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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 14, 2025

Mr. Scott Hutt, Assistant Township Manager
Hatfield Township
1950 School Road
Hatfield, Pennsylvania 19440

Re: MCPC #25-0036-001
Proposal Name: 1295 Cabin Road
Situate: Cabin Road (east), West Orvilla Road (south)
Hatfield Township

Dear Mr. Hutt:

As you requested on February 19, 2025, we have reviewed the above-referenced subdivision and land development ordinance in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code." We forward this letter as a report of our review.

BACKGROUND

The submitted plans pertain to the proposed subdivision of a 5.50-acre RA-1 Residential District-zoned property (County Parcel ID 35 00 01288 00 9) located on Cabin Road, south of West Orvilla Road. Bukh Capitol Group, the applicant, seeks permission to create six new lots (“1” through “6”) on the site and construct a single-family detached dwelling on lots “1”, “2”, “4”, and “6”. An existing home on the subject tract shall be retained on proposed lot “3”.

Public water and sewer facilities will serve the planned development.

COMPREHENSIVE PLAN COMPLIANCE

The plan is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040*: A Shared Vision.

The Future Land Use Component of Montco 2040 indicates that the applicant’s property is in a Suburban Residential Area. According to the Comprehensive Plan, suburban residential areas are defined as locations that rely on automobiles for transportation and often feature extensive landscaping on individual properties. Additionally, these areas will provide a variety of housing types, with single-family detached homes being the most common type.

Furthermore, this subdivision application furthers the following specific *Montco 2040* goals:

Encourage development and transformative investment where infrastructure already exists.

The Future Land Use Map includes several mixed-use and residential land use categories that define designated growth areas for the county. Future improvements and development should occur in suitable locations within these designated growth areas, primarily in mixed-use zones; however, undeveloped land in residential areas is generally suitable for new residential growth.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports this proposal; however, through our review, we have identified the following issues that municipal officials may want to consider prior to granting final plan approval.

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMPLIANCE

A. Buffer requirements (*§250-38.A*)

The plan should satisfy all applicable requirements outlined in the section. The planting information delineated on the submitted Grading and Utility Plan appears to be incomplete. The applicant's engineer should elucidate how the plan meets buffer landscaping standards.

B. Street trees (*§250-38.B.(2)*)

Township requirements stipulate that proposed street trees shall be no less than 2½ caliper inches, measured at breast height above finished grade. It is unclear whether the plan satisfies this requirement because no information regarding the size of the proposed trees has been indicated on the plan. The final plans to be recorded should be amended accordingly to indicate compliance.

C. Retention/detention basin landscaping (*§250-38.C.(3)*)

It is stated in this section of the SALDO that *there shall be a minimum of one (1½ inches dbh) shade tree, one (1½ inches dbh) flowering tree, one (four to five feet) evergreen tree, and one (eighteen-inch) shrub for every 40 lineal feet of basin perimeter*. While proposed trees have been indicated on the Grading and Utility Plan, no plant schedule appears in the submitted plan set specifying the tree species and size at planting. We recommend that the applicant's engineer confirm that the plan complies with retention/detention basin landscaping requirements.

D. Tree protection (*§250-38.D*)

The submitted Existing Features Plan delineates trees to be removed from the subject tract. We note that regulations which appear in the SALDO specify that any tree with a diameter of eight inches or more, measured at breast height, that is to be removed due to development activity and cannot be relocated, shall be replaced with a new tree of the same kind having a diameter of 1½ inches. Clarification should be provided regarding whether replacement trees will be planted on-site; alternatively, trees could be placed on housing lots to satisfy this requirement.

MISCELLANEOUS

A. Assignment of MCPC Number

When an application is sent to the County for review, a staff member must assign a unique, nine-digit identifier to the plan. This identifier is known as an MCPC number. Accordingly, we inform you that "24-0036-001" has been reserved for this submission. To make the plan recording process more efficient, if any plans are brought to this office for recording, the MCPC number should always be included on the relevant sheets in the area designated for the seal of this agency.

CONCLUSION

We reiterate that the MCPC generally supports this application; however, it is recommended that township officials consider the issues raised in this letter.

Please note that the review comments and recommendations in this report are advisory to the municipality, which will make the final disposition regarding the approval of any proposal.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature before recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

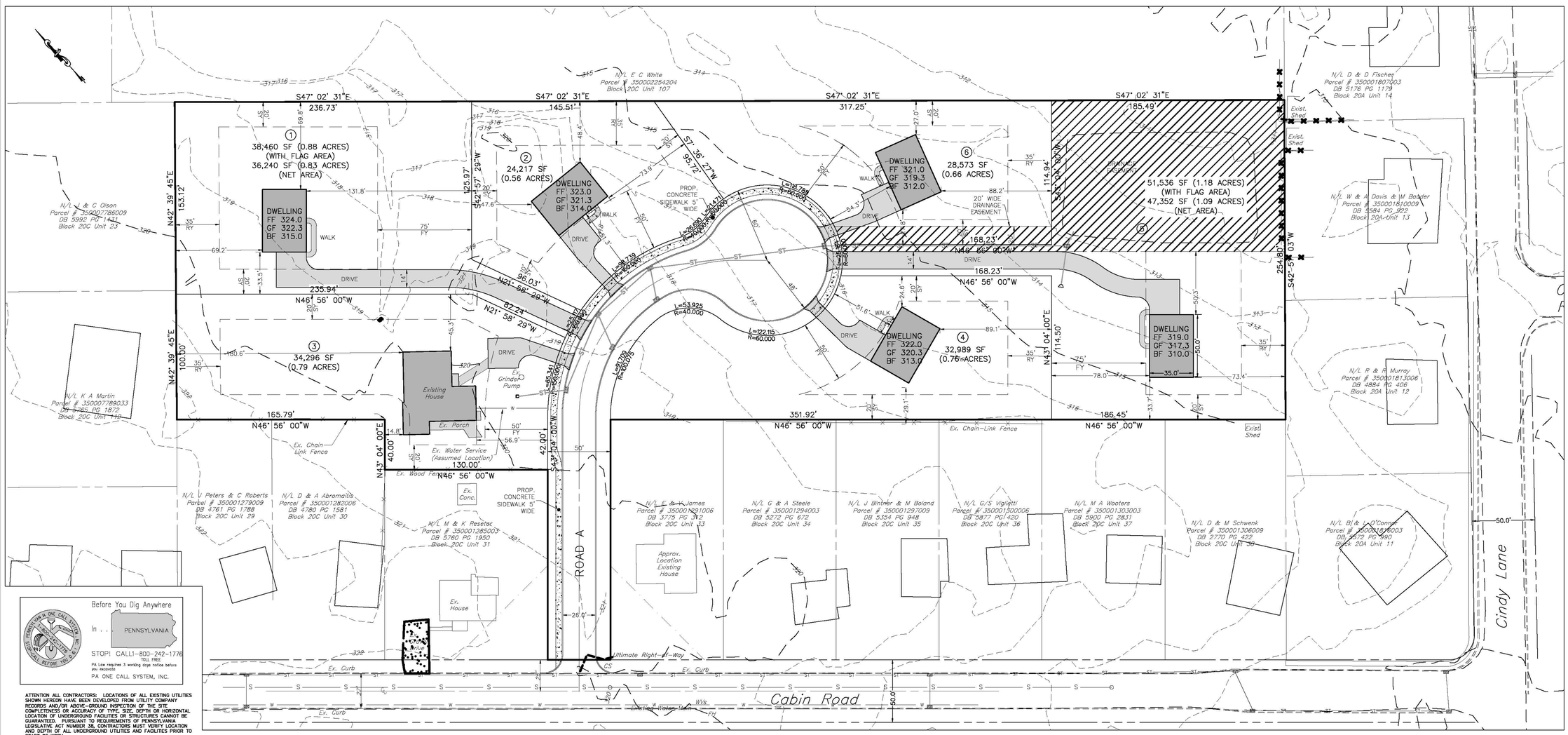
Sincerely,



Kevin Chavous, ASLA, SITES AP, LEED AP, WELL AP, CNU-A, AICP CUD
Design Planner
610.278.3731 e mail kevin.chavous@montgomerycountypa.gov

c: Aaron Bibro, Township Manager, Hatfield Township
Bukh Capitol Group, Applicant
Fioravanti, Inc., Applicant's Engineer

Attachments: 1) site plan; 2) aerial photo



Before You Dig Anywhere

In . . . PENNSYLVANIA

STOP! CALL 1-800-242-1776 TOLL FREE

PA Law requires 3 working days notice before you excavate

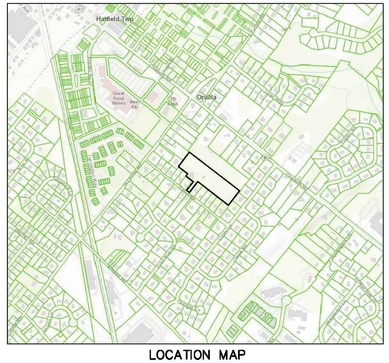
PA ONE CALL SYSTEM, INC.

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

PENNSYLVANIA ONE CALL SERIAL NUMBER FOR THIS SITE: # 2023-080-1435

LEGEND

- FEMA FLOODPLAIN
- SOILS
- STREAM
- EXISTING WETLANDS
- EXISTING BUILDINGS
- EXISTING PROPERTY LINE
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FOOT CONTOUR
- EXISTING CURB
- EXISTING PAVED DRIVEWAY
- EXISTING FENCE
- EXISTING TREE MASS
- EXISTING TREES AND BUSHES TO REMAIN
- EXISTING EASEMENT
- EDGE OF EXISTING PAVED ROAD
- EXISTING POLES
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING GAS MAIN



LOCATION MAP
1" = 1,000'

SHEET INDEX

SHT 1	RECORD PLAN
SHT 2	EXISTING FEATURES PLAN
SHT 3	GRADING AND UTILITY PLAN
SHT 4	EROSION AND SEDIMENTATION CONTROL PLAN
SHT 5	EROSION AND SEDIMENTATION CONTROL NOTES
SHT 6	EROSION AND SEDIMENTATION CONTROL DETAILS
SHT 7	PCSM PLAN
SHT 8	UTILITY DETAILS 1
SHT 9	UTILITY DETAILS 2
SHT 10	SANITARY PROFILES

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

GENERAL NOTES

1. THIS PLAN DEPICTS THE PROPOSED SUBDIVISION AND DEVELOPMENT OF 6 RESIDENTIAL PARCELS AT 1295 CABIN ROAD IN HATFIELD, PA 19440.
2. TAX PARCEL NUMBER: 35-00-01288-00-9
   MUNICIPALITY: HATFIELD TOWNSHIP
   ZONING DISTRICT: RA-1 RESIDENTIAL DISTRICT

ITEM	REQUIRED	EXISTING
MIN LOT AREA	20,000 SF	239,418 SF
LOT WIDTH	100 FT	884.2 FT
FRONT YARD	50 FT	27.9 FT*
SIDE YARD	20 FT	14.8 FT*
REAR YARD	35 FT	>35 FT
BLDG HEIGHT	35 FT	<35 FT
BLDG COVERAGE	20%	1.3%
IMPERVIOUS	35%	5.3%

   * EXISTING NONCONFORMITY
3. OWNER: DOMINIC & KAREN PENNA, 1898 S VALLEY FORGE RD, LANSDALE, PA 19446
   APPLICANT: BUKH CAPITAL GROUP
4. TOTAL ACREAGE = 5.498 AC
5. A COPY OF THE TOWNSHIP APPROVED STORMWATER MANAGEMENT SITE PLANS AND/OR THE POST CONSTRUCTION STORMWATER MANAGEMENT PLANS SHALL BE ONSITE THROUGHOUT THE DURATION OF THE REGULATED EARTH DISTURBANCE ACTIVITY.
6. ALL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE INSTALLED AND INSPECTED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT PRIOR TO ANY SITE DISTURBANCE WITHIN THE TRIBUTARY AREA AND MAINTAINED IN OPERATION ORDER THROUGHOUT THE DURATION OF CONSTRUCTION.
7. THE APPLICANT/OWNER SHALL ENTER INTO AN OPERATION AND MAINTENANCE OF FACILITIES AND BEST MANAGEMENT PRACTICES AGREEMENT WITH THE TOWNSHIP PRIOR TO THE ISSUANCE OFTHE BUILDING PERMIT. THE AGREEMENT, AS WELL AS THE OPERATIONS AND MAINTENANCE PLAN SHALL BE RECORDED WITH THE MONTGOMERY COUNTY RECORDER OF DEED.
8. THE CONTRACTOR SHALL ENSURE THAT ALL EXISTING SERVICE LINES SUCH AS, ELECTRIC, WATER, SANITARY FORCE MAIN, CABLE AND PHONE ARE REMOVED AND/OR CAPPED IN STRICT ACCORDANCE WITH ALL OPERATING UTILITY AUTHORITY STANDARDS AND SPECIFICATIONS
9. IN THE EVENT ANY MUD AND/OR DEBRIS IS TRANSPORTED FROM THE SITE ONTO A PUBLIC ROADWAY, THE DEBRIS SHALL BE REMOVED IMMEDIATELY AND THE ROADWAY SWEPT AND/OR WASHED AS DEEMED NECESSARY BY THE TOWNSHIP AT THE OWNER'S EXPENSE.

CERTIFICATION FOR RECORDING
THIS SUBDIVISION PLAN WAS RECORDED IN THE OFFICE OF RECORDER OF DEEDS FOR MONTGOMERY COUNTY, AT NORRISTOWN, PENNSYLVANIA, ON THIS _____ DAY OF _____, _____.

RECORDER OF DEEDS

DIMENSION REQUIREMENTS

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
NET AREA	36,240 SF	24,217 SF	34,296 SF	32,989 SF	47,352 SF	28,573 SF
LOT WIDTH	153.4 FT	172.5 FT	129.1 FT	265.1 FT	254.6 FT	228.3 FT
FRONT YARD	131.8 FT	51.3 FT	56.9 FT	51.6 FT	78.0 FT	54.3
SIDE YARD	33.5 FT	47.6 FT	14.8 FT*	24.6 FT	33.7 FT	27.0 FT
REAR YARD	69.2 FT	48.4 FT	180.6 FT	89.1 FT	73.4 FT	88.2 FT
BLDG HEIGHT	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT	< 35 FT

* EXISTING NONCONFORMITY

LOT SUMMARY TABLE

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	ROAD
GROSS AREA	38,460 SF	24,217 SF	34,296 SF	32,989 SF	51,536 SF	28,573 SF	29,347 SF
NET AREA	36,240 SF	24,217 SF	34,296 SF	32,989 SF	47,352 SF	28,573 SF	29,347 SF
PAVING COVERAGE	3,910 SF	948 SF	955 SF	987 SF	4,333 SF	972 SF	21,148 SF
BUILDING COVERAGE	1,750 SF	1,750 SF	2,898 SF	1,750 SF	1,750 SF	1,750 SF	0 SF
FUTURE IMPERVIOUS	1,500 SF	1,500 SF	1,500 SF	1,500 SF	1,500 SF	1,500 SF	0 SF
BLDG COV RATIO	4.8%	7.2%	8.4%	5.3%	3.7%	6.1%	0.0%
IMP COV RATIO	19.8%	17.3%	15.6%	12.8%	16.0%	14.8%	72.1%

HATFIELD TOWNSHIP PLANNING COMMISSION
THIS SUBDIVISION PLAN WAS APPROVED BY THE HATFIELD TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, _____.

SECRETARY CHAIRMAN

HATFIELD TOWNSHIP BOARD OF COMMISSIONERS
THIS SUBDIVISION PLAN WAS APPROVED BY RESOLUTION OF THE HATFIELD TOWNSHIP BOARD OF COMMISSIONERS THIS _____ DAY OF _____, _____.

SECRETARY CHAIRMAN

HATFIELD TOWNSHIP ENGINEER
THIS SUBDIVISION PLAN WAS APPROVED THE HATFIELD TOWNSHIP ENGINEER ON THIS _____ DAY OF _____, _____.

TOWNSHIP ENGINEER

OWNER CERTIFICATION OF INTENT
KNOW ALL MEN BY THESE PRESENTS, THAT WE _____ AND _____, BEING LANDOWNERS IN HATFILED TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, AND OUR SUCCESSORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES SITUATED IN THE TOWNSHIP OF HATFIELD, COUNTY OF MONTGOMERY, AND COMMONWEALTH OF PENNSYLVANIA.

IN WITNESS WHEREOF, WE HEREUNTO SET OUT HANDS AND SEALS THIS _____ DAY OF _____, _____.

OWNER OWNER

CERTIFICATION OF OWNERSHIP
COMMONWEALTH OF PENNSYLVANIA
: SS:
COUNTY OF BUCKS

ON THIS_____DAY OF _____, 200_ AD BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN BUCKS COUNTY, PERSONALLY APPEARED _____, _____, SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAME(S) ARE SUBSCRIBED BELOW, AND ACKNOWLEDGE THAT THEY ARE REGISTERED OWNERS OF THE DESIGNATED LAND; THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID. NOTARY PUBLIC MY

_____
OWNER

_____ _____
NOTARY PUBLIC MY COMMISION EXPIRES:

FIORAVANTI, INC.
CIVIL ENGINEERS & LAND SURVEYORS
618 STREET ROAD * SOUTHAMPTON, PA 18966
(215) 322 * 2143

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL VINCENT W. FIORAVANTI ENGINEER 050788-E PENNSYLVANIA

REVISIONS

NO.	DESCRIPTION	DATE

DATE: 1/3/25
SCALE: 1"=40'
JOB # 2275 FB # ---
DRAWN: STAFF CHECKED: VWF

1295 CABIN ROAD
SUBDIVISION & LAND DEVELOPMENT
HATFIELD TOWNSHIP, PA
PREPARED FOR:
TOM KELLY
1674 SKIPPACK PIKE
BLUE BELL, PA 19422

RECORD PLAN

SHEET 1 OF 10



1295 Cabin Road
MCPC#250036001

Montgomery County Planning Commission

0 100 200 400 Feet

N

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