

LOCATION MAP
SCALE: 1" = 1,000'
SOURCE: BING MAPS

ZONING TABLE				
ZONE: MF-3 USE PERMITTED BY CONDITIONAL USE: MIXED USE DEVELOPMENT				
APPLICANT/ OWNER INFORMATION				
APPLICANT:	BT 309, LLC 200 DRYDEN ROAD, SUITE 2000 DRESHER, PA 19025			
BULK REQUIREMENTS				
ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	\$ 1276.09	20 AC	24,097 AC	24,097 AC
MIN LOT WIDTH	\$ 1276.09	800.0'	820.9'	820.9'
MIN YARD SETBACKS				
FRONT YARD	\$ 1276.09	MULTI-FAMILY APT & OFFICE - 200.0' OTHER USES - 100.0' ALONG NORRISTOWN ROAD	OFFICE 513.4'	APT BLDGS 521.2' OTHER USE 107.9'
SIDE YARD	\$ 1276.09	50.0'	112.9'	50.0'
REAR YARD	\$ 1276.09	100.0'	395.7'	112.5'
MAX PERMITTED HEIGHT	\$ 1276.09	MULTI-FAMILY APT 55.0' & 4 STORIES OFFICE 50.0' & 3 STORIES OTHER USES 35.0' & 2 STORIES	OFFICE <40.0' - 3 STORIES	APT BLDG <55.0' - 4 STORIES OFFICE <50' - 3 STORIES OTHER USES <35.0' - 2 STORIES
MAX BUILDING COVERAGE	\$ 1276.09	20.0% BASE REQUIREMENT 30.0% (BONUS PROVISION WHEN A PARKING STRUCTURE IS IMPLEMENTED)	5.6% (58,480 SF)	19.4% (203,879 SF)
MAX LOT COVERAGE	\$ 1276.09	60.0%	32.7% (343,285 SF)	46.9% (492,045 SF)
MIN BUILDING SPACING	\$ 1276.09	75.0'	40.5' (ENC)	79.3'
DENSITY	\$ 1276.09	NUMBER OF RESIDENTIAL UNITS PER GROSS ACRE SHALL NOT EXCEED 12 BASE 12 DWELLING UNITS / ACRE (888) BONUS WHEN WORKFORCE HOUSING IS IMPLEMENTED: 13.5 DWELLING UNITS / ACRE (324)	N/A	278 UNITS (11.58 DU/ACRE)
MIN PARKING, SERVICE, OR LOADING AREA SETBACKS	\$ 1276.09	10' FROM ANY SIDE YARD PROPERTY LINE ABUTTING A MAJOR ROADWAY (ADJ 309 RAMP)	4.1' (ENC) (ADJ 309 RAMP)	4.1' (ENC) (ADJ 309 RAMP) 20.0' ALL NEW AREAS
MIN PARKING, SERVICE, OR LOADING AREA SETBACKS	\$ 1276.09	75' FROM ANY SIDE OR REAR PROPERTY LINE	SIDE YARD ADJ TO ACTS 195.4'	SIDE YARD ADJ TO ACTS 195.4' REAR YARD TO OLD YORK RD CC 221.3'
SERVICE DRIVEWAY SETBACKS	\$ 1276.09	25' FROM SIDE OR REAR PROPERTY LINE	SIDE YARD ADJ TO ACTS 112.9'	SIDE YARD ADJ TO ACTS 25.5'
PARKING REQUIREMENTS - MULTIFAMILY APARTMENTS - OFFICE / RETAIL BUILDING	\$ 1276.09	MULTI-FAMILY APT* 278 UNITS x 1.5 STALLS=417 SPACES OFFICE** 77,819 GFA / 220SF=311 SPACES OTHER USE*** 46,350 GFA / 200SF=187 SPACES *15 STALLS / RESIDENTIAL UNIT **1 STALL / EVERY 250 SF OF GFA	623 SPACES (144,359 GFA)	APT BLDG 433 SPACES OFFICE 315 SPACES OTHER USE 234 SPACES
			ENC =	EXISTING NON-CONFORMITY

PENNSYLVANIA STATE HIGHWAY U.S. ROUTE 309
(A.K.A. FORT WASHINGTON EXPRESSWAY)
(VARIABLE WIDTH R.O.W. FOR LIMITED ACCESS)
(LIMITED ACCESS HIGHWAY)

RAMP-D

NORRISTOWN ROAD

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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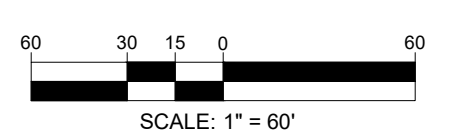
PROJECT No.: PAA240076-00-0A
DRAWN BY: PAB
CHECKED BY: CJH
DATE: 02/11/2026
CAD LDR: P-CUSE-PROP

MIXED USE DEVELOPMENT
FOR
BT 309, LLC
PROPOSED MIXED USE DEVELOPMENT
321 NORRISTOWN ROAD
MONTGOMERY COUNTY
LOWER GWYNEDD TOWNSHIP
PENNSYLVANIA, 19002

BOHLER
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

T.R. KNAB
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE NO. 15003352
REGISTERED LANDSCAPE ARCHITECT

SHEET TITLE:
CONDITIONAL USE PLAN
SHEET NUMBER:
2
ORG. DATE - 02/11/2026





BLOCK 19
UNIT 9
APN #39-00-04330-00-5
N/F LANDS OF
OLD YORK ROAD COUNTRY CLUB
OF MONTGOMERY COUNTY
D.B. 3241, PG. 515



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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PENNSYLVANIA LICENSE NO. 15403352
REGISTERED LANDSCAPE ARCHITECT

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
3
ORG. DATE - 02/11/2026



ZONING TABLE

ZONE: MF-3
USE PERMITTED BY CONDITIONAL USE: MIXED USE DEVELOPMENT

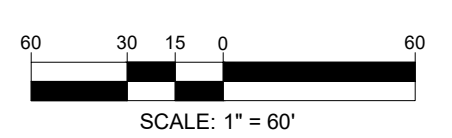
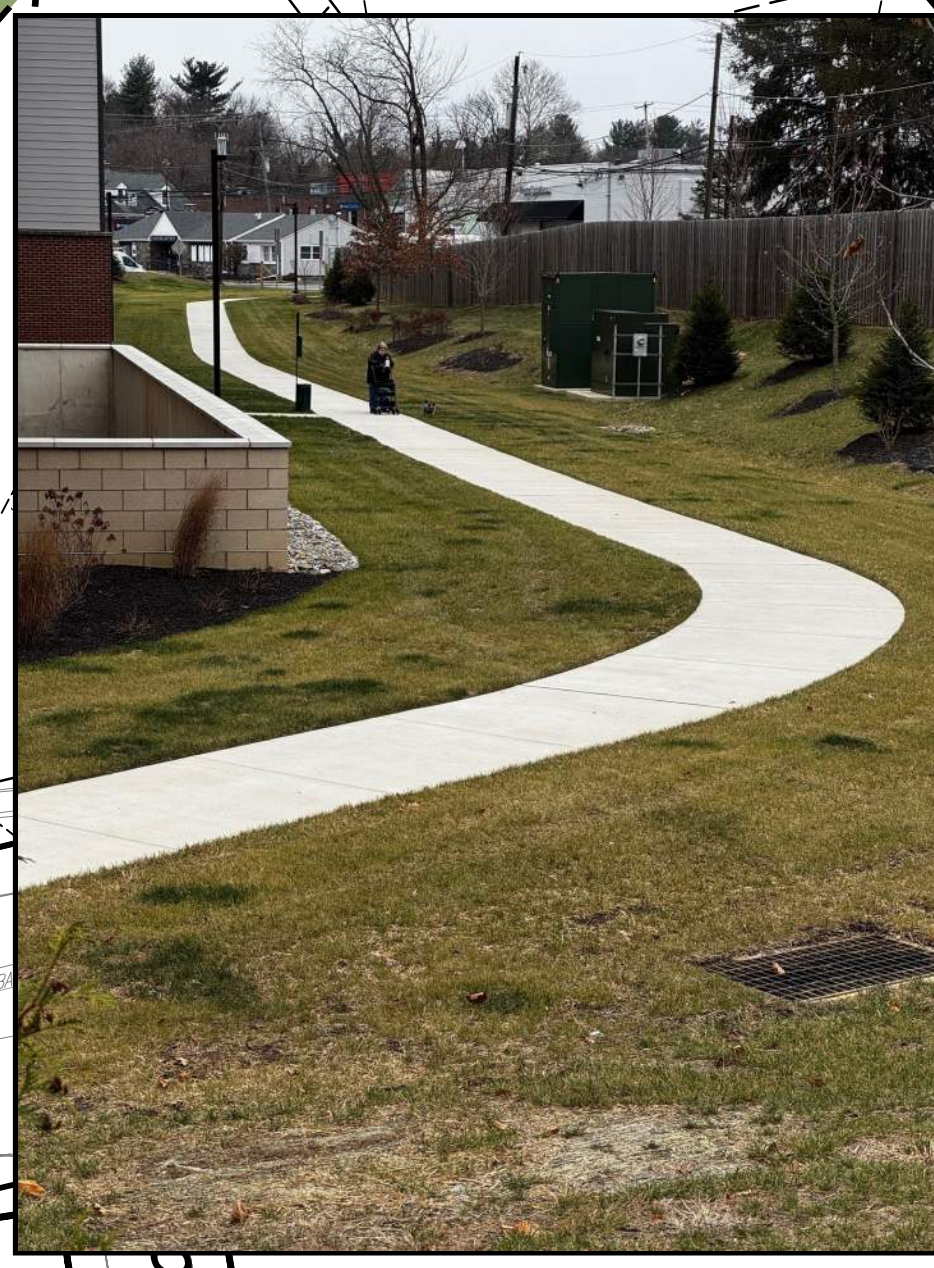
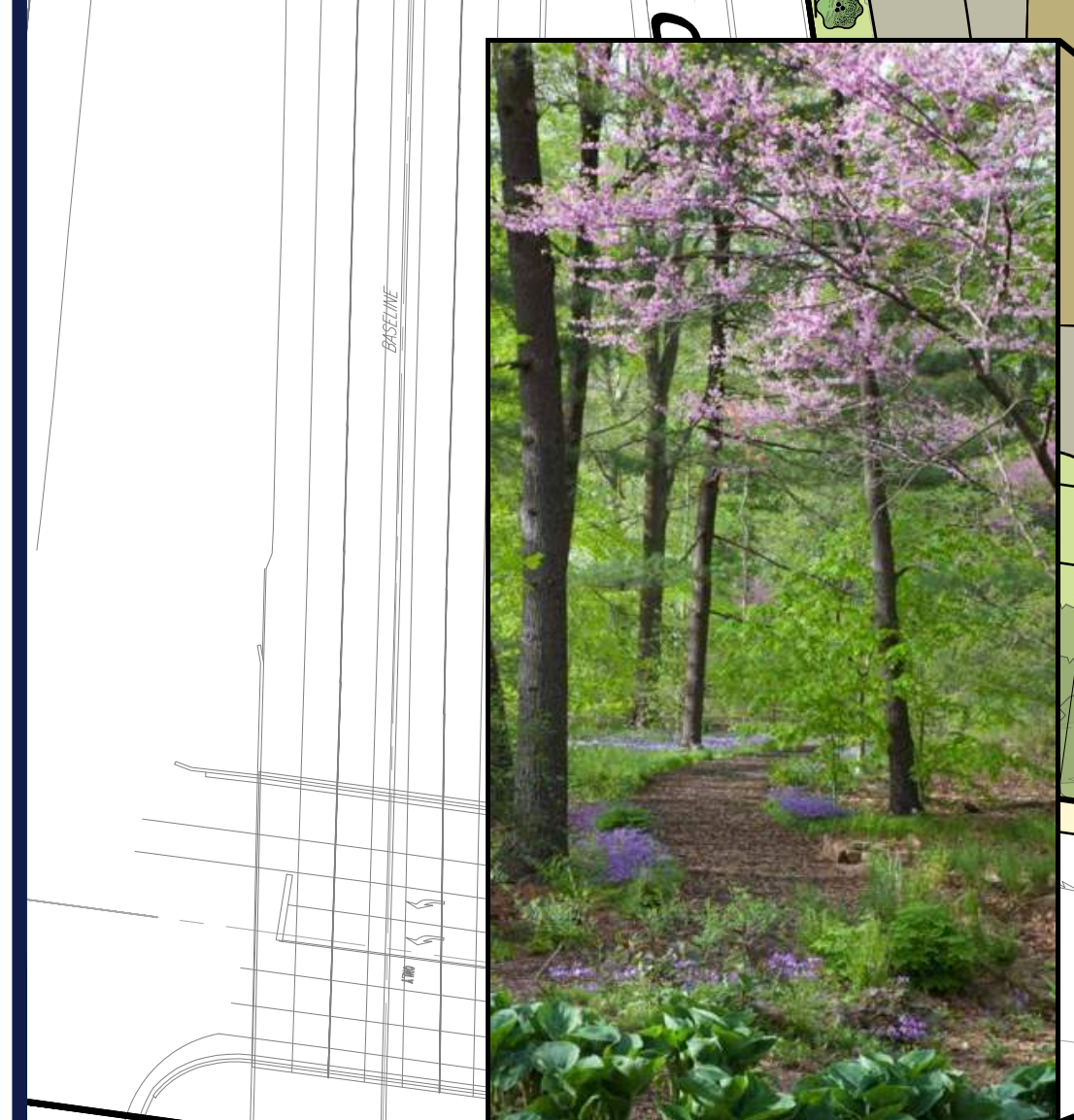
APPLICANT/ OWNER INFORMATION

APPLICANT: BT 309, LLC
200 DRYDEN ROAD, SUITE 2000
DRESHER, PA 19025

BULK REQUIREMENTS

ITEM	CODE	REQUIRED	EXISTING	PROPOSED
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MIN PARKING, SERVICE, OR LOADING AREA SETBACKS	\$ 1276.09	75' FROM ANY SIDE OR REAR PROPERTY LINE	SIDE YARD ADJ TO ACTS 196.4'	SIDE YARD ADJ TO ACTS 196.3'
SERVICE DRIVEWAY SETBACKS	\$ 1276.09	25' FROM SIDE OR REAR PROPERTY LINE	REAR YARD TO OLD YORK RD CC 203.3'	REAR YARD TO OLD YORK RD CC 221.3'
PARKING REQUIREMENTS	\$ 1276.09	MULTI-FAMILY APT* 278 UNITS x 1.5 STALLS=417 SPACES OFFICE** 77,819 GFA / 2655 SF=311 SPACES OTHER USE*** 46,750 GFA / 2505 SF=187 SPACES *15 STALLS / RESIDENTIAL UNIT **1 STALL / EVERY 250 SF OF GFA	623 SPACES (144,359 GFA)	APT BLDG 433 SPACES OFFICE 315 SPACES OTHER USE 234 SPACES
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