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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 13, 2024

Mr. Joseph Czajkowski, Manager
Lower Salford Township
379 Main Street
Harleysville, Pennsylvania 19438-2391

Re: MCPC # 21-0110-003
Plan Name: Lederach-Cross Road Development
(6 dwelling units on 2 lots comprising approximately 1.01 acres)
Situate: Lederach-Cross Road (north) and Harleysville Pike (east)
Lower Salford Township

Dear Mr. Czajkowski:

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 April 26, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Shihadeh Contracting, LLC, is proposing a lot consolidation of two lots located at Lederach-Cross Road and Harleysville Pike, and to develop three twin homes for a total of six dwelling units. The proposed lot consolidation would result in one 44,001 square-foot lot. The property would have frontage on Lederach-Cross Road and Harleysville Pike, with the primary frontage and a shared driveway on Lederach-Cross Road, and an emergency-only access driveway from Harleysville Pike. One garage parking space would be provided for each dwelling, as well as six overflow spaces to be shared by the development. In addition, the proposed development would include a sidewalk along Lederach-Cross Road and a new stormwater management basin to replace the existing basin.

The property is located in the VC-Village Commercial Zoning District and is served by public water and sewer. We reviewed a previously submitted proposal for this site in a letter dated April 21, 2021 and September 18, 2023.

COMPREHENSIVE PLAN COMPLIANCE

A. *MONTCO 2040* – The proposal is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision,* which shows the area as "Village Center." Village Centers are traditional village areas with a mix of retail, office, and residential uses, and usually have small separate buildings located close to each

other. New residential development should respect the historic character of the village by being small in scale and locating parking behind buildings with common driveways when feasible.

B. Indian Valley Regional Comprehensive Plan – The proposal is generally consistent with the Indian Valley Regional Comprehensive Plan, as it is located in a Village Conservation area on the Future Land Use map. New in-fill development should be compatible with the existing character and heritage of the village.

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 township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

STORMWATER MANAGEMENT

A. Impervious Coverage. The amount of impervious surface coverage on the site would increase to 80%, a significant increase as the site is currently mostly undeveloped. With the extra impervious being proposed for the site, we suggest the applicant ensure that the subsurface basin is sized to accommodate the additional flow.

B. Subsurface Basin. The applicant is currently proposing a "native lawn seed" to be planted on a mound over the subsurface basin area. We recommend the applicant explore the option of designing some of the area as a rain garden that could drain to the subsurface basin. The rain garden would help to capture, store, and filter stormwater runoff before draining to the subsurface basin.

1. Maintenance. The Home Owners Association would be responsible for the unified maintenance of the property. The applicant should ensure that the future tenants understand the maintenance required for the subsurface stormwater basin and grinder pumps for the sewer lines.

SITE PLAN

A. Landscaping. The proposal includes street trees along Lederach-Cross Road, landscaping to buffer abutting properties, and trees along the emergency access drive. Few trees are proposed to be planted within the site, nor along the driveway or within parking area. It is unfortunate that trees cannot be planted in the parking area for more shade coverage, due to the underground basin. We recommend additional trees be planted where feasible, such as along the Lederach-Cross Road driveway, and between Units 2 and 3.

B. Grading and Retaining Wall. The plan includes a retaining wall in the rear of the property along the driveway, which creates a perimeter around the stormwater basin area. The grading of the driveway is dependent on the retaining wall being built. However, a note on the site plan that labels the retaining wall "by others" is unclear about the construction of the retaining wall. We suggest the applicant clarify the timeline of the grading plan in relation to the construction of the retaining wall.

PEDESTRIAN CONNECTIVITY

A. Sidewalks. We commend the proposed installation of sidewalks on Cross Road and the addition of a pedestrian walkway between units 2 and 3 to connect to the sidewalk. We recommend the applicant install a sidewalk within the public right-of-way along the property's frontage of Harleysville Pike. While there are no sidewalks currently on Harleysville Pike, we feel that providing a sidewalk with this development will help build future pedestrian connections to other sidewalks, paths, and to the village center.

1. *Driveway Apron.* The lot frontage on Harleysville Pike provides just enough space for the width of the emergency access driveway, which could interrupt the recommended sidewalk. Therefore, we believe it is important to design the sidewalk and driveway apron in such a way that is accessible and highly visible. We suggest using the same material for the sidewalk across the driveway apron and the entire length of the frontage, and to ensure that it is level for people walking or rolling. These design strategies will signal a continuation of the pedestrian area.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Salford's planning objectives for residential development in the Village of Lederach.

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 (21-0110-003) on any plans submitted for final recording.

Sincerely,



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

c: Shihadeh Contracting, LLC, Applicant
Anthony Brunkan, Applicant's Representative
Manus McHugh, Chair, Township Planning Commission
Michael Beuke, Director of Building and Zoning
Andrew Freimuth, Township Solicitor
Michelle Fountain, P.E., Township Engineer

John Evarts, P.E., Township Engineer
Keith Bergman, Chair, Township Board of Supervisors
Patti Reimel, Codes Administrative Assistant
Holly Hosterman, Assistant to the Township Manager
Stephanie Butler, P.E., Township Traffic Engineer
Scott Burton, PennDOT
Paul Lutz, PennDOT
Fran Hanney, P.E., PennDOT

ATTACHMENTS A & B

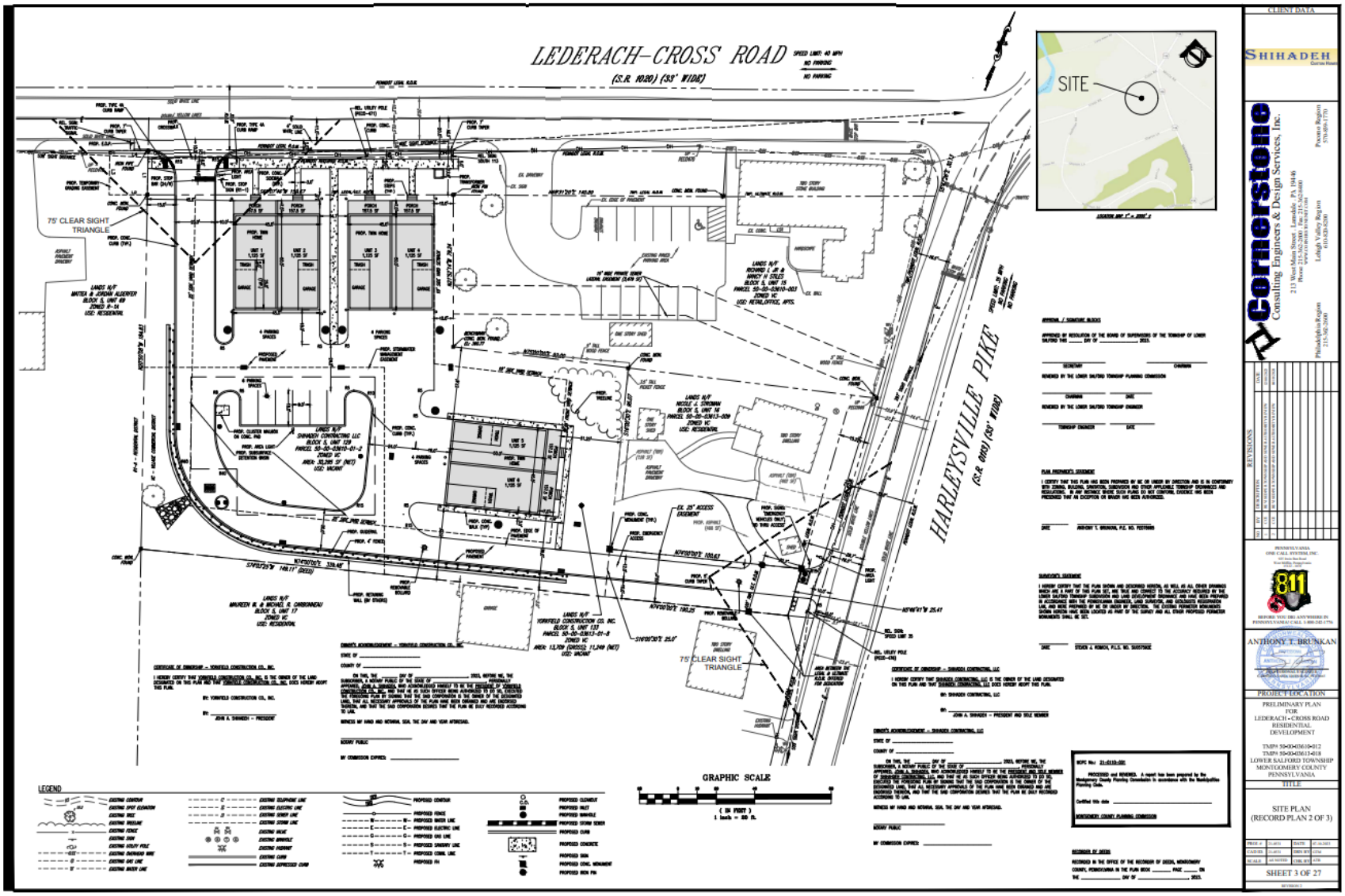


Lederach-Cross Road Development
MCPC#210110003

Montgomery County Planning Commission

0 50 100 200 Feet

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LEDERACH-CROSS ROAD
(S.R. 1080) (33' WIDE)
HARLEYSVILLE PIKE
(S.R. 0113) (66' WIDE)
SITE
75' CLEAR SIGHT TRIANGLE
GRAPHIC SCALE
LEGEND
CLIENT DATA
SHIHADEH
Cornerstone
Consulting Engineers & Design Services, Inc.
PROJECT LOCATION
PRELIMINARY PLAN FOR LEDERACH - CROSS ROAD RESIDENTIAL DEVELOPMENT
TMP# 55-00-03610-012
TMP# 55-00-03613-018
LOWER SALFORD TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
TITLE
SITE PLAN
(RECORD PLAN 2 OF 3)
SHEET 3 OF 27