

HORSHAM TOWNSHIP

MONTGOMERY COUNTY, PA

OPEN SPACE PLAN

UPDATE 2005



Prepared by:

E. Van Rieker, AICP

March, 2005

Revised - August 2005

RESOLUTION NO. 2005-

**HORSHAM TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
A RESOLUTION ADOPTING THE OPEN SPACE PLAN UPDATE 2005**

WHEREAS, Montgomery County Open Space Board has approved the 2005 Update to the Horsham Township Open Space Plan, and

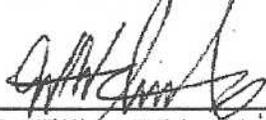
WHEREAS; the preservation of open spaces helps insure clean air and water supplies, provides for educational and recreational opportunities for local citizens, helps direct development to appropriate areas thus reducing the effects and costs of sprawl and helps maintain the economic vitality and high quality of life of the County and our community; and

WHEREAS, Horsham Township by the adoption of Resolution 95-40 has previously adopted the 1995 Open Space Plan and subsequently prepared and approved the 2003 Update to the Park and Recreation Plan; and

NOW, THEREFORE, BE IT RESOLVED, AND ENACTED that Horsham Township Council hereby accepts and adopts the document entitled "Horsham Township Montgomery County, Pa Open Space Plan Update 2005"

DULY PRESENTED AND ADOPTED BY THE Township Council of Horsham Township, Montgomery County, Pennsylvania, in public meeting held this 13th day of April, 2005.

TOWNSHIP COUNCIL
TOWNSHIP OF O' HAM

By: 

Attest:

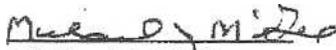

Michael J. McGee
Secretary

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Protected Lands Map

Rear Pocket

Recommendations Plan Map

Rear Pocket

Acknowledgments

The preparation and evaluation of the Horsham Township Open Space Plan Update 2005 was a joint effort including the following municipal individuals and consultants:

Township Council

Joanna M. Furia
Mark McCouch
Gregory Nesbitt
Debra A. Shulski
W. William Whiteside

Planning Commission

Greg Davis
William Hackenyos
Heinz Heiduk
L. Timothy John
David W. McCullough, Jr.
Todd Stephens
Theodore L. Truver

Open Space Committee

David Clifford
Mary L. Dare
Joanna Furia, Esquire
Tom Hagan
Kay Jacobs
Robert Koroncai
David W. McCullough, Jr.
Michael J. McGee
David R. McPhillips, O.D.
Carl Meixsell
Kristin Nesbitt
E. Van Rieker
William Walker
W. William Whiteside
Howard Wiese

Consultants

E. Van Ricker, AICP
Kathleen Fisher, Graphics

Cover Photographs - Clockwise From Upper Left

Limekiln Golf Club from Limekiln Pike. (Site P22)
Neshaminy Creek Valley from Lower State Road. (Site PI)
Babylon Road Streetscape along Horsham Valley Golf Club. (Site P9)
Fame Property from Horsham Road (Site P17A)

HORSHAM TOWNSHIP OPEN SPACE PLAN UPDATE 2005

Introduction

The initial *Horsham Township Open Space Plan* was completed in 1995 and adopted by Resolution No. 95-40 August 9, 1995. That plan was prepared in accordance with the recommendations of the Montgomery County Open Space Preservation Task Force circa 1993.

In 2003 Horsham Township published the *Horsham Township Park and Recreation Plan Update*. This plan was a follow up to a Park and Recreation Plan that was prepared in 1991 and an Open Space Plan that was completed in 1995. This plan incorporated extensive public input through citizen surveys, public meetings and key person interviews. The plan reported on customer analysis (consisting of residents and non-residents); supply analysis which included an inventory and assessment of the existing supply of available parks, recreation facilities, and recreation programs; a needs analysis which included a study of the spatial distribution and physical accessibility of parks and recreation facilities, and related existing facilities to national standards; opportunities, strategic goals and *a system plan* which identified new parks to be acquired. Trail, sidewalk, and on-road bicycle facility improvements were also addressed; and numerous land use exhibits such as: Existing Land Use Map, presentation of demographic characteristics and future population forecasts based on census data for 2000, and exhibits which identified parks and open space areas throughout the Township. Much of this information can be utilized in connection with specific open space planning guidelines developed in the *Montgomery County Green Field/Green Towns Program Requirements*.

The *Horsham Township Park and Recreation Plan Update 2003* and the *Horsham Township Open Space Plan Update 2005* reflect the most current planning for recreation and open space in Horsham Township and should be used as joint planning documents.

The following sections address elements outlined by the Montgomery County Open Space Board letter of June 3, 2004.

Audit of Previously Prepared Open Space Plan

The *1995 Open Space Plan* included numerous properties which received a Priority I or Priority II for preservation. The following is a list of those properties preserved subsequent to the 1995 Plan:

1. Lukens Park at Dresher Road (designated as a Priority I: Essential in the *1995 Open Space Plan*). This property consists of 50.68 acres, is identified as a community park, protects over 1,800 linear feet of an important tributary of the Pennypack Creek, and includes the following facilities:
 - Three adult size softball fields;
 - Two multi-purpose play fields;
 - Trails which interconnect to the new Power Line Trail;
 - Handicapped accessible playground apparatus;
 - One picnic pavilion;
 - Restrooms.
2. The Hearne property (designated as a Priority I: Essential for preservation in the *1995 Open Space Plan*).
 - This property consists of 78.4 acres, is situated on both sides of Jarrett Road, and is currently passive open space and used for agricultural purposes.
3. Horsham Township Library property. This was a ten (10) acre portion of the Hearne property (see above) situate the corner of Babylon Road and Jarrett Road (this was designated as a Priority I: Essential for preservation in the *1995 Open Space Plan*).
 - This property has been developed for a new Township library and support parking facilities.

4. Chestnut Creek Park. This is an area in part designated as Priority II: Important for preservation in the *1995 Open Space Plan*. This park area consists of 64.6 acres with frontage along the easterly side of Lower State Road and the southerly side of Limekiln Pike. It is open space dedicated as a result of cluster residential development option and consists of:
 - Three full size lighted football fields.
 - Two half-size lighted football fields.
 - Concession stand.
 - Restroom.
5. Chestnut Creek Park open space (designated as Priority II: Important for preservation in the *1995 Open Space Plan*). This area consists of 16.09 acres and includes riparian corridor and other wetland and natural feature preservation areas associated with the tributary of the Little Neshaminy Creek.
6. Highgate open space (designated as Priority I: Essential for preservation in the *1995 Open Space Plan*). The property consists of 30.52 acres along an important tributary of the Park Creek and protects valuable wetlands and vegetation.
7. Squires Knoll open space (designated as Priority I: Essential for preservation in the *1995 Open Space Plan*). The property consists of 30.7 acres of open space adjacent to the north and south edges of the Squires Knoll residential development acquired as a part of the cluster residential development option and protects an important tributary of the Park Creek and forest area.
8. Kingswood Estate open space (designated as Priority II: Important for preservation in the *1995 Open Space Plan*). This property consists of 14.83 acres of wetland and heavily wooded open space along the westerly perimeter of Kohler Park and helps preserve the setting of the park as well as extensive natural features. This land was obtained pursuant to the cluster option.

9. Power Line Trail. The Township has successfully negotiated with PECO for permission to develop a paved walking trail for a distance of approximately 2.4 miles connecting Dresher Road to Babylon Road. This trail implements a portion of the County-wide Power Trail system while locally providing a link between the Lukens Park and other Township open spaces such as the Hearne property, the Horsham Township Library, and the previously preserved Wichard property of 12.16 acres.
10. The following additional open space properties were preserved since the *1995 Open Space Plan*:
 - Strawbridge property, 102.9 acres. This is land currently owned by Horsham Township that was previously identified as Natural Lands Trust property. The land borders the Willow Grove U.S. Naval Air Station and significant alluvial lands associated with the tributary of the Park Creek and the easterly and southerly boundary of Graeme State Park.

It should further be noted that all previous properties recommended for preservation in the *1995 Open Space Plan* are identified in the *2003 Park and Recreation Plan* as a proposed preservation area, with the exception of a small parcel along the westerly side of Cedar Hill Road previously identified as a Priority II. These properties are incorporated on the *Open Space Plan Update 2005*.

Additional Plan Scope Items

Temporarily Protected Lands

The Montgomery County Farm Land Preservation office reports that fourteen properties which total 686.86 acres are a part of an Agricultural Security Area in Horsham Township. Please see the Appendix for complete list. Of these, three properties are currently preserved as a part of Township open space: See the portion of the Cedar Hill Road Park and Strawbridge property formerly owned by the Natural Lands Trust. Additional properties identified as Proposed Preservation Areas include:

- David Ambler property (29.5 acres) situate 1111 Grindleton Lane.
- Kuhn Day Camp property (65 acres) situate the northerly side of Witmer Road

- College Settlement Farm of Philadelphia property (134 acres) with frontage along Witmer, Mann and Welsh Roads.
- The Natural Lands Trust property (C. Peter Smyrl) consisting of 71 acres along the upper reach of the Pennypack Creek between Mann Road and Norristown Road.

Numerous properties in Horsham Township are enrolled in the Open Space Covenants program for preferential tax assessment, including:

Under Act 515: Horsham Valley Golf Club
 Squires Golf Club
 Limekiln Golf Course
 Horsham Friends Meeting (17 acres)
 Singer, Jacob and Pamela (19.1 acres)

Under Act 319: Twenty-four properties (see Appendix) including 14 properties which are a part of the Agricultural Security Area (see Appendix, page A-2).

While all properties currently enrolled in the Open Space Covenant program (Acts 319 or 515) are desirable for open space, specific properties which are recommended as a Proposed Preservation Property are identified on the Recommendations Plan (located in the rear pocket of the report). See Appendix, page A-15 for a complete list of Act 319 and 515 properties.

See Protected Lands Map (attached) for a complete inventory and mapping of both Temporarily Protected and Permanently Protected land in Horsham Township.

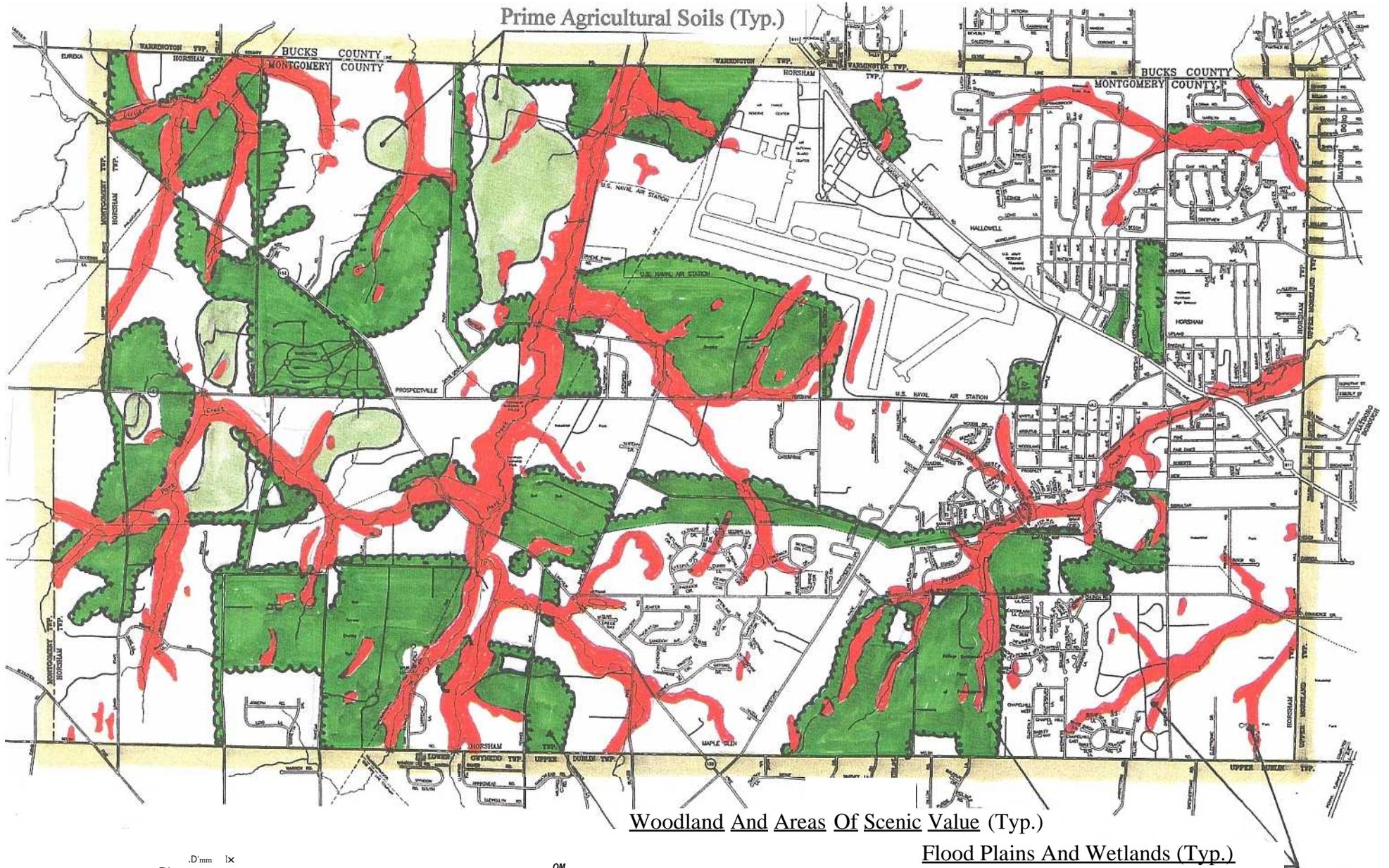
Inventory of Vulnerable Resources

See exhibit identified as *Figure 1 Composite Map of Environmentally Sensitive Areas*. This map was excerpted from the *1995 Horsham Township Open Space Plan*. It includes an inventory of the following vulnerable resources:

- Areas which are a part of the Floodplain Conservation District.
- Woodland areas and areas of high scenic value.
- Wetlands.
- Prime agricultural soils.

HORSHAM TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA



Woodland And Areas Of Scenic Value (Typ.)

Flood Plains And Wetlands (Typ.)

FIGURE 1 - COMPOSITE MAP OF ENVIRONMENTALLY SENSITIVE AREAS

In Horsham Township, areas of steep slopes (over 15%) are concentrated along the edges of riparian corridors and are generally located within the areas identified as "floodplains".

Significant portions of the Little Neshaminy and Park Creeks are permanently preserved in open space areas and preserved park land owned by the Township or State or temporarily preserved by private golf courses and properties in Agricultural Security Areas.

Upper reaches of the Pennypack Watershed, particularly areas west of Witmer Road and north of Blair Mill Road, are preserved as portions of permanent and temporarily preserved lands as well - see Blair Mill Elementary School, Clearbrook Park open space, and Springbrook Park along the north branch; and floodplain conservation district areas associated with the aforementioned Kuhn Day Camp, Natural Lands Trust property, and College Settlement Farm of Philadelphia area help protect the headwaters of the Pennypack Creek in the southeast quadrant of the Township.

Potential open space linkages have been identified on Figure 49, *System Plan Map*, of the *2003 Park and Recreation Plan* and are superimposed over the *2005 Open Space Plan Update* attached to this supplement.

Environmental Regulations

Horsham Township Council amended the Horsham Township Zoning Ordinance with Ordinance No. 1147 (September 1998) to provide environmental protection standards, including regulations for the protection of wetlands, wetland transition areas, woodlands, steep slopes, and riparian corridors. The ordinance requires that each site calculate the protected area as determined by various environmentally sensitive areas.

In addition to wetland delineations, which require that wetlands not be altered, regraded, developed or built upon, a wetland transition area was established to prevent ground water contamination, reduce surface water runoff and sedimentation, and to protect hydrology and wildlife habitats. Wetland transition areas shall have a minimum of 25 feet and are increased depending upon the presence of slopes in excess of 10% or the presence of herbaceous or scrub-shrub vegetational communities.

Riparian Corridor Conservation Districts (RCCD) were established to protect the outer zones beyond floodplains that apply to the *Stream Valley Network*, *Figure 5 as identified in the Horsham Township Open Space Plan 1995*, including all tributaries, perennial and intermittent streams . . .

Measurement of the RCCD boundary follows conventional methodology which establishes two distinct zones:

- Zone 1 begins at the edge of each identified waterway and extends distances determined by slope and the presence of sensitive vegetation.
- Zone 2 begins at the outer edge of Zone 1 and extends an additional width of 50 feet.

The RCCD also requires a "Corridor Management Plan" which is identified at the time of subdivision and land development and helps ensure the continued preservation and integrity of the riparian corridor.

This environmental protection ordinance is currently in place, has been utilized since 1998, and is a direct outgrowth of previous inventory and recommendations from the *1995 Open Space Plan*.

Potential Growth Areas

The Township has elected to pursue a position of gradual in-fill, believing that major growth areas of residential, commercial, and industrial sections of the Township have previously been established, are consistent with the current Zoning Ordinance, and no significant expansion is contemplated.

The Township also contains a large presence of institutional land uses - see Figure 2, *Land Use Map*, from the *2003 Park and Recreation Plan*. In addition to uses already identified, large institutional land uses include the following:

- Willow Grove Naval Air Station Joint Reserve Base (approximately 1,100 acres).
- Horsham Township schools including Hatboro Horsham High School, Simmons Elementary School, the old Simmons School, Keith Valley Middle School.
- The Horsham Clinic and Whitemarsh Memorial Cemetery and places of worship such as: St. Catherine of Sienna Church and School, St. Matthew's Episcopal Church; and the Philadelphia Geriatric Center campus along the westerly boundary with Montgomery Township account for nearly 250 acres of privately protected land.

- Large privately owned open space recreation areas such as Limekiln Golf Club, Talamore Golf Course (deed restricted), Squires Golf Club, Commonwealth National Country Club (partly deed restricted), and the Ukrainian-American Sports Center make a significant presence in the north-northwest portions of the Township and are expected to remain unchanged for the foreseeable future.

Only modest population growth is contemplated through the years 2010 and 2020.

Figure 2 - Horsham Township Population Forecasts

<u>Existing Population</u>		<u>Estimated Population</u>		
<u>2000</u>	<u>2010</u>	<u>Percent Increase</u>	<u>2020</u>	<u>Percent Increase</u>
24,232	26,050	7.5%	28,850	19.1%

Source: *Year 2025 County & Municipal Population & Employment Forecasts*, Delaware Valley Regional Planning Commission April 2000.

Connecting Trails

The 2005 Open Space Plan identifies existing and proposed trails. The trails are identified on pages ES-15 and ES-16 of the *2003 Horsham Township Park and Recreation Plan*. A description of the trail recommendations as discussed in the *2003 Horsham Township Park and Recreation Plan Update* is appended to this report for ready reference. In addition, multiple greenway initiatives are identified including:

- Little Neshaminy Creek Greenway - The greenway opportunity along the Little Neshaminy Creek (P1) would be a short segment of a broader preservation initiative in other communities through which the creek passes. The greenway segment in Horsham Township has merit on its own standing because of its environmental significance for the role it plays in the proposed trail network for the Township.

- Pennypack Greenway - The Pennypack Ecological Restoration Trust strives to protect open space within the Pennypack Creek watershed, which extends into much of the eastern portion of Horsham Township. It is suggested the Township support the Trust in its activities to complement the open space along the creek and elsewhere in the watershed. Proposed Preservation Areas P11, P12, and P13 are of particular relevance, as they represent the headwaters of the Pennypack Creek (excerpted in part from the 2003 Park and Recreation Plan). It should be further noted that Horsham Township and other municipalities are participating with the Temple University Center for Sustainable Communities, which will study and make recommendations for acquisition and preservation techniques.
- Power Line Trail. The Township is coordinating with PECO Energy to enhance the existing electric transmission corridor through the construction of additional sections of the Power Line Trail (in addition to the 2.4 miles that presently exist between Dresher Road and Babylon Road). The corridor functions as a de facto greenway and its value as a resource in the community can be improved by more actively managing the vegetation.

It should be noted the Power Line Trail is identified on the *Montgomery County Draft Transportation Plan at Figure 14, Planned Regional Trails*, as one of the important County-wide trail systems.

Horsham Township desires to continue the trail through the Township and considers this a priority undertaking.

Trail Links

Trail linkages with adjoining municipalities will be coordinated with adjoining municipal open space plans as they are completed. For the time being, the *2003 Park and Recreation Plan* identifies ten key pedestrian and bicycle linkages to neighboring communities which are summarized below and illustrated on the Recommendations Plan (see attached):

- L1 Little Neshaminy Creek Greenway/Trail access points into Montgomery Township and Warrington Township.
- L2 Power Line Trail extension into Montgomery Township.
- L3 Lower Gwynedd Township link at McKean Road and possible connection to future municipal trail.

- IA Warrington Township connection at Kansas Road to Bradford (Dam 611) Park.
- L5 Upper Dublin Township link to Maple Glen retail center.
- L6 Warminster Township link as a primary route to municipal and regional recreation areas.
- L7 Warminster Township link as a primary route to municipal community park.
- L8 Hatboro Borough link as a primary route to municipal community park and pool.
- L9 Connection to regional Cross County Trail.
- L10** Upper Dublin Township link as a primary route to municipal recreation areas.

In addition, the *Upper Dublin Township Comprehensive Park, Recreation and Open Space Plan* published 1998 includes primary Montgomery County on-road bike routes recommended for Welsh Road along the entire boundary with Upper Dublin (from Tennis Avenue to Blair Mill Road), and along Norristown Road and Butler Pike as these roads enter Horsham Township from the direction of Upper Dublin Township.

Green Fields/Green Towns Program Options

The Township intends to focus on the preservation of the properties identified on the *Open Space Plan Update 2005*, the addition of open space properties adjacent to existing parks as the opportunity may arise, and complete the Power Line Trail through the Township if practicable. As such, at this time the Township wishes not to pursue the optional program items: Floodplain restoration, heritage resources conservation, and farmland preservation.

Implementation and Project Priorities

The Table which follows enumerates the various preservation areas identified on the Open Space Plan Map. Priorities indicated are estimated and could change as preservation priorities having a high ranking are achieved. All properties proposed for preservation are considered significant and are ranked as either having a high or medium importance.

Special Study Area - Willow Grove U.S. Naval Air Station

The Willow Grove U.S. Naval Air Station property consists of over 1,100 acres and has been in operation since 1942. Nearly half of this land along Horsham Road and Privet Road between Maple Avenue to the south and Keith Valley Road to the north functions as largely undeveloped buffers and protection zones associated with the current operations.

In the event the Air Station property discontinues or significantly reduces current operations, a comprehensive land use study should be performed to determine desired alternate uses for the facility. This study would determine appropriate future land use, including the desirability of maintaining or improving the quality of existing open space on unused and undeveloped lands (see Recommendations Plan).

**Proposed Preservation Areas
(See Open Space Plan 2005 Update)**

	<u>Description</u>	<u>Type</u>	<u>Priority</u>	<u>Time Frame</u>
P1	This swath of open space would preserve the Little Neshaminy Creek stream valley, floodplain, and woodlands. It would be part of a larger regional greenway effort affecting multiple properties extending both upstream and downstream along the creek.	Natural area	High	As opportunities arise
P2	This is an approximate 20 acre pocket of mature woodlands associated with the open landscape of the Whitemarsh Memorial Park Cemetery. It could serve as a key node for passive activity along a proposed trail.	Natural area	Medium	As opportunities arise
P3	The 19 acre Singer property is immediately adjacent to the eastern boundary of Cedar Hill Road Park. The site is partially wooded, generally level, with limited access potential from Grindleton Lane. This property could "square out" the park and expand recreation opportunity. Purchase of the existing house is not intended.	Community park expansion	Medium	Negotiate purchase or lease Year 2 through 5
P4	The Limekiln Simmons Elementary School site has frontage to both Limekiln Pike and Grindleton Lane. The school building is currently used as class space for kindergarten and first grade students and as administrative offices for the school district. Outdoor facilities include one basketball court, baseball/soccer field, and multi-purpose paved area. Indoor facilities include a library, multi-purpose room, fourteen regular classrooms, gym/lunchroom, and one art room. This property could serve as a day care cultural center connected to the Cedar Hill Road Park if an access easement or all or a portion of the aforementioned Singer property were acquired at the end of Grindleton Lane.	Community park expansion	High	Negotiate purchase or lease if property becomes available
P5	This approximate 20 acre site owned by the Lakeside Youth Service was previously recommended as a park in the 1991 plan, but demand for park land in Customer Service Area A has not yet warranted its acquisition. The land lends itself as a suitable location for a neighborhood park with fairly level open fields and woodlands. The land is also strategically located along a proposed trail. It is recommended that the Township - in order to pursue this opportunity, particularly if residential development continues in this locale, accommodate existing use demands.	Potential future neighborhood parks and athletic fields	High	As opportunities arise - all or part

<u>Description</u>	<u>Type</u>	<u>Priority</u>	<u>Time Frame</u>
P6 About 15 additional acres of the Heffernan property is expected to be dedicated as open space to the Township when the site is developed as an industrial park.	Natural area	High	As opportunities arise
P7 This site is part of a larger unique natural area comprised of a good quality forest, which is uncommon in Horsham Township. The mapped area of the RoMynalo Inc. property coincides with the approximate acreage to be set aside as open space and dedicated to the Township as part of a planned business campus.	Natural area	Medium	As opportunities arise - all or part
P8 This triangular vacant parcel is the 30 acre Larocca property. It has extensive frontage along County Line Road and could be acquired to enlarge and enhance the overall scenic qualities" of the adjacent Township-owned Strawbridge property open space and historic area, including the landscape surrounding Graeme Park.	Natural area	Medium	As opportunities arise - all or part
P9 The Horsham Valley Golf Club is an 18-hole public golf course spread out over approximately 66 acres. The site is a visual and recreational amenity in the community that also abuts Kohler Park, one of the Township's community parks. Acquisition of the golf course and its operation as a municipal facility is contemplated only as a means to ensure preservation of this open space landmark and only if it could be financially self-sustaining. It is further recommended that a study examining the feasibility of such an undertaking be prepared if and when the Township eventually takes action on this proposal.	Potential community park - Municipal golf course	High	Acquire if property is placed for sale or is in jeopardy of being developed
P10 In Customer Service Area D (see <i>2003 Horsham Township Park and Recreation Plan</i>), this 9 acre open space owned by Willow Grove Bank (formerly Braccia property) is mostly surrounded by existing development. Open space is at a premium in this fairly densely developed geographic area, especially along the fringes near neighboring Upper Dublin Township. This site is an open space opportunity that could function as a small recreation area for a part of the Township that is not currently served by a neighborhood park.	Potential future neighborhood park	Medium	As opportunities arise - all or part
P11 The 71 acre Natural Lands Trust Inc. property consists of a mix of open and wooded lands, traversed along its westerly frontage by a stream valley and its accompanying floodplain soils. It provides natural wildlife habitat and scenic values.	Natural area	High	As opportunities arise - all or part

<u>Description</u>	<u>Type</u>	<u>Priority</u>	<u>Time Frame</u>
<p>P12 College Settlement of Philadelphia is a scenic 123 acre property that provides camp experiences for disadvantaged youth. Facilities include playgrounds, fishing pond, camping, environmental education cottage, play fields, swimming pool, tennis courts, picnic pavilions, and watershed preservation. The site is traversed by stream valley and floodplain, includes a large pond, and consists of a mix of heavy woods as well as open meadows. Portions of the south and easterly section of the site are traversed by soils and land patterns that indicate the presence of regulated wetlands.</p>	<p>Natural area, a portion has potential for a future neighborhood park</p>	<p>Medium</p>	<p>As opportunities arise - all or part</p>
<p>P13 The Kuhn Day Camp property north of Witmer Road is used for passive recreation purposes in conjunction with the College Settlement of Philadelphia. The site has access to the Power Line Trail corridor, enjoys ample road frontage, and consists of slopes generally favorable for active recreation in the 3-5% range. The westerly edge of the property is traversed by a band of floodplain soils along which there are very substantial stream valley and woodland vegetation groups. The site is easily accessible by vehicle and would be accessible by foot from the Saw Mill Valley residential community as well as the planned residential development of Horsham Towne. The site consists of ball fields, basketball court, and picnic shelters in a park-like setting.</p>	<p>Natural area</p>	<p>High</p>	<p>As opportunities arise - all or part</p>
<p>P14 The southeasterly portion of the Hankin property, including frontage to County Line Road, would be an approximate 20 acre addition to Maple Park. Currently, the park is linear in nature and includes a basketball court, a walking trail, and playground apparatus. The usability of the park would be greatly enhanced by this area that would "square out" the park and add the potential for active recreation facilities. The land also runs parallel to and behind Winding Road.</p>	<p>Neighborhood park expansion</p>	<p>High</p>	<p>Negotiate purchase or lease - Year 2 through 5</p>
<p>P15 The Hidway Swim Club consists of a 13 acre private membership swim club with a swimming pool, basketball courts, and tennis courts. This facility provides active recreation opportunities during the summer season, particularly to the youth of families in the immediate adjacent residential neighborhoods. It should also be noted that this site is accessible by foot from Butternut Drive, Springbrook Road, and Aspen Lane. It serves a long term, important recreation role within Customer Service Area B and the community as a whole, and while acquisition may not be imminent the preservation of the property is important.</p>	<p>Potential future neighborhood park</p>	<p>Medium</p>	<p>As opportunities arise - all or part</p>

<u>Description</u>	<u>Type</u>	<u>Priority</u>	<u>Time Frame</u>
P16 Meetinghouse Park is currently on a short-term lease (10 years from 2-1-2005) from the Horsham Meeting of Friends. A substantially longer lease or fee simple purchase of this 6.5 acre park is recommended. The land immediately north and east of the park is generally open space and would make a logical and natural addition to the park, extending northwardly toward Moreland Avenue. This property also could be purchased from the Horsham Friends Meeting or a long-term lease could be negotiated to ensure use by Township residents.	Neighborhood park expansion	High	Negotiate purchase or Lease - Year 2 through 5
P17 A Fame property. 3.12 acres contiguous to Deep Meadow Park. B Hesselgesser property. 0.78 acres, surplus land only, house not included. C Rugulo property. 0.51 acres, surplus land only, house not included.	Community park expansion of Deep Meadow Park	High	Immediate Year 1
P18 Power Line Trail section identified as T1 Proposed trail.	Regional walking and bicycling trail	High	Immediate Year 1
P18A Power Line Trail through Horsham Valley Golf Club is currently impeded because PECO corridor is occupied by golf course.	Regional walking and bicycling trail	High	Negotiate purchase or lease - Year 2 through 5 - See P9 (above)
P19 Seitz property. Approximately 13.8 acres, accommodates trail connector T14. Has frontage to Witmer Road and borders Lukens Park.	Community park expansion of Lukens Park	High	Year 2 through 5
P20 Poley property. Approximately 5.2 acres, borders PECO Power Line Trail and Lukens Park.	Community park expansion of Lukens Park	High	Year 2 through 5
P21 Sauter. Approximately 3.6 acres situated between PECO property and Open Space Area 02.	Effect local trail connection to proposed Power Line Trail	High	Immediate Year 1

<u>Description</u>	<u>Type</u>	<u>Priority</u>	<u>Time Frame</u>
<p>P22 Limekiln Valley Golf Club. A 27 hole public golf course occupying approximately 207.86 acres. This is a strategic open space property for many reasons: Large portions of the golf course contain woodland vegetation, ponds, and help to provide protection for the flight lines associated with the Willow Grove U.S. Naval Air Station. The northerly portion of the property could also provide an expansion to the soccer fields owned by Lakeside Youth Service (see P5). Acquisition of the golf course and its operation as a municipal facility is contemplated only as a means to ensure preservation of this open space landmark and only if it could be financially self-sustaining. It is further recommended that a study examining the feasibility of such an undertaking be prepared if and when the Township eventually takes action on this proposal.</p>	<p>Potential community park - Municipal golf course</p>	<p>High</p>	<p>Acquire if property is placed for sale or is in jeopardy of being developed</p>
<p>P23 Squires Golf Club. A 137 acre private golf club with extensive frontage along Cedar Hill Road, Stongs Lane and McKean Road. Includes a wide variety of wooded areas, floodplain and minor tributaries of the Park Creek. The property is currently enrolled under Open Space Covenant Act 515.</p>	<p>Private golf course</p>	<p>High</p>	<p>As opportunities arise</p>
<p>P24 Opportunity Preservation Areas adjacent to existing parks that would be useful in expanding park facilities, vehicular and pedestrian access, or preserve natural resources and important viewsheds which enhance the visitor's experience. (Not individually mapped.)</p>	<p>Expansion of existing Township parks or preserved open space</p>	<p>High</p>	<p>As opportunities arise</p>

A complete list of Township Parks and Open Space is appended.

APPENDIX

Agricultural Security Area (ASA) Farms

31-Aug-04

ASA:	Horsham	ASA recorded (book/page)	acres / parcel number(s)
Horsham			
Ambler	David	Book/page: 1111 Grindleton La.	29.5 / 36-00-10657-008, 36-00-10660-005
238 Walden St.			
Cambridge, MA	02140	Twp: Horsham	Year 2004
Bertholf	Dorothea & William	Book/page: 5317 / 1337 ;	15 / 36-00-05696-001
1159 Horsham Rd.		1159 Horsham Rd.	
Ambler	19002	Twp: Horsham	Year 1999
Can	Thomas & Debra	Book/page: 5317 / 1337 !	39 / 36-00-09550-008
118 Park Rd.		110 Park Rd.	
Ambler	19002	Twp: Horsham	Year 1999
Gerome	Frank	Book/page: <u>5317 / 1337</u>	134 / 36-00-11743-002, 36 00 11719 008, 36-00-11425-005
600 Witmer Rd.		600 Witmer Rd. & Welsh Rd.	
Horsham	19044	Twp: Horsham	Year 1999
Horsham Twp	McGee, M Mgr.	Book/page: 5317 / <u>1337</u>	120 / 36-00-04774-005, 36 00-04783 005, 36-00-01981-107
1025 Horsham Rd.		Governors Rd Cedar Hill Rd.	
Horsham	19044	Twp: Horsham	Year 1999
Kohler	Patricia	Book/page: /	58.36 / 36-00-03034-017, 36 00 03034-026
1262 Limekiln Pike		County Line Rd.	
Ambler	19002	Twp: Horsham	Year 2004
Kohler	fam. of Charles	Book/page: 5317 / 1337	38 / 36-00-06701-004, 36-00-06703-002
1262 Limekiln Pike		1262 Limekiln Pike	
Ambler	19002	Twp: Horsham	Year 1999
Kuhn	Henry J.	Book/page: 5317 / 1337	65 / 36-00-11713-005, 36-00-11716-002, 36-00-11716-011
600 Witmer Rd.		600 Witmer Rd.	
Horsham	19044	Twp: Horsham	Year 1999
Lightcap, et al.	David	LBook/page_ 5317 / 1337	12 / 36-00-06865-002
162 Limekiln Pike		Limekiln Pike	
Ambler	19002	Twp: Horsham	Year 1999
Redwith, Esq.	James	Book/page: 53 17 / 1337	32 / 36-00-07375-005
2001 The Fidelity Building		Mann Rd, Horsham	
Philadelphia	19109	Twp: Horsham	Year 1999
Singer	Jacob & Pamela	i Book/page: 5317 / 1337	19 / 36-00-05701-005
1119 Grindleton La.		Horsham Rd.	
Ambler	19002	Twp: Horsham	Year 1999

<u>ASA: Horsham</u>		<u>ASA recorded (hook/page)</u> acres / <u>parcel number(s)</u>	
Smyrl	Peter	Book/page: 5317 /1337	71 / 36-00-07361-001
1031 Palmers Mill Rd.		<i>Mann Rd.</i>	
Media	19063	Twp: <i>Horsham</i>	Year 1999
Thompson	Edwin & Karen	Book/page: 5385 / 1028	12 / 36-00-07360-002
612 Mann Rd.		<i>612 Mann Rd.</i>	
Horsham	19044	Twp: <i>Horsham</i>	Year 2001
Worth	William	Book/page: 5317 /1337	42 / 36-00-06712-002
1336 Limekiln Pike		<i>1336 Limekiln Pike</i>	
Ambler	19002	Twp: <i>Horsham</i>	Year 1999
		686.86 acres	14 farms
Grand Total:		686.86 acres	14 farms

For more information, please contact the Farmland Preservation Office at 610-278-3754.

ROLE AND RESPONSIBILITY: Provide open space connectors, greenways, and trails as major components of the park system.

Recommendations (refer to Figure 49 located on page 117)

17. TRAILS – The public input gathered for this plan points to an overwhelming agreement that trails are important in the township. According to survey results, trails of various types are more popular than any other recreation facility. Aside from recreation, trails can be used for transportation if they are appropriately designed, constructed, and part of an interconnected network of other supportive facilities for pedestrians and bicyclists.

To date, the trails that exist are essentially disconnected. It is difficult, if not impossible, for customers in many geographic areas to safely travel by foot or on bicycle from their homes or workplaces to the trails or between destinations using only trails. Therefore, it is recommended that the township strive to establish a well-integrated community-wide system in which trails work hand-in-hand with sidewalks as well as streets and roads that are safe for bicyclists. The trail component to such a system shown in Figure 49 includes the following:

- Power Line Trail Extension (T1) – This is the 2.1-mile westward continuation of the Power Line Trail between Kohler Park and Montgomery Township.
- Park Creek Trail (T2) – This 1.9-mile trail passes through Cedar Hill Road Park and township-owned open spaces along the Park Creek valley. It also includes the spur connections to Worthington Court, Colby Lane, Sun Valley Drive, and Biwood Road.
- Little Neshaminy Trail (T3) – This 0.7-mile trail is located within the Little Neshaminy Creek Greenway between Montgomery and Warrington townships.
- Greenway Spur Trail (T4) – This 0.7-mile trail connects the Little Neshaminy Creek Greenway Trail to Fairway Drive.
- Chestnut Limekiln Trail (T5) – This 0.21-mile trail is located between Chestnut Lane and Limekiln Pike and is intended to link the Park Creek Trail and the Keith Valley Spur Trail by means of connections to sidewalks and residential streets.
- Keith Valley Spur Trail (T6) – This 1-mile trail connects Wedge Way to the Keith Valley Park Open Space.
- Keith Valley Trail (T7) – This 1.7-mile trail passes through the Park Creek valley between Samuel Carpenter Park and the intersection of County Line Road and Keith Valley Road.
- Strawbridge Trail (T8) – This 1-mile trail passes through the Strawbridge Property Open Space between the Keith Valley Trail and County Line Road.

- Kohler Park Connector and Loop Trail (T9) – This 0.4-mile trail and crosswalk across Horsham Road connects Deep Meadow and Kohler parks and completes the loop trail between the soccer fields and the in-line skating hockey court.
- Library Trail (T10) – This 0.19-mile trail traverses the perimeter of the Dorothea H. Simmons Elementary School grounds and connects to the trail provided by the township at the Library.
- Nature Area Link Trail (T11) – This 0.24-mile trail connects the Jarrett Nature Center Trail to the trail provided by the township at the Library.
- Sawyers Trail (T12) – This 0.15-mile trail passes through the township's Sawyers Way Park and a vacant undeveloped lot as a connection between Walnut Avenue and the dense residential area serviced by Sawyers Way.
- Settlement Trail (T13) – This 0.44-mile trail passes through the College Settlement of Philadelphia Property as a linkage between Witmer Road and Tall Pines Lane.
- Camp Trail (T14) – This 0.25-mile trail passes through the Kuhn Day Camp Property as a link between Witmer Road and the Power Line Trail.
- Meetinghouse Trail (T15) – This 0.15-mile trail passes through the Horsham Meeting of Friends property and a residential lot to connect Wayne Avenue and Meetinghouse Parks.
- Blair Mill Trail (T16) – This 0.45-mile trail passes along the perimeter of the Blair Mill Elementary School property and Hatboro Borough's Blair Mill Park (baseball complex) and connects to Upper Moreland Township's Blair Mill Park playground and picnic area.

The preferred surface for these proposed trails is asphalt paving, but a compacted fine gravel mix would be a suitable alternative. The character of the corridor through which the trail passes should be taken into consideration in the trail surface selection. For example, the use of a soft surface or even an elevated boardwalk segment might be most compatible for a trail in an environmentally sensitive area.

18. GREENWAYS – There are multiple greenway initiatives that should be undertaken, all of which are related to other recommendations already presented:
- Little Neshaminy Greenway – Recommendation 12 of this chapter addressed an important greenway opportunity along the Little Neshaminy Creek (P1), which would be a short segment of a broader preservation initiative in other communities through which the creek passes. But the greenway segment in Horsham has merit on its own standing because of its environmental significance and for the role it plays in the proposed trail network for the township.
 - Pennypack Greenway – The Pennypack Ecological Restoration Trust strives to protect open space within the Pennypack Creek watershed, which extends into much of the eastern portion of the community. The township should support the Trust in its activities to complement the open space along the creek and elsewhere in the watershed. Proposed

- Current *Township* Newsletter
- Contact Information
- Directory & Site Map
- Online Feedback Form

Wednesday, February 9, 2005

Home Parks & Recreation

Parks & Recreation

Home

Recreation Programs & Registration

Adult Softball

Bus Trips

Discount Tickets

Horsham Day 2005

Park Permit

Parks & Facilities

Parks & Recreation Plan Update

Program Registration

Seniors Club

Seniors Club Newsletter

Wachovia Center Specials

Youth Sports Organizations

Website Resources

- Contact Phone [List](#)
- [Helpful Links](#)
- [Horsham Township Maps](#)
- [Online Calendar](#)
- [Online Feedback Form](#)
- [Website Directory](#)
- [Website Disclaimer](#)
- [What's New at the Horsham Township Website](#)

Horsham Township Parks & Recreation Updates

Enter Email Address Here

Sign-Up

Township Parks, Open Spaces & Facilities

Horsham Township residents are fortunate to have one of the largest park systems in Montgomery County. The Horsham Park System contains more than 814 acres in 46 sites ranging from community parks to neighborhood parks to open space.

- (C) = Community Park
- (N) = Neighborhood Park
- (O) = Open Space area

(C) Kohler Park, 1013 Horsham Road, 71.42 acres



- Fishing pond with two aerators
- Picnic tables, barbecue grills and one pavilion
- Two areas of playground apparatus
- Asphalt walking trail
- One lighted in-line street hockey court
- Six lighted soccer fields
- Two restrooms
- One concession stand/clubhouse
- One storage garage
- Home to Horsham Soccer Association
- Gazebo

(C) Deep Meadow Park, 1020 Horsham Road, 51.88 acres

Horsham Township

1025 Horsham Road
Horsham, PA 19044

Phone: (215) 643-3131
Fax: (215) 643-0448
Email: horsham@horsham.org

Hours: Monday - Friday, 8:30 AM
to 4:30 PM

Horsham Twp Police

Phone: (215) 643-3600
Fax: (215) 643-0390
Email: police_horsham.om

Hours: 24 Hours

**Horsham Twp. Maintenance
Building & Garage**

1005 Horsham Road
Horsham, PA 19044

Phone: (215) 672-6913
Fax: (215) 672-0849

Hours: Monday - Friday, 7:00 AM
ba 3:30 PM

Horsham Twp. Library

435 Babylon Road
Horsham, PA 19044

www.HorshamLibrary.org

Phone: (215) 443-2609
Fax: (215) 443-2697

Hours: Monday: 12:30 PM to
6:30 PM

Hours: Tues - Thurs: 10:00 AM
In 6:30 PM

Hours: Friday: 10:00 AM to 6:00
PM

Hours: Saturday: 10:00 AM to
5:00 PM



- 11 baseball fields
- Concession stand
- Restrooms
- 1-mile limestone walking/jogging trail
- Playground apparatus
- One 10-station outdoor exercise center
- Picnic tables
- One storage garage
- One batting cage
- Home to the Horsham Little League Association
- Picnic Pavilion with tables and grills

(C) Samuel Carpenter Park, 1000 Horsham Road, 30.98 acres

- Built in 1995, improvements funded by grants and with funds from developers
- Received Montgomery County Planning Commission "Outstanding Land Development"
- Three basketball courts
- Three tennis courts
- Two sand volleyball courts
- One adult size softball field
- One 90 ft. baseball field
- One official size football field
- One pavilion
- Barbecue grills and picnic tables
- 3/4 mile limestone walking/jogging trail
- Restrooms
- Two multipurpose fields

(C) Chestnut Creek Park, 273 Lower State Road, 80 acres

- Home of the Horsham Hawks Football Association
- Includes three full size lighted football fields, two half size lighted football fields, concession stand and restrooms

(0) Strawbridge Property, County Line Road, 102.9 acres

- Open Space
- Local farmer farms 60 acres of property
- The property includes an old farm manor house, garage and several small buildings

(C) Cedar Hill Road Park, 449 Cedar Hill Road, 87 acres



- Phase one was constructed in Nov. 2000
- Park opened on Oct. 10, 2001
- Playground apparatus
- Limestone walking trail
- One adult sized softball field
- One open play field
- Two grass volleyball courts
- Nature Trail with 3 nature blinds
- Future plans include two picnic shelters, two horseshoe pits and restrooms
- Future environmental studies area
- Outdoor classroom

(N) Maple Park, 606 A Brumar Drive, 7.46 acres

- Playground apparatus
- One basketball court
- Swing set
- Asphalt path

(C) Meetinghouse Park, 238 Meetinghouse Road, 6.5 acres

- Leased from Horsham Monthly Meeting of Friends
- Picnic grove with tables and grills
- Playground apparatus

(N) Wayne Avenue Park, Girard Avenue, 1.4 acres



One softball field
Playground apparatus

(N) Blair Mill Park, 302 Blair Mill Road, 3.35 acres



Playground apparatus
▪ Picnic tables

(O) Springbrook Park, Maple Avenue, 2.58 acres

• Open Space

(N) Clearbrook Park, Clayton Drive, 29.56 acres

• Asphalt path
• Open Space

(N) Hideaway Hills Park, 725 Marietta Drive, 2.86 acres

• Leased from Horsham Township Water and Sewer Authority
• Playground apparatus
▪ Picnic tables and barbecue grills

(0) **Keith Valley Park, Keith Valley Road, 29.20 acres**

- . Open Space

(0) **Pemmapecka Park, 331 Summer Avenue, .45 acres**

- . Open Space

(N) **Jarrett Road Park, 726 Jarrett Road, 2.31 acres**

- . Playground apparatus
- Gazebo, August 2004

(N) **Sawyer's Way Park, Sawyer's Way, 11.66 acres**



- Easement for .35 acres from Horsham Township Water Authority
- Stormwater management basins
- Playground apparatus in basin off Firewood Drive

(N) **Saw Mill Lane Tot-lot and Open Space, Saw Mill Lane, 1.97 acres**



- Playground apparatus
- Half size basketball court
- Stormwater management basin

(0) **Gilman Road Open Space, Gilman Road, .69 acres**

- Stormwater management basin

(0) **Herman Road Open Space, Herman Road, 1.03 acres**

- Stormwater management basin

(0) **Downey Drive Open Space, Downey Drive, 1.83 acres**

- Stormwater management basin

(0) **Danbridge Drive Open Space, Danbridge Drive, 2.01 acres**

- Stormwater management basin

(0) **Hunt Drive Open Space, Hunt Drive, 2.03 acres**

- Stormwater management basin

(0) **Cavalry Drive Open Space, Cavalry Drive, 2.16 acres**

- Stormwater management basin

(0) **Brantford Circle Open Space, Brantford Circle, 1.48 acres**

- Stormwater management basin

(B) **Township Building, Police Station & Fire Battalion 2, 1025 Horsham Rd., 4.0 acres**

- Indoor meeting rooms

(0) **Lakeview Park, Limekiln Pike, 16.0 acres**

- Open Space
- Fishing pond with aerator

(0) **Wichard Property, Wynmere Drive, 12.16 acres**

- Open Space

(0) **Olive Avenue Property, Olive Avenue, .72 acres**

- Donated to the Township on Sept. 23, 1998
- Open Space

(0) **Glenview Drive Open Space, Glenview Drive, .74 acres**

- Stormwater management basin

(0) **Gregory Drive Open Space, Gregory Drive, .93 acres**

- Stormwater management basin

(0) **Norristown Road Open Space, Norristown Rd., 2.33 acres**

- Stormwater management basin

(0) **Whetstone Tot-Lot & Open Space, Whetstone Rd, 1.32 acres**



- Playground apparatus
- Stormwater management basin

(0) **Log Pond Drive Open Space, Log Pond Drive, 3.38 acres**

- Stormwater management basin

(0) **Witmer Road Open Space, Witmer Road, 3.26 acres**

- . Stormwater management basin
- (0) **Babylon Rd. and Horsham Rd. Property, 1.24 acres**
 - . Open Space
- (0) **Township Wide Walk/Bike Powerline Trail**
 - . When completed trail will be a six mile asphalt trail, 12 ft. wide
- (0) **Hill Avenue Property, 0.71 acres**
 - . Open Space
- (C) **Lukins Park, 540Dresher Road, 50.68 acres**
 - . Township purchased in April 1999
 - . Includes 5.9 acres of PECO property purchased by the Township
 - . Walking Trails
 - . Everybody's Playground, June 2003
 - . Pavilion/Restroom, September 2004
- (0) **Kingswood Estates, Limekiln Pike, 14.83 acres**
 - . Adjacent to Kohler Park and dedicated as part of Kingswood
- (0) **Squires Knoll, Cedar Hill Road, 30.7 acres**
 - . Adjacent to Cedar Hill Road Park and dedicated as part of subdivision
- (0) **Hearne Property 78.4 acres**
 - . Acquired in Jan 1999
- (0) **Park Ridge Open Space 14.29 acres**
 - . Adjacent to Sewer Treatment Plant. Acquired May 2, 2000.
- (0) **Plymouth Tube Property 10.28 acres 1005 Horsham Road**
 - . Acquired May 11, 2001
- (0) **Remmy Tract 3.26 acres 437 Babylon Road**
 - . Purchased on Dec. 18, 2001
- (0) **Highgate Open Space (Bauer Tract) 30.52 acres**
 - . To be dedicated in the future
 - . Horsham Rd. and Lower State Rd.
- (0) **327 Olive Avenue .09 acres**
 - . Acquired on June 13th, 2002

Total Township Owned Acreage: 814.55 acres

Deed Restricted Private Open Space

Commonwealth Corp Center

. 79 acres of Open Space

Robertson Tract

. 1.0 acres of Open Space

Talamore

. 184 acres of Open Space

Walden Woods

. 11.8 acres of Open Space

Horsham Towne Business Campus

. 8.7 acres of Open Space

Total Deed Restricted Private Open Space: 284.5 acres

Total Protected Open Space Acreage: 1,099.05 acres

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 JAN 05, 2004
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MONTGOMERY COUNTY PA, TAX DUPLICATE 2004
 OPEN SPACE COVENANTS

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PARCEL NO	OWNER	LOCATION	ACRES	MARKET VALUE	STANDARD ASSESSMENT	PREFERENTIAL ASSESSMENT	ROLL BACK ASSESSMENT
00460 008	HATFIELD TWP IND DEV AUTH % HARRY C BARBIN ESQ 608 HUNTINGDON PIKE ROCKLEDGE PA 19046	0 BABYLON RD AU: AR: FR: 36008 004 0515 78	65.740	1,736,340	1,736,340	1,321,730	414,610
00445 005	OXFORD LAND DEVELOPMENT LTD 521 STUMP RD P O BOX 841 MONTGOMERYVILLE PA 18936	520 BABYLON RD AU: 11.538 AR: 2.682 FR: 36008 028 0319 83	14.220	575,780	575,780	208,810	366,970
01978 002	SQUIRES GOLF CLUB CEDAR HILL RD AMBLER PA 19002	☐ CEDAR HILL RD AU: AR: FR: 36002 002 0515 77	137.450	3,408,550	3,408,550	2,677,060	731,490
03034 026	KOHLER CHARLES W JR & PATRICIA 1262 LIMEKILN PIKE AMBLER PA 19002	☐ CHESTNUT LN AU: 25.1 AR: FR: 36004 007 0319 03	25.100	696,150	696,150	10,270	685,880
02956 005	RO MYNALO INC 1300 EASTON RD HORSHAM PA 19044	☐ W COUNTY LINE RD AU: 16 AR: FR: 5.522 360150008 0319 78	78.440	1,199,980	1,199,980	11,000	1,188,980
03007 008	PROPATO VINCENT & NICOLA 1131 W COUNTY LINE RD CHALFONT PA 18914	☐ W COUNTY LINE RD AU: 21.027 AR: 13.083 FR: 36007 007 0319 82	34.110	1,006,100	1,006,100	128,990	877,110
02955 006	LAROCCA SAMUEL % LAROCCA SUPPLY CO COUNTY LINE & EASTON RDS HORSHAM PA 19044	☐ W COUNTY LINE RD AU: 29.764 AR: .536 FR: 36015E008 0319 83	30.300	1,236,610	1,236,610	13,670	1,222,940
03034 017	KOHLER CHARLES W JR & PATRICIA 1262 LIMEKILN PIKE AMBLER PA 19002	0 COUNTY LINE RD AU: 33.26 AR: FR: 36004 006 0319 03	33.260	430,950	430,950	10,420	420,530
03583 008	HORSHAM TWP 1025 HORSHAM RD HORSHAM PA 19044	540 DRESHER RD AU: 17.033 AR: 27.747 FR: 36038 010 5319 78	44.780	2,120,300	2,120,300	136,020	1,984,280

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04774 005	HORSHAM TWP 1025 HORSHAM RD HORSHAM PA 19044	0 GOVERNORS RD AU: 78.182 AR: 24.338 FR: 36015E002 5319 79	102.520	2,574,860	2,574,860	281,340	2,293,520
05696 001	BERTHOLF WILLIAM A & DOROTHEA 1159 HORSHAM RD AMBLER PA 19002	1159 HORSHAM RD AU: 13.622 AR: 1.728 FR: 36003 069 0319 01	15.350	331,600	331,600	169,360	162,240
05701 005	SINGER JACOB & PAMELA 1119 GRINDLETON LN AMBLER PA 19002	HORSHAM RD AU: AR: FR: 36003 006 0515 94	19.190	475,000	475,000	458,930	16,070
06571 008	SELF ROBT N & LOIS E 1012 LIMEKILN PIKE AMBLER PA 19002	0 LIMEKILN PIKE AU: AR: 20.9 FR: 36008 012 0319 79	20.900	732,250	732,250	190,710	541,540
06701 004	KOHLER CHARLES W JR & PATRICIA 1262 LIMEKILN PIKE AMBLER PA 19002	0 LIMEKILN PIKE AU: .358 AR: 14.832 FR: 36004 068 0319 80	15.190	310,700	310,700	97,670	213,030
06865 002	KOHLER CHARLES W JR & PATRICIA LIGHTCAP DAVID H III-ETAL 162 & 168 LIMEKILN PK AMBLER PA 19002	0 LIMEKILN PIKE AU: 3.604 AR: 8.396 FR: 36004 012 0319 78	12.000	252,370	252,370	8,370	244,000
06703 002	KOHLER CHARLES W & PATRICIA K 1262 LIMEKILN PIKE AMBLER PA 19002	1262 LIMEKILN PIKE AU: 17.65 AR: 5.26 FR: 36004 009 0319 78	22.910	689,620	689,620	285,570	404,050
06712 002	WORTH FAMILY IRREVOCABLE TRUST % WILLIAM WORTH TRUSTEE 1336 LIMEKILN PIKE AMBLER PA 19002	1336 LIMEKILN PIKE AU: 32.499 AR: 9.851 FR: 36004 005 0319 78	42.350	1,134,140	1,134,140	145,290	988,850
07327 008	NASIFE JOSEPH O & CATHERINE Y 2200 N BROAD ST COLMAR PA 18915	519 LOWER STATE RD AU: 5.815 AR: 11.685 FR: 36001 051 0319 78	17.500	656,930	656,930	165,070	491,860

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07324 002	KRON EDWARD A & PEZZUOLO GARLAND P 537 LOWER STATE RD NORTH WALES PA 19454	537 LOWER STATE RD AU: AR: 15.06 FR: 36001 045 0319 00	15.060	558,540	558,540	261,310	297,230
07361 001	NATURAL LAND TRUST INC HILDACY FARM 1031 PALMERS MILL RD MEDIA PA 19063	□ MANN RD AU: 48.102 AR: 23.538 FR: 36011 021 0319 78	71.640	1,652,630	1,652,630	30,640	1,621,990
07360 002	THOMPSON EDWIN R & KAREN J 612 MANN RD HORSHAM PA 19044	612 MANN RD AU: 4.818 AR: 7.682 FR: 36011 019 0319 78	12.500	1,620,480	1,620,480	1,309,600	310,880
08020 008	HORSHAM MTG OF FRIENDS P O BOX 172 HORSHAM PA 19044	□ MEETINGHOUSE RD AU: AR: FR: 36030 024T 0515	17.000	463,510	463,510	324,460	139,050
09544 005	LIMEKILN GOLF COURSE ASSOCIATE 1176 LIMEKILN PIKE AMBLER PA 19002	□ PARK RD AU: AR: FR: 36006 004 0515 77	163.900	3,918,190	3,918,190	2,891,710	1,026,480
09529 002	LIMEKILN GOLF COURSE ASSOCIATE 1176 LIMEKILN PIKE AMBLER PA 19002	□ PARK RD AU: AR: FR: 36006A004 0515 98	43.960	1,117,370	1,117,370	782,180	335,190
09550 008	CARR THOMAS B & DEBRA K 118 PARK ROAD AMBLER PA 19002	110 PARK RD AU: 34.343 AR: 4.197 FR: 36006 003 0319 78	38.540	999,650	999,650	279,620	720,030
10657 008	AMBLER DAVID M R & SARAH H C 238 WALDEN ST CAMBRIDGE MA 02140	□ SIMMONS LN AU: 8.82 AR: 18 FR: 36003 013 0319 00	26.820	659,000	659,000	108,460	550,540
11032 002	WILLIAMS MARK F 949 TENNIS AVE AMBLER PA 19002	□ TENNIS AVE AU: .021 AR: 16.099 FR: 36002 023 0319 81	16.120	586,800	586,800	142,680	444,120

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11434 005	ALTER DENNIS PO BOX 844 SPRING HOUSE PA 19477	624 WELSH RD AU: 39.47 AR: FR: 36011 020 0319 78	39.470	1,133,680	1,133,680	16,120	1,117,560
11442 006	WERTHER NORMAN M & ELLEN K 740 WELSH RD HORSHAM PA 19044	740 WELSH RD AU: 4.551 AR: 5.499 FR: 36011 030 0319 00	10.050	1,100,000	1,100,000	801,600	298,400
11701 008	SEIZ WALTER WILLIAM & LARGE HELEN 328 WHITMER RD HORSHAM PA 19044	328 WITMER RD AU: AR: 13.15 FR: 36038 008 0319 78	13.150	649,160	649,160	168,040	481,120
				-----	-----	-----	-----
				1,199.520	34,027,240	34,027,240	13,436,700
							20,590,540