MONTGOMERY COUNTY
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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

April 12, 2024

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

Re: MCPC #24-0063-001
Plan Name: Watts LLC
(4 lots/3 du on approximately 4.7 acres)
Situate: Squire Drive (E); north of Cedar Hill Road
Horsham Township

Dear Mr. Walker:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 13, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Watts LLC, proposes to subdivide the existing 4.7-acre lot into four parcels. The existing home is proposed to remain on Lot 4 with the addition of a proposed, freestanding garage. An existing accessory structure on the site is proposed to be demolished. A total of three, new single-family detached homes are proposed to be built on Lots 1, 2, and 3. All four lots will have vehicular access to Squire Drive via a proposed shared, private road. Additional improvements shown at this time include an above-ground stormwater management basin, street trees, and an evergreen landscaping buffer between the private road and the adjacent property to the south. The property is located in the township's R-2 Low-Density Residential zoning district.

According to the information provided on Sheet 1, the applicant received a variance on February 14, 2023 to permit a 34.44-foot front yard setback for the existing dwelling on proposed Lot 4 where a 48-foot front yard setback is required by §230-201.B.2.d.5.b. of the township's zoning ordinance.

In addition, according to the information provided on Sheet 1, the applicant is requesting the following waivers from the township's subdivision and land development ordinance:

- From §198-18.B.2.n. to allow an aerial plan to fulfill the requirement to identify existing features within 400 feet of the property
- From §198-31.A.7. to allow a dead-end street to end with a turnaround in lieu of a cul-de-sac
- From §198-31.A.11. to allow a new street to be constructed less than the required front yard distance from an existing dwelling
- From §198-31.B.2.c. to allow a horizontal curve to be located within 100 feet of the ultimate right-of-way of an existing street
- From §198-31.C.1.a. to allow a paving width of 20 feet and a right-of-way width of 30 feet where a paving width of 30 feet and a right-of-way width of 50 feet is required [also see §198-31.C.1.e. for cul-de-sac streets and §198-31.C.3.a.]
- From §198-31.C.1.e.1. to permit a cul-de-sac that exceeds 500 feet in length
- From §198-34.A. to not provide the required sidewalk [also see §198-31.C.3.a.]

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 final plan approval. Our review comments are as follows:

REVIEW COMMENTS

ZONING ORDINANCE COMMENTS

A note on Sheet 1 indicates that the applicant has received a variance for the front yard setback related to an existing home to remain on proposed Lot 4. We noted that the front yard setback is measured from the proposed right-of-way line along Road 'A' and that a waiver is also being requested to create a smaller right-of-way width around Road 'A' than is required, therefore the site layout may need to be modified and/or a modified variance sought if the waiver for the right-of-way width along Road 'A' is not granted and the front yard setbacks need to be re-calculated accordingly.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Sections 198-31.C.3.a and §198-34.A.1. of the township's subdivision and land development ordinance require sidewalks along all local and cul-de-sac streets. According to information provided on Sheet 1, the applicant is requesting a waiver from §198-34.A. to not provide sidewalks along proposed Road 'A.' However, we noted that Squire Drive, to which proposed Road 'A' would connect, currently has sidewalks on both sides

and therefore sidewalks along Road 'A' would serve to expand the established sidewalk network in this area of the township.

CUL-DE-SAC DESIGN

The applicant is proposing to create a dead-end street with a turn around, rather than a cul-de-sac (see waiver request from §198-31.A.7.). The proposed design appears to create excess pavement area compared to a more traditional, circular cul-de-sac; however, we defer to the township engineer regarding the design of the dead-end street and turn-around area.

TREE REMOVAL AND REPLACEMENT

It appears that the portion of the site proposed to be subdivided and developed as additional residential lots is currently wooded and that significant tree removal would be needed; however, the amount and type of trees does not appear to be quantified on the site plan. 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 in accordance with §198-39.C.1. and §198-39.D.8. of the township's subdivision and land development ordinance, respectively.

STORMWATER MANAGEMENT

A. Bioretention Basin Landscaping: A large bioretention basin is proposed to be constructed to manage stormwater runoff from the development. According to information provided on Sheet 11, it appears that the bioretention basin is proposed to be planted with a seed mix; however, we encourage the applicant to consider ways to further naturalize the basin with additional tree plantings in and around the basin, depending on the site's infiltration capacity and other site constraints

B. Discharge Location: The proposed emergency spillway and level spreader discharging from the bioretention basin both appear to be located in close proximity to the side property line. The adjacent property appears to be wooded currently; however, if future development is possible on the adjacent property, the impacts of locating the emergency spillway and level spreader so close to the adjacent property may need to be considered further.

C. Access Easement: A linear portion of the basin and stormwater easement is shown extending out to the terminus of Road 'A' which appears to be intended to provide access to the stormwater basin for maintenance and inspection purposes. We suggest that this access strip be designed with a sub-base, such as grass pavers, to ensure the area can withstand occasional truck access.

LANDSCAPING DESIGN

A. Species Selection: Seven of the proposed street trees are shown to be Sugar Maple; however, it is unclear if a particular cultivar of Sugar Maple is proposed. We wish to point out that Sugar Maple is a species of tree native to forested areas in more northern latitudes, and can therefore become stressed in landscapes where it may experience heat stress, drought, compacted soils, or restricted root zones. We suggest that the applicant consider planting the *Green Mountain* cultivar of Sugar Maple because it has been shown to be more heat tolerant.

Some evergreen trees in the buffer area proposed along the southern side property line are shown to be Canadian Hemlock. We wish to point out that Canadian Hemlock is also a tree species more commonly found in forested, shaded areas. We suggest that American Holly may be a good alternative in this location. As a broad leaf evergreen with winter interest from berries it may be a nice complement to the Spruce trees that are also proposed to be planted within the evergreen buffer area.

B. Evergreen Buffer Area Maintenance: A large evergreen buffer area is proposed to be planted on Lot 1 between Road 'A' and the southern side property line. It is our understanding that this buffer is intended to serve a larger purpose of buffering Road 'A' (which benefits all of the proposed lots) from the neighboring property and therefore suggest that the maintenance of the evergreen buffer may best be managed by the future HOA.

C. Additional Planting Opportunities: In general, we encourage the applicant to consider if there are any opportunities to provide additional landscaping on-site. For example, it appears that one additional street tree could be provided along Lot 4's frontage of Squire Drive.

SANITARY SEWER

A force main is proposed to be provided in order to move sewage from the proposed homes to an existing sewer connection in Squire Drive, therefore it is our understanding that individual grinder pumps would be provided for each unit. We suggest that the future homeowners be provided with an operations and maintenance handbook for the grinder pump as a way to help ensure their proper function in the long-term.

ABANDONMENT OF EXISTING SEPTIC TANK AND WELL

A note on Sheet 2 indicates that the existing septic tank and water well associated with the existing home on proposed Lot 4 will be abandoned as part of the proposed development. We wish to point out that the Montgomery County Health Department has procedures and guidance for properly abandoning on-lot septic systems and capping water wells.

CONCLUSION

We wish to reiterate that MCPC generally supports the proposed four-lot residential subdivision; 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 (#24-0063-001) on any plans submitted for final recording.

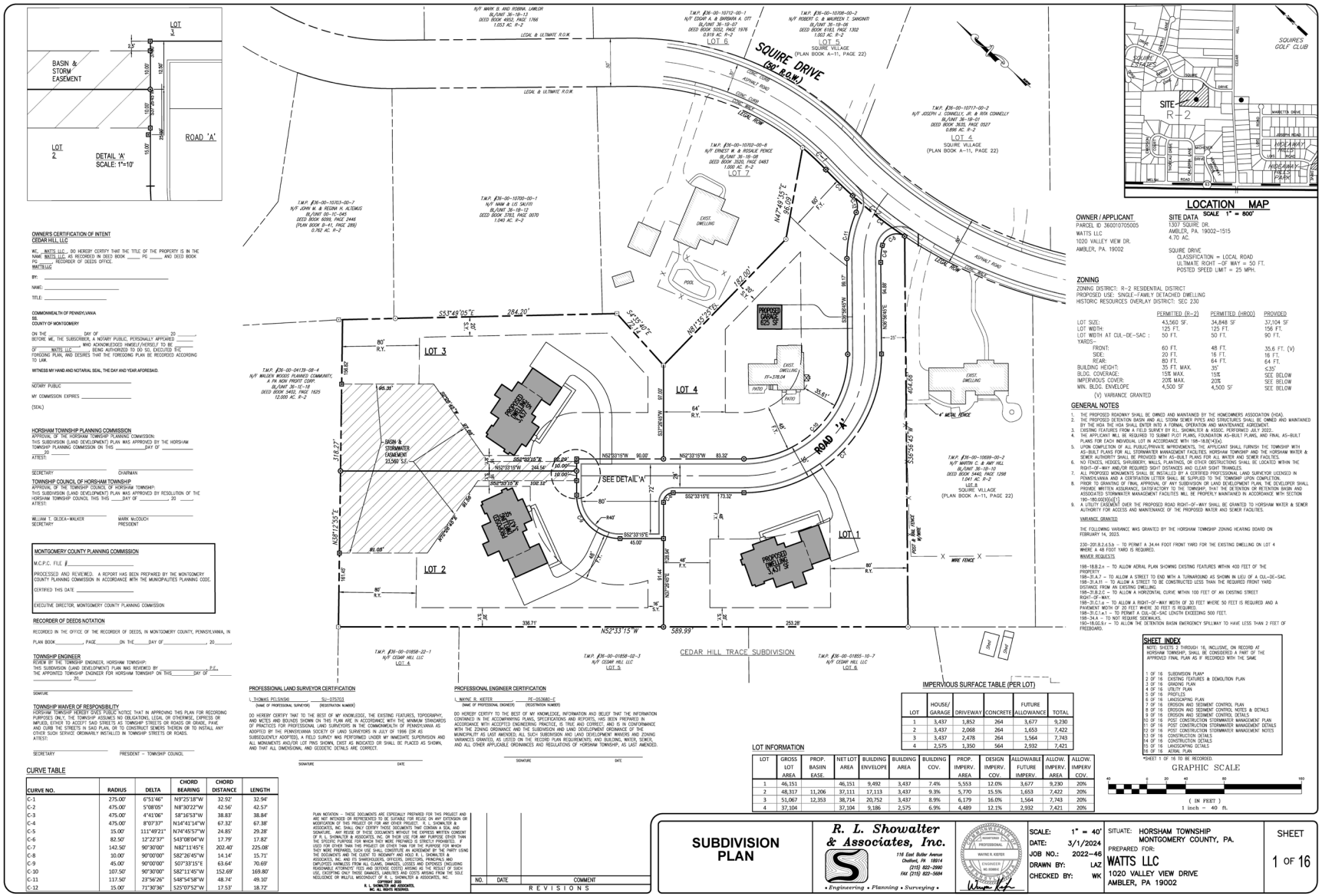
Sincerely,

Marley B Bice

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

c: Showalter & Associates, c/o Wayne Kiefer, P.E., 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


SQUIRE DRIVE
(50' R.O.W.)
ROAD 'A'
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
DETAIL 'A'
SCALE: 1"=10'
BASIN & STORM EASEMENT
SEE DETAIL 'A'
PROPOSED DWELLING 3,437 SF
PROPOSED DWELLING 3,437 SF
PROPOSED DWELLING 3,437 SF
PROPOSED BASIN #1
PROPOSED BASIN #2
PROPOSED BASIN #3
EXIST. DWELLING
EXIST. SHED
EXIST. GAZEBO
EXIST. PATIO
POOL
CEDAR HILL TRACE SUBDIVISION
LOCATION MAP
SCALE 1" = 800'
SITE
R-2
SQUIRES GOLF CLUB
OWNER'S CERTIFICATION OF INTENT
CEDAR HILL, LLC
WE, WATTS LLC, DO HEREBY CERTIFY THAT THE TITLE OF THE PROPERTY IS IN THE NAME WATTS LLC AS RECORDED IN DEED BOOK _____ PG _____ AND DEED BOOK PG _____ RECORDER OF DEEDS OFFICE.
WATTS LLC
BY:
NAME:
TITLE:
COMMONWEALTH OF PENNSYLVANIA
SS.
COUNTY OF MONTGOMERY
ON THE _____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE _____ OF WATTS LLC _____ BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN, AND DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.
WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.
NOTARY PUBLIC
MY COMMISSION EXPIRES
(SEAL)
HORSHAM TOWNSHIP PLANNING COMMISSION
APPROVAL OF THE HORSHAM TOWNSHIP PLANNING COMMISSION:
THIS SUBDIVISION (LAND DEVELOPMENT) PLAN WAS APPROVED BY THE HORSHAM TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.
ATTEST:
SECRETARY
CHAIRMAN
TOWNSHIP COUNCIL OF HORSHAM TOWNSHIP
APPROVAL OF THE TOWNSHIP COUNCIL OF HORSHAM TOWNSHIP:
THIS SUBDIVISION (LAND DEVELOPMENT) PLAN WAS APPROVED BY RESOLUTION OF THE HORSHAM TOWNSHIP COUNCIL THIS THIS _____ DAY OF _____, 20____.
ATTEST:
WILLIAM T. GLOCA–WALKER
SECRETARY
MARK McCOUCH
PRESIDENT
MONTGOMERY COUNTY PLANNING COMMISSION
M.C.P.C. FILE #
PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE
EXECUTIVE DIRECTOR, MONTGOMERY COUNTY PLANNING COMMISSION
RECORDER OF DEEDS NOTATION
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN MONTGOMERY COUNTY, PENNSYLVANIA, IN PLAN BOOK _____, PAGE _____ ON THE _____ DAY OF _____, 20____.
TOWNSHIP ENGINEER
REVIEW BY THE TOWNSHIP ENGINEER, HORSHAM TOWNSHIP:
THIS SUBDIVISION (LAND DEVELOPMENT) PLAN WAS REVIEWED BY _____, P.E., THE APPOINTED TOWNSHIP ENGINEER FOR HORSHAM TOWNSHIP ON THIS _____ DAY OF _____, 20____.
SIGNATURE
TOWNSHIP WAIVER OF RESPONSIBILITY
HORSHAM TOWNSHIP HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESS OR IMPLIED, EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.
ATTEST:
SECRETARY
PRESIDENT – TOWNSHIP COUNCIL
PROFESSIONAL LAND SURVEYOR CERTIFICATION
I, THOMAS PELISSINI, SU-037203
(NAME OF PROFESSIONAL SURVEYOR) (REGISTRATION NUMBER)
DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, THE EXISTING FEATURES, TOPOGRAPHY, AND METES AND BOUNDS SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICES FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS IN JULY OF 1996 (OR AS SUBSEQUENTLY ADOPTED). A FIELD SURVEY WAS PERFORMED UNDER MY IMMEDIATE SUPERVISION AND ALL MONUMENTS AND/OR LOT PINS SHOWN, EXIST AS INDICATED OR SHALL BE PLACED AS SHOWN, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.
SIGNATURE
DATE
PROFESSIONAL ENGINEER CERTIFICATION
I, WAYNE R. KEITER, PE-057680-E
(NAME OF PROFESSIONAL ENGINEER) (REGISTRATION NUMBER)
DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS AND REPORTS, HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE MUNICIPALITY AS LAST AMENDED; ALL SUCH SUBDIVISION AND LAND DEVELOPMENT WAIVERS AND ZONING VARIANCES GRANTED, AS LISTED ON THE RECORD PLAN REQUIREMENTS, AND BUILDING, WATER, SEWER, AND ALL OTHER APPLICABLE ORDINANCES AND REGULATIONS OF HORSHAM TOWNSHIP, AS LAST AMENDED.
SIGNATURE
DATE
OWNER / APPLICANT
PARCEL ID 36001070500S
WATTS LLC
1020 VALLEY VIEW DR.
AMBLER, PA. 19002
SITE DATA
1307 SQUIRE DR.
AMBLER, PA. 19002–1515
4.70 AC.
SQUIRE DRIVE
CLASSIFICATION = LOCAL ROAD
ULTIMATE RIGHT –OF WAY = 50 FT.
POSTED SPEED LIMIT = 25 MPH.
ZONING
ZONING DISTRICT: R–2 RESIDENTIAL DISTRICT
PROPOSED USE: SINGLE–FAMILY DETACHED DWELLING
HISTORIC RESOURCES OVERLAY DISTRICT: SEC 230

	PERMITTED (R–2)	PERMITTED (HROD)	PROVIDED
LOT SIZE:	43,560 SF.	34,848 SF	37,104 SF
LOT WIDTH:	125 FT.	125 FT.	156 FT.
LOT WIDTH AT CUL–DE–SAC :	50 FT.	50 FT.	90 FT.
YARDS–			
FRONT:	60 FT.	48 FT.	35.6 FT. (V)
SIDE:	20 FT.	16 FT.	16 FT.
REAR:	80 FT.	80 FT.	64 FT.
BUILDING HEIGHT:	35 FT. MAX.	35'	≤35'
BLDG. COVERAGE:	15% MAX.	15%	SEE BELOW
IMPERVIOUS COVER:	20% MAX.	20%	SEE BELOW
MIN. BLDG. ENVELOPE	4,500 SF	4,500 SF	SEE BELOW

(V) VARIANCE GRANTED
GENERAL NOTES
1. THE PROPOSED ROADWAY SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
2. THE PROPOSED DETENTION BASIN AND ALL STORM SEWER PIPES AND STRUCTURES SHALL BE OWNED AND MAINTAINED BY THE HOA THE HOA SHALL ENTER INTO A FORMAL OPERATION AND MAINTENANCE AGREEMENT.
3. EXISTING FEATURES FROM A FIELD SURVEY BY R.L. SHOWALTER & ASSOC. PERFORMED JULY 2022.
4. THE APPLICANT WILL BE REQUIRED TO SUBMIT PLOT PLANS, FOUNDATION AS–BUILT PLANS, AND FINAL AS–BUILT PLANS FOR EACH INDIVIDUAL LOT IN ACCORDANCE WITH 198–18.8(14)(e).
5. UPON COMPLETION OF ALL PUBLIC/PRIVATE IMPROVEMENTS, THE APPLICANT SHALL FURNISH THE TOWNSHIP WITH AS–BUILT PLANS FOR ALL STORMWATER MANAGEMENT FACILITIES. HORSHAM TOWNSHIP AND THE HORSHAM WATER & SEWER AUTHORITY SHALL BE PROVIDED WITH AS–BUILT PLANS FOR ALL WATER AND SEWER FACILITIES.
6. NO FENCES, HEDGES, SHRUBBERY, WALLS, PLANTINGS, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN THE RIGHT–OF–WAY AND/OR REQUIRED SIGHT DISTANCES AND CLEAR SIGHT TRIANGLES.
7. ALL PROPOSED MONUMENTS SHALL BE INSTALLED BY A CERTIFIED PROFESSIONAL LAND SURVEYOR LICENSED IN PENNSYLVANIA AND A CERTIFICATION LETTER SHALL BE SUPPLIED TO THE TOWNSHIP UPON COMPLETION.
8. PRIOR TO GRANTING OF FINAL APPROVAL OF ANY SUBDIVISION OR LAND DEVELOPMENT PLAN, THE DEVELOPER SHALL PROVIDE WRITTEN ASSURANCE, SATISFACTORY TO THE TOWNSHIP, THAT THE DETENTION OR RETENTION BASIN AND ASSOCIATED STORMWATER MANAGEMENT FACILITIES WILL BE PROPERLY MAINTAINED IN ACCORDANCE WITH SECTION 190–180.9(9)(d)(1).
9. A UTILITY EASEMENT OVER THE PROPOSED ROAD RIGHT–OF–WAY SHALL BE GRANTED TO HORSHAM WATER & SEWER AUTHORITY FOR ACCESS AND MAINTENANCE OF THE PROPOSED WATER AND SEWER FACILITIES.

VARIANCE GRANTED
THE FOLLOWING VARIANCE WAS GRANTED BY THE HORSHAM TOWNSHIP ZONING HEARING BOARD ON FEBRUARY 14, 2023.
230–201.B.2.c.5.b – TO PERMIT A 34.44 FOOT FRONT YARD FOR THE EXISTING DWELLING ON LOT 4 WHERE A 48 FOOT YARD IS REQUIRED.
WAIVER REQUESTS
198–18.8.2.v – TO ALLOW AERIAL PLAN SHOWING EXISTING FEATURES WITHIN 400 FEET OF THE PROPERTY.
198–31.A.7 – TO ALLOW A STREET TO END WITH A TURNAROUND AS SHOWN IN LIEU OF A CUL–DE–SAC.
198–31.A.11 – TO ALLOW A STREET TO BE CONSTRUCTED LESS THAN THE REQUIRED FRONT YARD DISTANCE FROM AN EXISTING DWELLING.
198–31.B.2.C – TO ALLOW A HORIZONTAL CURVE WITHIN 100 FEET OF AN EXISTING STREET RIGHT–OF–WAY.
198–31.C.1.a – TO ALLOW A RIGHT–OF–WAY WIDTH OF 30 FEET WHERE 50 FEET IS REQUIRED AND A PAVEMENT WIDTH OF 20 FEET WHERE 30 FEET IS REQUIRED.
198–31.C.1.e.1 – TO PERMIT A CUL–DE–SAC LENGTH EXCEEDING 500 FEET.
198–34.A – TO NOT REQUIRE SIDEWALKS.
190–18.0C.b.v – TO ALLOW THE DETENTION BASIN EMERGENCY SPILLWAY TO HAVE LESS THAN 2 FEET OF FREEBOARD.
IMPERVIOUS SURFACE TABLE (PER LOT)

LOT	HOUSE/ GARAGE	DRIVEWAY	CONCRETE	FUTURE ALLOWANCE	TOTAL
1	3,437	1,852	264	3,677	9,230
2	3,437	2,068	264	1,653	7,422
3	3,437	2,478	264	1,564	7,743
4	2,575	1,350	564	2,932	7,421

LOT INFORMATION

LOT	GROSS LOT AREA	PROP. BASIIN EASE.	NET LOT AREA	BUILDING ENVELOPE	BUILDING AREA	BUILDING COV.	PROP. IMPERV. AREA	DESIGN IMPERV. COV.	ALLOWABLE FUTURE IMPERV.	ALLOW. IMPERV. AREA	ALLOW. IMPERV COV.
1	46,151		46,151	9,492	3,437	7.4%	5,553	12.0%	3,677	9,230	20%
2	48,317	11,206	37,111	17,113	3,437	9.3%	5,770	15.5%	1,653	7,422	20%
3	51,067	12,353	38,714	20,752	3,437	8.9%	6,179	16.0%	1,564	7,743	20%
4	37,104		37,104	9,186	2,575	6.9%	4,489	12.1%	2,932	7,421	20%

CURVE TABLE

CURVE NO.	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	LENGTH
C-1	275.00'	6°51'46"	N9°25'18"W	32.92'	32.94'
C-2	475.00'	5°08'05"	N8°30'22"W	42.56'	42.57'
C-3	475.00'	4°41'06"	S8°16'53"W	38.83'	38.84'
C-4	475.00'	8°07'37"	N14°41'34"W	67.32'	67.38'
C-5	15.00'	111°49'21"	N74°45'57"W	24.85'	29.28'
C-6	82.50'	12°22'37"	S43°08'04"W	17.79'	17.82'
C-7	142.50'	90°30'00"	N82°11'45"E	202.40'	225.08'
C-8	10.00'	90°00'00"	S82°26'45"W	14.14'	15.71'
C-9	45.00'	90°00'00"	S07°33'15"E	63.64'	70.69'
C-10	107.50'	90°30'00"	S82°11'45"W	152.69'	169.80'
C-11	117.50'	23°56'26"	S48°54'58"W	48.74'	49.10'
C-12	15.00'	71°30'36"	S25°07'52"W	17.53'	18.72'

SHEET INDEX
NOTE: SHEETS 2 THROUGH 16, INCLUSIVE, ON RECORD AT HORSHAM TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH THE SAME.

1 OF 16 SUBDIVISION PLAN*
2 OF 16 EXISTING FEATURES & DEMOLITION PLAN
3 OF 16 GRADING PLAN
4 OF 16 UTILITY PLAN
5 OF 16 PROFILES
6 OF 16 LANDSCAPING PLAN
7 OF 16 EROSION AND SEDIMENT CONTROL PLAN
8 OF 16 EROSION AND SEDIMENT CONTROL NOTES & DETAILS
9 OF 16 EROSION AND SEDIMENT CONTROL DETAILS
10 OF 16 POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
11 OF 16 POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
12 OF 16 POST CONSTRUCTION STORMWATER MANAGEMENT NOTES
13 OF 16 CONSTRUCTION DETAILS
14 OF 16 CONSTRUCTION DETAILS
15 OF 16 LANDSCAPING DETAILS
16 OF 16 AERIAL PLAN

*SHEET 1 OF 16 TO BE RECORDED.
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
PLAN NOTATION – THESE DOCUMENTS ARE ESPECIALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON ANY EXTENSION OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT. R. L. SHOWALTER & ASSOCIATES, INC. SHALL ONLY CERTIFY THOSE DOCUMENTS THAT CONTAIN A SEAL AND SIGNATURE. ANY REUSE OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF R. L. SHOWALTER & ASSOCIATES, INC. OR IN THEIR USE FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE PREPARED, SHALL BE AT THE USER'S SOLE RISK. ANY USE OF THESE DOCUMENTS BY THE USER FOR OTHER THAN THE PURPOSE FOR WHICH THEY WERE PREPARED, SUCH USE SHALL CONSTITUTE AN AGREEMENT BY THE PARTY USING THE DOCUMENTS AND THE CLIENT TO INDEMNIFY AND HOLD R. L. SHOWALTER & ASSOCIATES, INC. AND ITS SHAREHOLDERS, OFFICERS, DIRECTORS, PRINCIPALS AND EMPLOYEES HARMLESS FROM ANY AND ALL CLAIMS, LOSSES AND LIABILITIES, INCLUDING REASONABLE ATTORNEYS' FEES AND DISBURSEMENTS ARISING OUT OF THE RESULT OF SUCH USE, EXCEPTING ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF R. L. SHOWALTER & ASSOCIATES, INC.
COPYRIGHT 2022
R. L. SHOWALTER AND ASSOCIATES, INC. ALL RIGHTS RESERVED.
NO. DATE COMMENT
REVISIONS
SUBDIVISION PLAN
R. L. Showalter & Associates, Inc.
116 East Butler Avenue
Chalfont, PA 18914
(215) 822–2090
FAX (215) 822–5684
• Engineering • Planning • Surveying •
WAYNE R. KEITER
ENGINEER
PE 057680
SCALE: 1" = 40'
DATE: 3/1/2024
JOB NO.: 2022–46
DRAWN BY: LAZ
CHECKED BY: WK
SITUATE: HORSHAM TOWNSHIP
MONTGOMERY COUNTY, PA.
PREPARED FOR:
WATTS LLC
1020 VALLEY VIEW DRIVE
AMBLER, PA 19002
SHEET
1 OF 16



Watts LLC
MCPC#240063001

Montgomery County Planning Commission

0 50 100 200 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