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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 16, 2024

Mr. Mark Penecale, Director of Planning & Zoning
Springfield Township
1510 Paper Mill Road
Wyndmoor, Pennsylvania 19038

Re: MCPC #24-0009-001
Plan Name: 700 & 702 Preston Road
(2 lots on 1.02 acres)
Situate: 700 & 702 Preston Road
Cross Street: Paper Mill Road
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced residential lot line adjustment plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 11, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Daniel McCloy, has submitted a preliminary plan for a residential lot line adjustment. The proposal would transfer 4,503 square feet from 700 Preston Road to 702 Preston Road. This would adjust the lot area of 700 Preston Road from 29,520 square feet (0.68 acres) to 25,017 square feet (0.57 acres), and would adjust the lot area of 702 Preston Road from 14,943 square feet (0.34 acres) to 19,446 square feet (0.45 acres). 700 Preston Road is the site of a single-family, two-story frame and stucco dwelling. 702 Preston Road is the site of an existing single-family, two-story dwelling, in-ground pool, and covered deck.

700 Preston Road is located in the AA Residential zoning district, and 702 Preston Lane is located in the A Residential zoning district. The site is served by public water and sewer. The plan is dated September 1, 2023.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

ZONING

Dimensional Requirements

Corner lots. For 700 Preston Road (AA Zoning District), the following provision applies: "In the case of a corner lot, a front yard... shall be required on each street on which the lot abuts…" [§114-44.A]. The existing and proposed yard dimensions are show on the plan and listed in the dimensional table with the exception of the front yard abutting Paper Mill Road.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO)

Contents of Preliminary and Final Plans Shall Include*:* Width of cartways shall be provided [§95-7.D].

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the township's planning objectives for residential development.

Please note that the review comments and recommendations contained in this report 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 (24-0009-001) on any plans submitted for final recording.

Sincerely,



Michael Narcowich, AICP, Community Planning Assistant Manager II
michael.narcowich@montgomerycountypa.gov – 610-278-5238

c: Daniel McCloy, Applicant
Amanda Helwig, Chair, Township Planning Commission

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

ATTACHMENT A



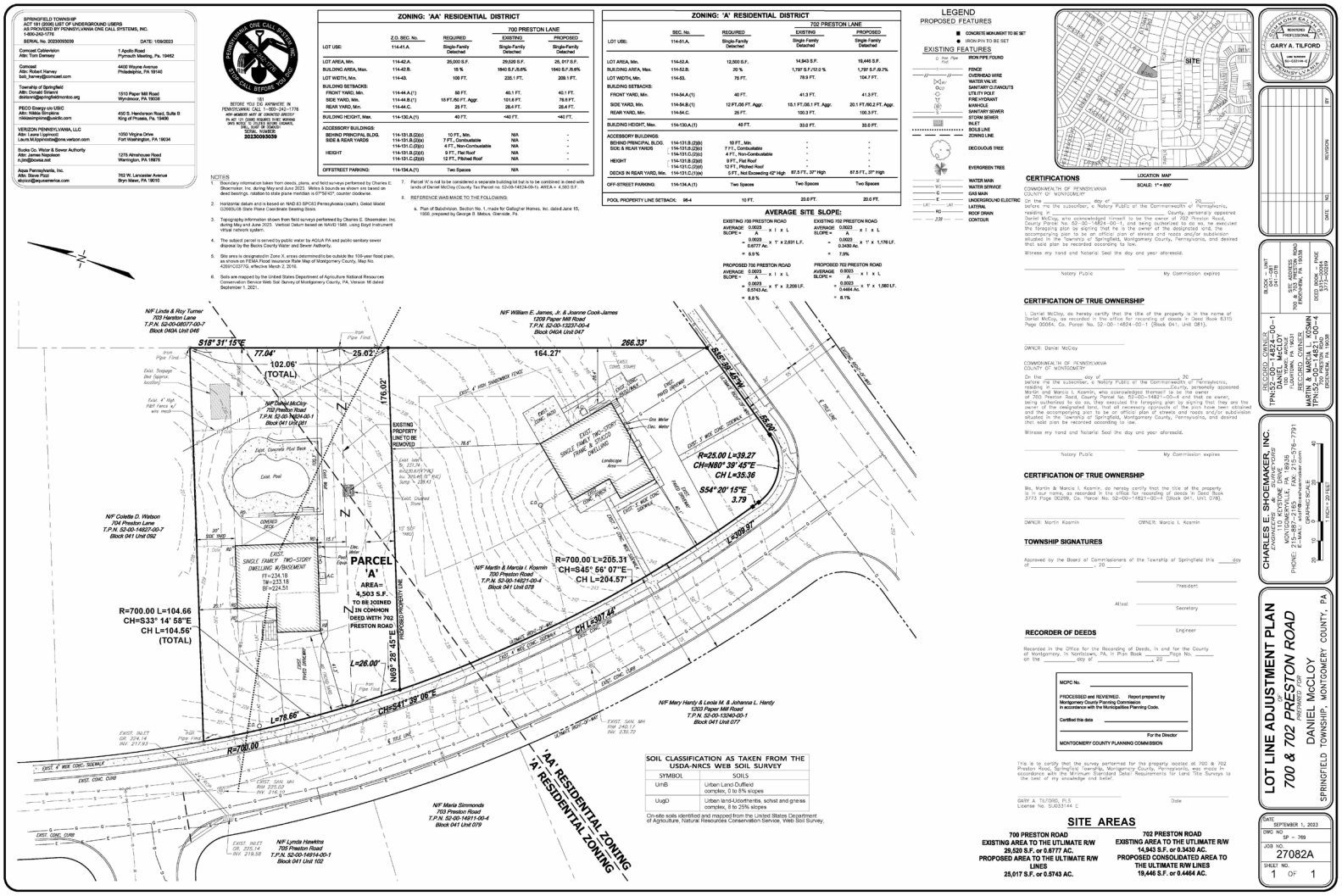
700 & 702 Preston Road
MCPC#230250001

Montgomery County Planning Commission

0 50 100 200 Feet

N

ATTACHMENT B



SPRINGFIELD TOWNSHIP
ACT 181 (2006) LIST OF UNDERGROUND USERS
AS PROVIDED BY PENNSYLVANIA ONE CALL SYSTEMS, INC.
1-800-242-1776
SERIAL No. 20230093039 DATE: 1/09/2023

Comcast Cablevision Attn: Tom Denney	1 Apollo Road Plymouth Meeting, Pa. 19462
Comcast Attn: Robert Harvey bob_harvey@comcast.com	4400 Wayne Avenue Philadelphia, PA 19140
Township of Springfield Attn: Donald Sinservi dsinservi@springfieldmontco.org	1510 Paper Mill Road Wyndmoor, PA 19038
PECO Energy c/o USIC Attn: Nikka Simpkins nikkiasimpkins@usiclic.com	450 S. Henderson Road, Suite B King of Prussia, Pa. 19406
VERIZON PENNSYLVANIA, LLC Attn: Laura Lipshutz Laura.M.lipshutz@one.verizon.com	1050 Virginia Drive Fort Washington, PA 19034
Bucks Co. Water & Sewer Authority Attn: James Napoleon rtJim@bcwsa.net	1275 Almshouse Road Warrington, PA 18976
Aqua Pennsylvania, Inc. Attn: Steve Pizzi dtotcc@aquaamerica.com	762 W. Lancaster Avenue Bryn Mawr, PA 19010

PENNSYLVANIA ONE CALL SYSTEM, INC.
181
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA, CALL 1-800-242-1776
serial number: 20230093039
PLAN TO COMPLY REQUIRES THAT WORKING DAYS NOTICE IS GIVEN BEFORE EXCAVATION, DRILLING, BLASTING OR DEMOLITION
20230093039

NOTES
1. Boundary information taken from deeds, plans, and field surveys performed by Charles E. Shoemaker, Inc. during May and June 2023. Metes & bounds as shown are based on deed bearings. rotation to state plane meridian is 07°59'40" counter clockwise.
2. Horizontal datum and is based on NAD 83 SPCS3 Pennsylvania (south). Geoid Model G2065US8. State Plane Coordinate Bearing Basis.
3. Topography information shown from field surveys performed by Charles E. Shoemaker, Inc. during May and June 2023. Vertical Datum based on NAVD 1988, using Boyd Instrument virtual network system.
4. The subject parcel is served by public water by AQUA PA and public sanitary sewer disposal by the Bucks County Water and Sewer Authority.
5. Site area is designated in Zone X, areas determined to be outside the 100-year flood plain, as shown on FEMA Flood insurance Rate Map of Montgomery County, Map No. 42091C0270G, effective March 2, 2016.
6. Soils are mapped by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey of Montgomery County, PA, Version 16 dated September 1, 2021.
7. Parcel 'A' is not to be considered a separate building lot but is to be combined in deed with lands of Daniel McCloy (County Tax Parcel no. 52-00-14824-00-1). AREA = 4,503 S.F.
8. REFERENCE WAS MADE TO THE FOLLOWING:
a. Plan of Subdivision, Section No. 1, made for Gallagher Homes, Inc. dated June 15, 1956, prepared by George B. Mebus, Glenside, Pa.

ZONING: 'AA' RESIDENTIAL DISTRICT

	Z.O. SEC. No.	REQUIRED	700 PRESTON LANE EXISTING	700 PRESTON LANE PROPOSED
LOT USE:	114-41.A.	Single-Family Detached	Single-Family Detached	Single-Family Detached
LOT AREA, Min.	114-42.A.	25,000 S.F.	29,520 S.F.	25, 017 S.F.
BUILDING AREA, Max.	114-42.B.	15 %	1640 S.F./5.6%	1640 S.F./6.6%
LOT WIDTH, Min.	114-43.	100 FT.	225.1 FT.	209.1 FT.
BUILDING SETBACKS:				
FRONT YARD, Min.	114-44.A(1)	50 FT.	40.1 FT.	40.1 FT.
SIDE YARD, Min.	114-44.B(1)	15 FT./50 FT. Aggr.	101.6 FT.	76.9 FT.
REAR YARD, Min.	114-44.C.	25 FT.	28.4 FT.	28.4 FT.
BUILDING HEIGHT, Max.	114-130.A(1)	40 FT.	<40 FT.	<40 FT.
ACCESSORY BUILDINGS:				
BEHIND PRINCIPAL BLDG. SIDE & REAR YARDS	114-131.B.(2)(c) 114-131.B.(2)(e) 114-131.C.(3)(c)	10 FT., Min. 7 FT., Combustable 4 FT., Non-Combustable	N/A N/A N/A	-
HEIGHT	114-131.B.(2)(d) 114-131.C.(2)(d)	9 FT., Flat Roof 12 FT., Pitched Roof	N/A N/A	-
OFFSTREET PARKING:	114-134.A.(1)	Two Spaces	N/A	-

ZONING: 'A' RESIDENTIAL DISTRICT

	SEC. No.	REQUIRED	702 PRESTON LANE EXISTING	702 PRESTON LANE PROPOSED
LOT USE:	114-51.A.	Single-Family Detached	Single-Family Detached	Single-Family Detached
LOT AREA, Min.	114-52.A.	12,500 S.F.	14,943 S.F.	19,446 S.F.
BUILDING AREA, Max.	114-52.B.	20 %	1,797 S.F./12.0 %	1,797 S.F./9.2%
LOT WIDTH, Min.	114-53.	70 FT.	78.9 FT.	104.7 FT.
BUILDING SETBACKS:				
FRONT YARD, Min.	114-54.A.(1)	40 FT.	41.3 FT.	41.3 FT.
SIDE YARD, Min.	114-54.B.(1)	12 FT./30 FT. Aggr.	15.1 FT./35.1 FT. Aggr.	20.1 FT./60.2 FT. Aggr.
REAR YARD, Min.	114-54.C.	25 FT.	100.3 FT.	100.3 FT.
BUILDING HEIGHT, Max.	114-130.A.(1)	40 FT.	33.0 FT.	33.0 FT.
ACCESSORY BUILDINGS:				
BEHIND PRINCIPAL BLDG. SIDE & REAR YARDS	114-131.B.(2)(b) 114-131.B.(2)(c) 114-131.C.(2)(c)	10 FT., Min. 7 FT., Combustable 4 FT., Non-Combustable	- - -	- - -
HEIGHT	114-131.B.(2)(d) 114-131.C.(2)(d)	9 FT., Flat Roof 12 FT., Pitched Roof	- -	- -
DECKS IN REAR YARD, Min.	114-131.C.(1)(e)	5 FT., Not Exceeding 42" High	87.5 FT., 37" High	87.5 FT., 37" High
OFF-STREET PARKING:	114-134.A.(1)	Two Spaces	Two Spaces	Two Spaces
POOL PROPERTY LINE SETBACK:	68-4	10 FT.	20.0 FT.	20.0 FT.

AVERAGE SITE SLOPE:
EXISTING 700 PRESTON ROAD: AVERAGE SLOPE = A x I x L = 0.0023 x 7' x 2,831 L.F. = 0.6777 Ac. = 8.6%
EXISTING 702 PRESTON ROAD: AVERAGE SLOPE = A x I x L = 0.0023 x 7' x 1,176 LF. = 0.3430 Ac. = 7.0%
PROPOSED 700 PRESTON ROAD: AVERAGE SLOPE = A x I x L = 0.0023 x 5' x 2,208 LF. = 0.5743 Ac. = 8.6%
PROPOSED 702 PRESTON ROAD: AVERAGE SLOPE = A x I x L = 0.0023 x 7' x 1,580 LF. = 0.4464 Ac. = 8.1%

SOIL CLASSIFICATION AS TAKEN FROM THE USDA-NRCS WEB SOIL SURVEY

SYMBOL	SOILS
UmB	Urban Land-Duffield complex, 0 to 8% slopes
UugD	Urban land-Udorthents, schist and gneiss complex, 8 to 25% slopes

On-site soils identified and mapped from the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey.

LEGEND
PROPOSED FEATURES
CONCRETE MONUMENT TO BE SET
IRON PIN TO BE SET
EXISTING FEATURES
IRON PIPE FOUND
FENCE
OVERHEAD WIRE
WATER VALVE
SANITARY CLEANOUTS
UTILITY POLE
FIRE HYDRANT
MANHOLE
SANITARY SEWER
STORM SEWER
INLET
SOILS LINE
ZONING LINE
DECIDUOUS TREE
EVERGREEN TREE
WATER MAIN
WATER SERVICE
GAS MAIN
UNDERGROUND ELECTRIC
LATERAL
ROOF DRAIN
CONTOUR

LOCATION MAP
SCALE: 1" = 800'

CERTIFICATIONS
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
On the ____ day of ____, 20__, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in ____ County, personally appeared Daniel McCloy, who acknowledged himself to be the owner of 702 Preston Road, County Parcel No. 52-00-14824-00-1, and being authorized to do so, he executed the foregoing plan by signing that he is the owner of the designated land, the accompanying plan to be an official plan of streets and roads and/or subdivision thereof within the Township of Springfield, Montgomery County, Pennsylvania, and desired that said plan be recorded according to law.
Witness my hand and Notarial Seal the day and year aforesaid.
Notary Public — My Commission expires

CERTIFICATION OF TRUE OWNERSHIP
I, Daniel McCloy, do hereby certify that the title of the property is in the name of Daniel McCoy, as recorded in the office for recording of deeds in Deed Book 6315 Page 02064, Co. Parcel No. 52-00-14824-00-1 (Block 041, Unit 081).
OWNER: Daniel McCloy

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
On the ____ day of ____, 20__, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in the ____ County, personally appeared Martin and Marcia L. Kosmin, who acknowledged themself to be the owner of 700 Preston Road, County Parcel No. 52-00-14821-00-4 and that as owners, being authorized to do so, they executed the foregoing plan by signing that they are the owner of the designated land, that all necessary approvals of the plan have been obtained and the accompanying plan to be an official plan of streets and roads and/or subdivision thereof within the Township of Springfield, Montgomery County, Pennsylvania, and desired that said plan be recorded according to law.
Witness my hand and Notarial Seal the day and year aforesaid.
Notary Public — My Commission expires

CERTIFICATION OF TRUE OWNERSHIP
We, Martin & Marcia L. Kosmin, do hereby certify that the title of the property is in our name, as recorded in the office for recording of deeds in Deed Book 3713 Page 00299, Co. Parcel No. 52-00-14821-00-4 (Block 041, Unit 078).
OWNER: Martin Kosmin — OWNER: Marcia L. Kosmin

TOWNSHIP SIGNATURES
Approved by the Board of Commissioners of the Township of Springfield this ____ day of ____, 20__
President
Attest
Secretary
Engineer

RECORDER OF DEEDS
Recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Norristown, PA, in Plan Book ____, Page No. ____ On the ____ day of ____, 20__

MCPC No.
PROCESSED and REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date
For the Director
MONTGOMERY COUNTY PLANNING COMMISSION

This is to certify that the survey performed for the property located at 700 & 702 Preston Road, Springfield Township, Montgomery County, Pennsylvania, was made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys to the best of my knowledge and belief.
GARY A. TILFORD, PLS — License No. SU033144 E — Date

GARY A. TILFORD
REGISTERED PROFESSIONAL
LAND SURVEYOR
SU-033144-E

REVISION — BY — DATE — NO.

BOOK - PAGE 041-078
TAX MAP PARCEL NO. 52-00-14824-00-1
DANIEL McCLOY
705 PRESTON ROAD
FLOURTOWN, PA 19031
DEED BOOK - PAGE 6315-02064

TAX MAP PARCEL NO. 52-00-14821-00-4
MARTIN & MARCIA KOSMIN
700 PRESTON ROAD
BROOMALL, PA 19008
DEED BOOK - PAGE 3713-00299

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PHONE: 215-387-2165 FAX: 215-576-7791
E-MAIL: shoemaker@shoemakerconsultants.com
GRAPHIC SCALE: 0 20 40 80 — 1 INCH = 20 FEET