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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 7, 2024

SUBJECT: Tentative Sketch Plan Review-PFP Holdings Warehousing (MCPC #24-0109-001)
Upper Hanover Township

TO: Anne W. Klepfer, Township Manager
PFP Holdings, LLC. (Applicant)
Susan A. Rice, P.E., STA Engineering Inc.(Applicant's Representative)

FROM: Erin Feehily, PLA, Design Planning Assistant Manager
610-278-3757 – erin.feehily@montgomerycountypa.gov

We have reviewed the above-referenced preliminary sketch plan for a land development proposal for the construction of 4 warehouse buildings approximately 41,450 SF in total within Upper Hanover Township (30175 SF of building space is located in Red Hill Borough) across 2 lots, comprising 12.45 acres, as submitted by the applicant on May 10, 2024. The lots are located within the LI (Light Industrial) Zoning District of Upper Hanover Township, south of the intersection at E. 6th Street and St. Pauls Church Road/James Road.

The Montgomery County Planning Commission (MCPC) has reviewed the sketch plan and we present the following comments to serve as preliminary feedback based on the contents of that plan. We encourage the applicant to consider the following comments as the land development process progresses, as we believe that they will lead to an improved preliminary plan which better achieves local and regional planning goals.

Please note that these comments are preliminary and are subject to change upon submission of a preliminary plan. Our comments are as follows:

GENERAL PLAN NOTES

A. Design Intent and Documentation

1. For final submittal, all dimensions will be needed on the provide plan. There are areas where dimensions are missing, such as in what appears to be planted areas in the parking areas, possible loading dock areas (building 3 specifically).
2. Overall, further clarification is needed on intended building use and proposed truck and vehicular access to buildings to understand the design intent of the site. It appears there are loading dock areas on two of the buildings, but callouts and further detail is needed to properly assess.

CONSIDERATION OF EXISTING SITE CONSTRAINTS

B. Grading

1. The site is rather steep and consideration should be taken with the locations of the buildings to minimize cut and fill (i.e., grouping buildings together, consolidation of parking, drives, and hardscape to minimize stormwater run-off).
2. Confirm that detention area is adequate for entire site and if possible consolidate to single detention area rather than multiple in same area. Additionally, confirm that stormwater will drain to the provide facilities. As shown, it appears the southern area currently drains toward the neighboring properties.

CIRCULATION

A. Sidewalks

1. We suggest inclusion of sidewalks across the entire site to aid in pedestrian access. It appears sidewalks are only shown at building 3 and building 4.

B. Vehicular circulation

1. We suggest the applicant reassess the current circulation with defined uses. It appears there are multiple driveways that could be consolidated and we advise eliminating the dead end on the property in Red Hill.

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

ATTACHMENTS A & B

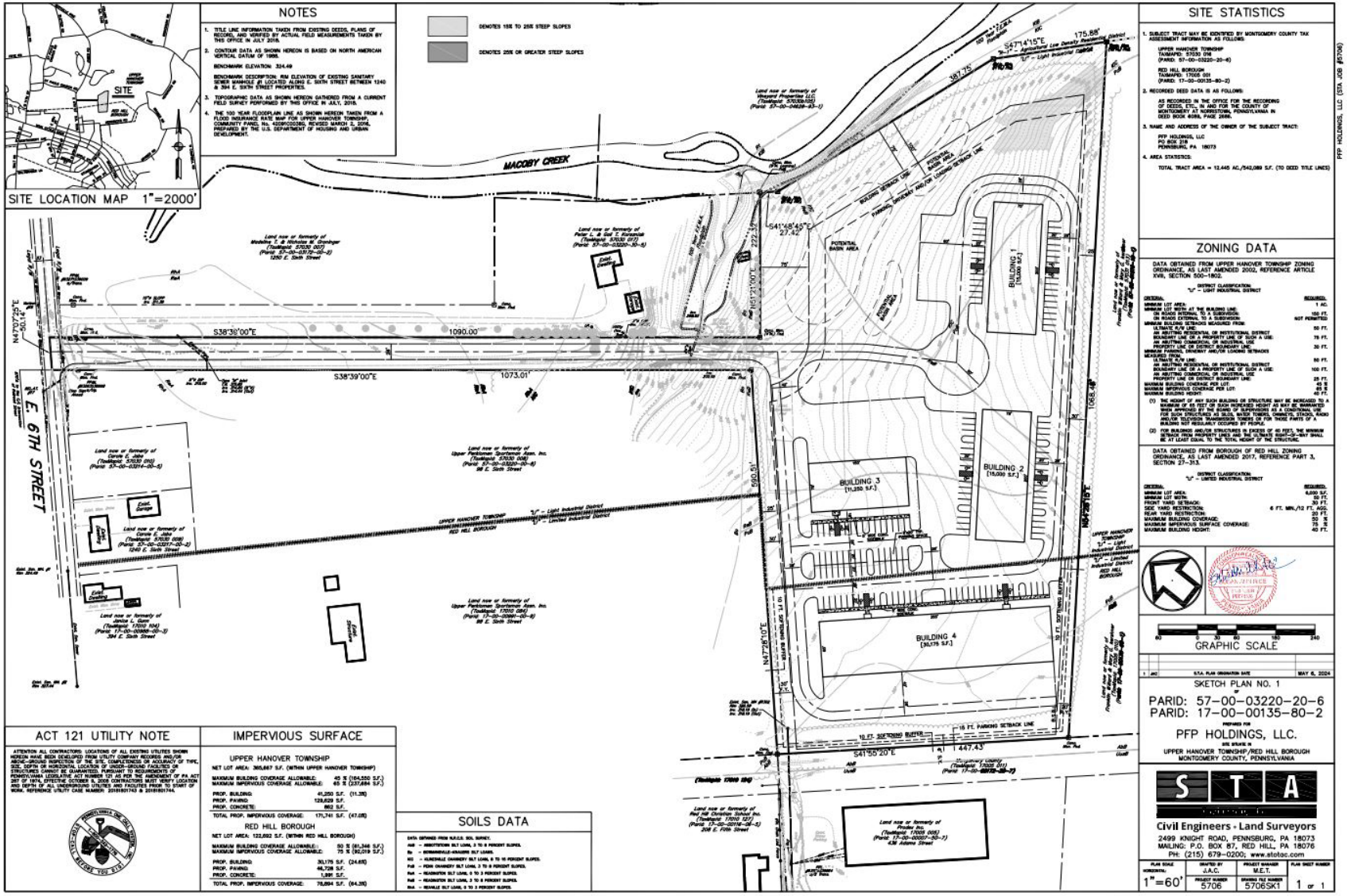


PFP Holdings Warehousing
MCPC#240109001

Montgomery County Planning Commission

0 150 300 600 Feet

N


NOTES
1. TITLE LINE INFORMATION TAKEN FROM EXISTING DEEDS, PLANS OF RECORD, AND VERIFIED BY ACTUAL FIELD MEASUREMENTS TAKEN BY THIS OFFICE IN JULY 2019.
2. CONTOUR DATA AS SHOWN HEREON IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
BENCHMARK ELEVATION: 324.49
BENCHMARK DESCRIPTION: RIM ELEVATION OF EXISTING SANITARY SEWER MANHOLE #1 LOCATED ALONG E. SIXTH STREET BETWEEN 1240 & 394 E. SIXTH STREET PROPERTIES.
3. TOPOGRAPHIC DATA AS SHOWN HEREON GATHERED FROM A CURRENT FIELD SURVEY PERFORMED BY THIS OFFICE IN JULY, 2019.
4. THE 100 YEAR FLOODPLAIN LINE AS SHOWN HEREON TAKEN FROM A FLOOD INSURANCE RATE MAP FOR UPPER HANOVER TOWNSHIP, COMMUNITY PANEL No. 42091C0038D, REVISED MARCH 2, 2016, PREPARED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
DENOTES 15% TO 25% STEEP SLOPES
DENOTES 25% OR GREATER STEEP SLOPES
SITE LOCATION MAP 1"=2000'
SITE
MACOBY CREEK
E. 6TH STREET
S38°39'00"E 1090.00
S38°39'00"E 1073.01
N47°07'25"E 501.4'
N47°38'10"E 590.51'
N47°38'10"E 1068.48'
S41°48'45"E 27.42'
N51°21'00"E 222.39'
S47°14'15"E 175.88'
387.75'
S41°55'20"E 1,447.43'
BUILDING 1 [15,000 S.F.]
BUILDING 2 [15,000 S.F.]
BUILDING 3 [11,250 S.F.]
BUILDING 4 [30,175 S.F.]
POTENTIAL BASIN AREA
15 FT. PARKING SETBACK LINE
10 FT. 300% BUFFER
UPPER HANOVER TOWNSHIP "I" - Light Industrial District / "LI" - Limited Industrial District RED HILL BOROUGH
Land now or formerly of Vineyard Properties LLC (Tax Map Id: 57030 035) (Parid: 57-00-04628-83-1) 1 "I" - Light Industrial District
Land now or formerly of Modesto T. & Nicholas M. Stranger (Tax Map Id: 57030 007) (Parid: 57-00-03570-00-2) 1250 E. Sixth Street
Land now or formerly of Peter L. & Gail T. Kotanchik (Parid: 57-00-03220-20-6)
Land now or formerly of Upper Perkiomen Sportsmen Assn. Inc. (Tax Map Id: 57030 008) (Parid: 57-00-03220-00-4) 98 E. Sixth Street
Land now or formerly of Carole E. John (Tax Map Id: 57030 010) (Parid: 57-00-03214-00-5)
Land now or formerly of Carole E. John (Tax Map Id: 57030 009) (Parid: 57-00-03217-00-2) 1240 E. Sixth Street
Land now or formerly of Janice L. Gann (Tax Map Id: 17000 104) (Parid: 17-00-00998-00-3) 394 E. Sixth Street
Land now or formerly of Upper Perkiomen Sportsmen Assn. Inc. (Tax Map Id: 17000 080) (Parid: 17-00-00960-00-4) 98 E. Sixth Street
Land now or formerly of Red Hill Christian School Inc. (Tax Map Id: 17000 127) (Parid: 17-00-00018-08-5) 208 E. 10th Street
Land now or formerly of Pindar Inc. (Tax Map Id: 17000 095) (Parid: 17-00-00007-00-7) 436 Adams Street
PFP HOLDINGS, LLC (STA JOB #5706)
SITE STATISTICS
1. SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
UPPER HANOVER TOWNSHIP
TAXMAP#: 57030 016
(PARID: 57-00-03220-20-6)
RED HILL BOROUGH
TAXMAP#: 17000 001
(PARID: 17-00-00135-80-2)
2. RECORDED DEED DATA IS AS FOLLOWS:
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN DEED BOOK 4089, PAGE 2886.
3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
PFP HOLDINGS, LLC
PO BOX 218
PENNSBURG, PA 18073
4. AREA STATISTICS:
TOTAL TRACT AREA = 12.445 AC./542,089 S.F. (TO DEED TITLE LINES)
ZONING DATA
DATA OBTAINED FROM UPPER HANOVER TOWNSHIP ZONING ORDINANCE, AS LAST AMENDED 2002, REFERENCE ARTICLE XVII, SECTION 500-1802.
DISTRICT CLASSIFICATION: "I" - LIGHT INDUSTRIAL DISTRICT
CRITERIA / REQUIRED
MINIMUM LOT AREA: 1 AC.
MINIMUM LOT WIDTH AT THE BUILDING LINE: 150 FT.
ON ROAD INTERNAL TO A SUBDIVISION: NOT PERMITTED
ON ROAD EXTERNAL TO A SUBDIVISION:
MINIMUM BUILDING SETBACKS MEASURED FROM:
ULTIMATE R/W LINE: 50 FT.
AN ABUTTING RESIDENTIAL OR INSTITUTIONAL DISTRICT BOUNDARY LINE OR A PROPERTY LINE OF SUCH A USE: 75 FT.
AN ABUTTING COMMERCIAL OR INDUSTRIAL USE PROPERTY LINE OR DISTRICT BOUNDARY LINE: 30 FT.
MINIMUM PARKING, DRIVEWAY AND/OR LOADING SETBACKS MEASURED FROM:
ULTIMATE R/W LINE: 50 FT.
AN ABUTTING RESIDENTIAL OR INSTITUTIONAL DISTRICT BOUNDARY LINE OR A PROPERTY LINE OF SUCH A USE: 100 FT.
AN ABUTTING COMMERCIAL OR INDUSTRIAL USE PROPERTY LINE OR DISTRICT BOUNDARY LINE: 25 FT.
MAXIMUM BUILDING COVERAGE PER LOT: 45 %
MAXIMUM IMPERVIOUS COVERAGE PER LOT: 65 %
MAXIMUM BUILDING HEIGHT: 40 FT.
(1) THE HEIGHT OF ANY SUCH BUILDING OR STRUCTURE MAY BE INCREASED TO A MAXIMUM OF 65 FEET OF BUILDING HEIGHT AS A CONDITIONAL USE FOR SUCH STRUCTURES AS SILOS, WATER TOWERS, CHIMNEYS, STACKS, RADIO AND/OR TELEVISION TRANSMISSION TOWERS OR FOR THOSE PARTS OF A BUILDING NOT REGULARLY OCCUPIED BY PEOPLE.
(2) FOR BUILDINGS AND/OR STRUCTURES IN EXCESS OF 40 FEET, THE MINIMUM SETBACK FROM PROPERTY LINES AND THE ULTIMATE RIGHT-OF-WAY SHALL BE AT LEAST EQUAL TO THE TOTAL HEIGHT OF THE STRUCTURE.
DATA OBTAINED FROM BOROUGH OF RED HILL ZONING ORDINANCE, AS LAST AMENDED 2017, REFERENCE PART 3, SECTION 27-313.
DISTRICT CLASSIFICATION: "LI" - LIMITED INDUSTRIAL DISTRICT
CRITERIA / REQUIRED
MINIMUM LOT AREA: 6,000 S.F.
MINIMUM LOT WIDTH: 50 FT.
FRONT YARD SETBACK: 30 FT.
SIDE YARD RESTRICTION: 6 FT. MIN./12 FT. AGG.
REAR YARD RESTRICTION: 30 FT.
MAXIMUM BUILDING COVERAGE: 50 %
MAXIMUM IMPERVIOUS SURFACE COVERAGE: 75 %
MAXIMUM BUILDING HEIGHT: 40 FT.
GRAPHIC SCALE
60 0 30 60 120 240
1 ARC S.T.A. PLAN ORIGINATION DATE MAY 6, 2024
SKETCH PLAN NO. 1
PARID: 57-00-03220-20-6
PARID: 17-00-00135-80-2
PREPARED FOR
PFP HOLDINGS, LLC.
SITE LOCATED IN
UPPER HANOVER TOWNSHIP/RED HILL BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA
S T A
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
MAILING: P.O. BOX 87, RED HILL, PA 18076
PH: (215) 679-0200; www.staloc.com
PLAN SCALE HORIZONTAL 1"=60'
DRAWN BY J.A.C.
PROJECT MANAGER M.E.T.
PROJECT NUMBER 5706
DRAWING FILE NUMBER 5706SK1
PLAN SHEET NUMBER 1 or 1
ACT 121 UTILITY NOTE
ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR FIELD OBSERVED EVIDENCE. THE SIZE, TYPE, COMPLETENESS, & ACCURACY OF THESE RECORDS AND/OR FIELD OBSERVATIONS ARE NOT GUARANTEED. ALL UTILITY STRUCTURES OWNER OR QUARANTEED, PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA. ACT 287 OF 1974, EFFECTIVE OCTOBER 9, 2008 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBER: 20191801743 & 20191801744.
IMPERVIOUS SURFACE
UPPER HANOVER TOWNSHIP
NET LOT AREA: 365,867 S.F. (WITHIN UPPER HANOVER TOWNSHIP)
MAXIMUM BUILDING COVERAGE ALLOWABLE: 45 % (164,550 S.F.)
MAXIMUM IMPERVIOUS COVERAGE ALLOWABLE: 65 % (237,864 S.F.)
PROP. BUILDING: 41,250 S.F. (11.3%)
PROP. PAVING: 129,629 S.F.
PROP. CONCRETE: 862 S.F.
TOTAL PROP. IMPERVIOUS COVERAGE: 171,741 S.F. (47.0%)
RED HILL BOROUGH
NET LOT AREA: 122,692 S.F. (WITHIN RED HILL BOROUGH)
MAXIMUM BUILDING COVERAGE ALLOWABLE: 50 % (61,346 S.F.)
MAXIMUM IMPERVIOUS COVERAGE ALLOWABLE: 75 % (92,019 S.F.)
PROP. BUILDING: 30,175 S.F. (24.6%)
PROP. PAVING: 44,728 S.F.
PROP. CONCRETE: 1,991 S.F.
TOTAL PROP. IMPERVIOUS COVERAGE: 76,894 S.F. (64.3%)
SOILS DATA
DATA OBTAINED FROM N.R.C.S. SOIL SURVEY.
AbB -- ABBOTTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES.
Bc -- BOWMANSVILLE-KNAUERS SILT LOAMS.
KnC -- KLINESVILLE CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES.
PaB -- PENN CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES.
PeA -- READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES.
PeB -- READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES.
RmA -- REMBALE SILT LOAM, 0 TO 3 PERCENT SLOPES.