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PLANNING COMMISSION
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 1, 2024

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

Re: MCPC #24-0080-001
Plan Name: Powell Tract
(4 lots/3 du on approximately 8.09 acres)
Situate: Stongs Lane (N); east of Biwood 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 April 5, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Spectracon Building & Construction Managers, proposes to create four parcels by subdividing the large tract labeled as Unit 79 and reconfiguring the lot lines between Unit 79 and Unit 150. An existing home is proposed to remain on the lot labeled Unit 150 with existing vehicular access to Stongs Lane to remain. A total of three, new single-family detached homes are proposed to be built on Lots 1, 2, and 3. All three new homes will have vehicular access to Biwood Lane via a shared driveway. Lots 2 and 3 are shown to be irregularly-shaped flag lots. Additional improvements shown at this time include new utility connections and rain gardens for Lots 1, 2, and 3 and street trees along the full tract frontage. The property is located in the township's R-2 Low-Density Residential zoning district.

According to the information provided in the Zoning Data Schedule on Sheet 1, the applicant received several variances associated with the proposed flag lots (Lot 2 and Lot 3) on October 10, 2023 related to the minimum lot area and minimum setbacks for flag lots, as well as the requirement that "no flag lot shall abut or be adjacent to another flag lot."

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 and §198-19 to consider this submission as a combined preliminary plan-final plan application
- From §198-19.C.2.n. to allow an aerial plan to fulfill the requirement to identify existing features within 400 feet of the property
- From §198-31.C.3. to not provide road widening, curbing, or sidewalks
- From §198-34.A. to not provide the required sidewalk [also see §198-31.C.3.a.]
- From §198-34.B.1. to not provide curbing
- From §198-34.B.1. to provide storm sewer piping that is 12" in diameter where 18" is required

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

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 their property frontage. Due to the development site's close proximity to the Power Line Trail, the applicant may wish to explore if alternative pedestrian connections can be provided to improve access to the trail for future residents of the property.

TREE REMOVAL AND REPLACEMENT

It appears that areas of the site proposed to be subdivided and developed as additional residential lots are currently wooded and that significant tree removal would be needed; however, the amount and type of trees proposed to be removed 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

The rain gardens are proposed to have a discharge location in the northwest corner of Lot 2 near Rain Garden BMP #003. The proposed discharge structure and associated grading do not appear to be located entirely within the 20' drainage right-of-way shown on the adjacent property to the west. We suggest that the discharge structure and grading be modified to ensure they are located entirely within the existing drainage right-of-way.

PUBLIC SEWER AND WATER

It appears that the existing home on the lot labeled Unit 150 may be currently served by an on-lot septic system and water well. Since this proposal will connect the new homes on Lots 1, 2, and 3 to the public sewer system and public water system, we recommend that the home on Unit 150 also be connected to the public sewer system and/or pubic water system as part of the proposed land development, especially if the existing on-lot septic system or water well are experiencing any problems.

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 (#24-0080-001) on any plans submitted for final recording.

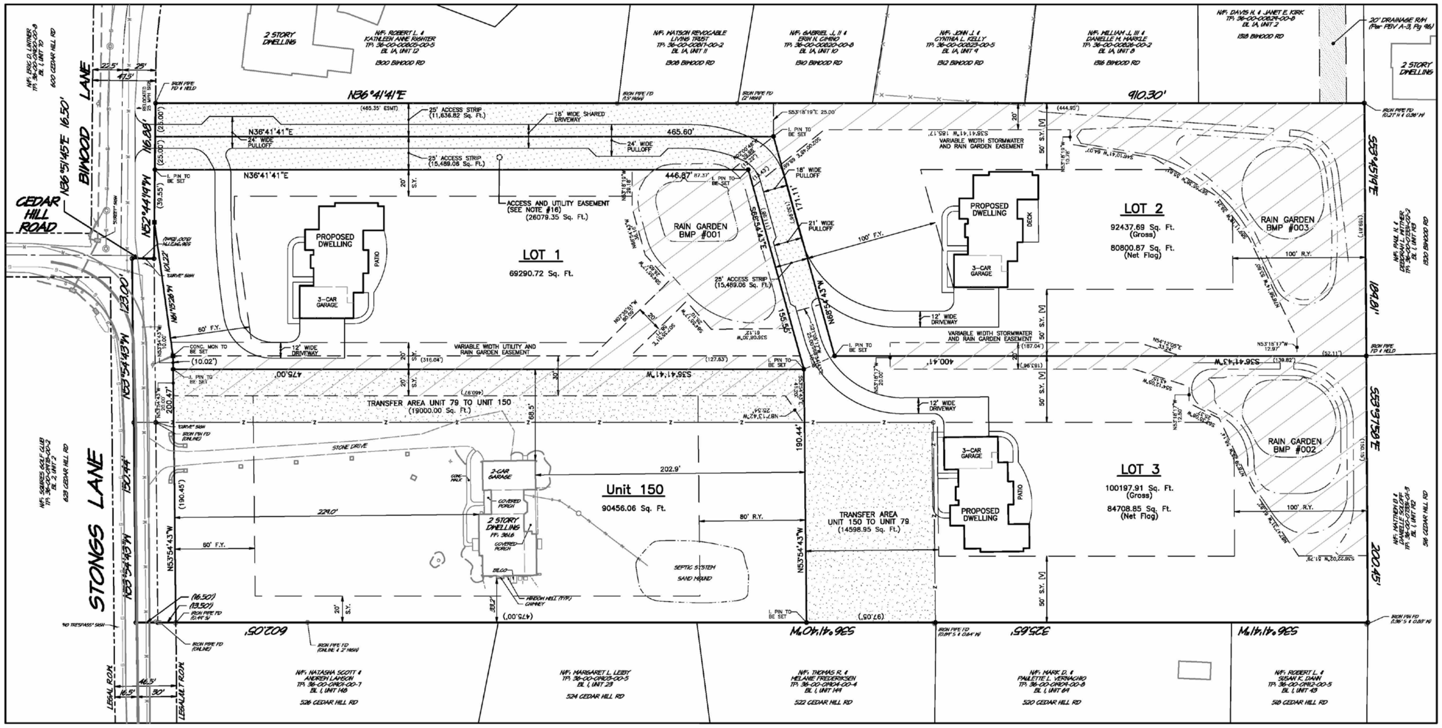
Sincerely,

Marley B Bice

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

c: Woodrow & Associates, Inc., 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



GENERAL PLAN NOTES

BASE EXISTING FEATURES and SURVEY NOTES:

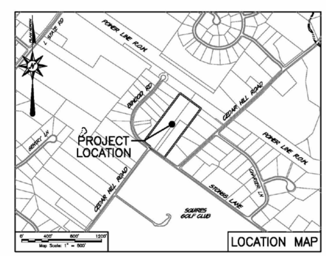
1. A metes and bounds survey was performed by Woodrow & Associates, Inc. The survey was performed without the benefit of a Title Report and was prepared from documents of record. This property may be subject to additional rights of others that might be listed in a Title Report. Bearings shown reflect a '–03 Deg. 48 Min. 19 Sec.' rotation from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis. Survey prepared December 2021.
2. A topographic and existing features survey was performed for this site by Woodrow & Associates, Inc. Site elevation datum is referenced per note 3 below. Site Benchmark for this project is a sanitary manhole in the intersection of Biwood and Cedar Hill Roads having a MH Rim elevation of 360.47. Survey prepared December 2021.
3. This plan was prepared utilizing the following references:
   a. Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
   b. Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (http://websoilsurvey.sc.egov.usda.gov/) unless otherwise noted.
   c. Vertical datum references provided by the PA Spacial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum.
   d. Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated October 20, 2021.
   e. Subdivision Plan of Property of George H. Bickley, prepared by C. Raymond Weir, dated January 5, 1953, last revised May 20, 1957 and recorded in the Office for Recorder of Deeds in Norristown, Pa as PBV A–3, Page 96.
   f. Record Plan 1 of 1, Plan of submission prepared for PECO Tract, prepared by Urwiler & Walter, Inc., dated October 24, 2005, last revised November 19, 2008 and recorded in the Office for Recorder of Deeds in Norristown, PA as PBV 34, Page 492.
4. A field investigation has been performed by Nova Consultants, LTD. to verify NO existence of any wetlands or regulated waters at the time of the site survey.
5. This site is located within Flood Plain Zone 'X' (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091–C–0279 G, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
6. All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8–1–1 or go to www.paonecall.org.
7. Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
8. Subject property is zoned 'R–2 Residential' as noted on the official Zoning Map.
9. Legal rights–of–way width are per deed information, Ultimate rights–of–way width were derived from municipal ordinances. The area between the project Title Line and the Ultimate Rights–of–Way is/are offered in perpetuity for dedication to the agency having jurisdiction over said right–of–way at time of dedication.

DEVELOPMENT NOTES:

10. The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
11. Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
12. Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawns or suitable low ground cover.
13. Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
14. Any/all storm water conveyance system(s) and Rain Garden facilities shown on these plans are a basic and perpetual part of the storm water management system for this Municipality, and as such, are to be protected, maintained and preserved in accordance with the approved plans. The Municipality and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
15. Property served by public water and public sanitary sewer by Horsham Water & Sewer Authority.
16. Access Easement: The 50–Ft. Wide Access Easement is for ingress and egress to Lots 1, 2 & 3. Maintenance of the driveway and the area within the easement is the joint responsibility of the Owners of Lots 1, 2 & 3 in perpetuity.
17. The failure of any person, individual lot owner or private entity to properly maintain any stormwater management facility shall be construed to be a violation of this section and is declared to be a public nuisance, subjecting the violator to any and all penalties provided by law. Specifically, in the event the entity responsible for maintenance fails to honor those responsibilities set forth herein, in any manner, Horsham Township shall have the right of entry upon the area of such facilities to undertake any required corrective or maintenance effort. The total cost of such, including administrative, engineering, and legal costs for enforcement, may be imposed upon the responsible party as determined by Horsham Township. Failure to remedy all associated costs described above may be subject of the imposition of a lien by the Township against the owner(s) in question, in the same manner as the Township might otherwise be empowered by law to assess or impose a lien against a property for municipal improvements.
18. The owner shall sign an O&M agreement with the municipality covering all stormwater facilities and BMPs that are to be privately owned. The O&M agreement shall be transferred with transfer of ownership.
19. Each proposed Rain Garden has been designed to accomdate 10,000 Sq. Ft. of impervious surface for each lot. If in the event, proposed impervious surface exceeds 10,000 Sq. Ft. addtional stormwater provision and/or rain garden modifcations will be required. All modifications shall be sumbitted to the Township Engineers office for review and approval.

PROJECT AREA SCHEDULE

OBJECT AREA:	GROSS Sq. Ft.:		LEGAL ROW Sq. Ft.:		ULTIMATE ROW Sq. Ft.:		NET AREA Sq. Ft. (Acres)
UNIT 79:	269,729.90	–	2,029.07	–	1,372.42	=	266,328.35 (6.1141)
UNIT 150:	90,567.11	–	2,482.26	–	2,030.94	=	86,053.91 (1.9755)
PROJECT TOTAL:	360,297.01	–	4,511.33	–	3,403.36	=	352,382.26 (8.0896)



PLAN LEGEND

SPECTRON
Building & Construction Managers
c/o Mr. Richard Hubbert
P.O. Box 123
Gwynedd Valley, PA 19437
(215) 699-7514

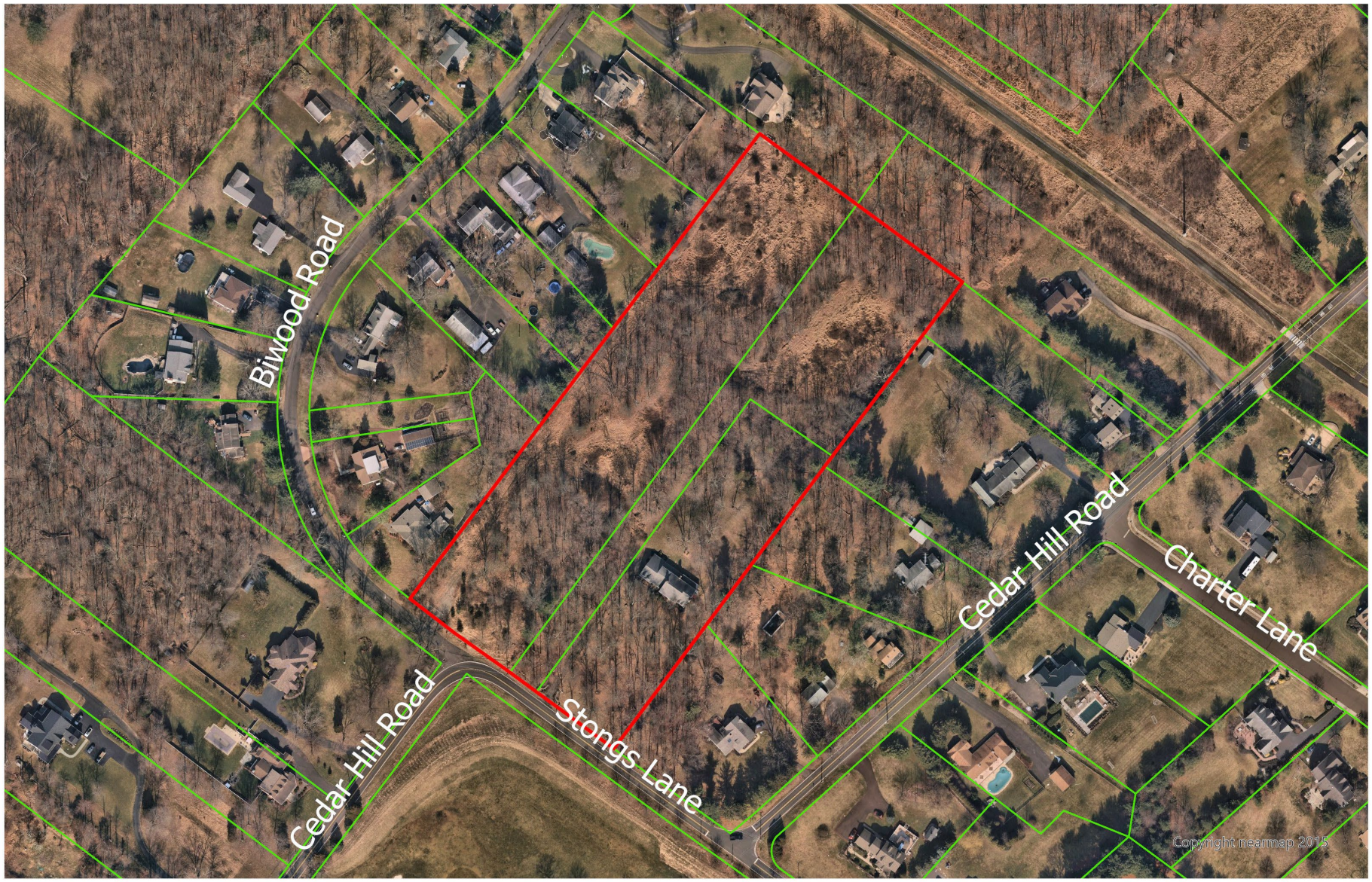
Scale in Feet (1" = 40')

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PRELIMINARY / FINAL PLAN
SUBDIVISION – RECORD PLAN
POWELL TRACT
HORSHAM TOWNSHIP – MONTGOMERY COUNTY – PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike / Suite 5 – Lower Gwynedd – PA 19002
Phone: (215) 542-5648 Web: www.Woodrowinc.com

Layer List: Sh02_Record
Job No: 21–1102 D3
Plan Date: March 1, 2024
Sheet No: 2 of 19



Powell Tract
MCPC#240080001

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plancom

Aerial photography provided by Nearmap

0 100 200 400 Feet

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