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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 22, 2024

Stacy Crandell, Manager
Souderton Borough
31 West Summit Street
Souderton, PA 18964-1693

Re: MCPC #24-0022-001
Plan Name: 650 East Broad Street
1 lot comprising 0.76 acres
Situate: East Broad Street near County Line Road
Souderton Borough

Dear Ms. Crandell:

We have reviewed the above-referenced land development 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, 650 Broad Holdings, LLC, proposed to demolish a one-story building on a 0.76 acre parcel. The parcel is located within the C-1 Commercial – Central Business Zoning District. An unnamed alley runs along one side of the parcel. The adjacent use on the other side of the property is mixed use – an office for Flaherty Financial Services and a residential unit.

The applicant proposed to construct two 2-story buildings. Proposed Building A, adjacent to Broad Street, will contain 2,500 of commercial space and four residential units. Proposed Building B, in the rear of the lot, will contain six residential units, for a total of 10 residential units. In between the buildings, a parking lot with 21 spaces is proposed. In addition, two parallel parking and five angle parking spaces will take access from the alley, for a total of 28 proposed parking spaces.

The applicant appeared before the Zoning Hearing Board of Souderton Borough and received an interpretation that the proposed use was permitted, as well as variances, including from minimum lot area, parking setbacks, and requirements for cross-access easements.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Souderton Borough may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

VEHICLE AND PEDESTRIAN CIRCULATION AND PARKING

A. Parking Areas

1) Vehicle Turnaround. The Subdivision and Land Development Ordinance (SALDO) discourages dead-end parking areas, and requires that they are designed to include "sufficient back-up area for a vehicle to turn around." (§403.3.B) This plan does not appear to include adequate space for vehicles in the parking area to turn around.
2) Parking Space Size. Souderton Borough's Subdivision and Land Development Ordinance requires that 90 degree angle spaces with 5 percent slope or less be a minimum width of 10 feet and a minimum length of 18 feet (§403.C.3.1). The applicant requests a waiver from this requirement to build angle parking spaces that are 9 feet wide. Although we generally do not object to this waiver, we sometimes find that many spaces that are 9 feet wide in a row end up underutilized due to some cars parking over the line, and that has a chain reaction down the row of vehicles. It may be beneficial to include one or two wider spaces in the row where possible. Perhaps there is enough space to include two 9.5 foot wide spaces in each row of 10 or more spaces.
3) Number of Spaces in a Row. The SALDO requires a planting island for every 10 contiguous parking stalls, and prohibits more than 10 spaces in a row without including a planting island (§418.6.B.1.a). The applicant has requested a waiver to allow 11 spaces in a row on one side of the parking lot. As an alternative, the code provides an option to provide one additional canopy tree in the perimeter of the parking area instead of providing a planting island (§418.6.B.1.b). We suggest this option is preferable to a waiver.

B. Pedestrian Connectivity.

1) Crosswalk Adjacent to Broad Street. We suggest the applicant include a painted crosswalk across the alley between the sidewalk in front of this property and the sidewalk in front of the adjacent business (Noodle 88) to assist with visibility and safety of pedestrians traveling in this area.
2) Internal Walkways. We suggest the applicant consider extending the sidewalk at the very rear of the site to the northeast alongside of the last parking space off of the alley. This would allow a pathway for pedestrians to stay on the sidewalk through the entire site and walk into the alley at the very rear to access other uses in the area. This connection to the alley, if added, should also include an ADA curb ramp.

LANDSCAPING

A. Tree Removal and Replacement.

1. Tree Preservation. The applicant requests a waiver from SALDO §417.2 requiring the preservation of all trees of 6 inches in caliper or greater. The SALDO requirement includes a clause allowing for removal if the "location of such trees is impractical for development." Relocation of "noteworthy plant material" is required where retention is impractical. The applicant proposes to remove five trees of 6 inches in diameter or greater. The largest of these is near the center of the site, which is certainly an impractical location to retain a large tree with a redevelopment of this scale. We have no objection to this waiver, however, we suggest the applicant be required to comply with the tree replacement requirements.
2. Tree Replacement. The applicant proposes to remove five trees currently on the site, totally 86 inches in diameter. The tree replacement requirements in §418.3.D require new trees of at least 2.5 inches in diameter. This would be a minimum of 24 trees of that size to replace the largest tree inch for inch and the other trees one for one. The applicant proposes, instead, to plant two trees and requests a waiver from the requirement to plant the other 22 trees. The removal of these trees has an impact on the air quality, temperatures, and aesthetics of the borough. We suggest that that section 418.3.D.3 be utilized instead of a waiver. This allows for the required trees to be planted elsewhere in the borough or for a fee to be paid to the borough in lieu of tree planting.
3. Plan Consistency. Note that the applicant's Tree Inventory table on sheet 10 indicates a total of 9 trees currently on the site and proposes the removal of five. However, on the existing conditions and demolition plan (sheet 2), there are red X's on six trees. We suggest the applicant clarify whether five or six trees are proposed to be removed and revise the plans for consistency.

B. Street and Canopy Trees.

1. Street Trees. At least one tree is required for every 30 linear feet of frontage, per §418.4C.5. The applicant has 137 feet of street frontage, excluding a portion of the alley opening. This would require five street trees. The applicant proposes to plant two street trees and requests a partial waiver from the street tree requirement instead of planting the remaining three trees. We recognize the challenges of the sloped site requiring ramps and stairs from the sidewalk, but we encourage the applicant to consider whether more street trees are possible, perhaps near where the hydrangea are proposed to be located (adjacent to the alley).
2. Canopy Trees. One canopy tree is required for every two residential units. (§418.7.C) Thus, five trees are required for the ten residential units. The applicant is requesting a waiver from this requirement. We suggest the applicant prioritize canopy trees over other types of plantings and request waivers from other landscaping provisions if needed.
3. Buffer trees. The applicant proposes to comply with the buffer planting requirements along two sides of the property – the rear and the side boundary to the southwest. Along the alley, the applicant requests a waiver from some of the tree planting required along this boundary. We have no objection to this waiver as the alley creates a buffer itself and other plantings are proposed.
4. Plan Sheet. The Thornless Honeylocust (Gleditsia triacanthos var. inermis), marked "GT" on the landscaping plan, do not show canopy of the tree. We recommend the applicant revise the plan sheet to show the canopy as the other trees are depicted.

C. Plant Selection.

1. Ivory Silk Japanese Tree Lilacs. Although this is an attractive tree, we suggest the applicant consider mid-sized or larger canopy trees for this location, as they have the opportunity to shade a lot of paved area in their proposed location at the entrance to the parking lot from the alley. We suggest this is a key location to prioritize providing shade.
2. Buffer along Southwest Property Boundary. The primary plants along the boundary with Flaherty Financial Services are skip laurel and arborvitae. We suggest that some additional variety might be attractive here, especially between the parking lot for this property and the parking lot of the adjacent property. Perhaps a mix of plants that include seasonal color and interest would be beneficial.

WASTE DISPOSAL AND USE OF SPACE

A. Waste Disposal Area.

1. Landscaped Buffer. SALDO 418.5.E requires a Screening Buffer between dumpsters or trash disposal areas and neighboring properties. It does not appear that the landscaping proposed for the area between the trash enclosure and property to the southwest meets the requirements of a Screening Buffer.
2. Trash Collection. The waste storage area indicated on the plan appears that it might be too small for a dumpster. We ask that the applicant clarify what is proposed here and how the waste will be collected. If a full-sized garbage truck is proposed to enter the parking lot, we suggest the applicant demonstrate turning movements to ensure the vehicle can properly access the waste area and navigate the site.

B. Space Beside Building A. It is unclear what is proposed to be in the space between Building A and the skip laurel at the property boundary. Is it proposed to be paving or turf or another surface? We suggest the applicant clarify the use of this 10 foot area and consider adding some additional landscaping in this area.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Souderton Borough's planning objectives for mixed-use development on major roadways. 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.

Please print the assigned MCPC number (#24-0022-001) on any plans submitted for final recording.

Sincerely,

Chloe Mohr, AICP, Principal Planner
chloe.mohr@montgomerycountypa.gov – (610) 278-3739

c: 650 Broad Holdings, Applicant
Kristin Holmes, P.E., LEED AP, Holmes Cunningham Engineering, LLC, Applicant's Representative
Ed Huber, PLS, Chair, Municipal Planning Commission
Geoffrey Attanasio, P.E., Borough Engineer
Scott Burton, PennDOT
Harry Freed, PennDOT
Tim Stevenson, PennDOT
Michael McGahee, SEPTA
Jennifer Dougerty, AICP, SEPTA
Harley Cooper, SEPTA
Jessica Buck, District Manager, Montgomery County Conservation District
Matt Lubitz, Community Planner II, Montgomery County Planning Commission

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

ATTACHMENTS A & B



650 East Broad Street
MCPC#240022001

Montgomery County Planning Commission

0 50 100 200 Feet

N

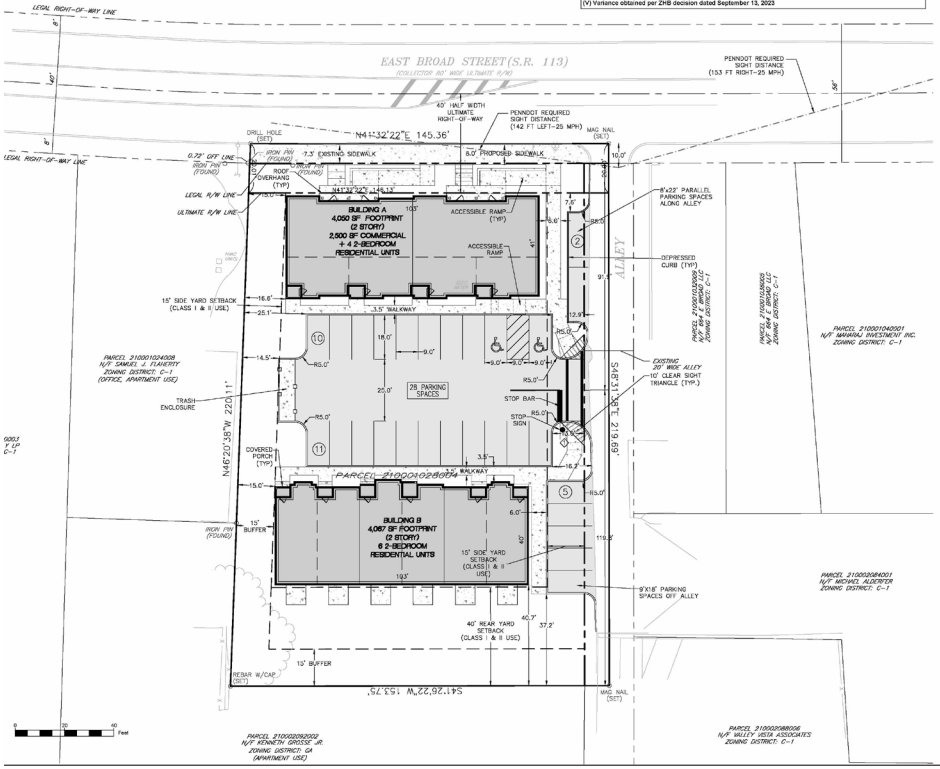
LOT CALCULATIONS		
	S.F.	AC
Total Site Area	32,876	0.755
Street Ultimate Right-of-way	2,795	0.064
Alley	3,117	0.049
Net Lot Area	**27,964**	**0.642**
IMPERVIOUS COVERAGE CALCULATIONS		
Existing Impervious Area	**S.F.**	**AC**
Existing Building	2,370	0.05
Existing Driveway	3,864	0.09
Existing Walkways & Concrete Pad	373	0.01
Total Existing Impervious	6,608	0.15
Existing Impervious Coverage		23.6%
Existing Building Coverage		8.5%
Proposed Impervious Area	**S.F.**	**AC**
Proposed Building	6,381	0.15
Proposed Parking Area & Curbing	7,890	0.18
Proposed Walkways	2,084	0.05
Proposed Patios	384	0.01
Total Proposed Impervious	16,739	0.43
Proposed Impervious Coverage		67.0%
Proposed Building Coverage		30.0%
Change in Impervious Area (SF)	**12,121**	

PARKING TABLE			
USE	RATIO	UNITS	REQUIRED
Retail	1 Space per 250 SF of space devoted to sales/services	2,500	10
Multifamily - 2 Bedroom	1.5 Spaces per unit for first 4 units, then 2 spaces per unit for any additional units	10	18
	Total Parking Required		**28**
	Total Parking Provided		**28**

SHARED PARKING ANALYSIS						
	Monday to Friday			Saturday and Sunday		
USE	8am-6pm	6pm-midnight	midnight - 8am	8am-6pm	6pm-midnight	midnight - 8am
Residential	60%	100%	100%	80%	100%	100%
Office	100%	10%	5%	5%	5%	5%
Commercial	90%	80%	5%	100%	60%	5%
Residential	11	18	18	15	18	18
Commercial	10	8	1	10	6	1
Required	**21**	**26**	**19**	**25**	**24**	**19**
Provided	**28**					

OWNER/APPLICANT:
630 BROAD HOLDINGS, LLC
834 PENNSYLVANIA BLVD, SUITE 101
FEASTERVILLE, PA. 19053
PHONE: (215) 942-8911

ZONING TABLE C-1 Commercial - Central Business District			
ITEM	REQUIRED/ PERMITTED	PROPOSED	ORDINANCE SECTION
District Requirements			
Permitted Uses	Class I Combined Use Building, Retail, Office, Service Shop, Restaurant, Studio; Class II Bank, Hotel, Laundromat, Day Care Center	Class I Combined Use Building	801.C
Min. Front Yard Setback	0 FT	1 FT	802.A.3
Max. Front Yard Setback (Broad Street)	20 FT	1 FT	802.A.4
Min. Parking Setback from the Ultimate Right-of-Way	15 FT	**7.6 FT Broad Street (V)**	802.A.6
Min. Parking Setback from Non-residential Property Lines	25 FT	**0 FT from alley (V)**	802.A.7
Min. Parking Setback from Residential Use or Zone	35 FT	37.2 FT	802.A.8
Min. Trash Enclosure Height	6 FT	6 FT	803.A.3.a
Min. Sidewalk Width Along Broad Street	8 FT	8 FT	803.A.4.a
Class I and II Use Requirements (Combined Use Building)			
Max. Number of Residential Units per CU Building	6	6	801.A.1
Min. Lot Size (net square feet)	10,000 SF + 3,000 SF per DU = 40,000 SF	**27,964 SF (V)**	802.A.1
Min. Lot Width	50 FT	136.13 FT	802.A.2
Min. Side Yard Setback	15 FT	15.0 FT	802.A.4
Min. Rear Yard Setback	40 FT	40.7 FT	802.A.5
Max. Building Height	40 FT or 3 Stories	<40 FT	802.A.10
Max. Building Coverage	40%	30.0%	802.A.11
Max. Impervious Surface	70%	67.0%	802.A.12
General Requirements			
Min. Parking Setback from Street Curb Line or Edge of Cartway of Street or Alley	10 FT	**0 FT (V)**	1201.D
Max. Parking Count	120% of required	100%	1204
Min. Parking Count	See Parking Table		1205
Min. Driveway Setback to Side / Rear Lot Line	5 FT	119.8 FT	1417
(V) Variance obtained per ZHB decision dated September 13, 2023			



VARIANCES GRANTED BY THE SOUDERTON BOROUGH ZONING HEARING BOARD ON SEPTEMBER 13, 2023:
THE BOARD, AT ITS PUBLIC MEETING LAST EVENING, VOTED TO APPROVE THE ABOVE-NAMED APPLICATION: 1) CONFIRMING ITS INTERPRETATIONS OF SOUDERTON BOROUGH ZONING ORDINANCE ("THE "ORDINANCE") PERMITTING THE PROPOSED USE OF MONTGOMERY COUNTY PARCEL 21-00-00309-004 AT 650 EAST BROAD STREET ("THE "SUBJECT PROPERTY") AS 2,500 SQUARE-FOOT OF COMMERCIAL SPACE AND TEN (10) RESIDENTIAL APARTMENT UNITS; AND 2) GRANTING THE DIMENSIONAL VARIANCES FROM THE FOLLOWING SECTIONS OF THE ORDINANCE:

a. A VARIANCE FROM ORDINANCE §602 TO PERMIT A MINIMUM LOT SIZE OF 27,964 SQUARE FEET; AND

b. A VARIANCE FROM ORDINANCE §802.A.6 TO ALLOW A PARKING SETBACK OF 7.6 FEET FROM EAST BROAD STREET AND ZERO (0) FEET FROM THE ALLEY RUNNING ALONG THE PERIMETER OF THE SUBJECT PROPERTY ("THE "ALLEY"); AND

c. A VARIANCE FROM ORDINANCE §802.A.7 TO ALLOW A PARKING SETBACK 7.6 FEET FROM EAST BROAD STREET AND ZERO (00 FEET FROM THE ALLEY; AND

d. A VARIANCE FROM §803.A.4 INTERNAL CONNECTION REQUIREMENTS; AND

e. ANY VARIANCE FROM ORDINANCE §803.A.6.b NECESSARY TO FACILITATE AND ACCOMMODATE WAIVERS FROM SOUDERTON BOROUGH'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE GRANTED BY SOUDERTON BOROUGH COUNCIL, AS PART OF THE LAND DEVELOPMENT REVIEW PROCESS ASSOCIATED WITH ULTIMATE DEVELOPMENT OF THE SUBJECT PROPERTY; AND

f. A VARIANCE FROM ORDINANCE §803.A.6.c REQUIREMENTS THAT ACCESS EASEMENTS BE PROVIDE TO PARKING AREAS AND DRIVEWAYS OF ABUTTING PROPERTIES; AND

g. A VARIANCE FROM ORDINANCE §1201.d TO ALLOW SURFACE PARKING SETBACK 7.6 FEET FROM BROAD STREET NO ZERO (0) FEET FROM THE ALLEY.

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. THAT DEVELOPMENT USE OF THE SUBJECT PROPERTY BE IN SUBSTANTIAL CONFORMANCE WITH THE TESTIMONY AND EXHIBITS PRESENTED AT THE PUBLIC HEARING ON THIS MATTER; AND
2. THAT THE PROPOSAL FOR DEVELOPMENT OF THE SUBJECT PROPERTY PROCEED THROUGH THE LAND DEVELOPMENT PROCESS, AND OBTAIN LAND DEVELOPMENT APPROVAL FROM THE SOUDERTON BOROUGH COUNCIL; AND
3. THAT DEVELOPMENT OF THE SUBJECT PROPERTY SHALL CONFORM WITH ALL APPLICABLE LAWS AND REGULATIONS, INCLUDING (WITHOUT LIMITATION) THE SOUDERTON BOROUGH CODE AND ALL APPLICABLE FIRE REGULATIONS.

NOTES:

1. THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON MARCH 28, 2023.
2. SUBJECT PROPERTY IS ENTIRELY WITHIN FLOOD ZONE "X" – I.E., OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MONTGOMERY COUNTY, PANEL NO. 135 OF 451, COMMUNITY MAP NO. 42091C0135G, BEARING AN EFFECTIVE DATE OF MARCH 02, 2016.
3. DESIGNATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES / FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY CAVANAUGH'S SURVEYING SERVICES.
4. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
5. VERTICAL DATUM IS NAVD 1988 AND HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM.
6. MITES AND BOUNDS AS SHOWN ARE BASED ON PA. STATE PLANE COORDINATE SYSTEM ROTATION TO DEED MERIDIAN IS 10 DEGREES 57 MINUTES 39 SECONDS CLOCKWISE.
7. THERE IS NO STEEP SLOPES OVER 15% ON SITE.
8. THERE ARE NO WETLANDS, STREAMS, LAKES, POND, FLOODPLAINS, FLOODWAYS OR WATERCOURSES LOCATED ON OR IN CLOSE PROXIMITY TO THE SITE.

LEGEND

- PROPERTY LINE
- R.O.W. LINE
- BUILDING SETBACK LINE
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED CONCRETE

SIGN LEGEND
STOP SIGN
(ALL SIGNS SHALL CONFORM WITH PENNDOT PUBLICATION 236)

OWNER'S ACKNOWLEDGMENT: STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY
ON THE _____ DAY OF _____ 2023, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED TO ME, THE UNDERSIGNED, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF HORGAN GENERAL CONTRACTOR, INC. A CORPORATION, AND THAT SUCH PRESIDENT, BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID CORPORATION IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THE SAID CORPORATION DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

(CORPORATE SEAL)

I DO HEREBY CERTIFY THAT I AM THE REGISTERED OWNER OF THE LAND HEREIN DEVELOPED AND THAT MY CONSENT TO THE APPROVAL OF THIS PLAN HAS BEEN GRANTED AND THAT I DESIRE THE SAME TO BE RECORDED.

_____ _____
DATE DOUGH HORGAN
PRESIDENT, HORGAN GENERAL CONTRACTOR, LLC.

OWNER CERTIFICATION FOR STORMWATER BMP'S
THE STORMWATER BMP'S ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY SOUDERTON BOROUGH.

_____ _____
DATE DOUGH HORGAN
PRESIDENT, HORGAN GENERAL CONTRACTOR, LLC.

BOROUGH OF SOUDERTON PLANNING COMMISSION
THIS PLAN WAS APPROVED AS TO THE LAYOUT AND LOCATION BY THE PLANNING COMMISSION OF THE BOROUGH OF SOUDERTON, MONTGOMERY COUNTY, PENNSYLVANIA, AT A _____ MEETING HELD ON THE _____ DAY OF 20 _____.

_____
CHAIRMAN

BOROUGH OF SOUDERTON BOROUGH COUNCIL
APPROVED BY THE COUNCIL OF THE BOROUGH OF SOUDERTON.

_____
COUNCIL PRESIDENT

_____
BOROUGH SECRETARY

_____ (BOROUGH SEAL)
DATE

SURVEYOR CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

_____ _____
DATE PATRICK CAVANAUGH, PLS
CAVANAUGH'S SURVEYING SERVICES

RECORDED PLAN
RECORDED THIS _____ DAY OF _____, 20_____, IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA, IN PLAN FILE CASE _____ D.B. NO. _____ PAGE _____.

_____
RECORDER

I, KRISTIN HOLMES, P.E., ON THIS DATE _____, HEREBY CERTIFY THAT THIS DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP'S) REGULATIONS.

_____ _____
DATE KRISTIN HOLMES, P.E., PAPE073604
HOLMES CUNNINGHAM ENGINEERING

NOTE:
SHEETS 1 THROUGH 11, INCLUSIVE, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN WHICH HAS BEEN PREPARED BY HOLMES CUNNINGHAM ENGINEERING, DATED JANUARY 9 2024, CONTAINING 11 SHEETS. ONLY THOSE SHEETS LABELED AS "RECORD SITE PLAN" SHALL BE RECORDED.

Holmes Cunningham LLC
409 E Butler Ave, Unit 5
Doylestown, PA 18901
(215) 566-3320
www.hcengineering.net

REVISIONS		
	Date	Description

ALL PLANS AND DRAWINGS PREPARED BY HOLMES CUNNINGHAM ENGINEERING ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. ALL REPRODUCTIONS, COPIES OR USES THEREOF FOR ANY PURPOSE WHATSOEVER, EXCEPT WITH THE WRITTEN PERMISSION OF HOLMES CUNNINGHAM ENGINEERING, AND UNLESS APPROPRIATE ACKNOWLEDGEMENT IS MADE, IS PROHIBITED. ANY UNAUTHORIZED USE WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO HOLMES CUNNINGHAM ENGINEERING.

650 EAST BROAD STREET

TPN # 21000102800 4

SOUDERTON BOROUGH, MONTGOMERY COUNTY, PA

RECORD SITE PLAN

KRISTIN R. HOLMES, P.E.
PENNSYLVANIA PROFESSIONAL ENGINEER
LICENSE NO. PE073604

File No.
1914_C1.0 RECORD.DWG

HCE Job	1914
Date	1/9/2024
Scale	1"=20'
Designed	KH
Sheet	4 of 11

Drawing No.
C1.0