWRENCE DELGATTO I, LLC, AND HE AS SUCH MEMBER BEING AUTHORIZED TO DO SO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS MEMBER.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN

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I HEREBY CERTIFY THAT THIS PLAN HAD BEEN MADE UNDER MY IMMEDIATE SUPERVISION, THAT THE MONUMENTS SHOWN EXIST OR SHALL BE LOCATED AND THAT ALL GEODETIC AND DIMENSIONAL DETAILS ARE CORRECT AND THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW, THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

DATE _____ PROFESSIONAL ENGINEER

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY LOWER MERION TOWNSHIP IN ACCORDANCE WITH THE CODE OF THE TOWNSHIP OF LOWER MERION-CHAPTER 135.

DATE _____ TOWNSHIP ENGINEER

THIS IS TO CERTIFY THAT THIS LAND DEVELOPMENT PLAN HAS BEEN APPROVED BY THE LOWER MERION TOWNSHIP BOARD OF COMMISSIONERS ON:

_____
DATE _____ TOWNSHIP SECRETARY

MCPC No. _____
PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date _____
_____
For the Director
Montgomery County Planning Commission

LINETYPE LEGEND
- EXISTING TRACT BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- ADJOINING PROPERTY LINE
- PROPOSED PROPERTY LINE

SYMBOL LEGEND
- IRON PIN FOUND
- CMS — CONCRETE MONUMENT TO BE SET
- IPS — IRON PIN TO BE SET
- CONCRETE MONUMENT FOUND

NOTES:
PERMANENT REFERENCE MONUMENTS SHALL CONSIST OF CAST CONCRETE OR DURABLE STONE TWENTY (20) INCHES BY FOUR (4) INCHES, BY FOUR (4) INCHES, WITH FORTY-FIVE (45) DEGREE BEVELED EDGES AND SHALL BE SET AT ALL CHANGES IN DIRECTION OF ROAD RIGHT-OF-WAY AND AT PROPERTY LINE INTERSECTIONS. LOT PINS SHALL ALSO BE PROVIDED AT ALL LOT CORNERS WHERE THEY ARE NOT FOUND. WHERE IRON PINS ARE USED, THEY SHALL BE A MINIMUM OF ONE-HALF-INCH DIAMETER SOLID BAR OR REINFORCING ROD, SHALL BE A MINIMUM OF 18 INCHES IN LENGTH, AND SHALL BE DRIVEN LEVEL WITH FINISHED GRADE. APPROVAL FROM THE TOWNSHIP ENGINEER IS REQUIRED FOR SUBSTITUTIONS.

WAIVERS REQUESTED:

1.	SALDO 135-3.5	THE APPLICANT IS REQUESTING A WAIVER FROM THE TENTATIVE SKETCH SUBMISSION.
2.	SALDO 135-3.4.C(2)	THE APPLICANT IS REQUESTING A WAIVER FROM SECOND STAGE PLAN APPROVAL.
3.	SALDO 135-5.4	PARTIAL WAIVER REQUEST. DUE TO THE EXISTING LARGE CANOPY TREE AND PROPOSED REPLACEMENT CANOPY TREES ON LOT 2, THE APPLICANT REQUESTS TO USE 4 UNDERSTORY TREES TO FULFILL THE "ADDITIONAL PLANTINGS" REQUIREMENT OF 4 CANOPY TREES TO ENABLE MORE BIO-DIVERSITY AND A MORE BALANCED ECOSYSTEM.
4.	SALDO 135-4.9.F	THE APPLICANT IS REQUESTING A WAIVER FROM PROVIDING A SIDEWALK ALONG THE FRONTAGE OF EACH PARCEL.

EXISTING LOT DATA:
TAX PARCEL NUMBER: 40-00-53492-00-9
BLOCK AND UNIT NUMBER: BLOCK 4G UNIT 19D
SOURCE OF DEED: BOOK 6333 PAGE 856
TOTAL AREA(TO THE TITLE LINE) 98,072 SF (2.251 ACRES)
NET AREA(TO THE ROAD R/W) 82,416 SF (1.892 ACRES)

PROPOSED LOT DATA:

UNIT 1 DATA:
GROSS LOT AREA: 22,089 SF (0.5071 ACRES)
TOTAL AREA(TO THE ROAD R/W) 15,115 SF (0.3470 ACRES)
ERROR OF CLOSURE >50,000:1
MAX IMPERVIOUS ALLOWED: 4,232 SF (28%)

UNIT 2 DATA:
GROSS LOT AREA: 26,654 SF (0.6119 ACRES)
TOTAL AREA(TO THE ROAD R/W) 19,821 SF (0.4550 ACRES)
ERROR OF CLOSURE >50,000:1
MAX IMPERVIOUS ALLOWED: 3,964 SF (20%)

UNIT 3 DATA:
GROSS LOT AREA: 49,329 SF (1.1324 ACRES)
TOTAL AREA(TO THE ROAD R/W) 47,480 SF (1.0900 ACRES)
ERROR OF CLOSURE >50,000:1
MAX IMPERVIOUS ALLOWED: 7,122 SF (15%)

PLAN NOTES
1. THE NOTED SURVEY PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON JUNE 27, 2023 AND DEPICTS CONDITIONS ON THAT DATE.
2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
3. THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS PA STATE PLANE ZONE SOUTH HARN.
4. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD1988 OBTAINED VIA GPS NETWORK.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CLIENT PROVIDED TITLE REPORT & IS SUBJECT TO THOSE FINDINGS, IF ANY.
6. THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42091C0388G, EFFECTIVE DATE 03/02/2016.
7. SITE SOIL TYPE IS "MaD" & "UmB" PER USDA WEB SOIL SURVEY.

REFERENCE PLANS
1. BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY – 21 SANDRINGHAM ROAD", PREPARED BY SCHOCK GROUP LLC, DATED 6/29/2023. FILE NO. 1673.
2. A PLAN ENTITLED "GRADING PLAN", PREPARED BY MOMENCE AND ASSOCIATES, DATED DECEMBER 17, 1985, LAST REVISED JULY 8, 1992.

RECORD OWNER / SOURCE OF TITLE:
LAWRENCE DELGATTO I, LLC
DEED BOOK 6333 PAGE 856
21 SANDRINGHAM ROAD
BALA CYNWYD, PA 19004
BLOCK 4G UNIT 19D
PARCEL I.D. 40-00-53492-00-9

811 — Dial 8-1-1 or 1-800-242-1776 not less than 3 business days nor more than 10 business days prior to the start of excavation.
Coordinate your projects via Coordinate PA at www.paone-call.org.
Pennsylvania One Call System Serial Number

REV	DATE	DESCRIPTION	BY
1	11/21/23	REV PER LDC COMMENTS	BDM

BRIAN MADSEN — REGISTERED PROFESSIONAL ENGINEER — PENNSYLVANIA PE075361

PROJECT: **21 SANDRINGHAM ROAD** — LOWER MERION TOWNSHIP — MONTGOMERY COUNTY — PENNSYLVANIA
APPLICANT: **KD BUILDING & DEVELOPMENT, LLC**
15 POTTS SCHOOL ROAD
GLENMOORE, PA 19343

PLAN TITLE: **PRELIMINARY SUBDIVISION PLANS**
SHEET TITLE: **RECORD PLAN**

PREPARED BY: WILKINSON APEX — 374 CIRCLE OF PROGRESS DRIVE, POTTSTOWN, PA 19464 / 610-323-3400

DESIGNED	BDM
CHECKED (PM)	BDM
DATE	9-14-2023
SCALE	1" = 30'
PROJECT #	2023-590
SHEET #	5 OF 18

SHEET 1 OF 2 FOR RECORDING



21 Sandringham Road
MCPC#230244001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning
Aerial photography provided by Nearmap

0 50 100 200 Feet

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