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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 11, 2025

Mr. Sean Halbom, MPA, Township Manager
Upper Frederick Township
Post Office Box 597
Frederick, Pennsylvania 19435

Re: MCPC #25-0018-001
Plan Name: Blantyre North/Blantyre South
278 units comprising 182 acres
Situate: Big Road (north/south), Colonial Road (east/west)
Upper Frederick Township

Dear Mr. Halbom:

As you requested on January 28, 2025, we have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code." We forward this letter as a report of our review.

BACKGROUND

This submission proposes improvements for a 182.00-acre property designated as R-40 High-Density Residential/R-60 Medium-Density/R-80 Land Preservation (County Parcel ID 55 00 00850 00 4), located along Big Road (SR 073), both east and west of Colonial Road in Upper Frederick Township. The applicant, Blantyre, LLC, seeks approval to construct fifty-eight single-family detached homes and 220 attached homes on the subject tract.

The planned development is divided into “Blantyre North” and “Blantyre South.” Blantyre North, located north of Big Road, will consist of forty single-family detached homes, while Blantyre South will consist of eighteen single-family detached homes and 220 attached, stacked townhouses.

The application also pertains to the future construction of a wastewater treatment plant alongside the proposed residential development on the project site. According to the information provided by the applicant’s representatives, the treatment plant will be designated for Upper Frederick Township, allowing the municipality to own and operate it. This facility will be designed to handle the wastewater flows from the applicant’s development and those from the Frederick Mennonite Community treatment plant, which will be phased out, along with an additional 75 EDUs to be allocated to the municipality.

COMPREHENSIVE PLAN COMPLIANCE

A. Compliance with the Regional Comprehensive Plan

1. The applicant's plan generally aligns with the current Central Perkiomen Valley Regional Comprehensive Plan adopted in February 2014. The Regional Plan designated most of Upper Frederick as a Rural Resource Conservation Area, allowing minimal high-density residential development and limited significant commercial development in these areas along the Big Road corridor. However, in 2024, the Regional Planning Commission began updating this Comprehensive Plan to address the region's growth through 2045. This update will include elements related to open space and transportation, along with new land use goals and objectives regarding regional housing. The regional plan is expected to be revised to recommend that all of Upper Frederick Township be identified as a rural resource with limited residential and agricultural-supportive commercial uses.

2. Our office notes that the regional plan is the township's official legal comprehensive plan. Therefore, the township's comprehensive plan must stay generally consistent with the regional plan and will need revision after a new regional plan is adopted.

B. Compliance with the Township Comprehensive Plan

1. The plan generally aligns with the Upper Frederick 2020 Comprehensive Plan Update. However, our office notes that the Future Land Use Strategy Map designates the frontage of a portion of the Big Road corridor on its southern side, where the subject tract is located, as a "commercial center."

2. We also note that the Historic Resources Map in the Comprehensive Plan Update identifies the Hans Neuss Log Home on the subject tract as a "significant resource." However, the submitted plans do not appear to address whether the structure will be preserved and incorporated into this development. Therefore, it is advisable for the applicant to confirm with municipal officials the status of any historically significant structures on the site.

3. Compliance with the County Comprehensive Plan

1. This submission is generally consistent with the goals and objectives outlined in the County Comprehensive Plan, *Montco 2040*: A Shared Vision. It is important to note that the subject tract is situated within a designated growth area, and according to the land use component of our County Comprehensive Plan, the development is proposed in a section of Montgomery County classified as "suburban residential." We define a suburban residential area as a location that relies on automobiles for transportation and often has extensive landscaping on

individual properties. Furthermore, these areas will feature a variety of housing types, with single-family detached homes being the most prominent type.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) identified key issues during our review that we believe must be resolved before the final plan receives approval.

The applicant intends to provide public sewer and water services for the proposed development located in a township-designated R-40 High-Density Residential area through a new wastewater treatment plant, a pump station, and an on-site water booster station. It is important to note that a "wastewater treatment plant" is not listed as a permitted or special exception use in the R-40 zoning district. Therefore, the municipality will need to address this issue.

Additionally, the permitting process for a new wastewater treatment plant is lengthy. It depends on several factors, such as pump station sizing, plant design, effluent criteria, and the assimilative capacity of the receiving stream. The granting of a permit relies on resolving these issues and any others that may arise during the review process. It is unclear whether the permit process has been initiated; therefore, we believe this land development proposal might be premature. Our office recommends that no approvals for the land development be granted until public water and sewer services are available.

REVIEW COMMENTS

ENVIRONMENTAL/PLANNING MODULE ISSUES

A. Municipal Dedication

1. The planning module submitted with the development proposal ("Sewage Facilities Planning Module for Blantyre Development" prepared by Ebert Engineering, Inc.) lacks a DEP code number and a completed township transmittal letter for new land development. It is unclear whether PA DEP has been notified (through the postcard submission process) of this proposed facility.

2. Part 3 of the Alternatives analysis indicates that the on-site water booster station, sewage pump station, and wastewater treatment plant will be dedicated to Upper Frederick for ownership, operation, and maintenance. Given the magnitude of this responsibility, there should be some indication that the township is willing to accept dedication and support the proposed facility. A complete planning module submission must be provided for county review.

B. Adjacent Sewage Facilities Needs

1. The sizing of the plant and flow calculations do not appear to have been considered regarding the properties near the proposed facility and potential connections beyond the Mennonite Home and the 75 EDUs allocated to the township for their use. Part 2 of the Alternatives Analysis refers to the East Vincent Township zoning and vacant land. However, it is unclear how this is relevant and whether land in Upper Frederick was evaluated for the sewage facility's requirements. Efforts should be made to identify properties that may seek to connect to the facility in the future to ensure that the proposed facility is adequately sized.

C. On-lot Systems

1. Part 5 of the Alternatives Analysis indicates that the township lacks an existing sewage management program for on-lot systems and that most of the township is served by public sewer. Article VII of the township's code, "On-lot Sewage Disposal Systems," establishes the on-lot sewage management program. Furthermore, while most of the township's population may have access to public sewers, most of the township's land area relies on on-lot systems. This proposal should align with the township's on-lot systems management program to identify any problem areas or malfunctioning systems that can be addressed as part of this proposal.

D. EDU Calculation

1. Part 4 of the Project Narrative states that the flow amount per EDU is based on East Vincent Township's figure of 262.5 gpd per EDU. Upper Frederick Township's EDU flow amount should be utilized to calculate flow.

E. Water Service

1. An on-site water booster station is being proposed. However, little detail about the design and yield of the water booster station has been provided. It is unclear whether it will serve only the proposed development or provide water service to the Mennonite Home. Additionally, no information is available regarding the water's yield and storage capacity. This information is essential to ensure that reliable and adequate water service is offered and that the yield is sufficient for firefighting.

2. The proposal will require establishing a community water system. Pennsylvania’s Department of Environmental Protection rules and regulations state that no one may construct or significantly modify a community water system without first obtaining a construction permit from the DEP. Additionally, any wells serving the site will likely need permits from the Delaware River Basin Commission to ensure that the aquifer has sufficient yields and that existing wells in the community are protected.

DESIGN ISSUES

A. Internal Pedestrian Circulation (Blantyre South)

1. The proposed parking lots on the site are organized into “neighborhoods” to create clusters of townhomes throughout the area. While this is commendable, we note that there appear to be no direct circulation routes connecting the neighborhoods and open spaces to each other and to the overall development. This seems incomplete in several aspects. Additionally, it is unclear how visitors can easily navigate this development without adequate signage or other traffic control devices like crosswalks. Our office recommends that the applicant’s engineer reconsider the plan and make the necessary revisions. Internal Pedestrian Circulation (Blantyre South)

B. Off-Street Parking Requirements (Blantyre South)

1. According to information provided in the Parking Plan, the number of parking spaces proposed for this development project at full build-out exceeds what the Upper Frederick Zoning Ordinance requires, specifically under Article XIX. Municipal off-street parking regulations state that two spaces per unit are required for multifamily dwellings and 2.25 spaces are required for townhomes. The submitted plan shows that for multifamily/stacked townhomes on the site, a parking ratio of 2.5 spaces per unit will be utilized. To mitigate land development impacts from excessive parking and impervious coverage, the MCPC advocates for a site parking capacity that meets, but does not surpass, the minimum local zoning requirements. Therefore, we recommend that the applicant provide justification to the Township for its projected parking needs. Revisions or modifications to the final plan may be necessary.

C. Off-Street Parking Facilities/ADA Access

1. It appears that no information has been provided regarding the Parking Plan for reserved parking stalls for individuals with disabilities. The parking areas within this planned development should offer residents the required number of ADA-compliant parking spaces in line with federal ADA standards. The applicant’s engineer should update the plan accordingly to display the required ADA-compliant parking spaces on the plan and ensure that all applicable standards are met.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMPLIANCE

A. General Requirements Applicable to all Subdivision and Land Development Plans, § 240-7.

1. The township’s SALDO mandates that the plan be clearly and legibly drawn to a scale not exceeding one inch equals 50 feet. However, if the parcel being subdivided is five acres or larger, the plan may be drawn to a scale not exceeding one inch equals 100 feet (Section 240-7.A(1)). Several plans in the Blantyre South plan set seem to be drawn at scales of one inch

equal to 120 feet or one inch equal to 150 feet.

2. A provision in the ordinance requires that the plan delineate “prime farmland and farmland of statewide importance” (Section 240-7.C.(2).(e)). The submission does not seem to meet this requirement.

B. Principles, General Requirements and Minimum Design Standards, § 240-17.

1. Historic structures are present on the subject tract. The Subdivision and Land Development Ordinance requires that applicants preserve scenic points, historic sites, and other community assets and landmarks whenever possible (Section 240-17.B). It is unclear whether these buildings will be retained and/or integrated into this development project. Clarification may be needed.

C. Service Drives; Alleys; Driveways; and Parking Areas, § 240-20.

1. Township standards stipulate that driveways must be positioned to prevent risks to roadway traffic. Driveways should be situated at least 40 feet from a road intersection, unless the lot width for the zoning district makes this impractical (240-20.A.(2).(a).[1]). The plan fails to meet this requirement; several corner lots on Road ‘A’ and Road ‘D’ within the proposed Blantyre North development seem to have driveways positioned less than the required 40-foot minimum distance.

D. Sidewalks and Curbs, § 240-21.

1. The municipality requires that sidewalks be installed along all roads in the R-30, CB, Cluster, and Planned Residential Zoning Districts, except where the Board of Supervisors determines they are unnecessary for public safety and convenience (Section 240-21.A.1). We note that this regulation is not fully met; several areas (near ‘Open Space Parcel B’/Blantyre North, near ‘Open Space Parcel C’/Blantyre South, and a section of Road ‘C’/Blantyre South) show no sidewalks being proposed. Amendments to the plans may be needed.

2. As stated in the SALDO, crosswalks not less than 10 feet in width and with concrete or asphalt paving not less than four feet wide may be required where necessary to provide access to schools, churches, parks, and commercial areas (Section 240-21.A.4). It appears that no crosswalks are delineated or proposed for this development. The plan should be revised accordingly.

E. Natural or Historic Feature Preservation/Tree Preservation, § 240-36.

1. According to the SALDO, all trees with a caliper of six inches or more at breast height should not be removed unless they fall within the proposed right-of-way line of a road or are impractical for development. When retention is not feasible, relocating significant plant material should be encouraged (Section 240-36.B). It is unclear whether the plan adheres to this requirement. Information regarding the size of existing trees may be incomplete.

ZONING ORDINANCE COMPLIANCE

F. Refuse Collection Facilities, § 285-51.

1. According to the Zoning Ordinance, in all zoning districts where land is developed for nonresidential uses, the applicant must provide refuse collection facilities inside the building(s) or within an area enclosed by walls or opaque fencing. Additionally, these facilities should be architecturally compatible with the building(s) (Section 285-51.A). It appears there is no designated refuse area indicated on the plan for the proposed Blantyre South Clubhouse. The applicant's engineer should clarify how refuse storage and pickup will be handled on-site.

G. Open Space Regulations, § 285-53.

1. The plans must comply with all applicable regulations specified in the section of the Zoning Ordinance mentioned above. We rely on the Township Engineer to assess whether the information presented in the Open Space Plan data tables for this planned development is calculated accurately.

2. Municipal open space standards also require that preserved open space areas include sufficient perimeter parking as necessary, particularly in designated public recreation areas (Section 285-53.B.(4)). Plan amendments showing additional off-street parking areas may be required.

3. Our office notes that the Zoning Ordinance defines open space to include the Riparian Corridor Conservation Area. The RCC area must be vegetated according to § 240-37F(6), Riparian Corridor Conservation District Vegetation Requirements, of the Subdivision and Land Development Ordinance (Section 285-53.B.(8)).

H. Accessory Uses, § 285-62.

1. A clubhouse recreation facility is proposed as part of the Blantyre South development. Our office notes that the Zoning Ordinance specifies in its regulations governing accessory uses that any building not listed in Subsections A through D of Section 285-62, used as an accessory and exceeding 1,200 square feet in total floor area, shall require a special exception from the Upper Frederick Zoning Hearing Board.

I. Neighborhood Design Standards, § 285-91.

1. Open space requirements in the Zoning Ordinance mandate that neighborhoods with ten or more residential lots provide open space areas, which may include a "parklet," "landscaped island," or "village green" (Section 285-91.M). The submitted plans do not detail these open space areas' intended uses or functions. The applicant's engineer should provide the necessary information to ensure compliance with these open space standards.

2. Additionally, the plan must comply with the township's standards for neighborhood

recreation areas, which require that these areas be provided at a rate of 4,000 square feet per lot, with a minimum of 40,000 square feet per neighborhood, suitable for active, noncommercial recreation use adjacent to the neighborhood (Section 285-91.N). Proposed active recreation areas should be clearly delineated on the plans to demonstrate compliance with this requirement.

J. Density and Dimensional Standards, § 285-94.

1. Setback requirements state that the outer boundaries—defined as the outer edge of lots that border open land or roads adjacent to the fronts of those lots—of all neighborhoods must maintain a minimum setback of 150 feet from active recreation areas such as courts or playing fields (Section 285-94.C.(7)). The applicant's engineer should revise the plans accordingly to specify all proposed active recreation areas within this development to ensure compliance.

K. R-40 High-Density Residential District/Special Exception Uses, § 285-110.

1. A wastewater treatment plant and pump station are proposed in Open Space area 'J' as part of the planned Blantyre South development. The MCPC indicates that the "wastewater treatment plant" is not listed as a permitted or special exception use in the R-40 zoning district. We defer to the Township Solicitor to appropriately determine this matter. Action by the Zoning Hearing Board may be necessary.

L. SSC Steep Slope Conservation District/Special Exceptions, § 285-129.

1. According to the submitted Utility Plan, proposed water and sewer mains will cross areas of steep slope, as defined by the Zoning Ordinance (Section 285-129.B.(3)). A special exception will be necessary.

MISCELLANEOUS

A. Highway Occupancy Permit

1. As depicted in the submitted plans, the construction of new access drives along Big Road (SR 073), a state road managed by PennDOT, is proposed. While we acknowledge that a Transportation Impact Study (TIS) has been prepared for this planned project ("Transportation Impact Study Blantyre Residential Community" prepared by Heinrich & Klein Associates, Inc.), we rely on the Township Engineer to collaborate with the applicant's representatives and PennDOT regarding any concerns related to a highway occupancy permit.

2. The Pennsylvania Department of Transportation requires that "municipalities are invited and encouraged to participate in the review of HOP applications within their jurisdictions." In addition, "municipalities are asked to coordinate subdivision and land development approvals with the District Permit Office."

CONCLUSION

The MCPC recommends that the municipality review the issues raised in this letter before making a final decision.

Please note that the review comments and recommendations contained in this report are advisory to the municipality, and the municipality will make the final disposition for the approval of any proposal.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature before recording with the Montgomery County 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 (*#25-0018-001*) on any plans submitted for final recording.

Sincerely,

Kevin Chavous

Kevin Chavous, ASLA, SITES AP, LEED AP, WELL AP, CNU-A, AICP CUD
Design Planner
610.278.3731 e mail kevin.chavous@montgomerycountypa.gov

c: Blantyre, LLC, Applicant
STA Engineering, Applicant's Engineer
Vicki Kushto, Esq., Township Solicitor

Attachments: 1) Site Plan North; 2) Site Plan South; 3) Aerial Photo



RECORDING ACKNOWLEDGEMENTS

OWNER STATEMENT OF INTENT

ACKNOWLEDGMENT OF OWNER'S STATEMENT OF INTENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS ____ DAY OF _____, 20__, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ OF BLANTYRE, LLC, A LIMITED LIABILITY COMPANY, TO ME KNOWN, WHO ACKNOWLEDGED THAT HE WAS AUTHORIZED TO DO SO, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING PLAN AS OWNER, AND DESIRED THAT SAME BE RECORDED ACCORDING TO LAW.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

APPROVED BY THE BOARD OF SUPERVISORS OF UPPER FREDERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AT A MEETING HELD ON THE ____ DAY OF _____, 20__.

APPROVED BY THE UPPER FREDERICK TOWNSHIP PLANNING COMMISSION ON THE ____ DAY OF _____, 20__.

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____, 20__.

MCPC No.

PROCESSED AND REVIEWED REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED ON THIS DATE _____

MONTGOMERY COUNTY PLANNING COMMISSION

WATERS/WETLANDS CERTIFICATION

WATERS & WETLANDS CERTIFICATION

I, DO HEREBY CERTIFY THAT THE DELINEATION OF THE WATERS & WETLANDS SHOWN ON THIS PLAN IS IN ACCORDANCE WITH THE STANDARDS OF MY FIELD INVESTIGATION AND THAT I HAVE DETERMINED THESE LIMITS BASED UPON THE U.S. CORPS OF ENGINEERS GUIDELINES.

DATE _____ REMA CONSULTANTS, LTD.

SURVEYOR'S CERTIFICATION

I, CLIFFORD T. STOUT, P.L.S., HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY S.T.A. ENGINEERING, INC. THAT THE MONUMENTATION SHOWN HEREON EXISTS AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

BY: S.T.A. ENGINEERING INC.
CLIFFORD T. STOUT, P.L.S.
PA REGISTRATION NO. SU-4

S.T.A. PLAN ORIGINATION DATE: SEPT. 1, 2024

OVERALL SUBDIVISION PLAN – RECORD SHEET 1 OF 6

FOR

BLANTYRE NORTH

PREPARED FOR

BLANTYRE, LLC

ITS STAFF IN

UPPER FREDERICK TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

S T A
Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1"=100'	J.A.C.	S.A.R.	2 OF 58
	PROJECT 5959	DWG FILE 5959SUB	

ACT 50 UTILITY NOTE

811

LEGEND

- ADJOINING OWNERS
- SETBACK LINES
- TOWNSHIP LINE
- ZONING LINE
- EXISTING STREAM
- RIPARIAN CORRIDOR (ZONE 1)
- RIPARIAN CORRIDOR (ZONE 2)
- RIPARIAN CORRIDOR (ZONE 3)
- EXISTING EDGE OF ROAD
- EXISTING CENTERLINE
- 15% OR GREATER STEEP SLOPES
- DELINEATED WETLANDS
- EASEMENTS

BIG ROAD S.R. 0073

HEMBACH ROAD

COLONIAL ROAD

ROAD A

ROAD B

ROAD D

UNT To Swamp Creek (Intermittent Stream)

UNT To Swamp Creek (Perennial Stream)

KEY MAP 1"=800'

SHEET 04 · SHEET 05 · SHEET 06 · SHEET 07 · SHEET 08 · SHEET 09 · SHEET 10

RECORDING ACKNOWLEDGEMENTS

MCPC No.

PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED ON THIS DATE _____

MONTGOMERY COUNTY PLANNING COMMISSION

WATERS/WETLANDS CERTIFICATION

WATERS & WETLANDS CERTIFICATION

I, DO HEREBY CERTIFY THAT THE DELINEATION OF THE WATERS & WETLANDS SHOWN ON THIS PLAN IS A CORRECT AND TRUE PRESENTATION OF MY FIELD INVESTIGATION AND THAT I HAVE DETERMINED THESE LIMITS BASED UPON THE U.S. CORPS OF ENGINEERS GUIDELINES.

DATE _____ SOSKA CONSULTANTS, LTD

SURVEYOR'S CERTIFICATION

I, CLAYTON T. STEVE, P.L.S., HEREBY CERTIFY THAT ON THIS REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN EXISTS AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

BY: S.T.A. ENGINEERING INC.
CLAYTON T. STEVE, P.L.S.
PA REGISTRATION NO. 3302-A

SITE

SITE LOCATION MAP 1"=2000'

GRAPHIC SCALE

SITE STATISTICS

1. SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:

UPPER FREDERICK TOWNSHIP
A. TAX PARCEL NO. 63-00-02233-00-1)
AND
B. TAX PARCEL NO. 63-00-02234-00-4)
C. TAX PARCEL NO. 63-00-02235-00-1)
D. TAX PARCEL NO. 63-00-02236-00-7)
E. TAX PARCEL NO. 63-00-02237-00-1)
F. TAX PARCEL NO. 63-00-02238-00-7)
G. TAX PARCEL NO. 63-00-02239-00-1)
H. TAX PARCEL NO. 63-00-02240-00-7)

2. RECORDED DEED DATA IS AS FOLLOWS:

BEING THE SAME PREMISES WHICH BY DEED DATED _____ AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA IN DEED BOOK 6344, PAGE 00073

3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:

HEMBACH GROUP DEVELOPMENT LLC
101 WEST MAIN ROAD
NEW ROAD, PA 19540

4. NAME AND ADDRESS OF THE EQUITABLE OWNER OF THE SUBJECT TRACT:

BLANTYRE, LLC
101 WEST MAIN ROAD
NEW ROAD, PA 19540

5. AREA STATISTICS

TOTAL TRACT AREA = 70.828 AC.

OVERALL SUBDIVISION & LAND DEVELOPMENT PLAN
RECORD SHEET 1 OF 12

BLANTYRE SOUTH

BLANTYRE, LLC

UPPER FREDERICK TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

STA
Civil Engineers · Land Surveyors
2409 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT NUMBER	PLAN SHEET NUMBER
1"=150	J.A.C.	S.A.R.	2 of 95
	59969	59969LD	



Blantyre North and South
MCPC#250018001

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/plan.com

Aerial photography provided by Nearmap

0 300 600 1,200 Feet

N