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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

March 18, 2025

Tamara Twardowski, Borough Manager
Collegeville Borough
491 E. Main Street
Collegeville, PA 19426

Re: MCPC #25-0058-001
Plan Name: 325 E. Ninth Avenue
(4.47-acre lot)
Situate: E. Ninth Avenue
Collegeville Borough

Dear Ms. Twardowski,

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 10, 2025. We forward this letter as a report of our review.

BACKGROUND

Ursinus College is proposing to subdivide a 4.47-acre parcel located at 325 E. 9th Avenue into one 1.85-acre parcel (Parcel A), and one 2.62-acre parcel (Parcel B). Proposed Parcel A has an existing two-story dwelling with associated accessory structures and proposed Parcel B has an existing stormwater basin. Parcel B is proposed to be merged with the adjoining parcel owned by the college. The site is located in the R-1 Low Density Residential district and is served by public water and sewer.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with the county's comprehensive plan, as well as the Central Perkiomen Valley Regional Comprehensive Plan.

CONCLUSION

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 25-0058-001 on any plans submitted for final recording.

Sincerely,

Naomi Crimm

Naomi Crimm, Senior Community Planner
naomi.crimm@montgomerycountypa.gov – 620-378-3748

c: Terri Albertson, Applicant
Rebecca Geiser, Borough Solicitor
David Leh, Borough Engineer
Charles Faulkner, Collegeville Planning Commission Chair

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

ATTACHMENTS A & B



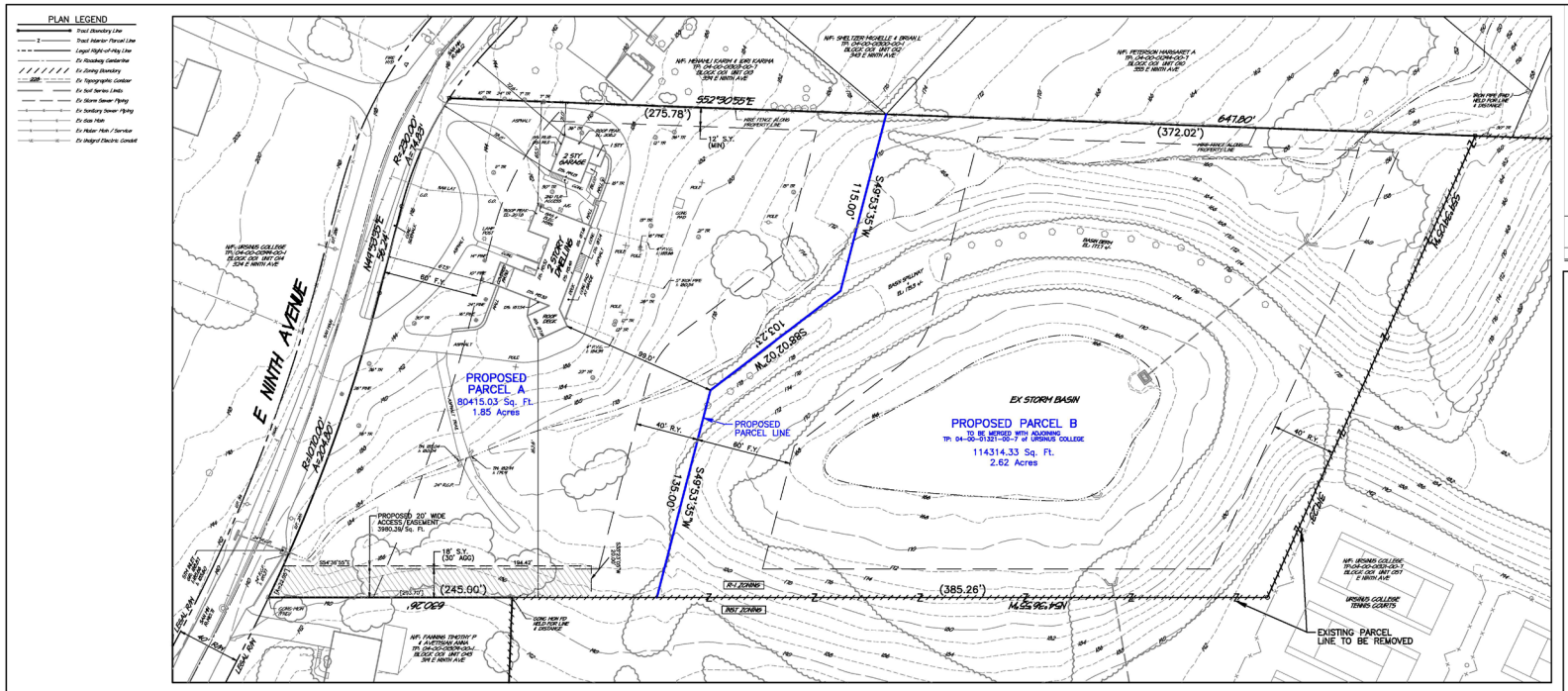
325 E. Ninth Avenue
MCPC#250058001

Montgomery County Planning Commission

0 50 100 200 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



GENERAL PLAN NOTES

EXISTING FEATURES AND SURVEY NOTES:

1. A metes and bounds survey has not been performed in the preparation of this plan. This plan was prepared using deeds, plans, and other data found and was prepared from documents of record. This property may be subject to additional rights of others that might be listed in a Title Report.
2. A topographic and existing features survey was performed for this site by Woodrow & Associates, Inc. Site elevation datum is referenced per note 5.c. below. Site Benchmark for this project is an existing sanitary sewer manhole located within E. 9th Ave. having a rim elevation of 227.12. This survey was prepared during the month of June 2017.
3. This plan was prepared utilizing the following references:
   a. Tax maps and deeds of record as obtained from the Montgomery County Recorder of Deeds and Tax Assessors Offices, Norristown, PA.
   b. Existing Site characteristics and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (http://websoilsurvey.sc.egov.usda.gov/) unless otherwise noted.
   c. Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum. Flight date was Spring 2008, updated by 2foot Flight 2010.
   d. Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated June 19, 2024, updated Oct. 23, 2024.
4. There has been no field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Wetland Soils at the time of the site survey.
5. This site is located within Flood Plain Zone 'X' (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42196D-0376G, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
6. All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.paonecall.org.
7. Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. Information pertaining to: size, location, depth, etc. of subsurface utilities was obtained from the utility owners and/or from plans of record, if available. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility information is complete or exactly depicted locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
8. Subject property is Zoned R-1 RESIDENTIAL Zoning as noted on the official Zoning Map.

BASE DEVELOPMENT NOTES:

9. The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
10. Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
11. Legal rights-of-way width are per deed information. Ultimate rights-of-way width were derived from municipal ordinances. The area between the project Title Line and the Ultimate Rights-of-Way is/are hereby granted in perpetuity for dedication to the agency having jurisdiction over said right-of-way at time of dedication.
12. This project shall be served by public sanitary sewer by CTJMA and water services by CTJMA .
13. Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawn or outside low ground cover.
14. Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
15. Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this township, and as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township and/or its agents shall have the right of access to any and all of these facilities at any time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.

ZONING and SITE DATA SCHEDULE

Zoning District: R-1 LOW DENSITY RESIDENTIAL

Item	Section	Requirement	Plan Provided PARCEL A		Plan Provided PARCEL B
Permitted Use	680-84.A	Single-Family Detached Dwelling	Single-Family Detached Dwelling		VACANT
(Min) Lot Area	680-85.A	20,000 Sq. Ft.	80,415.03 Sq. Ft.		114,314.33 Sq. Ft.
(Min) Lot Width	680-85.B	100 Ft. at Bldg Line	338.5 Ft.	[X]	348.3 Ft.
(Max) Building Coverage	680-85.C	20 % of Lot Area	3.48 % (2796 Sq. Ft.)		N/A Lot to remain Vacant
(Max) Impervious Coverage	680-85.D	35 % of Lot Area	14.49 % (11648 Sq. Ft.)		N/A Lot to remain Vacant
(Min) Front Yard	680-85.E(1)	60 Ft.	67.5 Ft.	[X]	>60 Ft.
(Min) Side Yard	680-85.E(2)	30 Ft. | 12 Ft.	182.6 Ft. / 65.5 Ft.	[X]	>30 Ft. | 12 Ft.
(Min) Rear Yard	680-85.E(3)	40 Ft.	99.0 Ft.		>40 Ft.
(Max) Building Height [1]	680-86	35 Ft. (Principal) | 15 Ft. (Accessory)	17 Ft.± (Gable) 17 Ft.± (Garage)	[X] [X]	<35 Ft. (Principal) | <15 Ft. (Accessory)
(Min) Parking Quantity	680-73	2 Spaces per Dwelling	2+ Spaces		N/A Lot to remain Vacant

[1] Bldg Height: Vertical distance measured from average elevation of the existing grade at the location of the building to the highest point of a flat, mullaew, gabriel or mansard roof, or for gable or No roofs to the mean height between the eaves and ridge, or between the highest and lowest points of the roof. Chimneys, spires, towers, mechanical penthouses, tanks, and similar projections not intended for human occupancy shall be excluded.

[X] Existing Condition to Remain (on Parcel A)

THIS PLAN IS FOR A MINOR (2 PARCEL) LOT SUBDIVISION. NO IMPROVEMENT ARE PROPOSED WITH THIS APPLICATION.

PARCEL A IS PROPOSED TO REMAIN AS TP 04-00-01306-00-4 (aka 325 E NINTH AVE).

PARCEL B IS PROPOSED TO BE CONSOLIDATED WITH THE MAIN URSINUS COLLEGE CAMPUS TP 04-00-01321-00-7

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this the _____ day of _____, before me, a Notary Public for the Commonwealth of Pennsylvania, personally appeared _____, known to me (or satisfactorily proven) to be _____ of URSINUS COLLEGE, and that he/she as such authorized agent, acknowledges that he/she executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as _____.

In witness whereof, I hereunto set my hand and official seal.

Notary Public: _____

My commission expires on: _____

OWNER'S CERTIFICATE:

_____, undersigned, on behalf of Ursinus College, has laid out upon its land situate in the Borough of Collegeville, Montgomery County, PA, certain lots according to the accompanying plan which is intended to be recorded.

_____ Date Signed: _____

RECORDER OF DEEDS

Recorded in the Montgomery County Court House in Norristown, Pennsylvania this _____ day of _____, 20____, in Plan Book _____, Page _____.

Recorder of Deeds: _____

MCPC No.:

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date: _____

_____ For the Director

Montgomery County Planning Commission

BOROUGH COUNCIL:

Approved on this, the _____ day of _____, 20____, by the Borough Council of Collegeville Borough, Montgomery County, PA.

ATTEST: _____ Date Signed: _____
Signature, President

_____ Date Signed: _____
Signature, Secretary

BOROUGH ENGINEER:

Reviewed by the Borough Engineer of Collegeville Borough, Montgomery County, PA.

ATTEST: _____ Date Signed: _____
Borough Engineer

REVISIONS

PROJECT SERIAL NUMBER FOR DESIGN: 2019 2982385-000 October 25, 2019

Pennsylvania 811

Parcel Information:
N/F: URSINUS COLLEGE
325 EAST NINTH AVE
TP 04-00-01306-00-4
Block 001 Unit 015
TRACT AREA: 194,729.36 Sq. Ft. (4.470A Acres)

Applicant:
URSINUS COLLEGE
P.O. Box 1000
Collegeville, PA 19426

Scale in Feet (1" = 30')

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WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
109 Main Street, Suite 201 Harleysville, PA 19438
Phone: (215) 513-5566 Fax: (215) 513-5568 www.Woodrowinc.com
COLLEGEVILLE BOROUGH - MONTGOMERY COUNTY - PENNSYLVANIA

RECORD PLAN for MINOR SUBDIVISION 325 EAST NINTH AVENUE

Layer List: D12-SH01_Record
Job No: 11-1103 D
Plan Date: NOV. 13, 2024
Sheet No: 1 of 1