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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

November 3, 2017

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

Re: MCPC #13-0068-004  
Plan Name: 1010 Spring Mill Road  
(4 lots on approximately 12.7 acres)  
Situate: Spring Mill Road (N); Morris Avenue (E)  
Township of Lower Merion

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 October 18, 2017. We forward this letter as a report of our review.

## BACKGROUND

The applicant, David F. Hoffman, proposes to subdivide the 12.7-acre site into four parcels. An existing manor house is proposed to remain as a single-family detached home on Lot 2 with an area of 3.7 acres, an existing carriage house is proposed to be converted to a single-family home on Lot 1 with an area of 0.7 acres, and an existing structure is proposed to be converted to a single-family home on Lot 4 with an area of 1.1 acres. A total of 8.2 acres of land on Lot 3 and Lot 4 is proposed to be preserved as open space through a conservation easement with the Lower Merion Conservancy.



The property is located in the Township's RA – Residence zoning district. The provisions of the Open Space Preservation overlay district apply to the site because it is greater than five acres in size. In addition, the provisions of the Historic Resource overlay district apply to the site because two of the existing structures on the site are listed as Class II historic resources in the Township's Historic Resource Inventory.

Previous proposals for this property were reviewed with letters dated June 3, 2013; June 30, 2015; and September 7, 2017.

According to a note on Sheet 4 of 6, the applicant is requesting the following waivers from the Township's Natural Features Conservation Code:

- Section 101-10(A) requiring a landscape plan prepared by a registered landscape architect

## 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

### PROPOSED SEPTIC SYSTEM

The applicant proposes an on-lot septic system to serve the existing carriage house on Proposed Lot 1. Soils testing will need to be performed by the applicant and reviewed by the Montgomery County Health Department and the Township to determine if the soils on the site are appropriate for such a system.

## CONCLUSION

We wish to reiterate that MCPC generally supports the proposed subdivision; however, we recommend that soils testing be performed on Lot 1 to determine the appropriateness of the proposed septic system.

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 written in a cursive, flowing style.

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

c: George Broseman, Applicant's Representative  
Momenec, 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 Plans  
Attachment B: Aerial Image of Site







1010 North Spring Mill Road  
130068004

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

