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

February 4, 2025

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

Re: MCPC #25-0007-001
Plan Name: 407 Hallowell Avenue
(2 lots / 1 du on approximately 3.19 acres)
Situate: Hallowell Avenue (E); south of Horsham 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 January 13, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Francis J. Ambrose, proposes to subdivide off an approximately 2.21 acre portion of the existing property and construct one additional single-family detached dwelling unit on the new lot (Lot 2). The proposed home on Lot 2 would take access from Hallowell Avenue via an access strip. Conceptual locations for the proposed home, driveway, and stormwater management facility are shown on Lot 2. The property is located in the township's R-3 Low-Density Residential zoning district.

According to the list of waivers requested on the site plan, the applicant is requesting the following waivers from the township's subdivision and land development ordinance:

- From §198-19.C.(2)(n) to limit existing features shown
- From §198-31.C.(3) to not provide cartway widening along the Hallowell Avenue frontage
- From §198-34.A.(1) to not provide sidewalks along the Hallowell Avenue frontage
- From §198-34.B.(1) to not provide curbs along the Hallowell Avenue frontage

COMPREHENSIVE PLAN COMPLIANCE

This area of Horsham Township is shown as 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

SIDEWALK CONNECTIVITY

According to the information provided, the applicant is requesting a waiver from §198-34.A.(1) of the township's subdivision and land development ordinance to not provide sidewalks along the Hallowell Avenue frontage of their property. We noted that the subject property is just one parcel south of Horsham Road, which currently has sidewalks that connect to nearby destinations such as the Horsham Corner Shopping Center and Hatboro-Horsham High School. We encourage the applicant to explore providing sidewalks as part of the proposed subdivision as it appears to be a logical expansion of the township's sidewalk network.

RELATIONSHIP TO RIPARIAN CORRIDOR

The conceptual house location shows the outer corner of the conceptual porch on the edge of the riparian corridor conservation district boundary. Due to this proximity, it seems possible that the construction of the proposed house and porch may require grading and access within the riparian corridor conservation district. We encourage the applicant to explore adjusting the conceptual house location to minimize disturbance to the riparian corridor conservation district, and/or to implement any mitigation measures as required by the township.

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 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 (#25-0007-001) on any plans submitted for final recording.

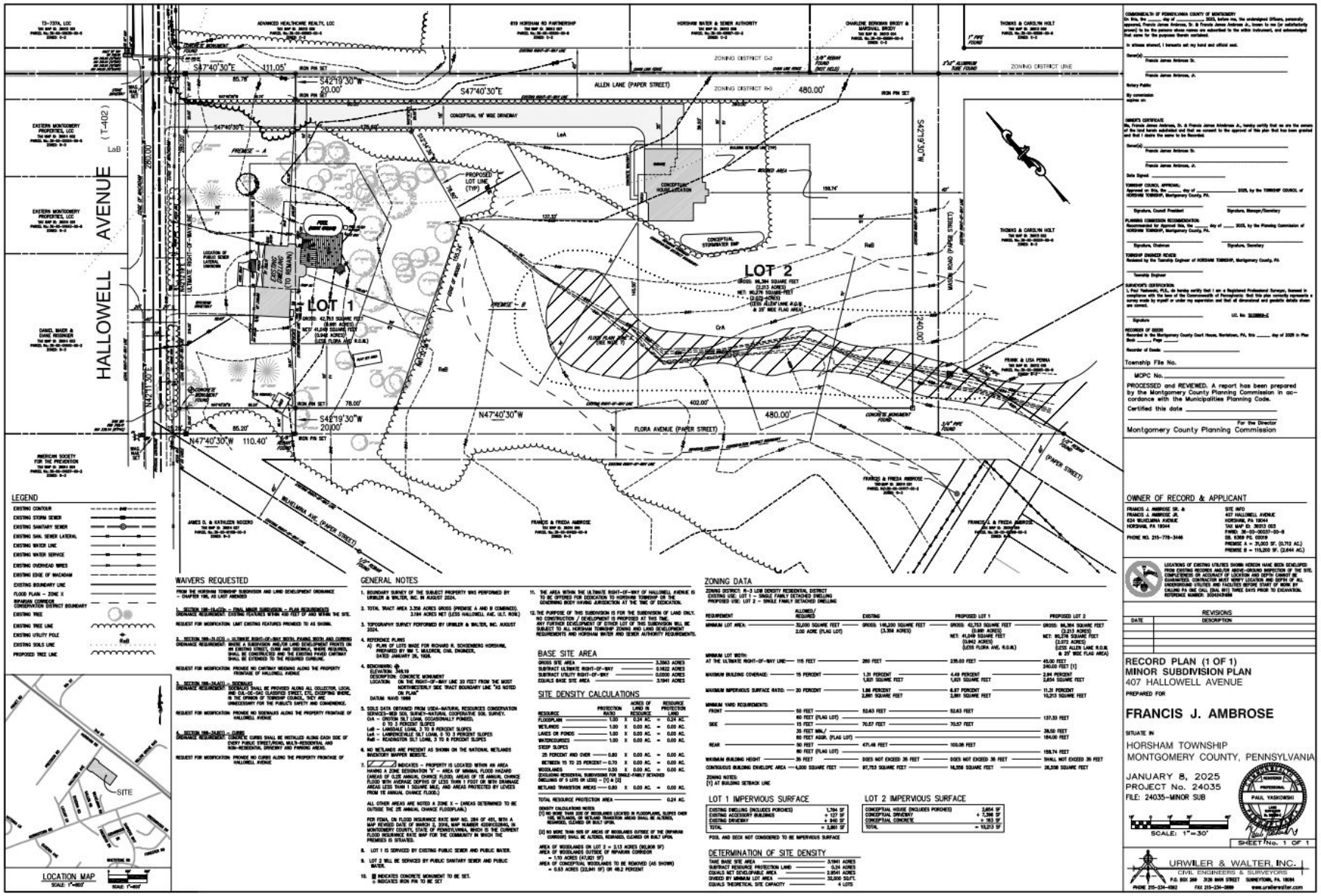
Sincerely,

Marley B Bice

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

c: Scott T. Camburn, Applicant's Representative
Michael Shinton, P.E., Township Director of Codes & Community Planning
David W. McCullough, 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



LEGEND

EXISTING CONTOUR
EXISTING STORM SEWER
EXISTING SANITARY SEWER
EXISTING SAN. SEWER LATERAL
EXISTING WATER LINE
EXISTING WATER SERVICE
EXISTING OVERHEAD WIRES
EXISTING EDGE OF MACADAM
EXISTING BOUNDARY LINE
FLOOD PLAIN – ZONE X
RIPARIAN CORRIDOR CONSERVATION DISTRICT BOUNDARY
EXISTING TREE
EXISTING TREE LINE
EXISTING UTILITY POLE
EXISTING SOILS LINE
PROPOSED TREE LINE

WAIVERS REQUESTED

FROM THE HORSHAM TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE – CHAPTER 130, AS LAST AMENDED:

1. SECTION 130-13.C(3) – FINAL MINOR SUBDIVISION – PLAN REQUIREMENTS
ORDINANCE REQUIREMENT: EXISTING FEATURES WITHIN 400 FEET OF AND WITHIN THE SITE.
REQUEST FOR MODIFICATION: LIMIT EXISTING FEATURES PROVIDED TO AS SHOWN.

2. SECTION 130-31.C(1) – ULTIMATE RIGHT-OF-WAY WIDTH, PAVING WIDTH AND CURBING
ORDINANCE REQUIREMENT: WHERE A SUBDIVISION AND/OR LAND DEVELOPMENT FRONTS ON AN EXISTING STREET, CURB AND SIDEWALK, WHERE REQUIRED, SHALL BE CONSTRUCTED AND THE EXISTING PAVED CARTWAY SHALL BE EXTENDED TO THE REQUIRED CURBLINE.
REQUEST FOR MODIFICATION: PROVIDE NO CARTWAY WIDENING ALONG THE PROPERTY FRONTAGE OF HALLOWELL AVENUE

3. SECTION 130-32.A(1) – SIDEWALKS
ORDINANCE REQUIREMENT: SIDEWALKS SHALL BE PROVIDED ALONG ALL COLLECTOR, LOCAL AND CUL-DE-SAC CLASSIFIED STREET, ETC. EXCEPTING WHERE, IN THE OPINION OF TOWNSHIP COUNCIL, THEY ARE UNNECESSARY FOR THE PUBLIC'S SAFETY AND CONVENIENCE.
REQUEST FOR MODIFICATION: PROVIDE NO SIDEWALKS ALONG THE PROPERTY FRONTAGE OF HALLOWELL AVENUE

4. SECTION 130-32.A(2) – CURBS
ORDINANCE REQUIREMENT: CONCRETE CURBS SHALL BE INSTALLED ALONG EACH SIDE OF EVERY PUBLIC STREET/ROAD, WALK-RESIDENTIAL AND NON-RESIDENTIAL DRIVEWAY AND PARKING AREAS.
REQUEST FOR MODIFICATION: PROVIDE NO CURBS ALONG THE PROPERTY FRONTAGE OF HALLOWELL AVENUE

GENERAL NOTES

1. BOUNDARY SURVEY OF THE SUBJECT PROPERTY WAS PERFORMED BY URWILER & WALTER, INC. IN AUGUST 2024.
2. TOTAL TRACT AREA 3.356 ACRES GROSS (PREMISE A AND B COMBINED), 3.194 ACRES NET (LESS HALLOWELL AVE. (LT. ROW.)
3. TOPOGRAPHY SURVEY PERFORMED BY URWILER & WALTER, INC. AUGUST 2024.
4. REFERENCE PLANS
A) PLAN OF LOTS MADE FOR RICHARD H. SCHOENBERG HORSHAM, PREPARED BY IRA T. WALKER, CIVIL ENGINEER, DATED JANUARY 26, 1926.
5. BENCHMARK:
ELEVATION: 348.19
DESCRIPTION: CONCRETE MONUMENT
LOCATION: ON THE RIGHT-OF-WAY LINE 20 FEET FROM THE MOST NORTHEASTERLY SIDE TRACT BOUNDARY LINE "AS NOTED ON PLAN"
DATUM: NAVD 1988
6. SOILS DATA OBTAINED FROM USDA–NATURAL RESOURCES CONSERVATION SERVICES–WEB SOIL SURVEY–NATURAL COOPERATIVE SOIL SURVEY.
CrA – CROTON SILT LOAM, OCCASIONALLY PONDED, 0 TO 3 PERCENT SLOPES
LaB – LANDALE LOAM, 3 TO 8 PERCENT SLOPES
LeA – LAMBERTVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES
ReB – READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES
7. NO WETLANDS ARE PRESENT AS SHOWN ON THE NATIONAL WETLANDS INVENTORY MAPPER WEBSITE.
8. [ ] INDICATES – PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' – AREA OF MINIMAL FLOOD HAZARD (AREAS OF 0.2% ANNUAL CHANCE FLOOD). AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.]
ALL OTHER AREAS ARE NOTED A ZONE X – (AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN.)
FOR FEMA, ON FLOOD INSURANCE RATE MAP NO. 284 OF 451, WITH A MAP REVISED DATE OF MARCH 2, 2016, MAP NUMBER 42091C0284J, IN MONTGOMERY COUNTY, STATE OF PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PREMISES IS SITUATED.
9. LOT 1 IS SERVICED BY EXISTING PUBLIC SEWER AND PUBLIC WATER.
10. LOT 2 WILL BE SERVICED BY PUBLIC SANITARY SEWER AND PUBLIC WATER.
11. ■ INDICATES CONCRETE MONUMENT TO BE SET.
○ INDICATES IRON PIN TO BE SET
12. THE AREA WITHIN THE ULTIMATE RIGHT-OF-WAY OF HALLOWELL AVENUE IS TO BE OFFERED FOR DEDICATION TO HORSHAM TOWNSHIP OR THE GOVERNING BODY HAVING JURISDICTION AT THE TIME OF DEDICATION.
13. THE PURPOSE OF THIS SUBDIVISION IS FOR THE SUBDIVISION OF LAND ONLY. NO CONSTRUCTION / DEVELOPMENT IS PROPOSED AT THIS TIME. ANY FURTHER DEVELOPMENT OF EITHER LOT OF THIS SUBDIVISION WILL BE SUBJECT TO ALL HORSHAM TOWNSHIP ZONING AND LAND DEVELOPMENT REQUIREMENTS AND HORSHAM WATER AND SEWER AUTHORITY REQUIREMENTS.

BASE SITE AREA

GROSS SITE AREA	3.3565 ACRES
SUBTRACT ULTIMATE RIGHT-OF-WAY	0.1622 ACRES
SUBTRACT UTILITY RIGHT-OF-WAY	0.0000 ACRES
EQUALS BASE SITE AREA	3.1941 ACRES

SITE DENSITY CALCULATIONS

RESOURCE	PROTECTION RATIO		ACRES OF LAND IN RESOURCE		RESOURCE PROTECTION LAND
FLOODPLAIN	1.00	X	0.24 AC.	=	0.24 AC.
WETLANDS	1.00	X	0.00 AC.	=	0.00 AC.
LAKES OR PONDS	1.00	X	0.00 AC.	=	0.00 AC.
WATERCOURSES	1.00	X	0.00 AC.	=	0.00 AC.
STEEP SLOPES					
25 PERCENT AND OVER	0.80	X	0.00 AC.	=	0.00 AC.
BETWEEN 15 TO 25 PERCENT	0.70	X	0.00 AC.	=	0.00 AC.
WOODLANDS (EXCLUDING RESIDENTIAL SUBDIVISION FOR SINGLE-FAMILY DETACHED DWELLINGS OF 5 LOTS OR LESS) – [1] & [2]	0.50	X	0.00 AC.	=	0.00 AC.
WETLAND TRANSITION AREAS	0.80	X	0.00 AC.	=	0.00 AC.
TOTAL RESOURCE PROTECTION AREA					0.24 AC.

DENSITY CALCULATIONS NOTES:
[1] NO MORE THAN SIDE OF WOODLANDS LOCATED IN FLOODPLAIN, SLOPES OVER 15%, WETLANDS, OR WETLAND TRANSITION AREAS SHALL BE ALTERED, REMOVED, CLEARED OR BUILT UPON.
[2] NO MORE THAN 50% OF AREAS OF WOODLANDS OUTSIDE OF THE RIPARIAN CORRIDOR SHALL BE ALTERED, REMOVED, CLEARED OR BUILT UPON.
AREA OF WOODLANDS ON LOT 2 = 3.13 ACRES (50,808 SF)
AREA OF WOODLANDS OUTSIDE OF RIPARIAN CORRIDOR = 1.70 ACRES (47,021 SF)
AREA OF CONCEPTUAL WOODLANDS TO BE REMOVED (AS SHOWN) = 0.63 ACRES (22,041 SF) OR 48.2 PERCENT

ZONING DATA

ZONING DISTRICT: R-3 LOW DENSITY RESIDENTIAL DISTRICT
EXISTING USE: LOT 1 – SINGLE FAMILY DETACHED DWELLING
PROPOSED USE: LOT 2 – SINGLE FAMILY DETACHED DWELLING

REQUIREMENT	ALLOWED/ REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT AREA:	20,000 SQUARE FEET 2.00 ACRE (FLAG LOT)	GROSS: 146,200 SQUARE FEET (3.356 ACRES)	GROSS: 42,753 SQUARE FEET (0.981 ACRES) NET: 41,648 SQUARE FEET (0.942 ACRES) (LESS FLORA AVE. R.O.W.)	GROSS: 96,304 SQUARE FEET (2.213 ACRES) NET: 90,278 SQUARE FEET (2.072 ACRES) (LESS ALLEN LANE R.O.W. & 25' WIDE FLAG AREA)
MINIMUM LOT WIDTH: AT THE ULTIMATE RIGHT-OF-WAY LINE	115 FEET	260 FEET	235.00 FEET	45.00 FEET 240.00 FEET [1]
MAXIMUM BUILDING COVERAGE:	15 PERCENT	1.31 PERCENT 1,921 SQUARE FEET	4.49 PERCENT 1,921 SQUARE FEET	2.84 PERCENT 2,854 SQUARE FEET
MAXIMUM IMPERVIOUS SURFACE RATIO:	20 PERCENT	1.86 PERCENT 2,861 SQUARE FEET	6.87 PERCENT 2,861 SQUARE FEET	11.31 PERCENT 10,213 SQUARE FEET
MINIMUM YARD REQUIREMENTS:				
FRONT	50 FEET 60 FEET (FLAG LOT)	52.63 FEET	52.63 FEET	137.33 FEET
SIDE	15 FEET 35 FEET MIN./ 80 FEET AGGR. (FLAG LOT)	70.57 FEET	70.57 FEET	39.50 FEET 184.00 FEET
REAR	50 FEET 80 FEET (FLAG LOT)	471.48 FEET	103.06 FEET	159.74 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	DOES NOT EXCEED 35 FEET	DOES NOT EXCEED 35 FEET	SHALL NOT EXCEED 35 FEET
CONTIGUOUS BUILDING ENVELOPE AREA	4,000 SQUARE FEET	97,753 SQUARE FEET	14,556 SQUARE FEET	28,558 SQUARE FEET

ZONING NOTES:
[1] AT BUILDING SETBACK LINE

LOT 1 IMPERVIOUS SURFACE

EXISTING DWELLING (INCLUDES PORCHES)	1,794 SF
EXISTING ACCESSORY BUILDINGS	+ 127 SF
EXISTING DRIVEWAY	+ 940 SF
TOTAL	= 2,861 SF

POOL AND DECK NOT CONSIDERED TO BE IMPERVIOUS SURFACE

LOT 2 IMPERVIOUS SURFACE

CONCEPTUAL HOUSE (INCLUDES PORCHES)	3,604 SF
CONCEPTUAL DRIVEWAY	+ 7,306 SF
CONCEPTUAL CONCRETE	+ 163 SF
TOTAL	= 10,213 SF

DETERMINATION OF SITE DENSITY

TAKE BASE SITE AREA	3.1941 ACRES
SUBTRACT RESOURCE PROTECTION LAND	- 0.24 ACRES
EQUALS NET DEVELOPABLE AREA	2.9541 ACRES
DIVIDED BY MINIMUM LOT AREA	32,000 SQ.FT.
EQUALS THEORETICAL SITE CAPACITY	4 LOTS

Township File No.

MCPC No.

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

For the Director
Montgomery County Planning Commission

OWNER OF RECORD & APPLICANT

FRANCIS J. AMBROSE SR. &
FRANCIS J. AMBROSE JR.
624 WILHELMINA AVENUE
HORSHAM, PA 19044

PHONE NO. 215-770-3446

SITE INFO
407 HALLOWELL AVENUE
HORSHAM, PA 19044
TAX MAP ID: 36033 003
PARID: 36-00-00357-00-9
DB. 6369 PG. 00019
PREMISE A = 31,003 SF. (0.712 AC.)
PREMISE B = 115,200 SF. (2.644 AC.)

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK. BY CALLING PA ONE CALL (DIAL 811) THREE DAYS PRIOR TO EXCAVATION. REFERENCE NUMBER: 20241240147

REVISIONS	
DATE	DESCRIPTION

RECORD PLAN (1 OF 1)
MINOR SUBDIVISION PLAN
407 HALLOWELL AVENUE

PREPARED FOR

FRANCIS J. AMBROSE

SITUATE IN
HORSHAM TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

JANUARY 8, 2025
PROJECT No. 24035
FILE: 24035-MINOR SUB

SHEET No. 1 OF 1

URWILER & WALTER, INC.
CIVIL ENGINEERS & SURVEYORS
P.O. BOX 349 3126 MAIN STREET SUMNEYTOWN, PA 18084
PHONE 215-234-4582 FAX 215-234-3889 www.urwilerwalter.com



407 Hallowell Avenue
MCPC#250007001

Montgomery County Planning Commission

0 50 100 200 Feet

N

Montgomery County Courthouse - Planning Commission
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Aerial photography provided by Nearmap