

LAND DEVELOPMENT COMMITTEE MEETING No. 10-11, Friday, August 5, 2011 – 8:30 a.m.

Members Present: Planning Division: Jillian Puleo, Bob Duncan; Economic Development: Angela Murray; Building Division: Art Noel; Fire Department: James McCoy; Public Works: Gene DiNardo; Township Engineer: Kevin Bowers.

COMMENTS:

440 Conshohocken State Road, Gladwyne, Ward 2.

**9E-060
8/5/2011**

Expiration Date – 10/23/2011.....Zoning – R2

Reviewed a Preliminary Subdivision Plan prepared by RKW Engineering Services, dated July 13, 2011, proposing the subdivision of a 1.2 acre parcel into two .6 acre parcels. The plan proposes the demolition of the existing 2,321 square foot residence at 440 Conshohocken State Road and associated outbuildings and the construction of two single family detached houses. The plan proposes that both lots will be accessed via driveways located on Gladwyne Drive. Comments include, but are not limited to:

1. Any damage to Gladwyne Drive or Conshohocken Sate Road along the property frontage caused by construction vehicles associated with the construction of the proposed houses, driveway and associated improvements on this lot shall be repaired by the applicant.
2. The chimneys shall not project more than 18” inches into the required setback.
3. The location of the HVAC and mechanical equipment shall be shown on the plans.
4. The location of all proposed external doorways shall be shown on the plans.
5. If the utilities associated with Lot #1 are being replaced they shall be relocated outside of the dripline of all existing trees.
6. The applicant shall explore shifting the proposed seepage bed on Lot #2 so as to not impact the existing 48” Maple tree.
7. Architectural elevations shall be provided prior to the review by the Planning Commission.
8. A sidewalk shall be provided along the frontage of the property on Gladwyne Drive.
9. To the extent feasible, architectural details such as windows and interior and exterior details including but not limited to fixtures and any wood, stone, glass and metalwork of quality and good condition on the buildings proposed for demolition shall be salvaged and/or recycled.
10. The landscaping plan shall be revised to include a chart illustrating compliance with the minimum planting standards in the Natural Features Code Section 101-9.
11. The Committee does not support the garage of the home on Lot 2 facing Conshohocken State Road and prefers to maintain the existing streetscape in which the front of existing homes face Conshohocken State Road. Staff recommends that the applicant work with the project architect to develop creative design solutions to create frontage on both

LAND DEVELOPMENT COMMITTEE MEETING No. 10-11, Friday, August 5, 2011 – 8:30 a.m.

streetscapes while maintaining vehicular access from Gladwyne Drive. For example, staff notes that two entrances are proposed for each of the new homes and recommends one of the entrances for the home on Lot 2 be relocated along Conshohocken State Road. The applicant could also explore providing a wrap-around porch along the northeastern corner of the home.

510-514 Lancaster Avenue, “ReadLeaf”, Wynnewood, Ward 7.

**3C-288
8/5/2011**

Expiration Date – 10/9/2011.....Zoning – R3/OSPD/HROD

Reviewed an Open Space Preservation Land Development Plan prepared by Momenee and Associates, Inc., dated June 10, 2011, proposing the construction of six new semi-detached single family dwellings with attached garages, associated driveways and two underground stormwater basins. The plan also shows the creation of a 2.76 acre preservation area. Comments include, but are not limited to:

1. The applicant shall investigate reducing the number of curb cuts by consolidating the driveways on Ashton Road.
2. The applicant shall provide a Maintenance Plan detailing the continued maintenance of the proposed stormwater management facilities.
3. The plans shall be revised to remove the conditional use information on sheet #2.
4. The plan appears to exceed the allowable impervious surface by .53%. The plan shall be revised to decrease the cartway width of the proposed driveways to 10 feet, and replace proposed and existing walkways with pervious paving. Additionally the applicant shall be aware that wood decks less than 200’ feet are not considered impervious.
5. The applicant shall clarify whether the existing loop driveway operates as one or two-way. Given the existing width, staff suggests that the driveway be limited to one-way circulation.
6. The construction access located adjacent to the existing garage shall be relocated so as to not impact the existing Beech trees.
7. The applicant shall relocate the proposed utility connections outside of the drip lines of any existing trees and shall attempt to relocate all under proposed driveways and paved areas.
8. A sidewalk shall be provided along Aston Road.
9. A Historic Resource Impact Study, Traffic Study, and Preservation Area Maintenance and Operations Plan are required prior to the review by the Historical Commission and Planning Commission.
10. A Landscape Plan and Architectural Elevations shall be provided prior to the review by the Planning Commission.

11. The applicant shall explore placing a façade easement to protect the historic resources within Historic Preservation Area #1 & #2.

235 Glenn Road, Ardmore, Ward 5.

**6C-111
8/5/2011**

Expiration Date – 10/9/2011.....Zoning – R1/OSPD/HROD

Reviewed a Preliminary Open Space Preservation Subdivision Plan prepared by Momenee and Associates, Inc., dated June 2, 2011, proposing a two lot subdivision of a 5.4 acre property with a combined preservation area that measures 60% or 3.3 acres. The property currently contains two Class II Historic Resources. Comments include, but are not limited to:

1. The applicant shall either request a waiver of Subdivision and Land Development Code Section 135-35(A).2 to allow the creation of an irregular lot or provide a justification for the irregular lots.
2. Sidewalks shall be installed along the Glenn Road property frontage where feasible given the existing retaining wall.
3. The applicant shall provide documentation regarding the existing sanitary sewer easement and shall investigate increasing the easement width to 30' feet where feasible.
4. The applicant shall plant shrubs in the preservation area adjacent to Mill Creek to slow stormwater runoff.
5. As existing impervious is removed, the applicant shall aerate and amend the soil to increase the quality and ability to absorb stormwater.
6. The plans shall be revised to provide a more realistic building footprint for the proposed building.
7. The percentage of preservation area containing sensitive natural features shall be provided.
8. The existing driveway adjacent to the northern property boundary shall either be exempted out of the preservation area or shall be removed from the site.
9. A Maintenance and Operations Plan for the preservation area shall be provided prior to the review by the Planning Commission.
10. Staff recommends that a three to four foot high estate fence be installed along the interior boundary of the preservation area long the Glenn Road frontage to delineate the area and discourage future homeowners from encroaching into the area.

LAND DEVELOPMENT COMMITTEE MEETING No. 10-11, Friday, August 5, 2011 – 8:30 a.m.

11. The applicant shall install signs delineating the rear preservation area rather than pins to discourage future homeowners from encroaching into the area.

12. A landscape plan shall be provided prior to the review by the Planning Commission.

312, 340 & 406 Gatcombe Lane, Bryn Mawr Ward 10.

**9C-084,
9C-070,
9C-039
8/5/2011**

Expiration Date – N/A.....Zoning – R1

Reviewed a Sketch proposing two lot line changes and two lot consolidations. Comments include, but are not limited to:

1. The Committee supports the proposed lot line changes and lot consolidations.
2. The Committee recommends a condition be imposed on the lot line change approval that requires the demolition of the existing residence and pool.