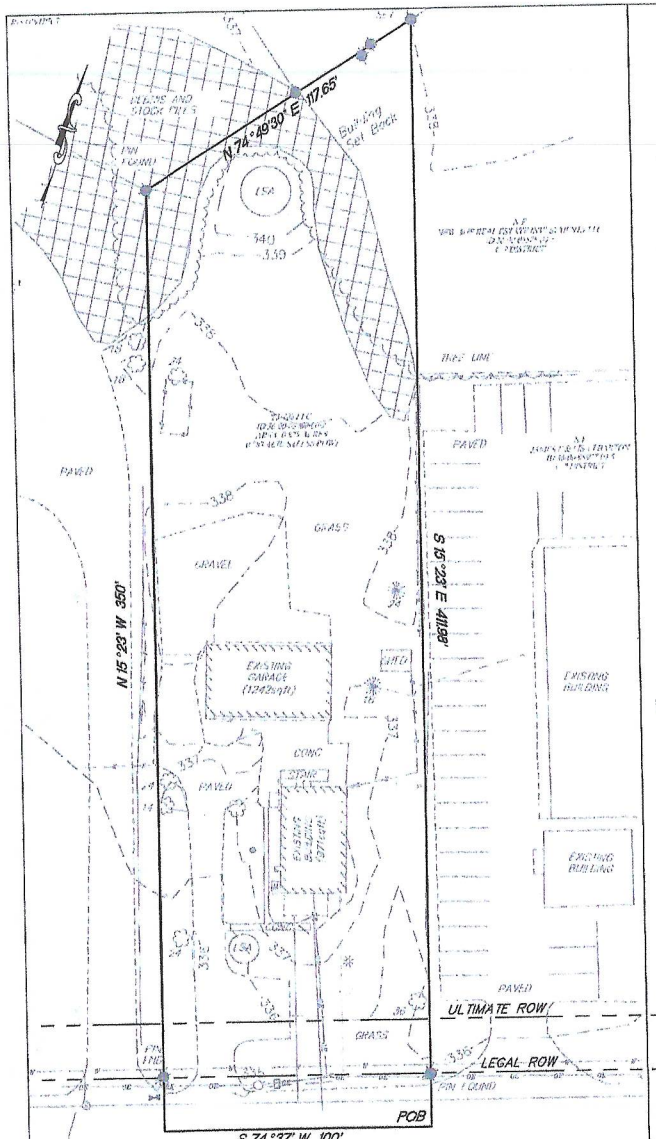
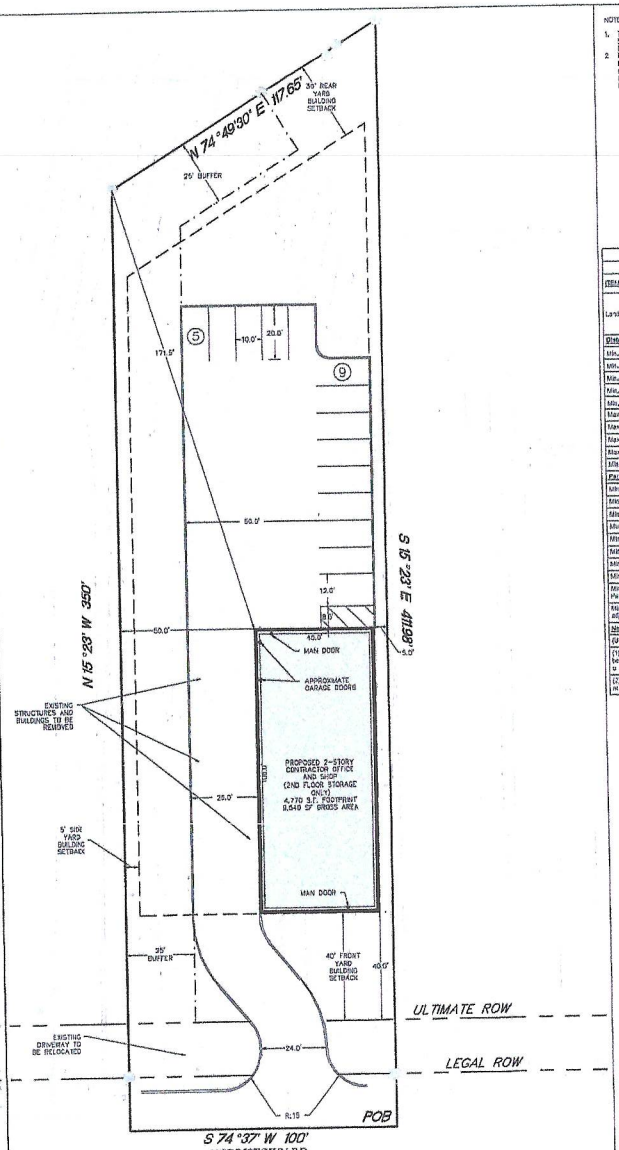


EXISTING CONDITIONS PLAN



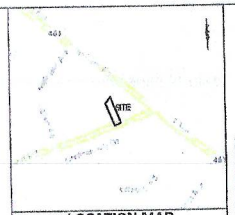
PROPOSED IMPROVEMENT PLAN

NOTES:

1. THIS PLAN IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PLAN PREPARED BY 12.26 LAND SURVEYING LLC, DATED JULY 31, 2023.
2. FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED OUTSIDE ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 42091C0289G WHICH BEARS AN EFFECTIVE DATE OF MARCH 2, 2016.

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EXISTING CONTOUR
- PROPOSED BUILDING
- PROPOSED ASPHALT
- BUILDING SETBACK LINE
- BUFFER LINE



LOCATION MAP

REFERENCE: BING MAPS — SCALE 1" = 500'

ZONING DATA TABLE

HORSHAM TOWNSHIP C-2 GENERAL COMMERCIAL DISTRICT

ITEM	REQUIRED (Permitted Use)	PROPOSED	ORDINANCE SECTION
Land Use	Hotel & Inn, Restaurant, Personal Service Shop, Hotel Service Shop, Office, Club	Contractor Office (UN)	230-126
District Requirements			
Min. Lot Area	10,000 SF	34,000 SF	230-127.A
Min. Lot Width	100 FT	100 FT	230-127.A
Min. Front Yard Setback	40 FT	40.0 FT	230-127.C
Min. Side Yard Setback Each	0 FT	0.0 FT	230-127.D
Min. Rear Yard Setback	30 FT	175.5 FT	230-127.E
Max. Lot Coverage (Total Lot Area)	75%	48.6%	230-127.G
Max. Building Coverage (Developable Area)	45%	14.0%	230-127.G
Max. Building Height	35 FT	45 FT	230-127.F
Max. Building Length or Depth	150 FT	108 FT	230-126.F
Min. Buffer Abutting Residential Districts	25 FT	25 FT	230-126.J.3.A
Parking and Loading			
Min. Number of Off-Street Parking Spaces	See Parking Table		230-32
Max. Parking Space Dimensions (1)	20'x10'	20'x10'	230-32.F
Min. Accessway Width for Single Loaded Parking	12 FT	N/A	230-33.F
Min. Accessway Width for Double Loaded Parking	24 FT	24 FT	230-33.F
Min. Loading Space Size (2)	12'x35'	N/A	230-35
Min./Max. Street Accessway Width	*2 FT / *35 FT	24 FT	230-36
Min. Street Accessway Setback to Intersection	100 FT	> 100 FT	230-36
Min. Accessible Parking Space Width	12 FT	12 FT	230-37
Min. Parking Lot Curbed Landscaping *for Double Parking Rows	10%	N/A	230-38.A
Min. Two-Way Access Aisle Width (excluding adjacent to parking row)	24 FT	24 FT	230-38.C

Notes

(UN) Use Variance Required

(1) If a permanent landscaped border is provided between rows of parking spaces, the length of spaces may be reduced to 18 feet provided the landscaped border shall have a width of not less than five feet and be capable of accommodating vehicle overhang.

(2) The number and capacity of each loading and unloading space shall be determined by the Township Council at the time of development plan approval.

LOT AREA CALCULATIONS

	S.F.	Acres
Gross Lot Area	38,039	0.873
Street R.O.W.	-4,001	0.092
Net Lot Area	34,039	0.781

IMPERVIOUS COVERAGE CALCULATIONS

Existing Impervious Area		
Existing Building	1,053	0.024
Existing Detached Garage	1,242	0.031
Existing Shed	89	0.002
Existing Driveway	2,834	0.065
Existing Concrete	1,017	0.023
Existing Gravel	3,416	0.078
Total Existing Impervious	8,606	0.197
Existing Lot Coverage	25.3%	
Existing Building Coverage	7.1%	

Proposed Impervious Area		
Proposed Building	4,770	0.110
Proposed Driveway and Parking Area	12,189	0.279
Total Proposed Impervious	19,808	0.455
Proposed Lot Coverage	49.5%	
Proposed Building Coverage	14.0%	

Change in Impervious Area	8,909	0.191

Site Capacity Calculations

	Area (SF)	Area (AC)
Base Site Area		
Site Area as Determined by Actual On-Site Survey	38,039	0.8734
Right-of-Way - Existing Roadway	4,000	0.0919
Right-of-Way - Proposed Roadway	0	0.0000
Utility Right-of-Way Area	0	0.0000
Land Reserved for Open Space	0	0.0000
Base Site Area	34,039	0.7816

Protected Site Areas

Natural Resource (includes overlap between resources)	Percent Resource to be protected	Total Natural Resource (AC)	Total Resource Protection Land (AC)	Proposed Resource Protection Land (AC)
Floodplain	100%	0.00	0.00	0.00
Wetlands	100%	0.00	0.00	0.00
Lakes and Ponds	100%	0.00	0.00	0.00
Watercourses	100%	0.00	0.00	0.00
Steep Slopes (25%)	80%	0.00	0.00	0.00
Steep Slopes (15-25%)	70%	0.00	0.00	0.00
Woodlands	80%	0.00	0.00	0.00
Wetland Transition Areas (25 FT or width of hydric soils)	50%	0.00	0.00	0.00
TOTALS		0.00	0.00	0.00
Developable Site Area				
Base Site Area			0.782	Acres
Subtract Detached Site Area			0.000	Acres
Developable Site Area			0.782	Acres

Parking Calculations

Use	Requirement	Building Area (SF)	Company Vehicles	Required	Proposed 12'x23'
Contractor Office	1 per 350 SF + 1 for Each Company Vehicle	4,770	3	14	14
Total				14	14

SOIL TYPES

Sym	Name	Hydric (Y,N)	Depth to Bedrock (in.)	Depth to Water Table (in.)	HSG
UrbA	Urban land-Udorthents complex, 0 to 8 percent slopes	N	>80	>80	C

SOIL LIMITATIONS AND RESOLUTION.
THE SOILS FOUND WITHIN THE PROJECT LIMITS HAVE LIMITATIONS DUE TO POSSIBLE SHALLOW DEPTH TO BEDROCK. THE AREAS WHERE SHALLOW BEDROCK IS A LIMITATION, CONTRACTOR SHALL DETERMINE WHETHER ROCK IS RIPPABLE. IF ROCK IS NOT RIPPABLE, BLASTING WILL BE REQUIRED. ALL BLASTING SHALL MEET LOCAL COUNTY, STATE AND FEDERAL REGULATIONS.

Holmes Cunningham LLC
401 E. Butler Ave, Unit 5
Doylestown, PA 18901
(215) 589-3330
www.hcengineering.net

REVISIONS		
Date	Description	
2-26-2024	REVISED PER REQUIREMENTS	

I, KRISTIN R. HOLMES, HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

408 NORRISTOWN ROAD

TP# 36-00-08980-00-2

HORSHAM TOWNSHIP, MONTGOMERY COUNTY, PA

SKETCH PLAN

KRISTIN R. HOLMES, P.E.
PA Lic. No. PA073604

File No.	15140_SK-1.DWG
HCE Job	15140
Date	10/25/2023
Scale	1"=50'
Designed	KH
Sheet	1 of 1

Drawing No.
SK-1