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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 5, 2024

Christopher Hoffman, Township Manager
Lower Moreland Township
640 Red Lion Road
Huntingdon Valley, PA 19006-6234

Re: 24-0245-001
3382 Brae Bourn Drive
Situate: Brae Bourn Drive/Hillcroft Road
Lower Moreland Township

Dear Mr. Hoffman:

We have reviewed the above-referenced land development application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested November 14, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, DORAMAR LLC, proposes to subdivide an existing 5.05 acre lot into 3.5668 acre and 1.5323 acre lots. The 3.5668 acre lot will contain an existing dwelling with associated garage and driveways. A future dwelling is proposed on the 1.523 acre lot. The site is currently zoned RSD-2 Residential Single Detached.

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

REVIEW COMMENTS

1. Building Placement – When a dwelling is developed on Lot 1, we recommend the dwelling be sited closer to Brae Bourn Drive to reduce the impact on the steep slopes. We feel that the benefit of reducing the impacts to the steep slopes far outweighs the impacts of reducing the front yard setback and moving the dwelling closer to the road.
2. Tree Preservation – Preservation of the trees on the steep slopes is critical. The existing mature trees stabilize the slope, reduces erosion, mitigates other stormwater impacts, and have a myriad of environmental benefits. The township should work with the developer during the site design and development process to insure that the trees are protected as much as possible.

3. Stormwater Management – Any development on Lot 1 will have an impact on the steep slopes on site and the nearby Huntingdon Valley Creek. The township should work with the developer to ensure that stormwater is managed in a way that will not negatively affect the steep slopes of the Creek.

CONCLUSION

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 (#24-0245-001) on any plans submitted for final recording.

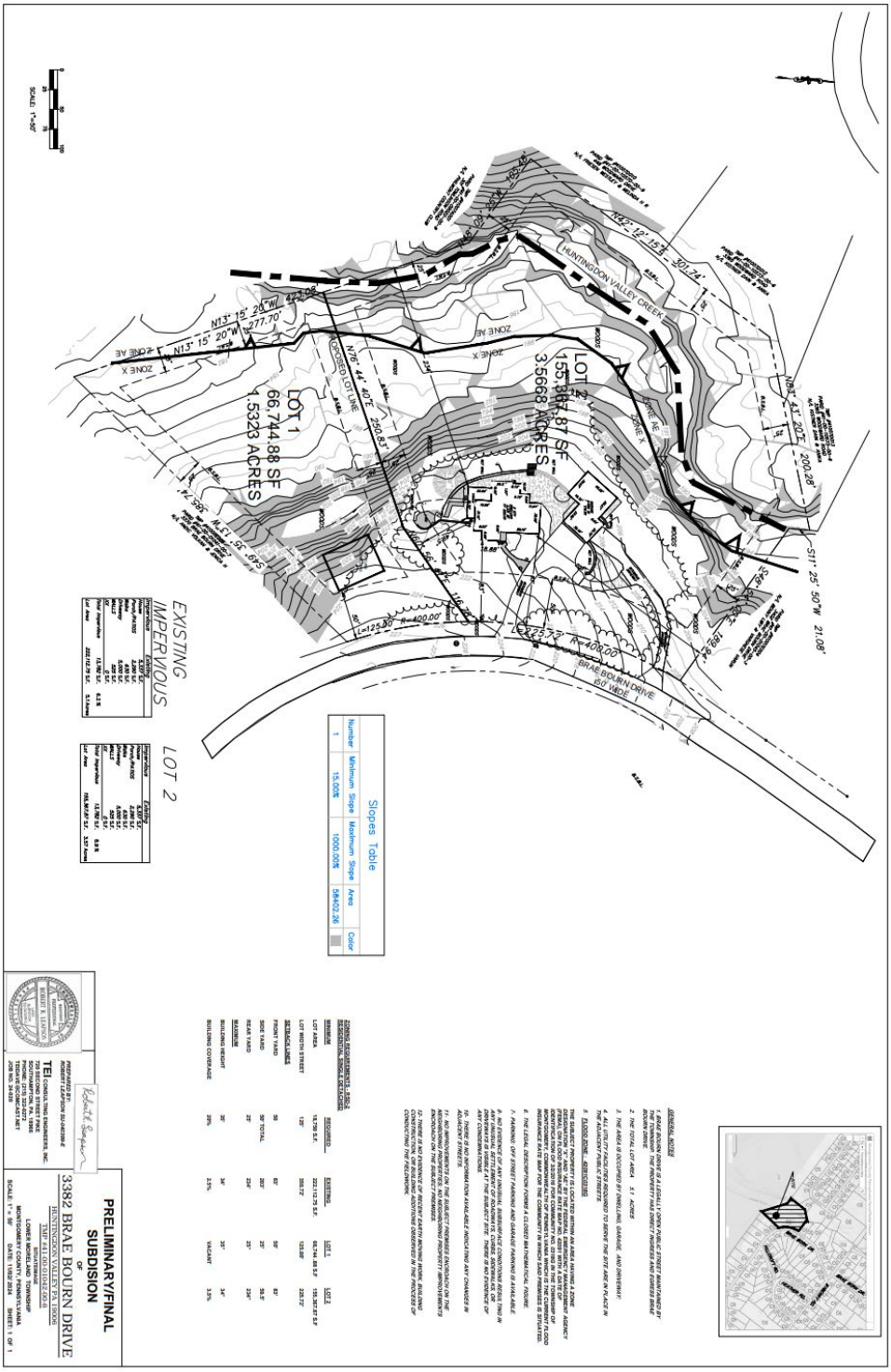
Sincerely,

Jon A. Lesher, Environmental Planning Assistant Manager
610-278-3750 – Jon.Lesher@montgomerycountypa.gov

C: Andrew Frey, Chair, Twp. Planning Commission
John B. Rice, Esq., Twp. Solicitor
Timothy P. Woodrow, P.E., Twp. Engineer

Attachments:
Site Plan (Appendix 1)
Aerial (Appendix 2)

Site Plan – 3382 Brae Bourn Drive, Lower Moreland Township



Aerial – 3382 Brae Bourn Drive, Lower Moreland Township

