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

March 5, 2024

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

Re: MCPC #24-0036-001
Plan Name: 1051 & 1053 W. County Line Road
(2 lots on approximately 8.2 acres)
Situate: County Line Road (S); east of Park Road
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 February 13, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Mary Boyle Weber, proposes to transfer 41,181 square feet of land from the rear flag lot (1051 W County Line Rd) to the front lot (1053 W County Line Rd). No changes to vehicular access or other site improvements are shown at this time. The property is located in the township's R-1 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 proposed lot line change without comment as we have not identified any significant issues.

CONCLUSION

We wish to reiterate that MCPC generally supports the proposed lot line change without comment as we have not identified any significant issues.

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 (#24-0036-001) on any plans submitted for final recording.

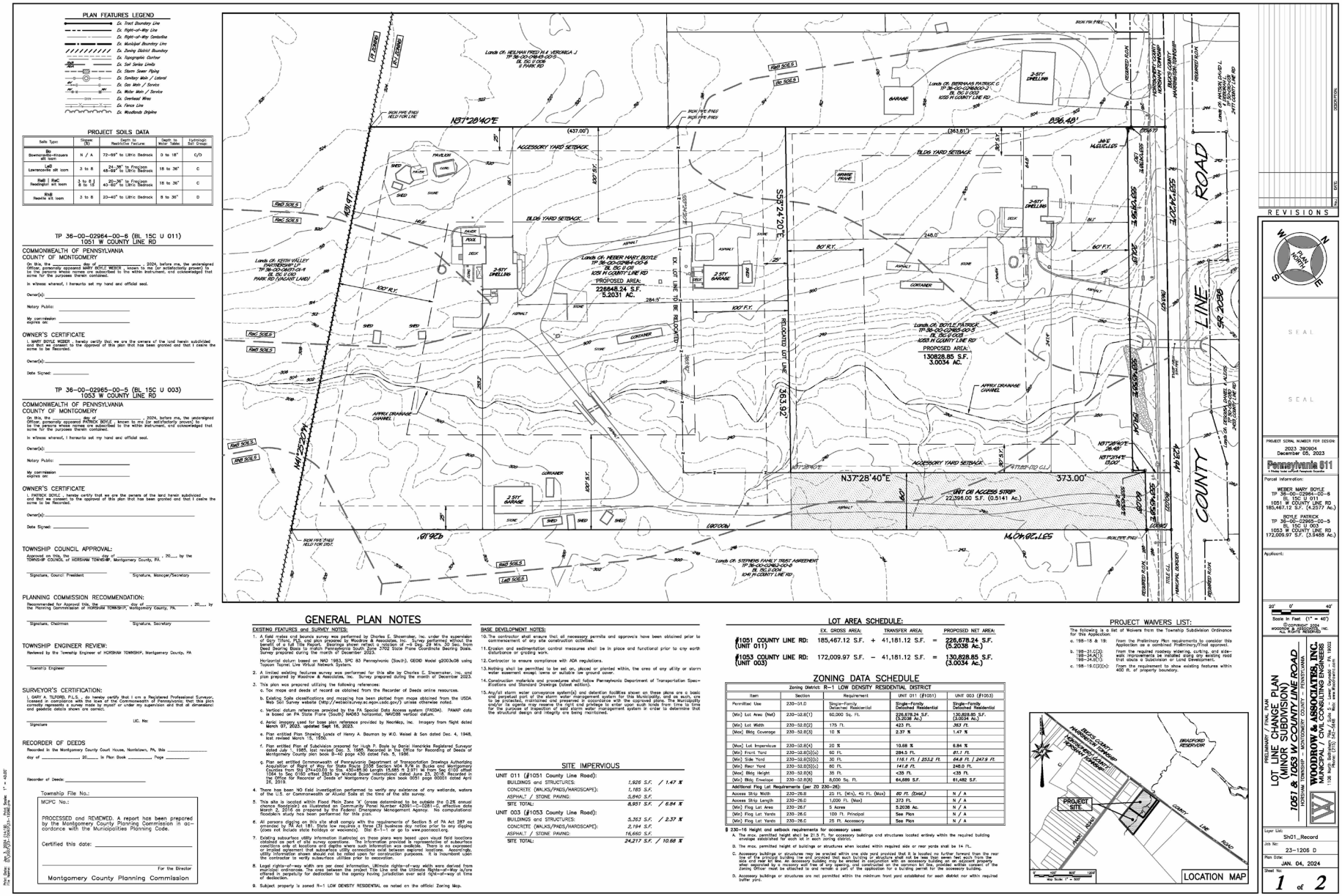
Sincerely,

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



Soils Type:	Slopes (%)	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
Bo Bowmansville-Knauers silt loam	N / A	72-89" to Lithic Bedrock	0 to 18"	C/D
LaB Lawrenceville silt loam	3 to 8	24-38" to Fragipan 48-68" to Lithic Bedrock	18 to 36"	C
ReB | ReC Readington silt loam	3 to 8 | 8 to 15	20-36" to Fragipan 40-60" to Lithic Bedrock	18 to 36"	C
RhB Reaville silt loam	3 to 8	20-40" to Lithic Bedrock	8 to 36"	D

GENERAL PLAN NOTES

EXISTING FEATURES and SURVEY NOTES:

1. A field notes and bounds survey was performed by Charles E. Shoemaker, Inc. under the supervision of Gary Tilford, PLS, and plan prepared by Woodrow & Associates, Inc. Survey performed without the benefit of a full Title Report. Bearings shown reflect a rotation of +6 Deg. 29 Min. 30 Sec. from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Grid Bearings. Survey prepared during the month of December 2023.

   Horizontal datum based on NAD 1983, SPC 83 Pennsylvania (South), GEOID Model g2003u08 using Trapcon Trapnet Live Virtual Network System.

2. A limited existing features survey was performed for this site by Charles E. Shoemaker, Inc. and plan prepared by Woodrow & Associates, Inc. Survey prepared during the month of December 2023.

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 Spatial 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 **March 07, 2023, updated Sept 16, 2023.**
   e. Plan entitled Plan Showing Lands of Henry A. Bauman by W.O. Weisel & Son dated Dec. 4, 1948, last revised March 15, 1950.
   f. Plan entitled Plan of Subdivision prepared for Hugh P. Boyle by Daniel Hendricks Registered Surveyor dated July 1, 1985, last revised Dec. 5, 1985. Recorded in the Office for Recording of Deeds of Montgomery County plan book B-40 page 450 dated Feb. 5, 1986.
   g. Plan set entitled Commonwealth of Pennsylvania Department of Transportation Drawings Authorizing Acquisition of Right of Way for State Route 2036 Section MO4 R/W in Bucks and Montgomery Counties. Route SR 2036-000 to SR 2036-R5.00 Length 15.085 = 0.2771 mi. Station 0+00 offset 1084 to Sta 0+00 offset 2826 by Michael Baker International dated April 23, 2018. Recorded in the Office for Recorder of Deeds of Montgomery County plan book 10051 page 00031 dated May 28, 2019.

4. There has been NO field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils 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 42091C-0281-G, effective date March 2, 2016 of 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 and/or plans provided by the appropriate utility companies. The accuracy or completeness of this information under all conditions only all locations and depths cannot be guaranteed. 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. 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.

9. Subject property is zoned R-1 LOW DENSITY RESIDENTIAL as noted on the official Zoning Map.

BASE 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. Contractor to ensure compliance with ADA regulations.

13. 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.

14. Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).

15. Any/all storm water conveyance system(s) and detention 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.

SITE IMPERVIOUS

UNIT 011 (#1051 County Line Road):		
BUILDINGS and STRUCTURES:	1,926 S.F.	/ 1.47 %
CONCRETE (WALKS/PADS/HARDSCAPE):	1,185 S.F.	
ASPHALT / STONE PAVING:	5,840 S.F.	
SITE TOTAL:	8,931 S.F.	/ 6.84 %
UNIT 003 (#1053 County Line Road):		
BUILDINGS and STRUCTURES:	5,363 S.F.	/ 2.37 %
CONCRETE (WALKS/PADS/HARDSCAPE):	2,194 S.F.	
ASPHALT / STONE PAVING:	16,660 S.F.	
SITE TOTAL:	24,217 S.F.	/ 10.68 %

LOT AREA SCHEDULE:

	EX. GROSS AREA:		TRANSFER AREA:		PROPOSED NET AREA:
#1051 COUNTY LINE RD: (UNIT 011)	185,467.12 S.F.	+	41,181.12 S.F.	=	226,678.24 S.F. (5.2038 Ac.)
#1053 COUNTY LINE RD: (UNIT 003)	172,009.97 S.F.	−	41,181.12 S.F.	=	130,828.85 S.F. (3.0034 Ac.)

ZONING DATA SCHEDULE

Zoning District: R-1 LOW DENSITY RESIDENTIAL DISTRICT

Item	Section	Requirement	UNIT 011 (#1051)	UNIT 003 (#1053)
Permitted Use	230-51.D	Single-Family Detached Residential	Single-Family Detached Residential	Single-Family Detached Residential
(Min) Lot Area (Net)	230-52.B(1)	60,000 Sq. Ft.	226,678.24 S.F. (5.2038 Ac.)	130,828.85 S.F. (3.0034 Ac.)
(Min) Lot Width	230-52.B(2)	175 Ft.	423 Ft.	383 Ft.
(Max) Bldg Coverage	230-52.B(3)	10 %	2.37 %	1.47 %
(Max) Lot Impervious	230-52.B(4)	20 %	10.68 %	6.84 %
(Min) Front Yard	230-52.B(5)(a)	60 Ft.	284.5 Ft.	61.1 Ft.
(Min) Side Yard	230-52.B(5)(b)	30 Ft.	116.1 Ft. / 253.2 Ft.	64.8 Ft. / 247.9 Ft.
(Min) Rear Yard	230-52.B(5)(c)	80 Ft.	141.8 Ft.	248.0 Ft.
(Max) Bldg Height	230-52.B(6)	35 Ft.	<35 Ft.	<35 Ft.
(Min) Bldg Envelope	230-52.B(8)	8,000 Sq. Ft.	64,688 S.F.	61,482 S.F.
Additional Flag Lot Requirements (per ZO 230-26):				
Access Strip Width	230-26.B	25 Ft. (Min), 45 Ft. (Max)	80 Ft. (Exist.)	N / A
Access Strip Length	230-26.C	1,000 Ft. (Max)	373 Ft.	N / A
(Min) Flag Lot Area	230-26.F	5 Acres	5.2038 Ac.	N / A
(Min) Flag Lot Yards	230-26.G	100 Ft. Principal	See Plan	N / A
(Min) Flag Lot Yards	230-26.G	25 Ft. Accessory	See Plan	N / A

§ 230-16 Height and setback requirements for accessory uses:

A. The max. permitted height shall be 21.5 Ft. for accessory buildings and structures located entirely within the required building envelope established for each lot in each zoning district.

B. The max. permitted height of buildings or structures when located within required side or rear yards shall be 14 Ft..

C. Accessory buildings or structures may be erected within one side yard provided that it is located no further forward than the rear line of the principal building line and provided that such building or structure shall not be less than seven feet (7') from the side lot line. Accessory buildings or structures may be erected within the rear yard, but no accessory building or structure when constructed by a masonry wall free of any opening, and constructed on the common lot line, provided written consent of the Zoning Officer shall be attached to and remain a part of the application for a building permit for the accessory building.

D. Accessory buildings or structures are not permitted within the minimum front yard established for each district nor within required buffer yard.

PROJECT WAIVERS LIST:

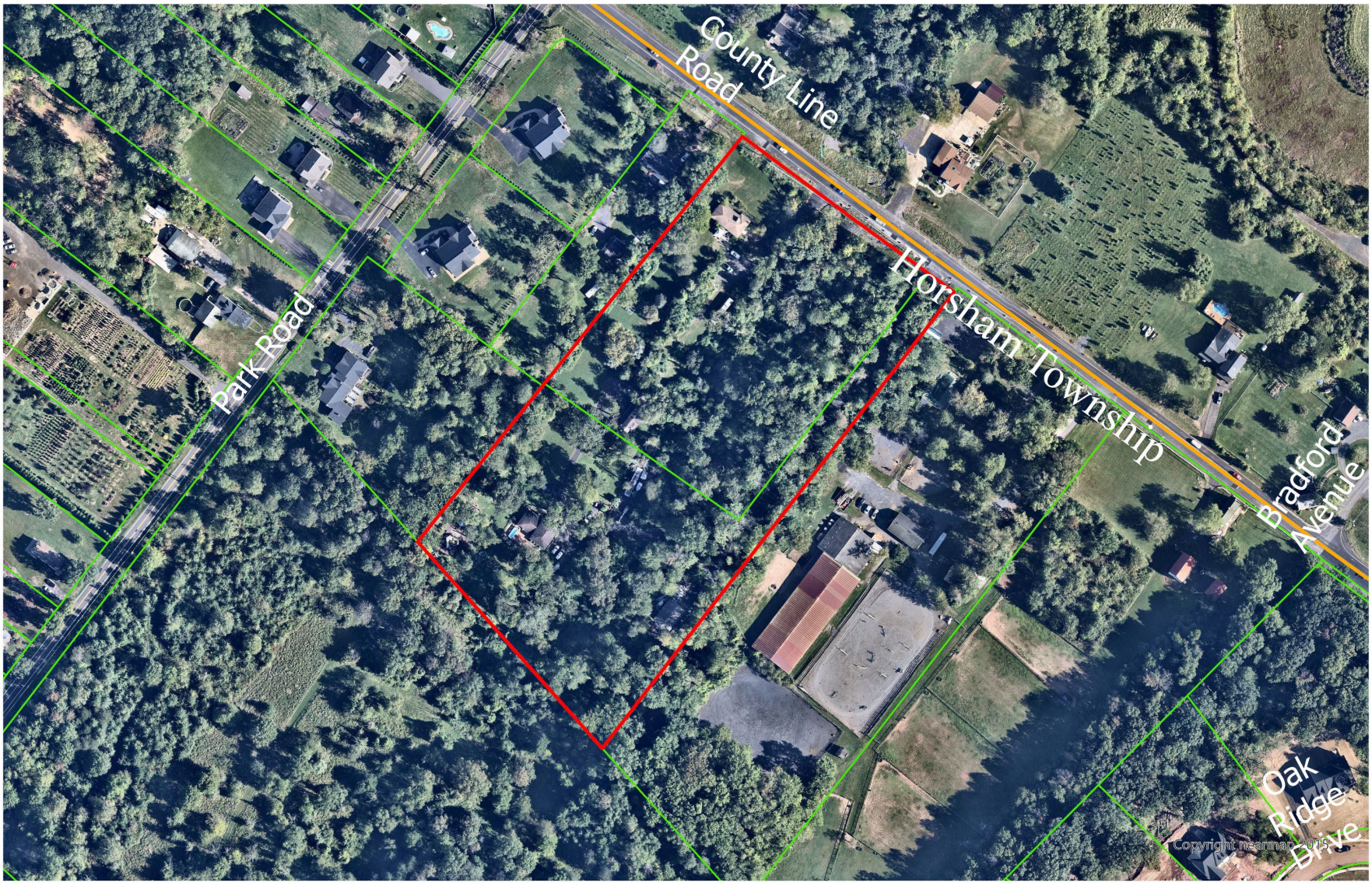
The following is a list of Waivers from the Township Subdivision Ordinance for this Application.

a. 188-18 & 19: From the Preliminary Plan requirements to consider this Application as a combined Preliminary/final approval.

b. 188-31.C(3): 188-34.A(1): 188-34.B(1): From the required existing curbing and sidewalk improvements be installed along any existing road that abuts a Subdivision or Land Development.

c. 188-19.C(2)(n): From the requirement to show existing features within 400 Ft. of property boundary.

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1051 & 1053 West County Line Road
MCPC#240036001

Montgomery County Planning Commission

0 100 200 400 Feet

N

Montgomery County Courthouse - Planning Commission
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(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap