



MONTGOMERY COUNTY PLANNING COMMISSION

box 311 • norristown • pennsylvania • 19404-0311 • 610-278-3722
 office location: suite 201 • one montgomery plaza • swede & airy streets • norristown pa
 FAX 610-278-3941 • Website www.montcopa.org/plancom

Fax

To: John Cornell / Julie Lanzillo **From:** Matt Schelly

Fax: (610) 584-8901 **Pages:** 5, including this cover sheet

Phone: (610) 584-1410 **Date:** 7/27/2006

Re: Worcester 4-lot, Subdivision review letter **CC:** See below

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

• **Comments:**

John or Julie,

here is the review letter for this project. You should have also received a Word document in your e-mail. The e-mail version is generally a better original for the attachments.

Please distribute, as per usual, to the township staff, the Supervisors, and Planning Commission members. Thank you.

I will distribute this to:

- Gordon Todd, Township Planning Commission Chair per fax
- James Garrity, Esq., Township Solicitor per fax
- Joseph Nolan, CKS Engineers, Township Engineer per fax
- Susan Caughlan, Township Open Space Coordinator per fax



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July 27, 2006

Mr. John V. Cornell, Manager
 Worcester Township
 1721 Valley Forge Road
 Box 767
 Worcester, PA 19490

Re: MCPC # 06-0267-001
 Plan Name: Lands of N/L Worcester Township
 – Block 13A, Units 8, 9, and 10
 Plan Dated: 5/3/2006
 (4 lots, 3 new dus, comprising 15.31 acres)
 Situate: Meadow Lane (S) / West of Hollow Road
 Worcester Township

Applicant's Name and Address

Worcester Township
 1721 Valley Forge Road
 Worcester, PA 19470

Contact: Joseph Nolan
 Phone: 215.340.0600

Dear Mr. Cornell:

We received the above referenced preliminary subdivision plans on July 3, 2006 and have reviewed them, as you requested, in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code." We forward this letter as a report of our review and recommendations.

Background

The applicant has submitted a plan that proposes a 4-lot subdivision totaling 15.31 acres at the end of the right-of-way for Meadow Lane. The subject property and all of the surrounding properties are located in the "LPD" zoning district.

Neighboring properties include the Wentz Church and cemetery, other Township land between the subject tract and Green Hill Road, and the Zaveta tract along Hollow Road. The lots are to be served by public water and sewer.

Review Comments

1. **Land Preservation.** The applicant proposes to leave 6 acres of land as open space retained by the Township. This maintains the critical greenway along the Zacharias Creek. Therefore, the intent of the Land Preservation District to preserve open land, sensitive natural areas, and rural community character would be served by the applicant's plan.
2. **Steep Slope Conservation District.** This district requires areas with slopes of 10-18% to be avoided "to the greatest extent possible." (Zoning 150-146.4.A.(1) and (2) and SLDO 130-32.1.) If there are any steep slopes, these should be shown. If there are no steep slopes on the tract, the recorded plans should include a note that indicates this.
3. **Sidewalks.** Sidewalks are required along all streets. (SLDO 130-18.A.) This subdivision will be neither scenic nor rural and therefore the township has no reason to grant this waiver. Also, while the

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road and sidewalk would only serve 3 homes, more are expected to be built along the road at a later date. In addition, the first 750 feet of the street is very flat and straight, perfect for speeding and dangerous to pedestrians and cyclists if they needed to use the roadway instead of a sidewalk. Considering the amount of traffic that would be expected on this road, we could support a waiver if a sidewalk is built on the other side of the road.

4. **Waivers.** There are several Subdivision and Land Development Ordinances (SLDO) provisions for which the applicant is requesting a waiver. The most notable are:
 - a. **Setbacks from Easements.** Two drainage easements cross the subject tract. One is to be abandoned and replaced with a new drainage and access easement. The other, on proposed Lot 3, is to remain. Since "building setback lines shall be measured from the nearest side of the right-of-way or easement to the proposed building" (SLDO 130-22.B.(1)), in order for the applicant to comply with this provision on Lot 3, there seems to be three options: either move the proposed location of the house footprint, realign the easement, or receive a waiver. Unless there are technical reasons, we suggest the easement be realigned. This could allow even more flexibility in the use of the lot than currently proposed.
 - b. **Features Within 400 Feet of Tract.** The SLDO requires streets, watercourses, floodplains, sanitary sewers, storm drains and utilities within 400 feet of the parcels to be shown on the plans. (SLDO 130-33.C.(1)) This information is often important to evaluating the proposal and therefore should be provided with the first submittal. The applicant has shown the most relevant information within a range of 80 and 600 feet from the tract and we can recommend a waiver of a strict 400 feet to allow what has been provided.

Recommendation

At this time, we recommend approval of this preliminary plan provided the issues above are resolved to the satisfaction of the Township and the Township ensures that the proposed plan complies with your municipal land use regulations and all other appropriate regulations.

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

Should the governing body approve the final plat of this proposal, the applicant must present the plan to our office for seal and signature of approval must be supplied for our files.

Sincerely,



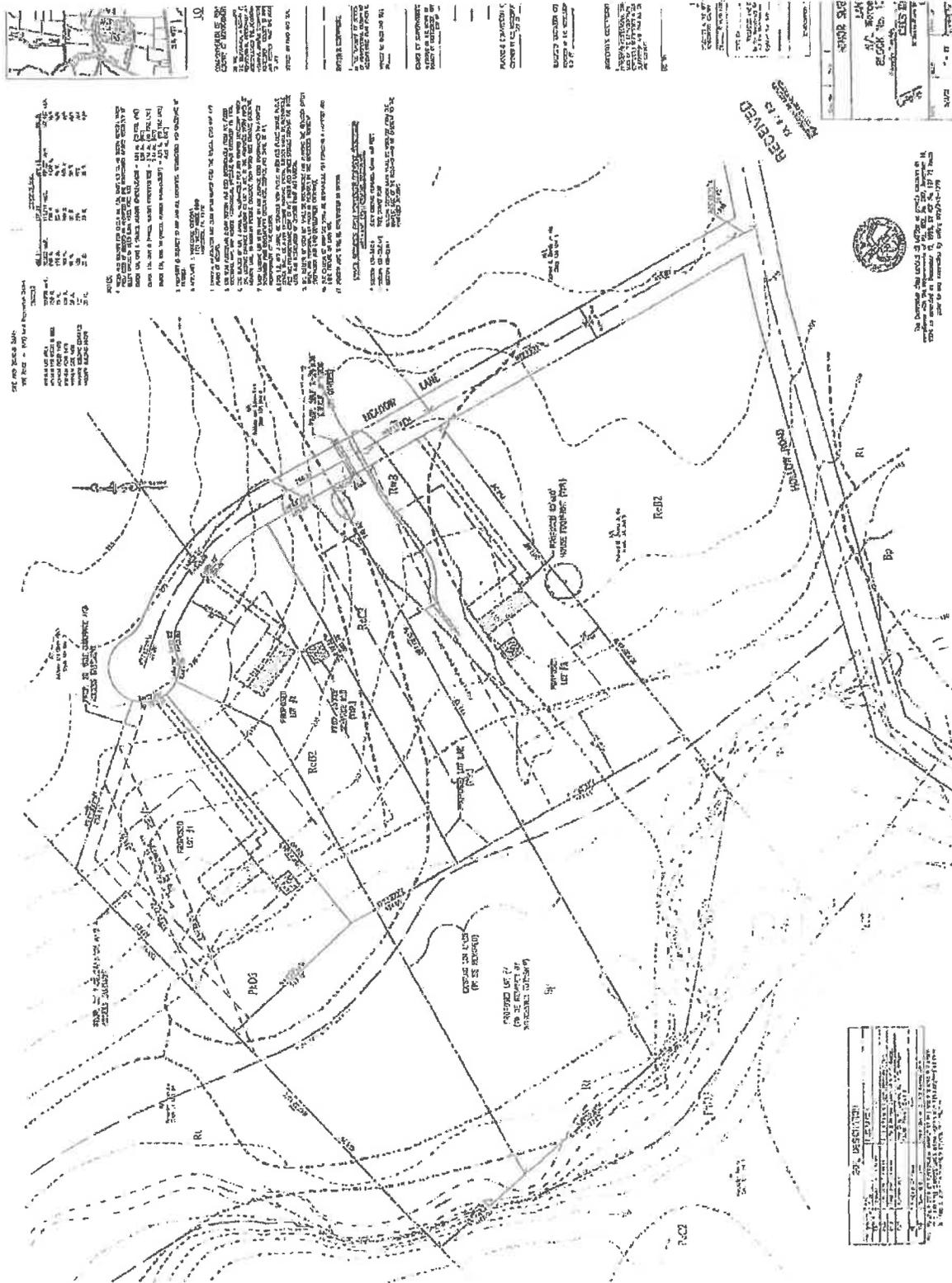
Matthew Schelly, Senior Community Planner to Worcester Township
Email: mschelly@montcopa.org tel: 610-278-3739

Attachments: Reduced Copy of Applicant's Plan, Notated Aerial Photo of Vicinity

- c: Joseph Nolan, Applicant's Contact
Gordon Todd, Chairman, Township Planning Commission
James J. Garrity, Township Solicitor
Susan Caughlan, Township Open Space Coordinator

Mr. John Cornell

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Applicant's Proposed Plan

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Notated Aerial Photo of Vicinity