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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 29, 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 #23-0114-005
268 W. Montgomery Avenue SOPI Submission

We have received and reviewed an updated "SOPI" submission for the above-referenced land development application as you requested on January 19, 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 #23-0114-004) 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

In addition to any review comments in our December 18, 2023 review letter (please see Attachment B) that may still be relevant, we have reviewed the most recent "SOPI" submission and have identified the following additional review comments.

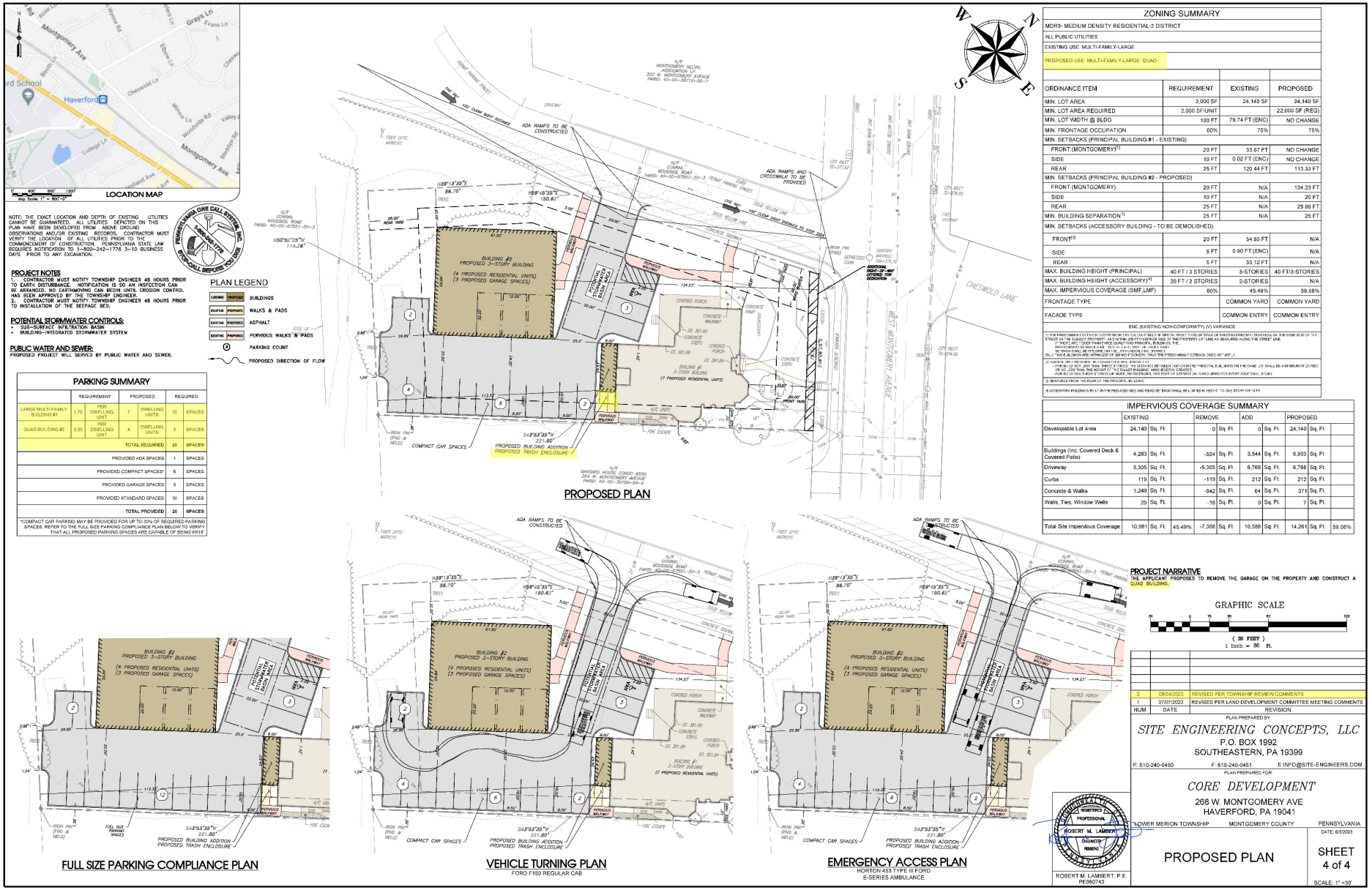
LANDSCAPE DESIGN

Section 135-5.8.A.(6) and Table 5.8.1 of the township's Subdivision and Land Development Ordinance establishes a minimum species diversity based on the number of plants required per plant type including a minimum number of species and a maximum percentage of any one species. According to the Planting Schedule on Sheet 17 of 19, it does not appear that the proposal complies with some of the minimum species diversity requirements.

The most recent submission shows a row of 24 cherry laurel shrubs in an area labeled as a 4-foot-wide planting strip between the parking area and the east side property line. However, it appears that the shrubs may be proposed to be planted on the adjacent property to the east.

ATTACHMENTS

Attachment A: Reduced Copy of Applicant's Proposed Site Plan
Attachment B: MCPC #23-0114-004 Review Letter Dated December 18, 2023



PARKING SUMMARY					
	REQUIREMENT		PROPOSED	REQUIRED	
LARGE MULTI-FAMILY BUILDING #1	1.75	PER DWELLING UNIT	7	DWELLING UNITS	12 SPACES
QUAD BUILDING #2	2.00	PER DWELLING UNIT	4	DWELLING UNITS	8 SPACES
TOTAL REQUIRED					20 SPACES
PROVIDED ADA SPACES					1 SPACES
PROVIDED COMPACT SPACES*					6 SPACES
PROVIDED GARAGE SPACES					3 SPACES
PROVIDED STANDARD SPACES					10 SPACES
TOTAL PROVIDED					20 SPACES

*COMPACT CAR PARKING MAY BE PROVIDED FOR UP TO 30% OF REQUIRED PARKING SPACES. REFER TO THE FULL SIZE PARKING COMPLIANCE PLAN BELOW TO VERIFY THAT ALL PROPOSED PARKING SPACES ARE CAPABLE OF BEING SIZED

ZONING SUMMARY			
MDR3- MEDIUM DENSITY RESIDENTIAL-3 DISTRICT			
ALL PUBLIC UTILITIES			
EXISTING USE: MULTI-FAMILY-LARGE			
PROPOSED USE: MULTI-FAMILY-LARGE, QUAD			
ORDINANCE ITEM	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	3,000 SF	24,140 SF	24,140 SF
MIN. LOT AREA REQUIRED	2,000 SF/UNIT		22,000 SF (REQ)
MIN. LOT WIDTH @ BLDG	100 FT	79.74 FT (ENC)	NO CHANGE
MIN. FRONTAGE OCCUPATION	60%	75%	75%
MIN. SETBACKS (PRINCIPAL BUILDING #1 - EXISTING)			
FRONT (MONTGOMERY)[1]	20 FT	33.67 FT	NO CHANGE
SIDE	10 FT	0.02 FT (ENC)	NO CHANGE
REAR	25 FT	120.44 FT	113.33 FT
MIN. SETBACKS (PRINCIPAL BUILDING #2 - PROPOSED)			
FRONT (MONTGOMERY)	20 FT	N/A	134.23 FT
SIDE	10 FT	N/A	20 FT
REAR	25 FT	N/A	29.89 FT
MIN. BUILDING SEPARATION[2]	25 FT	N/A	25 FT
MIN. SETBACKS (ACCESSORY BUILDING - TO BE DEMOLISHED)			
FRONT[3]	20 FT	54.85 FT	N/A
SIDE	5 FT	0.90 FT (ENC)	N/A
REAR	5 FT	33.12 FT	N/A
MAX. BUILDING HEIGHT (PRINCIPAL)	40 FT / 3 STORIES	3-STORIES	40 FT/3-STORIES
MAX. BUILDING HEIGHT (ACCESSORY)[4]	20 FT / 2 STORIES	2-STORIES	N/A
MAX. IMPERVIOUS COVERAGE (SMF,LMF)	60%	45.49%	59.08%
FRONTAGE TYPE		COMMON YARD	COMMON YARD
FACADE TYPE		COMMON ENTRY	COMMON ENTRY
ENC (EXISTING NON-CONFORMITY) (V) VARIANCE			

1) THE PREDOMINANT SETBACK IS DETERMINED BY CALCULATING THE MEDIAN FRONT YARD SETBACK OF EXISTING PRINCIPAL BUILDINGS ON THE SAME SIDE OF THE STREET AS THE SUBJECT PROPERTY AND WITHIN 200 FT OF EITHER SIDE OF THE PROPERTY LOT LINE AS MEASURED ALONG THE STREET LINE.
IF THERE ARE FEWER THAN THREE QUALIFYING PRINCIPAL BUILDINGS, THE PREDOMINANT SETBACK SHALL BE THE MINIMUM REQUIRED SETBACK.
NO PRINCIPAL BUILDING SHALL BE ERECTED CLOSER THAN 10 FEET TO ANY LATERAL LOT LINE.
ONLY TWO BUILDINGS ARE WITHIN 200' OF 268 MONTGOMERY. THUS THE PREDOMINANT SETBACK DOES NOT APPLY.
2) HORIZONTAL SEPARATION BETWEEN BUILDINGS SHALL BE AS FOLLOWS:
- FOR BUILDINGS LESS THAN THREE STORIES, THE DISTANCE BETWEEN TWO OR MORE PRINCIPAL BUILDINGS ON THE SAME LOT SHALL BE A MINIMUM OF 25 FEET OR NO LESS THAN THE HEIGHT OF THE TALLER BUILDING, WHICHEVER IS GREATER.
- FOR BUILDINGS THREE STORIES OR MORE, AN ADDITIONAL TWO FEET OF SEPARATION SHALL BE REQUIRED FOR EVERY ADDITIONAL STORY.
3) MEASURED FROM THE REAR OF THE PRINCIPAL BUILDING.
4) ACCESSORY BUILDINGS BUILT IN THE REQUIRED SIDE AND REAR SETBACKS SHALL BE LIMITED IN HEIGHT TO ONE STORY OR 15 FT.

IMPERVIOUS COVERAGE SUMMARY									
	EXISTING			REMOVE		ADD		PROPOSED	
Developable Lot Area	24,140	Sq. Ft.		0	Sq. Ft.	0	Sq. Ft.	24,140	Sq. Ft.
Buildings (Inc. Covered Deck & Covered Patio)	4,283	Sq. Ft.		-924	Sq. Ft.	3,544	Sq. Ft.	6,903	Sq. Ft.
Driveway	5,305	Sq. Ft.		-5,305	Sq. Ft.	6,768	Sq. Ft.	6,768	Sq. Ft.
Curbs	119	Sq. Ft.		-119	Sq. Ft.	212	Sq. Ft.	212	Sq. Ft.
Concrete & Walks	1,249	Sq. Ft.		-942	Sq. Ft.	64	Sq. Ft.	371	Sq. Ft.
Walls, Ties, Window Wells	25	Sq. Ft.		-18	Sq. Ft.	0	Sq. Ft.	7	Sq. Ft.
Total Site Impervious Coverage	10,981	Sq. Ft.	45.49%	-7,308	Sq. Ft.	10,588	Sq. Ft.	14,261	Sq. Ft. 59.08%

PROJECT NARRATIVE
THE APPLICANT PROPOSES TO REMOVE THE GARAGE ON THE PROPERTY AND CONSTRUCT A QUAD BUILDING.

GRAPHIC SCALE
(IN FEET)
1 Inch = 30 ft.

NUM.	DATE	REVISION
2	09/24/2023	REVISED PER TOWNSHIP REVIEW COMMENTS
1	07/07/2023	REVISED PER LAND DEVELOPMENT COMMITTEE MEETING COMMENTS

PLAN PREPARED BY:
SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: 610-240-0450 F: 610-240-0451 E:INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:
CORE DEVELOPMENT
268 W. MONTGOMERY AVE
HAVERFORD, PA 19041

LOWER MERION TOWNSHIP | MONTGOMERY COUNTY | PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER ROBERT M. LAMBERT
ROBERT M. LAMBERT, P.E.
PE060743

PROPOSED PLAN

DATE: 6/5/2023

SHEET 4 of 4

SCALE: 1" =30'

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 18, 2023

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

Re: MCPC #23-0114-004
Plan Name: 268 W. Montgomery Avenue
(1 lot/11 du comprising 0.55 acres)
Situate: Montgomery Avenue (S); east of Cheswold Lane
Lower Merion Township

Dear Mr. Leswing:

We have reviewed the above-referenced land development application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 16, 2023. We forward this letter as a report of our review.

BACKGROUND

The applicant, Montgomery 268, LLC, proposes to demolish a carriage house on the rear of the property and construct a quad residential building with a building footprint of approximately 3,590 square feet containing four residential units (labeled Building #2). The existing large multi-family residential structure on the site is proposed to remain and will contain seven residential units (labeled Building #1). Vehicular access is shown from a private, one-way roadway along the western property line. A proposed infiltration facility is shown under the new driveway and a portion of the surface parking lot. Additional improvements shown at this time include a total of 20 parking spaces (including 15 surface spaces and 5 garage spaces in Building #2), 9 bicycle parking spaces next to Building #1, a small building addition on Building #1, a trash enclosure, widened sidewalk and verge along the Montgomery Avenue frontage, pervious walkways, and landscaping. In addition, the plans indicate that ADA curb ramps and a crosswalk will be provided across the private roadway where it meets West Montgomery Avenue. The property is zoned MDR3 Residential. This proposal was previously reviewed in review letters dated July 14, 2023 and September 1, 2023.

COMPREHENSIVE PLAN COMPLIANCE

The Land Use Element of the 2016 Lower Merion Township Comprehensive Plan identifies this area of the township as High Density Residential. In addition, this area of Lower Merion Township is identified as a Town

Center in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Town Centers are traditional downtown areas with a mix of retail, institutional, office, and residential uses. The existing residential building is proposed to be preserved in keeping with the statement that historic buildings in town centers should be preserved, rehabilitated, and reused.

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. Proposed Use. The applicant proposes to construct a "quad" residential building. The term "quad" is defined in §155-2.1 of the township's zoning ordinance as "An arrangement of two attached buildings connected by a common party wall extending vertically from the ground or basement level to the roof of the building designed for and occupied exclusively as a permanent residence for four families, with each half of the building having two families living wholly or partly over the other." Based on the architectural drawings provided, it does not appear that the proposal meets this definition; however, we defer to the township zoning officer.

B. Trash Enclosure. Section 155-3.14.A. of the township's zoning ordinance states that trash dumpsters shall not be allowed as encroachments on any setback. The proposed trash enclosure appears to be located partially within the required 10 foot side yard setback along the eastern property line.

TRASH ENCLOSURE SCREENING

Section 135-5.2.F.(1) of the township's subdivision and land development ordinance requires a screening buffer planting to mitigate the adverse visual impacts of site elements such as dumpsters, trash collection and disposal, and recycling areas. If the required 10-foot buffer width cannot be provided, §135-5.2.F. allows the limited area buffer standards to be utilized, which includes an option for a 4- to 6-foot tall solid fence or wall in combination with "perennials and grasses sufficient to screen 50% of the linear length of the proposed fence at the time of planting." According to the details provided on Sheet 17, a 7-foot tall solid wood fence is proposed around the trash enclosure; however, it does not appear that any perennials or grasses are shown to be planted to screen the proposed fence.

SITE AMENITIES

Given the proposed increase in residential density on the site, we encourage the applicant to consider ways to incorporate additional site amenities such as a walking path or seating area to serve future residents of the site.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; 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 (#23-0114-004) 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: Montgomery 268, LLC. c/o Core Development & Pete Staz, Applicant
Site Engineering Concepts, 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

NOTE: THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES CANNOT BE GUARANTEED. ALL UTILITIES DEPICTED ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATIONS AND/OR EXISTING RECORDS. CONTRACTOR MUST VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PENNSYLVANIA STATE LAW REQUIRES NOTIFICATION TO 1-800-242-1776 3-10 BUSINESS DAYS PRIOR TO ANY EXCAVATION.

PROJECT NOTES

1. CONTRACTOR MUST NOTIFY TOWNSHIP ENGINEER 48 HOURS PRIOR TO EARTH DISTURBANCE. NOTIFICATION IS SO AN INSPECTION CAN BE ARRANGED. NO EARTHMOVING CAN BEGIN UNTIL EROSION CONTROL HAS BEEN APPROVED BY THE TOWNSHIP ENGINEER.
2. CONTRACTOR MUST NOTIFY TOWNSHIP ENGINEER 48 HOURS PRIOR TO INSTALLATION OF THE SEEPAGE BED.

PUBLIC WATER AND SEWER:
PROPOSED PROJECT WILL SERVED BY PUBLIC WATER AND SEWER.

STREETSCAPE IMPROVEMENTS:
ALL STREETSCAPE IMPROVEMENTS SHOWN WITHIN THIS PLAN SET ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

DRIVEWAY LOCATION:
THE PROPOSED DRIVEWAY LOCATION IS SUBJECT TO THE APPROVAL OF THE LOWER MERION POLICE TRAFFIC SAFETY UNIT.

PARKING SUMMARY

	REQUIREMENT		PROPOSED		REQUIRED	
LARGE MULTI-FAMILY BUILDING #1	1.75	PER DWELLING UNIT	7	DWELLING UNITS	12	SPACES
QUAD BUILDING #2	2.00	PER DWELLING UNIT	4	DWELLING UNITS	8	SPACES
TOTAL REQUIRED					20	SPACES
PROVIDED ADA SPACES					1	SPACES
PROVIDED COMPACT SPACES*					6	SPACES
PROVIDED GARAGE SPACES					5	SPACES
PROVIDED STANDARD SPACES					8	SPACES
TOTAL PROVIDED					20	SPACES

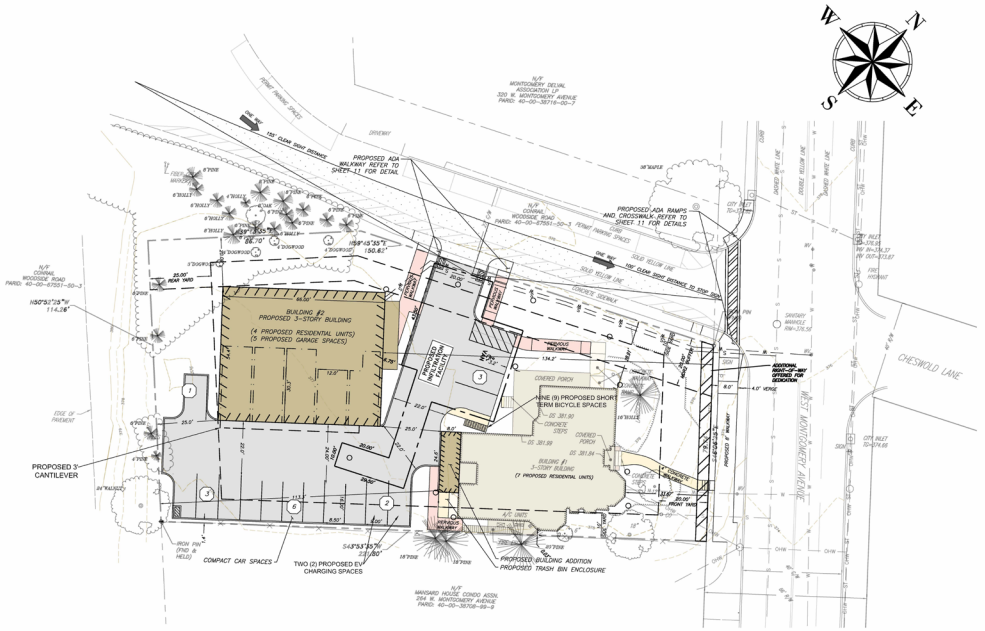
*COMPACT CAR PARKING MAY BE PROVIDED FOR UP TO 30% OF REQUIRED PARKING SPACES. REFER TO THE FULL SIZE PARKING COMPLIANCE PLAN ON PLAN SHEET 12 TO VERIFY THAT ALL PROPOSED PARKING SPACES ARE CAPABLE OF BEING 9'X18'

BICYCLE PARKING SUMMARY

	REQUIREMENT		PROPOSED		SHORT TERM SPACES REQUIRED	
LARGE MULTI-FAMILY BUILDING #1	0.75	PER DWELLING UNIT	7	DWELLING UNITS	5	SPACES
QUAD BUILDING #2	0.75	PER DWELLING UNIT	4	DWELLING UNITS	3	SPACES
TOTAL					8.25	SPACES
TOTAL REQUIRED					9	SPACES
TOTAL PROVIDED					9	SPACES

PLAN LEGEND

- EXISTING / PROPOSED — BUILDINGS
- EXISTING / PROPOSED — WALKS & PADS
- EXISTING / PROPOSED — ASPHALT
- EXISTING / PROPOSED — PERVIOUS WALKS & PADS
- (#) — PARKING COUNT
- PROPOSED DIRECTION OF FLOW



ZONING SUMMARY

MDR3- MEDIUM DENSITY RESIDENTIAL-3 DISTRICT

ALL PUBLIC UTILITIES

EXISTING USE: MULTI-FAMILY-LARGE

PROPOSED USE: MULTI-FAMILY-LARGE, QUAD

ORDINANCE ITEM	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	3,000 SF	24,140 SF	24,140 SF
MIN. LOT AREA REQUIRED	2,000 SF/UNIT		22,000 SF (REQ)
MIN. LOT WIDTH @ BLDG	100 FT	79.74 FT (ENC)	NO CHANGE
MIN. FRONTAGE OCCUPATION	60%	75%	75%
MIN. SETBACKS (PRINCIPAL BUILDING #1 - EXISTING)			
FRONT (MONTGOMERY)[1]	20 FT	33.67 FT	NO CHANGE
SIDE	10 FT	0.02 FT (ENC)	NO CHANGE
REAR	25 FT	120.44 FT	113.33 FT
MIN. SETBACKS (PRINCIPAL BUILDING #2 - PROPOSED)			
FRONT (MONTGOMERY)	20 FT	N/A	134.23 FT
SIDE	10 FT	N/A	20.0 FT
REAR	25 FT	N/A	25.0 FT
MIN. BUILDING SEPARATION[2]	25 FT	N/A	25.0 FT
MIN. SETBACKS (ACCESSORY BUILDING - TO BE DEMOLISHED)			
FRONT[2]	20 FT	54.85 FT	N/A
SIDE	5 FT	0.93 FT (ENC)	N/A
REAR	5 FT	33.12 FT	N/A
MAX. BUILDING HEIGHT (PRINCIPAL)			
EXISTING STRUCTURE	40 FT / 3 STORIES	32.8 FT/3-STORIES	NO CHANGE
PROPOSED QUAD	40 FT / 3 STORIES	N/A	36.9 FT/3-STORIES
MAX. BUILDING HEIGHT (ACCESSORY)[4]	20 FT / 2 STORIES	2-STORIES	N/A
MAX. IMPERVIOUS COVERAGE (SMF,LMF)	60%	45.49%	59.69%
FRONTAGE TYPE		COMMON YARD	COMMON YARD
FACADE TYPE		COMMON ENTRY	COMMON ENTRY

ENC (EXISTING NON-CONFORMITY) (V) VARIANCE

[1] THE PREDOMINANT SETBACK IS DETERMINED BY CALCULATING THE MEDIAN FRONT YARD SETBACK OF EXISTING PRINCIPAL BUILDINGS ON THE SAME SIDE OF THE STREET AS THE SUBJECT PROPERTY, AND WITHIN 200 FT ON EITHER SIDE OF THE PROPERTY LOT LINE AS MEASURED ALONG THE STREET LINE.
- IF THERE ARE FEWER THAN THREE QUALIFYING PRINCIPAL BUILDINGS, THE PREDOMINANT SETBACK SHALL NOT BE USED, AND THE FRONT YARD SETBACK SHALL BE SPECIFIED IN THE LOTS UNDERLYING DISTRICT.

ONLY TWO BUILDINGS ARE WITHIN 200' OF 268 MONTGOMERY, THUS THE PREDOMINANT SETBACK DOES NOT APPLY.

[2] FOR MULTIPLE PRINCIPAL BUILDINGS ON A RESIDENTIAL LOT
- WHERE BUILDINGS ARE LESS THAN THREE STORIES, THE DISTANCE BETWEEN TWO OR MORE PRINCIPAL BUILDINGS ON THE SAME LOT SHALL BE A MINIMUM OF 35 FEET.
- OR NO LESS THAN THE HEIGHT OF THE TALLER BUILDING, WHICHEVER IS GREATER.
- FOR BUILDINGS THREE STORIES OR MORE, AN ADDITIONAL FIVE FEET OF SEPARATION IS REQUIRED FOR EVERY ADDITIONAL STORY.

[3] MEASURED FROM THE REAR OF THE PRINCIPAL BUILDING.

[4] ACCESSORY BUILDINGS BUILT IN THE REDUCED SIDE AND READ SETBACK SHALL BE LIMITED IN HEIGHT TO ONE STORY OR 15 FT.

IMPERVIOUS COVERAGE SUMMARY

	EXISTING		REMOVE		ADD		PROPOSED	
Developable Lot Area	24,140	Sq. Ft.	0	Sq. Ft.	0	Sq. Ft.	24,140	Sq. Ft.
Buildings (Inc. Covered Deck & Covered Patio)	4,283	Sq. Ft.	-924	Sq. Ft.	3,955	Sq. Ft.	7,314	Sq. Ft.
Driveway	5,305	Sq. Ft.	-5,305	Sq. Ft.	6,438	Sq. Ft.	6,438	Sq. Ft.
Curbs	119	Sq. Ft.	-119	Sq. Ft.	174	Sq. Ft.	174	Sq. Ft.
Concrete & Walks	1,249	Sq. Ft.	-1066	Sq. Ft.	292	Sq. Ft.	475	Sq. Ft.
Walls, Ties, Window Wells	25	Sq. Ft.	-18	Sq. Ft.	0	Sq. Ft.	7	Sq. Ft.
Total Site Impervious Coverage	10,981	Sq. Ft. 45.49%	-7,432	Sq. Ft.	10,859	Sq. Ft.	14,408	Sq. Ft. 59.69%

PROJECT NARRATIVE
THE APPLICANT PROPOSES TO REMOVE THE CARRIAGE HOUSE ON THE PROPERTY AND CONSTRUCT A QUAD BUILDING WITH ASSOCIATED IMPROVEMENTS.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

ROBERT M. LAMBERT, P.E.
PE060743

NUM.	DATE	REVISION

PLAN PREPARED BY:
SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: 610-240-0450 F: 610-240-0451 E:INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:
CORE DEVELOPMENT
268 W. MONTGOMERY AVE
HAVERFORD, PA 19041

LOWER MERION TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA

PROPOSED PLAN

DATE: 11/06/2023

SHEET 4 of 19

SCALE: 1" =20'



268 West Montgomery Avenue
MCPC#230114004

Montgomery County Planning Commission

0 50 100 200 Feet

N