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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

April 30, 2024

Ms. Deborah Roesener, Township Manager
West Pottsgrove Township
980 Grosstown Road
Stowe, PA 19464

Re: MCPC 24-0098-001
Plan Name: Lot Line Adjustment Plan – Upland Square Drive
(2 lots comprising 16.74 acres)
Situate: Upland Square Drive
West Pottsgrove Township

Dear Ms. Roesener:

We have reviewed the above-referenced subdivision and land development in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 19, 2024. We forward this letter as a report of our review.

BACKGROUND

1097 State Street LP is proposing a lot line adjustment of two properties on Upland Square Drive. Parcel A is partially in the R-1 Residential District and the RCO Route 100 Commercial Overlay District, and partially in the RR Resource Recovery District. It currently has a one-story vacant building, which is proposed to remain. Parcel A is currently 12.2 acres, and is proposed to be 11.04 acres after the lot line adjustment. Parcel B is in the R-1 Residential District and the RCO Route 100 Commercial Overlay District. It is currently used for agriculture, and no development is proposed. Parcel B is 4.5 acres and it is proposed to be 5.7 acres after the lot line adjustment.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment.

CONCLUSION

We wish to reiterate that MCPC 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 (24-0093-001) on any plans submitted for final recording.

Sincerely,

Naomi Crimm

Naomi Crimm, Senior Community Planner
naomi.crimm@montgomerycountypa.gov – 610-278-3748

c: Steve McBrearty, PE, Applicant's Representative

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

ATTACHMENTS A & B

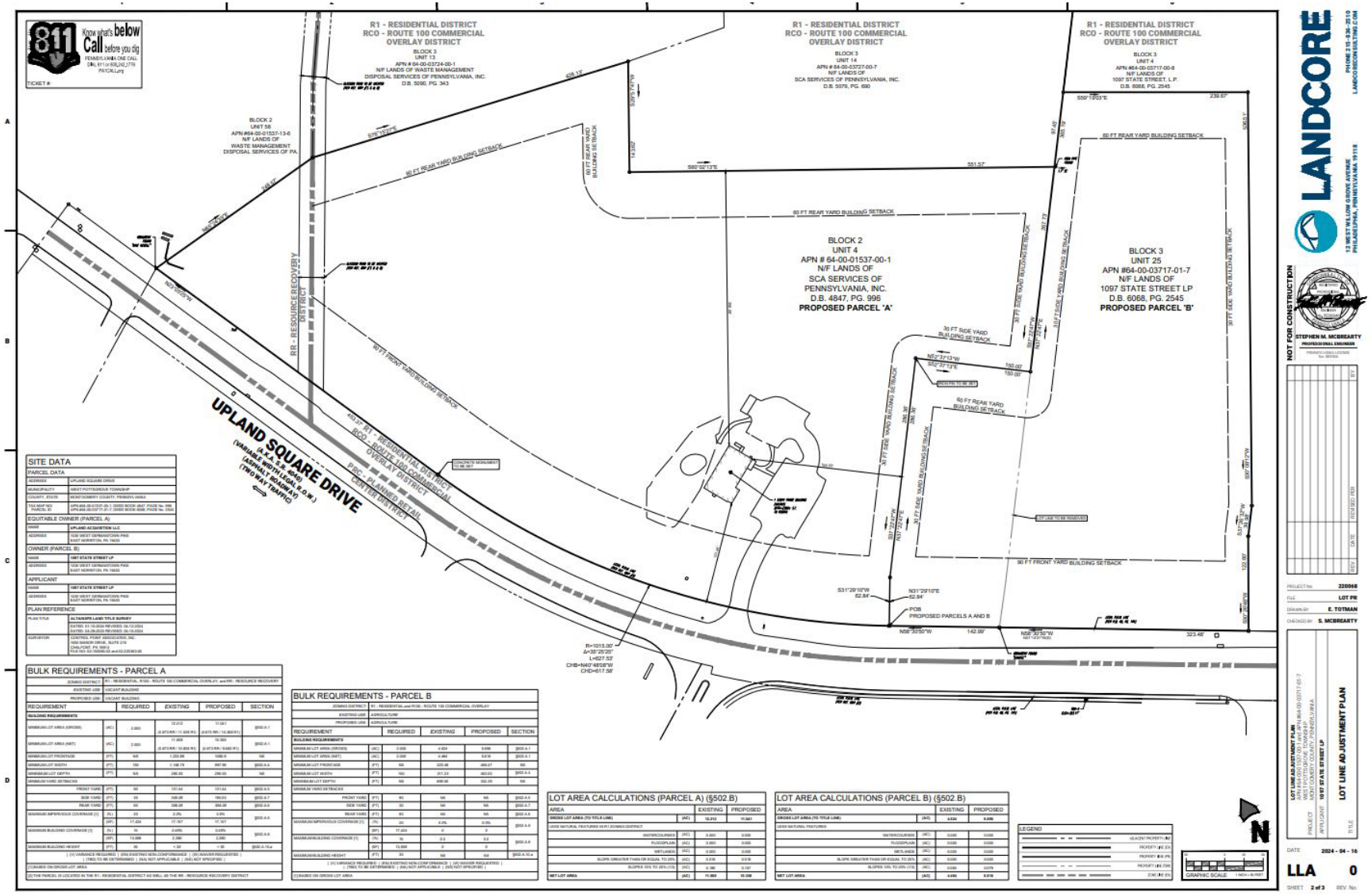


Lot Line Adjustment
Upland Square Drive
MCPC#240093001

Montgomery County Planning Commission

0 100 200 400 Feet

N



SITE DATA

PARCEL DATA	
ADDRESS	UPLAND SQUARE DRIVE
MUNICIPALITY	WEST POTTSGROVE TOWNSHIP
COUNTY, STATE	MONTGOMERY COUNTY, PENNSYLVANIA
TAX MAP NO / PARCEL ID	APN #64-00-01537-00-1 (DEED BOOK 4847, PAGE No. 996) APN #64-00-03727-01-7 (DEED BOOK 6068, PAGE No. 2545)
EQUITABLE OWNER (PARCEL A)	
NAME	UPLAND ACQUISITION LLC
ADDRESS	1030 WEST GERMANTOWN PIKE EAST NORRITON, PA 19403
OWNER (PARCEL B)	
NAME	1097 STATE STREET LP
ADDRESS	1030 WEST GERMANTOWN PIKE EAST NORRITON, PA 19403
APPLICANT	
NAME	1097 STATE STREET LP
ADDRESS	1030 WEST GERMANTOWN PIKE EAST NORRITON, PA 19403
PLAN REFERENCE	
PLAN TITLE	ALTA/NSPS LAND TITLE SURVEY
	DATED: 01-10-2024 REVISED: 04-12-2024 DATED: 04-26-2023 REVISED: 02-15-2024
SURVEYOR	CONTROL POINT ASSOCIATES, INC. 1900 MANOR DRIVE, SUITE 210 CHALFONT, PA 18914 PLS NO. 53-108990-00 and 53-2300616-00

BULK REQUIREMENTS - PARCEL A

ZONING DISTRICT: R1 - RESIDENTIAL, RCO - ROUTE 100 COMMERCIAL OVERLAY, and RR - RESOURCE RECOVERY
EXISTING USE: VACANT BUILDING
PROPOSED USE: VACANT BUILDING

REQUIREMENT		REQUIRED	EXISTING	PROPOSED	SECTION
BUILDING REQUIREMENTS					
MINIMUM LOT AREA (GROSS)	(AC)	2.000	12.212 (1,472,SXR / 11,839.R1)	11.841 (1,472,SXR / 10,369.R1)	§502.A.1
MINIMUM LOT AREA (NET)	(AC)	2.000	11.809 (1,472,SXR / 10,832.R1)	10.368 (1,472,SXR / 8,660.R1)	§502.A.1
MINIMUM LOT FRONTAGE	(FT)	400	1,233.68	1186.5	NR
MINIMUM LOT WIDTH	(FT)	150	1,158.79	997.86	§502.A.4
MINIMUM LOT DEPTH	(FT)	500	280.83	298.83	NR
MINIMUM YARD SETBACKS					
FRONT YARD	(FT)	90	131.44	131.44	§502.A.5
SIDE YARD	(FT)	30	326.09	180.63	§502.A.7
REAR YARD	(FT)	60	398.28	304.08	§502.A.6
MAXIMUM IMPERVIOUS COVERAGE (1)	(SL)	35	2.3%	3.8%	§502.A.9
	(SP)	17,424	17,167	17,167	
MAXIMUM BUILDING COVERAGE (1)	(SL)	15	0.45%	0.45%	
	(SP)	13,068	2,340	2,340	
MAXIMUM BUILDING HEIGHT	(FT)	35	< 35	< 35	§502.A.10.a

((V) VARIANCE REQUIRED) ((EN) EXISTING NON-CONFORMANCE) ((A) WAIVER REQUESTED) ((TBD) TO BE DETERMINED) ((NA) NOT APPLICABLE) ((NS) NOT SPECIFIED)

(1) BASED ON GROSS LOT AREA

(2) THE PARCEL IS LOCATED IN THE R1 - RESIDENTIAL DISTRICT AS WELL AS THE RR - RESOURCE RECOVERY DISTRICT

BULK REQUIREMENTS - PARCEL B

ZONING DISTRICT: R1 - RESIDENTIAL and RCO - ROUTE 100 COMMERCIAL OVERLAY
EXISTING USE: AGRICULTURE
PROPOSED USE: AGRICULTURE

REQUIREMENT		REQUIRED	EXISTING	PROPOSED	SECTION
BUILDING REQUIREMENTS					
MINIMUM LOT AREA (GROSS)	(AC)	2.000	4.604	5.006	§502.A.1
MINIMUM LOT AREA (NET)	(AC)	2.000	4.464	5.016	§502.A.1
MINIMUM LOT FRONTAGE	(FT)	400	220.48	489.07	NR
MINIMUM LOT WIDTH	(FT)	150	311.22	452.63	§502.A.4
MINIMUM LOT DEPTH	(FT)	500	699.98	552.05	NR
MINIMUM YARD SETBACKS					
FRONT YARD	(FT)	90	NA	NA	§502.A.5
SIDE YARD	(FT)	30	NA	NA	§502.A.7
REAR YARD	(FT)	60	NA	NA	§502.A.6
MAXIMUM IMPERVIOUS COVERAGE (1)	(%)	35	0.0%	0.0%	§502.A.9
	(SF)	17,424	0	0	
MAXIMUM BUILDING COVERAGE (1)	(%)	15	0.0	0.0	§502.A.9
	(SF)	13,068	0	0	
MAXIMUM BUILDING HEIGHT	(FT)	35	NA	NA	§502.A.10.a

((V) VARIANCE REQUIRED) ((EN) EXISTING NON-CONFORMANCE) ((A) WAIVER REQUESTED) ((TBD) TO BE DETERMINED) ((NA) NOT APPLICABLE) ((NS) NOT SPECIFIED)

(1) BASED ON GROSS LOT AREA

LOT AREA CALCULATIONS (PARCEL A) (§502.B)

AREA		EXISTING	PROPOSED
GROSS LOT AREA (TO TITLE LINE)	(AC)	12.212	11.841
LESS NATURAL FEATURES IN R1 ZONING DISTRICT			
WATERCOURSES	(AC)	0.000	0.000
FLOODPLAIN	(AC)	0.000	0.000
WETLANDS	(AC)	0.000	0.000
SLOPE GREATER THAN OR EQUAL TO 25%	(AC)	0.018	0.018
SLOPES 15% TO 25% (1/3)	(AC)	0.185	0.157
NET LOT AREA	(AC)	11.809	10.368

LOT AREA CALCULATIONS (PARCEL B) (§502.B)

AREA		EXISTING	PROPOSED
GROSS LOT AREA (TO TITLE LINE)	(AC)	4.604	5.006
LESS NATURAL FEATURES			
WATERCOURSES	(AC)	0.000	0.000
FLOODPLAIN	(AC)	0.000	0.000
WETLANDS	(AC)	0.000	0.000
SLOPE GREATER THAN OR EQUAL TO 25%	(AC)	0.000	0.000
SLOPES 15% TO 25% (1/3)	(AC)	0.000	0.076
NET LOT AREA	(AC)	4.464	5.016

LEGEND
ADJACENT PROPERTY LINE
PROPERTY LINE (EX.)
PROPERTY LINE (PR.)
PROPERTY LINE (TBR)
ZONE LINE (EX.)

GRAPHIC SCALE 1 inch = 50 ft

LANDCORE
12 WEST WILLOW GROVE AVENUE
PHILADELPHIA, PENNSYLVANIA 19118
PHONE 215-535-7510
LANDCORECONSULTING.COM

NOT FOR CONSTRUCTION

STEPHEN M. MCBREARTY
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 083165

REV	DATE	REVISED PER	BY

PROJECT No. 220068
FILE LOT PR
DRAWN BY E. TOTMAN
CHECKED BY S. MCBREARTY

LOT LINE ADJUSTMENT PLAN
APN #64-00-01537-00-1 and APN #64-00-03717-01-7
WEST POTTSGROVE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
PROJECT 1097 STATE STREET LP
APPLICANT
TITLE LOT LINE ADJUSTMENT PLAN

DATE 2024 - 04 - 16
LLA 0
SHEET 2 of 3 REV. No.