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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 31, 2024

Mr. Paul Purtell, Director, Planning, Zoning & Inspections
Upper Moreland Township
117 Park Avenue
Willow Grove, Pennsylvania 19090-3215

Re: MCPC # 24-0019-001
Plan Name: Lot Consolidation
(4 lots comprising approximately 3.95 acres)
Situate: Terwood Road (cross streets: Lundy Ln (w), Paper Mill Rd (e))
Upper Moreland Township

Dear Mr. Purtell:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 24, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Windy Valley LLC, is proposing a lot consolidation to combine four tax parcels (Nos. 59-00-17241-00-7, 59-00-17240-00-8, 59-00-17239-50-4, and 59-00-17239-00-9) to create one tax parcel.

There is currently an existing two-story dwelling, two-story garage and barn, and a driveway with access easements across the four parcels. The property is located in the R-1 Residence District and is served by on-lot sewer and water. Based on the information provided, it appears that no associated development is currently proposed with the lot consolidation.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as a "Suburban Residential" future land use category. Suburban Residential Areas are residential areas which depend on automobiles for transportation and often have extensive landscaping on individual properties. The proposal is also generally consistent with the UpperMoreland 2040, the Upper Moreland comprehensive plan. The area is defined in the future land use plan as Semi-Rural Residential. These areas have the lowest-density, large-lot residential. Development should fit with the semi-rural, suburban character while being sensitive to the environmental features in the area.

RECOMMENDATION

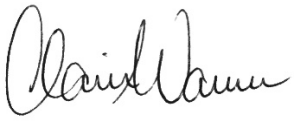
The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have not identified any significant land use, transportation, design, or other issues that should be addressed. In addition, the lot line adjustment would satisfy the lot dimension requirements of the R-1 Residence Zoning District. Therefore, we have no substantive comments.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal. 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 (24-0019-001) on any plans submitted for final recording.

Sincerely,



Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Windy Valley LLC, c/o Gregg G. Asplundh, Applicant
Charles Shoemaker, Applicant's Engineer
Matt Candland, Manager, Upper Moreland Township
Brian Shannon, Chair, Township Advisory Planning Agency

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A & B



Lot Consolidation
MCPC#240019001

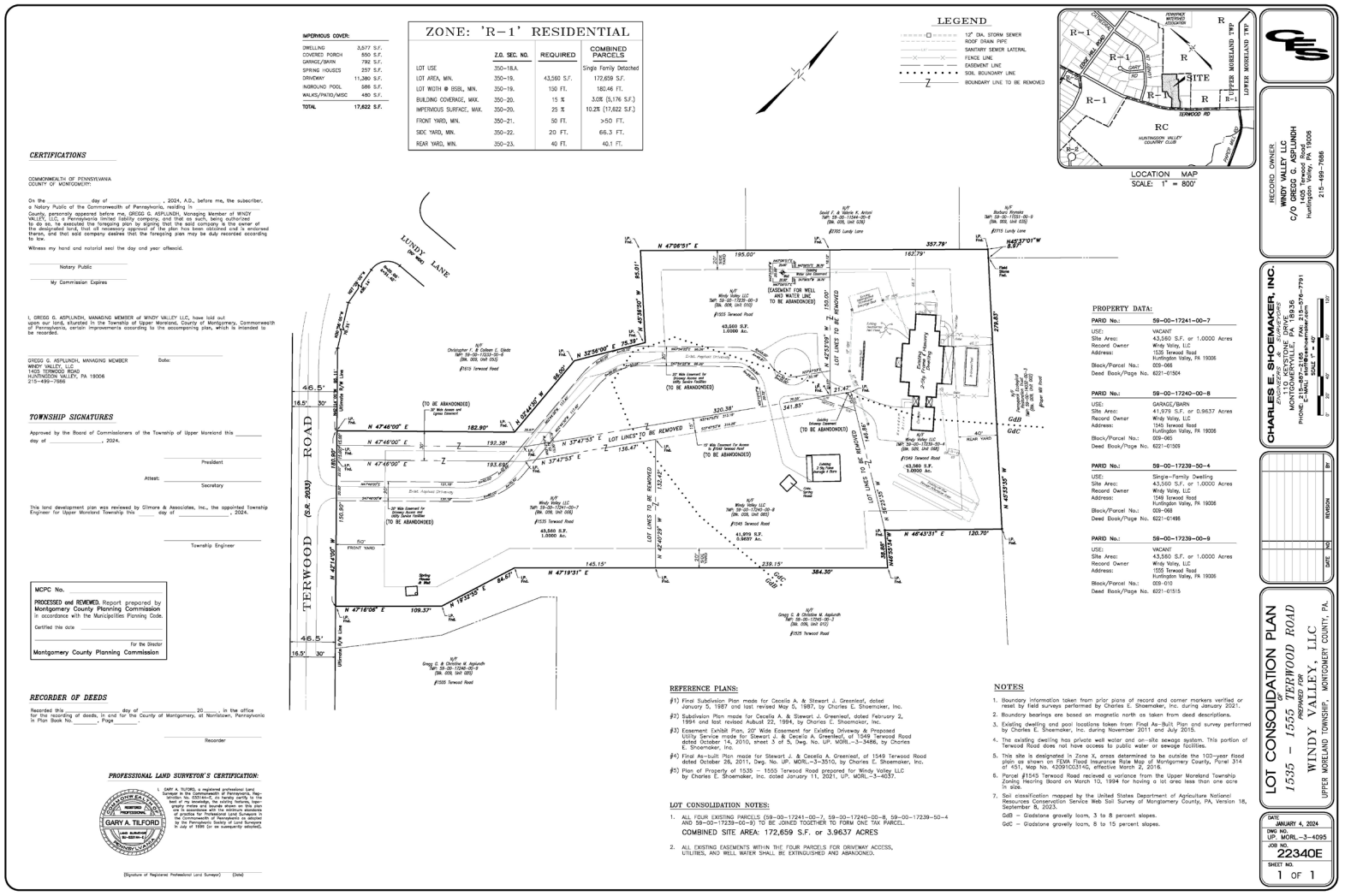
Montgomery County Planning Commission

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N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom

Aerial photography provided by Nearmap


IMPERVIOUS COVER:
DWELLING 3,577 S.F.
COVERED PORCH 550 S.F.
GARAGE/BARN 792 S.F.
SPRING HOUSES 257 S.F.
DRIVEWAY 11,380 S.F.
INGROUND POOL 586 S.F.
WALKS/PATIO/MISC 480 S.F.
TOTAL 17,622 S.F.
ZONE: 'R-1' RESIDENTIAL
Z.O. SEC. NO. | REQUIRED | COMBINED PARCELS
LOT USE 350-18.A. Single Family Detached
LOT AREA, MIN. 350-19. 43,560 S.F. 172,659 S.F.
LOT WIDTH @ BSBL, MIN. 350-19. 150 FT. 180.46 FT.
BUILDING COVERAGE, MAX. 350-20. 15 % 3.0% (5,176 S.F.)
IMPERVIOUS SURFACE, MAX. 350-20. 25 % 10.2% (17,622 S.F.)
FRONT YARD, MIN. 350-21. 50 FT. >50 FT.
SIDE YARD, MIN. 350-22. 20 FT. 66.3 FT.
REAR YARD, MIN. 350-23. 40 FT. 40.1 FT.
LEGEND
12" DIA. STORM SEWER
ROOF DRAIN PIPE
SANITARY SEWER LATERAL
FENCE LINE
EASEMENT LINE
SOIL BOUNDARY LINE
BOUNDARY LINE TO BE REMOVED
LOCATION MAP
SCALE: 1" = 800'
SITE
TERWOOD ROAD
LUNDY LANE
N 47°06'51" E 195.00'
N 42°53'09" W 150.00'
N 47°06'51" E 357.79'
N 46°37'01" W 8.37'
N 42°53'09" W 276.83'
N 32°56'00" E 76.39'
N 57°04'00" W 58.00'
N 47°46'00" E 182.90'
N 47°46'00" E 192.38'
N 47°46'00" E 193.69'
N 37°47'53" E 136.47'
N 37°47'53" E 341.85'
N 47°19'37" E 239.15'
N 47°19'37" E 384.30'
N 46°43'31" E 120.70'
N 45°53'59" W 355.39'
N 47°16'08" E 109.37'
N 19°33'20" E 64.87'
N 42°49'29" W 132.04'
N 42°40'31" W 150.97'
46.5'
16.5'
30'
PROPERTY DATA:
PARID No.: 59-00-17241-00-7
USE: VACANT
Site Area: 43,560 S.F. or 1.0000 Acres
Record Owner Windy Valley, LLC
Address: 1535 Terwood Road Huntingdon Valley, PA 19006
Block/Parcel No.: 009-066
Deed Book/Page No. 6221-01504
PARID No.: 59-00-17240-00-8
USE: GARAGE/BARN
Site Area: 41,979 S.F. or 0.9637 Acres
Record Owner Windy Valley, LLC
Address: 1545 Terwood Road Huntingdon Valley, PA 19006
Block/Parcel No.: 009-065
Deed Book/Page No. 6221-01509
PARID No.: 59-00-17239-50-4
USE: Single-Family Dwelling
Site Area: 43,560 S.F. or 1.0000 Acres
Record Owner Windy Valley, LLC
Address: 1549 Terwood Road Huntingdon Valley, PA 19006
Block/Parcel No.: 009-068
Deed Book/Page No. 6221-01498
PARID No.: 59-00-17239-00-9
USE: VACANT
Site Area: 43,560 S.F. or 1.0000 Acres
Record Owner Windy Valley, LLC
Address: 1555 Terwood Road Huntingdon Valley, PA 19006
Block/Parcel No.: 009-010
Deed Book/Page No. 6221-01515
REFERENCE PLANS:
#1) Final Subdivision Plan made for Cecelia A. & Stewart J. Greenleaf, dated January 5, 1987 and last revised May 5, 1987, by Charles E. Shoemaker, Inc.
#2) Subdivision Plan made for Cecelia A. & Stewart J. Greenleaf, dated February 2, 1994 and last revised August 22, 1994, by Charles E. Shoemaker, Inc.
#3) Easement Exhibit Plan, 20' Wide Easement for Existing Driveway & Proposed Utility Service made for Stewart J. & Cecelia A. Greenleaf, of 1549 Terwood Road dated October 14, 2010, sheet 3 of 5, Dwg. No. LP. MORL.-3-3486, by Charles E. Shoemaker, Inc.
#4) Final As-built Plan made for Stewart J. & Cecelia A. Greenleaf, of 1549 Terwood Road dated October 26, 2011, Dwg. No. LP. MORL.-3-3510, by Charles E. Shoemaker, Inc.
#5) Plan of Property of 1535 - 1555 Terwood Road prepared for Windy Valley LLC by Charles E. Shoemaker, Inc. dated January 11, 2021, LP. MORL.-3-4037.
LOT CONSOLIDATION NOTES:
1. ALL FOUR EXISTING PARCELS (59-00-17241-00-7, 59-00-17240-00-8, 59-00-17239-50-4 AND 59-00-17239-00-9) TO BE JOINED TOGETHER TO FORM ONE TAX PARCEL.
COMBINED SITE AREA: 172,659 S.F. or 3.9637 ACRES
2. ALL EXISTING EASEMENTS WITHIN THE FOUR PARCELS FOR DRIVEWAY ACCESS, UTILITIES, AND WELL WATER SHALL BE EXTINGUISHED AND ABANDONED.
NOTES
1. Boundary information taken from prior plans of record and corner markers verified or reset by field surveys performed by Charles E. Shoemaker, Inc. during January 2021.
2. Boundary bearings are based on magnetic north as taken from deed descriptions.
3. Existing dwelling and pool locations taken from Final As-Built Plan and survey performed by Charles E. Shoemaker, Inc. during November 2011 and July 2015.
4. The existing dwelling has private well water and on-site sewage system. This portion of Terwood Road does not have access to public water or sewage facilities.
5. This site is designated in Zone X, areas determined to be outside the 100-year flood plain, as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 314 of 457, Map No. 42091C0314G, effective March 2, 2016.
6. Parcel #1545 Terwood Road received a variance from the Upper Moreland Township Zoning Hearing Board on March 10, 1994 for having a lot area less than one acre in size.
7. Soil classification mapped by the United States Department of Agriculture National Resources Conservation Service Web Soil Survey of Montgomery County, PA, Version 18, September 8, 2023.
GdB — Gladstone gravelly loam, 3 to 8 percent slopes.
GdC — Gladstone gravelly loam, 8 to 15 percent slopes.
CERTIFICATIONS
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:
On the _____ day of _____, 2024, A.D., before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ County, personally appeared before me, GREGG G. ASPLUNDH, Managing Member of WINDY VALLEY, LLC, a Pennsylvania limited liability company, and that as such, being authorized to do so, he executed the foregoing plan by signing that the said company is the owner of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon, and that said company desires that the foregoing plan may be duly recorded according to law.
Witness my hand and notarial seal the day and year aforesaid.
Notary Public
My Commission Expires
I, GREGG G. ASPLUNDH, MANAGING MEMBER of WINDY VALLEY LLC, have laid out upon our land, situated in the Township of Upper Moreland, County of Montgomery, Commonwealth of Pennsylvania, certain improvements according to the accompanying plan, which is intended to be recorded.
GREGG G. ASPLUNDH, MANAGING MEMBER
WINDY VALLEY, LLC
1405 TERWOOD ROAD
HUNTINGDON VALLEY, PA 19006
215-499-7688
Date:
TOWNSHIP SIGNATURES
Approved by the Board of Commissioners of the Township of Upper Moreland this _____ day of _____, 2024.
President
Attest: Secretary
This land development plan was reviewed by Gilmore & Associates, Inc., the appointed Township Engineer for Upper Moreland Township this _____ day of _____, 2024.
Township Engineer
MCPC No.
PROCESSED and REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date
For the Director
Montgomery County Planning Commission
RECORDER OF DEEDS
Recorded this _____ day of _____ 20____, in the office for the recording of deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book No. _____, Page _____.
Recorder
PROFESSIONAL LAND SURVEYOR'S CERTIFICATION:
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GARY A. TILFORD LAND SURVEYOR SU-026184-E
I, GARY A. TILFORD, a registered professional Land Surveyor in the Commonwealth of Pennsylvania, hereby certify that this plan is correct to the best of my knowledge, the existing features, topography notes and bounds shown on this plan are correctly surveyed to the standards of practice for Professional Land Surveyors in the Commonwealth of Pennsylvania as adopted by the Pennsylvania Society of Land Surveyors in July of 1999 (or as subsequently adopted.
(Signature of Registered Professional Land Surveyor) (Date)
RECORD OWNER:
WINDY VALLEY, LLC
C/O GREGG G. ASPLUNDH
1405 Terwood Road
Huntingdon Valley, PA 19006
215-499-7688
CHARLES E. SHOEMAKER, INC.
ENGINEERS • SURVEYORS
1100 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936
PHONE: 215-672-2165 FAX: 215-576-7791
E-Mail: ces@charlesshoemaker.com
SCALE 1" = 40'
DATE BY REVISION NO
LOT CONSOLIDATION PLAN
1535 - 1555 TERWOOD ROAD
PREPARED FOR
WINDY VALLEY, LLC
UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PA.
DATE: JANUARY 4, 2024
DWG NO. LP. MORL.-3-4095
JOB NO. 22340E
SHEET NO. 1 OF 1