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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

April 22, 2024

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

Re: MCPC #24-0072-001
Plan Name: 951 Idlewild Rd
(2 lots/1 du comprising 2.39 acres)
Situate: Idlewild Road (S); east of Rock Creek Road
Lower Merion Township

Dear Mr. Leswing:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 26, 2024. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicants, Carrie and Steve Birdsall, propose to subdivide off a 45,345 square foot portion of their existing 104,021 square foot lot to create a second lot. The existing home is proposed to remain on Lot 1 and a new single-family detached home is shown to be constructed on Lot 2. Proposed Lot 2 will have vehicular access from Rock Creek Road. Additional improvements shown at this time include underground stormwater management facilities and utility connections. The property is located in the township's LDR2 Low-Density Residential zoning district.

COMPREHENSIVE PLAN COMPLIANCE

The Land Use Element of the 2016 Lower Merion Township Comprehensive Plan identifies this property as Low & Medium Density Residential. In addition, this area of the 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.

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 applicant and Lower Merion Township may wish to consider prior to final plan approval. Our review comments are as follows:

REVIEW COMMENTS

ZONING ORDINANCE COMMENTS

Section 155-8.5.A.(1) of the township's zoning ordinance states that "driveways are limited to 10 feet in width from the cartway to the building setback." It appears that the proposed driveway on Lot 2 exceeds this maximum driveway width in several locations.

Reconfiguring the driveway to comply with the maximum driveway width would also have the benefit of reducing the impervious surface on Lot 2. As proposed, both lots would have exactly 21% impervious coverage, the zoning district's impervious coverage limit, which would make future improvements to the properties, such as the construction of a storage shed, challenging.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

According to the Official Highway Map (Map C2) in the Circulation Element of the township's comprehensive plan, Rock Creek Road and Idlewild Road are both minor roads. 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. No sidewalks are currently shown on the proposed site plan.

SEWER CONNECTIONS

It appears that the existing home on Lot 1 may be currently served by an on-lot septic system. Since this proposal shows connecting the new home on Lot 2 to the public sewer system, we recommend that Lot 1 also be connected to the public sewer system as part of the proposed land development, especially if the existing on-lot system is experiencing any problems.

STORMWATER MANAGEMENT

An underground stormwater management facility is proposed on Lot 2. We suggest that the future homeowners be provided with an operations and maintenance handbook for the stormwater management facility as a way to help ensure its proper function in the long-term.

CONCLUSION

We wish to reiterate that MCPC generally supports the proposed subdivision and land development; 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 (#24-0072-001) 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

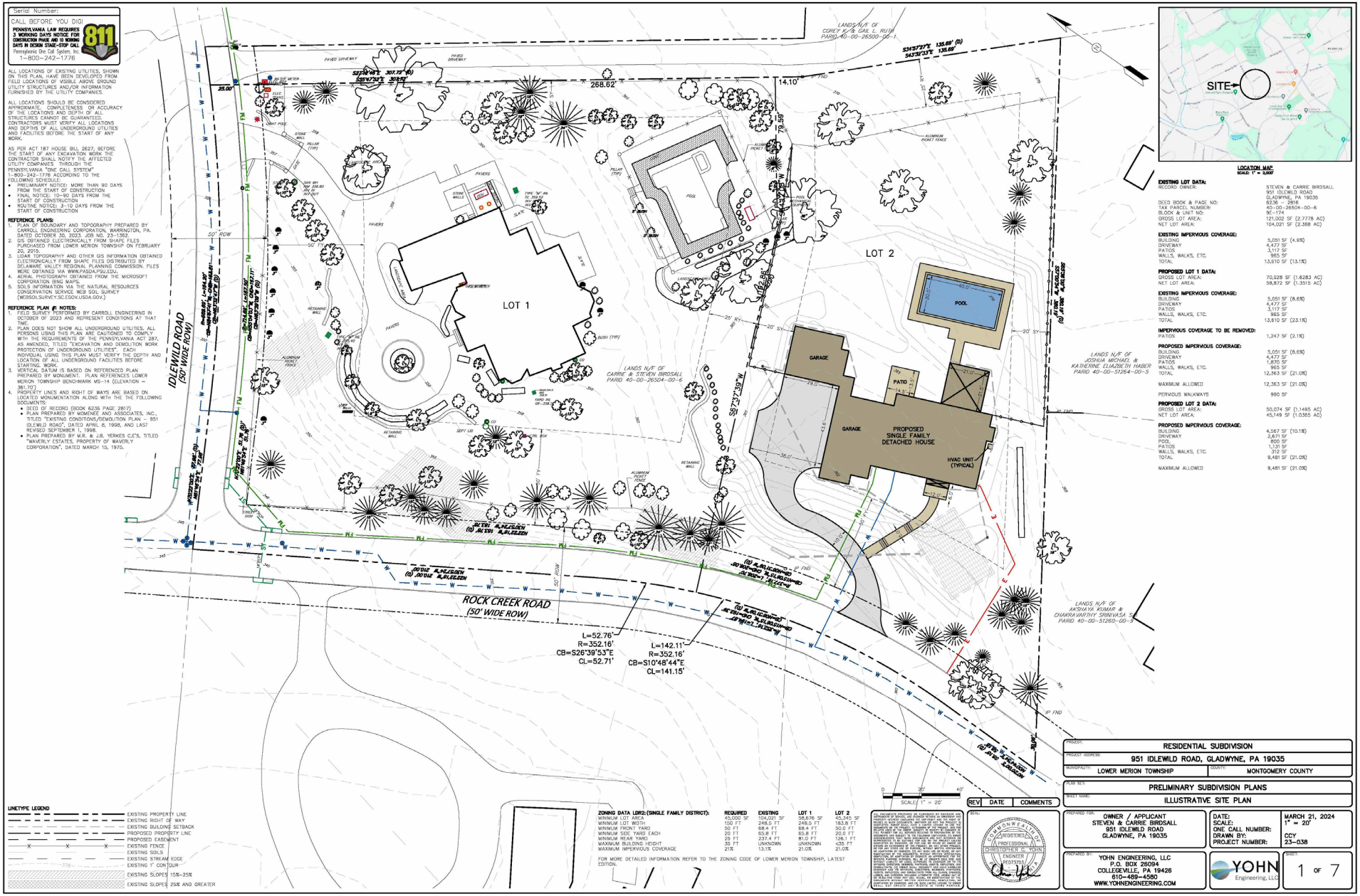
c: Christopher C. Yohn, Applicant's Engineer
Gilbert P. High, Jr., Esq., Twp. Solicitor
Ernie B. McNeely, Twp. Manager
Jody Kelley, Twp. Secretary
Joseph Mastronardo, P.E., Twp. Engineer
Charlie Doyle, Twp. Asst. Dir. of Planning
Colleen Hall, Twp. Senior Planner
Jillian Puleo-Dierks, Twp. Senior Planner
Greg Prichard, Twp. Historic Preservation Planner
Holly Colello, Twp. Planner
Sarah Carley, Twp. Planner

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

Mr. Christopher Leswing
Director of Building & Planning

- Attachment A -

April 22, 2024



Serial Number:

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND/OR INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 ACCORDING TO THE FOLLOWING SCHEDULE:

- PRELIMINARY NOTICE: MORE THAN 90 DAYS FROM THE START OF CONSTRUCTION
- FINAL NOTICE: 10-90 DAYS FROM THE START OF CONSTRUCTION
- ROUTINE NOTICE: 3-10 DAYS FROM THE START OF CONSTRUCTION

REFERENCE PLANS:

1. PLAN OF BOUNDARY AND TOPOGRAPHY PREPARED BY CARROLL ENGINEERING CORPORATION, WARRINGTON, PA. DATED OCTOBER 30, 2023. JOB NO. 23-1392.
2. GIS OBTAINED ELECTRONICALLY FROM SHAPE FILES PURCHASED FROM LOWER MERION TOWNSHIP ON FEBRUARY 20, 2015.
3. LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PSU.EDU.
4. AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
5. SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

REFERENCE PLAN #1 NOTES:

1. FIELD SURVEY PERFORMED BY CARROLL ENGINEERING IN OCTOBER OF 2023 AND REPRESENT CONDITIONS AT THAT TIME.
2. PLAN DOES NOT SHOW ALL UNDERGROUND UTILITIES. ALL PERSONS USING THIS PLAN ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287, AS AMENDED, TITLED "EXCAVATION AND DEMOLITION WORK PROTECTION OF UNDERGROUND UTILITIES". EACH INDIVIDUAL USING THIS PLAN MUST VERIFY THE DEPTH AND LOCATION OF ALL UNDERGROUND FACILITIES BEFORE STARTING WORK.
3. VERTICAL DATUM IS BASED ON REFERENCED PLAN PREPARED BY MONUMENT. PLAN REFERENCES LOWER MERION TOWNSHIP BENCHMARK MS-14 (ELEVATION = 361.70').
4. PROPERTY LINES AND RIGHT OF WAYS ARE BASED ON LOCATED MONUMENTATION ALONG WITH THE THE FOLLOWING DOCUMENTS:
   - DEED OF RECORD (BOOK 6236 PAGE 2817)
   - PLAN PREPARED BY MOMENEE AND ASSOCIATES, INC., TITLED "EXISTING CONDITIONS/DEMOLITION PLAN – 951 IDLEWILD ROAD", DATED APRIL 8, 1998, AND LAST REVISED SEPTEMBER 1, 1998.
   - PLAN PREPARED BY M.R. & J.B. YERKES C.E'S, TITLED "WAVERLY ESTATES, PROPERTY OF WAVERLY CORPORATION", DATED MARCH 15, 1975.

ZONING DATA LDR2:(SINGLE FAMILY DISTRICT):	REQUIRED	EXISTING	LOT 1	LOT 2
MINIMUM LOT AREA	43,000 SF	104,021 SF	58,676 SF	45,345 SF
MINIMUM LOT WIDTH	150 FT	248.5 FT	248.5 FT	183.8 FT
MINIMUM FRONT YARD	50 FT	68.4 FT	68.4 FT	90.0 FT
MINIMUM SIDE YARD EACH	20 FT	65.8 FT	65.8 FT	20.0 FT
MINIMUM REAR YARD	25 FT	237.4 FT	81.0 FT	126.1 FT
MAXIMUM BUILDING HEIGHT	35 FT	UNKNOWN	UNKNOWN	<35 FT
MAXIMUM IMPERVIOUS COVERAGE	21%	13.1%	21.0%	21.0%

FOR MORE DETAILED INFORMATION REFER TO THE ZONING CODE OF LOWER MERION TOWNSHIP, LATEST EDITION.

ALL DOCUMENTS PREPARED OR FURNISHED BY ENGINEER ARE INSTRUMENTS OF SERVICE AND ARE AND SHALL REMAIN THE PROPERTY WITHOUT LIMITATION THE COPYRIGHT AND THE RIGHT OF REUSE OF ENGINEER WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE OWNER AND CONTRACTOR ARE PERMITTED TO USE THE DRAWINGS AND SPECIFICATIONS ONLY FOR THE PROJECT FOR WHICH THEY WERE PREPARED AND PUBLISHED BY ENGINEER. ANY REUSE, DISCLOSURE, ALTERATION OR ASSUMPTION OF LIABILITY RESULTING THEREFROM WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S AND CONTRACTOR'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO ENGINEER. OWNER AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS ENGINEER AND ENGINEER'S OFFICERS, DIRECTORS, MEMBERS, PARTNERS, AGENTS, EMPLOYEES, AND SUBCONSULTANTS AGAINST ALL DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR RESULTING FROM THE USE, REUSE, ALTERATION, OR ASSUMPTION OF LIABILITY OF OWNER'S OR CONTRACTOR'S DOCUMENTS OR DATA WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY ENGINEER FOR THE SPECIFIC PURPOSE INTENDED.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHRISTOPHER G. YOHN ENGINEER #037301

PROJECT:	RESIDENTIAL SUBDIVISION
PROJECT ADDRESS:	951 IDLEWILD ROAD, GLADWYNE, PA 19035
MUNICIPALITY: LOWER MERION TOWNSHIP	COUNTY: MONTGOMERY COUNTY
PLAN SET:	PRELIMINARY SUBDIVISION PLANS
SHEET NAME:	ILLUSTRATIVE SITE PLAN

PREPARED FOR: OWNER / APPLICANT
STEVEN & CARRIE BIRDSALL
951 IDLEWILD ROAD
GLADWYNE, PA 19035

DATE: MARCH 21, 2024
SCALE: 1" = 20'
ONE CALL NUMBER:
DRAWN BY: CCY
PROJECT NUMBER: 23-038

PREPARED BY:
YOHN ENGINEERING, LLC
P.O. BOX 26094
COLLEGEVILLE, PA 19426
610-489-4580
WWW.YOHNENGINEERING.COM

YOHN Engineering, LLC

SHEET: 1 OF 7



951 Idlewild Road
MCPC#240072001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plancom
Aerial photography provided by Nearmap