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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 28, 2025

Dan DeMeno, Manager
Worcester Township
1721 South Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Re: MCPC #21-0025-003
Plan Name: 1038 Windy Hill Road – 2 lot subdivision
(2 lots comprising 5.39 acres)
Situate: Windy Hill Road at Germantown Pike
Worcester Township

Dear Mr. DeMeno:

We have reviewed the above-referenced preliminary subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 27, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Arden Reserve LLC, has submitted a preliminary plan proposing the development of a 5.39 acre tract for 2 detached homes in the R-100 Residential District. An adjacent tract, subdivided from the proposal being reviewed, was previously approved for 8 single-family detached homes which appear to be under construction. An access road from these 8 previously approved homes runs through the subject property, and will overlap with the driveway access for what is currently labelled Lot 2. Waivers have been requested for this development proposal to allow for the existing wooded areas on the site to serve as landscape buffers, and for the applicant to not have to replace all trees over 6" caliper that are removed during the development process. On-lot sewer and water service is proposed.

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

SITE DESIGN

1) Landscaping. One of the waivers proposed for this site is for Section 130-28.F.7 for the replacement of trees over 6" in DBH. As was mentioned in our previous letter concerning the adjacent tract, the township may wish to consider other ways of allowing the applicant to comply with this requirement, such as allowing for trees to be planted elsewhere or to allow for a fee-in-lieu of planting the trees on the site.

TRANSPORTATION

1) Emergency Access Easement. The township should ensure that any necessary legal mechanisms are in place to allow for the emergency access driveway to overlap with the everyday driveway access for Lot 2.

CONCLUSION

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

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 #21-0025-003 on any plans submitted for final recording.

Sincerely,

Anne Leavitt-Gruberger

Anne Leavitt-Gruberger, County Planning Manager
anne.leavitt-gruberger@montgomerycountypa.gov – 610-278-3727

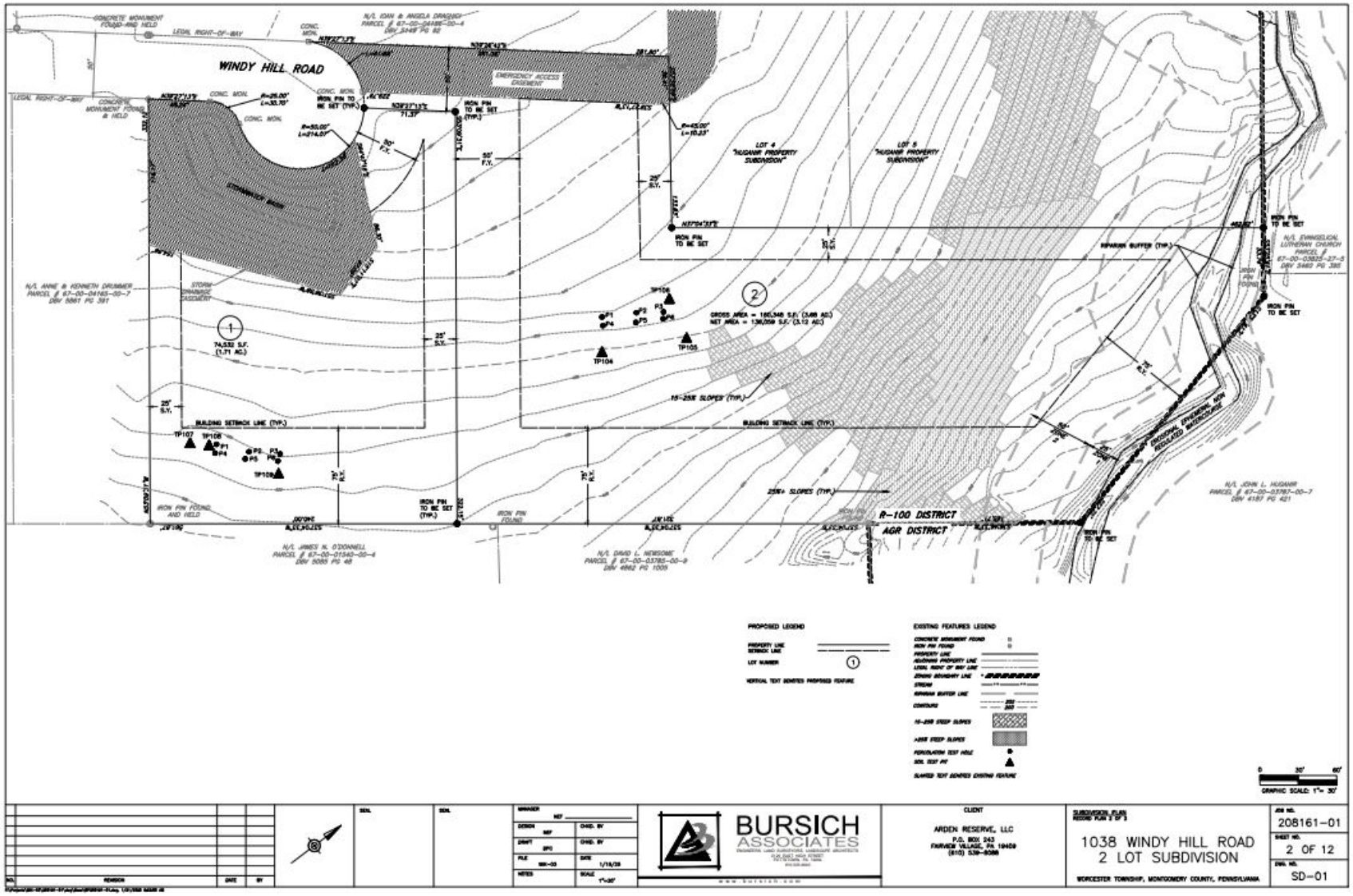
c: Michael Clement, Wisler Pearlstine LLC, Applicant's Representative
Christian Jones, Assistant Township Manager

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

ATTACHMENTS



1038 Windy Hill Road - 2 Lot Subdivision
MCPC#210025003


WINDY HILL ROAD
EMERGENCY ACCESS EASEMENT
LOT 4 "HUGHAN PROPERTY SUBDIVISION"
LOT 5 "HUGHAN PROPERTY SUBDIVISION"
74,532 S.F. (1.71 AC.)
GROSS AREA = 160,348 S.F. (3.68 AC.)
NET AREA = 136,059 S.F. (3.12 AC.)
BUILDING SETBACK LINE (TYP.)
15-25% SLOPES (TYP.)
25%+ SLOPES (TYP.)
R-100 DISTRICT
AGR DISTRICT
IRON PIN TO BE SET
IRON PIN FOUND
PROPOSED LEGEND
EXISTING FEATURES LEGEND
GRAPHIC SCALE: 1"= 30'
BURSICH ASSOCIATES
CLIENT
ARDEN RESERVE, LLC
P.O. BOX 243
FAIRVIEW VILLAGE, PA 19409
(610) 539-8088
1038 WINDY HILL ROAD
2 LOT SUBDIVISION
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
208161-01
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