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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 20, 2024

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

Re: MCPC #18-0084-002
Plan Name: 90-106 Byberry Rd Townhouses
Situate: Philmont Avenue/Tomlinson Road
Lower Moreland Township

Dear Mr. Hoffman:

We have reviewed the above-referenced sketch plan as you requested on March 7, 2024. We forward this memo as a report of our ideas and recommendations.

BACKGROUND

The applicant, Vladimir Atamanenko, AWZ LLC, proposes the creation of a 26 lot townhome subdivision with associated infrastructure. The development site is zoned RM-2 Residential Mix 2 Zoning District.

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

Lot Lines – We recommend that the Township should feel comfortable with the lot lines as presented in the sketch plan given their irregular shape.

Frontage Offered for Dedication – The applicant should have a plan in place for design and usage of the open space along Byberry Road if the Township does not want the dedication.

Access to Open Spaces- The design of the site should allow access to the community open spaces. The design is an opportunity to make the open spaces an amenity for all the residents and not just those who are adjacent to those spaces.

Stormwater Management-The Township Engineer should work with the developer to ensure the singular stormwater basin proposed in this design is sufficient to handle the stormwater flows in an appropriate manner. Any designed basin should be naturalized to promote stormwater water quality and volume control, and also improve the aesthetics of the site.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Moreland 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 18-0084-002 on any plans submitted for final recording.

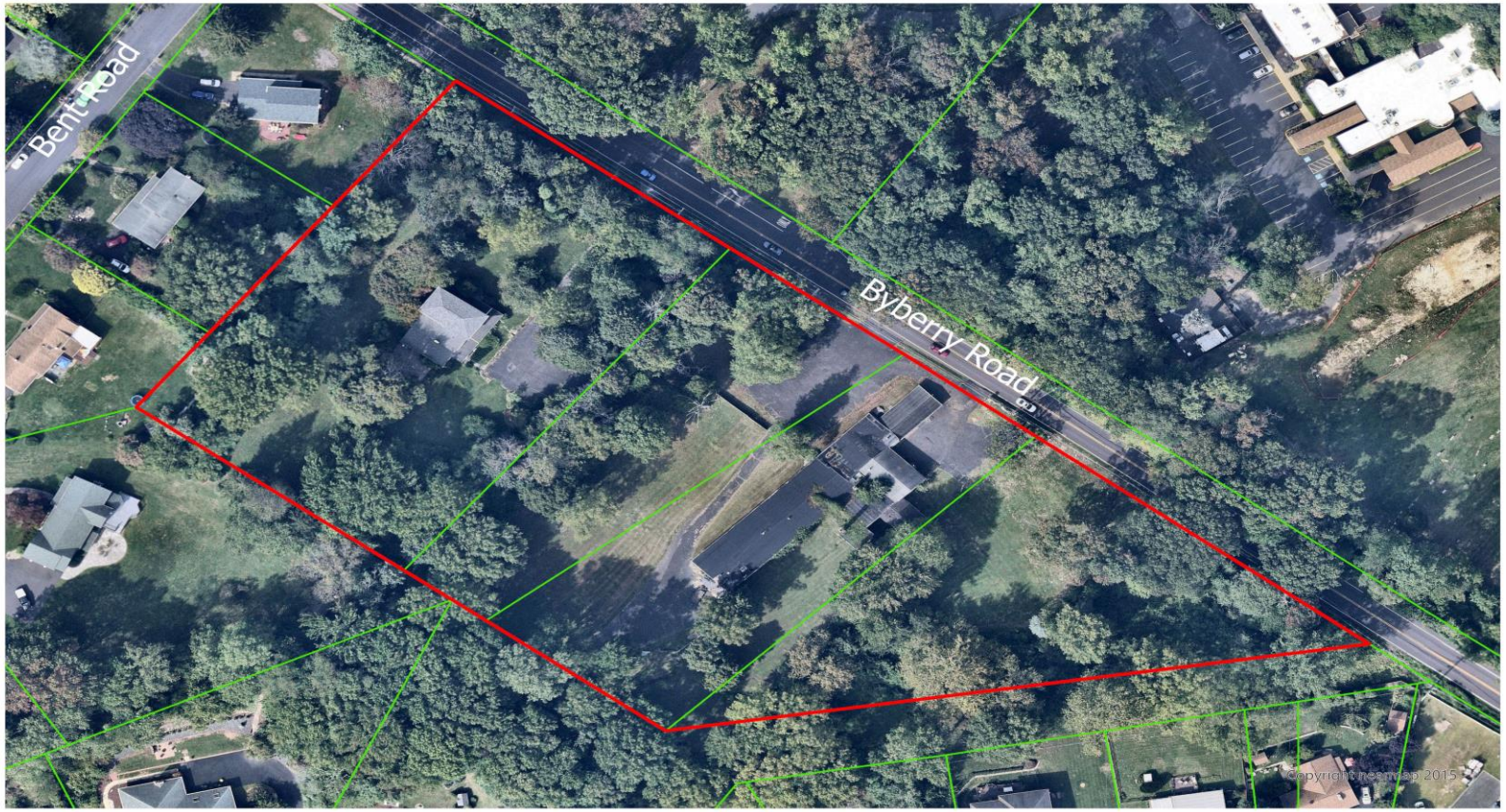
Sincerely,

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

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

ATTACHMENTS A & B

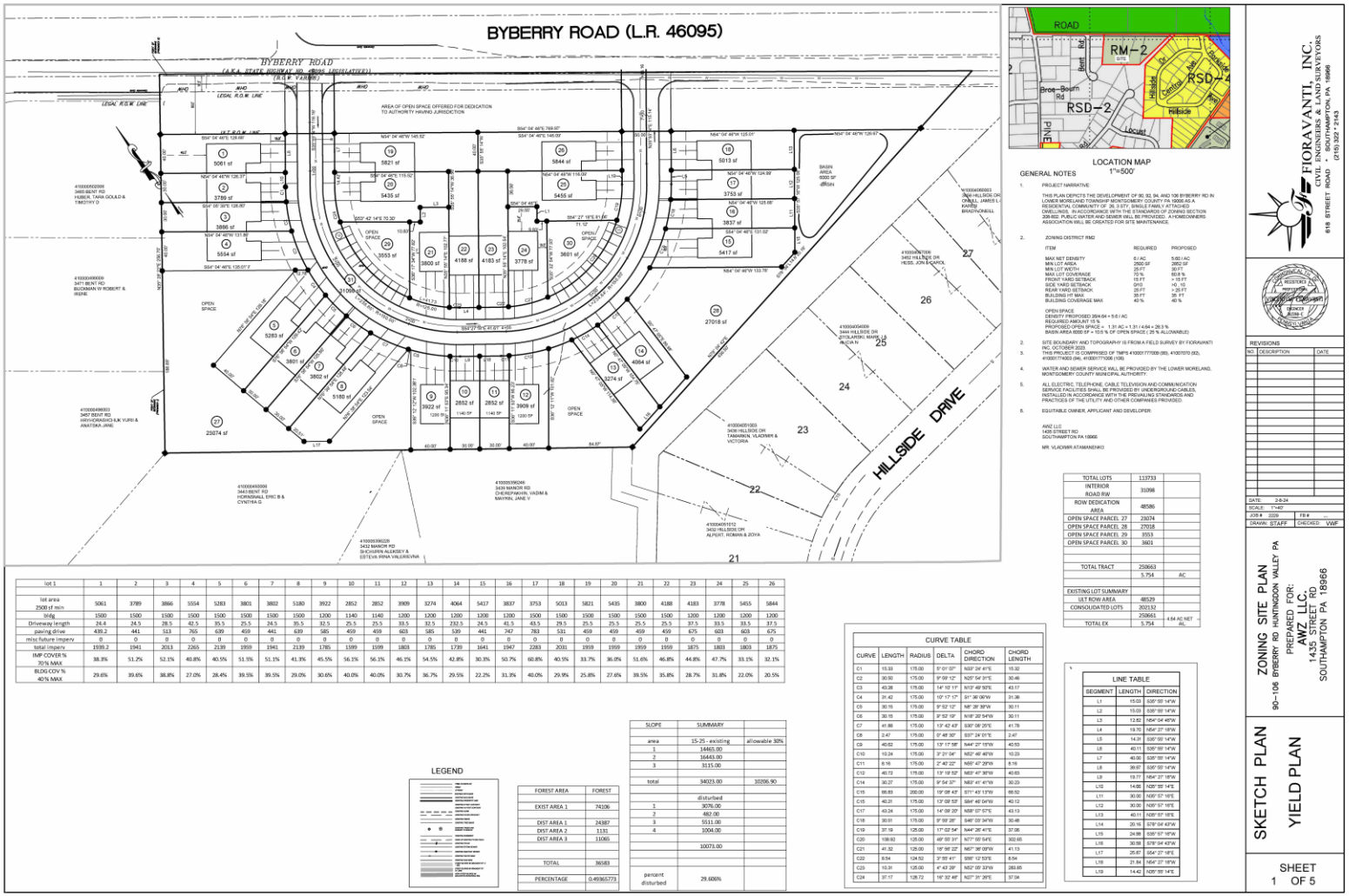


90-106 Byberry Road Townhouses
MCPC#180084002

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



lot 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
lot area 2500 sf min	5061	3789	3866	5554	5283	3801	3802	5180	3922	2852	2852	3909	3274	4064	5417	3837	3753	5013	5821	5435	3800	4188	4183	3778	5455	5844
bldg	1500	1500	1500	1500	1500	1500	1500	1500	1200	1140	1140	1200	1200	1200	1200	1200	1500	1500	1500	1500	1500	1200	1200	1200	1200	1200
Driveway length	24.4	24.5	28.5	42.5	35.5	25.5	24.5	35.5	32.5	25.5	25.5	33.5	32.5	232.5	24.5	41.5	48.5	29.5	25.5	25.5	25.5	25.5	37.5	33.5	33.5	37.5
paving drive	435.2	441	513	765	639	459	441	639	585	459	459	603	585	539	441	747	783	531	459	459	459	459	675	603	603	675
misc fixture imperv	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
total imperv	1939.2	1941	2013	2265	2139	1959	1941	2139	1785	1599	1599	1803	1785	1739	1641	1947	2283	2031	1959	1959	1959	1875	1803	1803	1803	1875
IMP COVER % 30% MAX	38.3%	51.2%	52.1%	40.8%	40.5%	51.5%	51.1%	41.3%	45.5%	56.1%	56.3%	46.1%	54.5%	42.8%	30.3%	50.7%	60.8%	40.5%	33.7%	36.0%	51.6%	46.8%	44.8%	47.7%	33.1%	32.1%
BLDG COV % 40% MAX	29.6%	39.6%	38.8%	27.0%	28.4%	39.5%	39.5%	29.0%	30.6%	40.0%	40.0%	30.7%	36.7%	29.5%	22.2%	31.3%	40.0%	29.9%	25.8%	27.6%	39.5%	35.8%	28.7%	31.8%	22.0%	20.5%

TOTAL LOTS	113733	
INTERIOR ROAD R/W	31098	
ROW DEDICATION AREA	48586	
OPEN SPACE PARCEL 27	23074	
OPEN SPACE PARCEL 28	27018	
OPEN SPACE PARCEL 29	3553	
OPEN SPACE PARCEL 30	3601	
TOTAL TRACT	250663	
	5.754	AC
EXISTING LOT SUMMARY		
ULT ROW AREA	48529	
CONSOLIDATED LOTS	202132	
	250661	4.64 AC NET
TOTAL EX	5.754	AVL

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	15.33	175.00	5° 01' 07"	N33° 24' 41"E	15.32
C2	30.50	175.00	9° 59' 12"	N25° 54' 31"E	30.46
C3	43.38	175.00	14° 10' 11"	N13° 49' 50"E	43.27
C4	31.42	175.00	10° 17' 17"	S1° 36' 06"W	31.38
C5	30.19	175.00	9° 52' 13"	N8° 39' 39"W	30.11
C6	30.15	175.00	9° 52' 19"	N18° 29' 54"W	30.11
C7	41.88	175.00	13° 42' 43"	S35° 08' 25"E	41.78
C8	2.47	175.00	0° 48' 30"	S37° 24' 01"E	2.47
C9	40.62	175.00	13° 17' 58"	N44° 27' 15"W	40.53
C10	10.24	175.00	3° 21' 04"	N52° 48' 46"W	10.23
C11	5.16	175.00	2° 40' 22"	N55° 47' 29"W	5.16
C12	40.72	175.00	13° 19' 52"	N63° 47' 36"W	40.63
C14	30.27	175.00	9° 54' 37"	N83° 41' 41"W	30.23
C15	66.83	200.00	19° 08' 43"	S71° 43' 13"W	66.52
C16	40.21	175.00	13° 09' 53"	S84° 40' 04"W	40.12
C17	43.24	175.00	14° 09' 28"	N58° 07' 57"E	43.13
C18	30.51	175.00	9° 59' 28"	S46° 05' 34"W	30.48
C19	37.19	125.00	17° 02' 54"	N44° 26' 41"E	37.06
C20	108.82	125.00	49° 53' 31"	N77° 55' 54"E	302.65
C21	41.32	125.00	18° 56' 22"	N67° 39' 08"W	41.13
C22	8.54	124.52	3° 55' 41"	S56° 12' 53"E	8.54
C23	10.31	125.00	4° 43' 29"	N52° 05' 33"W	280.65
C24	37.17	128.72	16° 32' 48"	N37° 31' 26"E	37.04

LINE TABLE		
SEGMENT	LENGTH	DIRECTION
L1	15.03	S35° 55' 14"W
L2	15.03	S35° 55' 14"W
L3	12.82	N64° 04' 46"W
L4	19.70	N64° 27' 18"W
L5	14.31	S35° 55' 14"W
L6	40.11	S35° 55' 14"W
L7	40.00	S35° 55' 14"W
L8	39.97	S35° 55' 14"W
L9	19.77	N64° 27' 18"W
L10	14.66	N55° 55' 14"E
L11	30.00	N35° 57' 16"E
L12	30.00	N35° 57' 16"E
L13	40.11	N35° 57' 16"E
L14	20.16	S78° 04' 43"W
L15	24.98	S35° 57' 16"W
L16	30.59	S78° 04' 43"W
L17	25.67	N64° 27' 18"E
L18	21.84	N64° 27' 18"W
L19	14.42	N35° 55' 14"E

SLOPE	SUMMARY	
area	15-25 - existing	allowable 30%
1	14465.00	
2	16443.00	
3	3115.00	
total	34023.00	10206.90
	disturbed	
1	3076.00	
2	482.00	
3	5511.00	
4	1004.00	
	10073.00	
percent disturbed	29.606%	

FOREST AREA	FOREST
EXIST AREA 1	74106
DIST AREA 1	24387
DIST AREA 2	1131
DIST AREA 3	11065
TOTAL	36583
PERCENTAGE	0.493957773

LEGEND