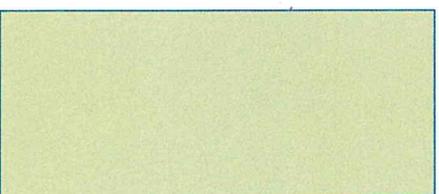


**HALLOWELL FARM
(HANKIN TRACT)**



PROPOSED ZONING



COLLECTOR ROAD

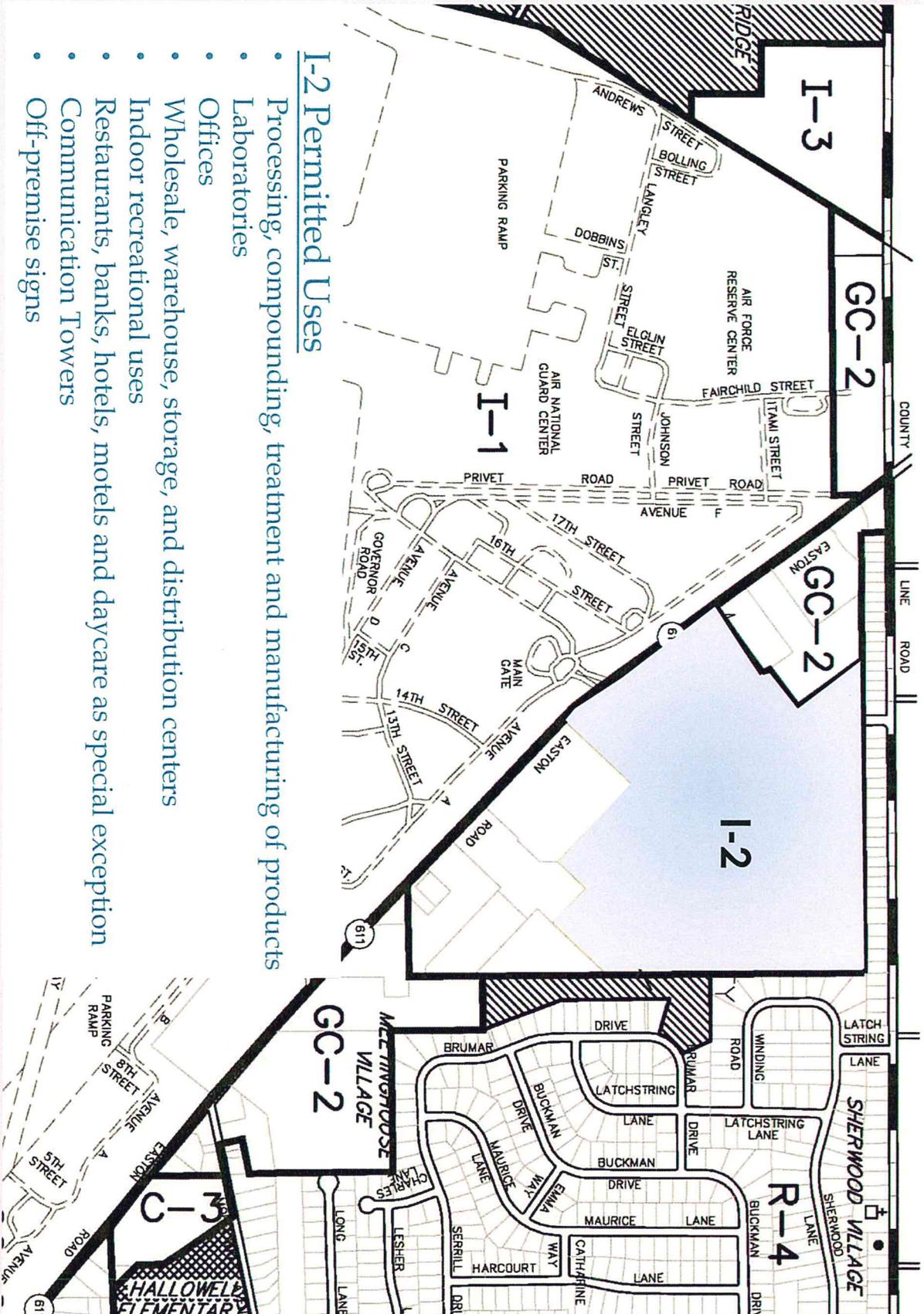


COMPATIBLE ZONING

2011 HORSHAM TOWNSHIP COMPREHENSIVE PLAN

- Undeveloped areas along County Line Road and along Rt. 611 are both designated as “Designated Growth Areas”.
- Maple Park is next door to the property. 7.46 acres with playground apparatus, basketball court, swing set and pathway.
- Possible center turn lane on Rt. 611 proposed.
- On Future Land Use Plan property is shown as “Employment Center” along Rt. 611.
- Rt. 611 Corridor noted as having many problems – unattractive, visual and functional problems, poorly marked driveways, inadequate turning lanes; unappealing streetscape.
- Should target vacant properties for reuse by commercial and business enterprises.
- Plan proposes a Business Improvement District to improve road frontage.
- Township should consider a Revitalization Overlay Zoning District to encourage consolidation of small poorly planned properties.

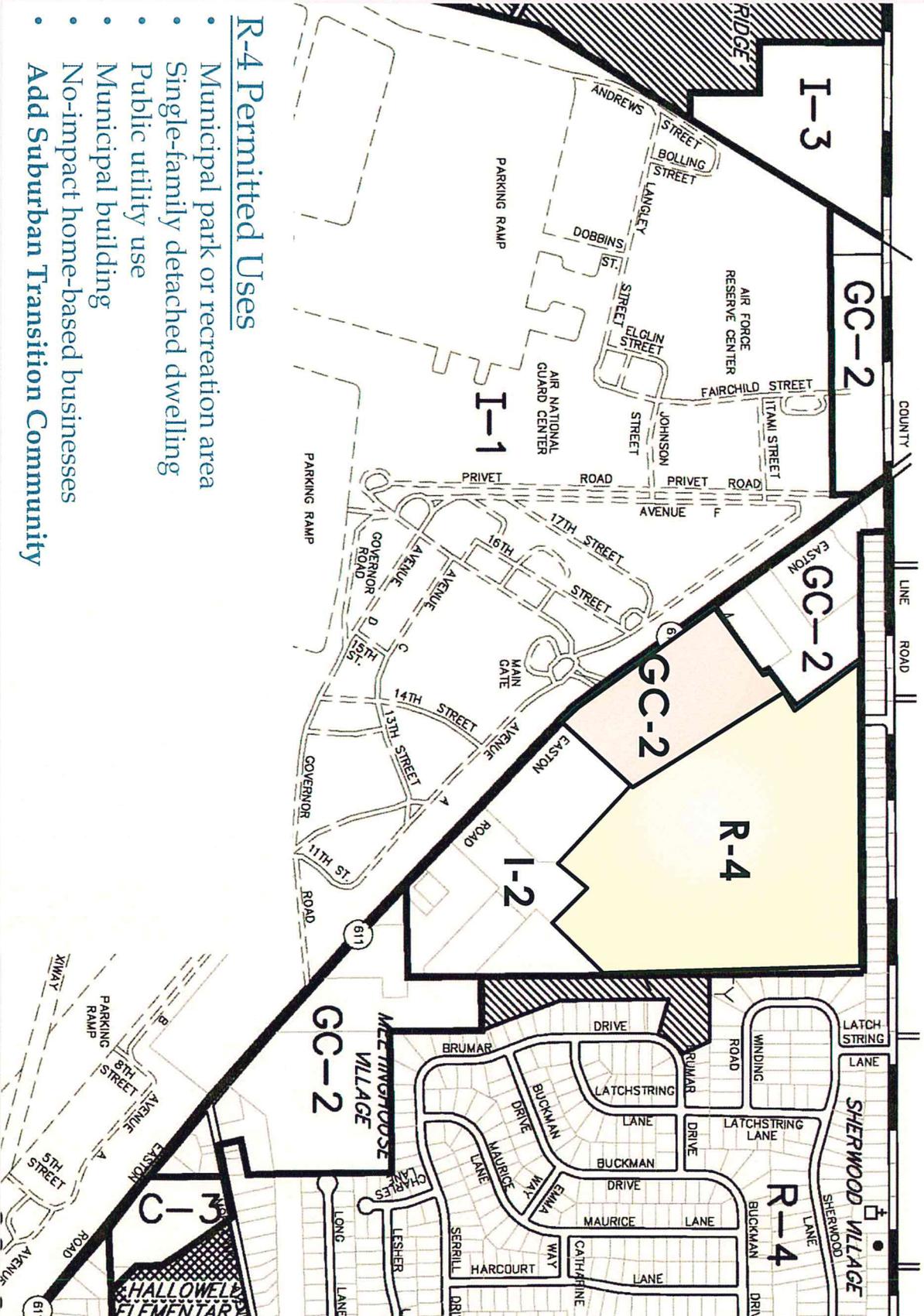
EXISTING ZONING



I-2 Permitted Uses

- Processing, compounding, treatment and manufacturing of products
- Laboratories
- Offices
- Wholesale, warehouse, storage, and distribution centers
- Indoor recreational uses
- Restaurants, banks, hotels, motels and daycare as special exception
- Communication Towers
- Off-premise signs

PROPOSED ZONING



R-4 Permitted Uses

- Municipal park or recreation area
- Single-family detached dwelling
- Public utility use
- Municipal building
- No-impact home-based businesses
- Add Suburban Transition Community

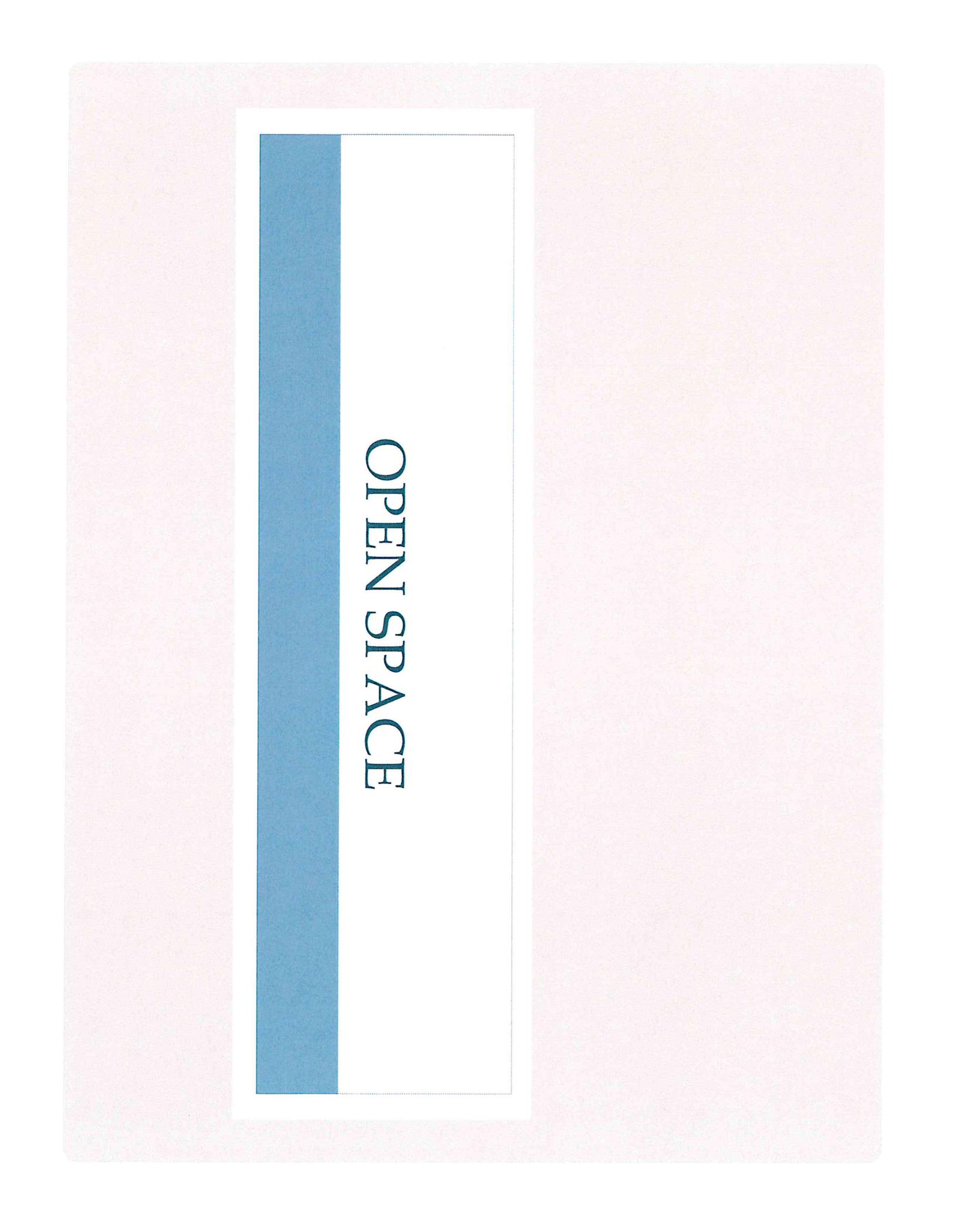
PROPOSED ZONING AMENDMENTS

- GC-2 Amendments

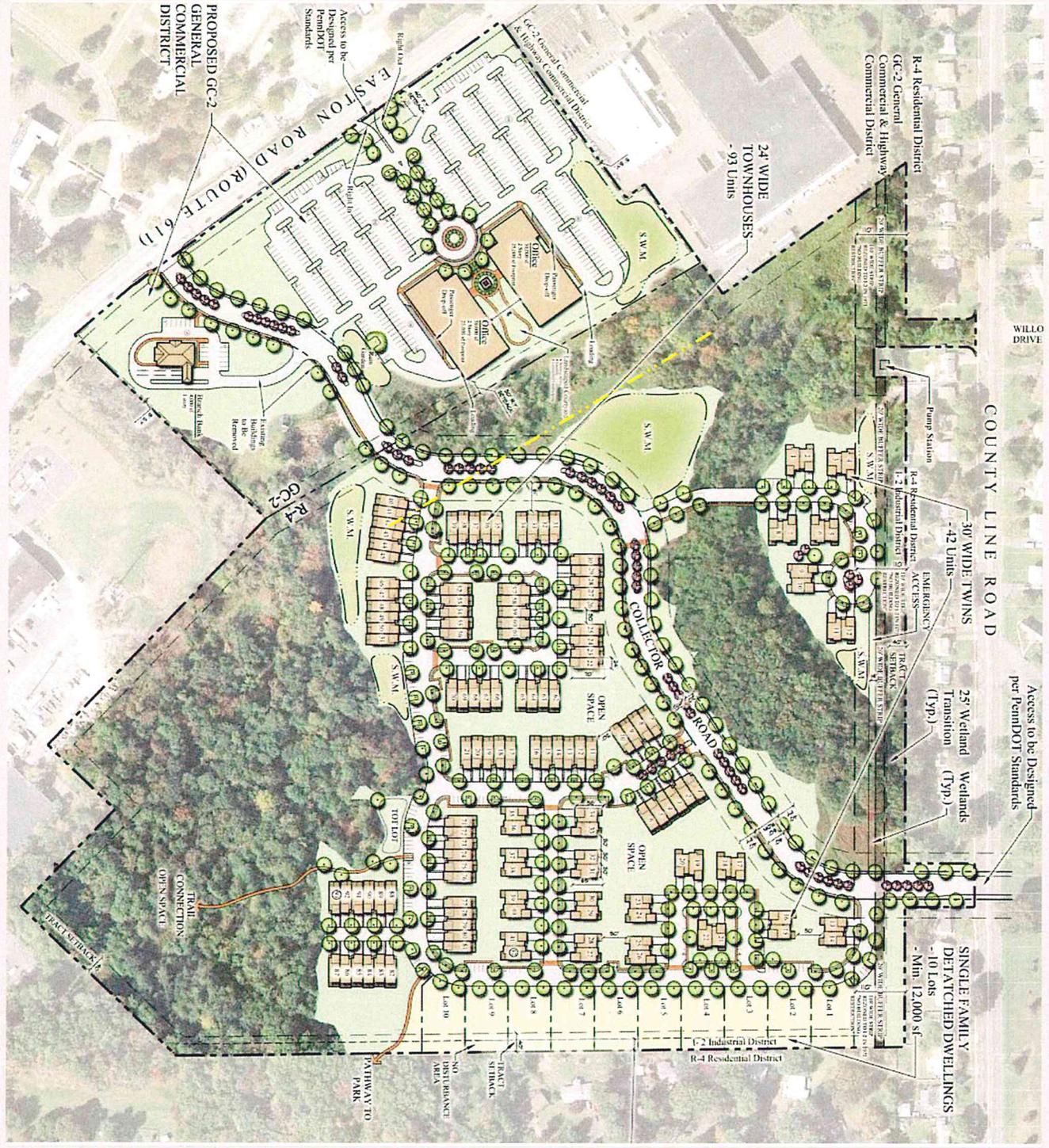
- Permitted Uses:
 - Business or professional office
 - Studio
 - Office or clinic for medical or dental examinations or treatment of persons as outpatients, including laboratories incidental thereto.

PROPOSED ZONING AMENDMENTS

- R-4 Amendments
 - Add Suburban Transition Community as a Permitted Use
 - 50 acre Minimum Site Area
 - Single-Family Dwellings, Twin Dwellings, or Multiple Dwellings (Townhouses only)
 - Maximum Density - 7 DU / Acre of Developable Area
 - Minimum 50% Open Space
 - At least one major infrastructure improvement:
 - Construction of a public Collector road to mitigate traffic congestion
 - Off-site improvements
 - Extension of sanitary sewer lines to an area not previously served
 - Provision of additional stormwater management improvements
 - Dedication of open space to Horsham Township



OPEN SPACE



OPEN SPACE & TRAIL CONNECTIONS



OPEN SPACE & TRAIL CONNECTIONS

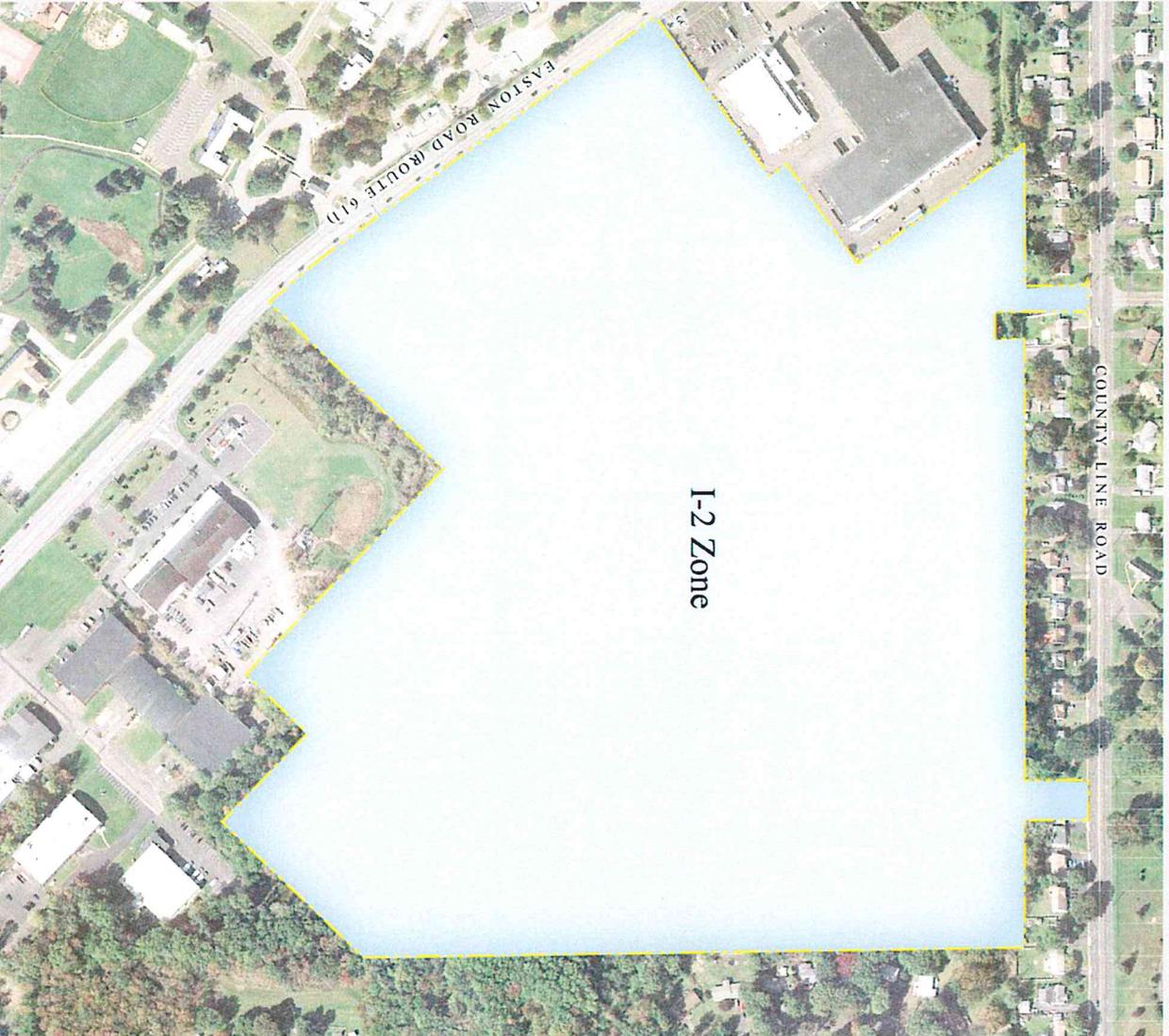


SANITARY SEWER

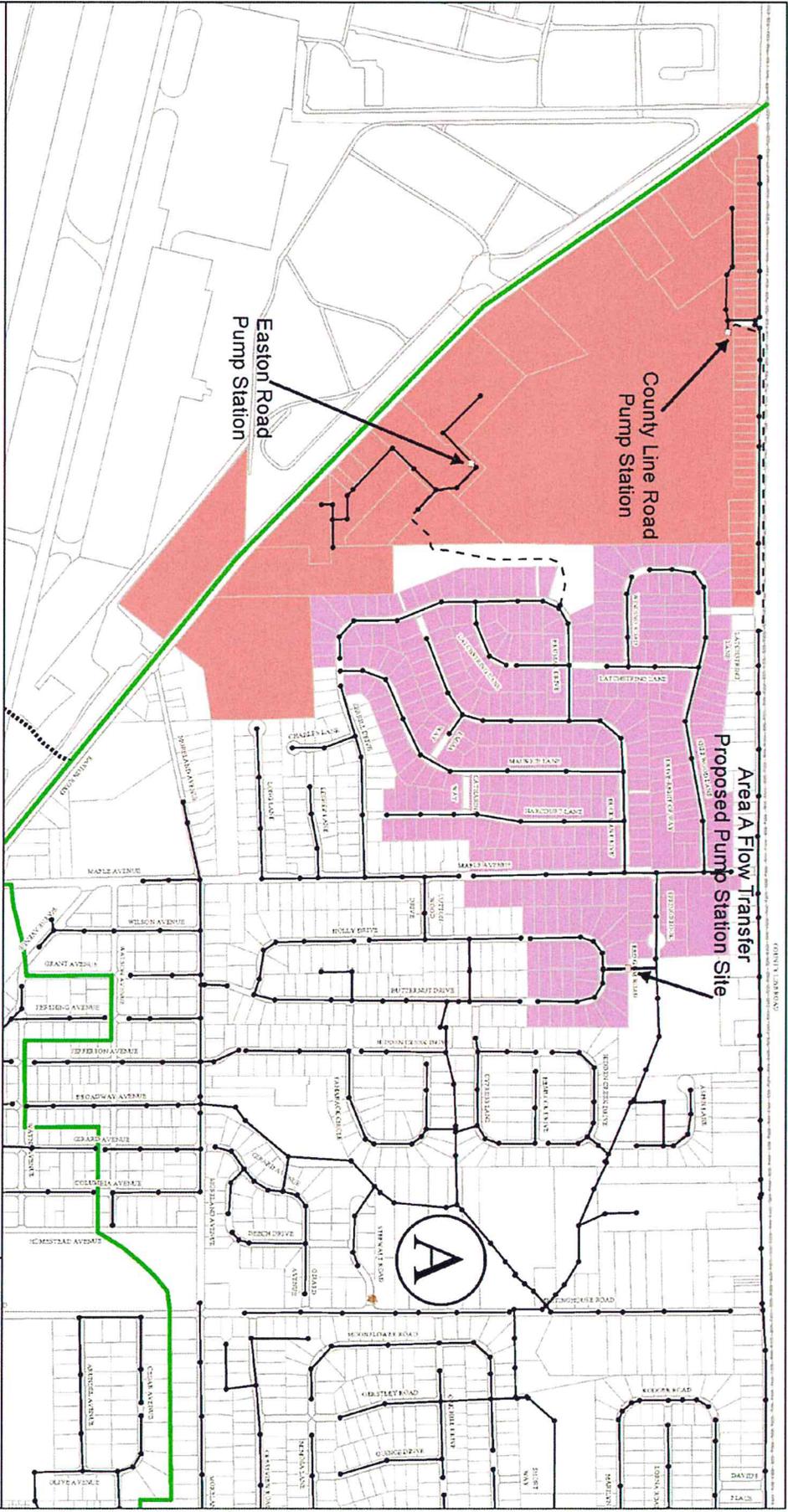
CONTEXT PLAN



EXISTING ZONING



ACT 537 PLAN



Area A Flow Transfer Drainage Area

County Line Rd/Easton Rd PS Drainage Area

Manhole

Pump Station

Proposed Pump Station

Sewage Treatment Plant

Force Main

Gravity Main

Drainage Area Boundary

Drainage Area Designation

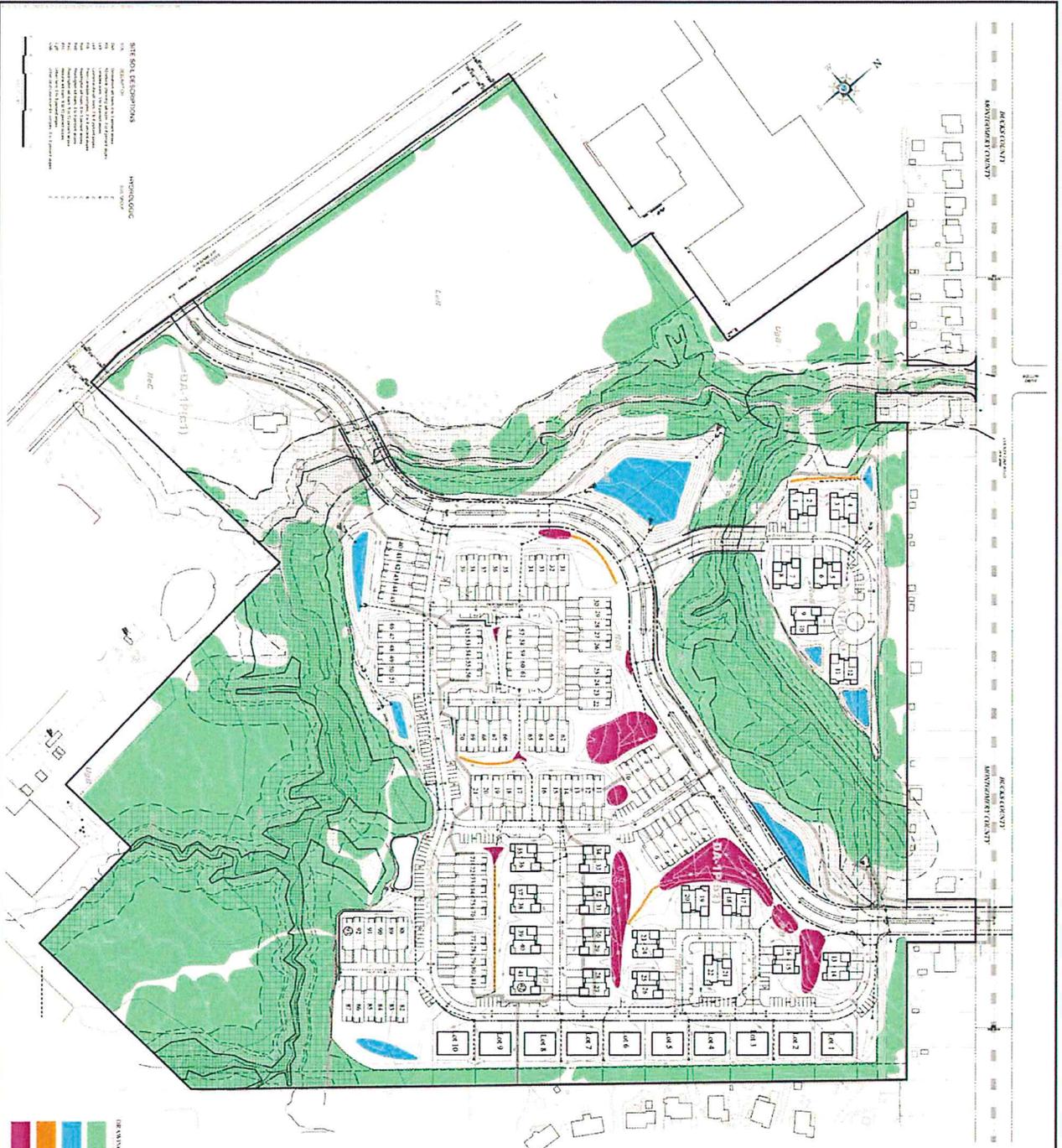
0 325 650 1,300 Feet

**FIGURE 3
AREA A FLOW TRANSFER OPTIONS
HORSHAM TOWNSHIP
ACT 537 PLAN
MONTGOMERY COUNTY, PENNSYLVANIA
HORSHAM WATER AND SEWER AUTHORITY
HORSHAM, PENNSYLVANIA 19044**

Carroll Engineering Corporation
233 South Orange Street, 3rd Floor
P.O. Box 1000
Plymouth, PA 15865
Phone: (814) 837-1111
Fax: (814) 837-1111
www.carrollecorp.com

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT



SITE PLAN EXPLANATIONS

1. DETENTION BASIN
 2. INFILTRATION BASIN
 3. GREEN INFRASTRUCTURE
 4. OTHER STORMWATER MANAGEMENT FEATURES

LEGEND

1. GREEN INFRASTRUCTURE
 2. INFILTRATION BASIN
 3. DETENTION BASIN
 4. OTHER STORMWATER MANAGEMENT FEATURES

BOHLER ENGINEERING

1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
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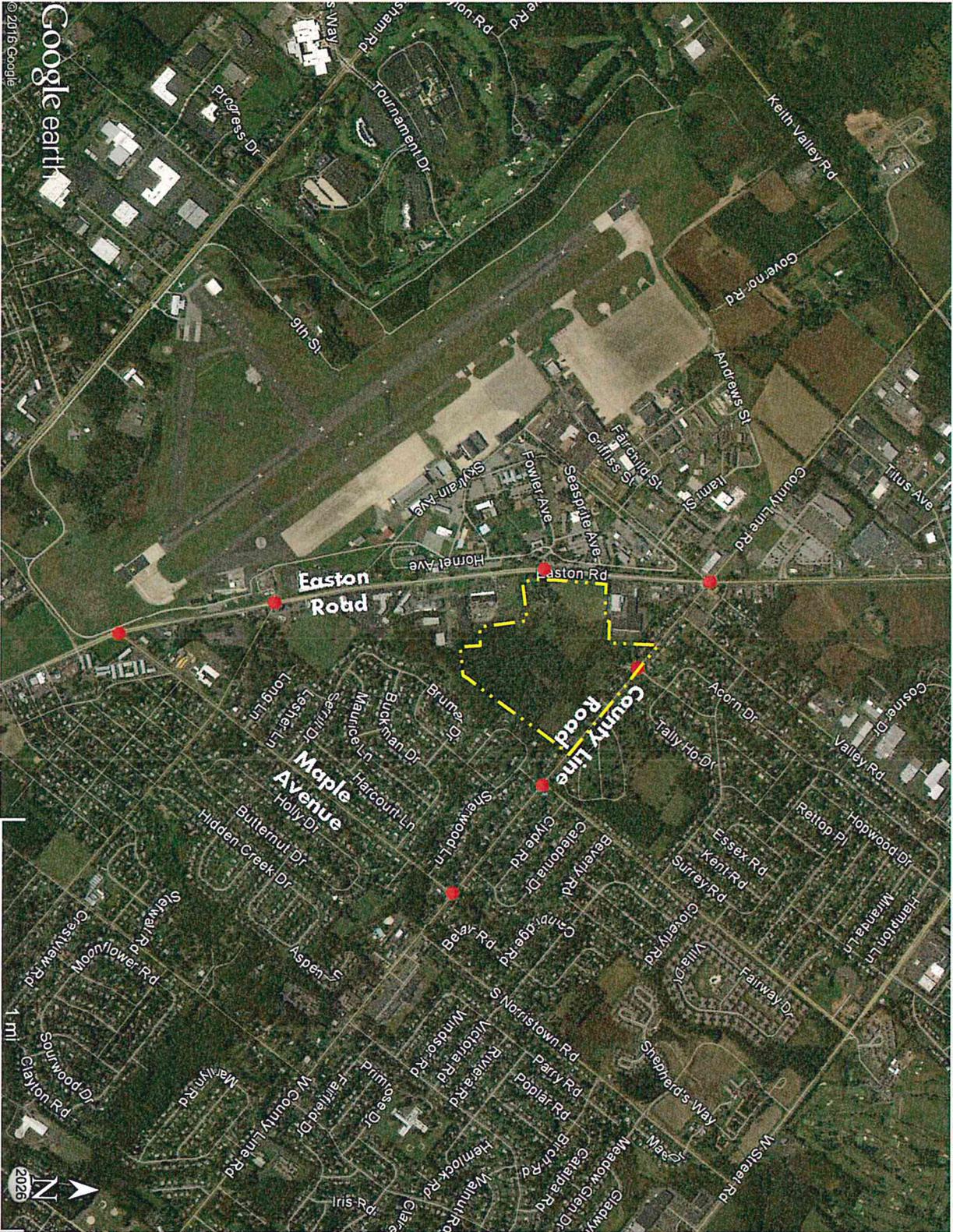
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TRAFFIC MITIGATION

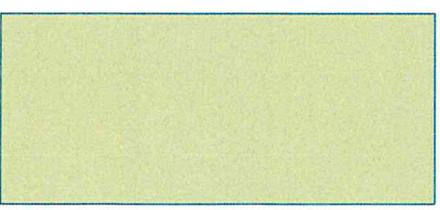
STUDY AREA INTERSECTIONS



TRANSPORTATION IMPACT STUDY

- Traffic counts completed in September 2015 during the weekday AM, PM and Saturday midday peak hours.
- 11/30/15 TIS submitted to the Township for review.
- 12/23/15 Gilmore Associates issued a review letter.
- 2/18/16 revised TIS dated was submitted to the Township for review.

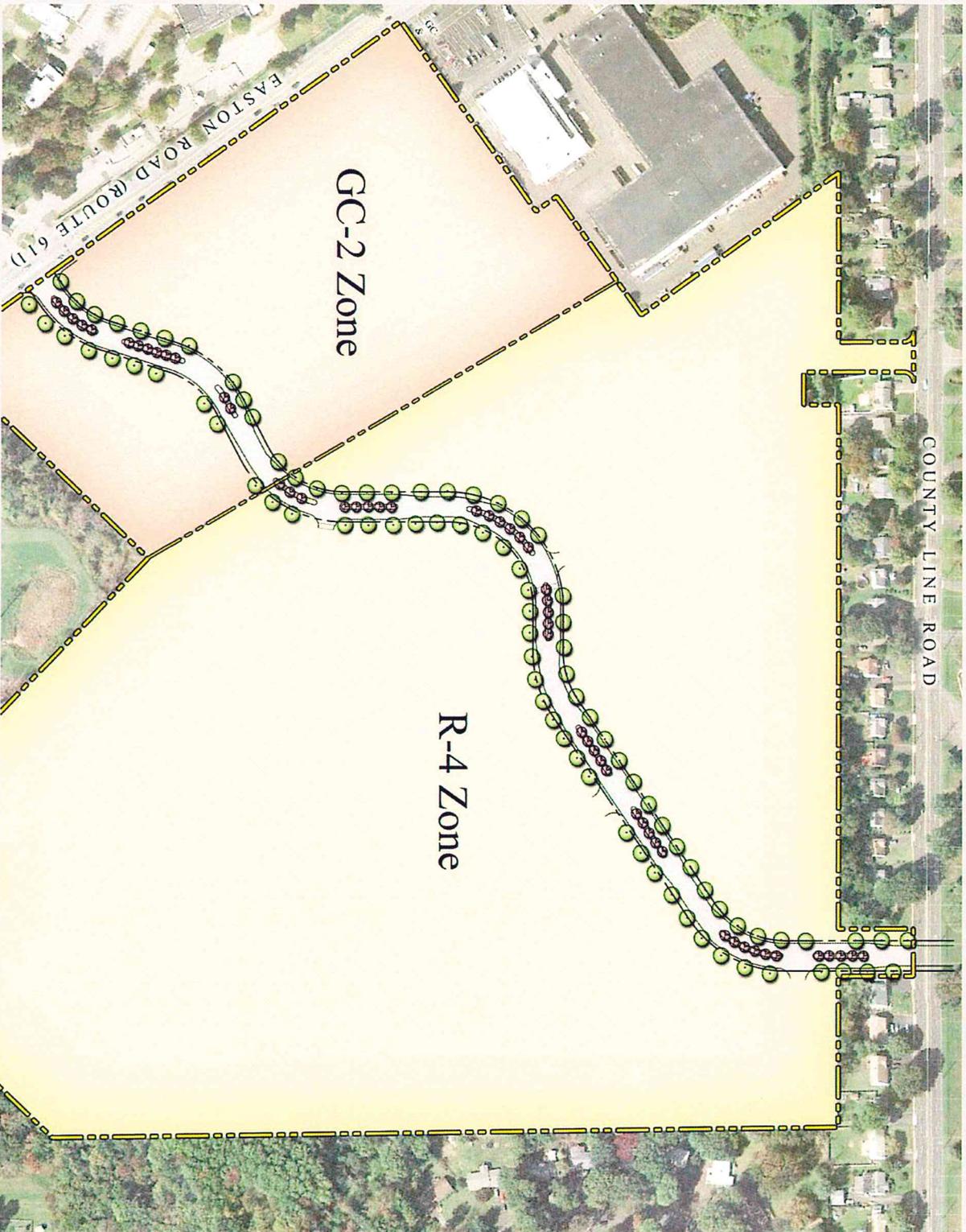
HALLOWELL FARM
(HANKIN TRACT)



COLLECTOR ROAD - MAPLE AVENUE BENEFITS

- Will provide an alternative route to help alleviate traffic at the Easton Road/County Line Road intersection and along Maple Avenue.
- Anticipated to reduce traffic volumes on Maple Avenue, between Easton Road and County Line Road by:
 - Approximately 500 vehicles per day;
 - Approximately 7-12% during the peak hours studied;
- Little to no site related traffic is anticipated to utilize this section of Maple Avenue.

COLLECTOR ROAD



COLLECTOR ROAD - EASTON ROAD/COUNTY LINE ROAD INTERSECTION BENEFITS

- Anticipated to reduce the existing traffic volume utilizing the Easton Road/County Line Road intersection, specifically the following movements:
 - The NB Easton Road right turn movement onto EB County Line Road;
 - The WB County Line Road left turn movement onto SB Easton Road.

COLLECTOR ROAD - NAS-JRB BENEFITS

- Will provide a direct link for the current main access of the Naval Air Station to/from County Line;
- Will reduce the amount of Naval Air Station traffic that uses the Easton Road/County Line Road Intersection;
- Will reduce the amount of Naval Air Station traffic that uses Maple Avenue, between Easton Road and County Line Road.

COLLECTOR ROAD - TOWNSHIP REVIEW



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

It is our opinion that the construction of the connector road between Easton Road and County Line Road would yield the following benefits:

1. Reduces the volume of cut through traffic on Maple Avenue. The TIS indicates a reduction of 7-12% which we find to be a reasonable assumption. The traffic from this development is also unlikely to utilize Maple Avenue.
2. Provides a much needed connection between Easton Road and County Line Road to alleviate traffic volumes at the intersection of Easton Road and County Line Road.
3. Provide a direct connection to County Line Road for the air base property, which will be beneficial upon the redevelopment on the air base property.
4. The connector road could provide relief similar to Valley Square Boulevard in Warrington and the proposed Bristol Road connector at the intersection of Easton Road and Bristol Road, also in Warrington Township.

