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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 11, 2025

Ms. Brianna Costira, Planning Administrator
Limerick Township
646 West Ridge Pike
Limerick, Pennsylvania 19468

Re: MCPC #25-0103-001
Plan Name: Hawthorne Square
(4 lots comprising 8.32 acres)
Situate: South Limerick Road (east)/West Ridge Pike (south)
Limerick Township

Dear Ms. Costira:

We have reviewed the above-referenced subdivision/land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 14, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, W.B. Homes Land Acquisitions, LP, proposes to reconfigure four parcels in the township's Village Commercial (VC) Zoning District to accommodate a 52-unit townhome development located behind the existing structures that are located along West Ridge Pike. Each of the four existing parcels are approximately 675 feet deep. Lots 1, 2 and 3, as identified on the plan post-subdivision, will be shortened to a depth of approximately 250 feet each. The remaining land will be consolidated into Lot 4, which will be comprised of the easternmost parcel and the remaining land from the original Lots 1, 2 and 3. Two 2-story buildings, a shed, and a wooden fence will be demolished and all asphalt on the easternmost parcel will be removed.

Two access easement areas are identified, one for Road A, the main access into the residential development, and one that will provide access to the parking lot on Lot 1, and that will serve as the Emergency Access into the residential development.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified a number of key issues that we believe should be resolved prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

STORMWATER MANAGEMENT

A. Tree Plantings in Stormwater Control Measures (SCM) - It appears that the trees to be planted in the basin of SCMs 1 and 3, and around the perimeter of SCM 2, are canopy trees, which have extensive and deep root systems that could affect the functioning of the system. Understanding that naturalization of basins is a recommended practice, we ask the Township Engineer to determine whether the tree species proposed are appropriate for these sites, with consideration of potential damage to the PVC underdrain pipes that underlie SCMs 1 and 3.

B. Operations and Maintenance Plan - Note 19 on Plan Sheet 5 indicates that a homeowner's association (HOA) will be responsible for the "perpetual maintenance of all permanent stormwater management facilities and Best Management Practices (BMPs) located within their respective lot boundaries outside of any dedicated public street rights of way or easements. Lot 1 is not part of the HOA, but it is part of the overall stormwater management system that drain to the underground stormwater basin. We recommend that a cross-access easement for stormwater management maintenance be executed between the owner of Lot 1 and the HOA.

C. Lot 1 Drainage - As noted above, Lot 1 drains to the SCMs on Lot 4, which is under separate ownership. To ensure that the runoff from Lot 1 is being managed and that the SCMs on Lot 4 are sized appropriately to accommodate the runoff from the adjacent lots, we ask the Township Engineer to confirm that the flows being contributed from Lot 1 are included in the calculations for the SCMs on Lot 4.

DESIGN

A. Central Island - The plan proposes to site two townhouses on the southeast end of the island in the center of the development. The remainder of the island is to be used for underground detention and on-street parking. We believe that the island space would function better as a community amenity if it served entirely as a central green space. By removing the dwellings from this location, the space could be designed to accommodate a tot lot, benches, additional street parking, and street trees, which would benefit the future residents by providing them with a pleasant outdoor space.

B. Configuration of Driveways and One-Car Garage Units - On Sheet 14, the developer notes that the street trees that were required along Road A were spread throughout the site due to separation issues with utilities in front of the townhouse units. The current configuration of unit blocks with one-car garages could better accommodate space for street trees and utilities if the garages were located adjacent to each other with shared driveways for each grouping of two units. Doing so would consolidate the small strip yard areas that are proposed for each unit into a single larger space that could be planted with an appropriate-sized street tree. Also, the space between sets of driveways would be large enough to accommodate an on-street parking space. We recommend that the Township require accommodations to ensure that street trees are incorporated along Road A and Road B.

C. Road A Configuration - Road A, and the sidewalks adjacent to it feature right-angled corners. While this design accommodates additional units, it is not as accommodating for street maintenance activities like plowing. It also contributes to additional impervious pavement and associated runoff. Further, it is easier to navigate a stroller or mobility devices around a curve. We suggest that the Township consider asking the applicant to incorporate curved corners that will better accommodate the needs of the future residents.

STREET TREES

MCPC appreciates the robust buffer around the perimeter of the development. However, these trees are not prominent and there are few street trees proposed due to conflicts with utilities, as noted on Sheet 14. Street trees provide a variety of environmental benefits, including infiltration of stormwater runoff, providing shade during hot sunny days, and contributing to a community's aesthetics. For the benefit of the future residents of this community, we ask the Township to consider requiring the applicant to provide additional street trees within the development.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal, but we believe that our suggested revisions will better achieve Limerick Township's objectives for redevelopment.

Please note that the review comments and recommendations contained within 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 #25-0103-001 on any plans submitted for final recording.

Sincerely,

Donna Fabry, CFM, Principal Open Space Planner
donna.fabry@montgomerycountypa.gov – 610-278-3445

c: Justin Strahorn, W. B. Homes, Inc., Applicant
Daniel Kerr, Twp. Manager
Greta Martin Washington, Twp. Dir of Community Plng./Zoning Officer
Emily Niskala, Twp. Zoning Coordinator
Charles Haring, Chrm., Twp. Planning Commission
Timothy Haas, Asst. to Twp. Manager

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

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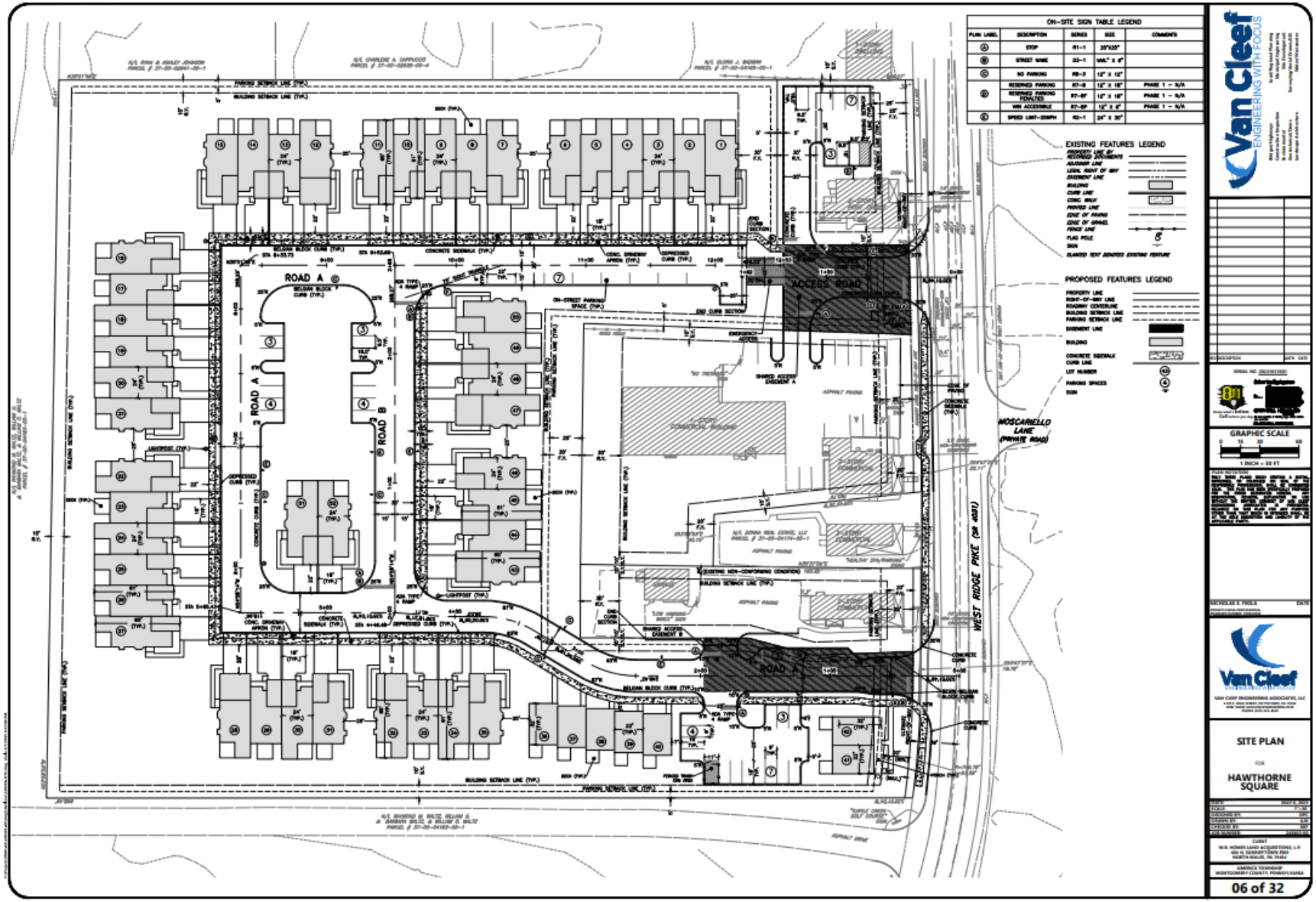
Hawthorne Square
MCPC#250103001

Montgomery County Planning Commission

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www.montcopa.org/plancom
Aerial photography provided by Nearmap


ON-SITE SIGN TABLE LEGEND
EXISTING FEATURES LEGEND
PROPOSED FEATURES LEGEND
ROAD A
ROAD B
ACCESS ROAD
MOSCARIELLO LANE (PRIVATE ROAD)
WEST RIDGE PIKE (SR 4001)
GRAPHIC SCALE
1 INCH = 30 FT
SITE PLAN
HAWTHORNE SQUARE
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