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Montgomery County
Planning Commission

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610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

February 9, 2026

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

Re: MCPC #24-0221-003
Plan Name: Park Ridge - Riparian Corridor Restoration
(57 lots /57 dus on approximately 82.6 acres)
Parcel ID: 36-00-06137-01-9
Situate: Park Road (east)/south of County Line Road
Horsham Township

Dear Mr. Walker:

We have reviewed the above-referenced conditional use plan as you requested on January 20, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Hallmark Building Group Inc., is seeking conditional use approval to permit portions of a proposed roadway, sidewalks, utility connections, and stormwater facilities to encroach into Zone One and/or Zone Two of the Riparian Corridor Conservation District as part of a proposed residential subdivision.

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 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 comments that the applicant and

Horsham Township may wish to consider prior to conditional use approval. Our review comments are as follows:

REVIEW COMMENTS

ROAD CROSSING DESIGN

Due to the size of the proposed structure within the Riparian Corridor Conservation District, we feel that it is particularly important that the proposed bridge structure be designed to ensure sufficient waterflow capacity is provided under the bridge to manage flows during extreme storm events and prevent flooding upstream. It appears that the bridge structure holding the roadway, sidewalks, and retaining walls, is at least 60 feet in width. Additional information, such as a cross-section view of the bridge structure, may be helpful in evaluating any potential impacts on the hydrology of the stream.

ENVIRONMENTAL IMPACT

Certain crossings of riparian corridors are permitted by conditional use to reduce the disturbance of environmentally sensitive resources, while recognizing the need for properties to make certain improvements, such as connecting 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.

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.

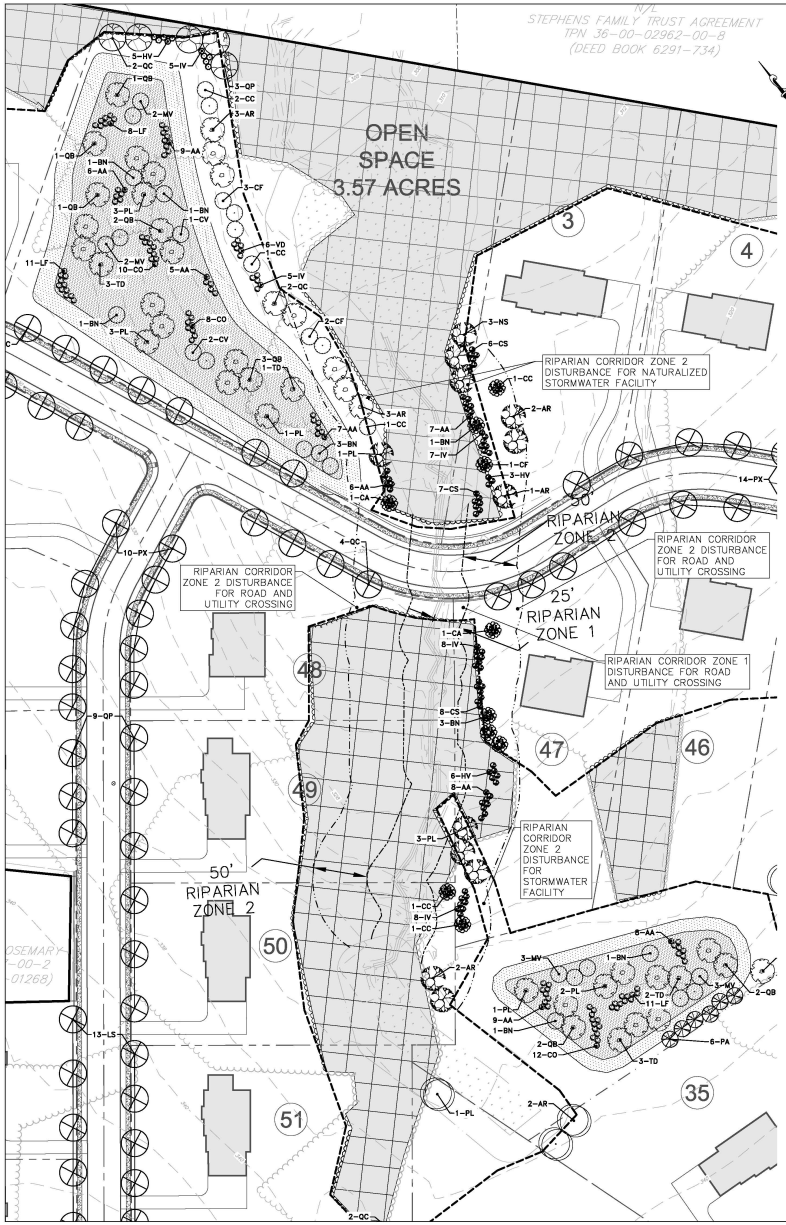
Sincerely,

Marley B Bice

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

c: Rich Carroll III, President, Applicant
Michael Shinton, P.E., Township Director of Codes & Community Planning
Eric Coombs, Chrm., Horsham Township Planning Commission
Erik Garton, P.E. and Geoffrey Attanasio, P.E., Township Engineer
John F. Walko, Township Solicitor

Attachment A: Reduced Copy of Applicant's Proposed Site Plan
Attachment B: Aerial Image of Site



NOTES:
1. THE TOWNSHIP RESERVES THE RIGHT TO REQUIRE ADDITIONAL LANDSCAPE BUFFER PLANTINGS, FOLLOWING SUBSTANTIAL COMPLETION OF CONSTRUCTION, SHOULD VEGETATION TO BE PRESERVED NOT BE PRESERVED OR NOT OTHERWISE BE AS REPRESENTED ON THE FINAL LANDSCAPE PLAN(S).
2. TREES THAT ARE PROPOSED FOR REMOVAL AND ARE LOCATED WITHIN 15 FEET OF TREES TO REMAIN SHALL BE CUT FLUSH TO GRADE AND THEN GROUND TO A MINIMUM OF 12 INCHES BELOW GRADE. DAMAGE TO ROOTS OF TREES TO REMAIN SHALL BE AVOIDED.
3. UPON FINAL GRADING, CONTRACTOR IS TO PROVIDE EROSION CONTROL BLANKET ON SLOPES GREATER THAN 4:1.
4. TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY PROPANE TANK AND/ OR ASSOCIATED APPURTENANCES. SHRUBS AND BED PLANTINGS MAY BE LOCATED NEAR/ OVER PROPANE TANKS BUT SHALL NOT BE PLANTED IN A MANNER TO RESTRICT ACCESS TO THE PROPANE TANK FOR MAINTENANCE OR FILLING.
5. THE APPLICANT ACKNOWLEDGES THAT ADDITIONAL BUFFER PLANTINGS AND TREE REPLACEMENTS MAY BE REQUIRED ONCE CLEARING HAS BEEN COMPLETED IF DISTURBANCE TO THE EXISTING TREES WITHIN THE TREE PROTECTION ZONE OCCURS.
6. SELECT BRUSH AND DEAD TREE REMOVAL MAY OCCUR ON LOT AROUND THE HOME TO ENSURE LONG TERM PROTECTION OF HEALTHY VEGETATION.
7. FIELD ADJUSTMENT OF TREES IN ORDER TO AVOID CONFLICTS WITH OVERHEAD UTILITIES IS SUBJECT TO APPROVAL OF THE TOWNSHIP AND TOWNSHIP LANDSCAPE ARCHITECT.

LANDSCAPE LEGEND

- Street tree
- Lot tree
- Detention Basin Planting
- Softening Buffer Landscape
- Screen Buffer Landscape
- Riparian Corridor Landscape
- Replacement Landscape
- Basin Floor Seeding
- Basin Slope Seeding

PLANT SCHEDULE

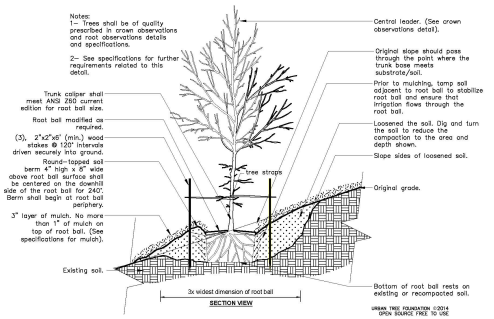
Plan Symbol	Quantity	Botanical Name	Common Name	Min. Planting Caliper	Min. Planting Spread	Min. Planting Height	Remarks	Comments
Shade Trees								
AR	28	*Acer rubrum 'October Glory'*	'October Glory' Red Maple	3" cal.	5-6'	14-16'	B&B	Full, straight leader
LS	40	*Liquidambar styraciflua 'Rotundiloba'*	Seedless Sweetgum	3" cal.	5-6'	14-16'	B&B	Along street limb to 7'-0"
NS	24	*Nyssa sylvatica*	Blackgum	3" cal.	5-6'	14-16'	B&B	Full, straight leader
PL	23	*Platanus occidentalis*	American Sycamore	3" cal.	5-6'	14-16'	B&B	Full, straight leader
PX	62	*Platanus x acerifolia 'Bloodgood'*	Bloodgood' Plane Tree	3" cal.	5-6'	14-16'	B&B	Along street limb to 7'-0"
QB	23	*Quercus bicolor*	Swamp White Oak	3" cal.	5-6'	14-16'	B&B	Full, straight leader
QC	45	*Quercus coccinea*	Scarlett Oak	3" cal.	5-6'	14-16'	B&B	Along street limb to 7'-0"
QP	43	*Quercus phellos*	Willow Oak	3" cal.	5-6'	14-16'	B&B	Along street limb to 7'-0"
TC	47	*Tilia cordata*	Littleleaf Linden	3" cal.	5-6'	14-16'	B&B	Along street limb to 7'-0"
TD	20	*Taxodium distichum*	Bald Cypress	3" cal.	5-6'	14-16'	B&B	Full, symmetrically branched
ZS	22	*Zelkova serrata*	Japanese Zelkova	3" cal.	5-6'	14-16'	B&B	Along street limb to 7'-0"
Evergreen Trees								
AC	31	*Abies concolor*	White Fir	-	4-5'	8'	B&B	Symmetrical, branched to ground
PA	52	*Picea abies*	Norway Spruce	-	4-5'	8'	B&B	Symmetrical, branched to ground
PG	10	*Picea glauca*	White Spruce	-	4-5'	8'	B&B	Symmetrical, branched to ground
PO	6	*Picea omorika*	Serbian Spruce	-	4-5'	8'	B&B	Symmetrical, branched to ground
Ornamental Trees								
AM	1	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance' Serviceberry	-	3-4'	8'	B&B	Multi-stem, min. 5 stems
BN	17	*Betula nigra*	River Birch	-	4-5'	8'	B&B	Multi-stem, min. 5 stems
CA	2	*Carpinus caroliniana*	American Hornbeam	2 1/2" cal.	3-4'	8'	B&B	Full specimen
CC	7	*Cercis canadensis 'Forest Pansy'*	Forest Pansy Redbud	2 1/2" cal.	3-4'	8'	B&B	Full specimen
CF	6	*Cornus florida*	Flowering Dogwood	2 1/2" cal.	3-4'	8'	B&B	Full specimen
CV	5	*Chionanthus virginicus*	Fringetree	2 1/2" cal.	3-4'	8'	B&B	Full specimen
MV	18	*Magnolia virginiana*	Sweetbay Magnolia	-	5-4'	8'	B&B	Multi-stem, min. 5 stems
Shrubs**								
AA	109	*Aronia arbutifolia*	Red Chokeberry	-	24-30"	30-36"	CONT	Heavy, full specimen
CO	69	*Cephalanthus occidentalis*	Buttonbush	-	24-30"	30-36"	CONT	Heavy, full specimen
CS	70	*Cornus sericea*	Red Twig Dogwood	-	24-30"	30-36"	CONT	Heavy, full specimen
HV	49	*Hamamelis virginiana*	Witch Hazel	-	24-30"	30-36"	CONT	Heavy, full specimen
IG	38	*Ilex glabra*	Inkberry	-	18-24"	24-30"	CONT	Heavy, full specimen
IV	80	*Ilex verticillata 'Red Sprite'*	Red Sprite' Winterberry	-	24-30"	30-36"	CONT	Heavy, full specimen
LF	64	*Leucothoe fontanesiana*	Drooping Leucothoe	-	18-24"	24-30"	CONT	Heavy, full specimen
VD	51	*Viburnum dentatum*	Arrowwood Viburnum	-	24-30"	30-36"	CONT	Heavy, full specimen

** Plant in continuous mulch bed (2-3" depth) until fully established.

PLANT SCHEDULE DOES NOT INCLUDE ON-LOT REPLACEMENT PLANT MATERIAL; REFER TO 'ON-LOT REPLACEMENT PLANT MATERIAL OPTIONS' LIST

LEGEND

EXISTING WOODLAND LINE
PROPOSED WOODLAND LINE
PROPOSED TREE PROTECTION FENCE — TPF
EXISTING WOODLANDS NOT TO BE DISTURBED
RIPARIAN CORRIDOR BOUNDARY
LIMITS OF DISTURBANCE



TREE ON SLOPE 5% (20:1) TO 50% (2:1)—UNMODIFIED SOIL

Holmes Cunningham LLC
409 E. Butler Ave. Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net

REVISIONS

Description	Date
REV. PER TWP REVIEW LETTER	09.12.2025
REV. PER TWP REVIEW LETTER	12.08.2025

CALL 48HRS. (EXCLUDING WEEKENDS & HOLIDAYS) BEFORE YOU DIG! NOTE IT IS YOUR RESPONSIBILITY TO NOTIFY ALL UTILITIES IN DESIGN STAKE AREA.
Pennsylvania One Call System, Inc. 1-800-242-1776

UTILITY LOCATIONS AS SHOWN ON THESE PLANS ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.

HALLMARK BUILDING GROUP INC.
PARK RIDGE SUBDIVISION
TWP# 36-00-06137-01-9
HORSHAM TOWNSHIP, MONTGOMERY COUNTY, PA

RIPARIAN CORRIDOR RESTORATION PLAN

ROBERT T. CUNNINGHAM, P.E.
PA PE076424

File No.
1920_C7.8 Riparian Corridor.dwg

HCE Job	1920
Date	3/10/2025
Scale	1"=50'
Designed	RC
Sheet	1 of 1

Drawing No.
R-1



Park Ridge - Riparian Corridor Restoration
MCPC#240221003

Montgomery County Planning Commission

0 250 500 1,000 Feet

N

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Aerial photography provided by Nearmap