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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

February 25, 2025

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 #24-0166-003
1010 & 1020 Rock Creek Road SOPI Submission

We have received and reviewed a "SOPI" submission for the above-referenced subdivision and land development application as you requested on February 18, 2025. The comments in this memo are based on the most recent submission. We have attached our most recent full review letter (for submission MCPC #24-0166-002) for reference; however, some comments in our previous review letter(s) may have been addressed.

UPDATED BACKGROUND

We have reviewed the most recent "SOPI" submission for changes and did not identify any significant changes with regards to the type of development and location of improvements proposed. However, additional information was received with this submission, including a landscape plan and a code relief request form.

ADDITIONAL REVIEW COMMENTS

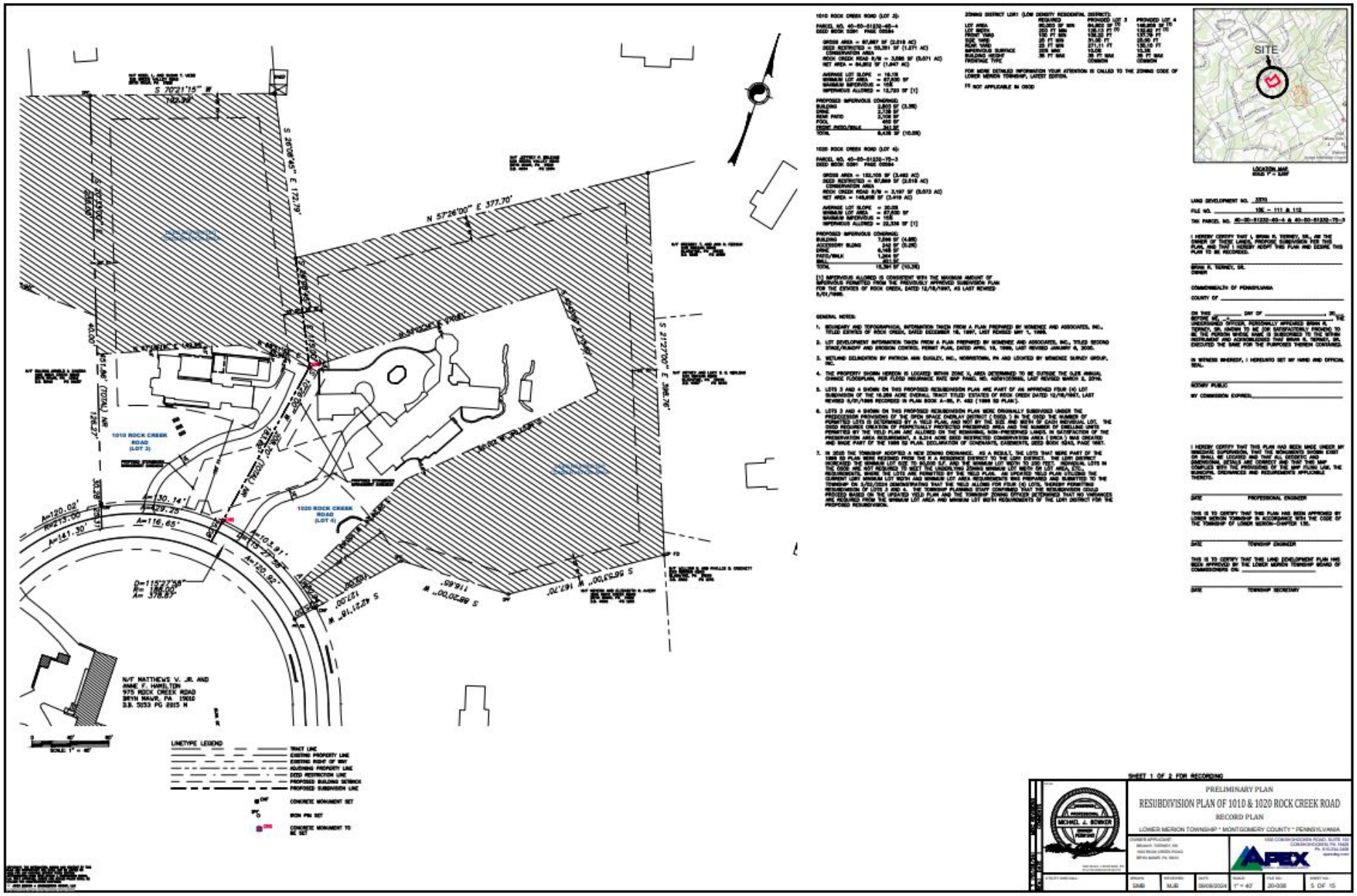
We have reviewed the most recent "SOPI" submission and feel that several comments from our October 2, 2024 review letter (please see Attachment B) may still be worthy of discussion, especially related to the on-lot sewage disposal systems. In addition, we wish to offer updated subdivision and land development ordinance comments based on the most recent plan submission:

- Sidewalk & Verge: We noted that this submission includes 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.
- Street Trees: Section 135-5.1.C.(2)(a) provides standards for placement of street trees in the event that they cannot be located within the right-of-way. This section requires that street trees "be planted a

minimum distance of six feet from the inside edge of the right-of-way, public or private street, drive aisles, common driveways or walkways, and a distance no greater than 10 feet from the edge of the curb or cartway." It appears that some of the proposed street trees, and the existing tree proposed to remain and be credited towards the street tree requirement on proposed Lot 3, may be located greater than 10 feet from the edge of the curb.

ATTACHMENTS

Attachment A: Reduced Copy of Applicant's Proposed Site Plan
Attachment B: MCPC #24-0166-002 Review Letter Dated October 2, 2024


1010 ROCK CREEK ROAD (LOT 3)
1020 ROCK CREEK ROAD (LOT 4)
N/F MATTHEWS V. JR. AND ANNE F. HAMILTON
975 ROCK CREEK ROAD
BRYN MAWR, PA 19010
S 70°21'15" W 192.99'
S 26°08'45" E 172.79'
N 57°26'00" E 377.70'
S 21°27'00" E 398.76'
LINETYPE LEGEND
TRACT LINE
EXISTING PROPERTY LINE
EXISTING RIGHT OF WAY
ADJOINING PROPERTY LINE
DEED RESTRICTION LINE
PROPOSED BUILDING SETBACK
PROPOSED SUBDIVISION LINE
CONCRETE MONUMENT SET
IRON PIN SET
CONCRETE MONUMENT TO BE SET
SITE
LOCATION MAP
SCALE 1" = 1,000'
PRELIMINARY PLAN
RESUBDIVISION PLAN OF 1010 & 1020 ROCK CREEK ROAD
RECORD PLAN
LOWER MERION TOWNSHIP • MONTGOMERY COUNTY • PENNSYLVANIA
SHEET 1 OF 2 FOR RECORDING
APEX
MICHAEL J. BOWKER
5 OF 15

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 2, 2024

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

Re: MCPC #24-0166-002
Plan Name: 1010 & 1020 Rock Creek Road
(2 lots/1 du on approximately 5.5 acres)
Situate: Rock Creek Road (W); north of Muirfield 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 September 17, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Brian Tierney, Sr., proposes to re-subdivide the property into two lots and construct a new single-family detached home on 1010 Rock Creek Road ("Lot 3") while the existing home is proposed to remain on 1020 Rock Creek Road ("Lot 4"). The existing vehicular driveway will be reconfigured to serve Lot 3 and a new driveway will be constructed to serve Lot 4. An existing stormwater management facility will be reconfigured to partially serve both lots and additional underground stormwater management facilities will be constructed on each lot. The existing on-lot sewage disposal system will be removed and new on-lot sewage disposal systems will be constructed for each lot. The property is located in the township's LDR1 Low Density Residential zoning district and the Open Space Overlay District. We previously reviewed a tentative sketch plan of this proposal in a review letter dated August 20, 2024.

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 where single-family detaches homes are a primary use and individual lots often have extensive landscaping.

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

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

B. Landscape Plan. In general, future submissions should include a landscape plan demonstrating compliance with all applicable landscaping requirements in the township's subdivision and land development ordinance. According to the calculations provided on Sheet 3 of 15, replacement trees are not required; however, it appears that other landscaping requirements may still be relevant.

   For example, §135-5.1.C.(7) states that "trees shall be planted at a rate of at least one tree per 30 feet of public or private street frontage, common driveway, or walkway, or portion thereof." Based on the proposed street frontages, 5 street trees would be required for proposed Lot 3 and 5 street trees would be required for Lot 4. It appears that existing trees that are proposed to remain may be eligible to be credited for some of the street tree requirement; however, a landscaping plan and compliance chart would be helpful in making this determination.

ON-LOT SEWAGE DISPOSAL SYSTEM

We wish to reiterate the following comments from our previous review letter:

- It appears that an existing on-lot sewage disposal system on proposed Lot 3 is proposed to be removed. It is our understanding that any sewer system decommissioning should be coordinated with the Montgomery County Health Department.
- Two potential areas for new on-lot sewage disposal systems on both Lots 3 and 4 are shown. Any new on-lot sanitary systems should also be closely coordinated with the Montgomery County Health Department.

- In general, we encourage the applicant to explore if any alternative placement or designs of the on-lot sanitary systems might be feasible in order to preserve additional mature trees on the site.

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 (#24-0166-002) 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

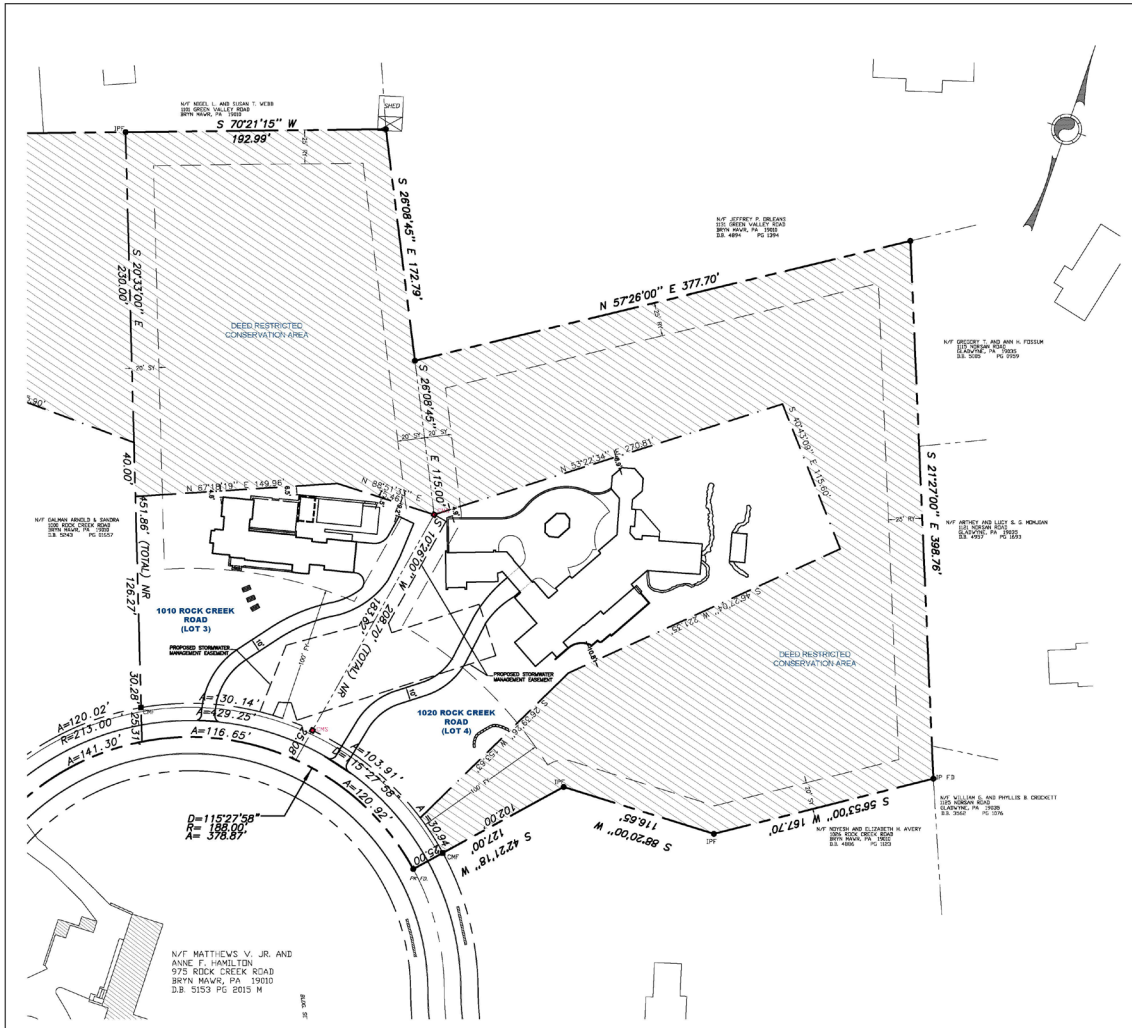
c: George Broseman, Applicant's Representative
Gilbert P. High, Jr., Esq., Twp. Solicitor
Ernie B. McNeely, Twp. Manager
Jody Kelley, Twp. Secretary
Joseph Mastronardo, P.E., Twp. Engineer
Charlie Doyle, Twp. Asst. Dir. of Planning
Colleen Hall, Twp. Senior Planner
Jillian Puleo-Dierks, Twp. Senior Planner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

October 2, 2024



LINETYPE LEGEND

- TRACT LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- ADJOINING PROPERTY LINE
- DEED RESTRICTION LINE
- PROPOSED BUILDING SETBACK
- PROPOSED SUBDIVISION LINE
- CMF — CONCRETE MONUMENT SET
- IPF — IRON PIN SET
- CMS — CONCRETE MONUMENT TO BE SET

1010 ROCK CREEK ROAD (LOT 3):

PARCEL NO. 40-00-51232-60-4
DEED BOOK 5291 PAGE 00584

GROSS AREA = 87,887 SF (2.018 AC)
DEED RESTRICTED = 55,351 SF (1.271 AC)
CONSERVATION AREA
ROCK CREEK ROAD R/W = 3,085 SF (0.071 AC)
NET AREA = 84,802 SF (1.947 AC)

AVERAGE LOT SLOPE = 16.1%
MINIMUM LOT AREA = 67,500 SF
MAXIMUM IMPERVIOUS = 15%
IMPERVIOUS ALLOWED = 12,720 SF [1]

PROPOSED IMPERVIOUS COVERAGE:

BUILDING	2,803 SF (3.3%)
DRIVE	2,738 SF
REAR PATIO	2,105 SF
POOL	453 SF
FRONT PATIO/WALK	341 SF
TOTAL	8,428 SF (10.0%)

1020 ROCK CREEK ROAD (LOT 4):

PARCEL NO. 40-00-51232-70-3
DEED BOOK 5291 PAGE 00584

GROSS AREA = 152,105 SF (3.492 AC)
DEED RESTRICTED = 87,899 SF (2.018 AC)
CONSERVATION AREA
ROCK CREEK ROAD R/W = 3,197 SF (0.073 AC)
NET AREA = 148,908 SF (3.419 AC)

AVERAGE LOT SLOPE = 20.0%
MINIMUM LOT AREA = 67,500 SF
MAXIMUM IMPERVIOUS = 15%
IMPERVIOUS ALLOWED = 22,336 SF [1]

PROPOSED IMPERVIOUS COVERAGE:

BUILDING	7,099 SF (4.8%)
ACCESSORY BLDNG	242 SF (0.2%)
DRIVE	6,165 SF
PATIO/WALK	1,264 SF
WALL	521 SF
TOTAL	15,391 SF (10.3%)

[1] IMPERVIOUS ALLOWED IS CONSISTENT WITH THE MAXIMUM AMOUNT OF IMPERVIOUS PERMITTED FROM THE PREVIOUSLY APPROVED SUBDIVISION PLAN FOR THE ESTATES OF ROCK CREEK, DATED 12/18/1997, AS LAST REVISED 5/01/1998.

GENERAL NOTES:

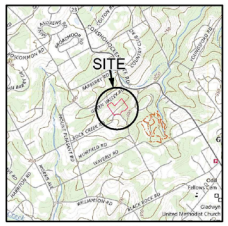
1. BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM A PLAN PREPARED BY MOMENEE AND ASSOCIATES, INC., TITLED ESTATES OF ROCK CREEK, DATED DECEMBER 18, 1997, LAST REVISED MAY 1, 1998.
2. LOT DEVELOPMENT INFORMATION TAKEN FROM A PLAN PREPARED BY MOMENEE AND ASSOCIATES, INC., TITLED SECOND STAGE/RUNOFF AND EROSION CONTROL PERMIT PLAN, DATED APRIL 19, 1999, LAST REVISED JANUARY 6, 2000.
3. WETLAND DELINEATION BY PATRICIA ANN QUIGLEY, INC., NORRISTOWN, PA AND LOCATED BY MOMENEE SURVEY GROUP, INC.
4. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP PANEL NO. 42091C0336G, LAST REVISED MARCH 2, 2016.
5. LOTS 3 AND 4 SHOWN ON THIS PROPOSED RESUBDIVISION PLAN ARE PART OF AN APPROVED FOUR (4) LOT SUBDIVISION OF THE 16.289 ACRE OVERALL TRACT TITLED 'ESTATES OF ROCK CREEK' DATED 12/18/1997, LAST REVISED 5/01/1998 RECORDED IN PLAN BOOK A-85, P. 402 ('1998 SD PLAN').
6. LOTS 3 AND 4 SHOWN ON THIS PROPOSED RESUBDIVISION PLAN WERE ORIGINALLY SUBDIVIDED UNDER THE PREDECESSOR PROVISIONS OF THE OPEN SPACE OVERLAY DISTRICT ('OSOD'). IN THE OSOD THE NUMBER OF PERMITTED LOTS IS DETERMINED BY A YIELD PLAN, AND NOT BY THE SIZE AND WIDTH OF EACH INDIVIDUAL LOT. THE OSOD REQUIRES CREATION OF PERPETUALLY PROTECTED PRESERVED AREA AND THE NUMBER OF DWELLING UNITS PERMITTED BY THE YIELD PLAN ARE ALLOWED ON THE REMAINING NON-PRESERVED LANDS, IN SATISFACTION OF THE PRESERVATION AREA REQUIREMENT, A 9.214 ACRE DEED RESTRICTED CONSERVATION AREA ('DRCA') WAS CREATED AND MADE PART OF THE 1998 SD PLAN. DECLARATION OF COVENANTS, EASEMENTS, DEED BOOK 5243, PAGE 1867.
7. IN 2020 THE TOWNSHIP ADOPTED A NEW ZONING ORDINANCE. AS A RESULT, THE LOTS THAT WERE PART OF THE 1998 SD PLAN WERE REZONED FROM THE R A RESIDENCE DISTRICT TO THE LDR1 DISTRICT. THE LDR1 DISTRICT INCREASED THE MINIMUM LOT SIZE TO 90,000 S.F. AND THE MINIMUM LOT WIDTH TO 200 FEET. INDIVIDUAL LOTS IN THE OSOD ARE NOT REQUIRED TO MEET THE UNDERLYING ZONING MINIMUM LOT WIDTH OR LOT AREA, ETC., REQUIREMENTS. WHERE THE LOTS ARE PERMITTED BY THE YIELD PLAN. AN UPDATED YIELD PLAN UTILIZING THE CURRENT LDR1 MINIMUM LOT WIDTH AND MINIMUM LOT AREA REQUIREMENTS WAS PREPARED AND SUBMITTED TO THE TOWNSHIP ON 3/02/2024 DEMONSTRATING THAT THE YIELD ALLOWS FOR FOUR (4) LOTS, THEREBY PERMITTING RESUBDIVISION OF LOTS 3 AND 4. THE TOWNSHIP PLANNING STAFF CONFIRMED THAT THE RESUBDIVISION COULD PROCEED BASED ON THE UPDATED YIELD PLAN AND THE TOWNSHIP ZONING OFFICER DETERMINED THAT NO VARIANCES ARE REQUIRED FROM THE MINIMUM LOT AREA AND MINIMUM LOT WIDTH REQUIREMENTS OF THE LDR1 DISTRICT FOR THE PROPOSED RESUBDIVISION.

ZONING DISTRICT LDR1 (LOW DENSITY RESIDENTIAL DISTRICT):

	REQUIRED	PROVIDED LOT 3	PROVIDED LOT 4
LOT AREA	90,000 SF MIN	84,802 SF [1]	148,908 SF [1]
LOT WIDTH	200 FT MIN	128.13 FT [1]	132.92 FT [1]
FRONT YARD	100 FT MIN	108.22 FT	137.79 FT
SIDE YARD	20 FT MIN	31.00 FT	20.00 FT
REAR YARD	20 FT MIN	271.11 FT	130.10 FT
IMPERVIOUS SURFACE	20% MAX	10.0%	10.3%
BUILDING HEIGHT	35 FT MAX	35 FT MAX	35 FT MAX
FRONTAGE TYPE		COMMON	COMMON

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

[1] NOT APPLICABLE IN OSOD



LOCATION MAP
SCALE: 1" = 2,000'

LAND DEVELOPMENT NO. 3370

FILE NO. 10C - 111 & 112

TAX PARCEL NO. 40-00-51232-60-4 & 40-00-51232-70-3

I HEREBY CERTIFY THAT I, BRIAN R. TIERNEY, SR., AM THE OWNER OF THESE LANDS, PROPOSE SUBDIVISION PER THIS PLAN, AND THAT I HEREBY ADOPT THIS PLAN AND DESIRE THIS PLAN TO BE RECORDED.

BRIAN R. TIERNEY, SR.
OWNER

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF

ON THIS _____ DAY OF _____, 20___ BEFORE ME, _____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED BRIAN R. TIERNEY, SR. KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT BRIAN R. TIERNEY, SR. EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

I HEREBY CERTIFY THAT THIS PLAN HAS 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

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SHEET 1 OF 2 FOR RECORDING

PRELIMINARY PLAN

RESUBDIVISION PLAN OF 1010 & 1020 ROCK CREEK ROAD

RECORD PLAN

LOWER MERION TOWNSHIP * MONTGOMERY COUNTY * PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER MICHAEL J. BOWKER ENGINEER PE061543

MICHAEL J. BOWKER, PE
ELIZABETHTOWN, PENNSYLVANIA

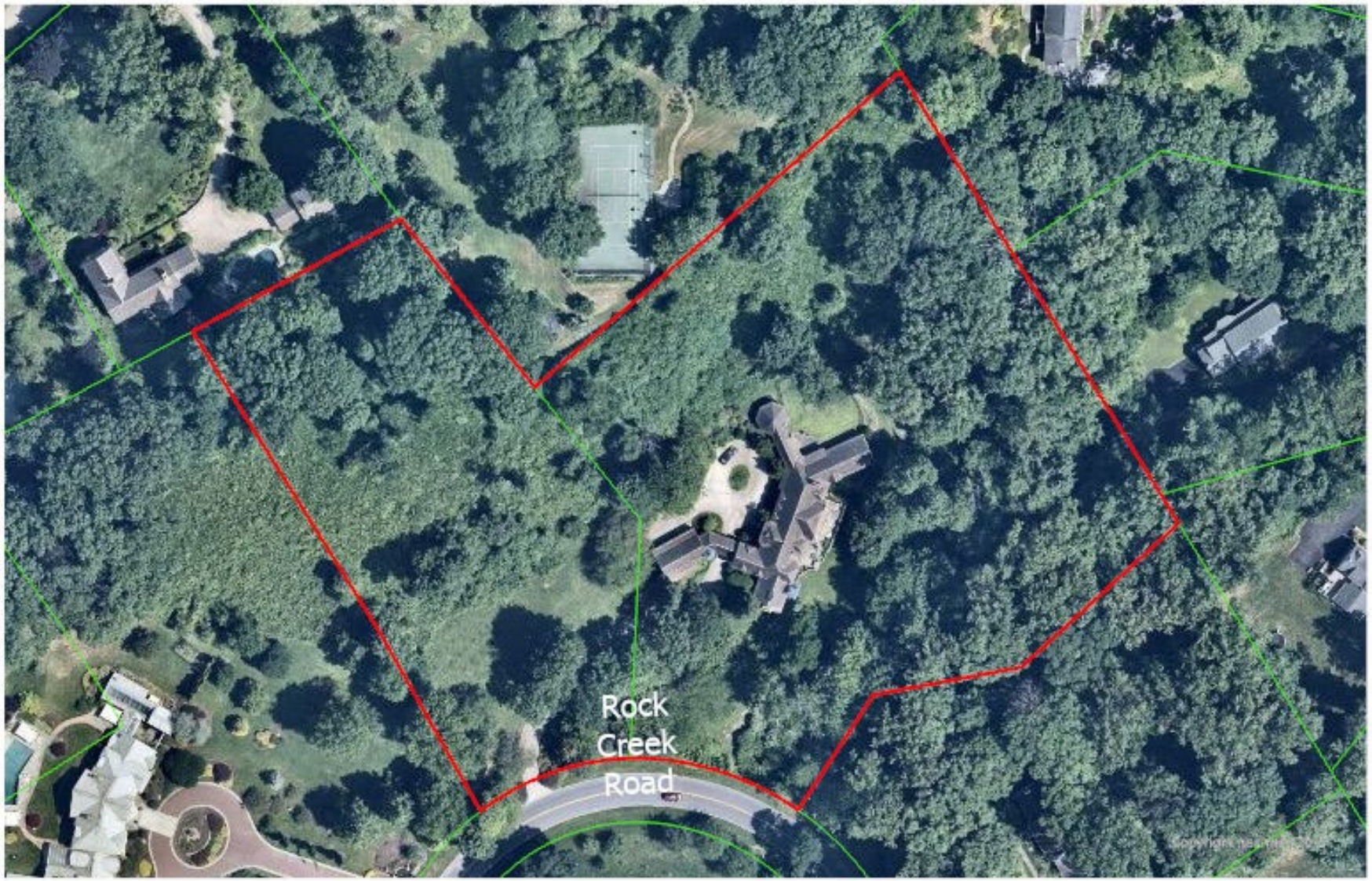
OWNER/APPLICANT:
BRIAN R. TIERNEY, SR.
1028 ROCK CREEK ROAD
BRYN MAWR, PA 19010

1000 CONSHOHOCKEN ROAD, SUITE 101
CONSHOHOCKEN, PA 19428
Ph. 610-525-3400
wkapex.com

COMMENTS | DATE | REV.

UTILITY ONE CALL

DRAWN:	REVIEWED:	DATE:	SCALE:	FILE NO.:	SHEET NO.:
SMB	MJB	09/09/2024	1" = 40'	20-008	5 OF 15



1010 & 1020 Rock Creek Road
MCPC#240166002

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

N