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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

June 4, 2024

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

Re: MCPC #24-0128-001
Plan Name: 391 Oak Drive
(1 lot comprising approximately 1.35 acres)
Situate: Oak Drive (cross street: Penn Oak Court)
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 May 23, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Fortune Properties, LLC/George Beebe, is proposing a minor subdivision and land development. The property is 59,079 square feet (1.35 acres) and contains an existing single family dwelling. The proposal would subdivide the 1.35-acre lot into two lots.

The property is located on Penn Oak Court, a cul-de-sac neighborhood consisting of single-family attached homes; the proposed subdivision would create new lots to integrate as part of the subdivision. Proposed Lot 1 (noted as Lot 22 on the subdivision plan) would be 14,980 square feet, and Proposed Lot 2 (noted as Lot 23 on the subdivision plan) would be 44,099 square feet.

One 1,640-square foot single family dwelling with a driveway and paved walkway is proposed to be developed on Lot 1. The proposed dwelling would have frontage on and driveway access from Penn Oak Court. The proposed development would increase the impervious coverage by 2.1%, which the applicant proposes to mitigate with the addition of a stormwater stone seepage bed with yard drains. The property is located in the R-4 Medium-High-Density Mixed Dwelling District and will be served by public sewer and water.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040. The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as the "Suburban Residential" future land use category. Suburban Residential Areas are residential areas which often have extensive landscaping on individual properties. The proposed development is also generally consistent with the Indian Valley Regional Comprehensive Plan, as it is located in the Future Land Use map's designated growth area. The proposal generally aligns with the Regional Comprehensive Plan's initiative to focus future growth to areas within and around Harleysville.

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-4 Medium-High-Density Mixed Dwelling 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 (24-0128-001) on any plans submitted for final recording.

Sincerely,



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

c: George Beebe, Fortune Properties, Applicant
Tracey Borusiewicz, 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
Stephanie Butler, P.E., Township Traffic Engineer

Keith Bergman, Chair, Township Board of Supervisors
Patti Reimel, Codes Administrative Assistant
Holly Hosterman, Assistant to the Township Manager

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

ATTACHMENTS A & B

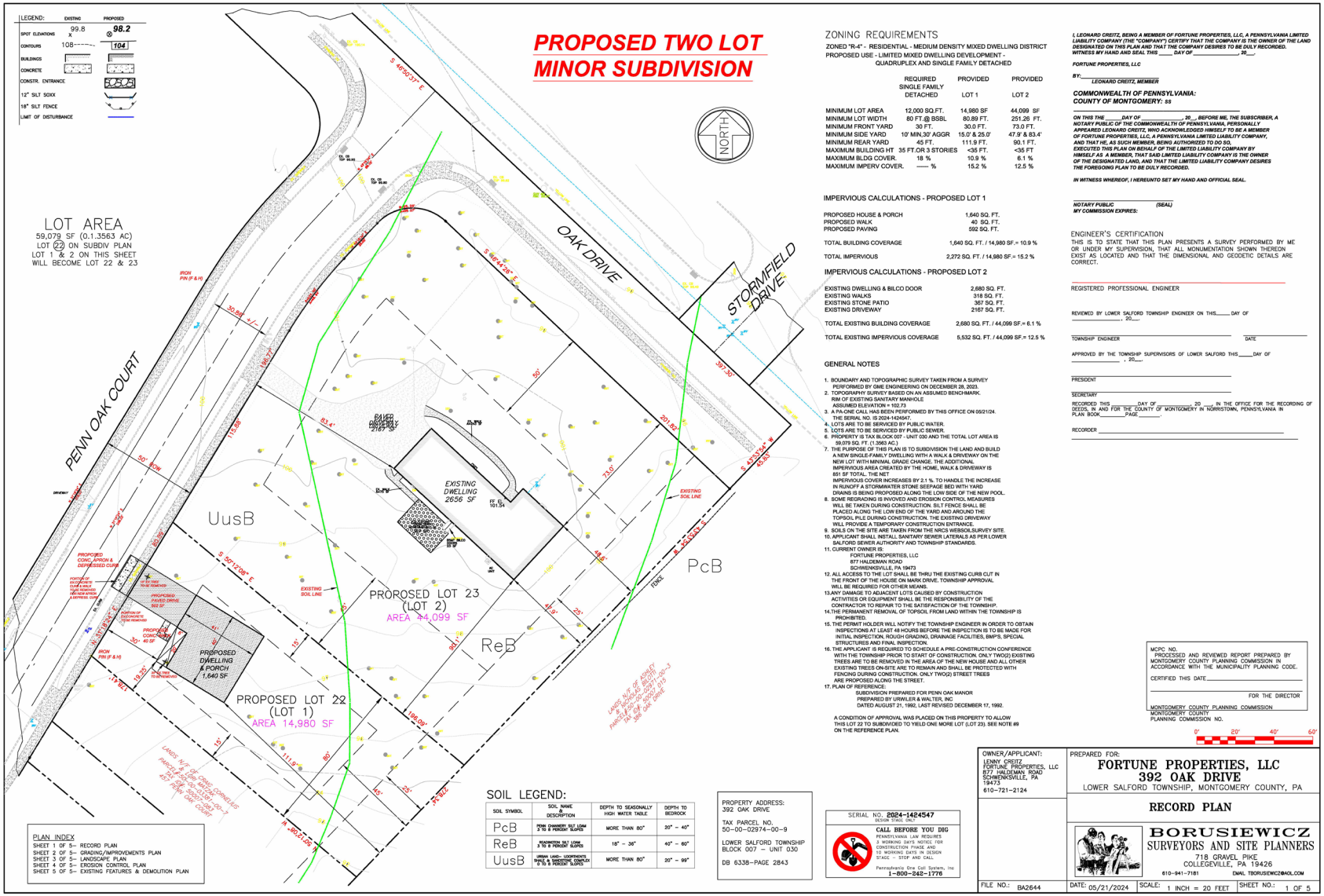


392 Oak Drive
MCPC#240128001

Montgomery County Planning Commission

0 50 100 200 Feet

N



ZONING REQUIREMENTS

ZONED "R-4" - RESIDENTIAL - MEDIUM DENSITY MIXED DWELLING DISTRICT
PROPOSED USE - LIMITED MIXED DWELLING DEVELOPMENT - QUADRUPLEX AND SINGLE FAMILY DETACHED

	REQUIRED SINGLE FAMILY DETACHED	PROVIDED LOT 1	PROVIDED LOT 2
MINIMUM LOT AREA	12,000 SQ.FT.	14,980 SF	44,099 SF
MINIMUM LOT WIDTH	80 FT @ BSBL	80.89 FT.	251.26 FT.
MINIMUM FRONT YARD	30 FT.	30.0 FT.	73.0 FT.
MINIMUM SIDE YARD	10' MIN,30' AGGR	15.0' & 25.0'	47.9' & 83.4'
MINIMUM REAR YARD	45 FT.	111.9 FT.	90.1 FT.
MAXIMUM BUILDING HT	35 FT.OR 3 STORIES	<35 FT.	<35 FT
MAXIMUM BLDG COVER.	18 %	10.9 %	6.1 %
MAXIMUM IMPERV COVER.	—— %	15.2 %	12.5 %

IMPERVIOUS CALCULATIONS - PROPOSED LOT 1

PROPOSED HOUSE & PORCH	1,640 SQ. FT.
PROPOSED WALK	40 SQ. FT.
PROPOSED PAVING	592 SQ. FT.
TOTAL BUILDING COVERAGE	1,640 SQ. FT. / 14,980 SF.= 10.9 %
TOTAL IMPERVIOUS	2,272 SQ. FT. / 14,980 SF.= 15.2 %

IMPERVIOUS CALCULATIONS - PROPOSED LOT 2

EXISTING DWELLING & BILCO DOOR	2,680 SQ. FT.
EXISTING WALKS	318 SQ. FT.
EXISTING STONE PATIO	367 SQ. FT.
EXISTING DRIVEWAY	2167 SQ. FT.
TOTAL EXISTING BUILDING COVERAGE	2,680 SQ. FT. / 44,099 SF.= 6.1 %
TOTAL EXISTING IMPERVIOUS COVERAGE	5,532 SQ. FT. / 44,099 SF.= 12.5 %

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY TAKEN FROM A SURVEY PERFORMED BY GME ENGINEERING ON DECEMBER 28, 2023.
2. TOPOGRAPHY SURVEY BASED ON AN ASSUMED BENCHMARK. RIM OF EXISTING SANITARY MANHOLE ASSUMED ELEVATION = 102.73
3. A PA-ONE CALL HAS BEEN PERFORMED BY THIS OFFICE ON 05/21/24. THE SERIAL NO. IS 2024-1424547.
4. LOTS ARE TO BE SERVICED BY PUBLIC WATER.
5. LOTS ARE TO BE SERVICED BY PUBLIC SEWER.
6. PROPERTY IS TAX BLOCK 007 - UNIT 030 AND THE TOTAL LOT AREA IS 59,079 SQ. FT. (1.3563 AC.)
7. THE PURPOSE OF THIS PLAN IS TO SUBDIVISION THE LAND AND BUILD A NEW SINGLE-FAMILY DWELLING WITH A WALK & DRIVEWAY ON THE NEW LOT WITH MINIMAL GRADE CHANGE. THE ADDITIONAL IMPERVIOUS AREA CREATED BY THE HOME, WALK & DRIVEWAY IS 851 SF TOTAL. THE NET IMPERVIOUS COVER INCREASES BY 2.1 %. TO HANDLE THE INCREASE IN RUNOFF A STORMWATER STONE SEEPAGE BED WITH YARD DRAINS IS BEING PROPOSED ALONG THE LOW SIDE OF THE NEW POOL.
8. SOME REGRADING IS INVOVED AND EROSION CONTROL MEASURES WILL BE TAKEN DURING CONSTRUCTION. SILT FENCE SHALL BE PLACED ALONG THE LOW END OF THE YARD AND AROUND THE TOPSOIL PILE DURING CONSTRUCTION. THE EXISTING DRIVEWAY WILL PROVIDE A TEMPORARY CONSTRUCTION ENTRANCE.
9. SOILS ON THE SITE ARE TAKEN FROM THE NRCS WEBSOILSURVEY SITE.
10. APPLICANT SHALL INSTALL SANITARY SEWER LATERALS AS PER LOWER SALFORD SEWER AUTHORITY AND TOWNSHIP STANDARDS.
11. CURRENT OWNER IS:
    FORTUNE PROPERTIES, LLC
    877 HALDEMAN ROAD
    SCHWENKSVILLE, PA 19473
12. ALL ACCESS TO THE LOT SHALL BE THRU THE EXISTING CURB CUT IN THE FRONT OF THE HOUSE ON MARK DRIVE. TOWNSHIP APPROVAL WILL BE REQUIRED FOR OTHER MEANS.
13. ANY DAMAGE TO ADJACENT LOTS CAUSED BY CONSTRUCTION ACTIVITIES OR EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR TO THE SATISFACTION OF THE TOWNSHIP.
14. THE PERMANENT REMOVAL OF TOPSOIL FROM LAND WITHIN THE TOWNSHIP IS PROHIBITED.
15. THE PERMIT HOLDER WILL NOTIFY THE TOWNSHIP ENGINEER IN ORDER TO OBTAIN INSPECTIONS AT LEAST 48 HOURS BEFORE THE INSPECTION IS TO BE MADE FOR INITIAL INSPECTION, ROUGH GRADING, DRAINAGE FACILITIES, BMP'S, SPECIAL STRUCTURES AND FINAL INSPECTION.
16. THE APPLICANT IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE TOWNSHIP PRIOR TO START OF CONSTRUCTION. ONLY TWO(2) EXISTING TREES ARE TO BE REMOVED IN THE AREA OF THE NEW HOUSE AND ALL OTHER EXISTING TREES ON-SITE ARE TO REMAIN AND SHALL BE PROTECTED WITH FENCING DURING CONSTRUCTION. ONLY TWO(2) STREET TREES ARE PROPOSED ALONG THE STREET.
17. PLAN OF REFERENCE:
    SUBDIVISION PREPARED FOR PENN OAK MANOR
    PREPARED BY URWILER & WALTER, INC
    DATED AUGUST 21, 1992, LAST REVISED DECEMBER 17, 1992.

A CONDITION OF APPROVAL WAS PLACED ON THIS PROPERTY TO ALLOW THIS LOT 22 TO SUBDIVIDED TO YIELD ONE MORE LOT (LOT 23). SEE NOTE #9 ON THE REFERENCE PLAN.

SOIL LEGEND:

SOIL SYMBOL	SOIL NAME & DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK
PcB	PENN CHANNERY SILT LOAM 3 TO 8 PERCENT SLOPES	MORE THAN 80"	20" – 40"
ReB	READINGTON SILT LOAM 3 TO 8 PERCENT SLOPES	18" – 36"	40" – 60"
UusB	URBAN LAND– LOOSENUTS COMPLEX 0 TO 8 PERCENT SLOPES	MORE THAN 80"	20" – 99"

PROPERTY ADDRESS:
392 OAK DRIVE

TAX PARCEL NO.
50-00-02974-00-9

LOWER SALFORD TOWNSHIP
BLOCK 007 – UNIT 030

DB 6338–PAGE 2843

SERIAL NO. 2024-1424547
DESIGN STAKE ONLY

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP AND CALL
Pennsylvania One Call System, Inc
1-800-242-1776

I, LEONARD CREITZ, BEING A MEMBER OF FORTUNE PROPERTIES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY (THE "COMPANY") CERTIFY THAT THE COMPANY IS THE OWNER OF THE LAND DESIGNATED ON THIS PLAN AND THAT THE COMPANY DESIRES TO BE DULY RECORDED. WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 20__.

FORTUNE PROPERTIES, LLC

BY:_____
LEONARD CREITZ, MEMBER

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY: ss

ON THIS THE ____DAY OF _____, 20__, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED LEONARD CREITZ, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF FORTUNE PROPERTIES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, AND THAT HE, AS SUCH MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THIS PLAN ON BEHALF OF THE LIMITED LIABILITY COMPANY BY HIMSELF AS A MEMBER, THAT SAID LIMITED LIABILITY COMPANY IS THE OWNER OF THE DESIGNATED LAND, AND THAT THE LIMITED LIABILITY COMPANY DESIRES THE FOREGOING PLAN TO BE DULY RECORDED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC (SEAL)
MY COMMISSION EXPIRES:

ENGINEER'S CERTIFICATION

THIS IS TO STATE THAT THIS PLAN PRESENTS A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTATION SHOWN THEREON EXIST AS LOCATED AND THAT THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

REGISTERED PROFESSIONAL ENGINEER

REVIEWED BY LOWER SALFORD TOWNSHIP ENGINEER ON THIS_____ DAY OF _____, 20___.

TOWNSHIP ENGINEER DATE

APPROVED BY THE TOWNSHIP SUPERVISORS OF LOWER SALFORD THIS_____ DAY OF _____, 20___.

PRESIDENT

SECRETARY

RECORDED THIS _____ DAY OF _____, 20___, IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN PLAN BOOK_____PAGE_____.

RECORDER

MCPC NO.
PROCESSED AND REVIEWED REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITY PLANNING CODE.

CERTIFIED THIS DATE_____

FOR THE DIRECTOR

MONTGOMERY COUNTY PLANNING COMMISSION
MONTGOMERY COUNTY
PLANNING COMMISSION NO.

0' 20' 40' 60'

OWNER/APPLICANT:
LENNY CREITZ
FORTUNE PROPERTIES, LLC
877 HALDEMAN ROAD
SCHWENKSVILLE, PA
19473
610-721-2124

PREPARED FOR:
FORTUNE PROPERTIES, LLC
392 OAK DRIVE
LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PA

RECORD PLAN

BORUSIEWICZ
SURVEYORS AND SITE PLANNERS
718 GRAVEL PIKE
COLLEGEVILLE, PA 19426
610-941-7181
EMAIL TBORUSIEWICZ@AOL.COM

FILE NO.: BA2644 | DATE: 05/21/2024 | SCALE: 1 INCH = 20 FEET | SHEET NO.: 1 OF 5