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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 26, 2024

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

Re: MCPC #24-0206-002
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 November 19, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicants, Andrew and Angeliki Kamaratos, are proposing a subdivision of one lot into four lots to develop three single-family residences. The property contains one existing residence and an accessory barn that would remain on the proposed Lot 1. Private on-lot septic systems and on-lot water is proposed to serve the four lots.

The existing residence currently has access from an existing shared driveway off of Store Road. 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 applicant has also submitted a plan for an alternate driveway location that would connect to the existing private access drive, in the event that access to Store Road ever needs to be restricted.

The property contains a pond, stream, and wetlands, which drain towards the rear northwest property line. A stormwater BMP and emergency spillway is proposed to be located adjacent to the tree line around a stream and wetland area.

The property is located in the R1A Residential Zoning District. We reviewed a previously submitted proposal for the site in a letter dated October 8, 2024.

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 MAINTENANCE

We wish to reiterate the following comment from our previous review letter. Due to the slow infiltration rate on the site, the maintenance of the septic system will be very important. In addition, there are limited options for replacement areas on the property. We suggest that a maintenance manual be provided for the homeowners.

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 (24-0206-002) 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

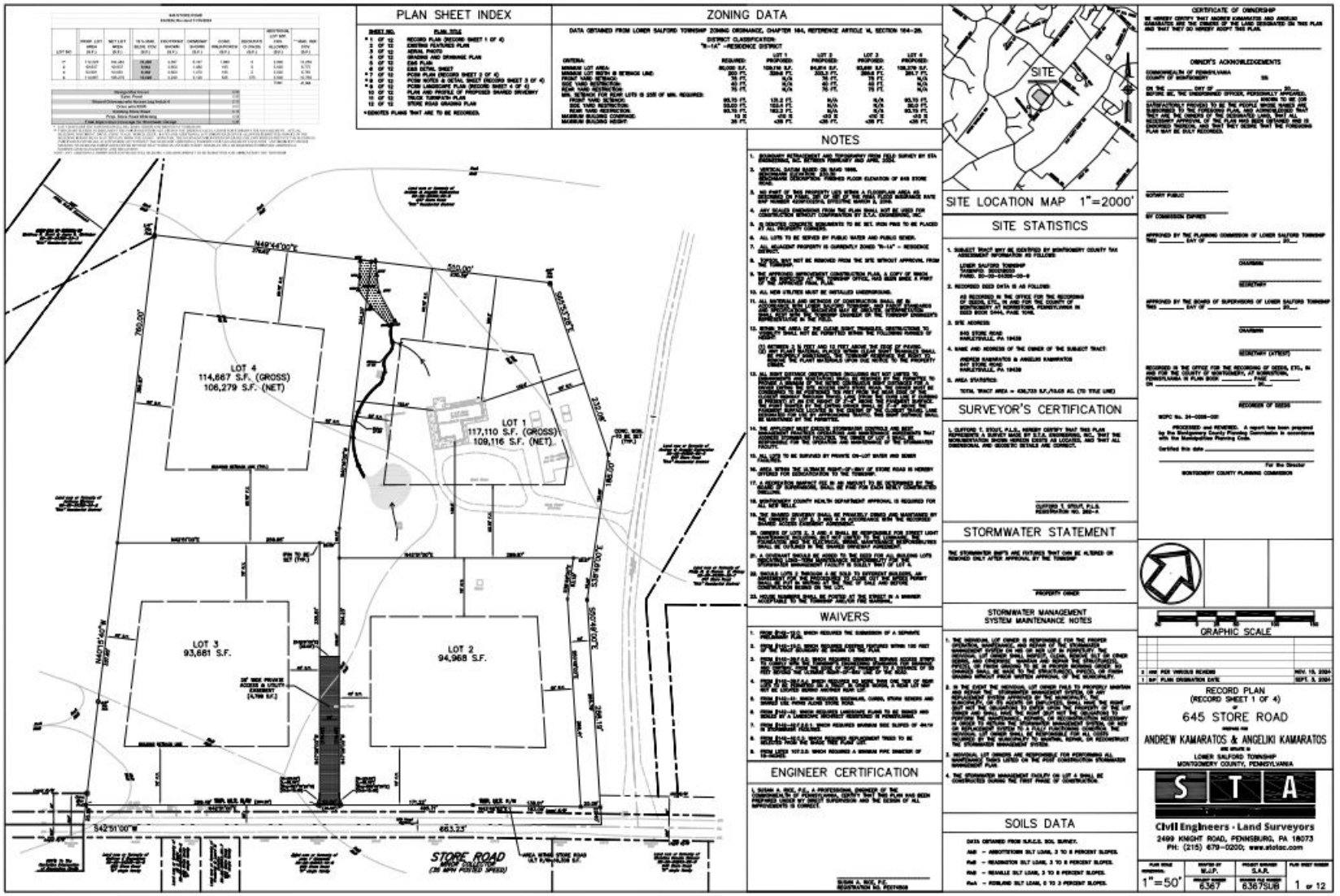


645 Store Road Subdivision
MCPC#240206002

Montgomery County Planning Commission

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning

Aerial photography provided by Nearmap


PLAN SHEET INDEX
ZONING DATA
NOTES
WAIVERS
ENGINEER CERTIFICATION
SITE LOCATION MAP 1"=2000'
SITE STATISTICS
SURVEYOR'S CERTIFICATION
STORMWATER STATEMENT
STORMWATER MANAGEMENT SYSTEM MAINTENANCE NOTES
SOILS DATA
CERTIFICATE OF OWNERSHIP
OWNER'S ACKNOWLEDGEMENTS
GRAPHIC SCALE
LOT 1
117,110 S.F. (GROSS)
109,116 S.F. (NET)
LOT 2
94,968 S.F.
LOT 3
93,681 S.F.
LOT 4
114,667 S.F. (GROSS)
106,279 S.F. (NET)
STORE ROAD
(30' MIN. POSTED SPEED)
RECORD PLAN
(RECORD SHEET 1 OF 4)
645 STORE ROAD
ANDREW KAMARATOS & ANGELIKI KAMARATOS
LOWER SALFORD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
Civil Engineers · Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
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1"=50'
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6367SUB
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