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

July 22, 2025

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

Re: MCPC #24-0221-002
Plan Name: Park Road Property
(57 lots/57 dus on approximately 82.6 acres)
Situate: Limekiln Pike (east)/south of Lower State 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 April 22, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Hallmark Building Group Inc., proposes to subdivide an existing 82.6-acre tract and to develop 57 single-family detached homes. A total of approximately 9.3 acres of open space is proposed. Vehicular access would be provided via two proposed roads to Park Road. Additional improvements shown at this time include four stormwater basins, sidewalks along both sides of the interior road frontages (except for the eastern side property line of Lot #18), and street trees and other landscaping. The property is located in the township's R-1 Low-Density Residential zoning district.

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 where single-family detached homes are the most prominent housing type and properties are often more auto oriented with extensive landscaping on individual properties. Within Suburban Residential Areas, trees, steep slopes, wetlands, and other sensitive lands should be preserved as part of new developments.

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

ZONING ORDINANCE COMMENTS

Based on our review, we have identified the following comments related to the township's zoning ordinance that we recommend be addressed as part of future submissions:

A. Wetland Impacts. Section 230-49.D.(4) states that "wetlands shall not be altered, regraded, developed, filled, piped or diverted, or built upon." Several of the existing wetlands within the development tract are proposed to be located wholly on private residential lots. It is unclear from the information provided how these wetlands will be delineated and protected from future disturbance.

B. Riparian Buffer Impacts. Section 230-49.E.(4)(a)[2][a] and 230-49.E.(4)(b)[2][b] require conditional use approval for corridor crossings within Zone One and Zone Two, respectively, of the Riparian Corridor Conservation District. A proposed internal road is shown crossing through both Zone One and Zone Two of the Riparian Corridor Conservation District, therefore it appears that conditional use or site plan revisions may be needed.

C. Development Regulations. A zoning compliance chart was not able to be located within the plan set submitted; therefore, it was unclear from the information provided which zoning criteria the applicant proposes to utilize. It appears that the applicant may be applying the conservation option in the R-1 Low-Density Residential zoning district. Therefore, these comments are based on the development regulations in §230-52.C.:

- Common Open Space. Section 230-52.C.(2) requires a minimum of 20% of the site area be common open space and "shall be a contiguous parcel." The site plan labels two areas as open space totaling 9.31 acres, which appears to be less than the 20% requirement.

- Perimeter Buffer Landscaping. Section 230-52.C.(4) requires a 50-foot-wide perimeter buffer along all major arterial, minor arterial, and collector streets and that "the perimeter buffer shall be landscaped as required in Section 230-31.A." Such perimeter buffer is delineated on the site plan; however, the landscape plan does not appear to show the required landscaping within the perimeter buffer.

- Developable Area. Sections 230-52.C.(9) & (10) state that the maximum building coverage and maximum impervious coverage are calculated based on "developable area" which is defined to exclude areas of protected resources, such as wetlands. It appears that some of the maximum permitted coverages in the Lot Area Table on Sheet C1.0 may need to be revised to reflect smaller developable areas for lots containing protected resources, such as wetlands.

- Minimum Side Yard. Section 230-52.C.(12) requires two side yards for any building of not less than 50 feet in aggregate width and no single side yard less than 15 feet in width. It appears that a minimum side yard of 10 feet/40 feet aggregate is proposed.

- Minimum Building Spacing. Section 230-52.C.(12) requires a minimum spacing between principal buildings on adjacent lots of 40 feet. It appears that some building spacings do not meet this minimum, such as between the buildings on Lot #45 and Lot #46.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Based on our review, we have identified the following comments related to the township's subdivision and land development ordinance that we recommend be addressed as part of future submissions:

A. Zoning Data Table. Section 198-18.B.(2)(e)[2] requires that preliminary plan submissions contain "a zoning data table, identifying required and proposed zoning criteria." Such table was not able to be located within the plan submission provided.

B. Sidewalk. Section 198-31.C.(3)(a) establishes where sidewalks are required. We commend the applicant for providing sidewalks along both sides of the proposed interior roadways; however, we suggest that sidewalk, or an alternative walking path, also be provided along Park Road.

C. Cul-de-Sac. Section 198-31.C.(1)(e)[4] states that "where it is proposed that a road be constructed to an abutting property line with the intention that such a road will be extended onto the adjoining property at a future date, the temporarily terminated cul-de-sac shall be constructed the same as one permanently terminated; including the right-of-way (or temporary cul-de-sac easement) width and outer paving radius." We commend the applicant for anticipating and planning for a future road connection in this location; however, the dead-end road between Lot #17 and Lot #18 may need to be designed as a cul-de-sac until such time that this future road connection can be made.

D. Street Trees. Section 198-39.E.(4) contains street tree requirements, including spacing requirements. The Landscape Requirements Chart on Sheet C7.6 states that "existing vegetation to remain" is being used to comply with the street tree requirement along Park Road. In this case, additional information regarding the location, size, and number of existing trees proposed to be used towards credit for the required street trees may be needed.

E. Softening Buffer. Section 198-39.E.(5)(b) states that "along the sides and rear of property lines of all developments where existing vegetation is not sufficient, and screen buffer is not required, a permanent softening buffer shall be planted." The Landscape Requirements Chart on Sheet C7.6 states that "existing vegetation to remain" is being used to comply with the buffer requirements. In this case, additional information regarding the location, size, and number of existing vegetation proposed to be used towards credit for the required buffer plantings may be needed.

STORMWATER MANAGEMENT

Several of the proposed stormwater basins are located in the rear of individual private home lots. Although a storm sewer easement is shown around pipes connecting to the basins, it is unclear if these easements would also provide sufficient access for inspection and maintenance of the basins. Additional information regarding the feasibility of access for inspection and maintenance of the basin behind Lot #15 and Lot #16 may also be beneficial.

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 (#24-0221-002) on any plans submitted for final recording.

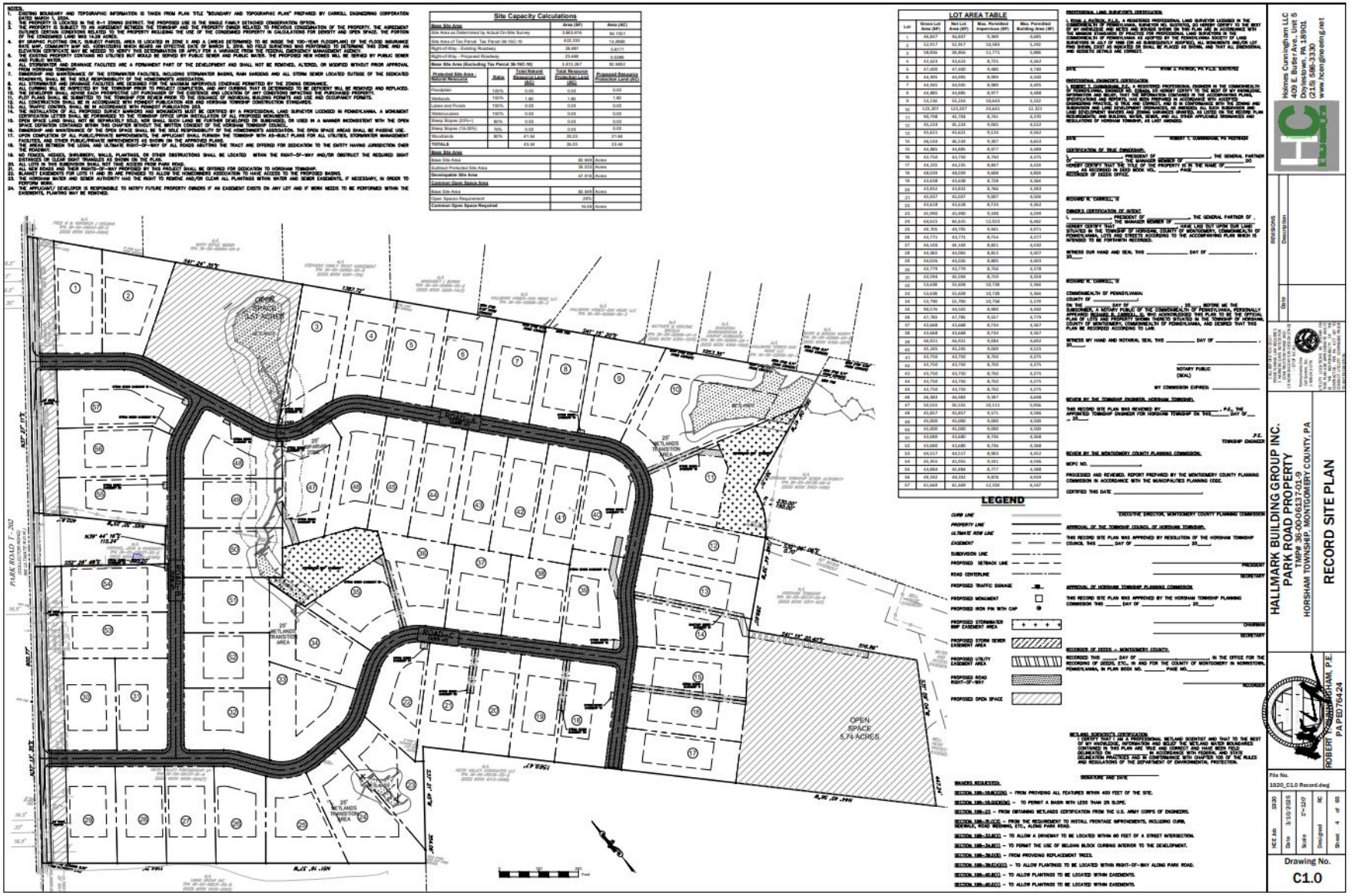
Sincerely,

Marley B Bice

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

c: Rich Carroll III, President, Applicant
Michael Shinton, P.E., Township Director of Codes & Community Planning
David W. McCullough, Chrm., Horsham Township Planning Commission
Erik Garton, P.E. and Geoffrey Attanasio, 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


NOTES:
1. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM PLAN TITLE "BOUNDARY AND TOPOGRAPHIC PLAN" PREPARED BY CARROLL ENGINEERING CORPORATION DATED MARCH 1, 2024.
2. THE PROPERTY IS LOCATED IN THE R-1 ZONING DISTRICT. THE PROPOSED USE IS THE SINGLE FAMILY DETACHED CONSERVATION OPTION.
3. THE PROPERTY IS SUBJECT TO AN AGREEMENT BETWEEN THE TOWNSHIP AND THE PROPERTY OWNER RELATED TO PREVIOUS CONSERVATION OF THE PROPERTY. THE AGREEMENT OUTLINES CERTAIN CONDITIONS RELATED TO THE PROPERTY INCLUDING THE USE OF THE CONSERVED PROPERTY IN CALCULATIONS FOR DENSITY AND OPEN SPACE. THE PORTION OF THE CONSERVED LAND WAS 14.39 ACRES.
4. BY GRAPHIC PLOTTING ONLY, SUBJECT PARCEL AREA IS LOCATED IN ZONE X AND A (AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 42091C0083J BEARS AN EFFECTIVE DATE OF MARCH 2, 2014. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
5. THE PROPERTY CONTAINS NO UTILITIES BUT WOULD BE SERVED BY PUBLIC SEWER AND PUBLIC WATER. THE PROPOSED NEW HOMES WILL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
6. ALL STORMWATER AND DRAINAGE FACILITIES ARE A PERMANENT PART OF THE DEVELOPMENT AND SHALL NOT BE REMOVED, ALTERED, OR MODIFIED WITHOUT PRIOR APPROVAL FROM HORSHAM TOWNSHIP.
7. OWNERSHIP AND MAINTENANCE OF THE STORMWATER FACILITIES, INCLUDING STORMWATER BASINS, RAIN GARDENS AND ALL STORM SEWER LOCATED OUTSIDE OF THE DEDICATED ROADWAYS, SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
8. ALL STORMWATER AND DRAINAGE FACILITIES ARE DESIGNED FOR THE MAXIMUM IMPERVIOUS COVERAGE PERMITTED BY THE ZONING ORDINANCE.
9. ALL EXISTING SEPTIC SYSTEMS, WELLS, AND STRUCTURES ON THE PROPERTY AT THE TIME OF THE SUBDIVISION APPROVAL WILL BE REMOVED AND REPLACED.
10. THE DEVELOPER SHALL ADVISE EACH PROSPECTIVE LOT PURCHASER OF THE EXISTENCE AND LOCATION OF ANY CONSTRUCTION DETECTED WITHIN THE PURCHASED PROPERTY.
11. PLOT PLANS SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW PRIOR TO THE ISSUANCE OF INDIVIDUAL BUILDING PERMITS AND USE AND OCCUPANCY PERMITS.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408 AND HORSHAM TOWNSHIP CONSTRUCTION STANDARDS.
13. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 203.
14. THE INSTALLATION OF ALL PROPOSED SURVEY MARKERS AND MONUMENTS MUST BE CERTIFIED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN PENNSYLVANIA. A MONUMENT CERTIFICATION LETTER SHALL BE FORWARDED TO THE TOWNSHIP OFFICE UPON INSTALLATION OF ALL PROPOSED MONUMENTS.
15. THE OPEN SPACE AREAS SHALL BE USED FOR PASSIVE RECREATION ONLY AND SHALL NOT BE DEVELOPED OR IMPROVED, OR USED IN A MANNER INCONSISTENT WITH THE OPEN SPACE DEFINITION CONTAINED WITHIN THIS CHAPTER WITHOUT THE WRITTEN CONSENT OF THE HORSHAM TOWNSHIP COUNCIL.
16. OWNERSHIP AND MAINTENANCE OF THE OPEN SPACE SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. THE OPEN SPACE AREAS SHALL BE PASSIVE USE.
17. UPON COMPLETION OF ALL PUBLIC/PRIVATE IMPROVEMENTS, THE APPLICANT SHALL FURNISH THE TOWNSHIP WITH AS-BUILT PLANS FOR ALL UTILITIES, STORMWATER MANAGEMENT FACILITIES, AND OTHER PUBLIC/PRIVATE IMPROVEMENTS AS SHOWN ON THE APPROVED PLANS.
18. THE AREAS BETWEEN THE LEGAL AND ULTIMATE RIGHT-OF-WAY OF ALL ROADS ABUTTING THE TRACT ARE OFFERED FOR DEDICATION TO THE ENTITY HAVING JURISDICTION OVER THE ROADWAY.
19. NO FENCES, HEDGES, SHRUBBERY, WALLS, PLANTINGS, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AND/OR OBSTRUCT THE REQUIRED SIGHT DISTANCES OR CLEAR SIGHT TRIANGLES AS SHOWN ON THE PLAN.
20. ALL LOT ACCESS SHALL BE FROM THE INTERNAL STREETS OF THE PARK ROAD.
21. ALL STREETS AND DRIVEWAYS SHALL BE CONSTRUCTED PRIOR TO THE PROJECT SHALL BE OFFERED FOR DEDICATION TO HORSHAM TOWNSHIP.
22. PLANNET EASEMENTS FOR LOTS 11 AND 35 ARE PROVIDED TO ALLOW THE HOMEOWNERS ASSOCIATION TO HAVE ACCESS TO THE PROPOSED BASINS.
23. THE HORSHAM WATER AND SEWER AUTHORITY HAS THE RIGHT TO REMOVE AND/OR CLEAR ALL PLANTINGS WITHIN WATER AND SEWER EASEMENTS, IF NECESSARY, IN ORDER TO PERFORM WORK.
24. THE APPLICANT/ DEVELOPER IS RESPONSIBLE TO NOTIFY FUTURE PROPERTY OWNERS IF AN EASEMENT EXISTS ON ANY LOT AND IF WORK NEEDS TO BE PERFORMED WITHIN THE EASEMENTS, PLANTING MAY BE REMOVED.
Site Capacity Calculations
Base Site Area
Area (SF)
Area (AC)
Site Area as Determined by Actual On-Site Survey
3,963,878
90.1351
Site Area of Tax Parcel: Tax Parcel 36-19C-10
632,330
14.2588
Right-of-Way - Existing Roadway
26,091
0.6171
Right-of-Way - Proposed Roadway
23,648
0.5389
Base Site Area (Excluding Tax Parcel 36-19C-10)
3,313,267
82.5652
Protected Site Area / Natural Resource
Ratio
Total Natural Resource Land (SF)
Total Natural Resource Land (AC)
Total Resource Protection Land (SF)
Total Resource Protection Land (AC)
Proposed Resource Protection Land (AC)
Floodplain
100%
0.00
0.00
0.00
0.00
Wetlands
100%
1.80
1.80
1.80
1.80
Lakes and Ponds
100%
0.00
0.00
0.00
0.00
Watercourses
100%
0.00
0.00
0.00
0.00
Steep Slopes (25%+)
80%
0.00
0.00
0.00
0.00
Steep Slopes (15-25%)
70%
0.00
0.00
0.00
0.00
Woodlands
80%
41.94
33.23
27.99
23.44
TOTALS
43.94
35.03
29.79
25.24
Base Site Area
Base Site Area
82.949
Acres
Subtract Protected Site Area
35.033
Acres
Developable Site Area
47.916
Acres
Common Open Space Area
Base Site Area
82.949
Acres
Open Spaces Requirement
20%
Common Open Space Required
16.58
Acres
LOT AREA TABLE
Lot
Gross Lot Area (SF)
Net Lot Area (SF)
Max. Permitted Impervious (SF)
Max. Permitted Building Area (SF)
1
59,357
59,357
9,369
4,685
2
52,917
52,917
10,583
5,292
3
58,856
58,856
11,771
5,886
4
63,623
63,623
8,721
4,362
5
67,000
67,000
9,380
4,690
6
64,906
64,906
8,989
4,495
7
64,565
64,565
8,989
4,495
8
64,860
64,860
8,977
4,488
9
59,736
59,736
10,643
5,322
10
123,307
123,307
24,643
12,321
11
50,758
49,704
8,761
4,380
12
65,233
65,224
9,083
4,542
13
65,623
65,623
9,125
4,562
14
66,536
66,536
9,307
4,653
15
64,865
64,865
8,977
4,489
16
63,750
63,750
8,750
4,375
17
68,235
68,235
8,967
4,484
18
68,039
68,039
9,408
4,804
19
63,638
63,638
8,728
4,364
20
63,642
63,642
8,764
4,383
21
65,037
65,037
9,007
4,504
22
63,638
63,638
8,725
4,362
23
65,990
65,990
9,188
4,594
24
64,643
64,435
12,933
6,462
25
68,705
68,705
9,961
4,981
26
63,771
63,771
8,754
4,377
27
66,106
66,106
8,921
4,460
28
64,362
64,095
8,813
4,407
29
64,026
64,026
8,865
4,433
30
63,778
63,778
8,756
4,378
31
63,550
63,550
8,719
4,359
32
63,638
63,638
10,728
5,364
33
63,638
63,638
10,728
5,364
34
63,750
63,750
10,750
5,375
35
66,515
66,502
9,950
4,650
36
63,750
63,750
8,750
4,375
37
63,668
63,668
8,734
4,367
38
63,668
63,668
8,734
4,367
39
68,921
68,921
9,586
4,692
40
65,245
65,245
9,089
4,525
41
63,750
63,750
8,750
4,375
42
63,750
63,750
8,750
4,375
43
63,750
63,750
8,750
4,375
44
63,750
63,750
8,750
4,375
45
63,750
63,750
8,750
4,375
46
66,383
66,383
9,397
4,698
47
68,010
60,155
10,111
5,056
48
63,857
63,857
9,171
4,586
49
65,000
65,000
9,000
4,500
50
65,000
65,000
9,000
4,500
51
63,680
63,680
8,784
4,392
52
63,680
63,680
8,784
4,392
53
64,517
64,517
8,983
4,492
54
65,353
65,353
9,181
4,591
55
63,684
63,684
8,777
4,388
56
68,262
68,262
9,874
4,938
57
62,668
62,668
12,186
6,167
PROFESSIONAL LAND SURVEYOR'S CERTIFICATION
I, RYAN J. PATRICK, P.L.S., A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN WAS PREPARED 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 1966 (OR AS SUBSEQUENTLY ADOPTED), 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.
DATE _____ RYAN J. PATRICK, PA P.L.S. 3000782E
PROFESSIONAL ENGINEER'S CERTIFICATION
I, ROBERT C. CUNNINGHAM, P.E. A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, LICENSED BY LAWS, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION CONTAINED ACCOMPANYING PLANS, SPECIFICATIONS AND ESTIMATES ARE CORRECT AND CONFORM WITH THE DESIGN STANDARDS CONTAINED IN THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AS AMENDED, ALL SUCH SUBDIVISION AND LAND DEVELOPMENT ORDINANCES, AS AMENDED, ALL SUCH SUBDIVISION AND LAND DEVELOPMENT ORDINANCES AND ZONING ORDINANCE ENACTED, AS LISTED ON THE RECORD PLAN REQUIREMENTS, AND BUILDING, WATER, SEWER, AND ALL OTHER APPLICABLE ORDINANCES AND REGULATIONS OF HORSHAM TOWNSHIP, AS LAST AMENDED.
DATE _____ ROBERT C. CUNNINGHAM, PA P.E.#76424
CERTIFICATION OF TRUE OWNERSHIP
I, _____, PRESIDENT OF _____, THE GENERAL PARTNER OF _____, BY _____, THE MANAGER MEMBER OF _____, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS IN THE NAME OF _____ AS RECORDED IN DEED BOOK VOL. _____ PAGE _____ IN THE RECORDER OF DEEDS OFFICE.
RICHARD M. CARROLL, III
OWNER'S CERTIFICATION OF INTENT
I, _____, PRESIDENT OF _____, THE GENERAL PARTNER OF _____, THE MANAGER MEMBER OF _____, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS IN THE NAME OF _____ SITUATED IN THE TOWNSHIP OF HORSHAM, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED.
WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 20____.
RICHARD M. CARROLL, III
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____
ON THE _____ DAY OF _____, 20____ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED RICHARD M. CARROLL, III, WHO ACKNOWLEDGED THE SAME TO BE THE OFFICIAL PLAN OF LOTS AND STREETS OF SAID PARK TRACTS DRAWN BY THE SAME, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.
WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.
NOTARY PUBLIC
(SEAL)
MY COMMISSION EXPIRES: _____
REVIEW BY THE TOWNSHIP ENGINEER, HORSHAM TOWNSHIP:
THIS RECORD SITE PLAN WAS REVIEWED BY _____, P.E., THE APPOINTED TOWNSHIP ENGINEER FOR HORSHAM TOWNSHIP ON THIS _____ DAY OF _____, 20____.
P.E.
TOWNSHIP ENGINEER
REVIEW BY THE MONTGOMERY COUNTY PLANNING COMMISSION:
MCPC NO. _____
PROCESSED AND REVIEWED, REPORT PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE _____
EXECUTIVE DIRECTOR, MONTGOMERY COUNTY PLANNING COMMISSION
APPROVAL OF THE TOWNSHIP COUNCIL OF HORSHAM TOWNSHIP:
THIS RECORD SITE PLAN WAS APPROVED BY RESOLUTION OF THE HORSHAM TOWNSHIP COUNCIL THIS _____ DAY OF _____, 20____.
PRESIDENT
SECRETARY
APPROVAL OF HORSHAM TOWNSHIP PLANNING COMMISSION:
THIS RECORD SITE PLAN WAS APPROVED BY THE HORSHAM TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20____.
CHAIRMAN
SECRETARY
RECORDER OF DEEDS - MONTGOMERY COUNTY:
RECORDED THIS _____ DAY OF _____, 20____, IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK NO. _____ PAGE NO. _____.
RECORDER
WETLAND SURVEYOR'S CERTIFICATION
I CERTIFY THAT I AM A PROFESSIONAL WETLAND SCIENTIST AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE WETLAND BOUNDARIES CONTAINED IN THIS PLAN ARE TRUE AND CORRECT AND HAVE BEEN FIELD-DELINEATED IN ACCORDANCE WITH FEDERAL AND STATE DELINEATION PRACTICES AND IN CONFORMANCE WITH CHAPTER 105 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
SIGNATURE AND DATE
WAIVERS REQUESTED:
SECTION 108-15.9(C)(2)(A) – FROM PROVIDING ALL FEATURES WITHIN 400 FEET OF THE SITE.
SECTION 108-15.9(C)(2)(B) – TO PERMIT A BASIN WITH LESS THAN 25 SLOPE.
SECTION 108-23 – FROM OBTAINING WETLANDS CERTIFICATION FROM THE U.S. ARMY CORPS OF ENGINEERS.
SECTION 108-3.2(C) – FROM THE REQUIREMENT TO INSTALL FRONTAGE IMPROVEMENTS, INCLUDING CURB, SIDEWALK, ROAD WIDENING, ETC., ALONG PARK ROAD.
SECTION 108-33.9(C)(1) – TO ALLOW A DRIVEWAY TO BE LOCATED WITHIN 60 FEET OF A STREET INTERSECTION.
SECTION 108-34.9(E)(1) – TO PERMIT THE USE OF RELIGIOUS BLOCK CURBING INTERIOR TO THE DEVELOPMENT.
SECTION 108-36.9(E) – FROM PROVIDING REPLACEMENT TREES.
SECTION 108-39.9(C)(2)(C) – TO ALLOW PLANTINGS TO BE LOCATED WITHIN RIGHT-OF-WAY ALONG PARK ROAD.
SECTION 108-40.9(C)(1) – TO ALLOW PLANTINGS TO BE LOCATED WITHIN EASEMENTS.
SECTION 108-40.9(C)(1) – TO ALLOW PLANTINGS TO BE LOCATED WITHIN EASEMENTS.
LEGEND
CURB LINE
PROPERTY LINE
ULTIMATE ROW LINE
EASEMENT
SUBDIVISION LINE
PROPOSED SETBACK LINE
ROAD CENTERLINE
PROPOSED TRAFFIC SIGNAGE
PROPOSED MONUMENT
PROPOSED IRON PIN WITH CAP
PROPOSED STORMWATER EASEMENT AREA
PROPOSED STORM SEWER EASEMENT AREA
PROPOSED UTILITY EASEMENT AREA
PROPOSED ROAD RIGHT-OF-WAY
PROPOSED OPEN SPACE
PARK ROAD (T-262)
OPEN SPACE 9.57 ACRES
OPEN SPACE 6.74 ACRES
25' WETLANDS TRANSITION AREA
Holmes Cunningham LLC
409 E. Butler Ave., Unit 5
Doylestown, PA 18901
(215) 489-1533
www.holmesengineering.net
REVISIONS
No.
Description
Date
HALLMARK BUILDING GROUP INC.
PARK ROAD PROPERTY
TMP# 36-00-06137-01-9
HORSHAM TOWNSHIP, MONTGOMERY COUNTY, PA
RECORD SITE PLAN
ROBERT C. CUNNINGHAM, P.E.
PA PE076424
File No.
1920_C1.0 Record.dwg
KCE Job No. 1920
Date 3/10/2025
Scale 1"=20'
Designed RC
Sheet 4 of 65
Drawing No.
C1.0



Park Road Property
MCPC#240221002

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap

0 300 600 1,200 Feet

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