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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 8, 2024

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

Re: MCPC #24-0206-001
Plan Name: 645 Store Road Subdivision
(4 lots lot comprising approximately 10.03 acres)
Situate: Store Road (cross street: Alexandrea Circle)
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 September 23, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicants, Andrew and Angeliki Kamaratos, propose to subdivide one lot into four lots and to develop three single-family residences. The property contains one existing residence, a barn, and other accessory structures which would remain on the proposed Lot 1.

The existing residence currently has access from an existing shared driveway. The proposal would create two lots (Lot 2 and Lot 3) with frontage along Store Road and two rear (flag) lots (Lot 1 and Lot 4) that would have access from Store Road. The property contains a pond, stream, and wetlands (located on Lot 1), which drain towards the rear northwest property line. Rear Lot 4 would contain a stormwater BMP and emergency spillway adjacent to the tree line around the wetland area.

Private on-lot sewer and water are proposed. Street trees would be planted along Store Road. The property is located in the R1A Residential Zoning District.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision,* which shows the area as within the "Rural Resource" future land use categories. The proposal is also generally consistent with the Indian Valley Regional Comprehensive Plan, as it is located in a Rural Resource area on the Future Land Use map. Rural resource areas primarily consist of farms, scattered low-density homes, and villages. Rural areas should have very limited new development. Generally, these areas should not be served by public sewers or public water, except for special cases involving failing on-lot sewer systems. Developable Land in Rural Resource Areas, which might be unpreserved farms or wooded properties, should remain undeveloped, although the little development that does occur in the Rural Resource Areas will most likely be on these properties.

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

SEPTIC SYSTEM

Based on the plans provided, the property contains Readington and Reaville soils. The Readington and Reaville are limited for use for on-lot septic systems. We note that some of the infiltration rates are relatively slow. Therefore, the maintenance of the system will be very important and a maintenance manual should be provided for the homeowner.

A. Stormwater BMP. The proposal includes a stormwater BMP on Lot 4, located upstream from the septic drainage field. This configuration is not recommended because drainage from the stormwater BMP can stress the septic system. We recommend the applicant coordinate with the township on how to best configure the site with consideration for the environmental limitations.

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 low-density residential development in the rural resource area.

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 (24-0206-001) on any plans submitted for final recording.

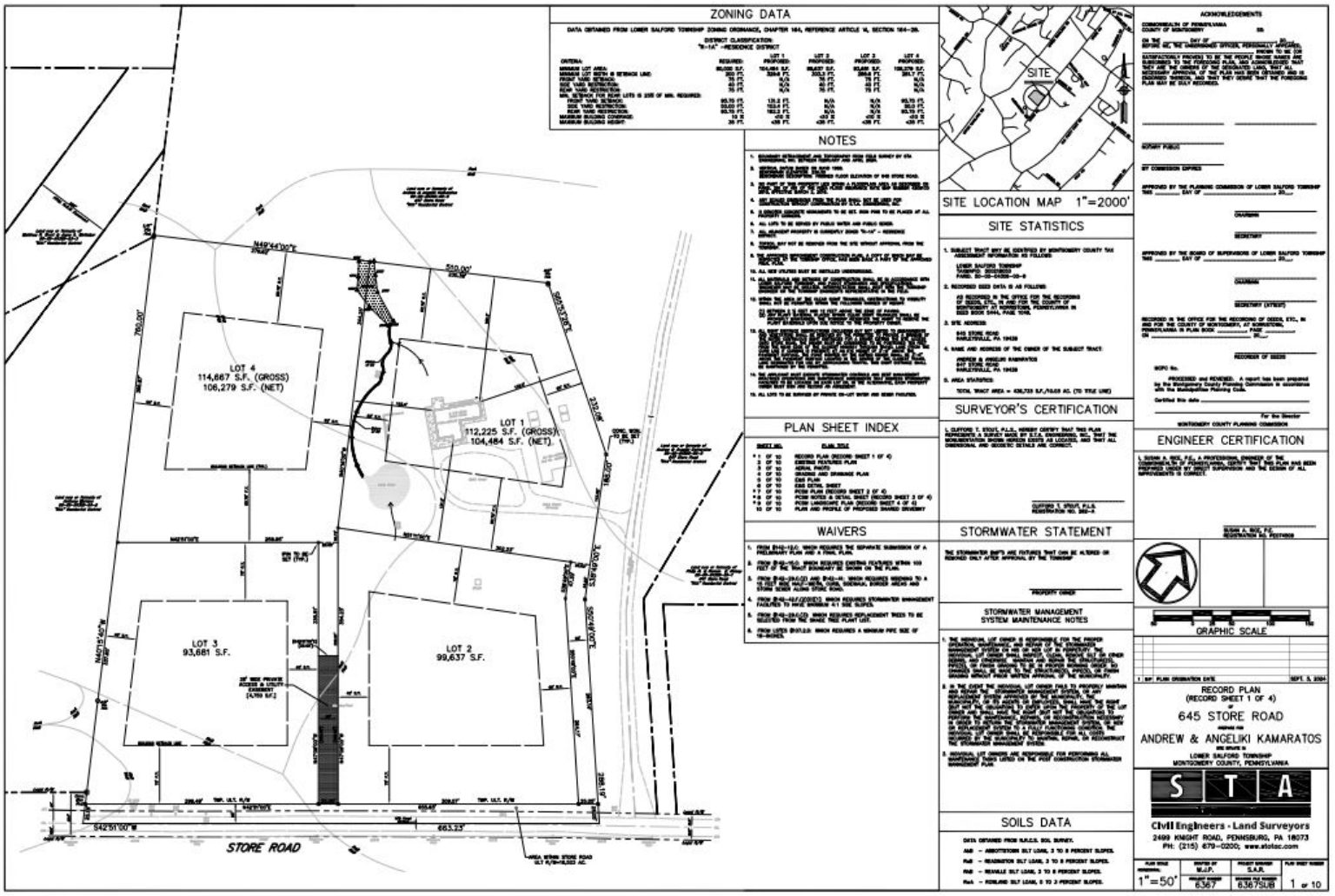
Sincerely,

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

c: Andrew and Angeliki Kamaratos, Applicant
Susan Rice, STA Engineering, Applicant's Engineer
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

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

ATTACHMENTS A & B





645 Store Road Subdivision
MCPC#240206001

Montgomery County Planning Commission

0 100 200 400 Feet

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Montgomery County Courthouse - Planning Commission
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Aerial photography provided by Nearmap