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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 14, 2025

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

Re: MCPC # 25-0016-001
Plan Name: Carney Subdivision
(1 lot comprising approximately 7.44 acres)
Situate: 862 Harleysville Pike (cross street: Lucon Road)
Lower Salford Township

Dear Mr. Czajkowski:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 24, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicants, Donald J. Carney and Margie Lee Clapper, are proposing a subdivision of a 7.74-acre property (parcel no. 50-00-03739-00-9) into two parcels and the development of one single-family dwelling on one of the parcels. The property is within the R-1A Residential District, where the minimum lot size is 80,000 square feet. Both of the proposed lots would meet the minimum lot size requirement of the R-1A District.

The property contains an existing dwelling, garage, and driveway, which would remain. The proposed development would consist of one dwelling on the proposed 3.3-acre Lot 1 and would include an extension to the existing driveway and 10 street trees along Harleysville Pike.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan, *MONTCO 2040: A Shared Vision,* which shows the area as "Rural Resource Area". Rural Resource Areas consist of open land with a rural appearance that includes farms, small woodlands, some low-density residential homes, and rural villages. The proposal is also generally consistent with the Indian Valley Regional Comprehensive Plan, as it is

located in the Future Land Use map's Rural Resource Conservation area. Rural resource areas primarily consist of farms, scattered low-density homes, and villages. Rural areas should have very limited new development. 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 issue that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

TRANSPORTATION

A. Access Easement. The proposed dwelling unit on Lot 1 would be accessed from a driveway extension of the existing driveway on Lot 2 that currently serves the existing dwelling. An access easement would be needed at some point between the two properties.

B. Sidewalks. We recommend the installation of sidewalks along Harleysville Pike (as per § 142-41). The proposed subdivision is located less than one-half mile from the approximate location of the planned 113 Alternate Route Shared Use Plath Phase 1, which will connect into the larger township sidewalk and trail network. Sidewalks along the frontage of this property would contribute to the township's efforts to expand the sidewalk and trail network.

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.

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 (25-0016-001) on any plans submitted for final recording.

Sincerely,

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

c: Rick Mast, Applicant's Engineer
Manus McHugh, Chair, Township Planning Commission
Michael Beuke, Director of Building and Zoning
Andrew Freimuth, Township Solicitor
Michele 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



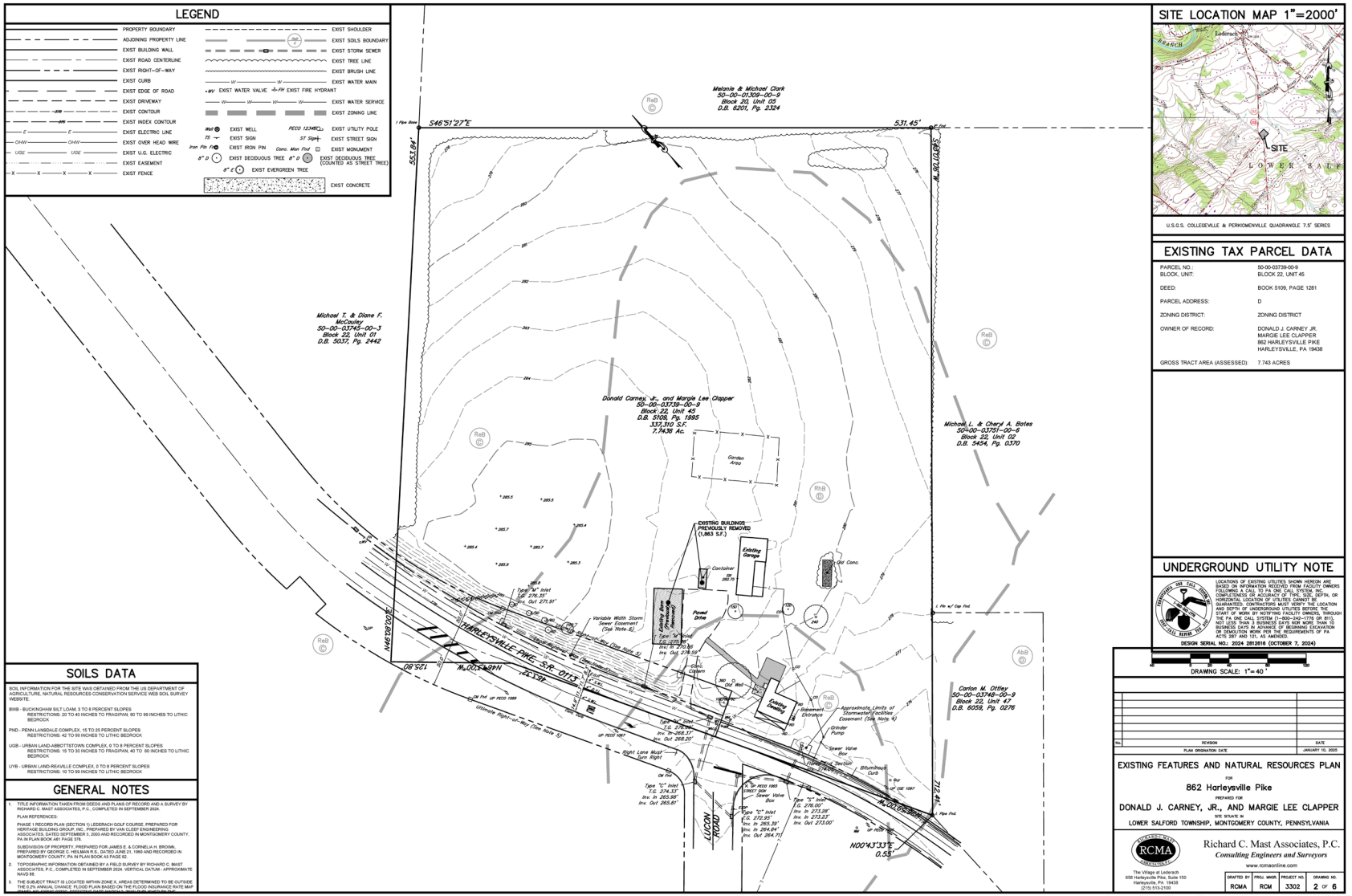
Carney Subdivision
MCPC#250016001

Montgomery County Planning Commission

0 100 200 400 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap


LEGEND
PROPERTY BOUNDARY
ADJOINING PROPERTY LINE
EXIST BUILDING WALL
EXIST ROAD CENTERLINE
EXIST RIGHT-OF-WAY
EXIST CURB
EXIST EDGE OF ROAD
EXIST DRIVEWAY
EXIST CONTOUR
EXIST INDEX CONTOUR
EXIST ELECTRIC LINE
EXIST OVER HEAD WIRE
EXIST U.G. ELECTRIC
EXIST EASEMENT
EXIST FENCE
EXIST SHOULDER
EXIST SOILS BOUNDARY
EXIST STORM SEWER
EXIST TREE LINE
EXIST BRUSH LINE
EXIST WATER MAIN
EXIST WATER VALVE
EXIST FIRE HYDRANT
EXIST WATER SERVICE
EXIST ZONING LINE
EXIST WELL
EXIST SIGN
EXIST IRON PIN
EXIST DECIDUOUS TREE
EXIST EVERGREEN TREE
EXIST UTILITY POLE
EXIST STREET SIGN
EXIST MONUMENT
EXIST DECIDUOUS TREE (COUNTED AS STREET TREE)
EXIST CONCRETE
Melanie & Michael Clark
50-00-01309-00-9
Block 20, Unit 05
D.B. 6201, Pg. 2324
S46°51'27"E
531.45'
553.64'
N46°08'33"E
125.80'
N00°43'33"E
0.55'
272.44'
Michael T. & Diane F. McCauley
50-00-03745-00-3
Block 22, Unit 01
D.B. 5037, Pg. 2442
Donald Carney, Jr. and Margie Lee Clapper
50-00-03739-00-9
Block: 22, Unit 45
D.B. 5109, Pg. 1995
337,310 S.F.
7.7438 Ac.
Michael L. & Cheryl A. Bates
50-00-03751-00-6
Block 22, Unit 02
D.B. 5454, Pg. 0370
Carlon M. Ottley
50-00-03748-00-9
Block: 22, Unit 47
D.B. 6059, Pg. 0276
EXISTING BUILDING PREVIOUSLY REMOVED (1,863 S.F.)
Existing Garage
Container
Old Conc.
Garden Area
Existing Dwelling
Paved Drive
Variable Width Storm Sewer Easement (See Note 6)
Existing Barn (Previously Removed)
Existing Cistern
Existing Well
Approximate Limits of Stormwater Facilities Easement (See Note 4)
Grinder Pump
Sewer Valve Box
Bituminous Curb
Right Lane Must Turn Right
HARLEYSVILLE PIKE, S.R. 0113
LUDLOW ROAD
Ultimate Right-of-Way (See Note 3)
Type "M" Inlet T.C. 276.25' Inv. Out 271.91'
Type "C" Inlet T.C. 276.37' Inv. In 268.59' Inv. Out 268.29'
Type "C" Inlet T.C. 274.33' Inv. In 265.88' Inv. Out 265.61'
Type "C" Inlet T.C. 272.95' Inv. In 265.39' Inv. In 264.64' Inv. Out 264.71'
Type "C" Inlet T.C. 276.00' Inv. In 273.28' Inv. In 273.27' Inv. Out 273.00'
SOILS DATA
SOIL INFORMATION FOR THE SITE WAS OBTAINED FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY WEBSITE.
BhB - BUCKINGHAM SILT LOAM, 3 TO 8 PERCENT SLOPES
RESTRICTIONS: 20 TO 40 INCHES TO FRAGIPAN; 80 TO 99 INCHES TO LITHIC BEDROCK
PnD - PENN LANSDALE COMPLEX, 15 TO 25 PERCENT SLOPES
RESTRICTIONS: 42 TO 99 INCHES TO LITHIC BEDROCK
UcB - URBAN LAND-ABBOTTSTOWN COMPLEX, 0 TO 8 PERCENT SLOPES
RESTRICTIONS: 15 TO 30 INCHES TO FRAGIPAN; 40 TO 80 INCHES TO LITHIC BEDROCK
UyB - URBAN LAND-REAVILLE COMPLEX, 0 TO 8 PERCENT SLOPES
RESTRICTIONS: 10 TO 99 INCHES TO LITHIC BEDROCK
GENERAL NOTES
1. TITLE INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD AND A SURVEY BY RICHARD C. MAST ASSOCIATES, P.C., COMPLETED IN SEPTEMBER 2024.
PLAN REFERENCES:
PHASE 1 RECORD PLAN (SECTION 1) LEDERACH GOLF COURSE, PREPARED FOR HERITAGE BUILDING GROUP, INC., PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, DATED SEPTEMBER 5, 2003 AND RECORDED IN MONTGOMERY COUNTY, PA IN PLAN BOOK A51 PAGE 376.
SUBDIVISION OF PROPERTY, PREPARED FOR JAMES E. & CORNELIA H. BROWN, PREPARED BY GEORGE C. HELMAN R.S., DATED JUNE 21, 1960 AND RECORDED IN MONTGOMERY COUNTY, PA IN PLAN BOOK A3 PAGE 62.
2. TOPOGRAPHIC INFORMATION OBTAINED BY A FIELD SURVEY BY RICHARD C. MAST ASSOCIATES, P.C., COMPLETED IN SEPTEMBER 2024. VERTICAL DATUM - APPROXIMATE NAVD 88.
3. THE SUBJECT TRACT IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN BASED ON THE FLOOD INSURANCE RATE MAP
SITE LOCATION MAP 1"=2000'
SITE
U.S.G.S. COLLEGEVILLE & PERKIOMENVILLE QUADRANGLE 7.5' SERIES
EXISTING TAX PARCEL DATA
PARCEL NO.: 50-00-03739-00-9
BLOCK, UNIT: BLOCK 22, UNIT 45
DEED: BOOK 5109, PAGE 1281
PARCEL ADDRESS: D
ZONING DISTRICT: ZONING DISTRICT
OWNER OF RECORD: DONALD J. CARNEY JR. MARGIE LEE CLAPPER 862 HARLEYSVILLE PIKE HARLEYSVILLE, PA 19438
GROSS TRACT AREA (ASSESSED): 7.743 ACRES
UNDERGROUND UTILITY NOTE
LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE BASED ON INFORMATION RECEIVED FROM FACILITY OWNERS FOLLOWING A CALL TO PA ONE CALL SYSTEM, INC. THE ACCURACY OF THE SIZE, TYPE, LOCATION, DEPTH, OR HORIZONTAL LOCATION OF UTILITIES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES BEFORE THE START OF WORK BY NOTIFYING FACILITY OWNERS, THROUGH THE PA ONE CALL SYSTEM (1-800-242-1776 OR 811), NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION WORK PER THE REQUIREMENTS OF PA ACTS 287 AND 121, AS AMENDED.
DESIGN SERIAL NO.: 20241201610 (OCTOBER 7, 2024)
DRAWING SCALE: 1"= 40'
REVISION
DATE
PLAN ORIGINATION DATE
JANUARY 10, 2025
EXISTING FEATURES AND NATURAL RESOURCES PLAN
FOR
862 Harleysville Pike
PREPARED FOR
DONALD J. CARNEY, JR., AND MARGIE LEE CLAPPER
SITE SITUATE IN
LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
RCMA
The Village at Lederach
655 Harleysville Pike, Suite 150
Harleysville, PA 19438
(215) 513-2100
Richard C. Mast Associates, P.C.
Consulting Engineers and Surveyors
www.rcmaonline.com
DRAFTED BY: RCMA
PROJ. MNGR: RCM
PROJECT NO.: 3302
DRAWING NO.: 2 of 6