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PLANNING COMMISSION
MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
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610-278-3722 • FAX: 610-278-3941
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 22, 2024

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

Re: MCPC #24-0232-001
Plan Name: MIRIA Phase 3 Water Connections
Situate: East Butler Pike (E); north of Welsh Road
Horsham Township

Dear Mr. Walker:

We have reviewed the above-referenced conditional use plan as you requested on October 25, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Horsham Water & Sewer Authority, proposes to connect two existing residential properties located at 725 and 729 East Butler Pike to the public water system. The proposed construction includes installing two water service lines within the 100-year floodplain and the Riparian Corridor Conservation District (RCCD).

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

ENVIRONMENTAL IMAPCT

Utility line crossings of riparian corridors is permitted by conditional use to reduce the disturbance of environmentally sensitive resources, while recognizing the need for properties to connect to public utilities. We recommend the township apply conditions to meet the intent of the environmental resource protection section of the zoning ordinance, which includes requiring protection of environmentally sensitive features to the greatest extent possible. Some conditions to consider may include limitations on tree cutting, tree replacement as outlined in §198-39.D(8) of the township's subdivision and land development ordinance, and restoration of the area of disturbance with natural vegetation to limit the growth of invasive species.

ABANDONMENT OF EXISTING WELLS

The proposed plans indicate that an existing water well on each property will be abandoned. Please note that the Montgomery County Health Department has procedures and guidance for properly capping water wells.

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 environmental protection.

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.

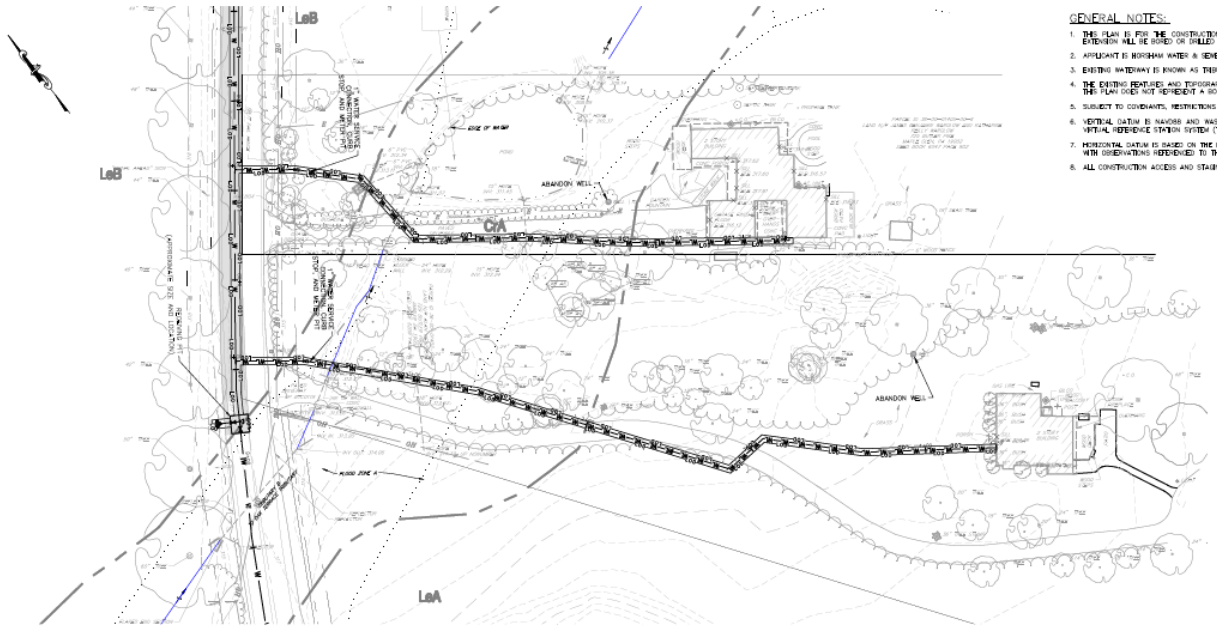
Sincerely,

Marley B Bice

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

c: Gilmore & Associates, Inc., Applicant's Representative
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 NOTES:

1. THIS PLAN IS FOR THE CONSTRUCTION OF A 12" WATER UTILITY MAIN WITHIN THE EAST BUTLER PIKE RIGHT-OF-WAY. PROPOSED WATER MAIN EXTENSION WILL BE BORED OR DRILLED BENEATH THE CULVERT CONTAINED WATERWAY.
2. APPLICANT IS NORSHAM WATER & SEWER AUTHORITY.
3. EXISTING WATERWAY IS KNOWN AS TRIBUTARY B TO OAK TERRACE TRIBUTARY, NESHAMINY CREEK WATERSHED. CHAPTER 93 DESIGNATION IS WWF, MF.
4. THE EXISTING FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN JULY OF 2022. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY.
5. SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
6. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE NEWNET-GPS VIRTUAL REFERENCE STATION SYSTEM (TOPCON TOPSURV GPS BASE STATION NETWORK).
7. HORIZONTAL DATUM IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD 83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE NEWNET-GPS VIRTUAL REFERENCE STATION SYSTEM (TOPCON TOPSURV GPS BASE STATION NETWORK).
8. ALL CONSTRUCTION ACCESS AND STAGING TO USE EXISTING RIGHT-OF-WAY.

LEGEND

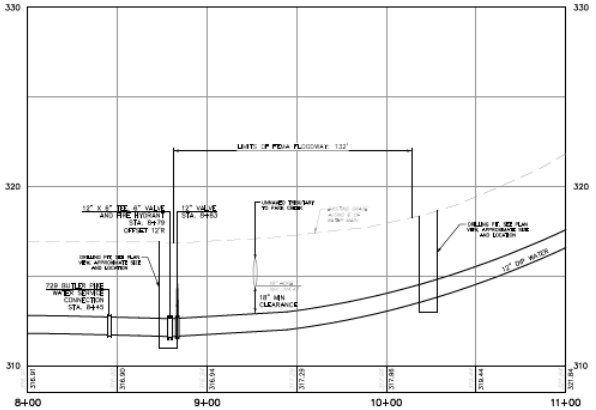
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING SPOT ELEVEVATION
- TREE LINE
- LEGAL RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- SPECIAL FLOOD HAZARD BOUNDARY
- GUIDE RAIL
- ELECTRIC LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- SANITARY LINE
- SANITARY LATERAL
- STORM LINE
- TELEPHONE LINE
- WATER LINE
- WATER LATERAL
- EXISTING EASEMENT
- PROPOSED WATER SERVICE
- REGULATORY FLOODWAY
- WATERS OF US
- LIMIT OF DISTURBANCE
- DETECTABLE WARNING SURFACE
- SANITARY MANHOLE
- CLEAN OUT
- STORM INLET
- STORM MANHOLE
- GAS MANHOLE
- GAS VALVE
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- MONITORING WELL
- ELECTRIC METER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- UTILITY POLE
- GUY
- MAILBOX
- LIGHT STANDARD
- CONIFER TREE
- DECIDUOUS TREE
- TREE STUMP
- RIDPS
- CONCRETE MONUMENT FND
- IRON PIN FOUND
- PROPOSED CURB STOP

PENNSYLVANIA ONE CALL SYSTEM, INC.
811
811 before you dig
Dial 811 or 1-800-242-1776
REFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
SERIAL NO. 20222407775; 20222407796; 20222407797

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATION WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 850, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.



EAST BUTLER PIKE
STATION 8+00 TO 11+00
SCALE: HORZ 1"=30'
VERT 1"=3'

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS BASED ON USDA—NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY

SYMBOL	SOIL SERIES NAME	HYDRO GROUP	SLOPE	DEPTH TO BEDROCK	WATER TABLE	CONSTRUCTION LIMITATIONS
AbA	ABBOTTSTOWN SILT LOAM, 0-3% SLOPES	D	0-3%	18"-32"	0"-18"	VERY LIMITED: DEPTH TO SATURATED ZONE, DEPTH TO HARD BEDROCK
Bo	BOWMANSVILLE-WALLPACK SILT LOAMS	C/D	0-3%	72"-99"	0"-18"	VERY LIMITED: PONDING, FLOODING, DEPTH TO SATURATED ZONE
CrA	CHALFONT SILT LOAM, 0-3% SLOPES	D	0-3%	18"-30"	6"-18"	VERY LIMITED: DEPTH TO SATURATED ZONE
CrA	CROTON SILT LOAM, OCCASIONALLY PONDED, 0-3% SLOPES	D	0-3%	18"-30"	0"-6"	VERY LIMITED: PONDING, DEPTH TO SATURATED ZONE, DEPTH TO HARD BEDROCK
LeA	LAWRENCEVILLE SILT LOAM, 0-3% SLOPES	C	0-3%	24"-38"	18"-36"	VERY LIMITED: DEPTH TO SATURATED ZONE, SHRINK-SWELL POTENTIAL, UNSTABLE EXCAVATION WALLS
LeB	LAWRENCEVILLE SILT LOAM, 3-8% SLOPES	C	3-8%	24"-38"	18"-36"	VERY LIMITED: DEPTH TO SATURATED ZONE, SHRINK-SWELL POTENTIAL, UNSTABLE EXCAVATION WALLS
PtB	PENN-LANSDALE COMPLEX, 3-8% SLOPES	B	3-8%	20"-40"	>80"	VERY LIMITED: DEPTH TO HARD BEDROCK
UraB	URBAN LAND-PENN COMPLEX, 0-8% SLOPES	B/C	0-8%	10"-100"	>80"	VERY LIMITED: DEPTH TO HARD BEDROCK
UusB	URBAN LAND-DOCTORSTOWN, SHALE AND SANDSTONE COMPLEX, 0-8% SLOPES	A/C	0-8%	10"-99"	>80"	SOMEWHAT LIMITED: DEPTH TO HARD BEDROCK
W	WATER					NOT RATED

RESOLUTIONS FOR CONSTRUCTION LIMITATIONS:
BEDROCK: RIPPING, BLOCK-RAMMING, AND/OR BLASTING OF ROCK MAY BE NEEDED. COMPLY WITH ALL REGULATIONS.
DUSTY: WATER TRUCK SHALL BE AVAILABLE TO CONTROL DUST.
UNSTABLE EXCAVATIONS: TRENCH BOX OR SIMILAR METHODS SHALL BE USED TO SUPPORT EXCAVATION AS NEEDED.
GROUNDWATER: HAVE BYPASS PUMP(S) & FILTER BAG(S) AVAILABLE. SEE DET-4L

30 0 30 60
SCALE IN FEET
1"=30'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 (215) 345-4330 www.gilmore-assoc.com

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ISSUED FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY

MIRIA PHASE 3 WATER MAIN EXTENSIONS & HOUSE CONNECTIONS
Horsham Township, Montgomery County, Pennsylvania

STREAM CROSSING PLAN & PROFILES (1)

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 210507302
OWNER'S INFO: MIRIA, 877 NORSHAM ROAD, NORSHAM, PA, 19044, 215-672-8001
MUNICIPAL FILE No.:
TAX MAP PARCEL No.:
TOTAL AREA: —
TOTAL LOTS: —
DATE: 05/17/24
SCALE: 1"=30'
DRAWN BY: JLJ
CHECKED BY: MPS / TJF
SHEET NO.: 27 OF 28



MIRIA Phase 3 Water Connections
MCPC#240232001