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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

September 3, 2019

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

Re: MCPC #19-0196-001
Plan Name: 321 Caversham Road – Bryn Mawr College
(2 lots on approximately 9.78 acres)
Situates: Morris Avenue (north)/New Gulph Road (east)
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 July 30, 2019. We forward this letter as a report of our review.

BACKGROUND

The applicant, Bryn Mawr College, proposes a lot line change to transfer 51,288 square feet of land (Area A on Sheet 1) from 321 Caversham Road (Lot 1 on Sheet 1) to 719 New Gulph Road (Lot 2 on Sheet 1). A 20-foot wide sanitary sewer easement is proposed through Area A for the existing sanitary sewer lateral between Morris Avenue and the existing home to remain on Lot 1. There is no construction or other improvements shown at this time. The properties are located in the township's R2 Residence zoning district.

COMPREHENSIVE PLAN COMPLIANCE

The Land Use Element of the 2016 Lower Merion Township Comprehensive Plan identifies these parcels as Institutional. In addition, this area of Lower Merion Township is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco2040: A Shared Vision*. Suburban Residential Areas are primarily residential areas that can include institutional uses.



RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. However, in the course of our review we identified the following typographical errors that we feel should be corrected prior to recording of the final plan. Our review comments are as follows:

REVIEW COMMENTS

TYPOGRAPHICAL ERRORS

We wish to point out that in the course of our review we discovered the following items that appear to be typographical errors:

- *Lot Area of "Area A"*: The area of land to be transferred from Lot 1 to Lot 2 is shown as "Area A" on the site plan. The lot area of "Area A" is labeled as being 54,985 square feet on the site plan; however the "Zoning Summary" chart lists the area of "Area A" as being 51,288 square feet.
- *Address of Lot 2*: The site plan labels the address of Lot 2 as being 719 New Gulph Road; however the tables to the right of the site plan describe the address of Lot 2 as being 791 New Gulph Road.

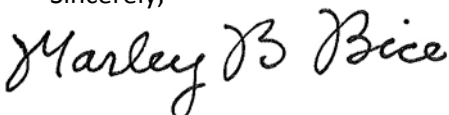
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposed lot line change; however we feel that the typographical errors noted above should be verified and corrected as needed prior to recording of the final plan.

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 (#19-0196-001) on any plans submitted for final recording.

Sincerely,



Marley Bice, AICP, Principal Planner
610-278-3740 – mbice@montcopa.org

- c: George Broseman, Applicant's Representative
Site Engineering Concepts, LLC, 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 Proposed Site Plan

Attachment B: Aerial Image of Site