MONTGOMERY COUNTY
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Montgomery County
Planning Commission

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

May 26, 2026

Mr. Geoffrey Grace, Director of Planning and Zoning
Upper Providence Township
1286 Black Rock Road
Phoenixville, Pennsylvania 19460

Re: MCPC #26-0113-001
Plan Name: 1348 Township Line Road Subdivision
(6 lots comprising 8.05 acres)
Situate: West Ridge Pike (NE)/East Linfield Trappe Road (SW)
Upper Providence Township

Dear Mr. Grace:

We have reviewed the above-referenced subdivision/land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 27, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Arden Reserve, LLC, proposes to construct a 6-lot residential community on a 400-foot cul-de-sac. This proposed residential development is 8.05 acres in the R-1 Residential - Agricultural District (PAR ID 61-00-05047-00-4). A single-family detached home will be placed on each lot. This residential community will have public water and private on-lot sewage disposal.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area on its Development Potential map as Rural Resource Area – Undeveloped Land, and on its Future Land Use map as Rural Resource Area. As this request is for a single-family home residential development, the Montgomery County Planning Commission (MCPC) finds this project to be inconsistent with the goals and objectives established in the County's comprehensive plan.

Upper Providence Township shows this land in its Proposed Land Use map from the *2010 Comprehensive Plan-Adopted 2024* as being single-family detached. MCPC believes that this project is compatible with the township's expressed intent

RECOMMENDATION/COMMENTS

Based on *Montco 2040*, MCPC generally supports the applicant's proposal but notes:

1. **STORMWATER:** MCPC recommends that an operations and maintenance agreement be signed by the applicant with the township for the maintenance of the underground detention basin. Too often after these facilities are constructed the maintenance of them is forgotten.

2. **DESIGN PLANS:** MCPC recommends that a secondary septic site be designated in case the primary septic field eventually malfunctions and an alternative site is required. This will assure the site always has septic service.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's subdivision proposal contingent on the township's approval.

Please note that the recommendation contained in this report is advisory to the municipality and the municipality will make final disposition of 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 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 26-0113-001 on any plans submitted for final recording.

Sincerely,

Laureen G. Sendel-Grant, Principal Transportation Planner II
610-278-3734 – laureen.sendel-grant@montgomerycountypa.gov

c: Arden Reserve LLC, Applicant, info@delgrippo.com
Michael Clement, Wisler Pearlstine LLP, Applicant's Representative
Thomas Wright, Chair, Township Planning Commission
Tim Tieperman, Township Manager

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



Arden Reserve
MCPC#260113001

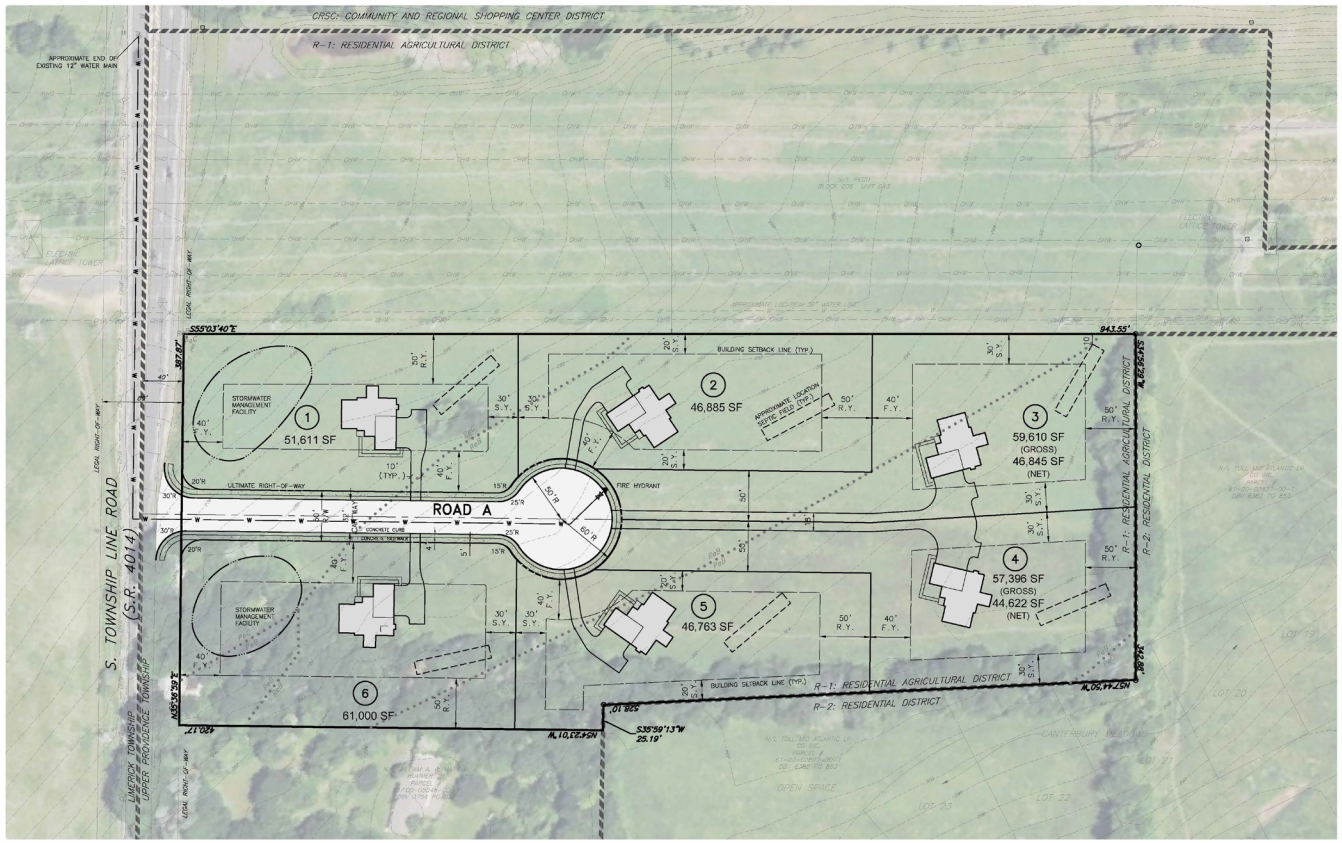
Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning

Aerial photography provided by Nearmap





LOCATION MAP
SCALE: 1"=2,000'

EXISTING FEATURES LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- PROPERTY LINE
- ADJOINER LINE
- LEGAL RIGHT OF WAY
- ZONING LINE
- RSKD CENTERLINE
- EDGE OF PAVING
- FENCE LINE
- WATER MAIN
- FIRE HYDRANT
- WATER VALVE
- OVERHEAD WIRES
- UTILITY POLE
- SOILS
- SLANTED TEXT DENOTES EXISTING FEATURE

PROPOSED FEATURES LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- ULTIMATE R.O.W.
- ROAD CENTERLINE
- LOT NUMBER
- WATER MAIN
- CURB
- CONCRETE SIDEWALK

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS FROM A FIELD SURVEY BY VAN CLEEF ENGINEERING, INC PERFORMED IN SEPTEMBER, 2025.
2. OFFSITE TOPOGRAPHY IS SHOWN FROM GEOSPACIAL DATA FROM THE COUNTY OF MONTGOMERY, PA SPATIAL DATA ACCESS (PASDA) AND EXISTING AERIAL DATA SOURCES.
3. THIS DRAWING IS A CONCEPT PLAN TO BE USED FOR ZONING AND PLANNING PURPOSES.
4. THE US FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY SHOWS NO WETLANDS PRESENT ON THE SITE. A WETLAND EVALUATION WAS NOT PERFORMED AS PART OF THIS CONCEPT PLAN.
5. THE SITE DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 42091C0239G, REVISED MARCH 2, 2016.
6. THERE ARE NO SLOPES GREATER THAN 15% ON THE SITE.

0 50' 100'
GRAPHIC SCALE: 1"=50'

ZONING REQUIREMENTS

ZONING CLASSIFICATION: R-1 - RESIDENTIAL-AGRICULTURAL DISTRICT
TOTAL AREA = 8.05 ACRES

	REQUIRED/PERMITTED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROPOSED LOT 6
MIN. LOT AREA	43,560 S.F.	51,611 S.F.	46,885 S.F.	46,845 S.F. (NET)	44,622 S.F. (NET)	46,763 S.F.	61,000 S.F.
MIN. LOT WIDTH *	150 FT.**	341 FT.	150 FT.	185 FT.	169 FT.	150 FT.	341 FT.
MIN. FRONT YARD	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.
MIN. /AGG. SIDE YARD	20 FT./ 60 FT.	30 FT./ 60 FT.	20 FT./ 60 FT.	30 FT./ 60 FT.	30 FT./ 60 FT.	20 FT./ 60 FT.	30 FT./ 60 FT.
MIN. REAR YARD	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.
MAX. BUILDING COVERAGE	10%	4.6% (2,354 SF)	5.0% (2,354 SF)	5.0% (2,354 SF)	5.3% (2,354SF)	5.0% (2,354 SF)	3.9% (2,354SF)
MAX. BUILDING HEIGHT	35 Ft.	≤35 FT.	≤35 FT.	≤35 FT.	≤35 FT.	≤35 FT.	≤35 FT.

* AT THE BUILDING SETBACK LINE

SITE DATA

TAX PARCEL ID:	61-03-05047-00-4
SITE ADDRESS:	1348 S. TOWNSHIP LINE ROAD
SITE AREA:	8.05 ACRES
PROPOSED USE:	SINGLE FAMILY DETACHED DWELLINGS
PROPOSED LOTS:	6
SANITARY SEWER:	PRIVATE (ON LOT SEWAGE DISPOSAL)
WATER:	PUBLIC (PROVIDED BY PA AMERICAN WATER)

SOILS

PeB - PENN SILT LOAM, 3 TO 8 PERCENT SLOPES
PeC - PENN SILT LOAM, 8 TO 15 PERCENT SLOPES
ReB - READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES

Stop - Call Before You Dig!
Pennsylvania Act 287 of 1974 as amended by Act 50 of 2017 73P.S. §176 et. seq. requires notification by excavators, designers, or any person preparing to disturb the earth's surface anywhere in the commonwealth Pennsylvania One Call System, Inc. 811 or 1-800-242-1776

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORED VAN CLEEF ENGINEERING ASSOCIATES SEAL SHALL BE CONSIDERED TO BE VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY REUSE OF THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

REV	DESCRIPTION	AUTH	DATE

DATE:	MARCH 31, 2026
SCALE:	1"=50'
DESIGNED BY:	DPC
DRAWN BY:	DPC
CHECKED BY:	NEF
JOB NO.	MIK-03_258486-00

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
4 AAA DRIVE, SUITE 103, HAMILTON, NJ 08691
WWW.VANCLEEFENGINEERING.COM
(609) 890-1100 FAX (609) 890-1122
CERT. OF AUTHORIZATION NO. 24GA28012300

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Landscape Architecture
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Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

TENTATIVE SKETCH PLAN

1348 S TOWNSHIP LINE ROAD

UPPER PROVIDENCE TWP, MONTGOMERY COUNTY, PA