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

November 26, 2024

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

Re: MCPC #19-0109-002
Plan Name: Sonoco Metal Packaging
(86,640 sq. ft. industrial on approximately 15.5 acres)
Situate: Privet Road (E); south of Enterprise Road
Horsham Township

Dear Mr. Walker:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 4, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Sonoco Metal Packaging LLC, proposes to construct an 86,640 square foot building addition to the existing industrial building, including several enclosed loading areas. The placement of two existing driveways onto Privet Road will remain generally the same; however, the southern driveway opening will be widened slightly. A surface parking area towards the rear of the site will be removed and a new a parking area will be constructed between the building and Privet Road. Additional improvements shown at this time include modifications to the internal pedestrian and vehicular circulation, restoration of some existing paved areas to grass, stormwater management facilities, landscaping, and a 5-foot wide sidewalk along the Privet Road frontage of the site. The property is located in the township's I-2 Industrial zoning district.

COMPREHENSIVE PLAN COMPLIANCE

This area of Horsham Township is shown as Business Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Business Areas are concentrations of employment-oriented land uses, such as offices, research facilities, and industrial parks. Development within

Business Areas should be designed to accommodate significant automobile and truck trips, make it easy for employees to walk to public transportation, and control the impact of potential noise, light, and pollution on nearby residences.

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

Based on our review, we have identified the following comments related to the township's subdivision and land development ordinance that we recommend be addressed as part of future submissions:

A. Sidewalk Placement. Section 198-34.A.(3) states that "sidewalks shall be located between the curb and right-of-way line, a minimum of five feet from the curbline." According to information provided on the plans, it appears the applicant is requesting a waiver from this requirement to allow portions of the proposed sidewalk along Privet Road to be located outside of the right-of-way. We support this waiver in order to facilitate tree preservation; however, the applicant may wish to discuss with the township whether additional public right-of-way or a public access easement is needed where the sidewalk and crosswalk are located outside of the existing right-of-way.

B. Tree Protection Fencing. Section 198-39.D.(4) requires tree protection fencing for "all trees to be retained within 25 feet of a construction area" and that "the location of temporary tree protection fencing shall be indicated on the grading or erosion and sedimentation control plans." The Erosion and Sediment Control Plan (Sheet 7) shows the location of some tree protection fencing; however, several existing mature trees shown to remain between the proposed sidewalk and Privet Road do not have any tree protection fencing indicated.

   In addition, it appears that the proposed sidewalk will encroach within the drip line of several of the existing mature trees between the proposed sidewalk and Privet Road. Special care should be taken during construction to protect the root systems of these trees.

ABANDONED SEPTIC FIELD

We noted that the proposed stormwater infiltration basin in front of the existing building is proposed to be located on top of an abandoned septic field. If any underground equipment associated with the abandoned septic field needs to be removed in order to construct the infiltration basin, consideration should be given to ways to minimize soil compaction during demolition and construction so as to maintain infiltration rates in this area of the site.

CONCLUSION

We wish to reiterate that MCPC generally supports the proposed development; however, we believe that our suggested revisions will better achieve Horsham Township's planning objectives for industrial 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 (#19-0109-002) on any plans submitted for final recording.

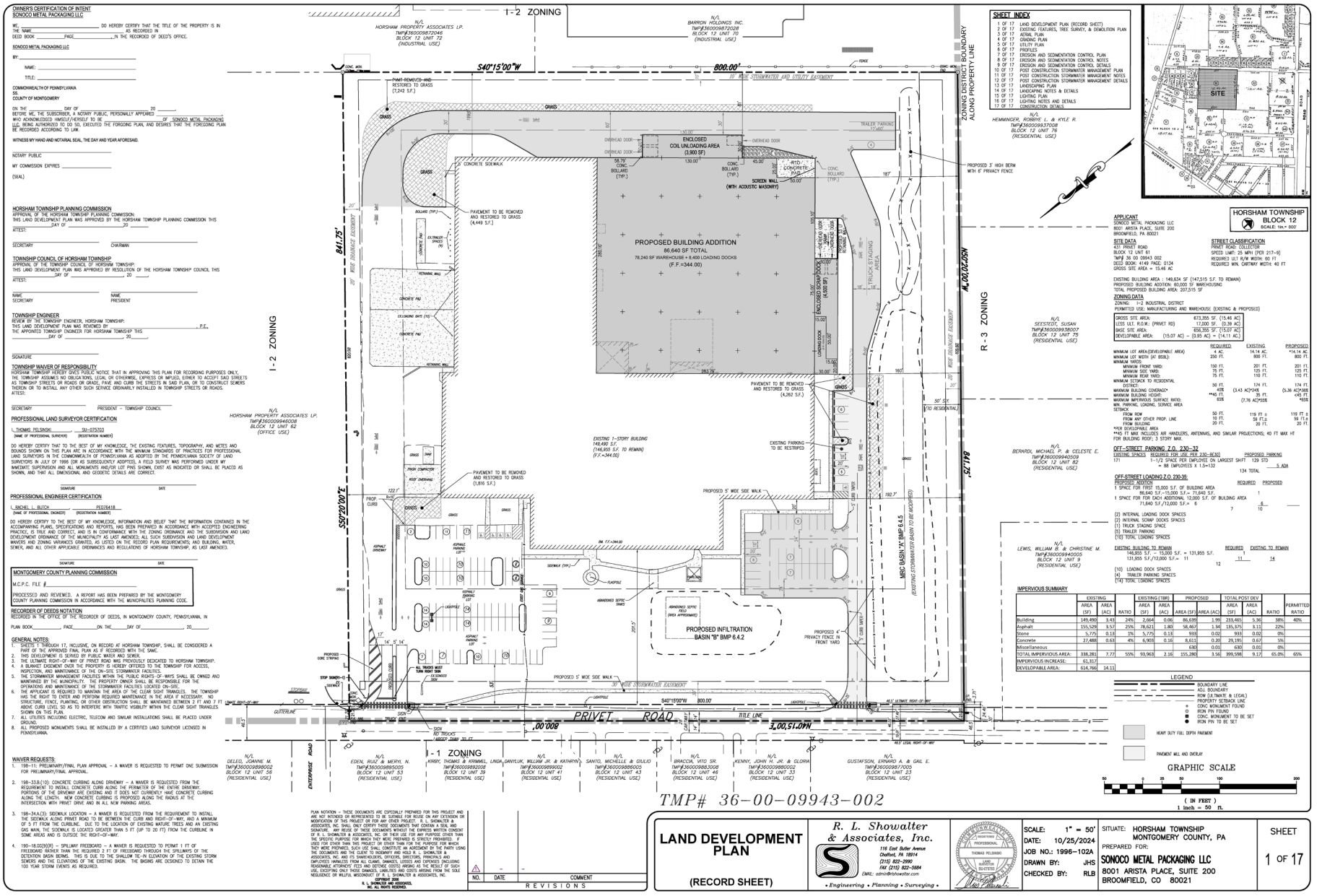
Sincerely,

Marley B Bice

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

c: Rachel Butch, 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


OWNER'S CERTIFICATION OF INTENT
SONOCO METAL PACKAGING LLC
HORSHAM TOWNSHIP PLANNING COMMISSION
TOWNSHIP COUNCIL OF HORSHAM TOWNSHIP
TOWNSHIP ENGINEER
TOWNSHIP WAIVER OF RESPONSIBILITY
PROFESSIONAL LAND SURVEYOR CERTIFICATION
PROFESSIONAL ENGINEER CERTIFICATION
MONTGOMERY COUNTY PLANNING COMMISSION
RECORDER OF DEEDS NOTATION
GENERAL NOTES:
WAIVER REQUESTS:
I-2 ZONING
I-1 ZONING
R-3 ZONING
PROPOSED BUILDING ADDITION
86,640 SF TOTAL
78,240 SF WAREHOUSE + 8,400 LOADING DOCKS
(F.F.=344.00)
ENCLOSED COIL UNLOADING AREA
(3,900 SF)
PROPOSED INFILTRATION BASIN "B" BMP 6.4.2
MRD BASIN "A" BMP 6.4.5
PRIVET ROAD
TMP# 36-00-09943-002
SHEET INDEX
1 OF 17 LAND DEVELOPMENT PLAN (RECORD SHEET)
2 OF 17 EXISTING FEATURES, TREE SURVEY, & DEMOLITION PLAN
3 OF 17 AERIAL PLAN
4 OF 17 GRADING PLAN
5 OF 17 UTILITY PLAN
6 OF 17 PROFILES
7 OF 17 EROSION AND SEDIMENTATION CONTROL PLAN
8 OF 17 EROSION AND SEDIMENTATION CONTROL NOTES
9 OF 17 EROSION AND SEDIMENTATION CONTROL DETAILS
10 OF 17 POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
11 OF 17 POST CONSTRUCTION STORMWATER MANAGEMENT NOTES
12 OF 17 POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
13 OF 17 LANDSCAPING PLAN
14 OF 17 LANDSCAPING NOTES & DETAILS
15 OF 17 LIGHTING PLAN
16 OF 17 LIGHTING NOTES AND DETAILS
17 OF 17 CONSTRUCTION DETAILS
HORSHAM TOWNSHIP
BLOCK 12
SCALE: 1in.= 800'
APPLICANT
SONOCO METAL PACKAGING LLC
8001 ARISTA PLACE, SUITE 200
BROOMFIELD, PA 80021
SITE DATA
431 PRIVET ROAD
BLOCK 12 UNIT 61
TMP# 36 00 09943 002
DEED BOOK: 4149 PAGE: 0134
GROSS SITE AREA = 15.46 AC
STREET CLASSIFICATION
PRIVET ROAD: COLLECTOR
SPEED LIMIT: 25 MPH (PER 217-9)
REQUIRED ULT R/W WIDTH: 60 FT
REQUIRED MIN. CARTWAY WIDTH: 40 FT
EXISTING BUILDING AREA : 149,634 SF (147,515 S.F. TO REMAIN)
PROPOSED BUILDING ADDITION: 80,000 SF WAREHOUSING
TOTAL PROPOSED BUILDING AREA: 207,515 SF
ZONING DATA
ZONING: I-2 INDUSTRIAL DISTRICT
PERMITTED USE: MANUFACTURING AND WAREHOUSE (EXISTING & PROPOSED)
GROSS SITE AREA: 673,355 SF. (15.46 AC)
LESS ULT. R.O.W.: (PRIVET RD) 17,000 SF. (0.39 AC)
BASE SITE AREA: 656,355 SF. (15.07 AC)
DEVELOPABLE AREA: (15.07 AC) - (0.95 AC) = (14.11 AC)
REQUIRED / EXISTING / PROPOSED
MINIMUM LOT AREA (DEVELOPABLE AREA): 4 AC / 14.14 AC. / *14.14 AC.
MINIMUM LOT WIDTH (AT BSBL): 200 FT. / 800 FT. / 800 FT.
MINIMUM YARDS:
MINIMUM FRONT YARD: 150 FT. / 201 FT. / 201 FT.
MINIMUM SIDE YARD: 75 FT. / 125 FT. / 125 FT.
MINIMUM REAR YARD: 75 FT. / 110 FT. / 110 FT.
MINIMUM SETBACK TO RESIDENTIAL DISTRICT: 50 FT. / 174 FT. / 174 FT.
MAXIMUM BUILDING COVERAGE*: 40% / (3.43 AC)*24% / (3.36 AC)*388
MAXIMUM BUILDING HEIGHT: **45 FT. / 35 FT. / <45 FT.
MAXIMUM IMPERVIOUS SURFACE RATIO: 65% / (7.76 AC)*55% / *50%
MIN. PARKING, LOADING, SERVICE AREA SETBACK:
FROM ROW: 50 FT. / 119 FT ± / 119 FT ±
FROM ANY OTHER PROP. LINE: 10 FT. / 59 FT.± / 59 FT.±
FROM BUILDING: 20 FT. / 30 FT. / 20 FT.
*FOR DEVELOPABLE AREA
**45 FT MAX INCLUDES AIR HANDLERS, ANTENNAS, AND SIMILAR PROJECTIONS; 40 FT MAX HT FOR BUILDING ROOF; 3 STORY MAX.
OFF-STREET PARKING Z.O. 230-32
EXISTING SPACES: 171 — REQUIRED FOR USE PER 230-8E3D: 1-1/2 SPACE PER EMPLOYEE ON LARGEST SHFT 129 STD + 88 EMPLOYEES X 1.5=132 — PROPOSED PARKING: 134 TOTAL, 5 ADA
OFF-STREET LOADING Z.O. 230-35:
PROPOSED ADDITION — REQUIRED / PROPOSED
1 SPACE FOR FIRST 15,000 S.F. OF BUILDING AREA: 1 / 1
86,640 S.F.-15,000 S.F.= 71,640 S.F.
1 SPACE FOR EACH ADDITIONAL 12,000 S.F. OF BUILDING AREA: 6 / 7
71,640 S.F./12,000 S.F.= 6 — 6 / 10
(2) INTERNAL LOADING DOCK SPACES
(2) INTERNAL SCRAP DOCKS SPACES
(1) TRUCK STAGING SPACE.
(5) TRAILER PARKING
(10) TOTAL LOADING SPACES
EXISTING BUILDING TO REMAIN — REQUIRED / EXISTING TO REMAIN
146,955 S.F. - 15,000 S.F. = 131,955 S.F.: 1 / 1
131,955 S.F./12,000 S.F.= 11: 11 / 14
(10) LOADING DOCK SPACES
(4) TRAILER PARKING SPACES
(14) TOTAL LOADING SPACES
IMPERVIOUS SUMMARY
EXISTING: AREA (SF) / AREA (AC) / RATIO
EXISTING (TBR): AREA (SF) / AREA (AC) / RATIO
PROPOSED: AREA (SF) / AREA (AC) / RATIO
TOTAL POST DEV: AREA (SF) / AREA (AC) / RATIO
PERMITTED: RATIO
Building: 149,490 / 3.43 / 24% / 2,664 / 0.06 / 86,640 / 1.99 / 238,460 / 5.36 / 38% / 40%
Asphalt: 155,529 / 3.57 / 25% / 78,621 / 1.80 / 58,467 / 1.34 / 135,375 / 3.13 / 22%
Stone: 5,775 / 0.13 / 1% / 5,775 / 0.13 / 933 / 0.02 / 933 / 0.02 / 0%
Concrete: 27,488 / 0.63 / 4% / 6,908 / 0.16 / 8,611 / 0.20 / 29,191 / 0.67 / 5%
Miscellaneous: 630 / 0.01 / 630 / 0.01 / 0%
TOTAL IMPERVIOUS AREA: 338,281 / 7.77 / 55% / 93,963 / 2.16 / 155,280 / 3.56 / 399,588 / 9.17 / 65.0% / 65%
IMPERVIOUS INCREASE: 61,317
DEVELOPABLE AREA: 614,766 / 14.11
LEGEND
BOUNDARY LINE
ADJ. BOUNDARY
ROW (ULTIMATE & LEGAL)
PROPERTY SETBACK LINE
CONC MONUMENT FOUND
IRON PIN FOUND
CONC. MONUMENT TO BE SET
IRON PIN TO BE SET
HEAVY DUTY FULL DEPTH PAVEMENT
PAVEMENT MILL AND OVERLAY
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
LAND DEVELOPMENT PLAN
(RECORD SHEET)
R. L. Showalter & Associates, Inc.
116 East Butler Avenue
Chalfont, PA 18914
(215) 822-2990
FAX (215) 822-5884
EMAIL: admin@rlshowalter.com
• Engineering • Planning • Surveying •
SCALE: 1" = 50'
DATE: 10/25/2024
JOB NO.: 1996-102A
DRAWN BY: JHS
CHECKED BY: RLB
SITUATE: HORSHAM TOWNSHIP
MONTGOMERY COUNTY, PA
PREPARED FOR:
SONOCO METAL PACKAGING LLC
8001 ARISTA PLACE, SUITE 200
BROOMFIELD, CO 80021
SHEET
1 OF 17



Sonoco Metal Packaging Building Addition
MCPC#190109002

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