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MONTGOMERY COUNTY
PLANNING COMMISSION
MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 18, 2024

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

Re: MCPC #24-0144-002
Plan Name: 1650 & 1660 Mt. Pleasant Road
(2 lots residential on approximately 11.54 acres)
Situate: Mt. Pleasant Road (S); east of Chateau Lane
Lower Merion Township

Dear Mr. Leswing:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 24, 2024. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant, Andrew & Danna Nehrbas, propose to subdivide an existing 11.54 acre lot into two lots. An existing single-family detached home will remain on each newly-created lot with individual driveway access off of Mt. Pleasant Road to remain. The only additional improvement shown at this time is the construction of an on-site sewage disposal system to serve the home on Lot 2. An existing on-lot sewage disposal system on Lot 1 is proposed to remain to serve the home on Lot 1. A total of 60% of the net lot area on each proposed lot will be deed-restricted open space.

The applicant has requested a conditional use to develop the lot under the underlying LDR1 zoning, rather than the Open Space Overlay District. In addition, the applicant has requested a conditional use to create a narrow lot (proposed Lot 2).

The property is located in the township's LDR1 Low-Density Residential zoning district. In addition, because the lot is greater than 5 acres in size, it is subject to the OSOD Open Space Overlay District. Revised plans were received on July 5, 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 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 155-7.4.B.(3) of the township's zoning ordinance states that "all freestanding structures, buildings and substantial improvements (with the exception of driveways and utilities when no other location is feasible) are prohibited on slopes of 25% or greater." It appears the proposed sanitary sewer pipe connecting the home on proposed Lot 2 to the proposed sanitary area will pass through a larger area of land with slopes of 25% or greater. We encourage the applicant to consider whether an alternative placement for the proposed sanitary area would require less steep slope disturbance.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Section 135-4.9.F.(1) of the township's subdivision and land development ordinance states that "sidewalks shall be provided along all existing and proposed public and private streets." A note on Sheet 3 of 3 states that the applicant is requesting a waiver from "code §135-4.9.F. to not provide or defer installation of sidewalk." Although there are no sidewalks currently on properties immediately adjacent to the site, §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.

SEWAGE FACILITIES

The proposed septic field to serve proposed Lot 2 and the proposed secondary septic fields on both proposed Lot 1 and Lot 2 all appear to be partially or entirely located within areas of slopes between 10-15%. It is our understanding that the Pennsylvania Department of Environmental Protection (DEP) may have additional regulations for the placement of septic drain fields on steep slopes. We recommend that the applicant discuss the placement of the proposed primary and secondary drain fields with the Montgomery County Department of Health to ensure that the DEP standards for placement of drain fields on slopes are being met.

In addition, it is our understanding that the connection between the home on proposed Lot 2 and the existing sanitary area on proposed Lot 1 will be discontinued once the new sanitary area for Lot 2 is constructed. However, it is unclear from the information whether the pipe connecting the home on Lot 2 to the existing sanitary area on Lot 1 will be removed as part of this proposal.

CONCLUSION

We wish to reiterate that MCPC generally supports the proposed subdivision; 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 (#24-0144-002) on any plans submitted for final recording.

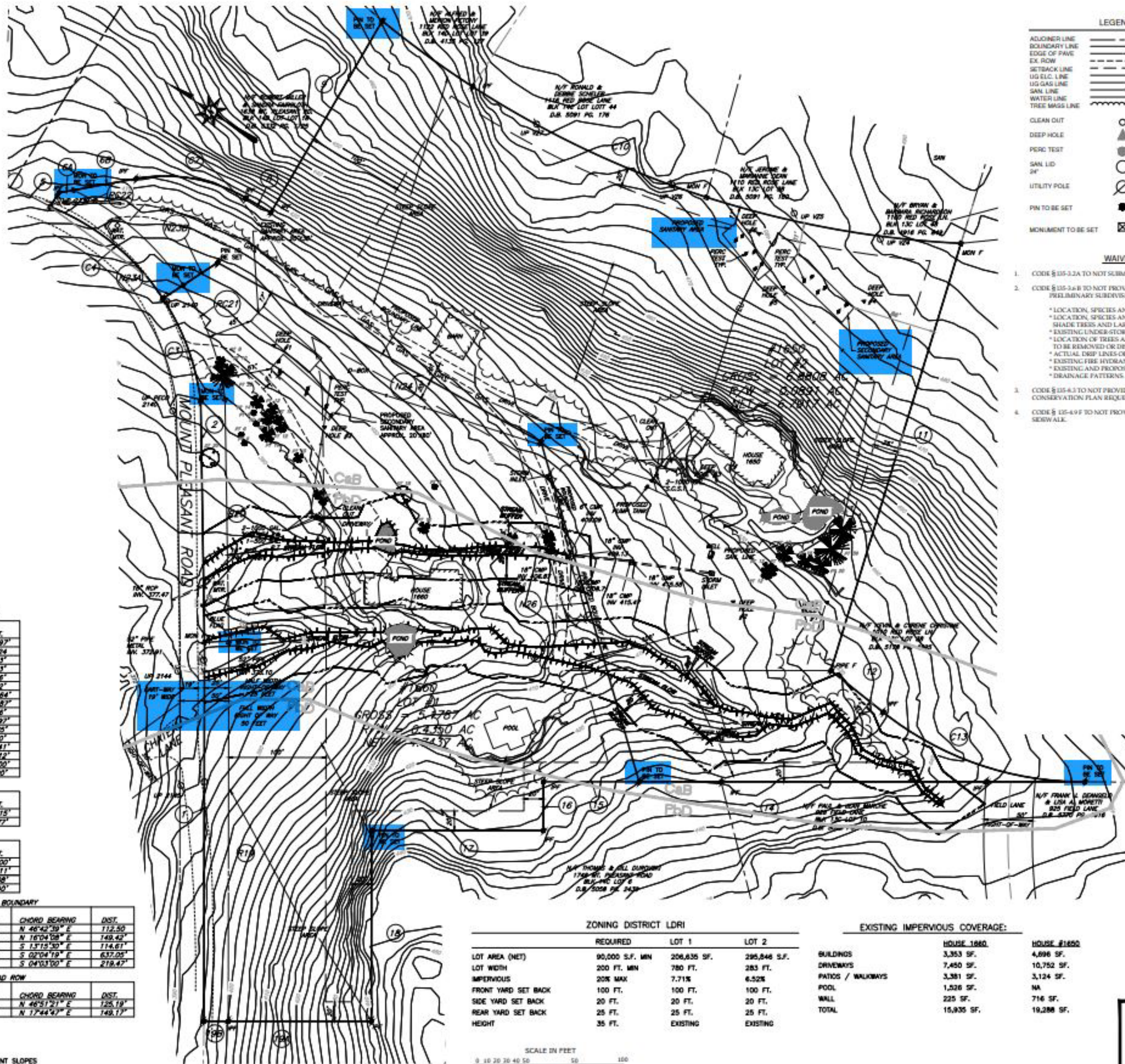
Sincerely,

Marley B Bice

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

c: Fred Fromhold, 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





LEGEND

ADJOINER LINE
BOUNDARY LINE
EDGE OF PAVE
EX. ROW
SETBACK LINE
UG ELC. LINE
UG GAS LINE
SAN. LINE
WATER LINE
TREE MASS LINE
CLEAN OUT
DEEP HOLE
PERC TEST
SAN. LID 24"
UTILITY POLE
PIN TO BE SET — PIN TO BE SET
MONUMENT TO BE SET — MON TO BE SET

WAIVERS:

1. CODE § 135-3.2A TO NOT SUBMIT TENTATIVE SKETCH PLAN.
2. CODE § 135-3.6 B TO NOT PROVIDE THE FOLLOWING ON THE PRELIMINARY SUBDIVISION PLAN:
   * LOCATION, SPECIES AND SIZE OF EXISTING TREES
   * LOCATION, SPECIES AND SIZE OF EXISTING OR PROPOSED SHADE TREES AND LARGE CANOPY TREES.
   * EXISTING UNDER-STORY VEGETATION.
   * LOCATION OF TREES AND/OR VEGETATED AREAS PROPOSED TO BE REMOVED OR DISTURBED.
   * ACTUAL DRIP LINES OF ALL TREES.
   * EXISTING FIRE HYDRANTS.
   * EXISTING AND PROPOSED LIGHTING.
   * DRAINAGE PATTERNS.
3. CODE § 135-8.3 TO NOT PROVIDE ALL THE CONSERVATION PLAN REQUIREMENTS OF TABLE 8.3.1.
4. CODE § 135-4.9 F TO NOT PROVIDE OR DEFER INSTALLATION OF SIDEWALK.

LINE TABLE FOR OUTER BOUNDARY

LINE NO.	BEARING	DIST.
1	N 66°58'43" E	388.97'
2	N 65°59'43" E	248.24
5	S 81°38'57" E	16.53'
6A	S 33°31'44" E	15.53'
6B	S 33°31'44" E	65.16'
8	S 07°02'30" W	30.02'
9	S 82°58'42" E	227.64'
11	S 83°49'33" W	458.87'
12	S 15°27'31" W	68.46'
14	N 23°06'17" W	457.97'
15	N 23°06'17" W	98.35'
16	S 66°58'43" W	50.00'
17	N 23°06'17" W	176.41'
18	S 66°58'43" W	196.12'
19A	N 23°06'17" W	147.00'
19B	N 23°06'17" W	25.00'

LINE TABLE FOR ROAD ROW

LINE NO.	BEARING	DIST.
R19	N 66°58'43" E	389.15'
R20	N 65°59'43" E	249.77'

LINE TABLE FOR NEW LOT LINE

LINE NO.	BEARING	DIST.
N23A	S 56°23'56" E	25.00'
N23B	S 56°23'56" E	42.11'
N24	S 05°54'31" W	380.08'
N25	S 50°47'37" W	363.40'

CURVE TABLE OUTER BOUNDARY

CURVE NO.	RADIUS	ARC LEN.	CHORD BEARING	DIST.
C3	248.00'	113.49'	N 46°42'39" E	112.50
C4	248.00'	151.77'	N 16°04'08" E	149.42'
C7	165.17'	117.04'	S 13°15'30" E	114.61'
C10	1016.47'	647.96'	S 02°04'19" E	637.05'
C13	328.60'	223.77'	S 04°03'00" E	219.47'

CURVE TABLE ROAD ROW

CURVE NO.	RADIUS	ARC LEN.	CHORD BEARING	DIST.
RC21	273.00'	126.31'	N 46°51'21" E	125.19'
RC22	273.00'	151.09'	N 17°44'47" E	149.17'

SOIL TYPES

CaB CALIFON LOAM, 3 TO 8 PERCENT SLOPES
PbD PARKER GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES

ZONING DISTRICT LDRI

	REQUIRED	LOT 1	LOT 2
LOT AREA (NET)	90,000 S.F. MIN	206,635 SF.	295,846 S.F.
LOT WIDTH	200 FT. MIN	780 FT.	283 FT.
IMPERVIOUS	20% MAX	7.71%	6.52%
FRONT YARD SET BACK	100 FT.	100 FT.	100 FT.
SIDE YARD SET BACK	20 FT.	20 FT.	20 FT.
REAR YARD SET BACK	25 FT.	25 FT.	25 FT.
HEIGHT	35 FT.	EXISTING	EXISTING

SCALE IN FEET
0 10 20 30 40 50 50 100
1" = 50'

EXISTING IMPERVIOUS COVERAGE:

	HOUSE 1660	HOUSE #1650
BUILDINGS	3,353 SF.	4,696 SF.
DRIVEWAYS	7,450 SF.	10,752 SF.
PATIOS / WALKWAYS	3,381 SF.	3,124 SF.
POOL	1,526 SF.	NA
WALL	225 SF.	716 SF.
TOTAL	15,935 SF.	19,288 SF.

LAND OWNER CERTIFICATION

LAND DEVELOPMENT NO.________
FILE NO.________
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF MONTGOMERY

ON THE_____OF________20___, BEFORE ME, NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED ____________, WHO ACKNOWLEDGED HIMSELF TO BE THE OF____________________, A____________CORPORATION, BEING AUTHORIZED TO DO SO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE PROPERTY SHOWN THEREON, SITUATED IN THE TOWNSHIP OF LOWER MERION, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESCRIBED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

SIGNATURE OF AUTHORIZED REPRESENTATIVE AND DATE

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC MY COMMISSION EXPIRES:

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN MADE UNDER MY IMMEDIATE SUPERVISION, THAT THE MONUMENTS SHOWN EXIST OR SHALL BE PLACED, OR 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 ORDINACES AND REQUIREMENTS APPLICABLE THERETO.

REGISTERED SURVEYOR & DATE
JOSEPH M. ESTOCK, PE, PLS
933 MYSTIC LN, EAGLEVILLE, PA 19403
PHONE 610-666-0257
JOE@JOSEPHMESTOCK.COM

TOWNSHIP ENGINEER CERTIFICATION

THIS PLAN HAS BEEN APPROVED BY LOWER MERION TOWNSHIP IN ACCORDANCE WITH THE CODE OF THE TOWNSHIP OF LOWER MERION – CHAPTER 135.

TOWNSHIP ENGINEER & DATE

TOWNSHIP SECRETARY CERTIFICATION

THIS SUBDIVISION PLAN HAS BEEN APPROVED BY THE BOARD OF TOWNSHIP COMMISSIONERS ON ____________

TOWNSHIP SECRETARY & DATE

MONTGOMERY COUNTY PLANNING COMMISSION

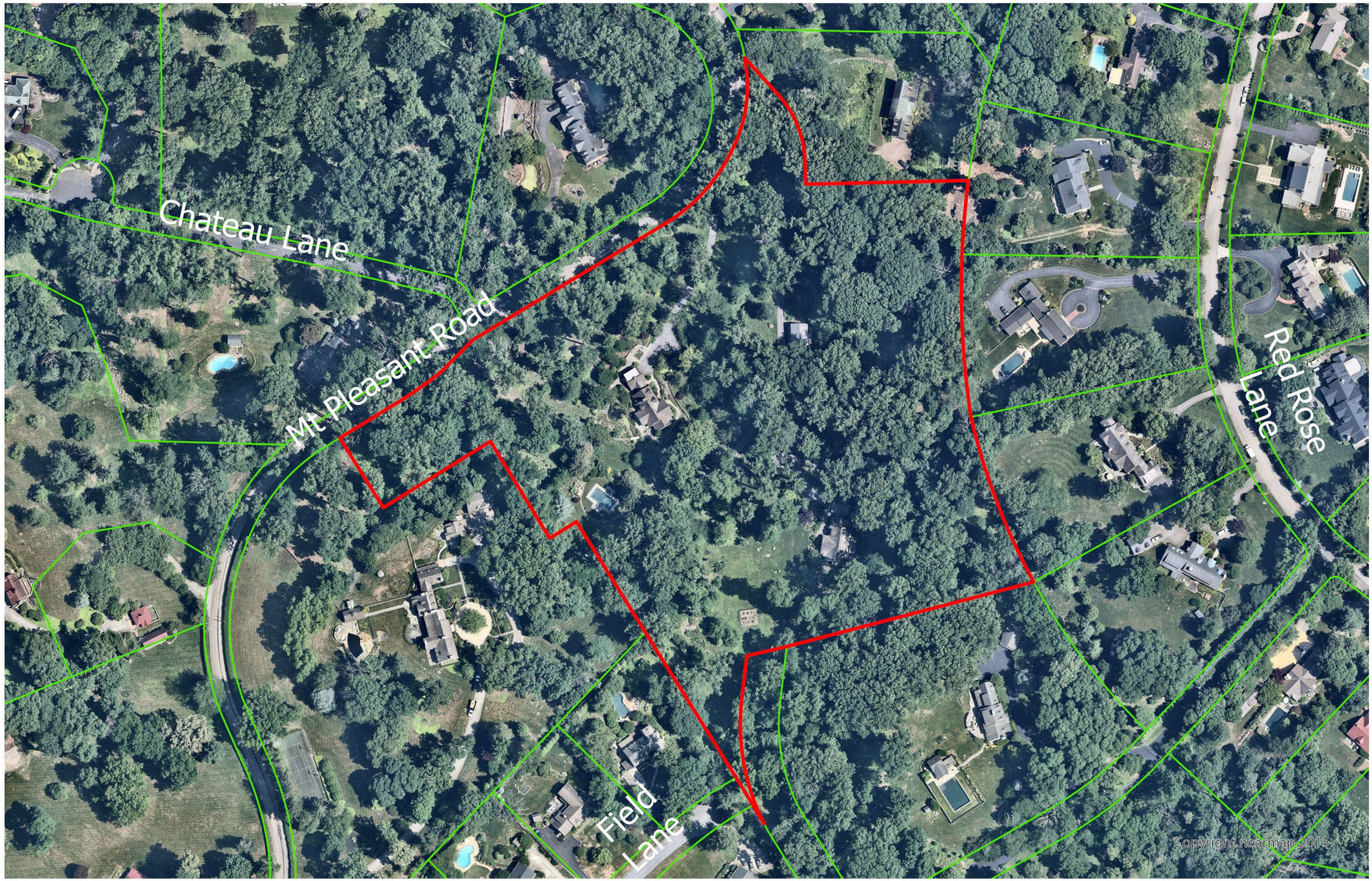
REVISIONS

1. REVISED 7-2-24 PER REVIEW COMMENTS

PRELIMINARY AND FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
PLAN PREPARED FOR:
ANDREW & DANNA NEHRBAS
1660 MOUNT PLEASANT ROAD VILLANOVA, PA 19805
1650 MOUNT PLEASANT ROAD VILLANOVA, PA 19805

JOHN SMIRGA & ASSOCIATES, P.C.
7 Village Circle
Newtown Square, PA 19073

DATE: JUNE 5, 2024
SHEET 3 OF 3



SOPI-1650 & 1660 Mt. Pleasant Road
MCPC#240144002

Montgomery County Planning Commission

0 100 200 400 Feet

N

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www.montcopa.org/plancom
Aerial photography provided by Nearmap