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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 20, 2024

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

Re: MCPC #24-0166-001
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 tentative sketch plan as you requested on July 30, 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.

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

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. Frontage Yard Type. Table 4.1.1. establishes permitted frontage yard types for the LDR1 zoning district. Future submissions should include additional information about the proposed frontage yard type.

B. Driveway Width. 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 4 exceeds this maximum driveway width.

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, including the tree replacement requirements (§135-XX), street tree requirements (§135-5.1) and buffer planting requirements (§135-5.2).

STORMWATER MANAGEMENT

An existing underground stormwater management facility is proposed to remain and be reconfigured to partially serve both Lots 3 and 4. The system itself also appears to be partially located on both Lots 3 and 4.

Future plans should demonstrate whether any required legal agreements for access and maintenance of the stormwater system have been established.

In addition, because this is an existing system that was designed to serve Lot 4 and is now proposed to serve both Lots 3 and 4, we recommend that the applicant consider inspecting the system to ensure it is functioning properly and has the additional capacity needed for the proposed use.

Lastly, we wish to point out that the proposed driveway to serve the existing home on Lot 4 is shown crossing over the northern most portion of the existing underground stormwater facility. We typically do not recommend this configuration as it can be challenging to maintain or repair the stormwater system without impacting driveway access to the property.

ON-LOT SEWAGE DISPOSAL SYSTEM

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; however, it is unclear whether percolation or other tests have been conducted to confirm that these are feasible locations. 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 (#24-0166-001) on any plans submitted for final recording.

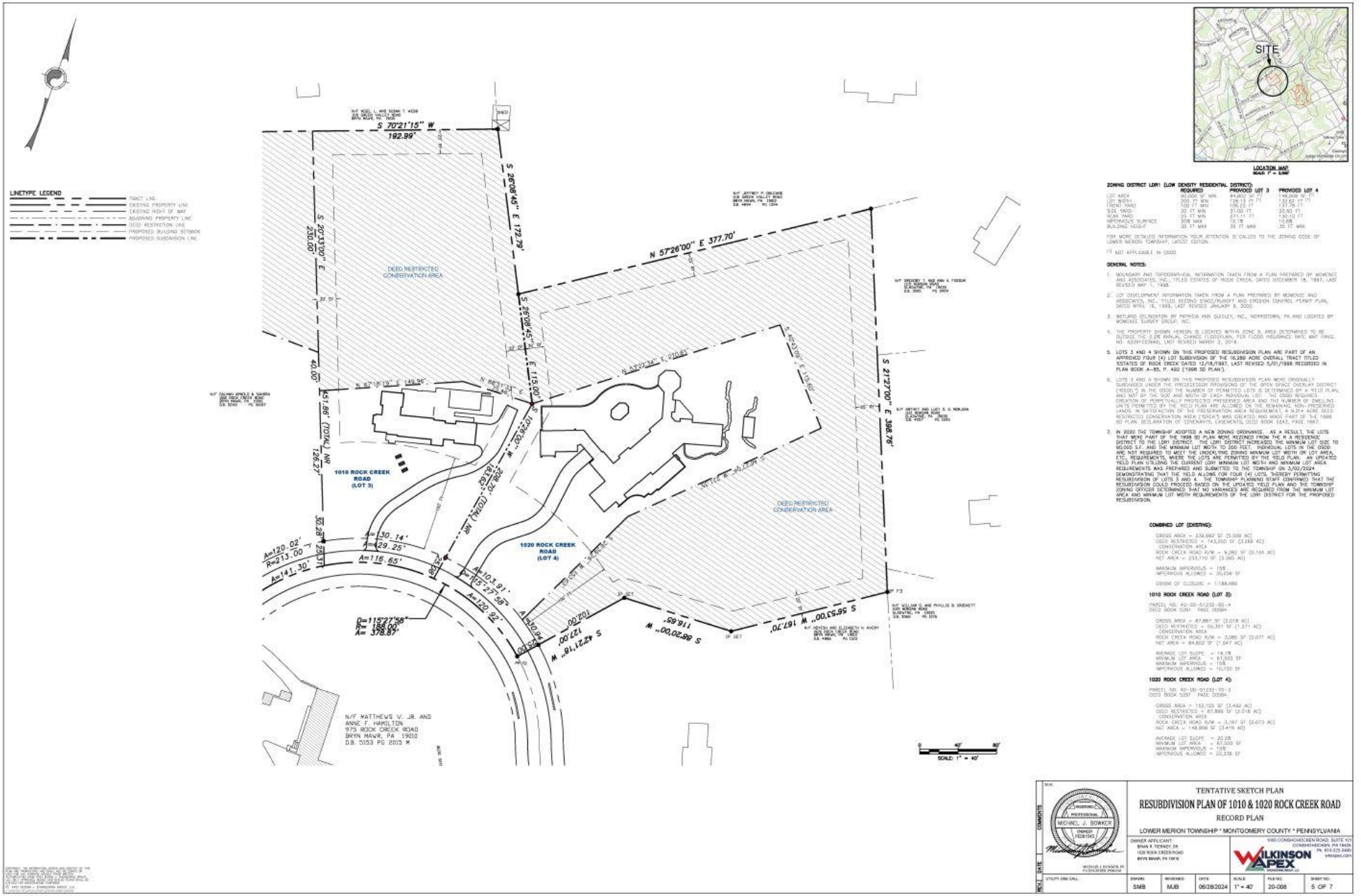
Sincerely,

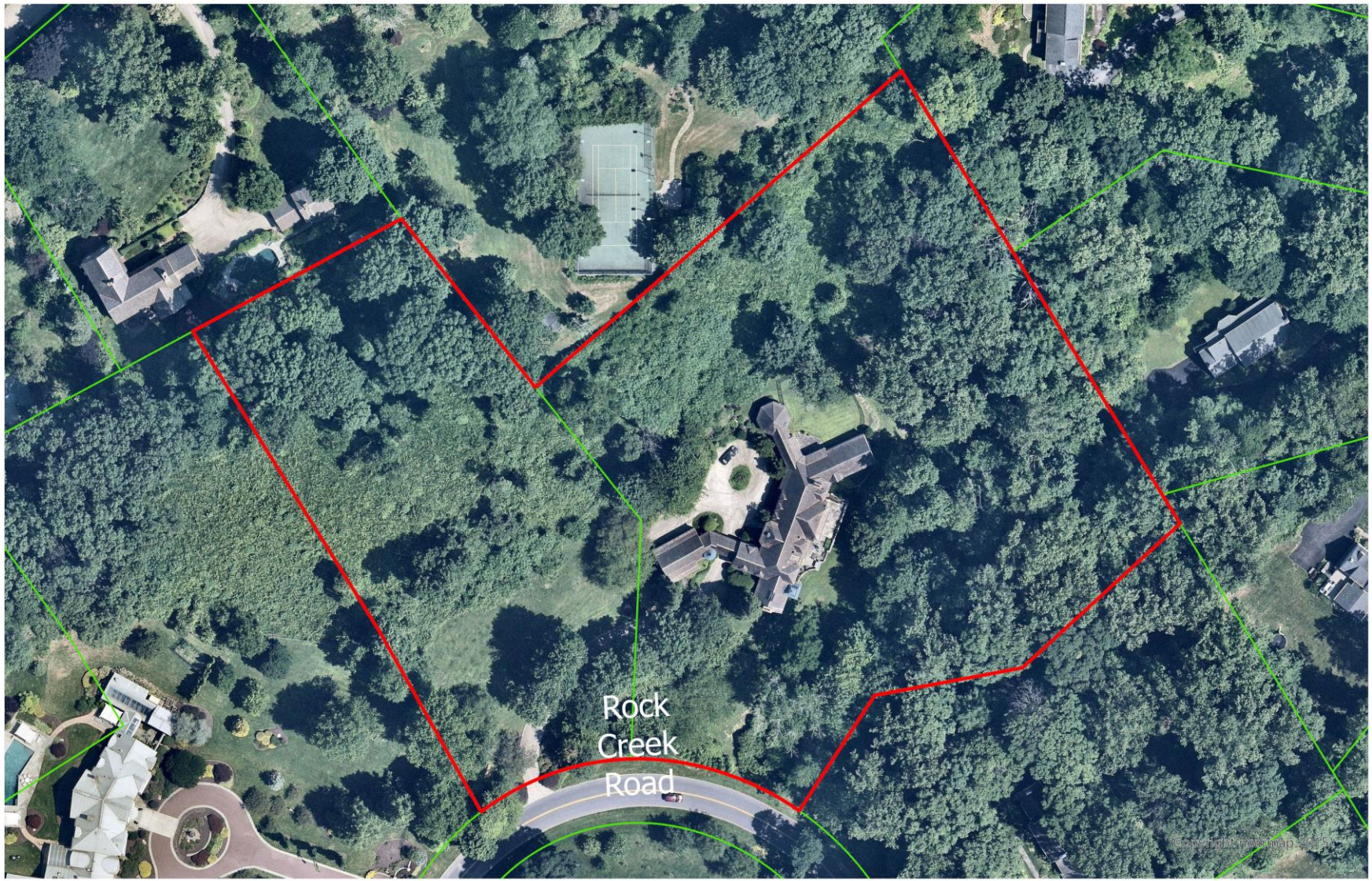
Marley B Bice

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

c: 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


LINETYPE LEGEND
TRACT LINE
EXISTING PROPERTY LINE
EXISTING RIGHT OF WAY
ADJOINING PROPERTY LINE
DEED RESTRICTION LINE
PROPOSED BUILDING SETBACK
PROPOSED SUBDIVISION LINE
S 70°21'15" W
192.99'
S 26°08'45" E 172.79'
S 20°33'00" E
230.00'
40.00'
N 57°26'00" E 377.70'
S 26°08'45" E 115.00'
S 21°27'00" E 396.76'
DEED RESTRICTED CONSERVATION AREA
1010 ROCK CREEK ROAD (LOT 3)
1020 ROCK CREEK ROAD (LOT 4)
S 56°53'00" W 167.70'
S 88°20'00" W 116.65'
S 42°21'18" W 127.00'
R=115°27'58"
A= 186.00'
A= 378.85'
N/F MATTHEWS V. JR. AND ANNE F. HAMILTON
975 ROCK CREEK ROAD
BRYN MAWR, PA 19010
D.B. 5353 PG 2615 M
SCALE: 1" = 40'
SITE
LOCATION MAP
ROAD 1" = 2,000'
ZONING DISTRICT LDR1 (LOW DENSITY RESIDENTIAL DISTRICT):
REQUIRED
PROVIDED LOT 3
PROVIDED LOT 4
LOT AREA
80,000 SF MIN
84,902 SF [1]
148,609 SF [1]
LOT WIDTH
200 FT MIN
128.13 FT [1]
132.62 FT [1]
FRONT YARD
100 FT MIN
106.22 FT
131.79 FT
SIDE YARD
20 FT MIN
31.00 FT
20.92 FT
REAR YARD
75 FT MIN
231.11 FT
130.10 FT
IMPERVIOUS SURFACE
20% MAX
10.1%
10.8%
BUILDING HEIGHT
35 FT MAX
35 FT MAX
35 FT MAX
FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF LOWER MERION TOWNSHIP, LATEST EDITION.
[1] NOT APPLICABLE IN OSDD
GENERAL NOTES:
1. BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM A PLAN PREPARED BY MOMENCE 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 MOMENCE AND ASSOCIATES, INC., TITLED SECOND STAGE/RUNOFF AND EROSION CONTROL PERMIT PLAN, DATED APRIL 18, 1999, LAST REVISED JANUARY 6, 2000.
3. WETLAND DELINEATION BY PATRICIA ANN SUDSLEY, INC., NORRISTOWN, PA AND LOCATED BY MONCHEK 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. 42091C0044G, 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 16.280 ACRE OVERALL TRACT TITLED "ESTATES OF ROCK CREEK" DATED 12/18/1997, LAST REVISED 5/01/1998 RECORDED IN PLAN BOOK A-65, P. 492 (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-1) 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 14.21± 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 80,000 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.
COMBINED LOT (EXISTING):
GROSS AREA = 339,992 SF (5.509 AC)
DEED RESTRICTED = 143,250 SF (3.288 AC) CONSERVATION AREA
ROCK CREEK ROAD R/W = 6,282 SF (0.144 AC)
NET AREA = 233,710 SF (5.365 AC)
MAXIMUM IMPERVIOUS = 15%
IMPERVIOUS ALLOWED = 35,056 SF
ERROR OF CLOSURE = 1:188,489
1010 ROCK CREEK ROAD (LOT 3):
PARCEL NO. 40-00-51232-00-4
DEED BOOK 5291 PAGE 00684
GROSS AREA = 87,887 SF (2.018 AC)
DEED RESTRICTED = 66,351 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 = 14.1%
MINIMUM LOT AREA = 67,500 SF
MAXIMUM IMPERVIOUS = 15%
IMPERVIOUS ALLOWED = 10,720 SF
1020 ROCK CREEK ROAD (LOT 4):
PARCEL NO. 40-00-51232-70-3
DEED BOOK 5291 PAGE 00684
GROSS AREA = 153,103 SF (3.482 AC)
DEED RESTRICTED = 67,899 SF (2.018 AC) CONSERVATION AREA
ROCK CREEK ROAD R/W = 3,197 SF (0.073 AC)
NET AREA = 148,906 SF (3.419 AC)
AVERAGE LOT SLOPE = 20.0%
MINIMUM LOT AREA = 67,500 SF
MAXIMUM IMPERVIOUS = 15%
IMPERVIOUS ALLOWED = 22,336 SF
TENTATIVE SKETCH PLAN
RESUBDIVISION PLAN OF 1010 & 1020 ROCK CREEK ROAD
RECORD PLAN
LOWER MERION TOWNSHIP * MONTGOMERY COUNTY * PENNSYLVANIA
OWNER APPLICANT:
BRIAN R. TIERNEY, SR.
1020 ROCK CREEK ROAD
BRYN MAWR, PA 19010
WILKINSON APEX
1080 CONSHOHOCKEN ROAD, SUITE 101
CONSHOHOCKEN, PA 19428
PH. 610.573.3680
wilkapex.com
MICHAEL J. BOWKER
REGISTERED PROFESSIONAL ENGINEER
PENNSYLVANIA
PE081543
MICHAEL J. BOWKER, PE
PA ENGINEER #081543
UTILITY ONE CALL
DRAWN: SMB
REVIEWED: MJB
DATE: 06/28/2024
SCALE: 1" = 40'
FILE NO.: 20-008
SHEET NO.: 5 OF 7



3919TS-1010 & 1020 Rock Creek Road
MCPC#240166001

Montgomery
County
Planning
Commission

0 50 100 200 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap