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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 24, 2025

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

Re: MCPC #25-0176-001
Plan Name: 438 Arbutus Avenue
(2 lots on approximately 0.78 acres)
Situate: Arbutus Avenue (north)/east of Maple Avenue
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 August 28, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicants, John and Judith Haines, propose to subdivide their existing property to create a separate 0.3-acre lot (proposed Lot 2). No construction on Lot 2 is proposed at this time and no changes are shown to the existing improvements on proposed Lot 1. The property is located in the township's R-5 Residential zoning district.

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

- From §198-18 & §198-19 to consider the application for combined preliminary/final plan approval
- From §198-19.C.(2)(n) to limit existing features shown
- From §198-31.C.(3) to not provide roadway widening, curbing and sidewalks
- From §198-34.A.(1) to not provide sidewalks
- From §198-34.B.(1) to not provide curbs

COMPREHENSIVE PLAN COMPLIANCE

This area of Horsham Township is shown as Town Residential in the Future Land Use Plan of the Horsham Township Comprehensive Plan. Town Residential areas are neighborhoods that developed with a range of residential dwelling types, including single-family detached, twins, duplexes, quadraplexes, and townhouses on smaller lots that are sometimes mixed within the same block.

In addition, this area of the township is shown 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 without comment as we have not identified any significant planning issues.

CONCLUSION

We wish to reiterate that MCPC generally supports the proposed subdivision without comment as we have not identified any significant planning 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 (#25-0176-001) 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 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

PA ONE CALL – USERS LIST

THE FOLLOWING LIST OF MEMBER UTILITY USERS SHALL BE NOTIFIED AS PER THE PA ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017. PENNSYLVANIA ONE CALL SYSTEM (800) 242-1776 OR DIAL 811:

Comcast Cablevision
1 Apollo Road
Plymouth Meeting, PA 19462
Contact: Tom Dempsey
(484)-880-4675

Comcast
4400 Wayne Avenue
Philadelphia, PA 19140
Contact: Robert Harvey
T-(800)-266-2278

PECO Energy C/O USIC
400 S Henderson Road
Suite 200
King of Prussia, PA 19406
Contact: Nikko Smaikins
(484)-681-5720

Horsham Water and Sewer Authority
617 Horsham Road
Horsham, PA 19044
Contact: Michael Healey
(215)-343-4283

Pennsylvania American Water
171 W. Johnson Highway
Norristown, PA 19401
Contact: James Carr
(610)-292-3577

Horsham Township
1025 Horsham Road
Horsham, PA 19044
Contact: Andrea Shinton
(215)-643-3131

Transcontinental Gas/Williams Gas
99 Parker Road
Chesterfield, NJ 08560
Contact: Justin Adams
(609)-951-0998

Verizon Pennsylvania, LLC
1000 Virginia Drive
Fort Washington, PA 19034
Contact: Darlene Leopard Johnson
(215)-283-0690

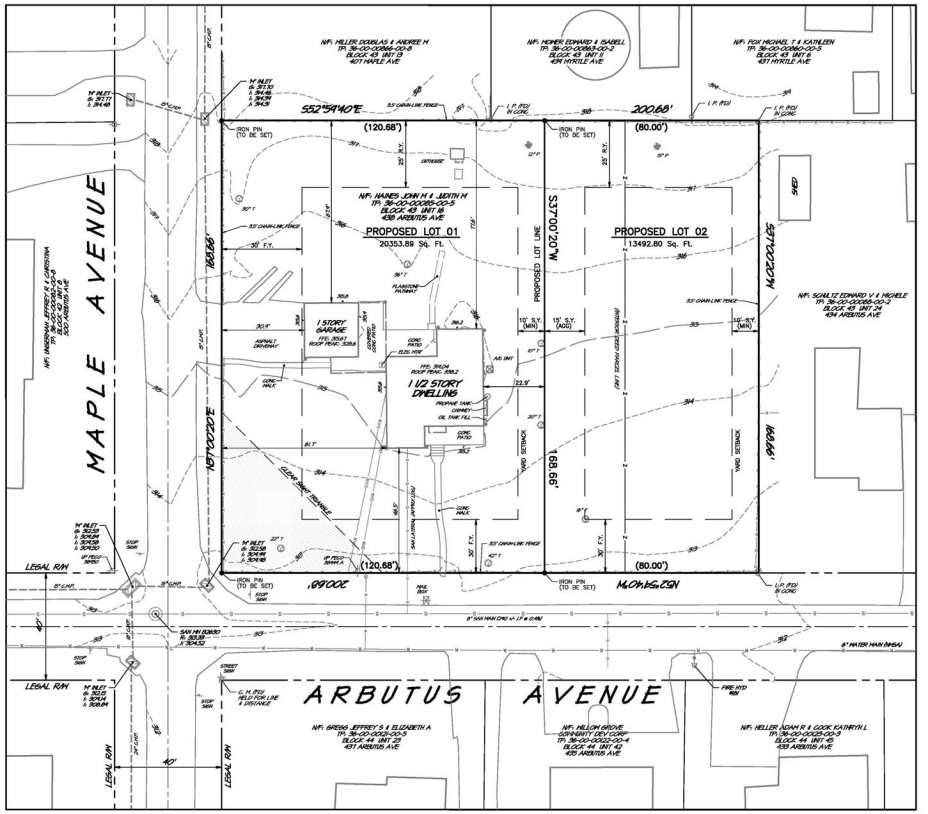
PLAN LEGEND

EXISTING (EX) FEATURES

- IRON PIN/PIPE (FOUND) / CONCRETE MONUMENT (FOUND)
- TRACT BOUNDARY
- EX R/W CENTERLINE
- EX R/W LINE
- EX TOPOGRAPHIC CONTOURS
- EX FENCE LINE
- EX TREE DRIP LINE
- EX DECIDUOUS TREE
- EX CONIFEROUS TREE
- EX MAILBOX
- EX SIGN
- EX UTILITY POLE & O.H. WIRES
- EX SEWER CLEAN OUT
- EX WATER VALVE
- EX FIRE HYDRANT
- EX WATER CURB STOP
- EX WATER METER
- EX STORM SEWER AND INLET
- EX SANITARY SEWER & MH
- EX WATER MAIN & SERVICE

PROJECT SOILS DATA

Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
UnoB Urban land-Lawrenceville	0 to 8 percent	24–36" to Fragipan 48–99" to Lithic Bedrock	18 to 36"	C



GENERAL PLAN NOTES

EXISTING FEATURES and SURVEY NOTES:

1. A field metes and bounds survey was performed by Charles E. Shoemaker, Inc. under the supervision of Keith A. Houser, PLS, and plan prepared by Woodrow & Associates, Inc. Survey performed without the benefit of a full Title Report. Bearings shown reflect a rotation of +10 Deg. 14 Min. 40 Sec. from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis. Survey prepared during the month of July 2025.

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

2. A topographic and existing features survey was performed for this site by Charles E. Shoemaker, Inc. and plan prepared by Woodrow & Associates, Inc. below. Site Benchmark is the top of cut nail in utility pole #38949 in front of the subject Property having an elevation of 313.64. Survey prepared during the month of January 2025.

   Vertical datum references provided by the PA Spacial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum. Site Vertical Datum using Topcon Topnet Live Virtual Network System.

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. Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated June 16, 2024 updated Feb 22, 2025.
   d. Plan entitled Plan of Lots prepared for John Meyers by William T. Muldrew, Civil Engineer dated January 20, 1925. Dwg #16-58
   e. Plan entitled Plan of Lots prepared for John Meyers by Muldrew and Alcott dated April 20, 1917. Dwg #16-16

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-0292-G, effective date March 2, 2016 as prepared by 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 obtained as part of site survey operations. The information provided is representative of subsurface conditions at the time of the survey and is not to be relied upon as a warranty of subsurface utilities or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should be field verified and relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.

8. Legal right(s)-of-way width are per deed reference, recorded plan, and PennDOT Highway data. Utility right(s)-of-way width are derived from Municipal Ordinances.

9. Subject property is zoned "R-5 RESIDENTIAL DISTRICT" as noted on the official Zoning Map.

10. This project shall be served by public sanitary sewer and water services by Horsham Water & Sewer Authority.(HWSA).

DEVELOPMENT NOTES:

11. The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.

12. Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.

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 to inspect the storm water facilities and the storm water management system in order to determine that the structural design and integrity are being maintained.

ZONING and SITE DATA SCHEDULE

Zoning District: **Article XI: R–5 – RESIDENTIAL DISTRICT**

Item	Section	Requirement	PROVIDED LOT 01	PROVIDED LOT 02
Permitted Use	230-66.A 230-51.D	Single-Family Detached Dwelling	*Ex Single-Family Detached Dwelling*	PR Single-Family Detached Dwelling
(Min) Lot Area	230-67.A	10,000 Sq. Ft. [1]	20,353.89 Sq. Ft.	13,492.80 Sq. Ft.
(Min) Lot Width	230-67.A	60 Ft. [2]	120.68 Ft.	80.0 Ft.
(Max) Bldg Coverage	230-67.B	20 % of Lot Area	8.11 % (1,650 Sq. Ft.)	<20 % of Lot Area
(Min) Front Yard	230-67.C	30 Ft.	*30.0 Ft. (Maple Ave)* *46.5 Ft. (Arbutus Ave)*	>30 Ft.
(Agg/Min) Side Yard	230-67.D	25 Ft. / 10 Ft.	22.9 Ft. (Min)	>25 Ft. / >10 Ft.
(Min) Rear Yard	230-67.E	25 Ft.	*67.9 Ft.*	>25 Ft.
(Max) Bldg Height	230-67.F	35 Ft.	*22.6 Ft.*	<35 Ft.
(Max) Accessory Height	230-67.F	14 Ft. / 1 Story	*13.0 Ft. / 1 Story*	<14 Ft. / 1 Story
(Max) Density	230-67.G	3 Lots [3]	2 LOTS PROPOSED	
(Max) Lot Impervious	230-67.H	50 % of Lot Area	16.51 % (3,360 Sq. Ft.)	<50 % of Lot Area
Required Parking Quantity	230-32.A(1)	3 Space per Unit [4]	3 Spaces	

[1] Lot must be served by both an approved sanitary sewer system and an approved public water supply. Site served by Horsham Water & Sewer Authority.

[2] Lot Width at the building line

[3] No Resource Restriction exist on-site. 33,846 / 10,000 = 3 Lot Density

[4] Required Parking excludes garage spaces

WAIVERS LIST:

The Horsham Township Council granted the following waivers per the Agreement to Accept Conditions Executed on the ____ of _____ 2025.

a. 198-18 & 19: From the Preliminary Plan requirements to consider this application as a combined Preliminary/Final approval.

b. 198-19.C(2)(n): From the requirement to show existing features within 400 ft. of property boundary.

c. 198-31.C(3): Relief from providing road widening, curbing and sidewalks.

d. 198-34.A(1): Relief from providing Sidewalks shall be provided along all collector, local and cul-de-sac classified streets and along all major and minor arterial classified streets.

e. 198-34.B(1): Relief from providing Concrete curbs shall be installed along each side of every public street/road, multi-residential and non-residential driveway and parking areas.

RECORDING CERTIFICATIONS:

RECORDER OF DEEDS – MONTGOMERY COUNTY:

Recorded this _____ Day of _____, 20 **25** in the Office for the Recording of Deeds, etc., in and for the County of Montgomery in Norristown, Pennsylvania in Plan Book _____, Page _____.

(RECORDER)

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'S CERTIFICATION

In witness whereof, **JOHN M & JUDITH M HAINES** hereby certifies that it is the owner, as recorded in Recorder of Deeds Office, of land herein subdivided and that it consents to the approval of this plan that has been granted and that we desire the same to be recorded.

By: JOHN M HAINES _____ Date

By: JUDITH M HAINES _____ Date

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this, the _____day of _____, 20 **25** before me, the undersigned Officer, personally appeared **JOHN M & JUDITH M HAINES** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public: _____

My commission expires on: _____

HORSHAM TOWNSHIP COUNCIL APPROVAL:

This Parcel Subdivision (Land Development) plan was approved by the Horsham Township Council this _____ day of _____, 20 **25**.

attest:

Manager / Secretary: _____ Council President: _____

HORSHAM TOWNSHIP PLANNING COMMISSION RECOMMENDATION:

This Subdivision (Land Development) plan was recommended for approval by the Horsham Township Planning Commission on the _____day of _____, 20 **25**.

attest:

Secretary: _____ Chairman: _____

REVIEWED BY THE TOWNSHIP ENGINEER

This Subdivision (Land Development) plan was reviewed by the appointed Township Engineer.

Township Engineer: _____ Date: _____

PROFESSIONAL LAND SURVEYOR'S CERTIFICATION:

I, KEITH A. HOUSER, P.L.S., a Registered Professional Land Surveyor licensed in the Commonwealth of Pennsylvania, Lic. No. 038735–E, do hereby certify that to the best of my knowledge, the existing features, topography metes and bounds shown on this plan are in accordance with the minimum standards of practice for Professional Land Surveyors in the Commonwealth of Pennsylvania as adopted by the Pennsylvania Society of Land Surveyors in July of 1996 (or as subsequently adopted), a field survey was performed under my immediate supervision on/about July 01, 2025, and all monuments and/or lot pins shown, exist as indicated or shall be placed as shown, and that all dimensional and geodetic details are correct.

signature of registered professional land surveyor

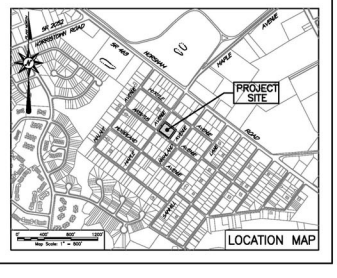
PROFESSIONAL ENGINEER'S CERTIFICATION:

I, TIMOTHY P. WOODROW, P.E., a Registered Professional Engineer in the Commonwealth of Pennsylvania, Lic. No. 038735–E, do hereby certify to the best of my knowledge, information and belief, that the information contained on the accompanying plans, specifications and reports, has been prepared in accordance with accepted engineering practice, is true and correct, and in conformance with the Zoning and Subdivision & Land Development Ordinances, as amended; all such Subdivision & Land Development Waivers and Zoning Variances granted, as listed on this Record Plan and building water, sewer, and all other applicable Ordinances and Regulations of Horsham Township, as amended.

signature of registered professional engineer

THIS MINOR SUBDIVISION APPLICATION IS FOR CREATION OF (1) NEW LOT FOR ESTATE PLANNING PURPOSES.

NO CONSTRUCTION IS PROPOSED WITH THIS APPLICATION, AT THIS TIME.



REVISIONS

No.	DATE:	DESCRIPTION

N
W PLAN NORTH E
S

SEAL

SEAL

PROJECT SERIAL NUMBER FOR DESIGN:
2025 1540234
06/03/25 DESIGN

Pennsylvania 811
It's Fast & Free
It's Simply the Law
It's Pennsylvania's Requirement

Parcel Information:

N/F: JOHN M & JUDITH M HAINES
36–00–00085–00–5
Block 43 Unit 18
D.B.I. 3293 Pg: 714
438 ARBUTUS AVE

LOT AREA:
33,846.69 Sq. Ft.
(0.7770 Acres)

Applicant:

JOHN M & JUDITH M HAINES
438 ARBUTUS AVE
HORSHAM, PA 19044

10' 0' 20'
Scale in Feet (1" = 20')

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PRELIMINARY / FINAL PLAN
MINOR SUBDIVISION – RECORD PLAN
438 ARBUTUS AVENUE
HORSHAM TOWNSHIP – MONTGOMERY COUNTY – PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 Pottstown Pike (215) 542-9668
Chester Springs, PA 19425 Fax (610) 827-7446
www.woodrowassoc.com

Layer List: Exh_SUBDIV
Job No: 25-0402 D
Plan Date: JULY 21, 2025
Sheet No: 1 of 1



438 Arbutus Avenue
MCPC#250176001

Montgomery County Planning Commission

0 50 100 200 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