



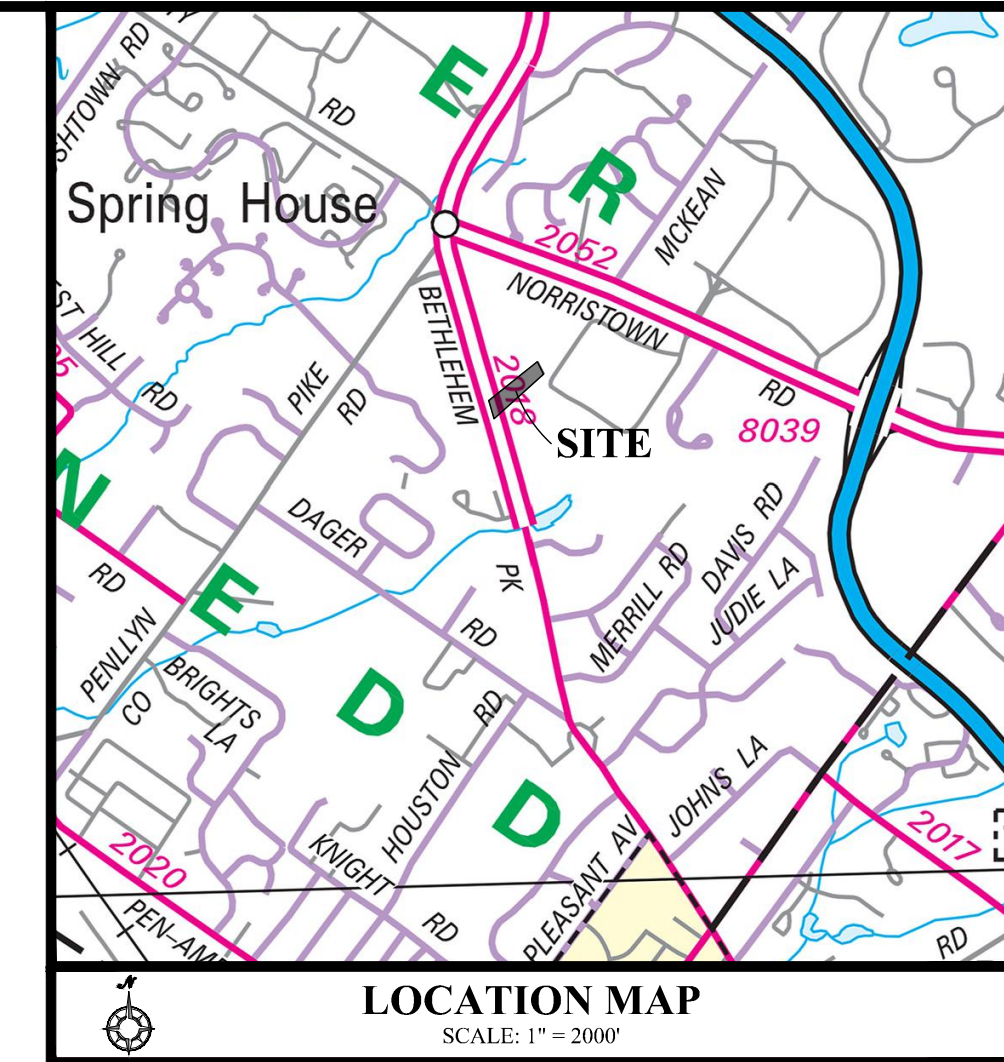
N/L  
GWYNEDD CENTER, LP  
TAX PARCEL 39-00-00227-00-4  
DEED BOOK 5905, PAGE 493

N/L  
JOHN M. SOKENA USA BEVERAGE OUTLET  
TAX PARCEL 39-00-00228-00-5  
DEED BOOK 5296, PAGE 1477

N/L  
SISTERS OF MERCY  
TAX PARCEL 39-00-00241-00-8

N/L  
ACTS MANAGEMENT SERVICES, INC.  
TAX PARCEL 39-00-00220-00-2  
DEED BOOK 5829, PAGE 1202

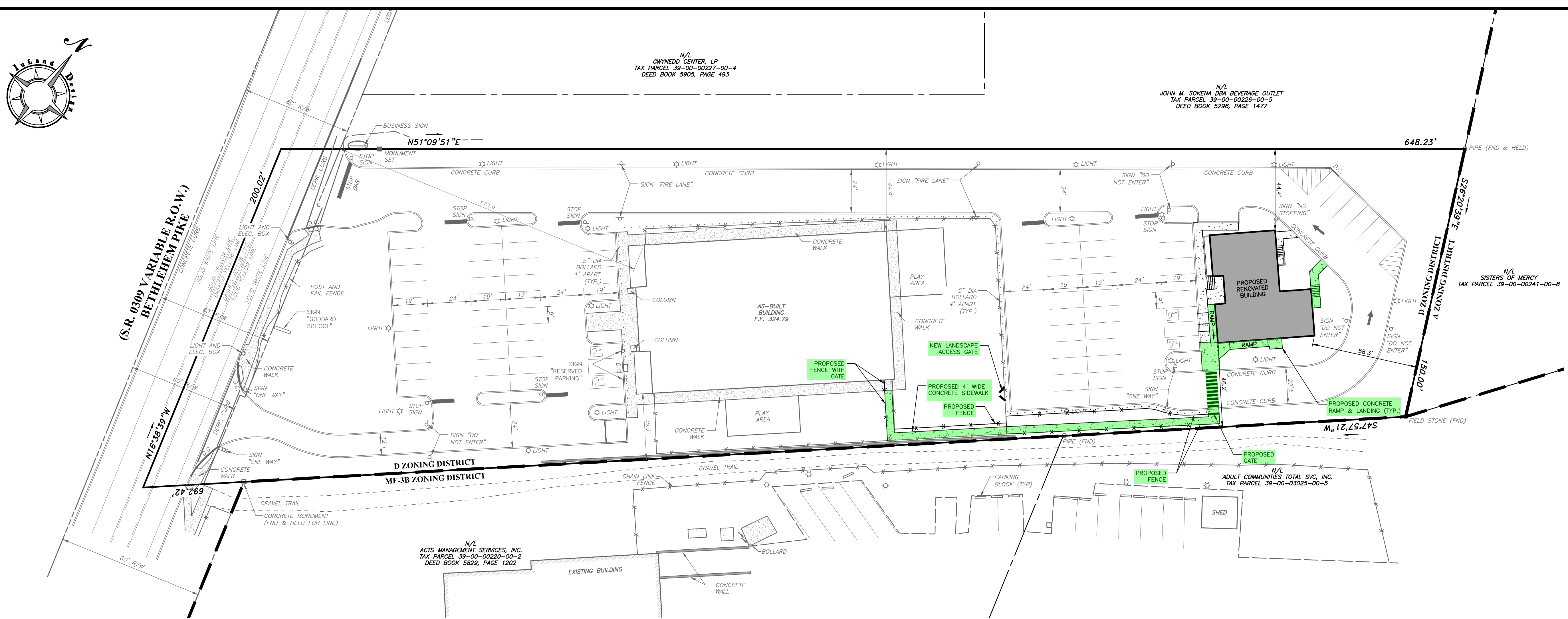
N/L  
ADULT COMMUNITIES TOTAL SVC, INC.  
TAX PARCEL 39-00-03025-00-5



**GENERAL NOTES:**

- BOUNDARY SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN NOVEMBER, 2020, BY INLAND DESIGN, LLC, WEST CHESTER, PA.
- TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN NOVEMBER, 2024 BY INLAND DESIGN, LLC, WEST CHESTER, PA. CONTOUR INTERVAL = 1 FOOT.
- ELEVATIONS BASED ON NAVD83 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON NOVEMBER 6, 2024.
- THE EXISTING SITE IS SERVED BY PUBLIC WATER AND SEWER.
- COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
- THE PARKING EASEMENT SHOWN ON THE EXISTING CONDITIONS PLAN HAS BEEN AMENDED BY AN AGREEMENT DATED APRIL 16, 2021 AND RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE TO ELIMINATE THE AREAS DESCRIBED BY METES AND BOUNDS BUT TO GUARANTEE THE RIGHT TO 12 PARKING SPACES TO GWYNEDD CENTER LP.
- THERE ARE NO WETLANDS PRESENT ON THIS SITE.
- THERE ARE NO STEEP OR VERY STEEP SLOPES LOCATED ON THIS SITE.
- CLOSEST HYDRANT IS LOCATED 143 FEET TO THE NORTH OF THE NORTHWESTERN CORNER OF THE SITE ON THE EASTERN SIDE OF BETHLEHEM PIKE.

**PENNDOT NOTE:**  
ALL CONSTRUCTION WITHIN THE RIGHT OF WAY IS TO BE PERFORMED AS SHOWN ON THE PENNDOT APPROVED HIGHWAY OCCUPANCY PERMIT PLANS PREPARED BY TP&D.



**IMPERVIOUS COVERAGE TABLE**

DESCRIPTION	APPROVED	AS-BUILT	PROPOSED
BUILDINGS	13,424 S.F.	13,185 S.F.	13,479 S.F. *
PAVING	43,292 S.F.	44,018 S.F.	44,018 S.F.
CONCRETE	3,940 S.F.	3,179 S.F.	5,188 S.F.
CURB	1,697 S.F.	1,716 S.F.	1,716 S.F.
WALLS	257 S.F.	299 S.F.	330 S.F.
TOTAL IMPERVIOUS	62,610 S.F.	62,397 S.F.	64,731 S.F.

\* PROPOSED BUILDING INCLUDES RENOVATION AND EXPANSION OF EXISTING REAR BUILDING.

AREA OF NEWLY PROPOSED IMPROVEMENTS

**ZONING DATA - D BUSINESS DISTRICT / LOWER PIKE OVERLAY DISTRICT**

	REQUIRED	APPROVED *	PROPOSED
MINIMUM LOT AREA	2 ACRES	2.298 ACRES	2.298 ACRES
MINIMUM LOT WIDTH	150 FT.	200 FT.	200 FT.
MINIMUM FRONT YARD SETBACK	20 FT.	145 FT.	173.9 FT.
MINIMUM SIDE YARD SETBACK	10 FT. (EACH)	36 FT. 46 FT.	35.9 FT. 44.9 FT.
MINIMUM REAR YARD SETBACK	20 FT.	47 FT.	58.3 FT.
MAXIMUM BUILDING COVERAGE	30%	13.4% (13,424 S.F.)	13.5% (13,533 S.F.)
MAXIMUM IMPERVIOUS COVERAGE	75%	62.5% (62,610 S.F.)	64.7% (64,731 S.F.)
MAXIMUM BUILDING HEIGHT	40 FT., NOT EXCEEDING 3 STORIES	EXISTING	40 FT., NOT EXCEEDING 3 STORIES

\* PER "SITE IMPROVEMENT PLAN" PREPARED BY INLAND DESIGN, LLC, PLAN DATED 4/8/2021, LAST REVISED 6/24/2022.

**PARKING CALCULATION**

DESCRIPTION	REQUIRED
THE GODDARD SCHOOL (ONE SPACE FOR EVERY THREE SEATS PROVIDED FOR ASSEMBLY)	153 CHILDREN / 3 = 51 - 51 SPACES REQUIRED
REAR GODDARD SCHOOL BUILDING (ONE SPACE FOR EVERY THREE SEATS PROVIDED FOR ASSEMBLY)	30 CHILDREN / 3 = 10 - 10 SPACES REQUIRED
PARKING FOR PARCEL 39-00-00227-00-4 PER EASEMENT AGREEMENT	12 SPACES
TOTAL SPACES REQUIRED	51 + 10 + 12 = 73 SPACES
TOTAL SPACES PROVIDED	73 SPACES

**OWNER OF RECORD:**  
BETH PIKE LLC  
DAVID GOLDSTEIN, PRESIDENT  
P.O. BOX 479  
AMBLER, PA 19002  
(267) 250-6827

**LEGEND**

	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING EASEMENT LINE
	EXISTING WALL
	EXISTING CONCRETE
	EXISTING LIGHT
	EXISTING SIGN
	EXISTING FENCE LINE
	EXISTING CURB LINE
	EXISTING DRIVEWAY
	EXISTING STONE DRIVE
	PROPOSED CONCRETE
	PROPOSED WALL

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**PENNSYLVANIA ONE CALL SYSTEM**  
PA. act 172 of 1986 requires three working days notice  
Serial Numbers:  
**20203212820**

**PENNSYLVANIA ACT 187 REQUIREMENTS:**  
Inland Design, LLC does not guarantee the accuracy of the locations for existing subsurface utility structures shown on the plans, nor does Inland Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

**INLAND DESIGN**  
Engineering, Surveying & Land Planning  
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PARCEL NO. 39-00-00223-00-8 | D.B. 5922 | PG. 2875

**IMPROVEMENTS PLAN**

GRAPHIC SCALE  
0 15 30 60 120  
(IN FEET)  
1 inch = 30'

**IMPROVEMENTS PLAN FOR GODDARD SCHOOL**  
820 N. BETHLEHEM PIKE  
LOWER GWYNEDD TOWNSHIP • MONTGOMERY COUNTY • PA

No.	Date:	Description:

**OWNER OF RECORD:**  
BETH PIKE LLC  
DAVID GOLDSTEIN, PRESIDENT  
P.O. BOX 479  
AMBLER, PA 19002  
(267) 250-6827

**DATE:** 02/17/2026  
**SCALE:** 1" = 30'  
**DRAWN BY:** MMH  
**CHECKED BY:** JDC  
**PROJECT NO.:** 11625

**SHEET 1 OF 1**