MONTGOMERY COUNTY
BOARD OF COMMISSIONERS
JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

MONTGOMERY COUNTY
PLANNING COMMISSION
MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722 • FAX: 610-278-3941
WWW.MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 4, 2024

Mr. William Walker, Township Manager
Horsham Township
1025 Horsham Road
Horsham, PA 19044

Re: MCPC #24-0024-001
Plan Name: 1151 W. County Line Road
(2 lots/1 du on approximately 10.1 acres)
Situate: County Line Road (S); east of Rose Lane
Horsham Township

Dear Mr. Walker:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 25, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Alfred M. Giuliani, proposes to subdivide off an approximately 1.61 acre portion of their existing property and construct one additional single-family detached dwelling unit on the new lot (Lot 2). The proposed home on Lot 2 would share vehicular access to County Line Road with the existing driveway via an access easement. No other improvements are shown at this time. The property is located in the township's R-2 Low-Density Residential zoning district.

COMPREHENSIVE PLAN COMPLIANCE

This area of Horsham Township is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Suburban Residential Areas are residential areas which depend on automobiles for transportation and often have extensive landscaping on individual properties.

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 Horsham Township may wish to consider prior to conditional use approval. Our review comments are as follows:

REVIEW COMMENTS

TREE REMOVAL AND REPLACEMENT

It appears that the portion of the site proposed to be subdivided and developed as an additional dwelling is currently entirely wooded. We suggest that future submissions associated with this proposal include detailed information on the number, size, and type of trees proposed to be removed and any replacement trees that may be required to be planted according to §198-39.D.(8) of the township's subdivision and land development ordinance.

STORMWATER MANAGEMENT

According to the information provided, it is unclear how stormwater runoff is proposed to be managed on the proposed Lot 2. The proposed grading shown on Sheet 4 of 5 suggests that some runoff on the site may flow towards the northern side property line. Therefore, we suggest that future submissions include additional information regarding on-site stormwater controls, where applicable.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; however, we believe that our suggested revisions will better achieve Horsham Township's planning objectives for residential development.

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 (#24-0024-001) on any plans submitted for final recording.

Sincerely,

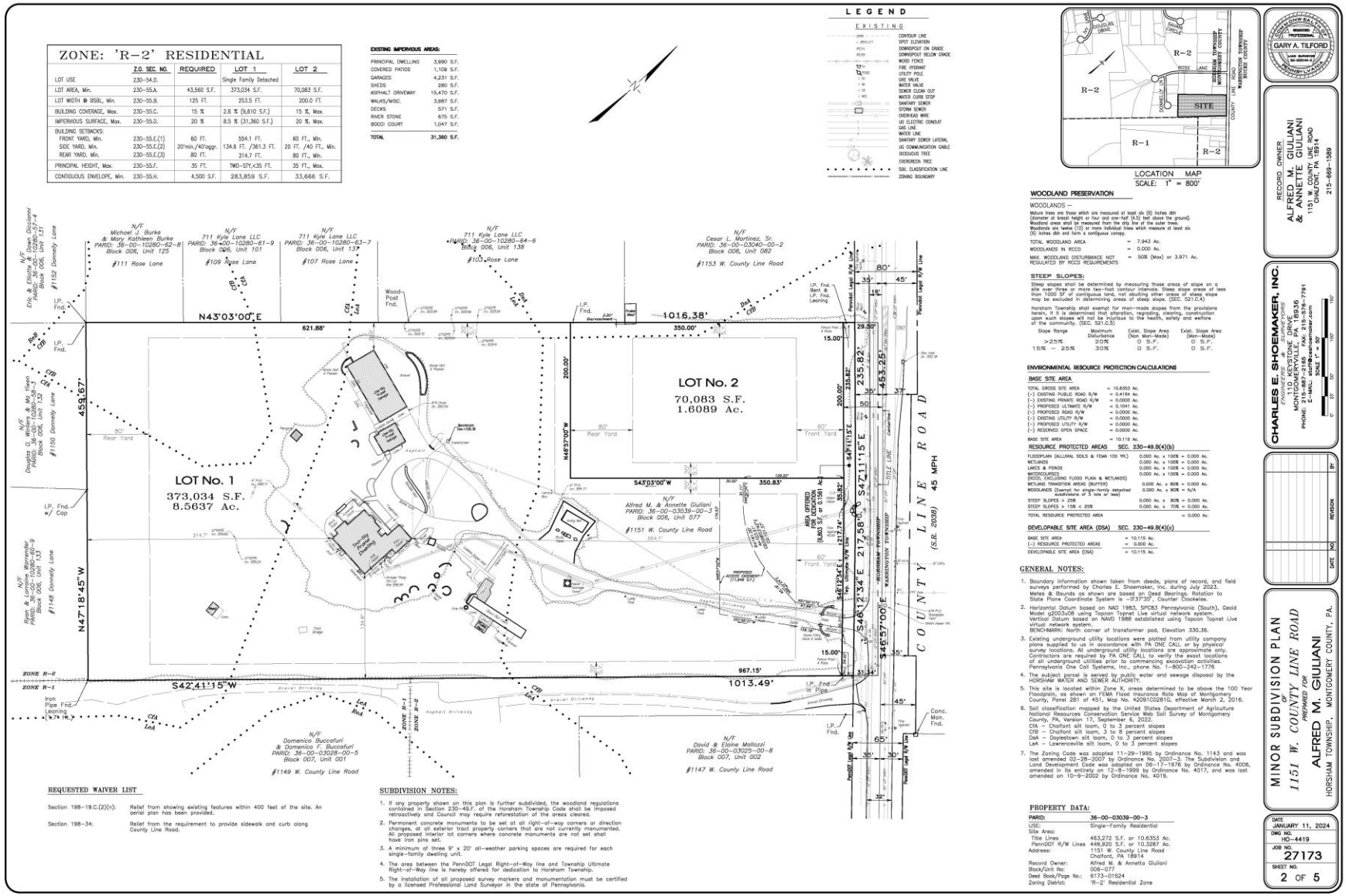
Marley B Bice

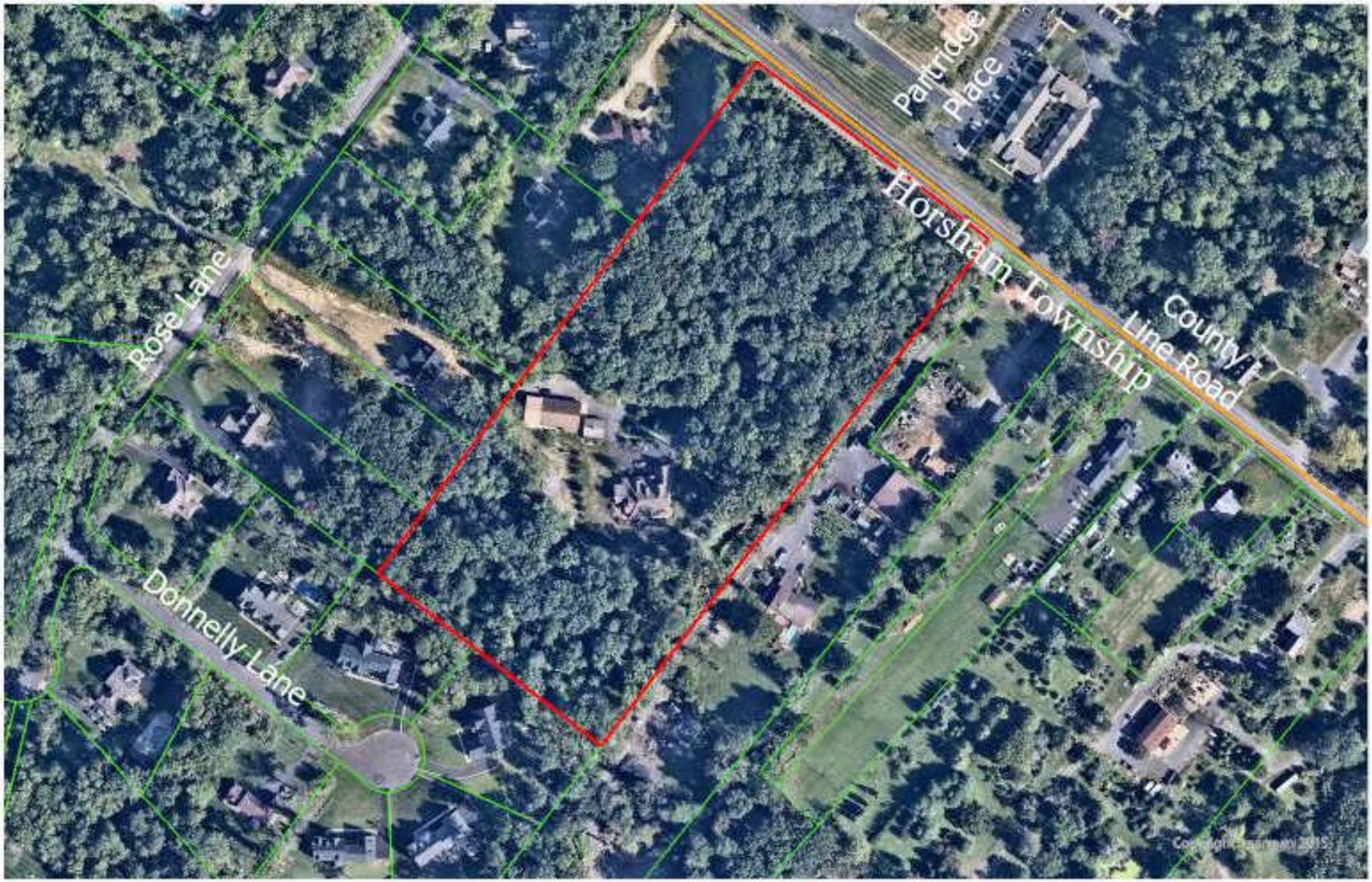
Marley Bice, AICP, Community Planning Assistant Manager
610-278-3740 – marley.bice@montgomerycountypa.gov

c: Charles Shoemaker, Inc. c/o Gary Tilford, Applicant's Engineer
Michael Shinton, P.E., Township Director of Codes & Community Planning

Eric Frary, Chrm., Horsham Township Planning Commission
Erik Garton, P.E., Township Engineer
Mary C. Eberle, Township Solicitor

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


ZONE: 'R-2' RESIDENTIAL
LOT 1
LOT 2
Single Family Detached
373,034 S.F.
70,083 S.F.
LOT No. 1
373,034 S.F.
8.5637 Ac.
LOT No. 2
70,083 S.F.
1.6089 Ac.
N43°03'00"E
621.88'
459.67'
N47°18'45"W
967.15'
S42°41'15"W
1013.49'
1016.38'
S46°12'34"E 217.58'
S47°11'15"E
453.25'
235.82'
350.00'
350.83'
543°03'00"W
N46°57'00"W
200.00'
LINE ROAD
COUNTY
45 MPH
(S.R. 2038)
SITE
R-2
R-1
LEGEND
EXISTING
PROPOSED
CONTOUR LINE
SPOT ELEVATION
DOWNSPOUT ON GRADE
DOWNSPOUT BELOW GRADE
WOOD FENCE
FIRE HYDRANT
UTILITY POLE
GAS VALVE
WATER VALVE
SEWER CLEAN OUT
WATER CURB STOP
SANITARY SEWER
STORM SEWER
OVERHEAD WIRE
UG ELECTRIC CONDUIT
GAS LINE
WATER LINE
SANITARY SEWER LATERAL
UG COMMUNICATION CABLE
DECIDUOUS TREE
EVERGREEN TREE
SOIL CLASSIFICATION LINE
ZONING BOUNDARY
EXISTING IMPERVIOUS AREAS:
PRINCIPAL DWELLING 3,990 S.F.
COVERED PATIOS 1,109 S.F.
GARAGES 4,231 S.F.
SHEDS 280 S.F.
ASPHALT DRIVEWAY 15,470 S.F.
WALKS/MISC. 3,987 S.F.
DECKS 571 S.F.
RIVER STONE 675 S.F.
BOCCI COURT 1,047 S.F.
TOTAL 31,360 S.F.
LOCATION MAP
SCALE: 1" = 800'
WOODLAND PRESERVATION
STEEP SLOPES:
ENVIRONMENTAL RESOURCE PROTECTION CALCULATIONS
BASE SITE AREA
RESOURCE PROTECTED AREAS SEC. 230-49.B(4)(b)
DEVELOPABLE SITE AREA (DSA) SEC. 230-49.B(4)(c)
GENERAL NOTES:
PROPERTY DATA:
REQUESTED WAIVER LIST
SUBDIVISION NOTES:
RECORD OWNER:
ALFRED M. GIULIANI
& ANNETTE GIULIANI
1151 W. COUNTY LINE ROAD
CHALFONT, PA 18914
215-699-1589
CHARLES E. SHOEMAKER, INC.
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936
PHONE: 215-699-5700 FAX: 215-699-7791
E-MAIL: staff@cseshoemaker.com
MINOR SUBDIVISION PLAN
1151 W. COUNTY LINE ROAD
PREPARED FOR
ALFRED M. GIULIANI
HORSHAM TOWNSHIP, MONTGOMERY COUNTY, PA.
DATE: JANUARY 11, 2024
DWG NO. HO-4419
JOB NO. 27173
SHEET NO. 2 OF 5



1151 W. County Line Road
MCPC#240024001

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/planning

Aerial photography provided by Nearmap