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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

February 28, 2018

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

Re: MCPC #18-0023-001  
Plan Name: 314 River Road  
(2 lots/2 du on approximately 0.51 acres)  
Situate: River Road (E); Waverly Road (S)  
Township of Lower Merion

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 January 26, 2018. We forward this letter as a report of our review.

## BACKGROUND

The applicant, TR Suburban, LP, proposes to subdivide a 0.51 acre lot at 314 River Road into two lots. Proposed lot "314-A River Road" is 0.25 acres in area and proposed lot "314-B River Road" is 0.26 acres in area. Two single-family detached homes are proposed to be constructed on the new lots. Based on building elevations provided, the first floor level of each new home is proposed to be more than three feet above the base flood elevation. Additional improvements shown at this time include driveways, rear decks, underground stormwater management facilities, and landscaping. The property is located in the Township's R5 - Residence zoning district.



According to a note on Sheet 5, the applicant was granted the following variances from the Township Zoning Ordinance on October 26, 2017:

- From §155-114.D.(2) to not provide a 20 foot wide buffer area along the full length of each side and rear lot line
- From §155-160.D. to develop in the floodway fringe of the Schuylkill River

According to a note on Sheet 5, the applicant will also be requesting the following waivers from the Township Subdivision and Land Development Ordinance:

- From §135-35.A.(1) to create lots whose depth is greater than 2.5 times their width
- From §135-30 to provide one evergreen tree in place of one deciduous shade tree

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. However, in the course of our review we identified the following issues that we feel should be addressed prior to moving forward with the land development. Our review comments are as follows:

## REVIEW COMMENTS

### STORMWATER MANAGEMENT

According to Sheet 6 of 10, underground stonebeds are proposed to be installed on each of the new lots to infiltrate stormwater runoff from the roof area on each lot. These stormwater management facilities are located within the floodplain and are, therefore, likely to be flooded. These facilities should, therefore, be designed and installed so as to avoid excessive siltation during flood events which could cause the infiltration system to become clogged.

Sheet 6 of 10 also shows a 20 linear foot gabion level spreader located within the floodway. This facility should be designed and installed to withstand floodway forces. In addition, the level spreader should be inspected regularly to identify any damage and repairs needed to ensure its proper operation.

We defer to the Township Engineer to review all aspects of stormwater management and floodplain mitigation associated with this riverside site.

### DRIVEWAY SPACING

The proposed driveways on 314-A and 314-B River Road are shown widening from approximately 10 feet at the property line to approximately 25 feet at the edge of pavement with River Road. The proposed driveways are shown touching at the edge of pavement of River Road. We encourage the applicant to narrow the driveway openings at the edge of pavement and provide some separation between the two proposed driveways which will allow for visual definition of the two driveways and reduce the amount of impervious surface proposed.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal to construct two new single-family detached homes; however, we feel that any stormwater management facilities that are proposed to be located within the floodway and/or floodplain areas on the sites must be properly designed and installed.

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.

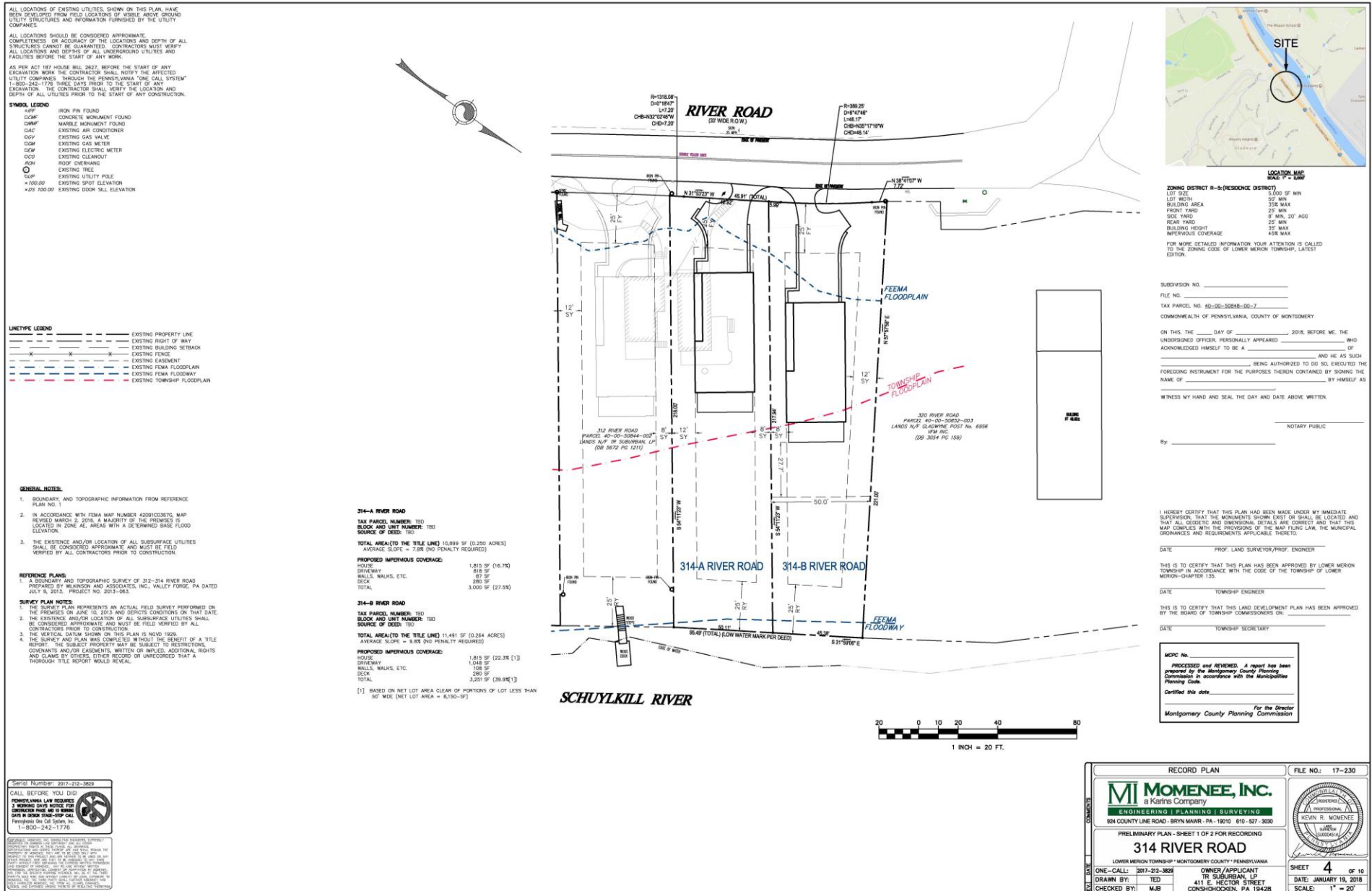
Sincerely,

A handwritten signature in black ink that reads "Marley Bice". The signature is fluid and cursive, with the first name "Marley" and the last name "Bice" clearly distinguishable.

Marley Bice, AICP, Principal Planner  
610-278-3740 – [mbice@montcopa.org](mailto:mbice@montcopa.org)

c: TR Suburban, LP, Applicant  
Momenee, Inc., Applicant's Engineer  
Gilbert P. High, Jr., Esq., Twp. Solicitor  
Ernie B. McNeely, Twp. Manager  
Edward P. Pluciennik, P.E., Twp. Engineer

Attachment A: Reduced Copy of Applicant's Site Plan  
Attachment B: Reduced Copy of Applicant's Grading and Utility Plan  
Attachment C: Aerial Image of Site



February 28, 2018







314 River Road  
180023001

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Planning  
Commission

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Year 2015 aerial photography provided by the  
Delaware Valley Regional Planning Commission

