MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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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

August 27, 2024

Alice Eastmure, Township Manager
Skippack Township
4089 Heckler Road
P.O. Box 164
Skippack, PA 19474

Re: MCPC # 24-0157-001
Plan Name: Univest Bank
1 lot comprising 1.81 acres
Situate: Township Line Rd and Bridge Rd
Skippack Township

Dear Ms. Eastmure:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 16, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Univest Bank and Trust Co., proposes to construct a 2,514 sf bank in the approximate location of the existing bank. In addition, provided are future plans to construct a 4,000 sf office building next to the proposed bank. Walkways and sidewalk connections from the parking lot to each building are proposed. The existing parking lot and drive thru will remain.

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 Skippack Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

SIDEWALKS

1. MCPC recommends the applicant improve upon and expand the existing sidewalk to continue up Bridge Rd and along Township Line Rd. This will ensure easy pedestrian to and from the site.

STORMWATER MANAGEMENT

1. The applicant should make sure existing the existing stormwater controls can handle the new development, otherwise new stormwater management will be needed.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Skippack Township's planning objectives for commercial and office 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 (*24-0157-001*) on any plans submitted for final recording.

Sincerely,



Stephen Zbyszinski, Senior Farmland Preservation Planner
Stephen.zbyszinski@montgomerycountypa.gov , 610-278-5960

c: Univest Bank and Trust Co.
Timothy M. Casey
Franco D'Angelo, Chairman

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

ATTACHMENTS A AND B

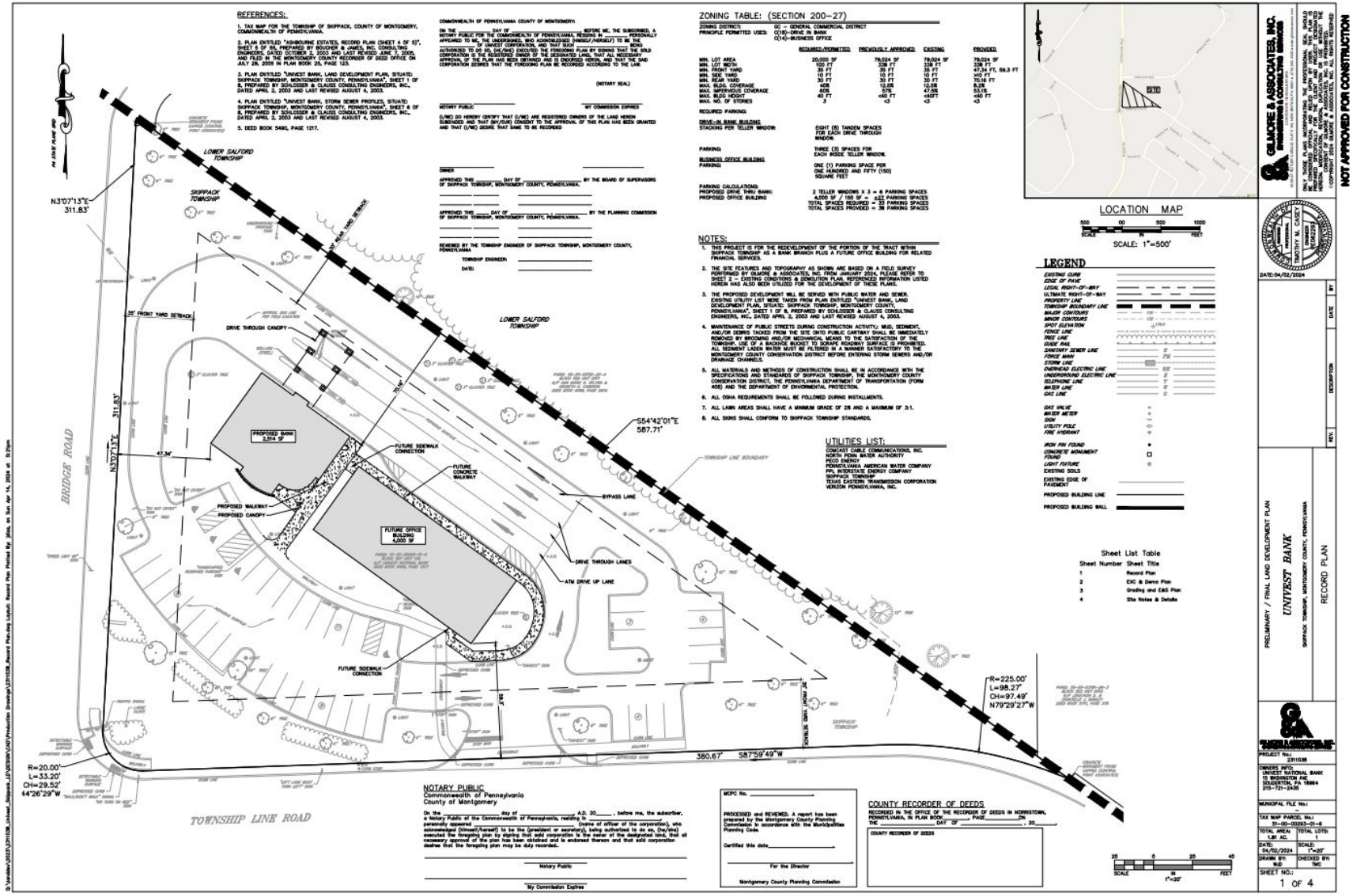


Univest Bank
MCPC#240157001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap

0 50 100 200 Feet

N


REFERENCES:
1. TAX MAP FOR THE TOWNSHIP OF SKIPPACK, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.
2. PLAN ENTITLED "ASHBOURNE ESTATES, RECORD PLAN (SHEET 4 OF 5)", SHEET 5 OF 5), PREPARED BY REVOSKER & JAMES, INC. CONSULTING ENGINEERS, DATED OCTOBER 2, 2003 AND LAST REVISED JUNE 23, 2005, AND FILED IN THE MONTGOMERY COUNTY RECORDER OF DEED OFFICE ON JULY 29, 2005 IN PLAN BOOK 25, PAGE 153.
3. PLAN ENTITLED "UNIVEST BANK, LAND DEVELOPMENT PLAN, SITUATE: SKIPPACK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA", SHEET 1 OF 5, PREPARED BY SCHLOSSER & CLAUSS CONSULTING ENGINEERS, INC., DATED APRIL 2, 2003 AND LAST REVISED AUGUST 4, 2003.
4. PLAN ENTITLED "UNIVEST BANK, STORM SEWER PROFILES, SITUATE: SKIPPACK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA", SHEET 6 OF 5, PREPARED BY SCHLOSSER & CLAUSS CONSULTING ENGINEERS, INC., DATED APRIL 2, 2003 AND LAST REVISED AUGUST 4, 2003.
5. DEED BOOK 5490, PAGE 1217.
COMMONWEALTH OF PENNSYLVANIA COUNTY OF MONTGOMERY
ON THE ____ DAY OF ____ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN ____ PERSONALLY APPEARED TO ME, THE UNDERSIGNED, WHO ACKNOWLEDGED (HIMSELF/HERSELF) TO BE THE ____ OF UNIVEST CORPORATION, AND THAT SUCH ____ BEING AUTHORIZED TO DO SO, (HE/SHE) EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SOLD CORPORATION IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED HEREON, AND THAT THE SAID CORPORATION DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO THE LAW.
(NOTARY SEAL)
NOTARY PUBLIC: ____ MY COMMISSION EXPIRES ____
(I/WE) DO HEREBY CERTIFY THAT (I/WE) ARE REGISTERED OWNERS OF THE LAND HEREIN SUBDIVIDED AND THAT (WE/OUR) CONSENT TO THE APPROVAL OF THIS PLAN HAS BEEN GRANTED AND THAT (I/WE) DESIRE THAT SAME TO BE RECORDED
OWNER ____ ____
APPROVED THIS ____ DAY OF ____ BY THE BOARD OF SUPERVISORS OF SKIPPACK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA.
APPROVED THIS ____ DAY OF ____ BY THE PLANNING COMMISSION OF SKIPPACK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA.
REVIEWED BY THE TOWNSHIP ENGINEER OF SKIPPACK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
TOWNSHIP ENGINEER: ____
DATE: ____
ZONING TABLE: (SECTION 200-27)
ZONING DISTRICT: GC - GENERAL COMMERCIAL DISTRICT
PRINCIPLE PERMITTED USES: C(16)-DRIVE IN BANK C(14)-BUSINESS OFFICE
REQUIRED/PERMITTED | PREVIOUSLY APPROVED | EXISTING | PROVIDED
MIN. LOT AREA 20,000 SF | 79,024 SF | 79,024 SF | 79,024 SF
MIN. LOT WIDTH 150 FT | 339 FT | 339 FT | 339 FT
MIN. FRONT YARD 10 FT | 10 FT | 10 FT | 47.34 FT, 59.3 FT
MIN. SIDE YARD 30 FT | 30 FT | 30 FT | >30 FT
MIN. REAR YARD 30 FT | 30 FT | 30 FT | 70.16 FT
MAX. BLDG. COVERAGE 40% | 12.5% | 12.5% | 8.2%
MAX. IMPERVIOUS COVERAGE 60% | 57% | 47.5% | 53.1%
MAX. BLDG HEIGHT 40 FT | <40 FT | <40FT | <40 FT
MAX. NO. OF STORIES 3 | <3 | <3 | <3
REQUIRED PARKING:
DRIVE-IN BANK BUILDING STACKING PER TELLER WINDOW: EIGHT (8) TANDEM SPACES FOR EACH DRIVE THROUGH WINDOW.
PARKING: THREE (3) SPACES FOR EACH INSIDE TELLER WINDOW.
BUSINESS OFFICE BUILDING PARKING: ONE (1) PARKING SPACE PER ONE HUNDRED AND FIFTY (150) SQUARE FEET
PARKING CALCULATIONS:
PROPOSED DRIVE THRU BANK: 3 TELLER WINDOWS X 3 = 9 PARKING SPACES
PROPOSED OFFICE BUILDING: 4,000 SF / 150 SF = ±27 PARKING SPACES
TOTAL SPACES REQUIRED = 33 PARKING SPACES
TOTAL SPACES PROVIDED = 36 PARKING SPACES
NOTES:
1. THIS PROJECT IS FOR THE REDEVELOPMENT OF THE PORTION OF THE TRACT WITHIN SKIPPACK TOWNSHIP AS A BANK BRANCH PLUS A FUTURE OFFICE BUILDING FOR RELATED FINANCIAL SERVICES.
2. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. FROM JANUARY 2024. PLEASE REFER TO SHEET 2 - EXISTING CONDITIONS & DEMOLITION PLAN. REFERENCED INFORMATION LISTED HEREIN HAS ALSO BEEN UTILIZED FOR THE DEVELOPMENT OF THESE PLANS.
3. THE PROPOSED DEVELOPMENT WILL BE SERVED WITH PUBLIC WATER AND SEWER. EXISTING UTILITY LIST WERE TAKEN FROM PLAN ENTITLED "UNIVEST BANK, LAND DEVELOPMENT PLAN, SITUATE: SKIPPACK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA", SHEET 1 OF 5, PREPARED BY SCHLOSSER & CLAUSS CONSULTING ENGINEERS, INC., DATED APRIL 2, 2003 AND LAST REVISED AUGUST 4, 2003.
4. MAINTENANCE OF PUBLIC STREETS DURING CONSTRUCTION ACTIVITY: MUD, SEDIMENT, AND/OR DEBRIS TRACKED FROM THE SITE ONTO PUBLIC CARTWAY SHALL BE IMMEDIATELY REMOVED BY BROOMING AND/OR MECHANICAL MEANS TO THE SATISFACTION OF THE TOWNSHIP. USE OF A BACKHOE BUCKET TO SCRAPE ROADWAY SURFACE IS PROHIBITED. ALL SEDIMENT LADEN WATER MUST BE FILTERED IN A MANNER SATISFACTORY TO THE MONTGOMERY COUNTY CONSERVATION DISTRICT BEFORE ENTERING STORM SEWERS AND/OR DRAINAGE CHANNELS.
5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF SKIPPACK TOWNSHIP, THE MONTGOMERY COUNTY CONSERVATION DISTRICT, THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (FORM 408) AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
6. ALL OSHA REQUIREMENTS SHALL BE FOLLOWED DURING INSTALLMENTS.
7. ALL LAWN AREAS SHALL HAVE A MINIMUM GRADE OF 2% AND A MAXIMUM OF 3:1.
8. ALL SIGNS SHALL CONFORM TO SKIPPACK TOWNSHIP STANDARDS.
UTILITIES LIST:
COMCAST CABLE COMMUNICATIONS, INC.
NORTH PENN WATER AUTHORITY
PECO ENERGY
PENNSYLVANIA AMERICAN WATER COMPANY
PPL INTERSTATE ENERGY COMPANY
SKIPPACK TOWNSHIP
TEXAS EASTERN TRANSMISSION CORPORATION
VERIZON PENNSYLVANIA, INC.
LOCATION MAP
SCALE: 1"=500'
LEGEND
EXISTING CURB
EDGE OF PAVE
LEGAL RIGHT-OF-WAY
ULTIMATE RIGHT-OF-WAY
PROPERTY LINE
TOWNSHIP BOUNDARY LINE
MAJOR CONTOURS
MINOR CONTOURS
SPOT ELEVATION
FENCE LINE
TREE LINE
GUIDE RAIL
SANITARY SEWER LINE
FORCE MAIN
STORM LINE
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
TELEPHONE LINE
WATER LINE
GAS LINE
GAS VALVE
WATER METER
SIGN
UTILITY POLE
FIRE HYDRANT
IRON PIN FOUND
CONCRETE MONUMENT FOUND
LIGHT FIXTURE
EXISTING SOILS
EXISTING EDGE OF PAVEMENT
PROPOSED BUILDING LINE
PROPOSED BUILDING WALL
Sheet List Table
Sheet Number | Sheet Title
1 Record Plan
2 EXC & Demo Plan
3 Grading and ESC Plan
4 Site Notes & Details
N3°07'13"E 311.83'
311.83'
N3°07'13"E
47.34'
S54°42'01"E 587.71'
380.67'
S87°59'49"W
R=20.00'
L=33.20'
CH=29.52'
S44°26'29"W
R=225.00'
L=98.27'
CH=97.49'
N79°29'27"W
LOWER SALFORD TOWNSHIP
SKIPPACK TOWNSHIP
BRIDGE ROAD
TOWNSHIP LINE ROAD
SUMNEYTOWN PIKE
35' FRONT YARD SETBACK
30' REAR YARD SETBACK
DRIVE THROUGH CANOPY
PROPOSED BANK 2,594 SF
FUTURE OFFICE BUILDING 4,000 SF
PROPOSED WALKWAY
PROPOSED CANOPY
FUTURE SIDEWALK CONNECTION
FUTURE CONCRETE WALKWAY
BYPASS LANE
DRIVE THROUGH LANES
ATM DRIVE UP LANE
FUTURE SIDEWALK CONNECTION
NOTARY PUBLIC
Commonwealth of Pennsylvania
County of Montgomery
On the ____ day of ____ A.D. 20____, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in ____, personally appeared ____ (name of officer of the corporation), who acknowledged (himself/herself) to be the (president or secretary), being authorized to do so, (he/she) executed the foregoing plan by signing that said corporation is the owner of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon and that said corporation desires that the foregoing plan may be duly recorded.
Notary Public
My Commission Expires
MCPC No. ____
PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date ____
For the Director
Montgomery County Planning Commission
COUNTY RECORDER OF DEEDS
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK ____ PAGE ____ ON THE ____ DAY OF ____, 20____.
COUNTY RECORDER OF DEEDS
SCALE 1"=20'
GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 EAST BROOK ROAD, P.O. BOX 1179, MEDIA, PA 19063
(610) 565-4396 FAX (610) 565-3718
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NOT APPROVED FOR CONSTRUCTION
TIMOTHY M. CASEY PE084239
DATE: 04/02/2024
REV. | DESCRIPTION | DATE | BY
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
UNIVEST BANK
SKIPPACK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
RECORD PLAN
PROJECT No.: 2311038
OWNER INFO: UNIVEST NATIONAL BANK 10 WASHINGTON AVE SOUDERTON, PA 18964 215-721-2400
MUNICIPAL FILE No.: -
TAX MAP PARCEL No.: 51-00-00283-01-6
TOTAL AREA: 1.81 AC.
TOTAL LOTS: 1
DATE: 04/02/2024
SCALE: 1"=20'
DRAWN BY: RJD
CHECKED BY: TMC
SHEET NO.: 1 OF 4