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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 26, 2024

Mr. Jamie Gwynn, Township Manager
New Hanover Township
2943 North Charlotte Street
Gilbertsville, Pennsylvania 19525

Re: MCPC #24-0020-001
Austin - 411 Layfield Rd
Preliminary Subdivision and Land Development Plan
(Subdivision of a 26.111 Acre Lot into 24.11 acres and 2 acres)
New Hanover Township

Dear Mr. Gwynn:

We have reviewed the above-referenced land development plan as you requested on January 24, 2024 in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code." We forward this letter as a report of our review.

BACKGROUND

Frank J. Austin, Jr., the applicant, has submitted a preliminary subdivision land development plan for the subdivision of 26.11 acres into a 24.11 acre lot and a 2 acre lot and the possible development of one new housing unit. The existing 26.11 acre property has one home and is within the R-2M Zoning District. Well water and septic serve the site. The applicant has submitted a preliminary plan dated December 6th, 2023.

COMPLIANCE WITH COMPREHENSIVE PLANS

The plan is consistent with *MONTCO 2040: A Shared Vision,* the comprehensive plan for Montgomery County. The development site is located in the "Rural Resource Area" on the future land use map. This future land use features open land with a traditional rural appearance that includes farms, small woodlands, some low density residential homes, and rural villages. The proposed subdivision and potential home fit with this land use.

This plan is consistent with the *Pottstown Metropolitan Regional Comprehensive Plan 2015*. The development site is located within the "Conservation Area." This future land use calls for limited development and to aim for residential development with a density of 1 unit for 2 or more acres.

The plan is consistent with *New Hanover Township Comprehensive Plan 2040*. The site falls within the "Rural Resource" area and the "Conservation Area Overlay." Rural Resource encourages that residential development

primarily be single family detached housing on two or more acre lots with a limited need for sidewalks. The Conservation Area Overlay calls for development to be heavily buffered and preserved.

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

SALDO

A. Waivers – The application contains several waiver requests regarding the development of the property;

1. Requirement that trees be show or labeled; the County is recommends the granting of this waiver, but the Township should consider encouraging the identification of any potential heritage trees on the properties.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our recommendations will better adhere to the long term planning of the region.

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 (#24-0020-001) on any plans submitted for final recording.

Sincerely,



Timothy P. Staub, Senior Community Planner
Timothy.Staub@montgomerycountypa.gov – 610-278-3751

c: Dan Gray, Township Engineer
Patrick McKenna, Township Solicitor
Sandy Koza, Township Traffic Engineer

Jessica Buck, District Manager, MCCD
Russell Oister, Planning Commission Chair
Susan Smith, Planning Commission Vice Chair
Michael Crotty, Planning & Zoning Solicitor
Maggie Dobbs, AICP, Assistant Township Manager/Zoning Officer
Frank J. Austin, Jr., Applicant
John T. Aston III, PE, PLS, Applicant's Representative

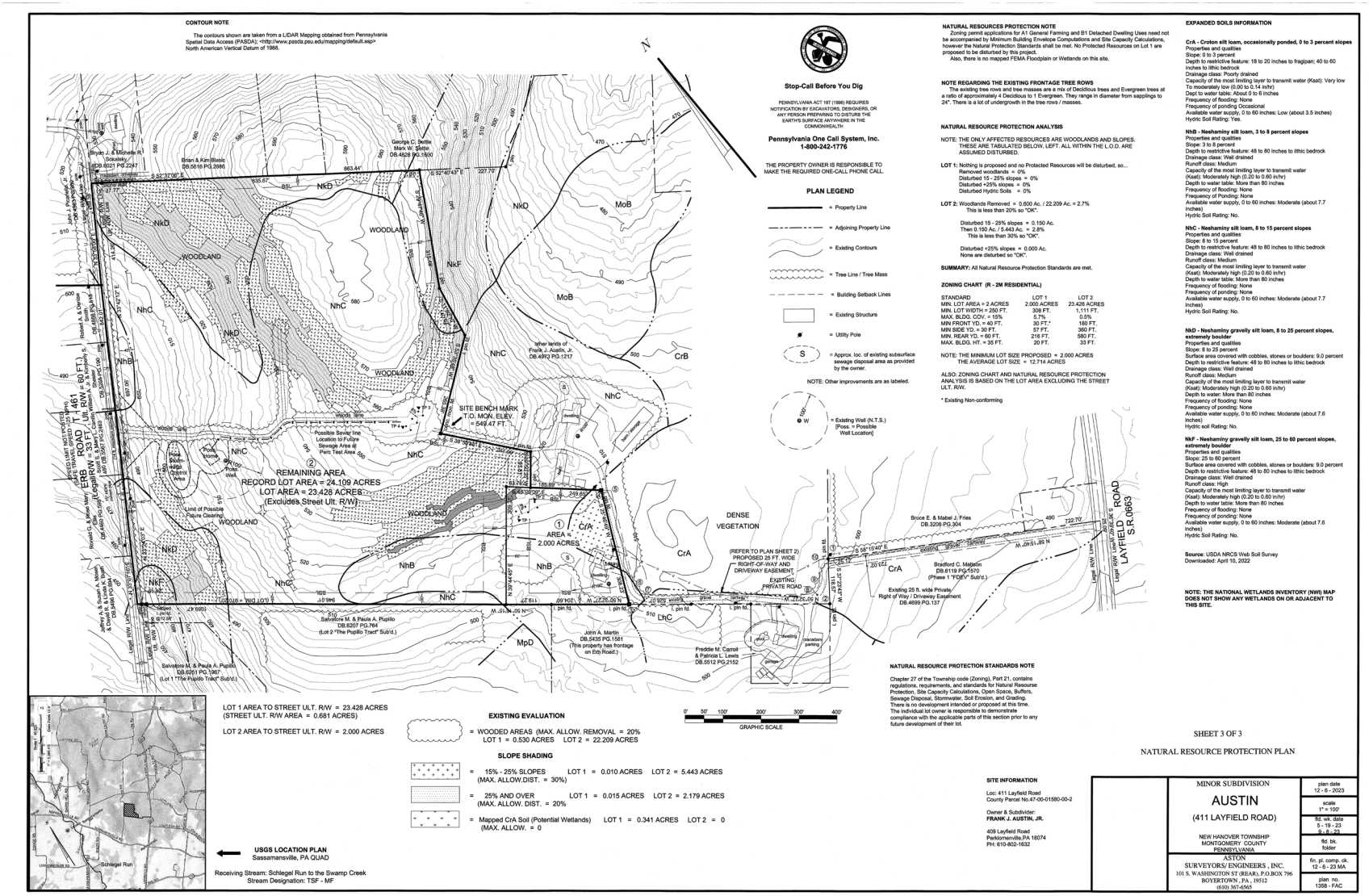
Attachment 1: Aerial Image of Site
Attachment 2: Reduced Copy of Plan

ATTACHMENT 1



Austin - 411 Layfield Rd
MCPC#240020001

ATTACHMENT 2


CONTOUR NOTE
The contours shown are taken from a LIDAR Mapping obtained from Pennsylvania Spatial Data Access (PASDA); <http://www.pasda.psu.edu/mapping/default.asp> North American Vertical Datum of 1988.
Stop-Call Before You Dig
PENNSYLVANIA ACT 187 (1996) REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH
Pennsylvania One Call System, Inc.
1-800-242-1776
THE PROPERTY OWNER IS RESPONSIBLE TO MAKE THE REQUIRED ONE-CALL PHONE CALL.
PLAN LEGEND
= Property Line
= Adjoining Property Line
= Existing Contours
= Tree Line / Tree Mass
= Building Setback Lines
= Existing Structure
= Utility Pole
= Approx. loc. of existing subsurface sewage disposal area as provided by the owner.
NOTE: Other improvements are as labeled.
= Existing Well (N.T.S.) [Poss. = Possible Well Location]
NATURAL RESOURCES PROTECTION NOTE
Zoning permit applications for A1 General Farming and B1 Detached Dwelling Uses need not be accompanied by Minimum Building Envelope Computations and Site Capacity Calculations, however the Natural Protection Standards shall be met. No Protected Resources on Lot 1 are proposed to be disturbed by this project.
Also, there is no mapped FEMA Floodplain or Wetlands on this site.
NOTE REGARDING THE EXISTING FRONTAGE TREE ROWS
The existing tree rows and tree masses are a mix of Deciduous trees and Evergreen trees at a ratio of approximately 4 Deciduous to 1 Evergreen. They range in diameter from saplings to 24". There is a lot of undergrowth in the tree rows / masses.
NATURAL RESOURCE PROTECTION ANALYSIS
NOTE: THE ONLY AFFECTED RESOURCES ARE WOODLANDS AND SLOPES. THESE ARE TABULATED BELOW, LEFT. ALL WITHIN THE L.O.D. ARE ASSUMED DISTURBED.
LOT 1: Nothing is proposed and no Protected Resources will be disturbed, so...
Removed woodlands = 0%
Disturbed 15 - 25% slopes = 0%
Disturbed >25% slopes = 0%
Disturbed Hydric Soils = 0%
LOT 2: Woodlands Removed = 0.600 Ac. / 22.209 Ac. = 2.7%
This is less than 20% so "OK".
Disturbed 15 - 25% slopes = 0.150 Ac.
Then 0.150 Ac. / 5.443 Ac. = 2.8%
This is less than 30% so "OK".
Disturbed >25% slopes = 0.000 Ac.
None are disturbed so "OK".
SUMMARY: All Natural Resource Protection Standards are met.
ZONING CHART (R - 2M RESIDENTIAL)
STANDARD | LOT 1 | LOT 2
MIN. LOT AREA = 2 ACRES | 2.000 ACRES | 23.428 ACRES
MIN. LOT WIDTH = 250 FT. | 308 FT. | 1,111 FT.
MAX. BLDG. COV. = 15% | 5.7% | 0.5%
MIN FRONT YD. = 40 FT. | 30 FT.* | 180 FT.
MIN SIDE YD. = 30 FT. | 57 FT. | 360 FT.
MIN. REAR YD. = 60 FT. | 216 FT. | 580 FT.
MAX. BLDG. HT. = 35 FT. | 20 FT. | 33 FT.
NOTE: THE MINIMUM LOT SIZE PROPOSED = 2.000 ACRES
THE AVERAGE LOT SIZE = 12.714 ACRES
ALSO: ZONING CHART AND NATURAL RESOURCE PROTECTION ANALYSIS IS BASED ON THE LOT AREA EXCLUDING THE STREET ULT. R/W.
* Existing Non-conforming
EXPANDED SOILS INFORMATION
CrA - Croton silt loam, occasionally ponded, 0 to 3 percent slopes
Properties and qualities
Slope: 0 to 3 percent
Depth to restrictive feature: 18 to 20 inches to fragipan; 40 to 60 inches to lithic bedrock
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low To moderately low (0.00 to 0.14 in/hr)
Dept to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding Occasional
Available water supply, 0 to 60 inches: Low (about 3.5 inches)
Hydric Soil Rating: Yes.
NhB - Neshaminy silt loam, 3 to 8 percent slopes
Properties and qualities
Slope: 3 to 8 percent
Depth to restrictive feature: 48 to 80 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of Ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.7 inches)
Hydric Soil Rating: No.
NhC - Neshaminy silt loam, 8 to 15 percent slopes
Properties and qualities
Slope: 8 to 15 percent
Depth to restrictive feature: 48 to 80 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.7 inches)
Hydric Soil Rating: No.
NhD - Neshaminy gravelly silt loam, 8 to 25 percent slopes, extremely boulder
Properties and qualities
Slope: 8 to 25 percent
Surface area covered with cobbles, stones or boulders: 9.0 percent
Depth to restrictive feature: 48 to 80 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)
Hydric soil Rating: No.
NhF - Neshaminy gravelly silt loam, 25 to 60 percent slopes, extremely boulder
Properties and qualities
Slope: 25 to 60 percent
Surface area covered with cobbles, stones or boulders: 9.0 percent
Depth to restrictive feature: 48 to 80 inches to lithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)
Hydric Soil Rating: No.
Source: USDA NRCS Web Soil Survey
Downloaded: April 10, 2022
NOTE: THE NATIONAL WETLANDS INVENTORY (NWI) MAP DOES NOT SHOW ANY WETLANDS ON OR ADJACENT TO THIS SITE.
REMAINING AREA
RECORD LOT AREA = 24.109 ACRES
LOT AREA = 23.428 ACRES
(Excludes Street Ult. R/W)
AREA = 2.000 ACRES
DENSE VEGETATION
(REFER TO PLAN SHEET 2) PROPOSED 25 FT. WIDE RIGHT-OF-WAY AND DRIVEWAY EASEMENT
EXISTING PRIVATE ROAD
Existing 25 ft. wide Private Right of Way / Driveway Easement DB.4699 PG.127
LAYFIELD ROAD S.R.0663
Bruce E. & Mabel J. Fries DB.3206 PG.304
Bradford C. Matson DB.6119 PG.1570 (Phase 1 "FDEV" Sub'd.)
Salvatore M. & Paula A. Pupillo DB.6207 PG.764 (Lot 2 "The Pupillo Tract" Sub'd.)
Salvatore M. & Paula A. Pupillo DB.6261 PG.1967 (Lot 1 "The Pupillo Tract" Sub'd.)
John A. Martin DB.5435 PG.1561 (This property has frontage on Erb Road.)
Freddie M. Carroll & Patricia L. Lewis DB.5512 PG.2152
Brian & Kim Blasic DB.5616 PG.2886
Bryan J. & Michelle A. Dolesky DB.6021 PG.2247
George C. Settle Mark W. Settle DB.4828 PG.1800
Joel J. Prowitter Jr. DB.6035 PG.1
Russell A. & Dawn L. Smith DB.4955 PG.1
Richard G. & Rose Mary Ehrb DB.4497 PG.1
Jeffrey A. & Dustin A. Mosch & David S. & Lynn Mosch DB.5824 PG.1
Frank J. Austin, Jr. DB.4973 PG.1217
Legal R/W Line
Legal R/W Line 25.00' Ult. R/W 33 FT.
Ult. R/W 60 FT.
Ult. R/W 33 FT.
Ult. R/W 60 FT.
Legal R/W Line 25.00' Ult. R/W 33 FT.
Ult. R/W 60 FT.
SITE BENCH MARK T.O. MON. ELEV. = 549.47 FT.
Possible Sewer line Location to Future Sewage Area & Perc Test Area
Limit of Possible Future Clearing
Pond Bottom Elev. = 499.0 (Debris Basin)
Pond Bottom Elev. = 498.0 (Debris Basin)
Proposed Well
Existing Well
Existing Dwelling
Barn
Shed
Shed
Existing Dwelling
Existing Dwelling
Existing Shed
Existing Shed
Existing Shed