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MONTGOMERY COUNTY
PLANNING COMMISSION

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

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

Date: April 22, 2025

E.J. Mentry
Lower Providence Township
100 Parklane Dr
Eagleville PA 19403

Re: MCPC #25-0071-001
Plan Name: BrightView Minor Subdivision
(1 lot existing; 2 lots proposed comprising 20.35 gross acres)

Situate:
400 N Park Ave
Norristown PA 19403
Lower Providence Township

Dear Mr. Mentry:

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 27, 2025. We forward this letter as a report of our review.

BACKGROUND

The subject parcel, 43-00-10549-00-1, lies fully within the township's R-2 zoning district. The applicant, BrightView Companies, LLC, proposes to subdivide said parcel to create two lots: Proposed Lot 1 (west lot) measures 217,894 sf (net) or 5.002 ac; proposed Lot 2 (east lot) measures 631,045 sf (net) or 14.487 ac. The site is minimally developed, with some small structures, surface parking on the west side, and a topsoil business on the east side. No waivers are requested and no new development is proposed with the current submission.

COMMENTS

The Montgomery County Planning Commission (MCPC) has reviewed the applicant's proposal. We have no comments.

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 (#25-0071-001) on any plans submitted for final recording.

Sincerely,



Austin Mosby
Planner I
Montgomery County Planning Commission
(610) 278-3529
austin.mosby@montgomerycountypa.gov

c: Laura Brown, Applicant Representative
Donald J. Bara, PLS
Michael Mrozinski, Lower Providence Township
Susan LePenta, Chair, Lower Providence Township Planning Commission

ATTACHMENTS

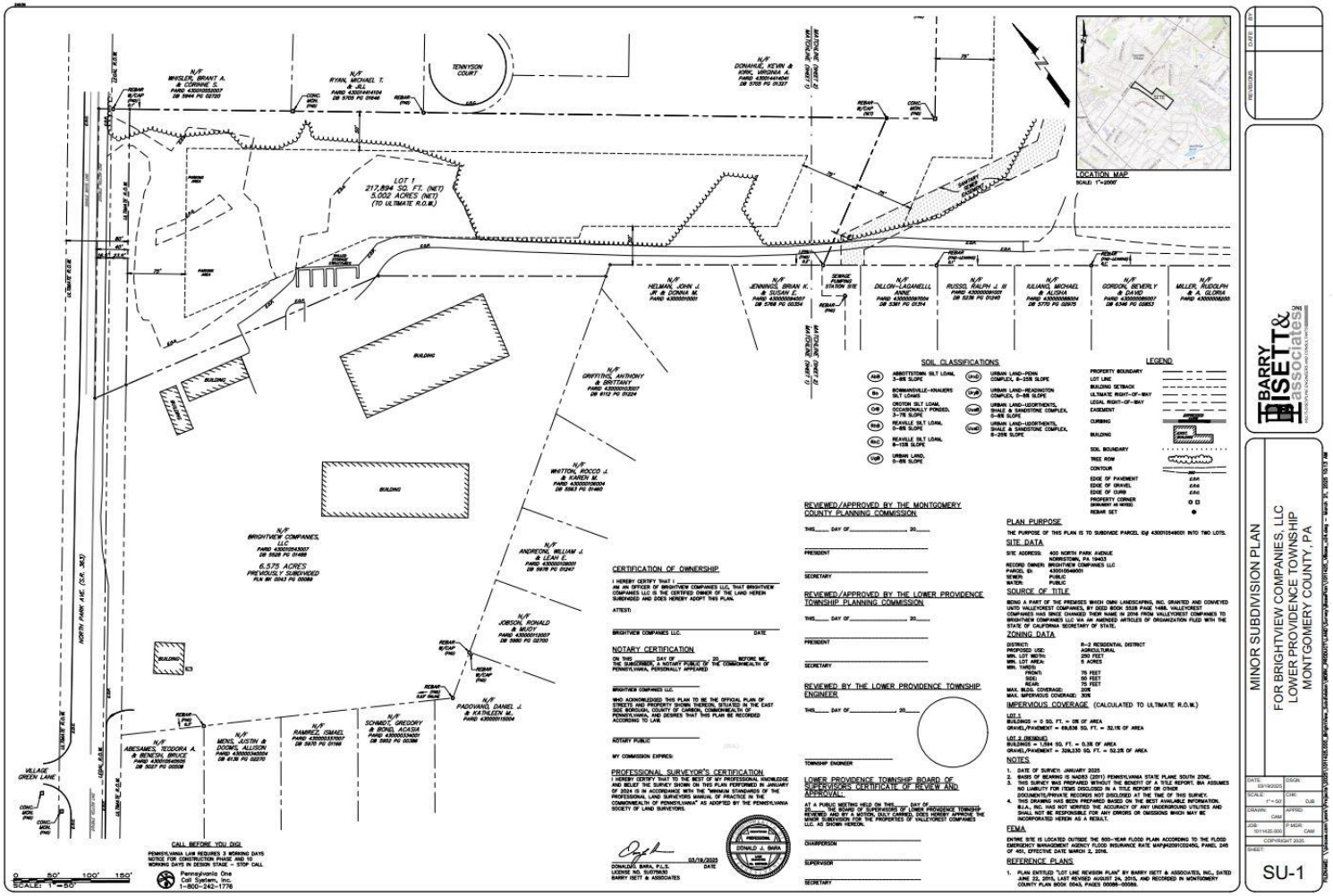


Brightview Minor Subdivision
MCPC#250071001

Montgomery County Planning Commission

0 150 300 600 Feet

N


LOCATION MAP
SCALE: 1"=2000'
LOT 1
217,894 SQ. FT. (NET)
5.002 ACRES (NET)
(TO ULTIMATE R.O.W.)
6.575 ACRES
PREVIOUSLY SUBDIVIDED
PLN BK 0043 PG 00088
BRIGHTVIEW COMPANIES, LLC
PARID 43001054307
DB 5528 PG 01488
TENNYSON COURT
NORTH PARK AVE. (SR. 363)
VILLAGE GREEN LANE
SOIL CLASSIFICATIONS
LEGEND
CERTIFICATION OF OWNERSHIP
NOTARY CERTIFICATION
PROFESSIONAL SURVEYOR'S CERTIFICATION
REVIEWED/APPROVED BY THE MONTGOMERY COUNTY PLANNING COMMISSION
REVIEWED/APPROVED BY THE LOWER PROVIDENCE TOWNSHIP PLANNING COMMISSION
REVIEWED BY THE LOWER PROVIDENCE TOWNSHIP ENGINEER
LOWER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS CERTIFICATE OF REVIEW AND APPROVAL
PLAN PURPOSE
SITE DATA
SOURCE OF TITLE
ZONING DATA
IMPERVIOUS COVERAGE (CALCULATED TO ULTIMATE R.O.W.)
NOTES
FEMA
REFERENCE PLANS
CALL BEFORE YOU DIG!
Pennsylvania One Call System, Inc. 1-800-242-1776
SCALE: 1"=50'
MINOR SUBDIVISION PLAN
FOR BRIGHTVIEW COMPANIES, LLC
LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PA
BARRY ISETT & associates
SU-1