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PLANNING COMMISSION
MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 4, 2025

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

Re: MCPC #25-0151-001
Plan Name: 945 Tennis Avenue – Sewer Connection
Situate: Tennis Avenue (west)/south of Limekiln Pike
Horsham Township

Dear Mr. Walker:

We have reviewed the above-referenced conditional use plan as you requested on July 23, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Horsham Water & Sewer Authority, proposes to connect an existing residential property located at 945 Tennis Avenue to the public water system. The proposed construction includes installing a water service line within 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 are 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.

EXISTING WATER SERVICE

It is unclear from the information provided how the property currently receives water service. If any existing water wells on-site are proposed to be abandoned as part of the proposal, 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.

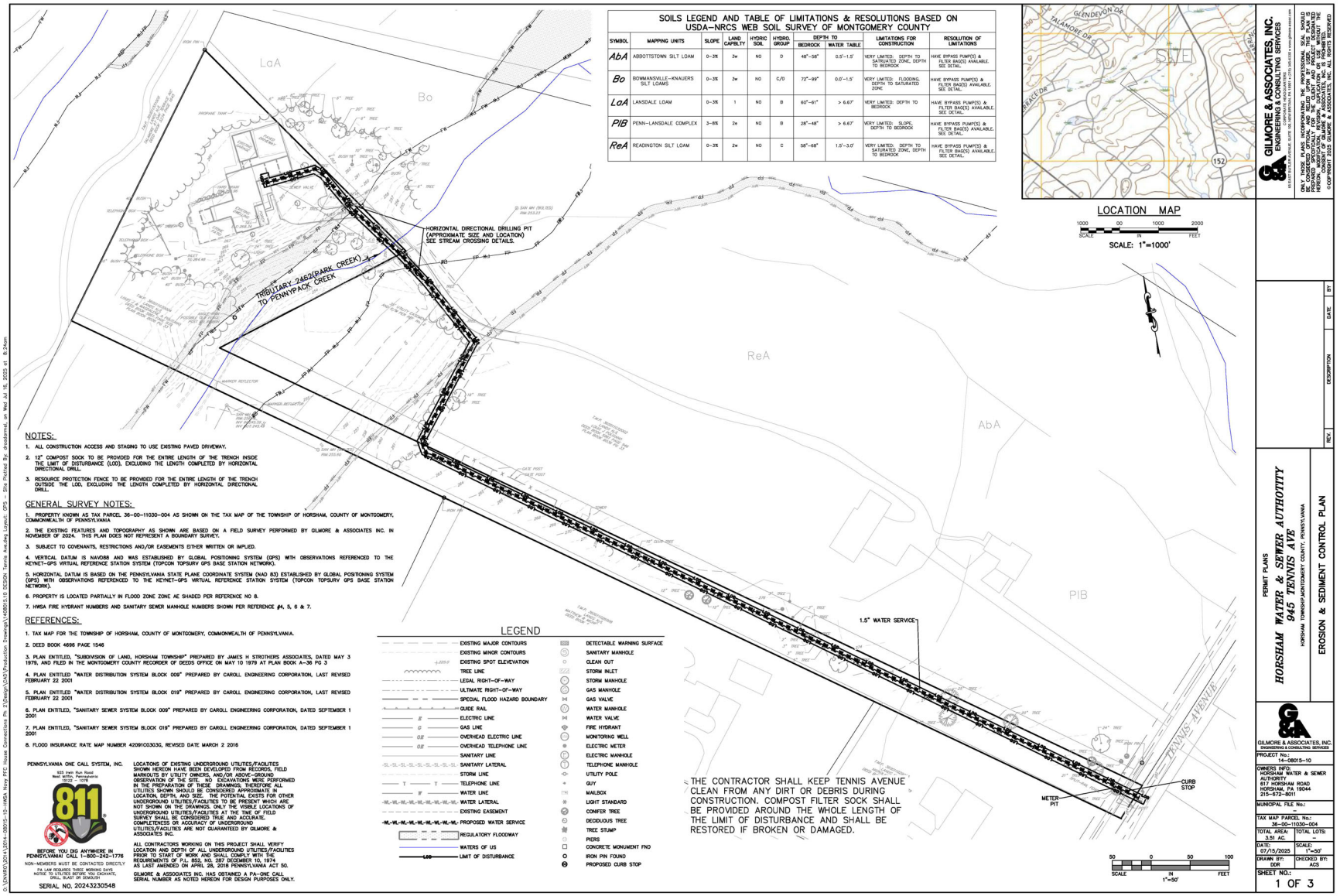
Sincerely,

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


SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS BASED ON USDA–NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY
SYMBOL | MAPPING UNITS | SLOPE | LAND CAPABILITY | HYDRIC SOIL | HYDRO. GROUP | DEPTH TO BEDROCK | DEPTH TO WATER TABLE | LIMITATIONS FOR CONSTRUCTION | RESOLUTION OF LIMITATIONS
AbA | ABBOTTSTOWN SILT LOAM | 0–3% | 3w | NO | D | 48"–58" | 0.5'–1.5' | VERY LIMITED: DEPTH TO SATURATED ZONE, DEPTH TO BEDROCK | HAVE BYPASS PUMP(S) & FILTER BAG(S) AVAILABLE. SEE DETAIL.
Bo | BOWMANSVILLE–KNAUERS SILT LOAMS | 0–3% | 3w | NO | C/D | 72"–99" | 0.0'–1.5' | VERY LIMITED: FLOODING, DEPTH TO SATURATED ZONE | HAVE BYPASS PUMP(S) & FILTER BAG(S) AVAILABLE. SEE DETAIL.
LoA | LANSDALE LOAM | 0–3% | 1 | NO | B | 60"–61" | > 6.67' | VERY LIMITED: DEPTH TO BEDROCK | HAVE BYPASS PUMP(S) & FILTER BAG(S) AVAILABLE. SEE DETAIL.
PlB | PENN–LANSDALE COMPLEX | 3–8% | 2e | NO | B | 28"–48" | > 6.67' | VERY LIMITED: SLOPE, DEPTH TO BEDROCK | HAVE BYPASS PUMP(S) & FILTER BAG(S) AVAILABLE. SEE DETAIL.
ReA | READINGTON SILT LOAM | 0–3% | 2w | NO | C | 58"–88" | 1.5'–3.0' | VERY LIMITED: DEPTH TO SATURATED ZONE, DEPTH TO BEDROCK | HAVE BYPASS PUMP(S) & FILTER BAG(S) AVAILABLE. SEE DETAIL.
LOCATION MAP
SCALE: 1"=1000'
HORIZONTAL DIRECTIONAL DRILLING PIT (APPROXIMATE SIZE AND LOCATION) SEE STREAM CROSSING DETAILS.
TRIBUTARY 24621(PARK CREEK) TO PENNYPACK CREEK
1.5" WATER SERVICE
METER PIT
CURB STOP
THE CONTRACTOR SHALL KEEP TENNIS AVENUE CLEAN FROM ANY DIRT OR DEBRIS DURING CONSTRUCTION. COMPOST FILTER SOCK SHALL BE PROVIDED AROUND THE WHOLE LENGTH OF THE LIMIT OF DISTURBANCE AND SHALL BE RESTORED IF BROKEN OR DAMAGED.
LaA
Bo
ReA
AbA
PlB
TENNIS AVENUE
NOTES:
1. ALL CONSTRUCTION ACCESS AND STAGING TO USE EXISTING PAVED DRIVEWAY.
2. 12" COMPOST SOCK TO BE PROVIDED FOR THE ENTIRE LENGTH OF THE TRENCH INSIDE THE LIMIT OF DISTURBANCE (LOD), EXCLUDING THE LENGTH COMPLETED BY HORIZONTAL DIRECTIONAL DRILL.
3. RESOURCE PROTECTION FENCE TO BE PROVIDED FOR THE ENTIRE LENGTH OF THE TRENCH OUTSIDE THE LOD, EXCLUDING THE LENGTH COMPLETED BY HORIZONTAL DIRECTIONAL DRILL.
GENERAL SURVEY NOTES:
1. PROPERTY KNOWN AS TAX PARCEL 36-00-11030-004 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF HORSHAM, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA
2. THE EXISTING FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN NOVEMBER OF 2024. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY.
3. SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
4. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM (TOPCON TOPSURV GPS BASE STATION NETWORK).
5. HORIZONTAL DATUM IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD 83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM (TOPCON TOPSURV GPS BASE STATION NETWORK).
6. PROPERTY IS LOCATED PARTIALLY IN FLOOD ZONE ZONE AE SHADED PER REFERENCE NO 8.
7. HWSA FIRE HYDRANT NUMBERS AND SANITARY SEWER MANHOLE NUMBERS SHOWN PER REFERENCE #4, 5, 6 & 7.
REFERENCES:
1. TAX MAP FOR THE TOWNSHIP OF HORSHAM, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.
2. DEED BOOK 4696 PAGE 1546
3. PLAN ENTITLED, "SUBDIVISION OF LAND, HORSHAM TOWNSHIP" PREPARED BY JAMES H STROTHERS ASSOCIATES, DATED MAY 3 1979, AND FILED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE ON MAY 10 1979 AT PLAN BOOK A-36 PG 3
4. PLAN ENTITLED "WATER DISTRIBUTION SYSTEM BLOCK 009" PREPARED BY CAROLL ENGINEERING CORPORATION, LAST REVISED FEBRUARY 22 2001
5. PLAN ENTITLED "WATER DISTRIBUTION SYSTEM BLOCK 019" PREPARED BY CAROLL ENGINEERING CORPORATION, LAST REVISED FEBRUARY 22 2001
6. PLAN ENTITLED, "SANITARY SEWER SYSTEM BLOCK 009" PREPARED BY CAROLL ENGINEERING CORPORATION, DATED SEPTEMBER 1 2001
7. PLAN ENTITLED, "SANITARY SEWER SYSTEM BLOCK 019" PREPARED BY CAROLL ENGINEERING CORPORATION, DATED SEPTEMBER 1 2001
8. FLOOD INSURANCE RATE MAP NUMBER 42091C0303G, REVISED DATE MARCH 2 2016
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
PIERS
CONCRETE MONUMENT FND
IRON PIN FOUND
PROPOSED CURB STOP
PENNSYLVANIA ONE CALL SYSTEM, INC.
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES YOU TO CALL BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH
SERIAL NO. 20243230548
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 EXCAVATIONS 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. 852, 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.
SCALE 1"=50'
GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED AS BEING PREPARED BY THE ENGINEER. THESE PLANS WERE PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT REFERENCED HEREIN. ALL REUSE OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
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REV. | DESCRIPTION | DATE | BY
PERMIT PLANS
HORSHAM WATER & SEWER AUTHORITY
945 TENNIS AVE
HORSHAM TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
EROSION & SEDIMENT CONTROL PLAN
GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
PROJECT No.: 14-08015-10
OWNERS INFO.: HORSHAM WATER & SEWER AUTHORITY 617 HORSHAM ROAD HORSHAM, PA 19044 215-672-8011
MUNICIPAL FILE No.: -
TAX MAP PARCEL No.: 36-00-11030-004
TOTAL AREA: 3.51 AC.
TOTAL LOTS: 1
DATE: 07/15/2025
SCALE: 1"=50'
DRAWN BY: DDB
CHECKED BY: ACS
SHEET NO.: 1 OF 3



945 Tennis Avenue - Sewer Connection
MCPC#250151001

Montgomery County Planning Commission

0 150 300 600 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/plan.com
Aerial photography provided by Nearmap