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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

February 26, 2019

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

Re: MCPC #19-0019-001
Plan Name: 104 Rose Lane
(2 lots/1 du on approximately 1.21 acres)
Situate: Rose Lane (N); New Gulph Road (E)
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 24, 2019. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant proposes to subdivide an approximately 1.21 acre lot at 104 Rose Lane into two lots. An existing detached home is proposed to remain on Lot #1 with a new patio and detached garage to the rear of the home. An existing detached garage on Lot #2 is proposed to remain and be converted into a single-family home with a building addition, patio, and attached garage. The proposed lots will share driveway access to Rose Lane. Additional improvements shown at this time include new utilities to serve Lot #2 and stormwater management facilities. The parcel is located partially in the Township's R1 Residence and R4 Residence zoning districts.

RECOMMENDATION

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



REVIEW COMMENTS

STORMWATER MANAGEMENT

Several underground stormwater management facilities are proposed as part of the development. The facility labeled SWMS #2 on Lot #2 appears to be connected to two junction boxes and a level spreader on Lot #1. Because these underground stormwater management facilities are shown to be interconnected across the two lots, additional information regarding the inspection and maintenance responsibilities for these facilities, including how any maintenance costs will be shared amongst the homeowners in the future, may be beneficial.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposed subdivision and land development, however, we feel that additional information regarding the long-term maintenance of the interconnected stormwater management facilities may be beneficial.

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,



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

c: Joyce Sando, Applicant
Fred Bissinger, Applicant's Representative
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: Aerial Image of Site