



Lower Gwynedd Township
1130 N. Bethlehem Pike, P.O. Box 625
Spring House, PA 19477
(215)646-5302- phone
(215)646-3357-fax
www.lowergwynedd.org

#26-03CU

Conditional Use Appeal to Board of Supervisors

1. Date: 12/1/25
2. Classification of Appeal (check all that apply):
 Request for a Conditional Use
 Other (specify): _____
3. Applicant:
Name: PFP Property Management, LLC
Mailing Address: 545 N. Bethlehem Pike Suite 201
Lower Gwynedd, PA 19002
Phone Number: 267-250-9794
Email Address: petejr@pfpproperties.com
State owner of legal title, if other than Applicant: equitable owner
4. Applicant's Attorney:
Name: Dave Shafkowitz
Mailing Address: 350 S. Main Street Suite 308
Doylestown, PA 18901
Phone Number: 267-422-3340
Email Address: DMS@shafkowitzlaw.com
5. Property:
Location: 1208, 1224 Bethlehem Pike, 1201, 1209, 1213, 1217 Cedar Hill Road
Present Zoning Classification: A-1, commercial non-conforming
Area: 9.24 acres
Frontage: Bethlehem Pike and Cedar Hill Road
Depth: _____
Description of the current use and the existing improvements on the property: Residential & Commercial (nursery business)

Description of the proposed use and the proposed improvements (if different):

Use of Lower Pike Overlay Zoning
to construct 52 ~~P~~ unit Carriage Home
development

6. Legal grounds for appeal:

7. State each section of the zoning ordinance involved in this application:

lower pike overlay

8. Has any previous appeal or application been filed in connection with this property?

Yes No If yes, date and specifics: _____

9. Is public water available to this property?
Is public sewer available to this property?

Yes No
 Yes No

10. Does this Application involve a proposed subdivision?
If yes, has a subdivision plan been filed with the Township?

Yes No
 Yes No


Signature of Applicant

GENERAL NOTES:

- APPLICANT:
PFP PROPERTY MANAGEMENT, LLC
470 AMBLER ROAD
FORT WASHINGTON, PA 19034
- PROPERTY INFORMATION/OWNER:
TAX BLOCK 18 UNIT 68
PARCEL NUMBER 39-00-00277-00-8
OWNER: FRANK PILLEGGI TRUST
1224 N. BETHLEHEM PIKE
LOWER GWYNEDD, PA 19002
SITE ADDRESS: 1224 N. BETHLEHEM PIKE
LOWER GWYNEDD, PA 19002
TRACT AREA = 94,119 SF (2.1607 ACRES)

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PARCEL NUMBER 39-00-00280-00-5
OWNER: ANDREW PILLEGGI
1208 N. BETHLEHEM PIKE
LOWER GWYNEDD, PA 19002
SITE ADDRESS: 1208 N. BETHLEHEM PIKE
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TRACT AREA = 80,310 SF (1.8437 ACRES)

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OWNER: CHARLES & MARIA SANDS
1201 CEDAR HILL ROAD
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TRACT AREA = 76,786 SF (1.7628 ACRES)

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OWNER: KENNETH G. & KAREN L. WHITE
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AMBLER, PA 19002
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TRACT AREA = 30,171 SF (0.6926 ACRES)

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OWNER: TARA BEVIVING &
SEAN M. FITZ-PATRICK
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AMBLER, PA 19002
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TRACT AREA = 49,826 SF (1.1393 ACRES)

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SITE ADDRESS: 1217 CEDAR HILL ROAD
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TRACT AREA = 71,551 SF (1.6426 ACRES)

TOTAL TRACT AREA = 402,563 SF (9.2416 ACRES)
TRACT AREA TO EXIST. RIGHT-OF-WAY = 392,642 SF (9.0138 ACRES)
- BOUNDARY TAKEN FROM DEEDS AND PLANS OF RECORD, AND A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING, INC. IN AUGUST 2025.
TOPOGRAPHIC INFORMATION FROM A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING IN AUGUST 2025.
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5. ZONING INFORMATION:

A-1 RESIDENTIAL DISTRICT (NOT APPLICABLE, SEE BELOW)	REQUIRED	PROPOSED
LOT AREA (MIN)	35,000 SF+	35,000 SF
LOT WIDTH (MIN)	175 FT	175 FT
BUILDING HEIGHT (MAX)	45 FT/2-1/2 STRY	45 FT
FRONT YARD (MIN)	65 FT	65 FT
SIDE YARD (MIN-BOTH)	45 FT	45 FT
REAR YARD (MIN)	65 FT	65 FT
DISTRICT YARD (MIN) (ADJ. TO RESIDENTIAL ZONE)	60 FT	60 FT
BUILDING COVERAGE (MAX)	20 %	20 %
IMP. COVERAGE (MAX)	25 %	25 %

* IF BOTH PUBLIC WATER AND PUBLIC SEWER ARE AVAILABLE

LOWER PIKE OVERLAY DISTRICT

CATEGORY	REQUIRED	PROPOSED
LOT AREA, NON-RESIDENTIAL (MIN)	2 ACRES	9 ACRES
LOT AREA W/ RESIDENTIAL (MIN)	3 ACRES	9 ACRES
LOT WIDTH (MIN)	150 FT+	1000 FT+
RES. DENSITY (MAX)	6 DU/ACRE	5.4 DU/ACRE
BUILDING HEIGHT (MAX)	40 FT/3 STRY	< 40 FT
FRONT YARD (MIN)	20 FT	28 FT
SIDE YARD (MIN)	10 FT	N/A
REAR YARD (MIN)	20 FT	42 FT
DISTRICT YARD (MIN) (ADJ. TO RESIDENTIAL ZONE)	30 FT	42 FT
IMP. COVERAGE (MAX)	75 %	50.5 %

- SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON FLOOD MAP PANEL NO. 4209102796, PREPARED FOR MONTGOMERY COUNTY PA, DATE EFFECTIVE MARCH 2, 2016.
- SOILS DATA WAS OBTAINED FROM THE USDA/NRCS SOIL SURVEY OF MONTGOMERY COUNTY PA, VERSION 19, SEPTEMBER 5, 2024. SOILS ON SITE ARE CLASSIFIED AS FOLLOWS:
C1A - CHALFONT SILT LOAM, 0 TO 3 PERCENT SLOPES
R1A - REAVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES
LU1L - LOORHTHENTS, SHALE AND SANDSTONE, 8 TO 25 PERCENT SLOPES
U1aB - URBAN LAND-UORHTHENTS, SHALE AND SANDSTONE COMPLEX, 0 TO 8 PERCENT SLOPES
- RIGHT-OF-WAYS ALONG BETHLEHEM PIKE AND CEDAR HILL ROAD ARE HEREBY OFFERED TO THE AGENCY HAVING JURISDICTION.

PROPOSED IMPERVIOUS COVERAGE:

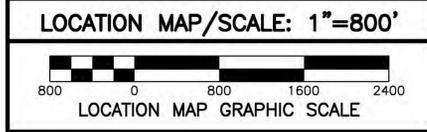
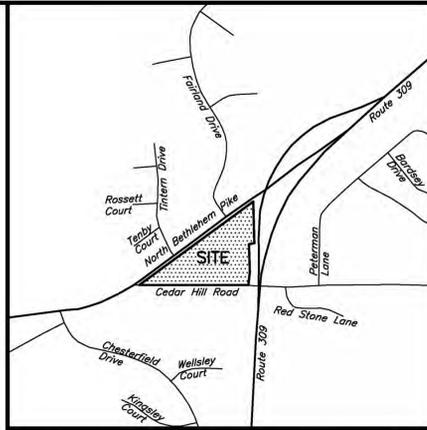
THE TOTAL LOT AREA TO THE ULTIMATE RIGHT-OF-WAY FOR THE SITE = 358,754 SF

TOTAL PROPOSED IMPERVIOUS CALCS FOR THE ENTIRE SITE:

PROP. BUILDINGS	97,350 SF
PROP. DECKS	8,820 SF
PROP. DRIVEWAYS	21,292 SF
PROP. PAVING (PARKING AND ROADS)	53,819 SF
TOTAL PROPOSED AREA	181,281 SF (50.5 %)

SHEET INDEX

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7	OF 14	EROSION & SEDIMENT CONTROL PLAN
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10	OF 14	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL PLAN
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14	OF 14	UTILITY DETAIL PLAN



COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On the _____ day of _____, 2025, before me the subscriber, a notary public of the Commonwealth of Pennsylvania residing in _____, personally appeared Peter F. Penna, of _____, who acknowledged this plan to be the official plan of the highways and property shown thereon situate in the Township of Lower Gwynedd, Montgomery County, Pennsylvania, and desired that this plan be recorded according to law.

Witness my hand and notarial seal the day and year aforesaid.

Notary Public
My Commission Expires _____

I hereby certify that _____ is the registered owner of the land herein subdivided or developed and that we do hereby adopt this plan.

(Title)

Approved by the Board of Supervisors of the Township of Lower Gwynedd this _____ day of _____, 2025.

President

Secretary

Approved by the Lower Gwynedd Township Engineer on the _____ day of _____, 2025.

Engineer

Approved by the Lower Gwynedd Township Planning Commission on the _____ day of _____, 2025.

Chairman

Recorded this _____ day of _____, 2025, in the office for the recording of deeds, etc., in and for the County of Montgomery in Norristown, Pennsylvania in Plan Book No. _____, Page _____.

Recorder

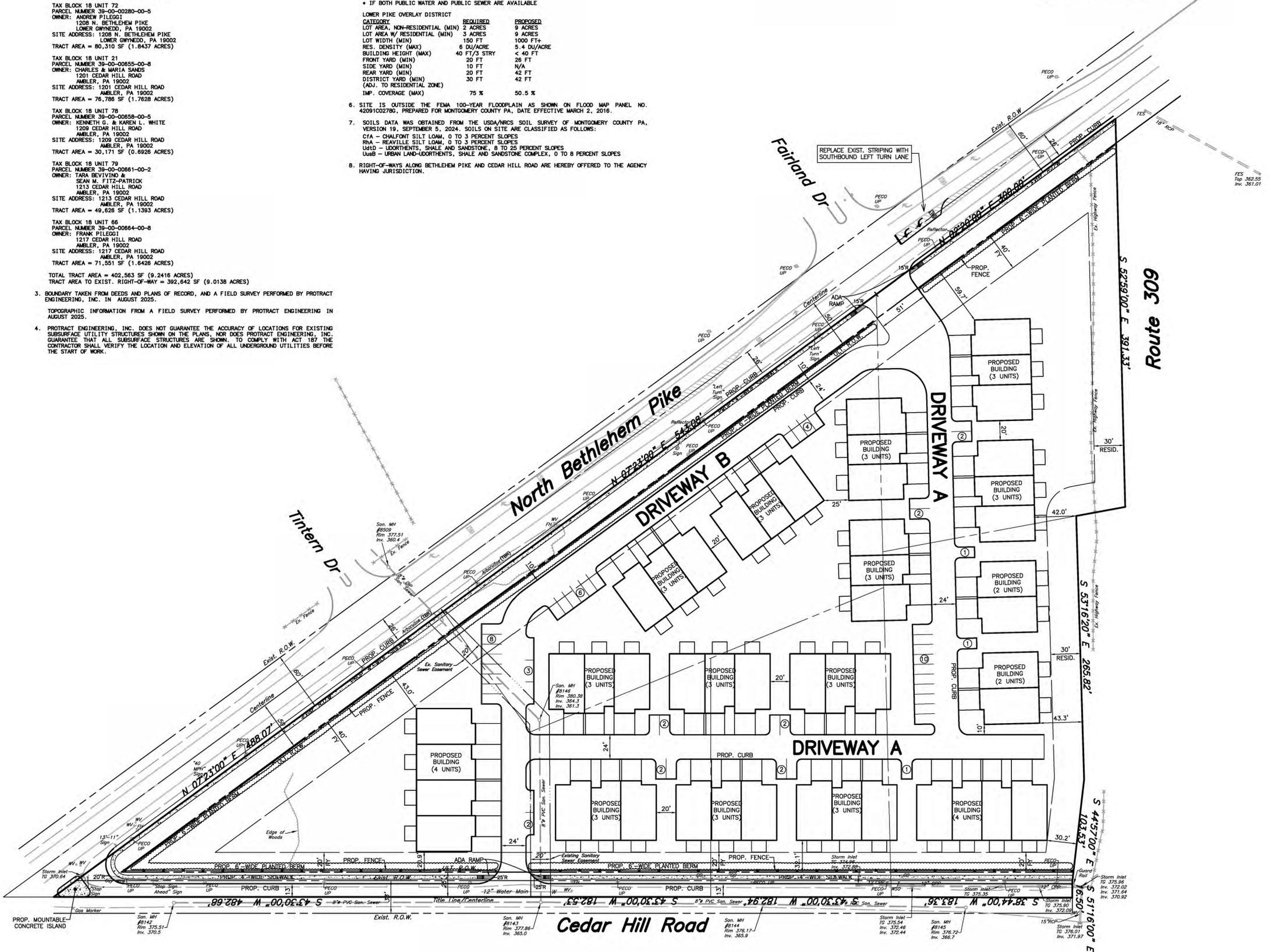
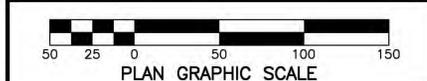
PROFESSIONAL ENGINEER'S CERTIFICATION

I, _____, a Registered Professional Engineer (or Registered Surveyor) of the Commonwealth of Pennsylvania, do hereby certify that in my best professional judgment this plan correctly represents the metes and bounds, as shown, and the lots, land, streets, highways, easements and utilities as surveyed and plotted by me for the owners or agents.

I further certify that in my best professional judgment this plan meets the requirements of all applicable ordinances affecting this subdivision plan, including the amended Zoning Ordinance of Ambler Borough, in which this subdivision, is located.

(Registered Professional Engineer)

PE-039251-E
(Registration Number)



NORTH ARROW

1208-1224 NORTH BETHLEHEM PIKE

LAND DEVELOPMENT PLAN

PREPARED FOR

ProTract
Engineering, Inc.

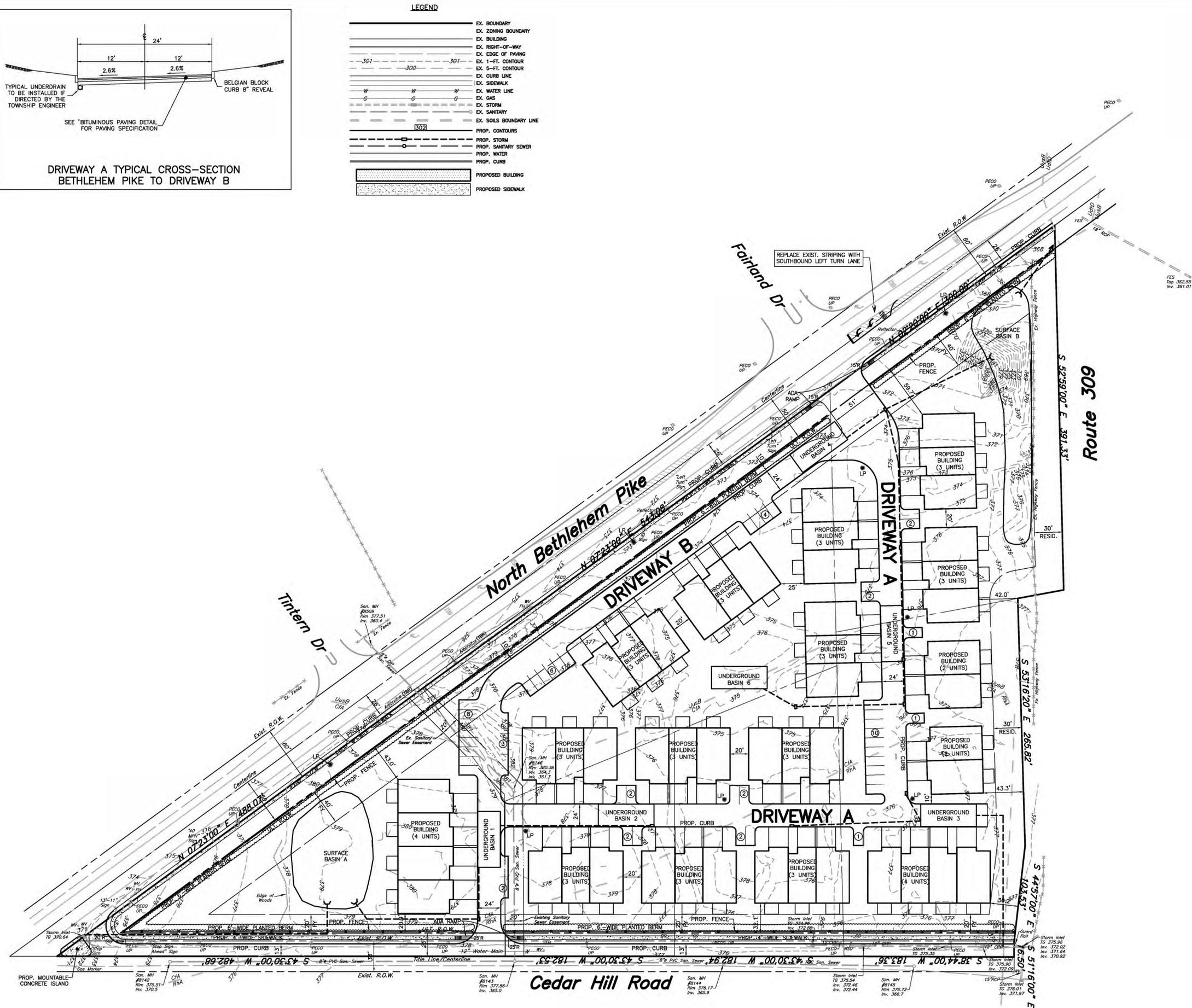
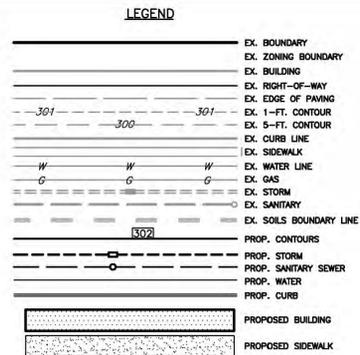
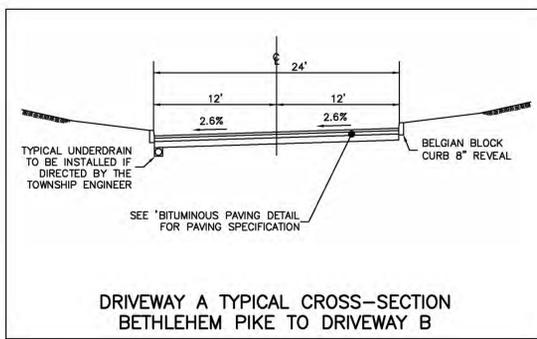
64 East Moreland Avenue, P.O. Box 68
Bathboro, Pennsylvania 18640

Phone: (610)442-8280
Fax: (610)442-8288

No.	Date	PER REVIEW COMMENTS	By
1	02-05-25		Protractor/Engineer

1 OF 14

1 OF 14



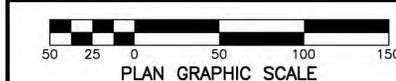
CONSTRUCTION NOTES:

- PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 38 (LATEST AMENDMENT) THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.
- ALL MATERIALS AND DETAILS OF CONSTRUCTION, INSTALLATION PROCEDURES AND REQUIREMENTS WITH RESPECT TO SANITARY SEWERAGE FACILITIES CONSTRUCTED IN LOWER GWYNEDD TOWNSHIP SHALL BE IN ACCORDANCE WITH THE LOWER GWYNEDD TOWNSHIP'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS, FORCE MAINS, PUMPING STATIONS AND WASTEWATER TREATMENT PLANTS. INVERT ELEVATIONS TO BE CONFIRMED IN THE FIELD AT THE TIME OF CONSTRUCTION.
 - THERE SHALL BE A MINIMUM OF A 10 FOOT LATERAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWERS. SHOULD IT BE NECESSARY FOR SANITARY SEWER TO PASS UNDER A WATER MAIN, THE SANITARY SEWER MUST BE ENCASED IN CONCRETE 6" BELOW THE MAIN, AND 12" ABOVE THE MAIN FOR A DISTANCE OF 10 FEET ON BOTH SIDES OF THE AREA IN QUESTION REGARDLESS OF VERTICAL SEPARATION DISTANCE.
 - SEWER LATERALS SHALL BE MINIMUM 6" FROM THE SANITARY SEWER MAIN TO THE RIGHT OF WAY AND A MINIMUM 4" WITHIN THE PRIVATE PROPERTY.
 - ALL SEWER LATERALS SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1/4-INCH PER FOOT.
 - ALL 6" SEWER LATERAL PIPES WITHIN THE PUBLIC RIGHT-OF-WAY MUST HAVE A MINIMUM WALL THICKNESS EQUIVALENT TO SDR 26. THE PIPE MATERIAL FOR THE SEWER LATERAL PIPE WITHIN THE PRIVATE PROPERTY MUST BE MINIMUM SCHEDULE 40 PVC PIPE.
 - A CLEANOUT IS REQUIRED AT THE EDGE OF THE PUBLIC RIGHT-OF-WAY WHERE THE LATERALS TRANSITION FROM 6-INCH TO 4-INCH DIAMETER PIPE.
 - METALLIC WARNING TAPES IS REQUIRED OVER TOP OF ALL PVC PIPE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.
 - IF A RESTAURANT IS INCLUDED IN THE COMMERCIAL BUILDING, A GREASE TRAP WILL BE REQUIRED AND A PLAN SHALL BE SUBMITTED TO THE TOWNSHIP NOTING ITS SIZE AND LOCATION.
 - SANITARY RUN FROM MANHOLE 55 TO MANHOLE 56 IS TO BE C900 PVC PIPE.
 - NO LATERAL CONNECTIONS CAN BE INSTALLED BETWEEN MANHOLE 55 AND MANHOLE 56.
- ALL MATERIALS AND METHODS OF CONSTRUCTION FOR THE WATER SYSTEM SHALL COMPLY TO THE STANDARDS AND SPECIFICATIONS OF AMBLER WATER DEPARTMENT AND THE REQUIREMENTS OF LOWER GWYNEDD TOWNSHIP. AMBLER WATER DEPARTMENT WILL SUPPLY MATERIALS NECESSARY TO EXTEND THE PROPOSED WATER MAIN ACROSS BETHLEHEM PIKE AND CONNECT TO THE 8" MAIN ON THE EASTERLY SIDE OF BETHLEHEM PIKE.
- CONSTRUCTION SPECIFICATIONS:
 - EARTHWORK/CLEARING/GRUBBING; ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTION 200. REMOVE ALL DEBRIS TO A SUITABLE WASTE LOCATION.
 - TOPSOIL; ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTION 802.
 - SOODING/MULCHING/SEEDING; ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTIONS 804, 805, AND 809.
 - STORM SEWER; ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTION 600. STORM SEWERS SHALL BE SMOOTH LINED CORRUGATED PLASTIC PIPE OR REINFORCED CONCRETE PIPE AS SHOWN ON THE PLAN. STORM PIPES AND INLET STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.
 - CONCRETE SIDEWALK; ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTION 630 AND CURRENT TOWNSHIP SPECIFICATIONS.
 - BITUMINOUS PAVING; ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTIONS 401, 420 AND CURRENT TOWNSHIP SPECIFICATIONS. KEY CUT & MATCH AT JUNCTIONS BETWEEN EXISTING AND PROPOSED PAVING.
- ALL UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PREVAILING STANDARDS OF THE UTILITY OR OTHER COMPANY PROVIDING SUCH SERVICES.

TOPOGRAPHIC VERIFICATION NOTES:

THE CONTRACTOR SHALL FIELD VERIFY THE TOPOGRAPHY OF THE AREAS PROPOSED FOR CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION. ELEVATIONS FOR AREAS WHERE PROPOSED PAVING MEETS EXISTING PAVING SHALL BE CHECKED IN THE FIELD. ANY DISCREPANCIES THAT HAVE AN IMPACT ON THE DESIGN AS SHOWN ON THESE PLANS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO ANY CORRECTIVE ACTION BEING TAKEN.

PRIOR TO THE INSTALLATION OF THE SANITARY SEWER AND/OR STORM SEWER SYSTEMS, THE EXISTING SEWER INVERT ELEVATION AT ANY PROPOSED CONNECTION POINT(S) AND THE LOCATION AND ELEVATION OF EXISTING UTILITIES CROSSING THE PROPOSED LINES SHALL BE VERIFIED. ANY DISCREPANCIES IN THE ACTUAL INVERT ELEVATION AND THE INVERT ELEVATION SHOWN ON THIS PLAN SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE COMMENCEMENT OF THE SEWER INSTALLATION.





NORTH ARROW



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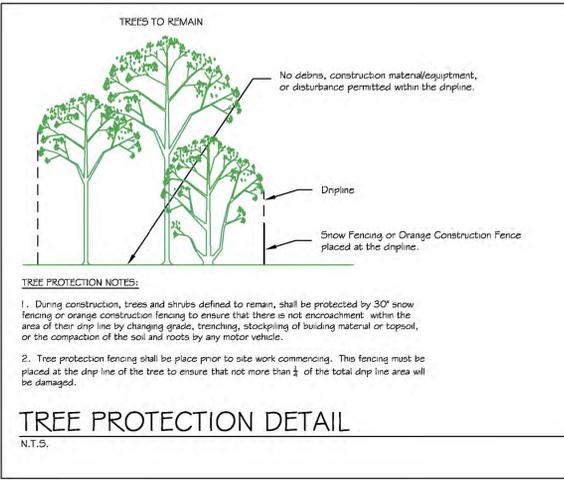
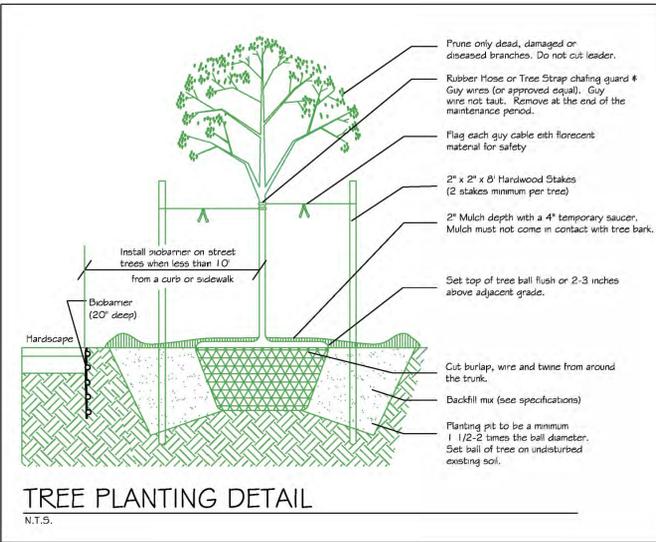
No.	Date	PER REVIEW COMMENTS	By
1	02-05-26		Dr./Engr/Engineer

Project Number	H2922
File Number	BASE.DWG
Sheet Number	3 of 14

Township: L. GWYNEDD
County: MONTGOMERY
Date: 11-28-25
Scale: 1"=50'

CONSTRUCTION IMPROVEMENT PLAN
PREPARED FOR
1208-1224 NORTH BETHLEHEM PIKE

ProTract Engineering, Inc.
64 East Moreland Avenue, P.O. Box 88
Barberso, Pennsylvania 18040
Phone: (610)442-8280
Fax: (610)442-8288



LANDSCAPING NOTES

LANDSCAPING REQUIREMENTS:
STREET TREES: 1 SHADE TREE PER 40 FT OF STREET LENGTH
INTERIOR (RESIDENCE): 2 SHADE TREES PER UNIT.

LANDSCAPING CALCULATIONS:
STREET TREES:
N BETHLEHEM PIKE (ONE SIDE ONLY) STREET LENGTH (U.L.T. R.O.W.) = 1,247 FT/40 → 31 SHADE TREES.
CEDAR HILL ROAD (ONE SIDE ONLY) STREET LENGTH (U.L.T. R.O.W.) = 964 SF/40 → 24 SHADE TREES.
INTERIOR PLANTINGS: RESIDENTIAL 2 x 49 UNITS → 98 SHADE TREES.

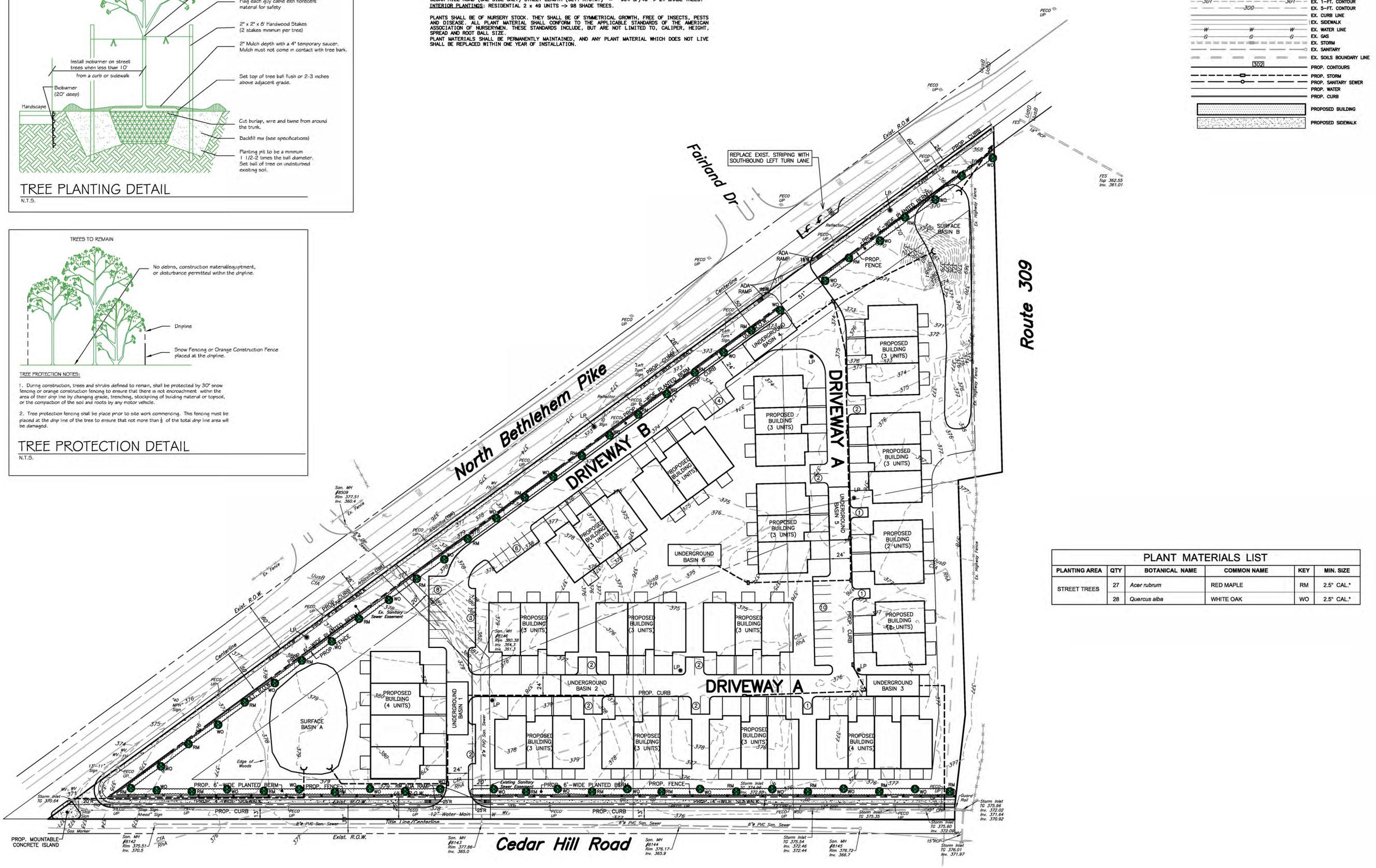
PLANTS SHALL BE OF NURSERY STOCK. THEY SHALL BE OF SYMMETRICAL GROWTH, FREE OF INSECTS, PESTS AND DISEASE. ALL PLANT MATERIAL SHALL CONFORM TO THE APPLICABLE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN. THESE STANDARDS INCLUDE, BUT ARE NOT LIMITED TO, CALIPER, HEIGHT, SPREAD AND ROOT BALL SIZE.
PLANT MATERIALS SHALL BE PERMANENTLY MAINTAINED, AND ANY PLANT MATERIAL WHICH DOES NOT LIVE SHALL BE REPLACED WITHIN ONE YEAR OF INSTALLATION.

LEGEND

[Symbol]	EX. BOUNDARY
[Symbol]	EX. ZONING BOUNDARY
[Symbol]	EX. BUILDING
[Symbol]	EX. RIGHT-OF-WAY
[Symbol]	EX. EDGE OF PAVING
[Symbol]	EX. 1-FT. CONTOUR
[Symbol]	EX. 5-FT. CONTOUR
[Symbol]	EX. CURB LINE
[Symbol]	EX. SIDEWALK
[Symbol]	EX. WATER LINE
[Symbol]	EX. GAS
[Symbol]	EX. STORM
[Symbol]	EX. SANITARY
[Symbol]	EX. SOILS BOUNDARY LINE
[Symbol]	PROP. CONTOURS
[Symbol]	PROP. STORM
[Symbol]	PROP. SANITARY SEWER
[Symbol]	PROP. WATER
[Symbol]	PROP. CURB
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED SIDEWALK

NORTH ARROW

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PLANT MATERIALS LIST

PLANTING AREA	QTY	BOTANICAL NAME	COMMON NAME	KEY	MIN. SIZE
STREET TREES	27	<i>Acer rubrum</i>	RED MAPLE	RM	2.5" CAL.*
	28	<i>Quercus alba</i>	WHITE OAK	WO	2.5" CAL.*

LANDSCAPE PLAN

PREPARED FOR

1208-1224 NORTH BETHLEHEM PIKE

ProTract Engineering, Inc.

64 East Main Street, P.O. Box 68
Baltimore, Pennsylvania 18640
Phone: (610)449-9290
Fax: (610)448-8888

Township: L. GWYNEDD
County: MONTGOMERY
Date: 11-28-25
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Sheet Number: 4 OF 14

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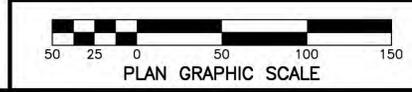
CD File Name: BASE.DWG

Author/Engineer: EMS/NTR

Date: 102-05-26

PER REVIEW COMMENTS

1



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(NOT APPLICABLE, SEE BELOW)

CATEGORY	REQUIRED	PROPOSED
LOT AREA (MIN)	33,000 SF+	33,000 SF
LOT WIDTH (MIN)	175 FT	175 FT
BUILDING HEIGHT (MAX)	45 FT/2-1/2 STRY	45 FT
FRONT YARD (MIN)	65 FT	65 FT
SIDE YARD (MIN-BOTH)	45 FT	45 FT
REAR YARD (MIN)	65 FT	65 FT
DISTRICT YARD (MIN)	60 FT	60 FT
(ADJ. TO RESIDENTIAL ZONE)		
BUILDING COVERAGE (MAX)	20 %	20 %
IMP. COVERAGE (MAX)	25 %	25 %

* IF BOTH PUBLIC WATER AND PUBLIC SEWER ARE AVAILABLE

- LOWER PIKE OVERLAY DISTRICT
- | CATEGORY | REQUIRED | PROPOSED |
|---------------------------------|--------------|-------------|
| LOT AREA, NON-RESIDENTIAL (MIN) | 2 ACRES | 9 ACRES |
| LOT AREA W/ RESIDENTIAL (MIN) | 3 ACRES | 9 ACRES |
| LOT WIDTH (MIN) | 150 FT | 1000 FT+ |
| RES. DENSITY (MAX) | 6 DU/ACRE | 5.4 DU/ACRE |
| BUILDING HEIGHT (MAX) | 40 FT/3 STRY | < 40 FT |
| FRONT YARD (MIN) | 20 FT | 28 FT |
| SIDE YARD (MIN) | 10 FT | N/A |
| REAR YARD (MIN) | 20 FT | 42 FT |
| DISTRICT YARD (MIN) | 30 FT | 42 FT |
| (ADJ. TO RESIDENTIAL ZONE) | | |
| IMP. COVERAGE (MAX) | 75 % | 48.0 % |
- SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON FLOOD MAP PANEL NO. 4209102796, PREPARED FOR MONTGOMERY COUNTY PA, DATE EFFECTIVE MARCH 2, 2016.
 - SOILS DATA WAS OBTAINED FROM THE USDA/NRCS SOIL SURVEY OF MONTGOMERY COUNTY PA, VERSION 19, SEPTEMBER 5, 2024. SOILS ON SITE ARE CLASSIFIED AS FOLLOWS:
C1A - CHALFONT SILT LOAM, 0 TO 3 PERCENT SLOPES
R1A - REAVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES
LU1L - LOORHTENTS, SHALE AND SANDSTONE, 8 TO 25 PERCENT SLOPES
UuB - URBAN LAND-UORHTENTS, SHALE AND SANDSTONE COMPLEX, 0 TO 8 PERCENT SLOPES
 - RIGHT-OF-WAYS ALONG BETHLEHEM PIKE AND CEDAR HILL ROAD ARE HEREBY OFFERED TO THE AGENCY HAVING JURISDICTION.

PROPOSED IMPERVIOUS COVERAGE:

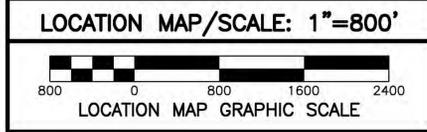
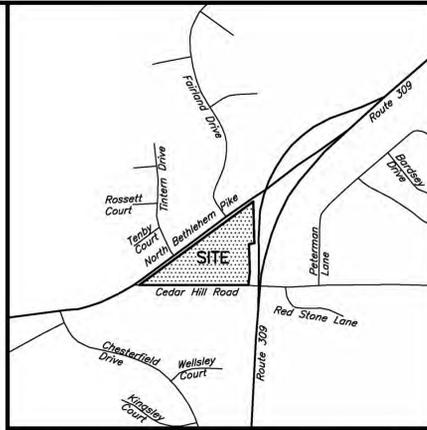
THE TOTAL LOT AREA TO THE ULTIMATE RIGHT-OF-WAY FOR THE SITE = 377,696 SF.

TOTAL PROPOSED IMPERVIOUS CALCS FOR THE ENTIRE SITE:

PROP. BUILDINGS	97,350 SF
PROP. DECKS	8,820 SF
PROP. DRIVEWAYS	21,292 SF
PROP. PAVING (PARKING AND ROADS)	53,819 SF
TOTAL PROPOSED AREA	181,281 SF (48.0 %)

SHEET INDEX

- OF 14 LAND DEVELOPMENT PLAN
- OF 14 EXISTING FEATURES AND DEMOLITION PLAN
- OF 14 CONSTRUCTION IMPROVEMENT PLAN
- OF 14 LANDSCAPE PLAN
- OF 14 PROFILE PLAN 1
- OF 14 PROFILE PLAN 2
- OF 14 EROSION & SEDIMENT CONTROL PLAN
- OF 14 EROSION & SEDIMENT CONTROL DETAIL PLAN
- OF 14 POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
- OF 14 POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL PLAN
- OF 14 LIGHTING PLAN
- OF 14 FIRE TRUCK TURN ANALYSIS PLAN
- OF 14 UTILITY PLAN
- OF 14 UTILITY DETAIL PLAN



COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On the _____ day of _____, 2025, before me the subscriber, a notary public of the Commonwealth of Pennsylvania residing in _____, personally appeared Peter F. Penna, of _____, who acknowledged this plan to be the official plan of the highways and property shown thereon situate in the Township of Lower Gwynedd, Montgomery County, Pennsylvania, and desired that this plan be recorded according to law.

Witness my hand and notarial seal the day and year aforesaid.

Notary Public
My Commission Expires _____

I hereby certify that _____ is the registered owner of the land herein subdivided or developed and that we do hereby adopt this plan.

(Title)

Approved by the Board of Supervisors of the Township of Lower Gwynedd this _____ day of _____, 2025.

President
Secretary

Approved by the Lower Gwynedd Township Engineer on the _____ day of _____, 2025.

Engineer

Approved by the Lower Gwynedd Township Planning Commission on the _____ day of _____, 2025.

Chairman

Recorded this _____ day of _____, 2025, in the office for the recording of deeds, etc., in and for the County of Montgomery in Norristown, Pennsylvania in Plan Book No. _____, Page _____.

Recorder

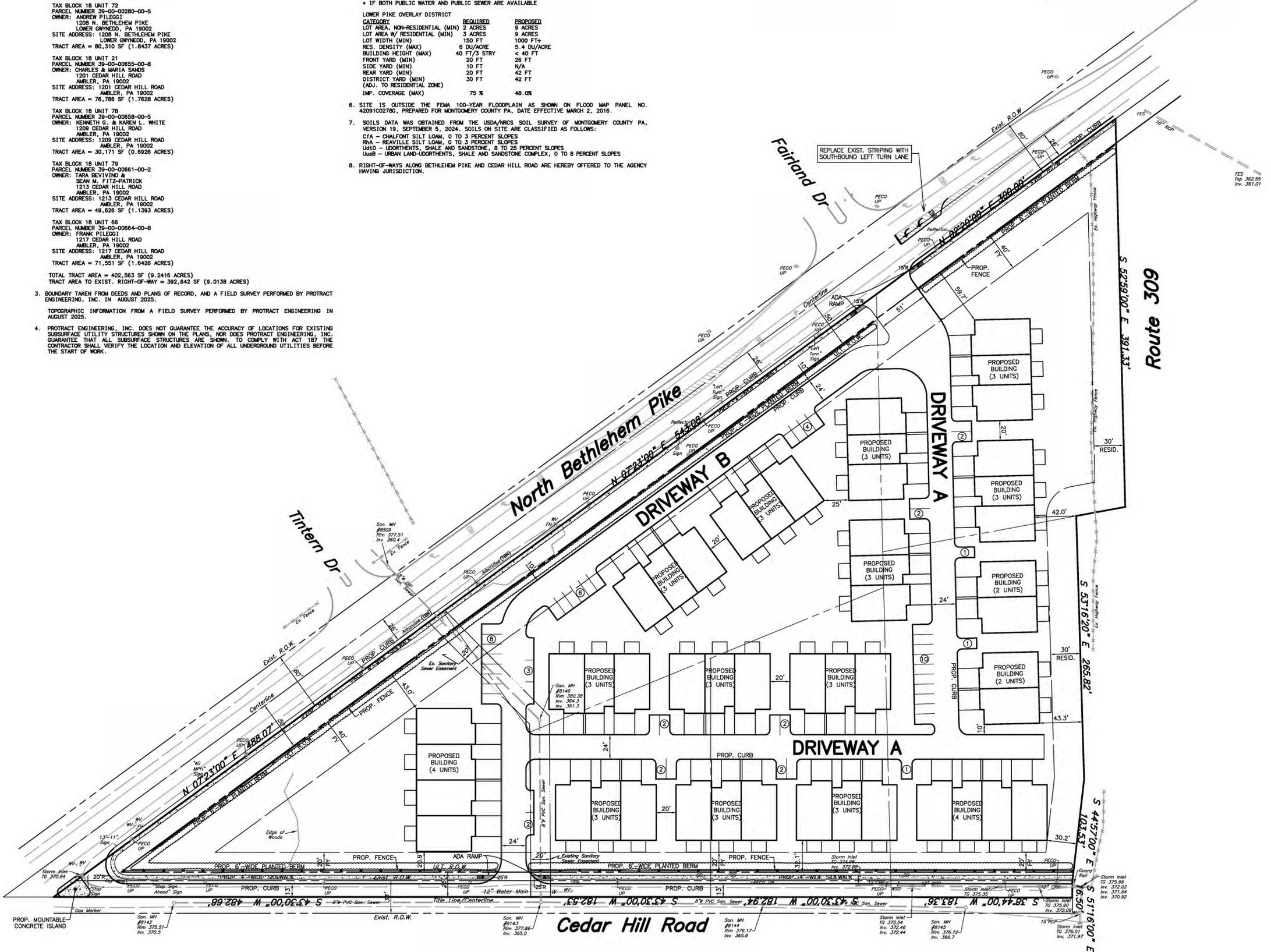
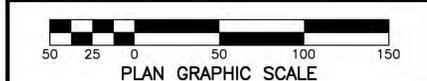
PROFESSIONAL ENGINEER'S CERTIFICATION

I, _____, a Registered Professional Engineer (or Registered Surveyor) of the Commonwealth of Pennsylvania, do hereby certify that in my best professional judgment this plan correctly represents the metes and bounds, as shown, and the lots, land, streets, highways, easements and utilities as surveyed and plotted by me for the owners or agents.

I further certify that in my best professional judgment this plan meets the requirements of all applicable ordinances affecting this subdivision plan, including the amended Zoning Ordinance of Ambler Borough, in which this subdivision, is located.

(Registered Professional Engineer)

PE-039251-E
(Registration Number)

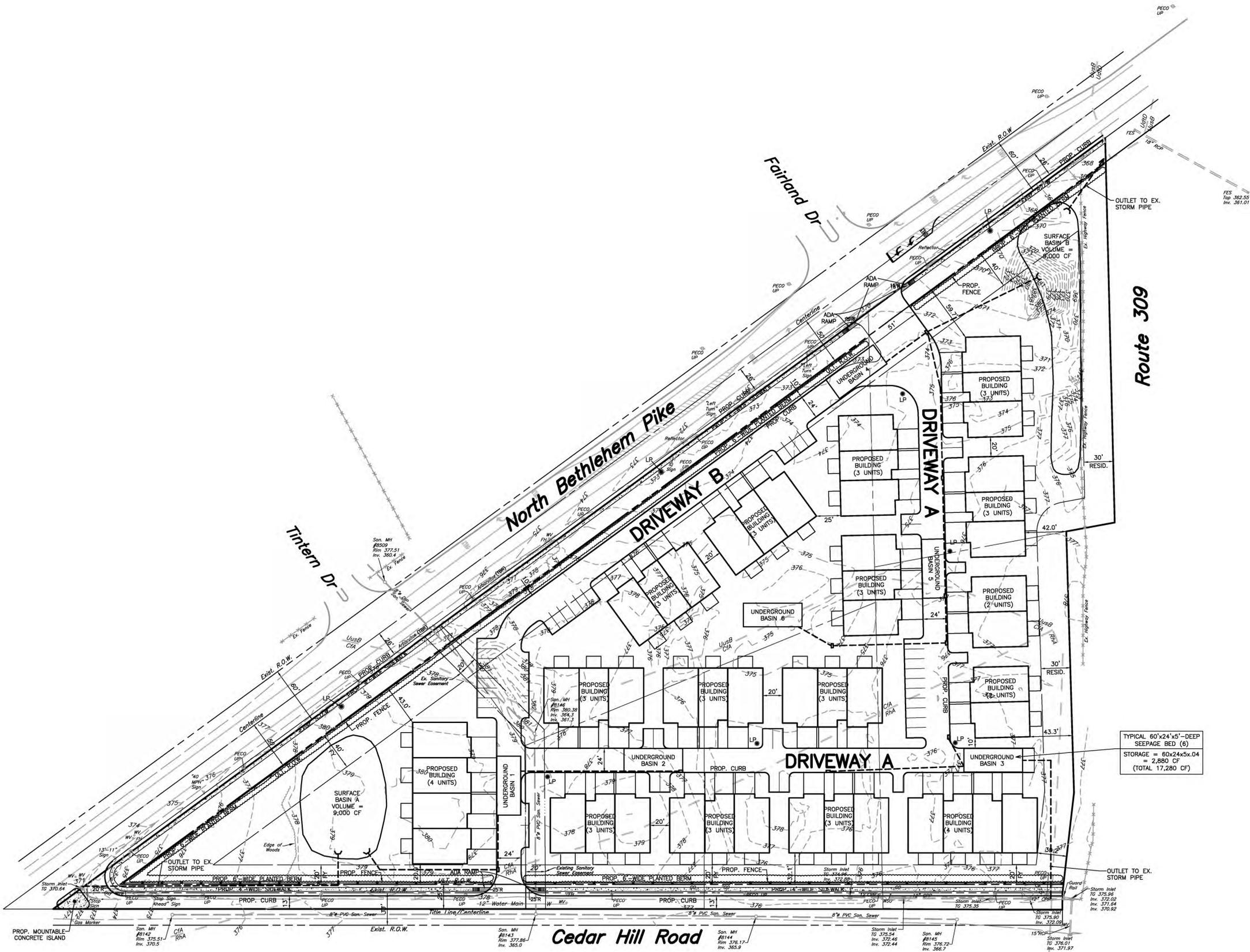


NORTH ARROW

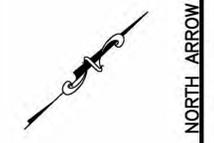
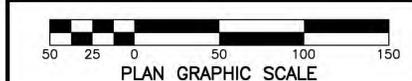
L. GWYNEDD COUNTY MONTGOMERY	Date 11-23-25	Sheet Number 1 OF 14	Scale 1"=50'	Project Number H2922
L. GWYNEDD COUNTY MONTGOMERY	Date 11-23-25	Sheet Number 1 OF 14	Scale 1"=50'	Project Number H2922
L. GWYNEDD COUNTY MONTGOMERY	Date 11-23-25	Sheet Number 1 OF 14	Scale 1"=50'	Project Number H2922

LAND DEVELOPMENT PLAN
PREPARED FOR
1208-1224 NORTH BETHLEHEM PIKE

ProTract
Engineering, Inc.
64 East Moreland Avenue, P.O. Box 68
Bathboro, Pennsylvania 18640
Phone (610)442-8280
Fax (610)442-8288



TYPICAL 60'x24'x5'-DEEP
SEEPAGE BED (6)
STORAGE = 60x24x5x.04
= 2,880 CF
(TOTAL 17,280 CF)



No.	Date	PER REVIEW COMMENTS	By
1	02-05-25		EMS
Project Number: H2922			Drawn/Engineer: EMS/NTR
CADD File Name: BASE.DWG			

ProTract Engineering, Inc.
 64 East Moreland Avenue, P.O. Box 68
 Harborside, Pennsylvania 18040
 Phone: (610)442-9230
 Fax: (610)442-9238

PREPARED FOR
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
 1208-1224 NORTH BETHLEHEM PIKE

Township: L. GWYNEDD
 County: MONTGOMERY
 Date: 11-28-25
 Scale: 1"=50'
 Sheet Number: 9 OF 14



NEIGHBORHOOD STREETScape
BETHLEHEM PIKE

Gwynedd Point Village

| LOWER GWYNEDD TOWNSHIP |
1208-1224 N. Bethlehem Pike, Lower Gwynedd, PA



1/20/2026

672501_1

THE ARCHITECTURAL PLANS AND ELEVATIONS ARE ARCHITECTURAL CONCEPTS. DETAILS AND DIMENSIONS SHOWN MAY VARY FROM FINAL ARCHITECTS PLANS, BUILDER FIELD CHANGES AND/OR SITE CONDITIONS.



NEIGHBORHOOD STREETScape
BETHLEHEM PIKE

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Gwynedd Point Village

| LOWER GWYNEDD TOWNSHIP |
1208-1224 N. Bethlehem Pike, Lower Gwynedd, PA



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FRONT ELEVATION
END UNIT - END UNIT

Gwynedd Point Village

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FRONT ELEVATION
END UNIT - END UNIT

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Gwynedd Point Village

| LOWER GWYNEDD TOWNSHIP |
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SIDE ENTRY ELEVATION
END UNIT

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Gwynedd Point Village

| LOWER GWYNEDD TOWNSHIP |
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SIDE ENTRY ELEVATION
END UNIT

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REAR ELEVATION
END UNIT - INTERIOR UNIT - END UNIT

Gwynedd Point Village

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REAR ELEVATION
END UNIT - INTERIOR UNIT - END UNIT

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CEDAR HILL ROAD

Gwynedd Point Village

| LOWER GWYNEDD TOWNSHIP |
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