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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

February 9, 2026

Mr. Eric Traub. Township Manager
Whitpain Township
960 Wentz Road
Blue Bell, Pennsylvania 19422

Re: MCPC #26-0006-001
The Enclave at Blue Bell Hollow
(1 lot comprising 2.91 acres)
Parcel ID: 66-000-0838-00-5
Situate: 624 Cathcart Road
Whitpain Township

Dear Mr. Traub

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 January 12, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Robert Properties, LLC, is proposing to subdivide the property at 624 Cathcart Road (ID 66-0000838-00-5) to construct three single-family detached homes, as well as a fourth home on the adjacent vacant parcel (ID 66-00-00835-01-7). The property is located in the R-1 zoning district, which allows single-family homes on 30,000-square foot lots. The applicant plans to demolish the existing dwelling and accessory structures on the site.

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040*: *A Shared Vision*. The property is in the Suburban Residential future land use designation, which encourages single-family detached homes as a primary use. The proposal also aligns with Whitpain Township's Residential: Single-Family Detached designation.

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

REVIEW COMMENTS

STORMWATER MANAGEMENT

A. Operation and Maintenance. Based on the Post Construction Stormwater Management Plan, Lot 3 appears to hold the stormwater infrastructure for the entire development. Per §125-77, the applicant should ensure there will be an operation and maintenance agreement in place to clarify the parties responsible for the infrastructure's upkeep. The agreement should be documented and memorialized to ensure proper operation and maintenance of stormwater infrastructure through the life of the property.

B. Drainage. The township should review whether the stormwater basin's release point is reasonable, as it sends water onto the adjacent southern property. Failing an alternate location, the applicant should utilize plantings and other BMPs near the release point to prevent erosion damage on the adjacent property.

C. Basin Naturalization. The stormwater basin should be naturalized with suitable plantings. The county recommends consulting Section 8 of the Land Preservation District model ordinance for additional insight.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Whitpain Township's planning objectives for The Enclave at Blue Bell Hollow.

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 (26-0006-001) on any plans submitted for final recording.

Sincerely,

David Greenberg

David Greenberg, Senior County Planner
610-278-3741 – david.greenberg@montgomerycountypa.gov

c: Robert C. Mast, P.E., Consulting Engineer
Kenneth Corti, Chair, Township Planning Commission
James E. Blanche, P.E., Township Engineer
Michael P. Clarke, Esq., Township Solicitor

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



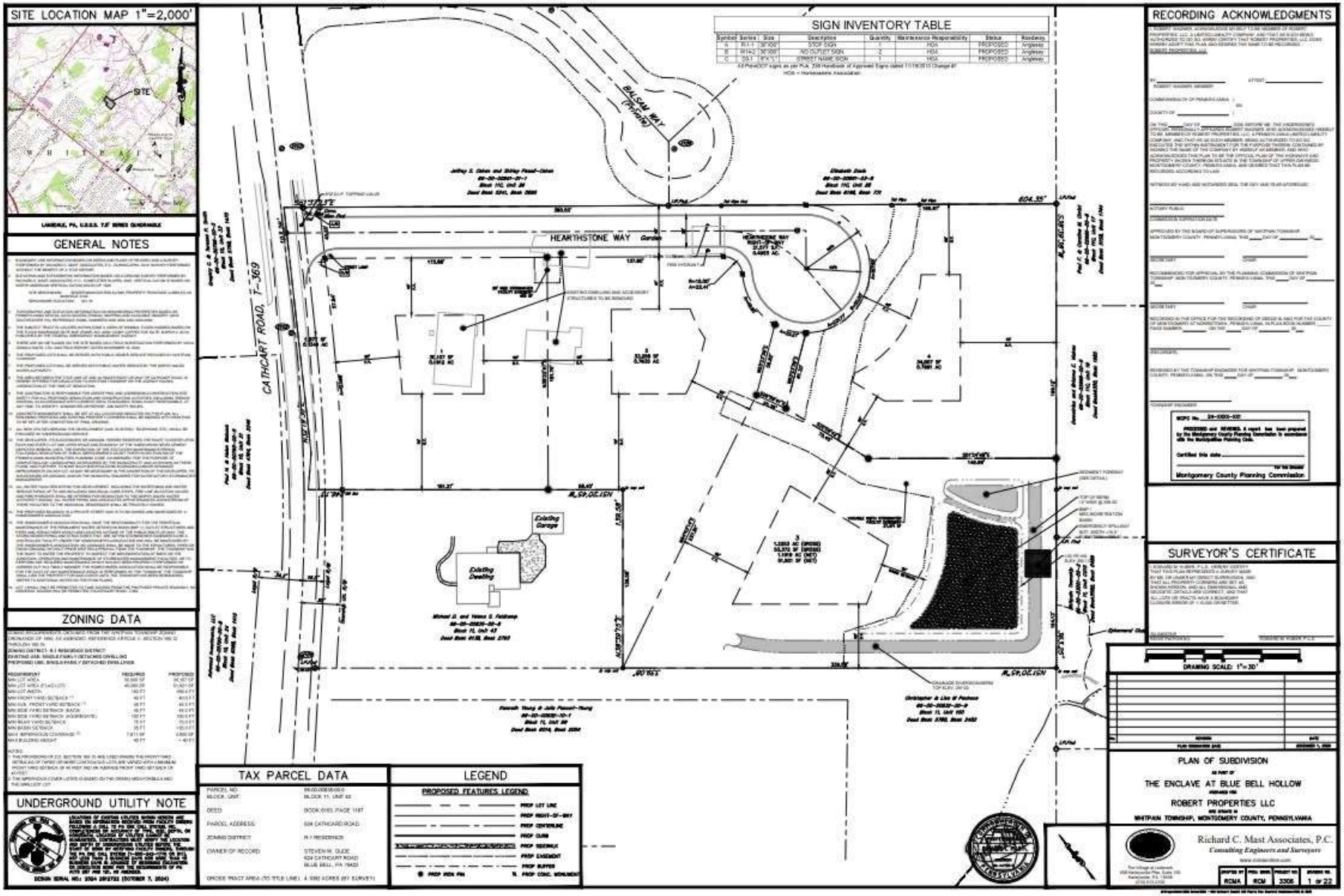
The Enclave at Blue Bell Hollow
MCPC#260006001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plancom
Aerial photography provided by Nearmap


SITE LOCATION MAP 1"=2,000'
SITE
LANSDALE, PA, U.S.G.S. 7.5' SERIES QUADRANGLE
GENERAL NOTES
ZONING DATA
UNDERGROUND UTILITY NOTE
SIGN INVENTORY TABLE
HEARTHSTONE WAY
CATHCART ROAD, T-369
BALSAM WAY (Private)
Existing Garage
Existing Dwelling
TAX PARCEL DATA
LEGEND
PROPOSED FEATURES LEGEND:
RECORDING ACKNOWLEDGMENTS
Montgomery County Planning Commission
SURVEYOR'S CERTIFICATE
DRAWING SCALE: 1"=30'
PLAN OF SUBDIVISION
THE ENCLAVE AT BLUE BELL HOLLOW
ROBERT PROPERTIES LLC
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
Richard C. Mast Associates, P.C.
Consulting Engineers and Surveyors
3306
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