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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 28, 2024

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

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

SUBJECT: MCPC #24-0072-002
951 Idlewild Road SOPI Submission

We have received and reviewed a "SOPI" submission for the above-referenced subdivision and land development application as you requested on May 17, 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 #24-0072-001) is also attached for reference.

UPDATED BACKGROUND

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

ADDITIONAL REVIEW COMMENTS

We have reviewed the most recent "SOPI" submission and feel that several comments from our April 22, 2024 may still be worthy of discussion.

We noted that the plans have been revised to include a waiver request from §135-4.9.C.(1) of the township's subdivision and land development ordinance to not provide the required verge and sidewalk. Although there are no sidewalks currently on properties immediately adjacent to the development site, recent planning efforts have identified the need for additional pedestrian amenities in the township and land development is the most efficient time to install these improvements. However, §135-4.9.F.(3) of the township's subdivision and land development ordinance provides standards for when deferral of sidewalk installation, or the construction of alternative off-road pedestrian pathways, may be appropriate.

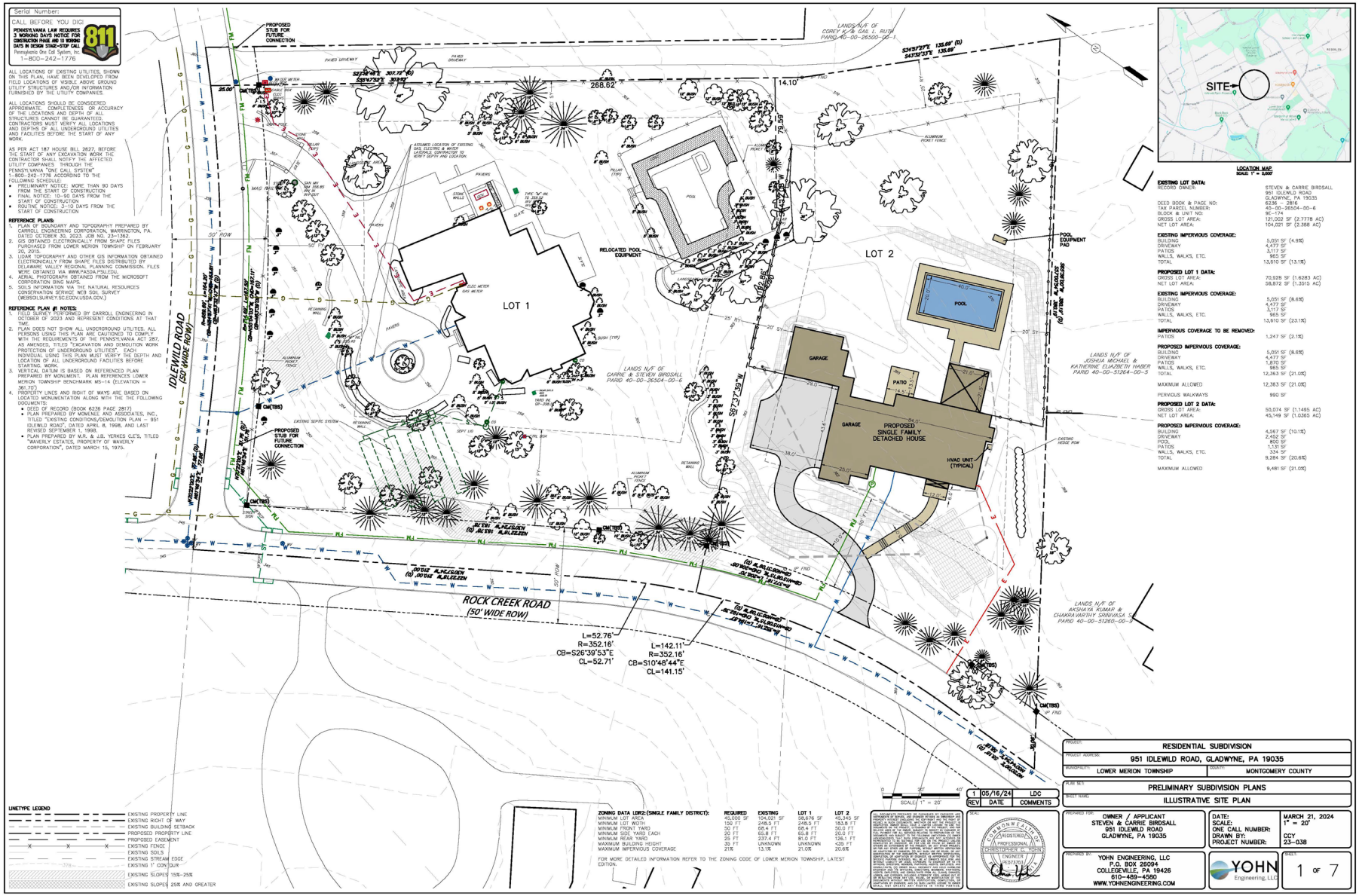
ATTACHMENTS

Attachment A: Reduced Copy of Applicant's Proposed Site Plan
Attachment B: MCPC #24-0072-001 Review Letter Dated April 22, 2024

Mr. Christopher Leswing
Director of Building & Planning

- Attachment A -

May 28, 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.

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REFERENCE PLANS:

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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 WA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

REFERENCE PLAN @ 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 MOMENCE AND ASSOCIATES, INC., TITLED "EXISTING CONDITIONS/DEMOLITION PLAN – 951 IDLEWILD ROAD", DATED APRIL 8, 1998, AND LAST REVISED SEPTEMBER 1, 1998.
   - PLAN PREPARED BY W.N. & J.B. YERKES C.E'S, TITLED "WAVERLY ESTATES, PROPERTY OF WAVERLY CORPORATION", DATED MARCH 15, 1975.

LINETYPE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING BUILDING SETBACK
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING FENCE
- EXISTING SOILS
- EXISTING STREAM EDGE
- EXISTING 1' CONTOUR
- EXISTING SLOPES 15%-25%
- EXISTING SLOPES 25% AND GREATER

EXISTING LOT DATA:

RECORD OWNER:	STEVEN & CARRIE BIRDSALL 951 IDLEWILD ROAD GLADWYNE, PA 19035
DEED BOOK & PAGE NO:	6236 – 2816
TAX PARCEL NUMBER:	40-00-26504-00-6
BLOCK & UNIT NO:	9C-174
GROSS LOT AREA:	121,002 SF (2.7778 AC)
NET LOT AREA:	104,021 SF (2.388 AC)

EXISTING IMPERVIOUS COVERAGE:

BUILDING	5,051 SF (4.9%)
DRIVEWAY	4,477 SF
PATIOS	3,117 SF
WALLS, WALKS, ETC.	965 SF
TOTAL	13,610 SF (13.1%)

PROPOSED LOT 1 DATA:

GROSS LOT AREA:	70,928 SF (1.6283 AC)
NET LOT AREA:	58,872 SF (1.3515 AC)

EXISTING IMPERVIOUS COVERAGE:

BUILDING	5,051 SF (8.6%)
DRIVEWAY	4,477 SF
PATIOS	3,117 SF
WALLS, WALKS, ETC.	965 SF
TOTAL	13,610 SF (23.1%)

IMPERVIOUS COVERAGE TO BE REMOVED:

PATIOS	1,247 SF (2.1%)

PROPOSED IMPERVIOUS COVERAGE:

BUILDING	5,051 SF (8.6%)
DRIVEWAY	4,477 SF
PATIOS	1,870 SF
WALLS, WALKS, ETC.	965 SF
TOTAL	12,363 SF (21.0%)
MAXIMUM ALLOWED	12,363 SF (21.0%)
PERVIOUS WALKWAYS	990 SF

PROPOSED LOT 2 DATA:

GROSS LOT AREA:	50,074 SF (1.1495 AC)
NET LOT AREA:	45,149 SF (1.0363 AC)

PROPOSED IMPERVIOUS COVERAGE:

BUILDING	4,967 SF (10.1%)
DRIVEWAY	2,452 SF
POOL	800 SF
PATIOS	1,131 SF
WALLS, WALKS, ETC.	334 SF
TOTAL	9,284 SF (20.6%)
MAXIMUM ALLOWED	9,481 SF (21.0%)

ZONING DATA LDR2(SINGLE FAMILY DISTRICT):

	REQUIRED	EXISTING	LOT 1	LOT 2
MINIMUM LOT AREA	40,000 SF	104,021 SF	58,676 SF	45,340 SF
MINIMUM LOT WIDTH	150 FT	248.5 FT	248.5 FT	153.8 FT
MINIMUM FRONT YARD	50 FT	68.4 FT	68.4 FT	50.0 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%	20.6%

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

REV	DATE	COMMENTS
1	05/16/24	LDC

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 28094
COLLEGEVILLE, PA 19426
610-489-4580
WWW.YOHNENGINEERING.COM

YOHN Engineering, LLC

SHEET 1 OF 7

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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

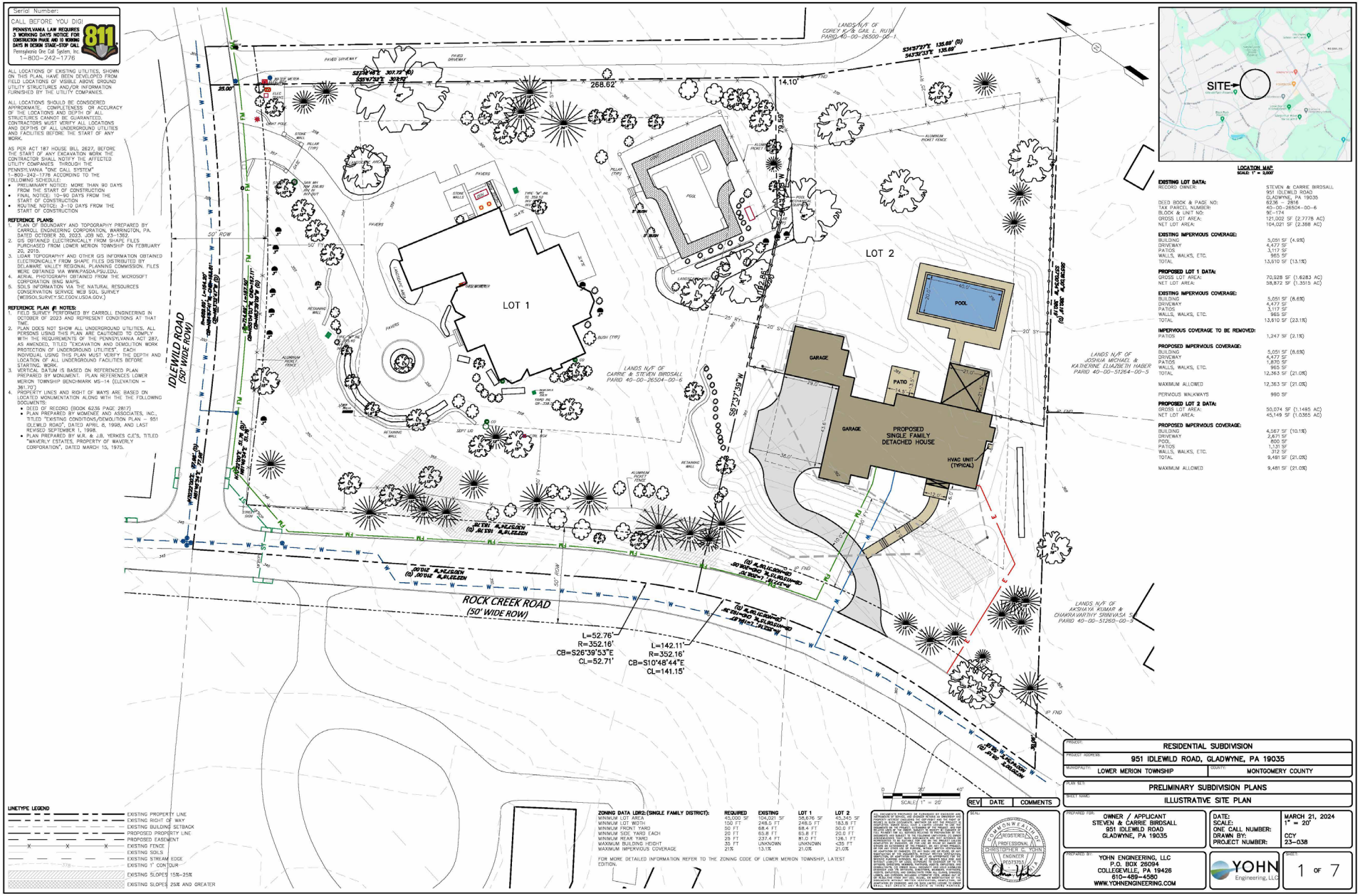
c: Christopher C. Yohn, Applicant's Engineer
Gilbert P. High, Jr., Esq., Twp. Solicitor
Ernie B. McNeely, Twp. Manager
Jody Kelley, Twp. Secretary
Joseph Mastronardo, P.E., Twp. Engineer
Charlie Doyle, Twp. Asst. Dir. of Planning
Colleen Hall, Twp. Senior Planner
Jillian Puleo-Dierks, Twp. Senior Planner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

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5. SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

REFERENCE PLAN #1 NOTES:

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YOHN Engineering, LLC

SHEET: 1 OF 7



951 Idlewild Road
MCPC#240072001

Montgomery County Planning Commission

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N

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www.montcopa.org/plancom
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