



MEMORANDUM

ATTN: Planning Commission

DATE: March 11, 2026

FROM: Jamie P. Worman, Assistant Township Manager *Jamie Worman*

SUBJ: Goddard School Amended Plan Waiver of Land Development #26-05

Mr. David Goldstein and his attorney, Ms. Catherine Harper, will attend the Planning Commission meeting on March 18, 2026, to request a waiver of land development for an amendment to the Goddard School Land Development Plan (21-01).

The request is being made because the Goddard School intends to extend its daycare use to the rear building, which was originally approved as a medical office under the current land development plan. The proposed changes to the plan are minor and include the addition of a sidewalk connection between the two buildings and the installation of an ADA-accessible ramp along the side of the building.

The applicant has already received the necessary approval from the Zoning Hearing Board to permit the daycare use at this location. Given the limited scope of the proposed improvements, the applicant is requesting a waiver of land development. The amended plan and the engineers' review letters are attached to this memorandum for your reference.

February 19, 2026

John J. McAneney^{2,4}
George M. Riter⁴
Scott H. Wolpert²
Catherine M. Harper
Thomas A. Boulden
Eric B. Smith
Kevin D. Birkhead^{2,3,4}
Keith T. Vernon¹
Christine M. Gordon²
Carol R. Livingood
Karen Schechter Dayno^{2,4}
Andrew W. Knox²
Kathleen M. Vermilion
Chloe Mullen-Wilson
Vincent R. Cocco²
Elizabeth L. Ferraro²
Matthew D. DeLeo²
Patrick M. Blair
Patrick Naessens⁴
Ferrell J. Townsend
Ashley B. Han
Spencer C. Holm²
Sergiy Melnyk²

Of Counsel
Bernard F. Siergiej
Roman J. Koropecy⁵

¹ Member DC Bar
² Member NJ Bar
³ Member MD Bar
⁴ LLM Taxation
⁵ RJK, Ltd.

SENT VIA EMAIL: jworman@lowergwynedd.org

Jamie P. Worman, Assistant Township Manager
and Director of Building and Zoning
Lower Gwynedd Township
1130 Bethlehem Pike
Spring House, PA 19477

Re: 820-822 N. Bethlehem Pike, Spring House Goddard School
Our File No. 21484-001

Dear Jamie:

On behalf of David Goldstein, who owns the property noted above, we are respectfully requesting a waiver of land development in order to allow the Goddard School to expand into the office building in the back. The office building in the back was part of the approved Land Development Plan and requires only minor exterior renovations in order to serve this function. At the time it was approved, I believe we thought that the office building behind the Goddard Daycare Center would be a medical office, but the Goddard Daycare Center is in such demand that it needs additional space which can be utilized in the office building.

Attached is an Improvement Plan dated February 17, 2026 for the Goddard School showing, in green, the additions that are necessary to connect the two buildings and provide an ADA accessible ramp to the small office building in the rear.

Please let me know if the Board of Supervisors will need additional information from us to consider a waiver of land development.

February 19, 2026
Page 2

Thank you for your consideration.

Very truly yours



Catherine M. Harper

CMH/rl

Enclosure.

cc: Neil Andrew Stein, Esquire (NStein@kaplaw.com)
David Goldstein



March 13, 2026

File No. 21-04141

Mimi Gleason, Township Manager
Lower Gwynedd Township
1130 N Bethlehem Pike, P.O. Box 625
Spring House, PA 19477

Reference: 820 N. Bethlehem Pike – Goddard School
Land Development Waiver Request – Review 1
TMP Nos. 39-00-00223-00-8

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the plans, entitled Improvements Plan for Goddard School 812 N. Bethlehem Pike. Upon review, we offer the following comments for consideration by the Lower Gwynedd Township Board of Supervisors.

I. Submission

- A. Improvements Plan for Goddard School 820 N. Bethlehem Pike, prepared by InLand Design, dated February 17, 2026, consisting of 1 sheet.

II. General Information

The subject tract (TMP# 39-00-00223-00-8) is located at 812 N. Bethlehem Pike in the D Business District and Lower Pike Overlay District. The site currently contains an existing 10,945 square foot school building, an existing 2,776 square foot medical office in the rear of the property and two parking lots with a total of 73 existing spaces.

The plans propose the renovation of the building in the rear of the property. Additional improvements include concrete sidewalks, two (2) concrete ramps and one (1) landing, concrete staircase, fences, three access (3) gates, and installation of crosswalk at the entrance of the one-way street.

III. Review Comments

A. Zoning Ordinance

We defer all comments with respect to the Lower Gwynedd Township Zoning Ordinance to the Township's Zoning Officer.

B. Subdivision and Land Development Ordinance (SALDO)

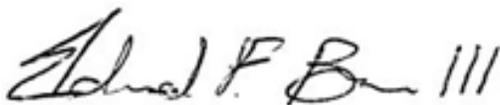
It is our understanding that an application was processed as a waiver of land development. As such, the following comments are for the Board's consideration when evaluating how to process the Application. In the event some form of a waiver of land development was approved, then the Board should condition the approval on compliance with the recommendations contained in this letter that the Supervisors feel have merit. In the event, a waiver of land development was not granted, our office reserves the right to perform a comprehensive review of the Subdivision and Land Development Ordinance and the Applicant will need to comply with additional regulations contained in the ordinance and/or obtain waivers from the ordinance requirements not specifically mentioned below:

1. We note that the project area is located within Limit of Disturbance of the original Final Land Development Plan. The plan set shall be revised to include the locations of the inlets in the rear parking lot with erosion and sediment controls, which shall include the inlet filters to be installed prior to construction. Details for these E&S controls shall also be provided.
2. Construction details shall be provided for all proposed improvements including the concrete sidewalks, fences, gates, crosswalk, and ramps.
3. The plans shall be revised to include spot elevations and slopes of the proposed ramps located adjacent to the rear building.
4. We defer to the building code official to determine whether the two (2) ramps for building access meet all applicable building code requirements, as it appears that these ramps are less than four (4) feet wide.
5. We note that the area of the proposed sidewalk, along the southeastern property line, contains many trees and plantings as required under the original land development approval. The plans shall be revised to show where these plantings will be installed and/or relocated.
6. We defer to the Township Solicitor to determine whether a land development agreement will be required.
7. Applicant should determine whether the NPDES permit from the previous land development is still active and/or needs to be amended for the proposed improvements.
8. The Applicant is responsible for any other required approvals, permits, etc. (i.e., MCPC, MCCD, PADEP, Municipal Authority, Fire Marshal, etc.) as applicable. Copies of these permits and approvals should be submitted to the Township.

As mentioned above, we recommend that since a waiver of the land development process was granted that it be conditioned upon the applicant satisfying the comments in this letter.

If you have any questions regarding the above, please contact this office.

Sincerely,



Edward Brown, P.E.,
Project Engineer
Gilmore & Associates, Inc.

EB/ee/sl

cc: Jamie Worman, Assistant Township Manager
Neil A Stein, Esq., Township Solicitor
Patty Sexton-Furber, Building Codes Administrator
Al Comly, Township Fire Marshal
Joel D. Comanda, P.E., Inland Design
James Hersh, P.E., Vice President, Gilmore & Associates, Inc.

March 12, 2026

Ms. Mimi Gleason
Township Manager
Lower Gwynedd Township
1130 N. Bethlehem Pike
Spring House, PA 19477

RE: **Traffic Review – Waiver of Land Development Plan**
Goddard School – 820 N. Bethlehem Pike (S.R. 2018)
Lower Gwynedd Township, Montgomery County, PA
Project No. 314087-01-023

Dear Mimi,

Per your request, Bowman Consulting Group (Bowman) has completed our traffic engineering review for the proposed site modifications to be located at 820 N. Bethlehem Pike (S.R. 2018) in Lower Gwynedd Township, Montgomery County, PA. It is our understanding based on the information provided by the applicant, the proposed site modifications will consist of replacing the previously approved medical office building located on the eastern end of the site with additional square footage for the existing Goddard School daycare center for a total of 13,479 square feet of daycare space for the site. Access to the proposed site modifications will continue to be provided via the existing full-movement driveway to N. Bethlehem Pike (S.R. 2018) and an ingress-only driveway to N. Bethlehem Pike (S.R. 2018).

The following document was reviewed in preparation of our comments:

- Waiver of Land Development Plan - Goddard School, prepared by Inland Design, LLC, dated February 17, 2026.

Based on our review of the document listed above, Bowman offers the following comments for consideration by the Township and action by the applicant's team to address:

1. An ADA ramp should be shown on the plan at the following locations:
 - In the vicinity of the ADA parking spaces on the western side of the modified daycare building on the eastern end of the site.
 - On both sides of the proposed crosswalk located in the one-way drive aisle to the south of the modified daycare building on the eastern end of the site.
2. "Pedestrian Crossing" warning signs with downward arrow plaque should be shown on the plan on both sides of the proposed crosswalk in the one-way drive aisle to the south of the modified daycare building on the eastern end of the site facing the west.
3. The proposed development will be subject to the transportation impact fee of \$3,865 per "new" weekday afternoon peak hour trip, and the applicant will be required to pay a Transportation Impact Fee. The transportation impact fee assessment for the previously approved Goddard School daycare center and medical office building was based on an estimate of 79 "new" trips during the

weekday afternoon peak hour. Based on Land Use Code 565 (Daycare Center) in the Institute of Transportation Engineers publication, *Trip Generation, 12th Edition*, the replacement of the previously approved medical office building with additional daycare square footage will generate approximately 81 "new" weekday afternoon peak hour trips for the site. The number of trips subject to the transportation impact fee is 2, resulting in a transportation impact fee of \$7,730.

4. A response letter must be provided with the resubmission detailing how the aforementioned comments have been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process. Additional comments may follow upon review of any resubmitted materials.

We trust that this review letter responds to the Township's request and addresses our review of the materials related to the proposed site modifications apparent to us at this time. If the Township has any questions, or requires further clarification, please contact me.

Sincerely,



Chad Dixson, AICP, PP
Senior Project Manager

BMJ/CED

cc: Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
James Hersh, P.E., Gilmore & Associates, Inc.
Neil Stein, Esquire, Solicitor
Joel Comanda, P.E., Inland Design, LLC (Applicant's Engineer)



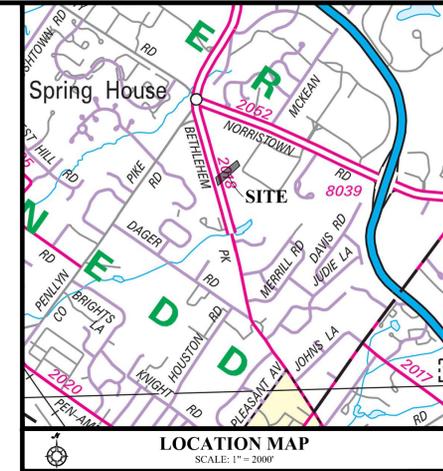
N/L
GWYNEDD CENTER, LP
TAX PARCEL 39-00-00227-00-4
DEED BOOK 5905, PAGE 493

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

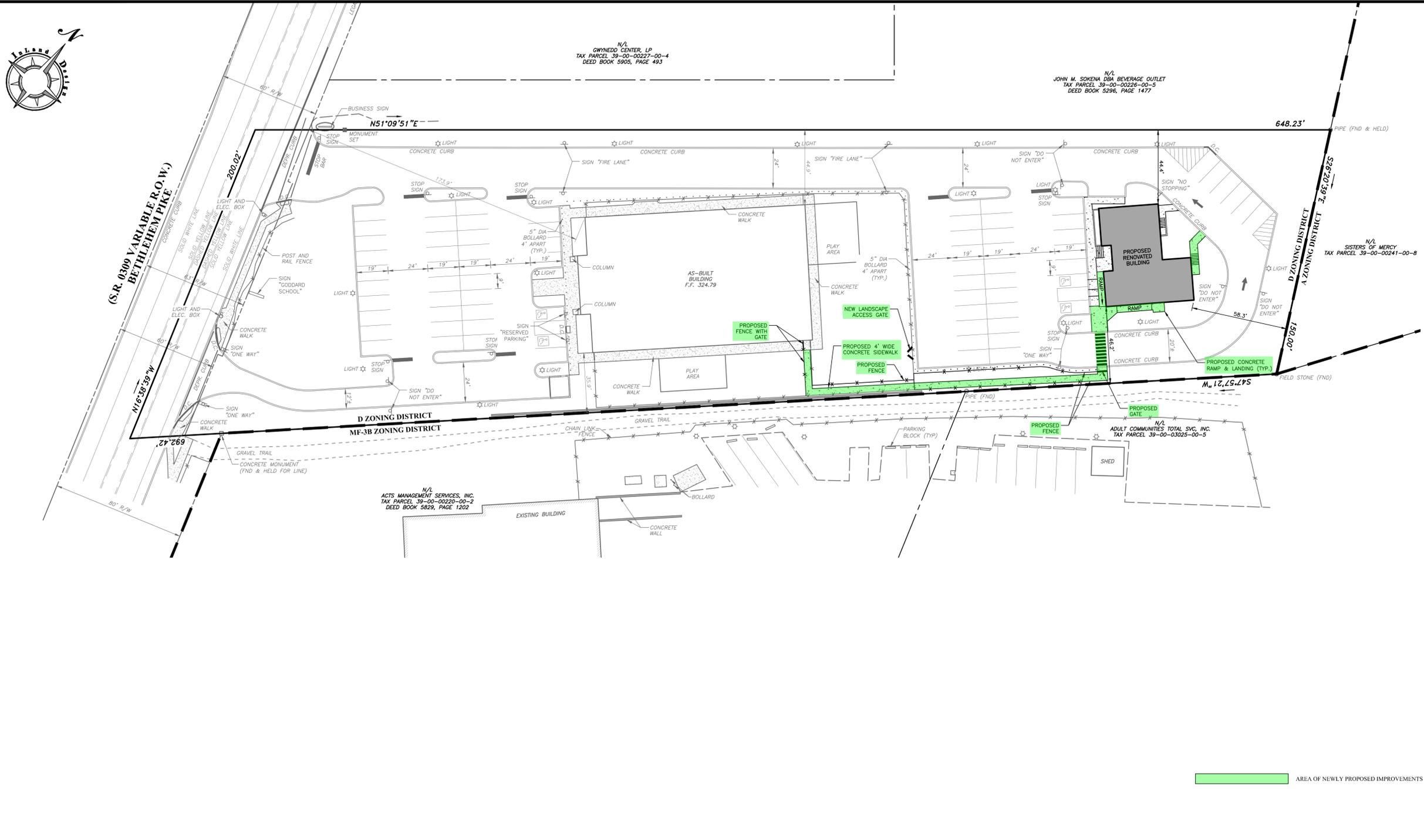
N/L
ACTS MANAGEMENT SERVICES, INC.
TAX PARCEL 39-00-00220-00-2
DEED BOOK 5829, PAGE 1202



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.



AREA OF NEWLY PROPOSED IMPROVEMENTS

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.

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

COPYRIGHT
Inland Design, LLC expressly reserves its common law copyright and all other proprietary rights in these plans. All drawings, specifications and copies thereof are and shall remain the property of Inland Design, LLC. They are to be used only in respect to this project and are neither to be used on any other project, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Inland Design, LLC. Any reuse without written permission, verification, consent or adoption by Inland Design, LLC for the specific purpose intended, will be at the third party's sole risk and without liability or legal exposure to Inland Design, LLC. The third party shall further indemnify and hold harmless Inland Design, LLC from all claims, damages, losses, and expenses arising thereon or resulting therefrom.

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
16 Hagerty Blvd. Phone: (484) 947-2928
West Chester, PA 19382 Fax: (484) 947-2946
www.InLandDesign.net Info@InLandDesign.net

PARCEL NO. 39-00-00223-00-8 | D.B. 5922 | PG. 2875

No.	Date:	Description:

IMPROVEMENTS PLAN

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

IMPROVEMENTS PLAN FOR GODDARD SCHOOL
820 N. BETHLEHEM PIKE
SPRING HOUSE, PA 19002
LOWER GWYNEDD TOWNSHIP • MONTGOMERY COUNTY • PA

Date: 02/17/2026
Scale: 1" = 30'
Drawn by: MMH
Checked by: JDC
Project No. **11625**

SHEET 1 OF 1



MEMORANDUM

ATTN: Planning Commission

DATE: March 11, 2026

FROM: Jamie P. Worman, Assistant Township Manager

Jamie Worman

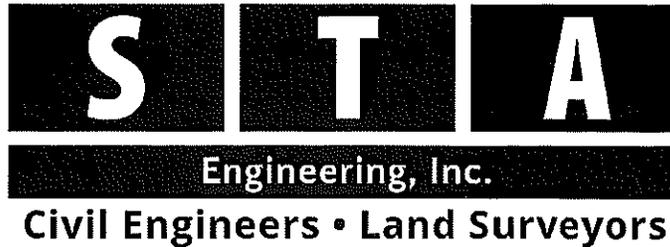
SUBJ: 1622 Gypsy Hill Road Land Development #26-04

The Tisman Group LLC, represented by their engineer, Susan Rice, will attend the Planning Commission meeting on March 18, 2026, to present a land development plan for 1622 Gypsy Hill Road. The subject parcel was created as Lot #2 under the 1616 School House Lane Minor Subdivision (24-03), which was approved in July 2024. The applicant proposes to construct a single-family dwelling on the lot.

At the time of subdivision, an area of disturbance was depicted on the plan, and a tree waiver was granted that provided relief from planting the required 130 replacement trees. In lieu of planting the trees, the applicant offered a voluntary contribution of \$39,000.

The developer who subsequently purchased Lot #2 is proposing to modify the previously approved area of disturbance to accommodate the residence he intends to construct. As part of this change, the applicant now proposes to plant a portion of the required replacement trees and is therefore requesting a modification to the previously approved tree waiver.

The proposed plan and associated review letters are attached to this memorandum for your reference. A copy of the original approval resolution is also included.



February 18, 2026

Lower Gwynedd Township
1130 North Bethlehem Pike
Spring House, PA 19477

Attn: Mimi Gleason, Township Manager

**Subj: 1622 Gypsy Hill Road (Lot 2 of 1616 School House Lane Minor Subdivision Plan)
WAIVER REQUEST
Parcel No. 39-00-03847-01-1
Lower Gwynedd Township, Montgomery County
STA Project #6615**

Dear Ms. Gleason:

On behalf of our client, in accordance with §1230.09 of the Lower Gwynedd Township Subdivision and Land Development Ordinance (SALDO), I respectfully request the following waiver:

1. From SALDO §1230.41(i): which requires each tree having a caliper of six inches or more measured six inches above the ground that is removed shall be replaced with a shade tree or shade trees from the list of recommended plants in Section 1230.43, which have a total caliper equal to or greater than the tree removed.

A waiver is requested to provide a voluntary fee in lieu of planting the total required amount of replacement trees. The Applicant proposes to plant 79 replacement trees (equating to 237 caliper inches) and offers a fee of \$32,100.00 rather than the approved amount of \$39,000.00.

1616 School House Lane required replacement = 389 caliper inches or 130 trees of 3-inch cal.

1622 Gypsy Hill Road additional required replacement = 197 caliper inches or 39 trees of 3-inch cal.

Total required replacement = 169 trees of 3-inch cal.

The 79 proposed replacement trees consist of 17 trees required from the previously approved plan, 39 trees required for the additional disturbance on Lot 2 (1622 Gypsy Hill Road) and an extra 23 trees shown on the plan. The extra 23 trees being planted are intended to justify the adjusted dollar amount of the voluntary fee in lieu of contribution.

A waiver is also requested to allow the Norway Spruce and the Zelkova species to count toward replacement trees so that the developer can adequately buffer from the neighboring properties. The species and spacing of the proposed plantings were recommended by the applicant's nursery to obtain the desired buffering.

Mimi Gleason, Township Manager

February 18, 2026

Page 2

Please let me know if you should have any questions or need additional information regarding this matter.

Respectfully submitted,

A handwritten signature in cursive script that reads "Susan A. Rice".

Susan A. Rice, P.E.

S.T.A. Engineering, Inc.

cc: Gypsy Hill Developers, Inc., applicant



March 13, 2026

File No. 26-00235

Mimi Gleason, Township Manager
Lower Gwynedd Township
1130 N Bethlehem Pike
P.O. Box 625
Spring House, PA 19477

Reference: Land Development Review
1622 Gypsy Hill Road
TMP #38-00-03847-01-1

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the amended submission for land development for the above-referenced project. Upon review we offer the following comments for your consideration:

I. Submission

- A. Subdivision/Land Development Plans, consisting of sheets 1 through 4, dated January 27, 2026, as prepared by STA Engineering, Inc., for 1622 Gypsy Hill Road.
- B. Erosion & Sediment and Stormwater Management Report, dated January 27, 2026, as prepared by STA Engineering, Inc., for 1622 Gypsy Hill Road
- C. Waiver Request Letter, dated February 18, 2026, as prepared by STA Engineering, Inc.

II. Project Description

The subject property TMP #39-00-03847-01-1, located at 1622 Gypsey Hill Road, is situated in the Lower Gwynedd Township A – Residential Zoning District. The tract consists of approximately 1.6 acres. Most of the lot contains woodlands and the tract has street access from the cul-de-sac of Gypsy Hill Road.

The applicant proposes a development of the 1.6-acre parcel consisting of one (1) lot with a new single-family detached dwelling with an attached garage and associated driveway. The proposed lot will take access from the existing cul-de-sac located on Gypsy hill Road. Additional improvements include two underground seepage beds to control the runoff from the new impervious surfaces. The proposed lot will be served by public water and sewer.

III. Reference Documentation

- A. Lower Gwynedd Township Board of Supervisors Resolution No. 2024-21 granting conditional Preliminary/Final Land Development Approval of the Subdivision Plan of 1616 School House Lane at their regular meeting on July 23, 2024. We note that since the approval, the plans have been revised to include additional tree removal for the construction of the house and proposes additional plantings to off-set the tree replacement requirement. As such, the plans for the new house at 1622 Gypsy Hill Road have been reviewed as a new Land Development Application.

IV. Review Comments

A. Zoning Ordinance

We offer no comments with respect to the Lower Gwynedd Township Zoning Ordinance.

B. Waivers Requested

The following waiver request is noted in the submitted waiver request letter.

1. §1230.41(i) – The Applicant requests a waiver to provide a voluntary fee in lieu of planting the required amount of replacement trees. The Applicant proposes to plant 79 replacement trees (equating 239 caliper inches) and offers a fee in lieu of \$32,100.00. **We note that the tree removal has been modified from the original subdivision plan, and the new tree removal appears to be a total of 506 caliper inches removed for a total tree replacement of 169 three-inch (3”) trees. The revised plans propose the installation of 79 trees. As such, the new plans appear to be short 90 three-inch (3”) replacement trees.**

C. Subdivision and Land Development Ordinance

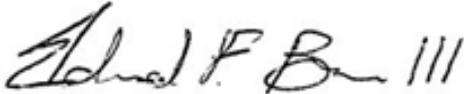
We note the following comments related to the Lower Gwynedd Township Subdivision and Land Development Ordinance, as well as general comments related to the building permit submission:

1. §1230.42(b) – The plans shall be revised to provide three (3) shade trees per dwelling, or a waiver would be required.
2. §1230.45(a) & §1230.60(a) – Sidewalks are required on the existing and proposed streets of a development. The plans shall be revised to provide sidewalk on Gypsy Hill Road, or a waiver would be required.
3. §1230.58 – Street lights shall be provided on Gypsy Hill Road at locations determined at the Board of Supervisors, or a waiver would be required.
4. We note that the associated fees from Resolution #2024-21, including the Park and Recreation Fee (\$1000), Transportation Impact Fee (2,285.00), Recreation Impact Fee (500.00), and the Stormwater Management Facility Fee (determined at building permit) are still applicable to this application, with the exception of the tree replacement fee, which will be amended during this application. We defer to the Township to determine whether the fees have been paid at this time.
5. Note 2 on the Tree Removal Comparison indicates that 197 caliper inches are proposed to be removed on the 2026 building permit plan, and this quantity is also listed in the waiver request letter. However, the 2026 Replacement Tree Calculations table indicates that 117 caliper inches are proposed to be removed. The Applicant shall clarify the caliper inches to be removed for the 2026 Building permit plan, so that the total tree removal and replacement can be quantified.
6. All waiver requests shall be added to the Record Plan.
7. Details shall be provided for all proposed improvements, including the proposed driveway and restoration of the roadway for the utility connections.
8. The plans shall be revised to provide the size, slope material and inverts of the proposed sanitary lateral.
9. Inlet Protection shall be provided for the pre-treatment inlets, and a detail for the inlet protection shall both be provided on the E&S plans.
10. The detail of the stockpile control is inconsistent with the depiction on the E&S plans. The applicant shall revise the detail, construction sequence notes, and/or detail for consistency. A detail for silt fence shall be provided if applicable.

11. The plans shall be revised to note the area of the limit of disturbance. In the event that the disturbance is greater than one (1) acre, then the Applicant will be required to obtain an NPDES permit from the Montgomery County Conservation District. The Township should be copied on all future correspondence with the Conservation District.
12. We note that the stormwater management report appears to show that the peak rate requirements are not met for each storm frequency. The Applicant shall verify the peak rate calculations and revise the plans and/report accordingly.
13. At the time of the building permit, the Applicant shall submit the required PADEP planning module to the Township for review.
14. In accordance with Lower Gwynedd Township Ordinance No. 496., at least 75% of the plantings proposed as a part of a subdivision and land development shall be native. According to the Replacement Tree table, it appears that only 10 of the 88 trees to be planted are considered native, for a percentage of approximately 11%. The plans shall be revised to propose a minimum of 75% native trees.
15. At the time of the building permit, the Applicant shall obtain a “will serve” letter from the water supplier for the new lot. A copy of the letter shall be provided to the Township. Additionally, the plans shall be submitted to the water supplier for review/approval.
16. We note that the Applicant will be required to enter into a Tapping Fee Agreement for the proposed sewer connection. The agreement will be drafted by the Township Sewer Solicitor and shall be executed prior to the connection of the sewer facilities.
17. At the time of the building permit submission, the Applicant will be required to enter into a Stormwater Ownership & Maintenance Agreement with the Township for the proposed on -site stormwater improvements. The document will be prepared by the Township Solicitor and should be executed prior to issuance of a building permit. A note stating this requirement shall be added to the Record Plan.
18. Prior to the issuance of a building permit, the Applicant is required to pay a Stormwater Management Facility fee in the amount of \$500 per 1000 cubic feet of storage volume within the proposed BMP's. This fee will be calculated upon resubmission of the building permit plans containing the proposed stormwater measures.
19. We note that additional comments may be forthcoming upon the revised submission of the building permit plans.

Should you have any questions, please feel free to contact our office.

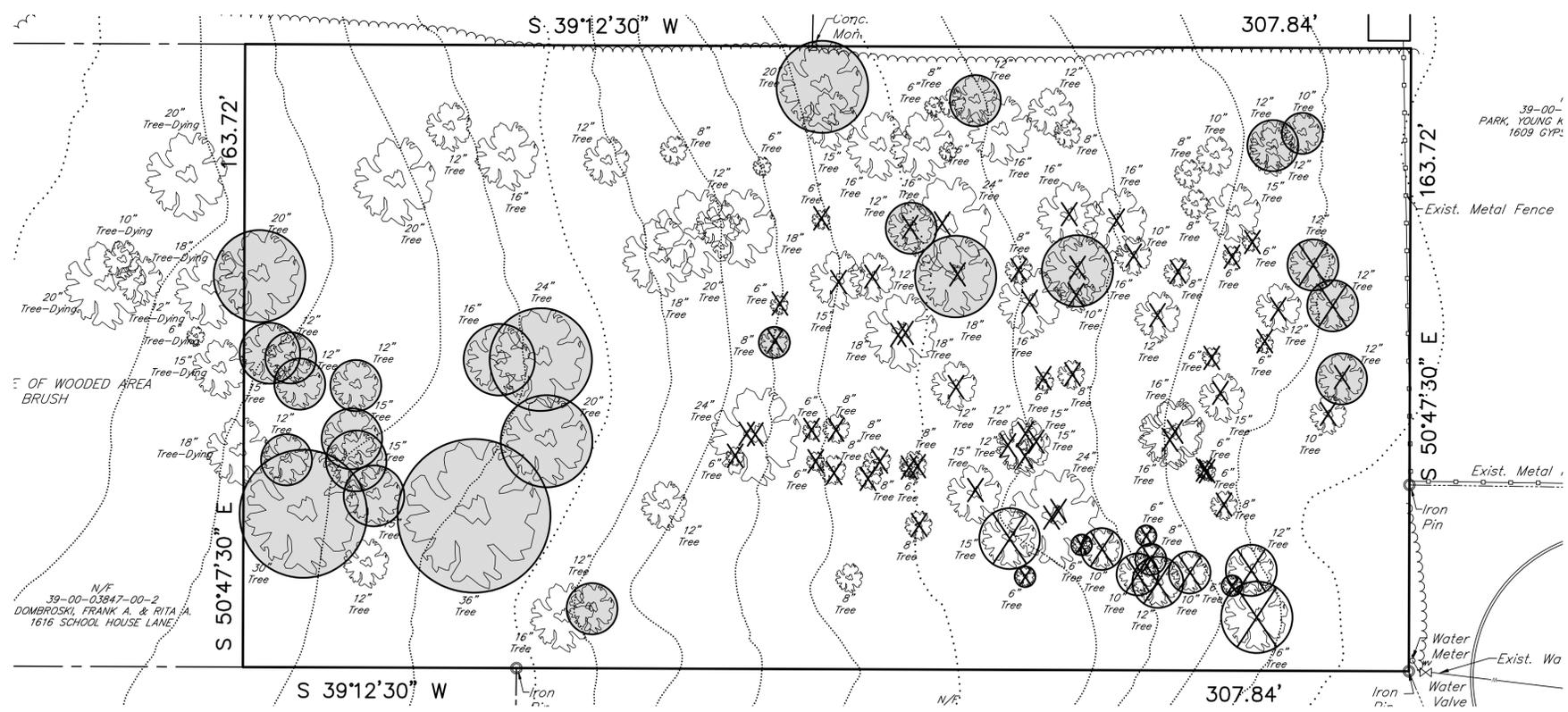
Sincerely,



Edward Brown, P.E.
Project Manager
Gilmore & Associates, Inc.

EB/sl

cc: Jamie Worman, Assistant Township Manager
Neil A Stein, Esq., Township Solicitor
Patty Sexton-Furber, Building Codes Administrator
Al Comly, Township Fire Marshal
Susan A. Rice, P.E., STA Engineering, Inc.
James Hersh, P.E., Vice President, Gilmore & Associates, Inc.



- TREE REMOVAL COMPARISON**
SCALE: 1"=20'
- PER APPROVED RECORD PLAN REFERENCED IN NOTE 1, 389 CAL. INCHES ARE BEING REMOVED AND REQUIRE 130 REPLACEMENT TREES (BASED ON 3-IN. CAL. TREE).
 - PER 2026 GRADING PERMIT PLAN, AN ADDITIONAL 197 CAL. INCHES ARE BEING REMOVED AND REQUIRE 39 REPLACEMENT TREES (BASED ON 3-IN. CAL. TREE).
 - DEAD & DYING TREES ARE NOT COUNTED IN THE 2026 REPLACEMENT TREE REQUIREMENTS, BUT WILL BE REMOVED.

NOTES

- EXISTING FEATURES OBTAINED FROM PLAN NO. M-39-2-37 PREPARED BY TURNER-PAHUTSKI ASSOC. INC. DATED JANUARY 16, 1988; ALONG WITH SUPPLEMENTAL FIELD SURVEY BY KELLY ENGINEERS AND SURVEYORS PERFORMED IN AUGUST 2018.
- CONTOUR DATA SHOWN HEREON HAS BEEN BASED ON NORTH AMERICAN VERTICAL DATUM (NAV88).
- BENCHMARK ELEVATION: 296.60
- BENCHMARK DESCRIPTION: EXISTING SANITARY SEWER MANHOLE IN GYPSY HILL ROAD.
- ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CAN NOT BE GUARANTEED.
- NO PART OF THIS PROPERTY LIES WITHIN A FLOODPLAIN AREA AS DESCRIBED ON PANEL 259 OF 451 OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42091C0259G EFFECTIVE MARCH 2, 2016.
- ANY SCALED DIMENSIONS FROM THE PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY S.T.A. ENGINEERING, INC.

ACT 50 UTILITY NOTE

811 ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

SOILS DATA

DATA OBTAINED FROM N.R.C.S. SOIL SURVEY.

ABB - ABBOTTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.

RnB - REAVILLE SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.

LEGEND

DEAD/DYING TREE

2024 PROPOSED REMOVAL

2026 PROPOSED REMOVAL



SITE LOCATION MAP 1"=2000'

SITE STATISTICS

- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
LOWER GWYNEDD TOWNSHIP
TAXMAPID: 39002 064
(PARID: 39-00-03847-01-1)
- RECORDED DEED DATA IS AS FOLLOWS:
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT DOYLESTOWN, PENNSYLVANIA IN:
DEED BOOK 6419, PAGE 2736
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
GYPSY HILL DEVELOPERS, INC.
239 4TH AVE, SUITE 1401
PITTSBURGH, PA 15222
- AREA STATISTICS:
TOTAL TRACT AREA = 50,400 S.F./1.16 AC. (TO TITLE LINES)

ZONING DATA

DATA OBTAINED FROM LOWER GWYNEDD TOWNSHIP ZONING ORDINANCE, AS ADOPTED 1985 AND AS LAST AMENDED, REFERENCE TITLE SIX, CHAPTER 1257.

DISTRICT CLASSIFICATION:
A - RESIDENTIAL

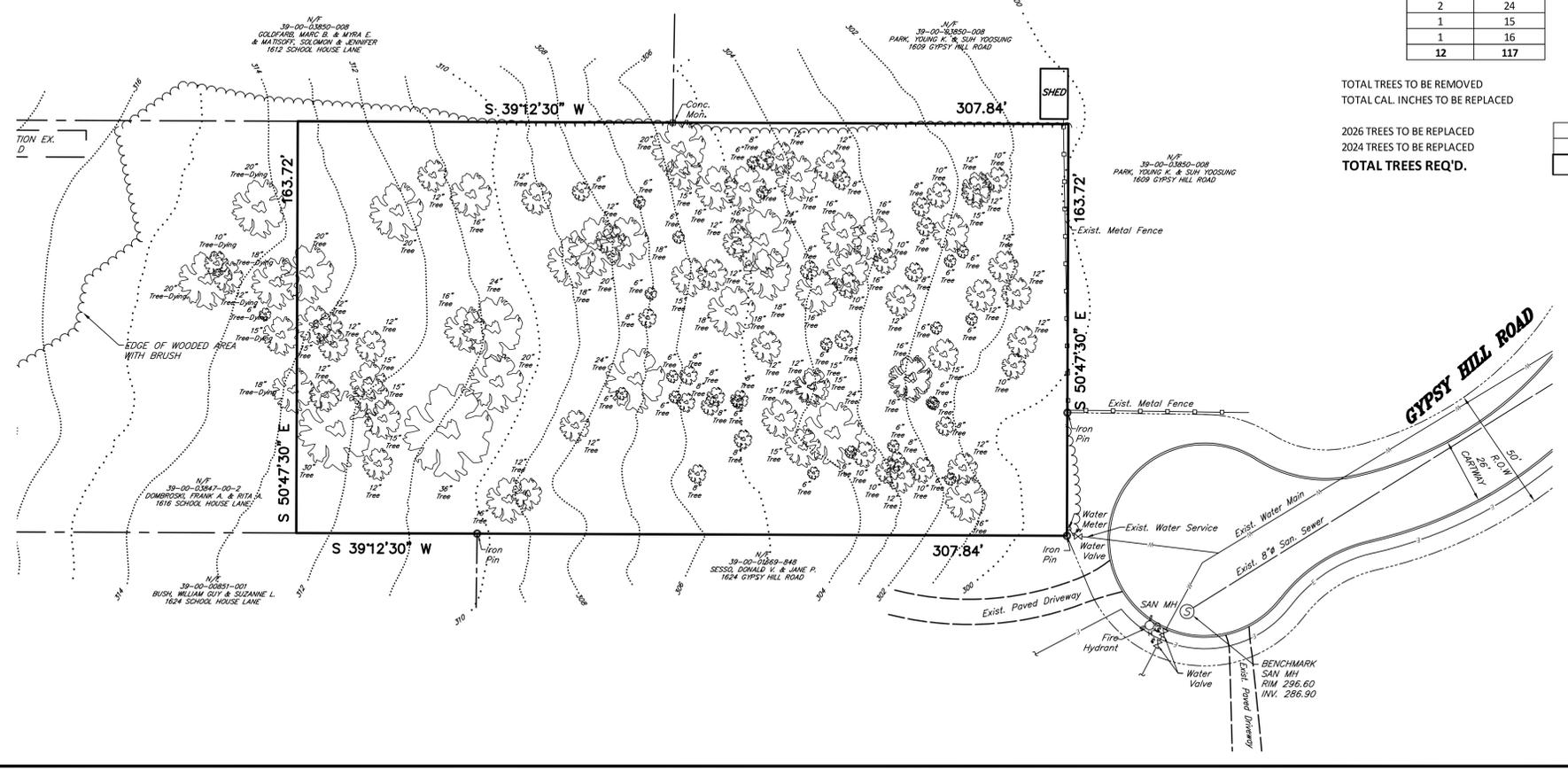
CRITERIA:	REQUIRED:
MINIMUM LOT AREA:	40,000 S.F.
MINIMUM LOT WIDTH @ SETBACK LINE:	200 FT.
FRONT YARD SETBACK FROM ROW:	75 FT.
REAR YARD RESTRICTION:	75 FT.
SIDE YARD RESTRICTION:	50 FT.
ACCESSORY STRUCTURE SETBACK:	10 FT.
DRIVEWAY/PARKING SETBACK:	5 FT.
MINIMUM OFF-STREET PARKING:	2 SPACES
MAXIMUM BUILDING COVERAGE:	20%
MAXIMUM IMPERVIOUS SURFACE COVERAGE:	25%
MAXIMUM DWELLING HEIGHT:	45 FT.
MAXIMUM DWELLING STORIES:	2 1/2 STORIES
MAXIMUM ACCESSORY DWELLING HEIGHT:	14 FT.
MAXIMUM ACCESSORY DWELLING STORIES:	1 STORY

2026 REPLACEMENT TREE CALCULATIONS
1622 GYPSY HILL ROAD

NUMBER	TOTAL INCHES OF TREES REMOVED
4	24
1	8
3	30
2	24
1	15
1	16
12	117

TOTAL TREES TO BE REMOVED: 12 TREES
TOTAL CAL. INCHES TO BE REPLACED: 117 INCHES

2026 TREES TO BE REPLACED	39 TREES
2024 TREES TO BE REPLACED	130 TREES
TOTAL TREES REQ'D.	169 TREES



GRAPHIC SCALE

0 15 30 60 90

REVISIONS	DATE
1 M.P.	S.T.A. PLAN ORIGINATION DATE JAN. 27, 2026

EXISTING FEATURES PLAN
AS PART OF
1622 GYPSY HILL ROAD
PREPARED FOR
GYPSY HILL DEVELOPERS, INC.
SITE SITUATE IN
LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

S T A
Engineering, Inc.

Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1" = 30'	M.J.P.	S.A.R.	1 OF 4
	PROJECT NUMBER 6615	DRAWING FILE NUMBER 6615EF	

NOTES

- EXISTING FEATURES OBTAINED FROM PLAN NO. M-39-2-37 PREPARED BY TURNER-PAJUTSKI ASSOC. INC. DATED JANUARY 16, 1989; ALONG WITH SUPPLEMENTAL FIELD SURVEY BY KELLY ENGINEERS AND SURVEYORS PERFORMED IN AUGUST 2018.
- BASE PLAN INFORMATION:
 - MINOR SUBDIVISION PLAN OF 1616 SCHOOL HOUSE LANE DATED 04-10-2024, LAST REVISED 12-18-2024 RECORDED IN MONTGOMERY COUNTY ON 08-21-2025 AS PLAN BOOK 64, PAGE 18.
- CONTOUR DATA SHOWN HEREON HAS BEEN BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD83).
- BENCHMARK ELEVATION: 296.60
- BENCHMARK DESCRIPTION: EXISTING SANITARY SEWER MANHOLE IN GYPSY HILL ROAD.
- ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CAN NOT BE GUARANTEED.
- NO PART OF THIS PROPERTY LIES WITHIN A FLOODPLAIN AREA AS DESCRIBED ON PANEL 239 OF 451 OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42091C0259G EFFECTIVE MARCH 2, 2018.
- ANY SCALED DIMENSIONS FROM THE PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY S.T.A. ENGINEERING, INC.
- A WAIVER IS REQUESTED FROM SALDO §1230.41(i) WHICH REQUIRES EACH TREE HAVING A CALIPER OF SIX INCHES OR MORE MEASURED SIX INCHES ABOVE THE GROUND THAT IS REMOVED SHALL BE REPLACED WITH A SHADE TREE OR SHADE TREES FROM THE LIST OF RECOMMENDED PLANTS IN SECTION 1230.43, WHICH HAVE A TOTAL CALIPER EQUAL TO OR GREATER THAN THE TREE REMOVED.

A WAIVER IS REQUESTED TO PROVIDE A VOLUNTARY FEE IN LIEU OF PLANTING THE TOTAL REQUIRED AMOUNT OF REPLACEMENT TREES. THE APPLICANT PROPOSES TO PLANT 79 REPLACEMENT TREES (EQUATING TO 237 CALIPER INCHES) AND OFFERS A FEE OF \$32,100.00.

A WAIVER IS ALSO REQUESTED TO ALLOW THE NORWAY SPRUCE AND THE ZELKOVA SPECIES TO COUNT TOWARD REPLACEMENT TREES SO THAT THE DEVELOPER CAN ADEQUATELY BUFFER FROM THE NEIGHBORING PROPERTIES. THE SPECIES AND SPACING OF THE PROPOSED PLANTS WERE RECOMMENDED BY THE APPLICANT'S NURSERY TO OBTAIN THE DESIRED BUFFERING.

IMPERVIOUS SURFACE

PROP. HOUSE:	3,424 S.F.
PROP. DRIVEWAY:	2,223 S.F.
PROP. FRONT WALK:	294 S.F.
EXTRA (FUTURE) IMPERVIOUS:	400 S.F.
TOTAL PROP. IMPERVIOUS COVERAGE:	6,331 S.F.
NET INCREASE:	6,331 S.F.

BMP OPERATION & MAINTENANCE NOTES

- STONE TRENCH
CONSTRUCTION SEQUENCE:
- PROTECT STONE TRENCH AREA FROM COMACTION PRIOR TO INSTALLATION.
 - EXCAVATE TRENCH BED BOTTOM TO A UNIFORM LEVEL UNCOMPACTED SUBGRADE FREE FROM ROCKS AND DEBRIS. DO NOT COMPACT SUBGRADE. IF THE AREA HAS BEEN SUBJECT TO COMPACTION OR SEDIMENTATION DURING CONSTRUCTION, INFILTRATION TESTING MAY BE REQUIRED DURING/PRIOR TO THE CONSTRUCTION OF THE BMP TO VERIFY THE VOLUME CREDITS TAKEN BY DESIGN. IF UNFAVORABLE CONDITIONS ARE ENCOUNTERED DURING INSTALLATION (I.E. GROUNDWATER AND/OR BEDROCK, ETC.), THE ENGINEER SHOULD BE CONSULTED, AND THE LOCATION OF THE PROPOSED FACILITY SHOULD BE RE-EVALUATED.
 - TO THE GREATEST EXTENT POSSIBLE, EXCAVATION SHOULD BE PERFORMED WITH THE LIGHTEST PRACTICAL EQUIPMENT. EXCAVATION EQUIPMENT SHOULD BE PLACED OUTSIDE THE LIMITS OF THE STONE TRENCH.
 - COMPLETELY WRAP TRENCH WITH NONWOVEN GEOTEXTILE. (REMOVE ANY ACCUMULATED SEDIMENT AND/OR DEBRIS PRIOR TO GEOTEXTILE PLACEMENT.) GEOTEXTILE ROLLS SHOULD OVERLAP BY A MINIMUM OF 24 INCHES WITHIN THE TRENCH. FOLD BACK AND SECURE EXCESS GEOTEXTILE DURING STONE PLACEMENT.
 - PLACE UNIFORMLY GRADED, CLEAN-WASHED AGGREGATE IN 6-INCH LIFTS, LIGHTLY COMPACTING BETWEEN LIFTS. INSTALL PRE-TREATMENT INLETS.
 - FOLD AND SECURE NONWOVEN GEOTEXTILE OVER TRENCH, WITH MINIMUM OVERLAP OF 12-INCHES.
 - BACKFILL TRENCH WITH AMENDED SOIL AS SHOWN ON PLANS AND SPECIFICATIONS. OVERFILL IS RECOMMENDED TO ACCOUNT FOR SETTLEMENT. LIGHT HAND TAMPING IS ACCEPTABLE IF NECESSARY.
 - SEED AND STABILIZE SOIL.
 - DO NOT REMOVE EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.
- MAINTENANCE:

- WHEN TRENCH IS FIRST MADE FUNCTIONAL IT SHOULD BE INSPECTED MONTHLY AND AFTER ANY LARGE STORM EVENT. THEREAFTER, ONCE THE TRENCH IS FUNCTIONING SATISFACTORILY AND WITHOUT POTENTIAL SEDIMENT PROBLEMS, INSPECTIONS SHOULD BE CONDUCTED AT LEAST FOUR TIMES PER YEAR. INSPECT AFTER RUNOFF EVENTS GREATER THAN 24-HOUR RAINFALL AND AFTER EXTREME EVENTS (10-, 50- AND 100-YEAR (24 HOUR STORM EVENTS). ALL INSPECTIONS SHOULD INCLUDE INVESTIGATION FOR POTENTIAL SOURCES OF CONTAMINATION.
- VEGETATION SURROUNDING THE TRENCH SHOULD BE WELL MAINTAINED, TO PREVENT EROSION AND SEDIMENT ACCUMULATING IN THE FACILITY. BARE SPOTS SHOULD BE IMMEDIATELY STABILIZED AND RE-VEGETATED. FERTILIZERS SHOULD ONLY BE APPLIED AS NECESSARY AND IN LIMITED AMOUNTS TO AVOID CONTRIBUTING TO GROUNDWATER POLLUTION.
- CARE MUST BE TAKEN TO PROTECT THE FACILITY FROM EXCESSIVE SEDIMENTS FROM THE DRAINAGE SHED. WHENEVER SIGNIFICANT LAND DISTURBANCE ACTIVITY TAKES PLACE IN THE AREA DRAINING TO THE FACILITY, EFFECTIVE EROSION AND SEDIMENT CONTROL MEASURES MUST FIRST BE PUT IN PLACE TO EXCLUDE SEDIMENTS FROM THE TRENCH.
- EVALUATE THE DRAIN-DOWN TIME OF THE TRENCH TO ENSURE THE MAXIMUM TIME OF 72 HOURS IS NOT BEING EXCEEDED. IF SURFACE WATER IS EVIDENT AND THE FACILITY FAILS TO DRAIN WITHIN 72 HOURS FOLLOWING A RAIN EVENT, DRAIN THE TRENCH VIA PUMPAGE IF SLOW DRAINAGE PERSISTS. A PROFESSIONAL ENGINEER SHOULD EVALUATE THE FACILITY AS MAY BE REQUIRED TO DETERMINE AN APPROPRIATE COURSE OF ACTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE REPLACEMENT OF THE FACILITY.

THE BMP FACILITIES SHOWN ON THESE PLANS ARE A BASIC AND PERPETUAL PART OF THE STORMWATER MANAGEMENT SYSTEM FOR THE PROPOSED SITE LOCATED IN LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED IN ACCORDANCE WITH THE APPROVED PLANS BY THE OWNERS, THEIR SUCCESSORS AND ASSIGNS OF THESE LANDS. LOWER GWYNEDD TOWNSHIP AND/OR ITS AGENTS RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON THESE LANDS FROM TIME TO TIME FOR THE INSPECTION OF SAID FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURE AND DESIGN INTEGRITY IS BEING MAINTAINED AND THE PROPER OPERATION AND MAINTENANCE OF THE FACILITY IS BEING CONDUCTED.

STORMWATER CERTIFICATION

I, SUSAN A. RICE, P.E. ON THIS 27TH DAY OF JANUARY 2026, HEREBY CERTIFY THAT THIS DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP'S) REGULATIONS AND THE LOWER GWYNEDD TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.



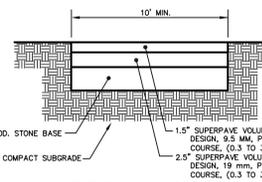
SUSAN A. RICE, P.E.

2026 REPLACEMENT TREE CALCULATIONS 1622 GYPSY HILL ROAD

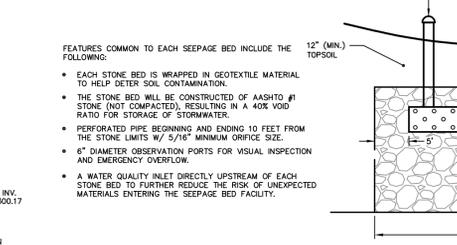
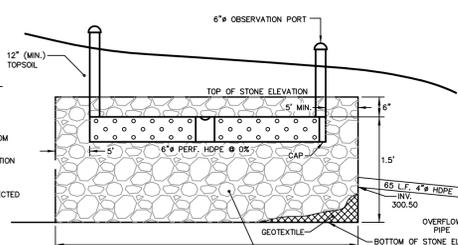
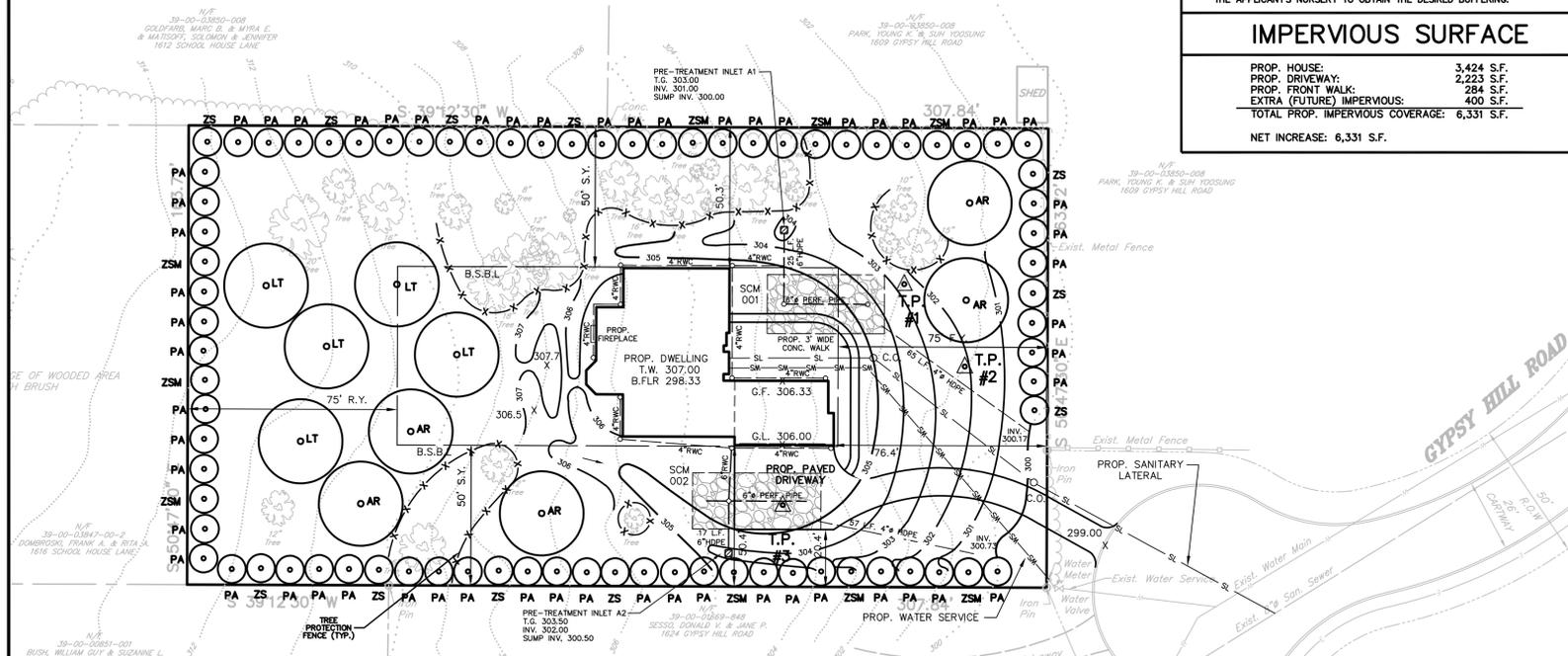
NUMBER DISTURBED	TOTAL INCHES OF TREES REMOVED
4	24
1	8
3	30
2	24
1	15
1	16
12	117

TOTAL TREES TO BE REMOVED: 12 TREES
 TOTAL CAL. INCHES TO BE REPLACED: 117 INCHES

2026 TREES TO BE REPLACED: 39 TREES
 2024 TREES TO BE REPLACED: 130 TREES
TOTAL TREES REQ'D.: 169 TREES



RESIDENTIAL DRIVEWAY CROSS-SECTION



STONE TRENCH SCM 001 DETAIL

STONE TRENCH SCM 002 DETAIL



SITE LOCATION MAP 1"=2000'

SOILS DATA

DATA OBTAINED FROM N.R.C.S. SOIL SURVEY.

ABB - ABBOTTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.

RNB - REAVILLE SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.

SITE STATISTICS

- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
 LOWER GWYNEDD TOWNSHIP
 TAXMAP ID: 39002 064
 (PARID: 39-00-03847-01-1)
- RECORDED DEED DATA IS AS FOLLOWS:
 AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT DOXLESTOWN, PENNSYLVANIA IN:
 DEED BOOK 6419, PAGE 2736
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
 GYPSY HILL DEVELOPERS, INC.
 238 4TH AVE., SUITE 1401
 PITTSBURGH, PA 15222
- AREA STATISTICS:
 TOTAL TRACT AREA = 50,400 S.F./1.16 AC. (TO TITLE LINES)

ENGINEER CERTIFICATION

I, SUSAN A. RICE, P.E., DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN WAS PREPARED BY MYSELF OR UNDER MY SUPERVISION AND THAT SAID PLAN COMPLIES WITH ALL ORDINANCES AND REGULATIONS OF THE TOWNSHIP.

SUAN A. RICE, P.E. DATE: PE074508

RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA COUNTY OF MONTGOMERY } }
 ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ BEING DULY SWORN ACCORDING TO LAW, WHOSE OATH I HAVE ADMINISTERED, AND HE IS PRESIDENT OF GYPSY HILL DEVELOPERS, INC., A PENNSYLVANIA LIMITED LIABILITY CORPORATION, AND THAT HE BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING AS PRESIDENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
 I, _____, ACKNOWLEDGE MYSELF TO BE PRESIDENT OF GYPSY HILL DEVELOPERS, INC., A PENNSYLVANIA LIMITED LIABILITY CORPORATION, AND THAT AS SUCH I AM AUTHORIZED TO DO SO, CERTIFY THAT THE CORPORATION IS THE SOLE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED. I DO FURTHER SAVE THE TOWNSHIP HARMLESS AND IDENTIFY THE TOWNSHIP OF LOWER GWYNEDD AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT OF THIS PLAN FOR WHATEVER REASON PRESENT OR FUTURE.

GYPSY HILL DEVELOPERS, INC.

BY: _____
 PRESIDENT

CERTIFICATION OF TOWNSHIP APPROVAL:
 AT THE MEETING HELD ON _____ THE BOARD OF SUPERVISORS OF LOWER GWYNEDD TOWNSHIP BY RESOLUTION DULY ENACTED AND APPROVED THE SUBDIVISION/PLAN AND DEVELOPMENT PLAN OF THE PROPERTY OF _____ AS SHOWN HEREON.

CHAIRMAN OF THE BOARD OF SUPERVISORS _____ TOWNSHIP SEAL

TOWNSHIP SECRETARY _____

REVIEWED BY THE LOWER GWYNEDD TOWNSHIP PLANNING COMMISSION AND RECOMMENDED FOR APPROVAL ON THE _____ DAY OF _____

PLANNING COMMISSION CHAIRMAN _____

REVIEWED BY THE TOWNSHIP ENGINEER ON THE _____ DAY OF _____

TOWNSHIP ENGINEER _____

MCP# No. _____
 PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

For the Director
 MONTGOMERY COUNTY PLANNING COMMISSION

REPLACEMENT TREES

KEY	BOTANICAL NAME COMMON NAME	CAL. INCHES
5 AR	ACER RUBRUM RED MAPLE (NATIVE)	3-INCH
5 LT	LIRIODENDRON TULIPIFERA TULIPTREE, TULIP POPLAR (NATIVE)	3-INCH
58 PA	PICEA ABIES NORWAY SPRUCE	2.5-INCH
11 ZS	ZELKOVA SERRATA GREEN VASE ZELKOVA	3-INCH
9 ZSM	ZELKOVA SERRATA 'MUSASHINO' MUSHASHINO ZELKOVA	3-INCH

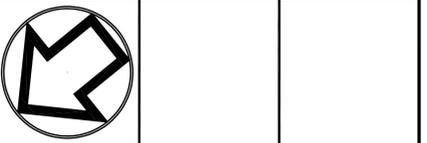
TOTAL: 88 TREES PROVIDED
 EQUATES TO 79 REPLACEMENT TREES

ZONING DATA

DATA OBTAINED FROM LOWER GWYNEDD TOWNSHIP ZONING ORDINANCE, AS ADOPTED 1985 AND AS LAST AMENDED, REFERENCE TITLE SIX, CHAPTER 1257.

CRITERIA:	DISTRICT CLASSIFICATION: A - RESIDENTIAL	
	REQUIRED:	PROPOSED:
MINIMUM LOT AREA:	40,000 S.F.	50,400 S.F.
MINIMUM LOT WIDTH @ SETBACK LINE:	200 FT.	163.7 FT.*
FRONT YARD SETBACK FROM ROW:	75 FT.	76.4 FT.
REAR YARD RESTRICTION:	75 FT.	142.7 FT.
SIDE YARD RESTRICTION:	50 FT.	50.3 FT.
ACCESSORY STRUCTURE SETBACK**:	10 FT.	N/A
DRIVEWAY/PARKING SETBACK:	5 FT.	14.1 FT.
MINIMUM OFF-STREET PARKING:	2 SPACES	3 SPACES
MAXIMUM BUILDING COVERAGE:	20%	6.8%
MAXIMUM IMPERVIOUS SURFACE COVERAGE:	25%	12.5%
MAXIMUM DWELLING HEIGHT:	45 FT.	<45 FT.
MAXIMUM DWELLING STORIES:	2 1/2 STORIES	2 STORIES
MAXIMUM ACCESSORY DWELLING HEIGHT:	14 FT.	N/A
MAXIMUM ACCESSORY DWELLING STORIES:	1 STORY	N/A

*VARIANCE GRANTED PURSUANT TO LOWER GWYNEDD TOWNSHIP ZONING HEARING BOARD DECISION DATED SEPTEMBER 14, 2018.
 **FOR STRUCTURES AT LEAST 10 FT. BEHIND MAIN DWELLING



LAND DEVELOPMENT PLAN

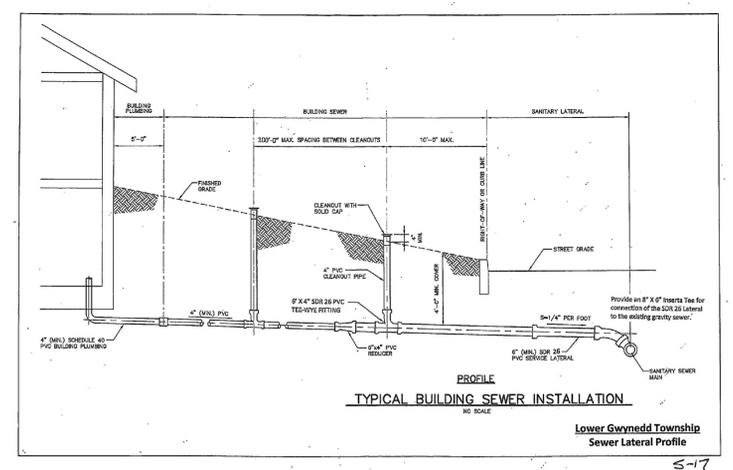
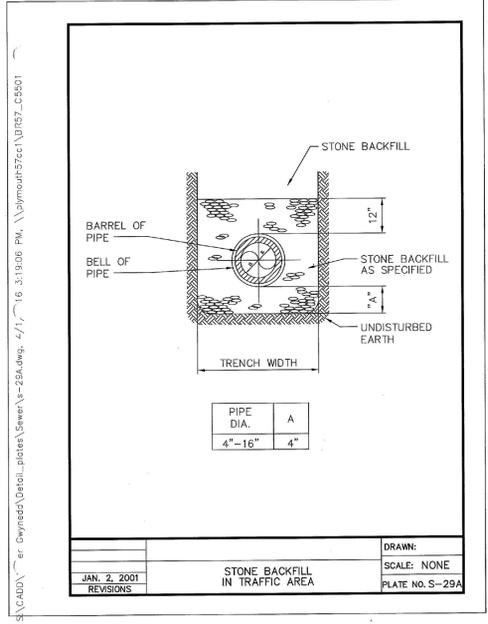
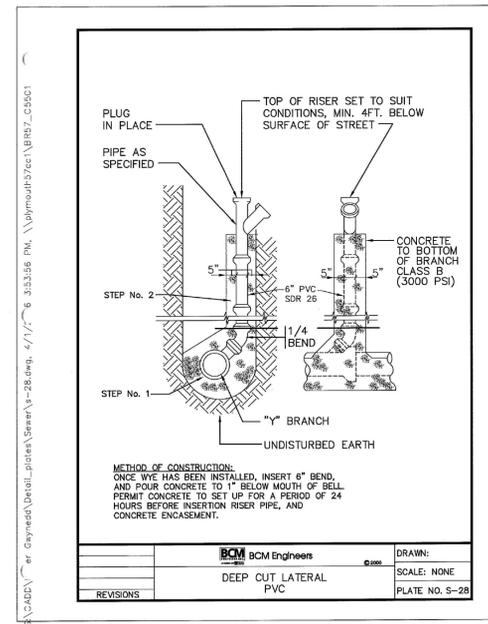
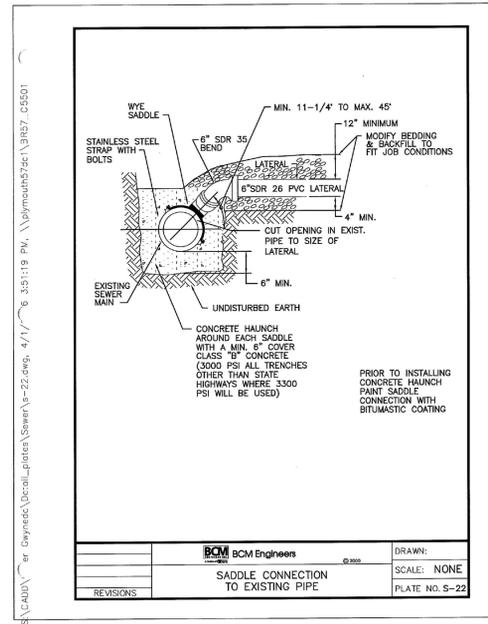
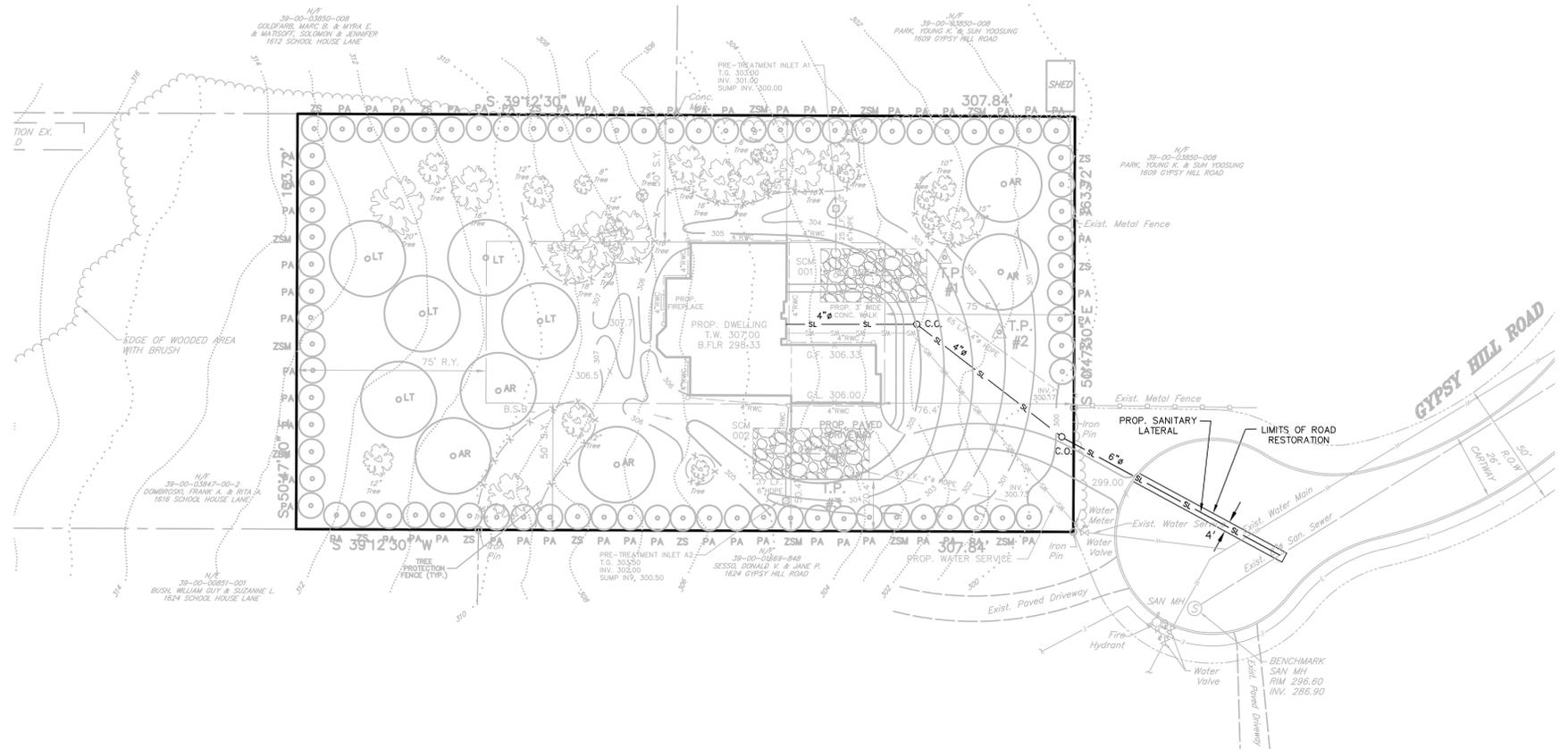
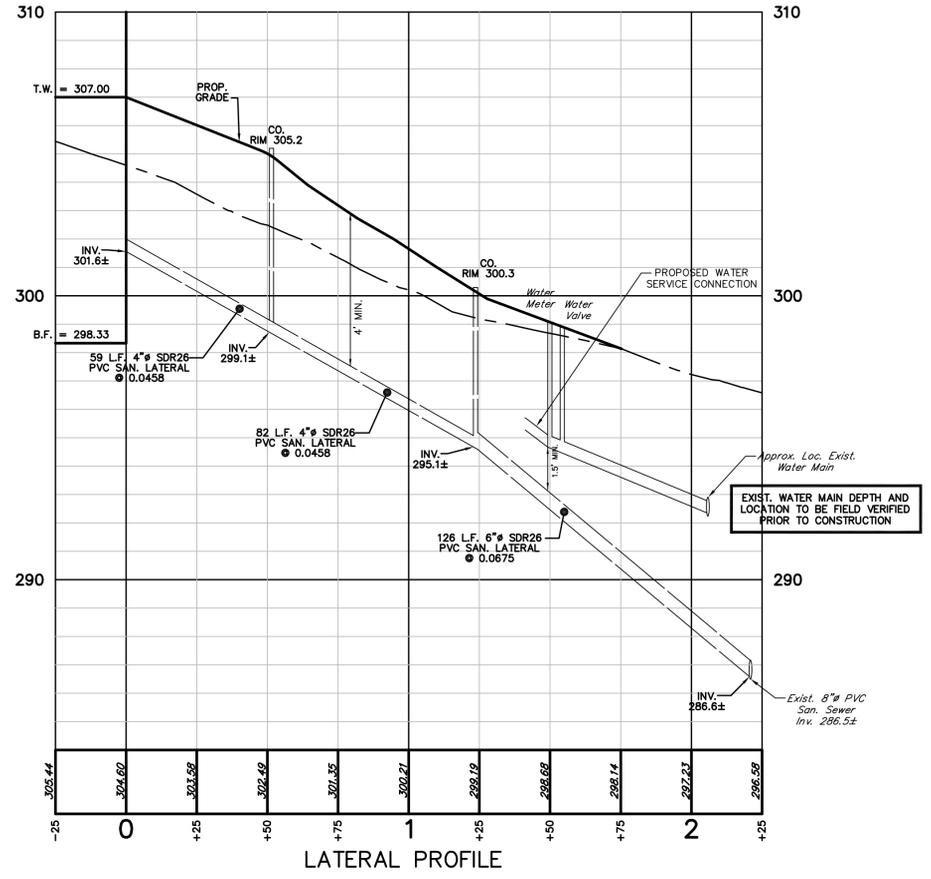
AS PART OF
1622 GYPSY HILL ROAD
 PREPARED FOR
GYPSY HILL DEVELOPERS, INC.

SITE SITUATE IN
 LOWER GWYNEDD TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA



Civil Engineers • Land Surveyors
 2499 KNIGHT ROAD, PENNSBURG, PA 18073
 PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
1" = 30'	M.J.P.	S.A.R.	2 OF 4
	PROJECT NUMBER	DRAWING FILE NUMBER	
	6615	6615BPP	





30 0 15 30 60 90
GRAPHIC SCALE

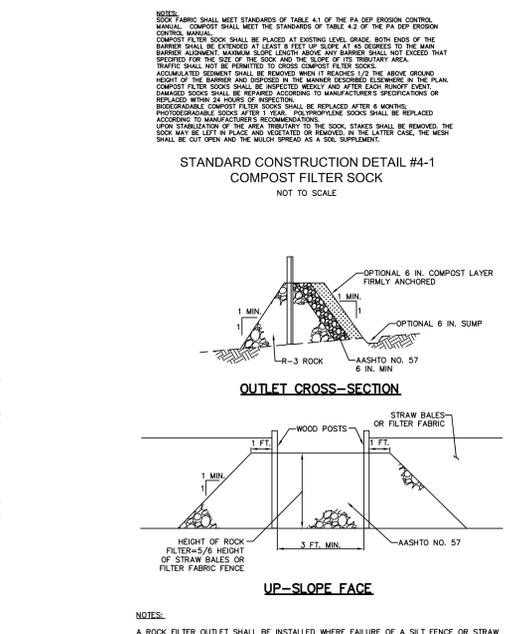
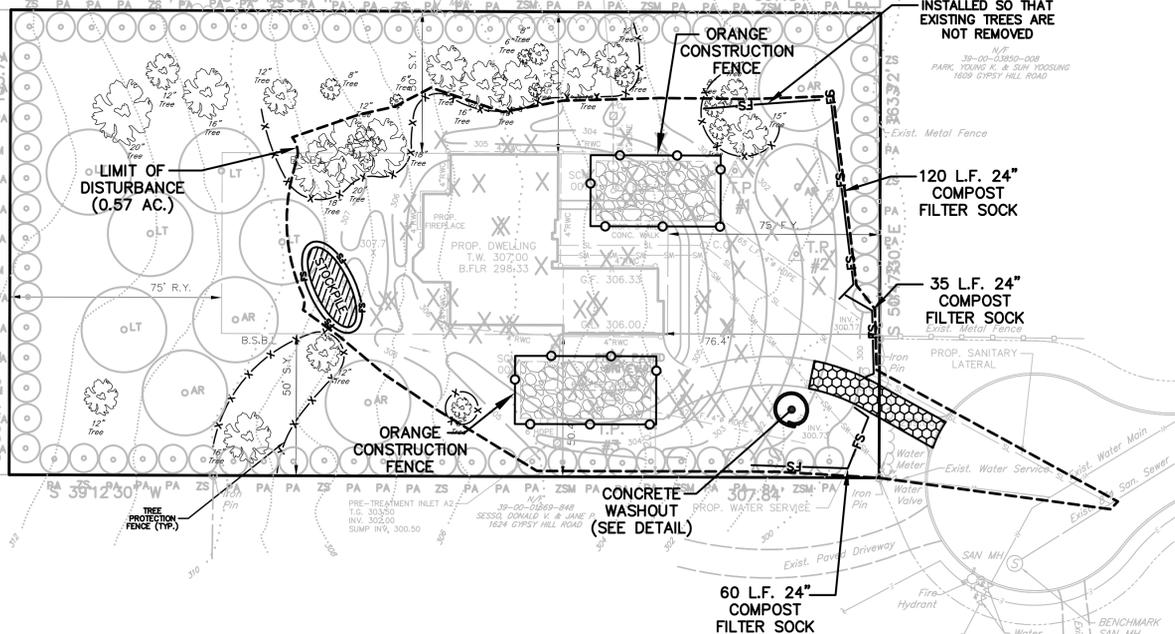
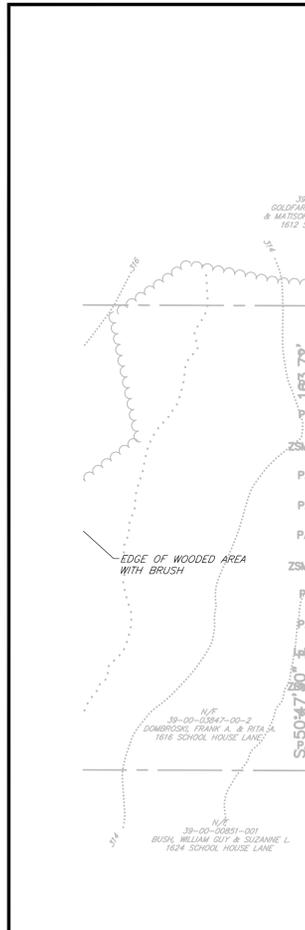
REVISIONS	DATE
1 M.P.	JAN. 27, 2026

SANITARY SEWER DETAIL SHEET
AS PART OF
1622 GYPSY HILL ROAD
PREPARED FOR
GYPSY HILL DEVELOPERS, INC.
SITE SITUATE IN
LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

STA
Engineering, Inc.

Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

PLAN SCALE HORIZONTAL	DRAFTED BY M.J.P.	PROJECT MANAGER S.A.R.	PLAN SHEET NUMBER
1" = 30'	PROJECT NUMBER 6615	DRAWING FILE NUMBER 6615SAN-DET	3 OF 4



DUST CONTROL NOTES

- DUST CONTROL MEASURES SHOULD BE IMPLEMENTED TO HELP REDUCE SURFACE AND AIR MOVEMENT OF DUST FROM DISTURBED SOIL SURFACES.
- THE FOLLOWING METHODS CAN BE USED TO MANAGE DUST:
 - MINIMIZE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME DURING CONSTRUCTION.
 - APPLY TEMPORARY STABILIZATION FOR DISTURBED AREAS.
 - SPRINKLING THE GROUND SURFACE WITH WATER UNTIL IT IS MOST.
 - VEGETATE DISTURBED AREAS AS SOON AS POSSIBLE.
 - IMMEDIATELY MULCH DISTURBED AREAS.

SOILS DATA

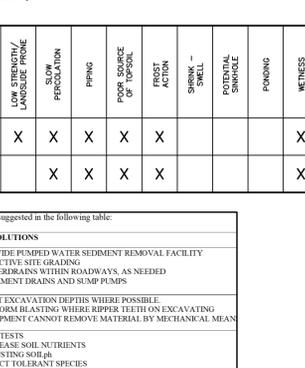
DATA OBTAINED FROM N.R.C.S. SOIL SURVEY.

Abb - ABBOTTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.

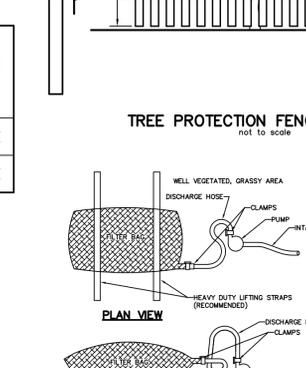
Rhb - REAVILLE SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.

SOIL NAME	SOIL SYMBOL	DEPTH TO SEASONAL HIGH WATER TABLE	DEPTH TO BEDROCK	REACTION (pH)	CUMULATIVE SANDS TO CLAYEY SILT	DRYDENSITY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE	HYDROPHOBICITY	LOW STRENGTH/LANDSLIDE POTENTIAL	PIPING	PERMEABILITY	PROP. CLAY	PROP. SILT	POTENTIAL SHRINK-SWELL	PONDING	WETNESS
Abbottstown	Abb	0.5 - 1.5	3.3 - 5.0	5.3 - 6.9	X	C/S	X	X	X	X	X	X	X	X	X	X	X	X
Reaville	Rhb	0.5 - 3.0	1.7 - 3.3	5.1 - 6.5	X	C/S	X	X	X	X	X	X	X	X	X	X	X	X

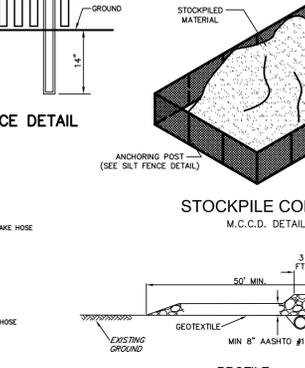
STANDARD CONSTRUCTION DETAIL #3-1 PUMPED WATER FILTER BAG



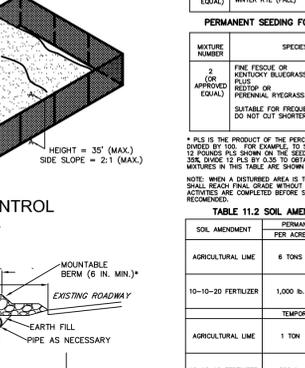
STANDARD CONSTRUCTION DETAIL #3-2 ROCK CONSTRUCTION ENTRANCE



STANDARD CONSTRUCTION DETAIL #3-3 TREE PROTECTION FENCE DETAIL



STANDARD CONSTRUCTION DETAIL #3-4 STOCKPILE CONTROL



STANDARD CONSTRUCTION DETAIL #3-5 SEEDING SPECIFICATIONS

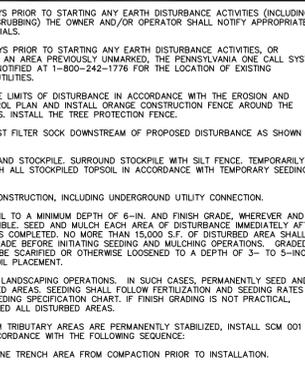
TEMPORARY SEEDING (DURING CONSTRUCTION)

MATURE NUMBER	SPECIES	SEEDING RATE-PURE LIVE SEED (PLS) PER 1,000 S.F.	MOST SITES	ADVERSE SITES
1	SPRING GRASS (SPRING OR APPROVED)	64	64	96
2	WINTER WHEAT (FALL OR EARLY)	96	96	112

PERMANENT SEEDING FOR LAWN AREAS OUTSIDE OF BMP AREAS

MATURE NUMBER	SPECIES	SEEDING RATE-PURE LIVE SEED (PLS) PER 1,000 S.F.	MOST SITES	ADVERSE SITES
1	FINE FLECK GRASS (OR APPROVED)	25	25	30
2	PERENNIAL WHEATGRASS (OR APPROVED)	15	15	20

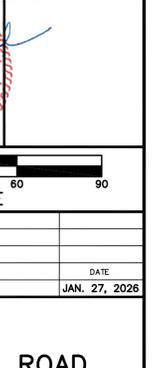
ACT 50 UTILITY NOTE



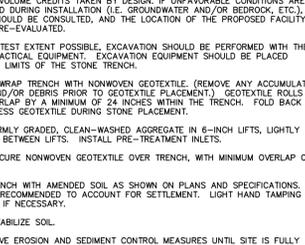
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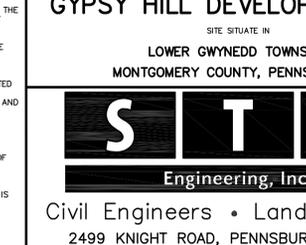
E&S PLAN



E&S LEGEND



LEGEND



GRAPHIC SCALE

REVISIONS	DATE
1 M/P	S.T.A. PLAN ORIGIN DATE JAN. 27, 2026

GYPHY HILL DEVELOPERS, INC.

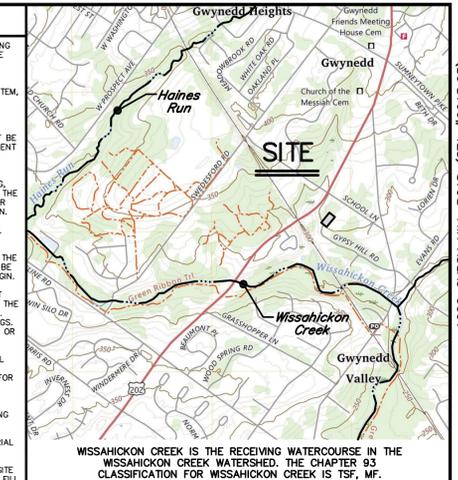
AS PART OF
1622 GYPHY HILL ROAD
PREPARED FOR
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SITE SITUATE IN
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S T A
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PLAN SCALE	DRAWN BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL 1" = 30'	M.J.P.	S.A.R.	4 OF 4
	PROJECT NUMBER 6615	DRAWING FILE NUMBER 6615ES	

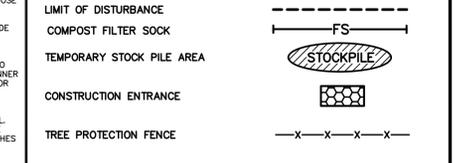
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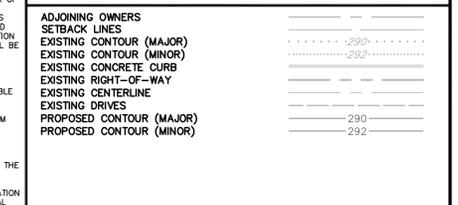


WISSAHICKON CREEK IS THE RECEIVING WATERCOURSE IN THE WISSAHICKON CREEK WATERSHED. THE CHAPTER 93 CLASSIFICATION FOR WISSAHICKON CREEK IS T5F, M3.

E&S LEGEND



LEGEND



ACT 50 UTILITY NOTE



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- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE DEPARTMENT OFFICE OF THE DEPARTMENT.
- THE OPERATOR SHALL REMOVE FROM THIS SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 P.A. CODE 2601.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THIS SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM PP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SLOPE OR RELEASE OF LIQUID OR SOLID SUBSTANCE, BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMP'S SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REBANKING AND REINETING MUST BE PERFORMED IMMEDIATELY IF THE E&S BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATIONS TO THOSE INSTALLED WILL BE REQUIRED BY THE DEPARTMENT.
- SEDIMENT REMOVED FROM BMP'S SHALL BE DISPOSED OF IN LANDSCAPE AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM OF 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL SLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREA DURING NON-GERMINATING MONTHS. MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. MULCH OR PROTECTIVE BLANKETING SHALL BE REAPPLIED WITHIN 1 YEAR. MULCH OR PROTECTIVE BLANKETING SHALL BE REAPPLIED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- E&S BMP'S SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- FAILURE TO CORRECTLY INSTALL E&S BMP'S, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMP'S MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE DEPARTMENT SHALL PROVIDE FOR UP TO \$100,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MIDDLE-COURT CRIMINAL PENALTIES FOR EACH VIOLATION.
- GEOLOGIC FORMATION: TO THE BEST OF OUR KNOWLEDGE, NO GEOLOGIC FORMATIONS OR SOIL CONDITIONS HAVING THE POTENTIAL TO CAUSE POLLUTION TO SURFACE WATERS EXIST AT THIS SITE.
- SLOPES STEEPER THAN 3:1 SHALL BE SODDED OR STABILIZED WITH EROSION CONTROL MATTING.

E&S PLAN



GYPHY HILL DEVELOPERS, INC.

AS PART OF
1622 GYPHY HILL ROAD
PREPARED FOR
GYPHY HILL DEVELOPERS, INC.
SITE SITUATE IN
LOWER GWYNNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

S T A
Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAWN BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL 1" = 30'	M.J.P.	S.A.R.	4 OF 4
	PROJECT NUMBER 6615	DRAWING FILE NUMBER 6615ES	

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2024- 21

1616 SCHOOL HOUSE LANE (TAX PARCEL #39-00-03847-00-2)
MINOR SUBDIVISION PLAN

BACKGROUND

A. Frank and Rita Dombroski are the owners (the "Owners") of property located at 1616 School House Lane (Tax Parcel # 39-00-03847-00-2), located in the A-Residential Zoning District (the "A District"), consisting of approximately 2.4 acres (the "Property"). The Property includes a two (2)-story dwelling with a detached garage, which will remain (the "Existing Structures"). Two paved driveways provide access to the Existing Structures. The Existing Structures are located outside of the building setback lines and are therefore non-conforming structures. The remainder of the Property is comprised of lawn and woodland areas.

B. Jack MacCord individually, and on behalf of the equitable owner, Total Custom Homes, Inc. (collectively, the "Applicant"), has applied for approval to subdivide (the "Subdivision") the Property into two lots (the "Application"), as depicted on Preliminary/Final Minor Subdivision Plans, consisting of one (1) sheet, dated February 12, 2024 and last revised April 19, 2024, prepared by Kelly Engineers (the "Plans").

C. As depicted in the Plans Lot #1 is proposed to consist of 54,493 square feet ("Lot #1"), and Lot #2 is proposed to consist of 50,400 square feet ("Lot #2"), both of which meet the minimum lot area of 40,000 square feet in the A District (Zoning Ordinance § 1257.04).

D. Lot #1 fronts onto and currently has a driveway to School House Lane. Lot #2 has frontage on Gypsy Hill Road, and the Applicant is proposing that Lot #2 will have a new driveway to Gypsy Hill Road. No land development plans were submitted with the proposed subdivision plan; however, a new home is proposed to be built on Lot #2 (the "New Home").

E. On September 14, 2018 Total Custom Homes, Inc. ("TCH") obtained a variance from the Lower Gwynedd Township Zoning Hearing Board ("ZHB"), from the minimum lot width requirement (the "ZHB Decision"). The ZHB Decision has been affirmed by the Pennsylvania Commonwealth Court; however, Donald J. Sesso, a neighbor, has filed a Petition for Allowance of Appeal with the Pennsylvania Supreme Court, which has yet to be decided (the "Supreme Court Appeal").

F. The Applicant desires to obtain final approval of the Application and Subdivision from the Lower Gwynedd Township Board of Supervisors (the "Board"), in accordance with Section 508 of the Pennsylvania Municipalities Planning Code, as amended (the "MPC").¹

¹ The Lower Gwynedd Township Subdivision and Land Development Ordinance ("SALDO") does not provide for a preliminary approval of a minor subdivision plan and therefore only final approval is required (SALDO §1230.23).

NOW, THEREFORE, BE IT RESOLVED that the Board hereby grants final approval of the Application, subject, however, to the following conditions:

1. The Applicant agrees not to apply for a building permit, and acknowledges and agrees that the Township is not required to issue a building permit, unless and until the following conditions are satisfied by the Applicant:

(a) The Applicant shall include on any building permit application and plans, the obligation to repair the existing curbing in accordance with the Township Engineer's direction.

(b) The Supreme Court Appeal shall have been resolved in the favor of TCH, and written evidence of such result is provided to the Township and is approved by the Township Solicitor.

(c) The Applicant shall have executed and delivered to the Township, the standard form of Stormwater Ownership and Maintenance Agreement for stormwater facilities on the Property.

(d) Any required third party permits and approvals shall have been obtained, and are in full force and effect, with copies provided to the Township.

2. If prior to the resolution of the Supreme Court Appeal, the Applicant signs an agreement to sell Lot #2, the Applicant shall provide the Township with written evidence that the buyer has been informed of and has acknowledged the risks associated with entering into a purchase agreement before the Supreme Court Appeal has been resolved.

3. In accordance with the requirements of SALDO and the MPC, the Board waives strict compliance with the following provisions of SALDO, pursuant to the Applicant's waiver request letter of March 20, 2024:

(a) Section 1230.24.B: from the minimum lot width requirement, consistent with the ZHB Decision.

(b) Section 1230.37 (c), (d) and (e): from providing additional cartway width and right of way on School House Lane. There are no adjacent sections of School House Lane that have been widened, and the required widening would result in tree removal and a change in the character of the current roadway conditions.

(c) Section 1230.41(i): from providing the replacement of three hundred eighty-nine caliper inches (389") of trees being removed. In lieu of planting the required one hundred thirty (130) trees of three inch (3") caliper each, the Applicant has offered a voluntary contribution of Thirty-Nine Thousand Dollars (\$39,000.00).

(d) Section 1230.42(a)(1): from providing at least two (2) shade trees per forty feet (40') of street length. A number of trees already exist along the Property's street frontage.

(e) Section 1230.42(b): from the requirement of planting three (3) shade trees per dwelling. A number of shade trees already exist on the Property.

(f) Section 1230.45(a) & Section 1230.60(a): from providing pedestrian trails and sidewalks. There are no existing pedestrian trails or sidewalks near the Property, or on either side of the existing streets.

(g) Section 1230.58: from providing streetlights on School House Lane and Gypsy Hill Road at locations determined at the Board of Supervisors. The Application requests minor subdivision approval and only one (1) new home is proposed.

(h) Section 1230.61(a): from providing curbs along both sides of all existing and proposed streets. There are no existing curbs near the Property on either side of School House Lane. Gypsy Hill Road already has curb at the Property's location.

4. Prior to the recording of the Plans, the Applicant shall revise the Plans to resolve to the Township's satisfaction, all issues set forth in:

(a) the Gilmore & Associates ("Township Engineer") review letters dated March 13, 2024 and May 23, 2024, the entire contents of which are incorporated herein by reference.

(b) the Township Fire Marshall's review letter dated March 18, 2024, the entire content of which is incorporated herein by reference.

(c) the Township Planning Commission's March 20, 2024 meeting minutes, the entire contents of which are incorporated herein by reference.

(d) the Montgomery County Planning Commission's February 27, 2024 letter, the entire contents of which are incorporated herein by reference.

5. Prior to the issuance of building permits, the Applicant shall pay the following fees and/or voluntary contributions:

(a) a fixed park and recreation area fee of One Thousand Dollars (\$1,000.00) for each proposed dwelling unit.

(b) in accordance with Township Resolution 2005-16, a Stormwater Management Facility fee in the amount of in the amount of Five Hundred Dollars (\$500.00) per one thousand (1,000) cubic feet of storage volume. This fee will be calculated upon submission of the building permit plans containing the proposed stormwater measures. A note stating this requirement is to be added to the Plans.

(c) a transportation impact fee of Two Thousand Two Hundred Eighty-Five Dollars (\$2,285.00) per "new" weekday afternoon peak hour trip. The number of trips subject to the transportation impact fee shall be determined by the Township Transportation Engineer upon submission of building permit plans.

(d) the recreational impact fee per new dwelling unit for residential development. The required fee for residential development is Five Hundred Dollars (\$500.00) per new dwelling.

(e) a voluntary fee-in-lieu of those replacement trees which are not being planted, in the amount of Thirty-Nine Thousand Dollars (\$39,000.00).

6. Any development of the Property shall be in strict accordance with the content of the Plans, notes on the Plans, the ZHB Decision, and the terms and conditions of this Resolution.

7. The Applicant shall be responsible for all costs of accomplishing, satisfying, and meeting all terms and conditions and requirements of the Plans and this Resolution, without any cost or expense to the Township.

8. Applicant shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual buildings or additions), so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during construction.

9. Pursuant to the provisions of the MPC, the Applicant has the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by the Applicant.

10. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein, this approval and the waivers granted herein (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed automatically rescinded, revoked and shall be considered denied based upon the failure to fully comply with all of the requirements set forth herein in accordance with MPC Section 508.

APPROVED at the public meeting of the Lower Gwynedd Township Board of Supervisors held on July 23, 2024.

SIGNATURES COMMENCE ON THE FOLLOWING PAGE

TOWNSHIP:
LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS

ATTEST:



MIMI GLEASON, TOWNSHIP MANAGER

By: 

DANIELLE A. DUCKETT, CHAIRPERSON

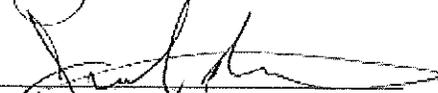
*The Applicant hereby accepts this Resolution and all conditions of approval
as of July 23, 2024:*

APPLICANTS:

Total Custom Homes, Inc.

By: 

Jack MacCord, Authorized Representative



Jack MacCord



MEMORANDUM

ATTN: Planning Commission

DATE: March 11, 2026

FROM: Jamie P. Worman, Assistant Township Manager

Jamie Worman

SUBJ: Gwynedd Point Village Conditional Use Application #26-03

Mr. Pete Penna and his attorney, Mr. Dave Shafkowitz, will attend the Planning Commission meeting on March 18, 2026, to discuss the Gwynedd Point Village Conditional Use Application. In January, Mr. Penna presented a conditional use plan proposing the residential redevelopment of the Spring House Nursery and surrounding properties that form the triangular area located between Cedar Hill Road and Bethlehem Pike. The proposal involves redeveloping the parcels into a residential townhouse community that would include stormwater management facilities, green space, pedestrian improvements, and a realignment of the intersection at Cedar Hill Road and Bethlehem Pike.

The associated rezoning application is currently under consideration by the Board of Supervisors, and any recommendation for approval will be contingent upon approval of the necessary zoning change.

Since the previous meeting, Mr. Penna has revised the proposed plan to reflect the required right-of-way width while maintaining the highway setback, which resulted in the removal of one unit. Additional revisions include relocating the overflow parking spaces, addressing the Fire Marshal's concerns related to internal circulation and parking restrictions, and updating the plans to reflect the proposed realignment of the Bethlehem Pike and Cedar Hill Road intersection.

Mr. Penna has also completed a traffic study, which was reviewed by the Township Traffic Engineer along with the revised plan. In addition, a scoping study application was submitted to PennDOT concurrently. The engineers' review letters, as well as the revised plan, and proposed waiver requests are attached to this memorandum for your reference.

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)

TAX BLOCK 18 UNIT 72
PARCEL NUMBER 39-00-00280-00-5
OWNER: ANDREW PILLEGGI
1208 N. BETHLEHEM PIKE
LOWER GWYNEDD, PA 19002
SITE ADDRESS: 1208 N. BETHLEHEM PIKE
LOWER GWYNEDD, PA 19002
TRACT AREA = 80,310 SF (1.8437 ACRES)

TAX BLOCK 18 UNIT 21
PARCEL NUMBER 39-00-00655-00-8
OWNER: CHARLES & MARIA SANDS
1201 CEDAR HILL ROAD
AMBLER, PA 19002
SITE ADDRESS: 1201 CEDAR HILL ROAD
AMBLER, PA 19002
TRACT AREA = 76,786 SF (1.7628 ACRES)

TAX BLOCK 18 UNIT 78
PARCEL NUMBER 39-00-00658-00-5
OWNER: KENNETH G. & KAREN L. WHITE
1209 CEDAR HILL ROAD
AMBLER, PA 19002
SITE ADDRESS: 1209 CEDAR HILL ROAD
AMBLER, PA 19002
TRACT AREA = 30,171 SF (0.6926 ACRES)

TAX BLOCK 18 UNIT 79
PARCEL NUMBER 39-00-00661-00-2
OWNER: TARA BEVIVING &
SEAN M. FITZ-PATRICK
1213 CEDAR HILL ROAD
AMBLER, PA 19002
SITE ADDRESS: 1213 CEDAR HILL ROAD
AMBLER, PA 19002
TRACT AREA = 49,826 SF (1.1393 ACRES)

TAX BLOCK 18 UNIT 66
PARCEL NUMBER 39-00-00664-00-8
OWNER: FRANK PILLEGGI
1217 CEDAR HILL ROAD
AMBLER, PA 19002
SITE ADDRESS: 1217 CEDAR HILL ROAD
AMBLER, PA 19002
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.
- 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 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.

5. ZONING INFORMATION:

A-1 RESIDENTIAL DISTRICT (NOT APPLICABLE, SEE BELOW)	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) (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 - CHALFOUNT SILT LOAM, 0 TO 3 PERCENT SLOPES
R1A - REAVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES
LU1D - LOORHTENTS, SHALE AND SANDSTONE, 8 TO 25 PERCENT SLOPES
U1aB - 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:

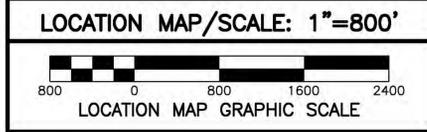
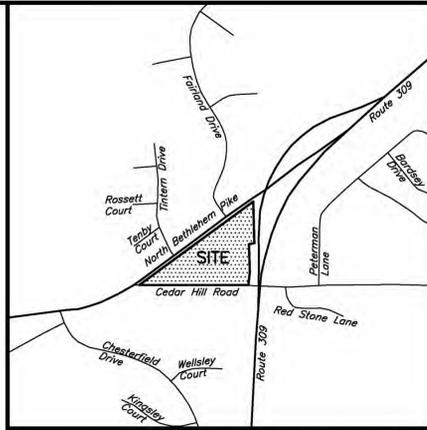
THE TOTAL LOT AREA TO THE ULTIMATE RIGHT-OF-WAY FOR THE SITE = 358,754 SF

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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3	OF 14	CONSTRUCTION IMPROVEMENT PLAN
4	OF 14	LANDSCAPE PLAN
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6	OF 14	PROFILE PLAN 2
7	OF 14	EROSION & SEDIMENT CONTROL PLAN
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9	OF 14	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
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11	OF 14	LIGHTING PLAN
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13	OF 14	UTILITY PLAN
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.

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.

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 _____.

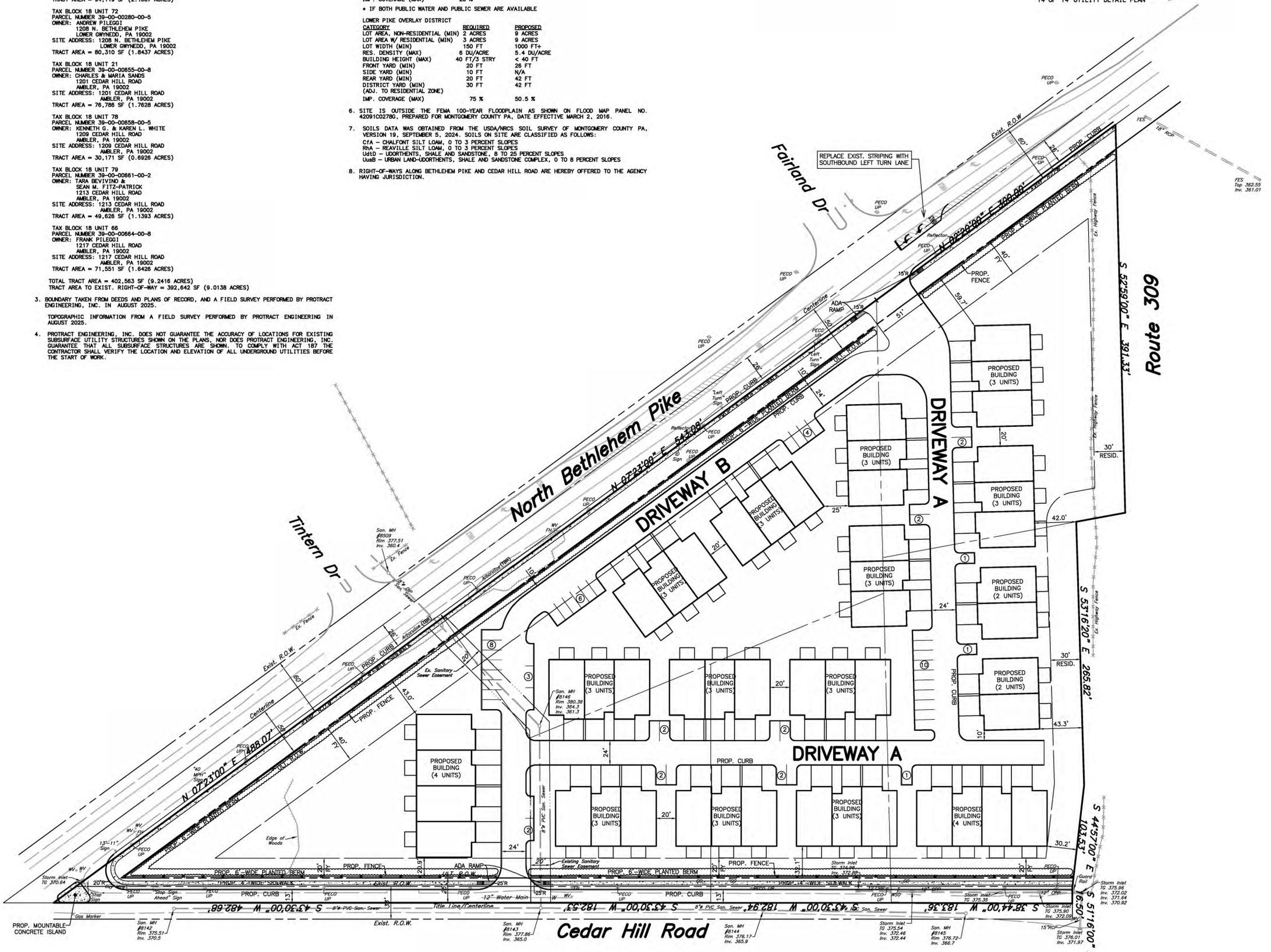
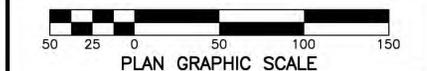
PROFESSIONAL ENGINEER'S CERTIFICATION

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)

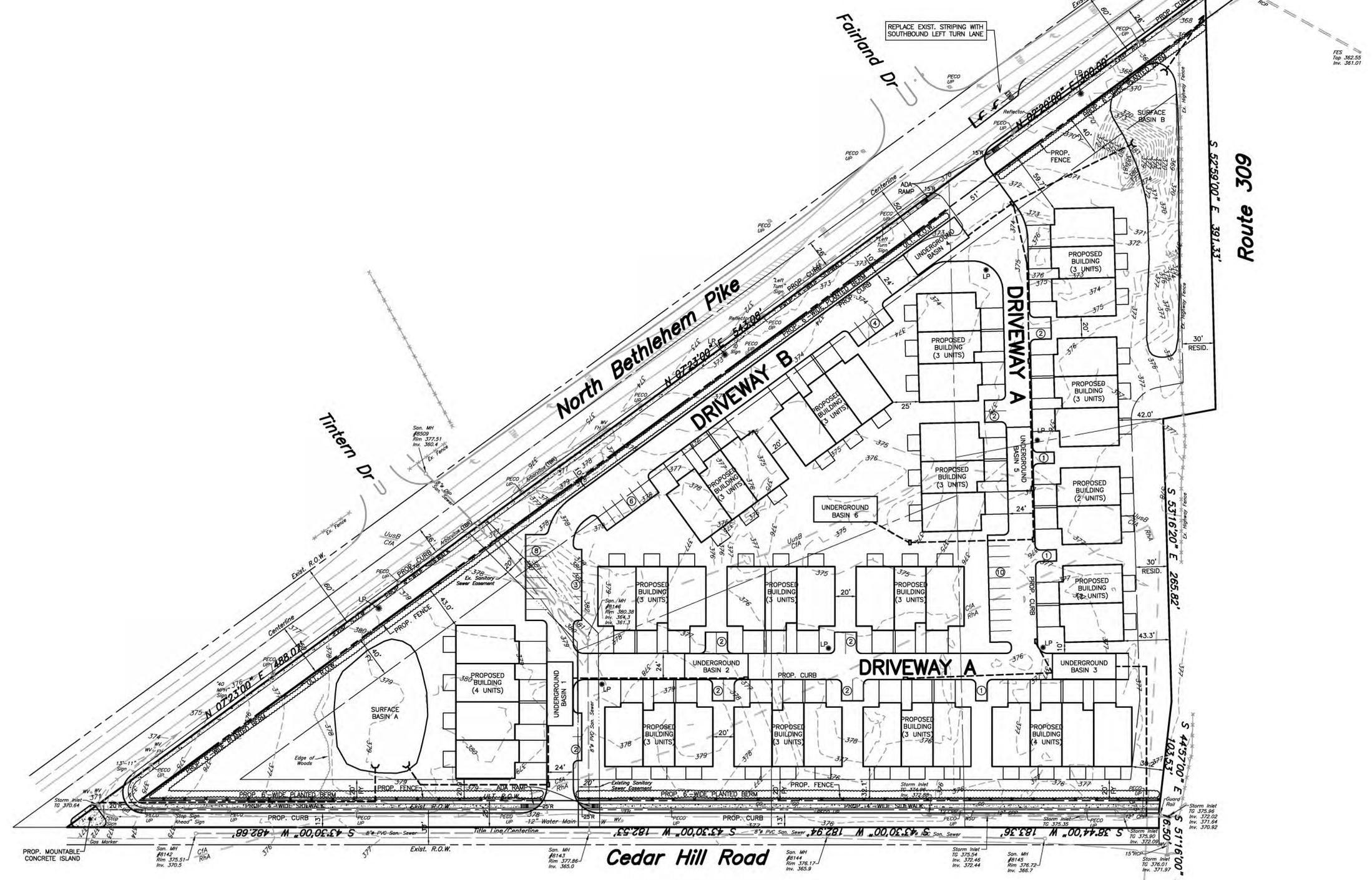
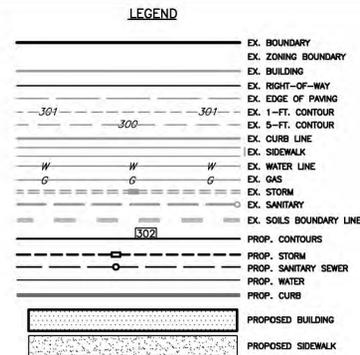
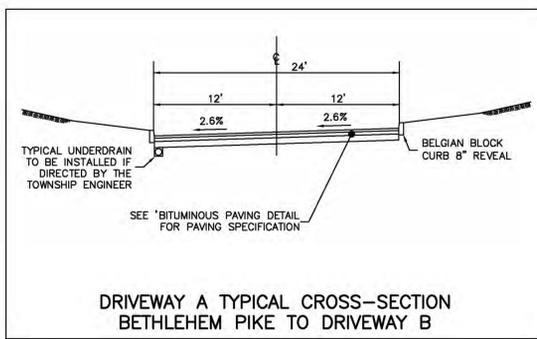


NORTH ARROW

L. GWYNEDD COUNTY MONTGOMERY	Date 11-28-25	Sheet Number 11 of 14	Scale 1"=50'	Project Number H2922	Description BASE.DWG	Date 02-05-26	Per Review Comments No. 1 Date 02-05-26 Description PER REVIEW COMMENTS File Number H2922	By Drafter/Engineer EMS/NTR
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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



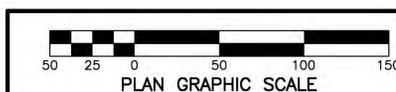
CONSTRUCTION NOTES:

- 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		Drafter/Engineer

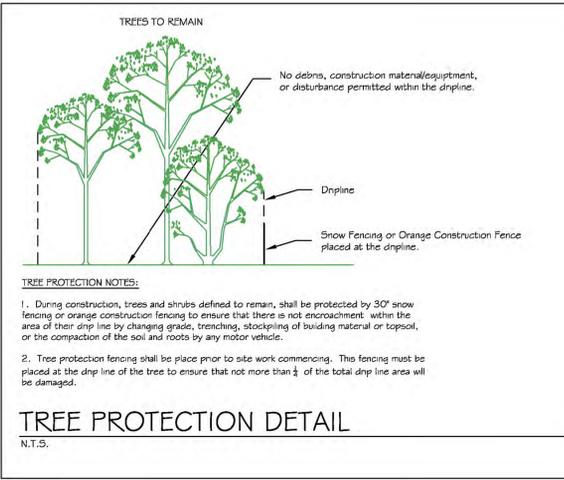
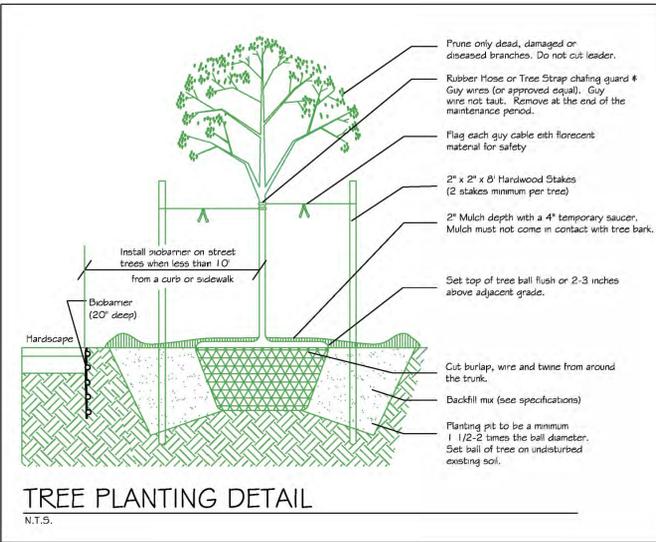
Project Number	H2922
CAD File Name	BASE.DWG

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

Sheet Number: 3
Of: 14

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.

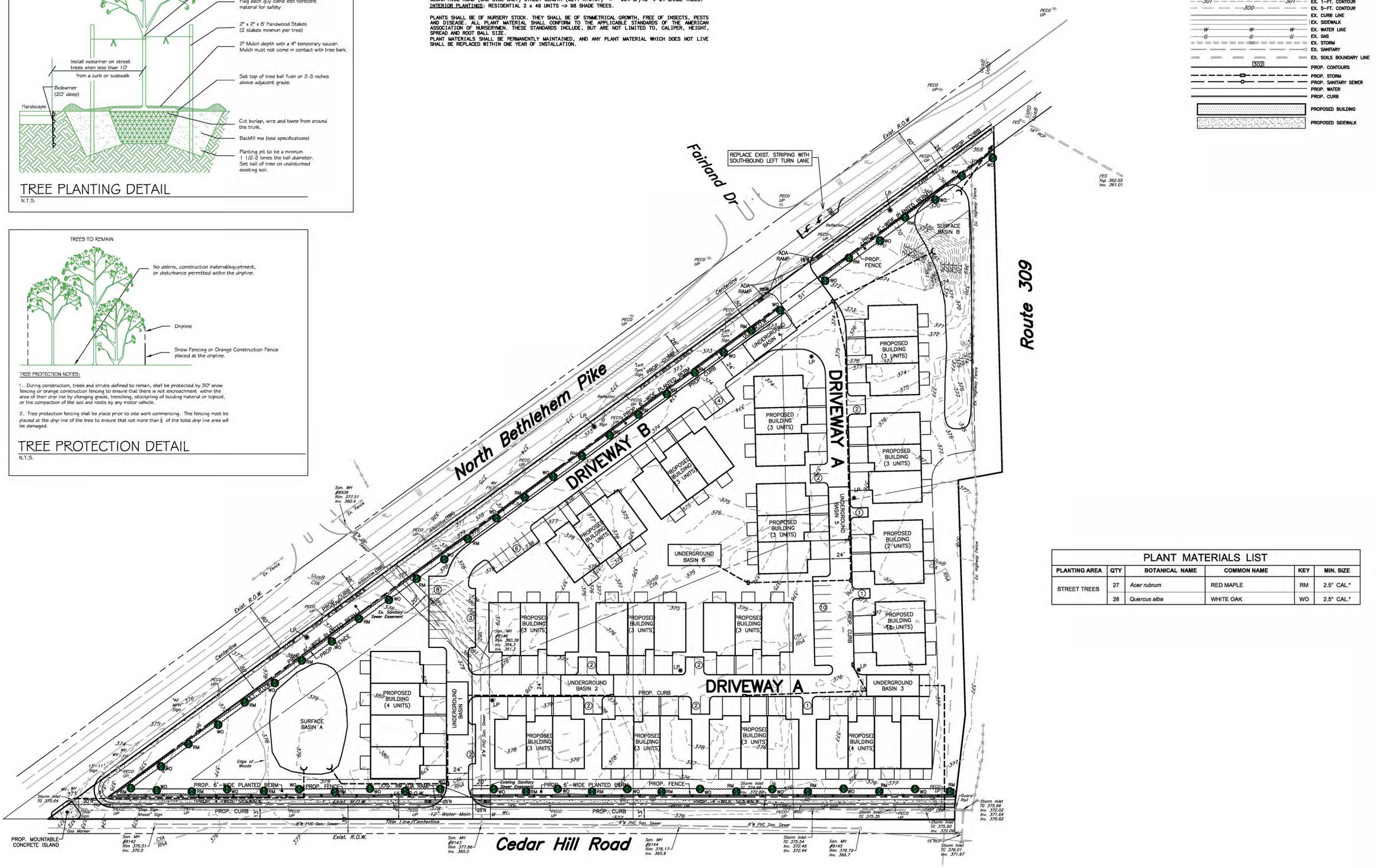
PLANTS SHALL BE OF NURSERY STOCK. THEY SHALL BE OF SYMMETRICAL GROWTH, FREE OF INSECTS, PESTS AND DISEASE. ALL PLANT MATERIAL SHALL CONFORM TO THE APPLICABLE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN. THESE STANDARDS INCLUDE, BUT ARE NOT LIMITED TO, CALIPER, HEIGHT, SPREAD AND ROOT BALL SIZE.
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					

GENERAL NOTES:

- APPLICANT:
FFP 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)

TAX BLOCK 18 UNIT 72
PARCEL NUMBER 39-00-00280-00-5
OWNER: ANDREW PILLEGGI
1208 N. BETHLEHEM PIKE
LOWER GWYNEDD, PA 19002
SITE ADDRESS: 1208 N. BETHLEHEM PIKE
LOWER GWYNEDD, PA 19002
TRACT AREA = 80,310 SF (1.8437 ACRES)

TAX BLOCK 18 UNIT 21
PARCEL NUMBER 39-00-00655-00-8
OWNER: CHARLES & MARIA SANDS
1201 CEDAR HILL ROAD
AMBLER, PA 19002
SITE ADDRESS: 1201 CEDAR HILL ROAD
AMBLER, PA 19002
TRACT AREA = 76,786 SF (1.7628 ACRES)

TAX BLOCK 18 UNIT 78
PARCEL NUMBER 39-00-00658-00-5
OWNER: KENNETH G. & KAREN L. WHITE
1209 CEDAR HILL ROAD
AMBLER, PA 19002
SITE ADDRESS: 1209 CEDAR HILL ROAD
AMBLER, PA 19002
TRACT AREA = 30,171 SF (0.6926 ACRES)

TAX BLOCK 18 UNIT 79
PARCEL NUMBER 39-00-00661-00-2
OWNER: TARA BEVIVING &
SEAN M. FITZ-PATRICK
1213 CEDAR HILL ROAD
AMBLER, PA 19002
SITE ADDRESS: 1213 CEDAR HILL ROAD
AMBLER, PA 19002
TRACT AREA = 49,826 SF (1.1393 ACRES)

TAX BLOCK 18 UNIT 66
PARCEL NUMBER 39-00-00664-00-8
OWNER: FRANK PILLEGGI
1217 CEDAR HILL ROAD
AMBLER, PA 19002
SITE ADDRESS: 1217 CEDAR HILL ROAD
AMBLER, PA 19002
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.
- 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 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.

5. ZONING INFORMATION:

A-1 RESIDENTIAL DISTRICT
(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
LU1D - 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:

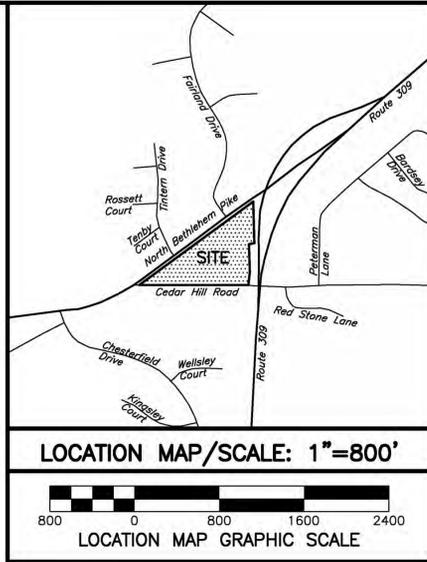
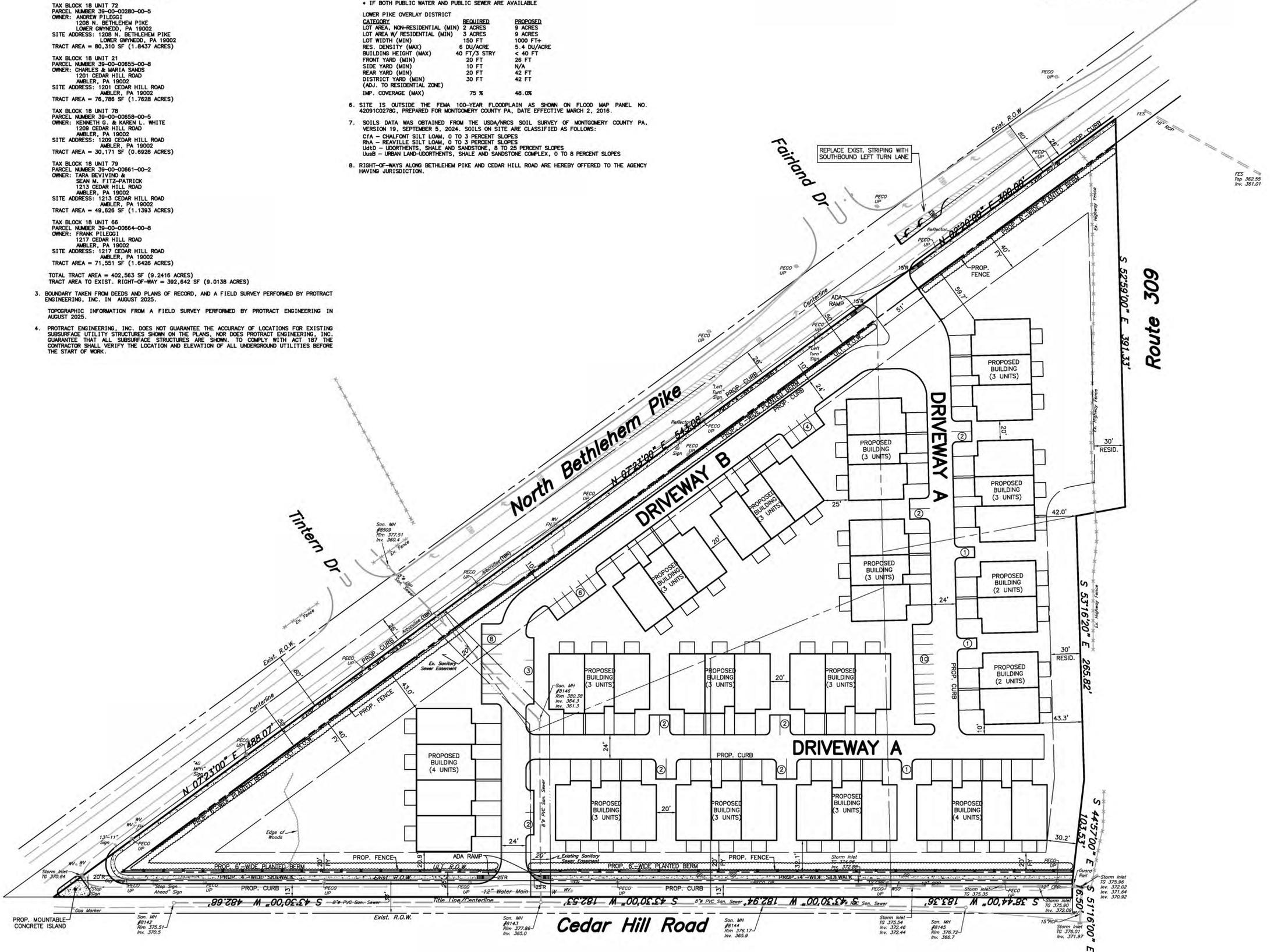
THE TOTAL LOT AREA TO THE ULTIMATE RIGHT-OF-WAY FOR THE SITE = 377,696 SF.

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.

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

President

Secretary

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

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

Chairman

Recorder

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

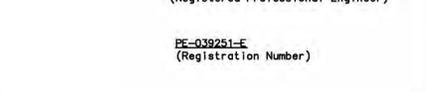
PROFESSIONAL ENGINEER'S CERTIFICATION

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.

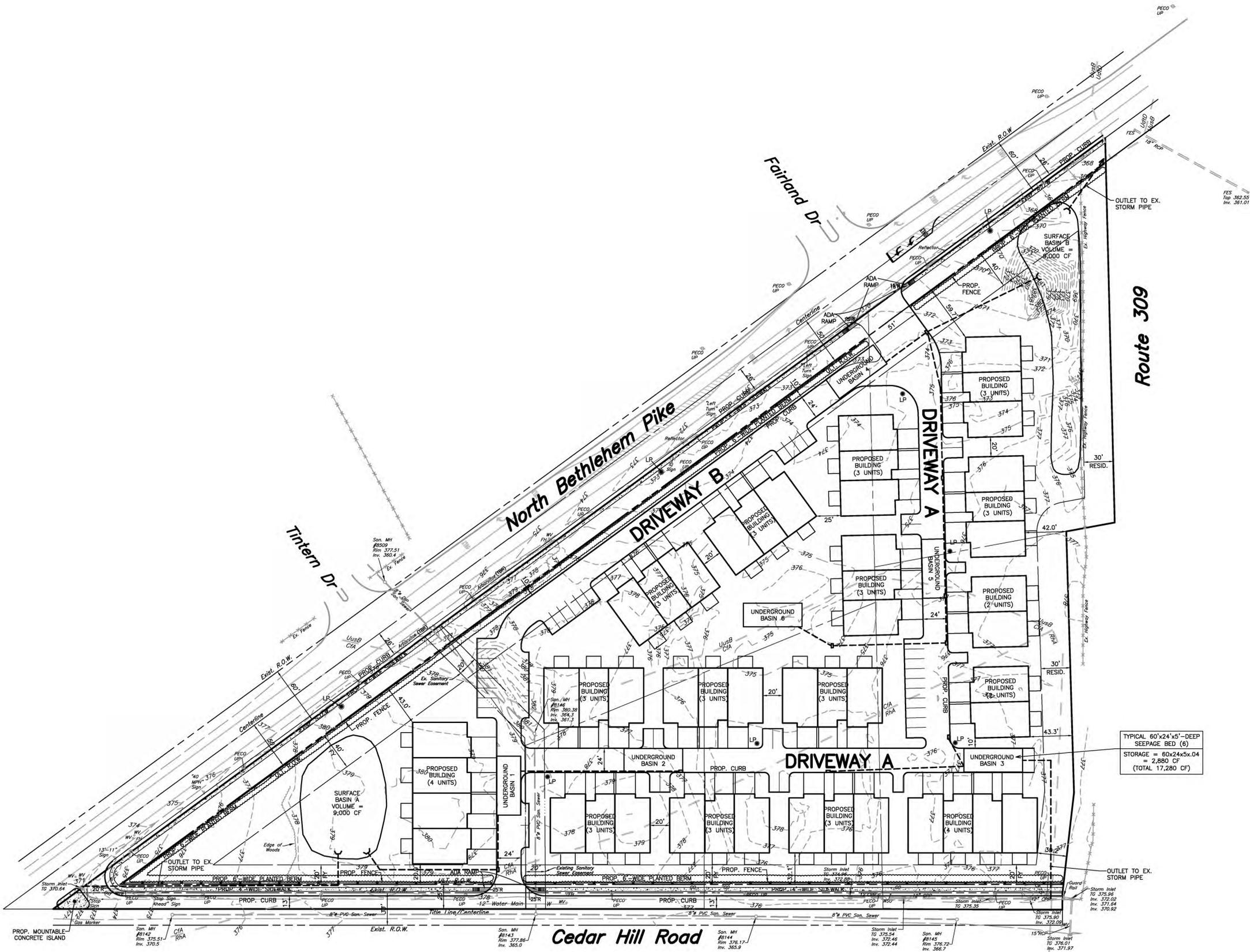
I further certify that in my best professional judgment this plan meets the requirements of all applicable ordinances affecting this subdivision plan, including the amended Zoning Ordinance of Ambler Borough, in which this subdivision, is located.

(Registered Professional Engineer)

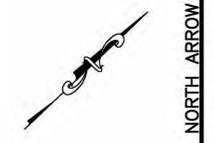
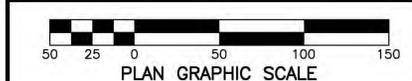
PE-039251-E
(Registration Number)



Township		County		Date		Scale		Sheet Number		Project Number		Description		By	
L. GWYNEDD		MONTGOMERY		11-23-25		1"=50'		1 of 14		H2922		BASE.DWG		EWS/NTR	
<p>LAND DEVELOPMENT PLAN</p> <p>PREPARED FOR</p> <p>1208-1224 NORTH BETHLEHEM PIKE</p> <p>ProTract Engineering, Inc. 64 East Moreland Avenue, P.O. Box 68 Bathboro, Pennsylvania 18640 Phone (610)442-8280 Fax (610)442-8288</p>															



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



No.	Date	PER REVIEW COMMENTS	Drawn/Engineer	By
1	02-05-25			EMS
Project Number: H2922			File Number: BASE.DWG	EMS/NTR
Sheet Number: 9 14			Scale: 1"=50'	

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
 PREPARED FOR
1208-1224 NORTH BETHLEHEM PIKE
ProTract Engineering, Inc.
 64 East Moreland Avenue, P.O. Box 68
 Harborside, Pennsylvania 18040
 Phone (610)442-9230
 Fax (610)442-9238



**TRANSPORTATION IMPACT STUDY (TIS)
DETERMINATION & SCOPING MEETING
APPLICATION**

Scoping Meeting Application: Draft

Scoping Meeting Date: _____ Scoping Number: S0620260016

Tax Parcel Number: _____

Project/Development Name: 1208-1224 North Bethlehem Pike

Applicant Information:

Business Partner ID: _____

Applicant Name: PFP Property Management LLC

Phone: (267) 250-9794 Email 1: petejr@pfpproperties.com

Primary Contact: Pete Penna Email 2: _____

Additional Engineering Firm Information:

Business Partner ID: _____

Engineering Firm: Protract Engineering Inc

Phone: _____ Email 1: nrose@protract.net

Primary Contact: Nick Rose Email 2: _____

Creator Information:

Business Partner ID: 004633 Firm Name: Horner & Canter Associates, P.C.

Phone: 609-654-4104 Email 1: hkeene@horner-canter.com

(1) LOCATION OF PROPOSED DEVELOPMENT:

PennDOT Engineering District: 06 Email: _____

County: Montgomery Email: _____

Municipality: LOWER GWYNEDD Email: cdixson@bowman.com

RPO/MPO: DVRPC MPO

Email: amaron@dvrpc.org

NO.	Road Name	Ownership	SR	Segment	Offset	Latitude, Longitude
1	North Bethlehem Pike	State	2018	0180	1065	40.1948415,-75.2241057

2	Cedar Hill Road	Local Municipality				
---	-----------------	--------------------	--	--	--	--

NO.	Proposed Activity	Proposed Access Level	Signalized?	Average Daily Trips	Driveway Classification
1	Construct New Driveway	Full Access	N	156	Local Road
2	Construct New Driveway	Full Access	N	167	Local Road

Describe Existing or Proposed Multimodal Accommodations:

N/A

Are there any vehicle weight or size restrictions along any roadway providing direct access to the site in accordance with 75 PA C.S. ss 4902? : No

(2) DEVELOPMENT SCHEDULE AND STAGING:

Multi-Stage Development ? No
 Anticipated Opening Date: 06-01-2030
 Full Buildout Date: 06-01-2030

Describe Proposed Development Schedule/Staging:

(3) TRIP GENERATION:

Land Use & Size	Land Use Code	Were ITE results used?	Daily Trips	AM Peak Hour		PM Peak Hour		Saturday Peak Hour	
				Enter	Exit	Enter	Exit	Enter	Exit
Residential / 49 DU	215	Yes	323	6	17	14	11	N/A	N/A
		TOTAL:	323	6	17	14	11	0	0

(4) LEVEL OF STUDY REQUIRED?

Level of Study Required? Transportation Impact Assessment (TIA)

If Yes, based on:
 Not Applicable

Additional considerations as described below:

None

(5) STUDY AREA:

Location Number	Major Street	Minor Street	Signalized?
1	North Bethlehem Pike	Driveway Location #1	N
2	Cedar Hill Road	Driveway Location #2	N
3	North Bethlehem Pk (SR 2018)	Cedar Hill Road	N
4	North Bethlehem Pk (SR 2018)	Fairland Drive	N

Land use context (Refer to PennDOT Design Manual, Part 1X, Appendix B):

Suburban

Known Congestion Areas:

None

Known Safety Concerns:

None

Known Environmental Constraints:

None

Pedestrian/Bike Review (Community Centers, Parks, Schools, etc.):

North Bethlehem Pike corridor serves commercial businesses and residential developments. No existing pedestrian accommodations are provided along North Bethlehem Pk in this area

Transit Review (Current routes/stops):

None

(6) STUDY AREA TYPE:

Study Area Type: Urban

(7) TIS/TIA ANALYSIS PERIODS AND TIMES:

Opening Year: 2030

Full Buildout Year: 2030

Design Year: 2030

Indicate the analysis times to be included in the TIS/TIA:

- 1. AM Peak Hour
- 2. PM Peak Hour
- 3. Saturday Peak Hour
- 4. Other:
AM and PM peak hours only

Analysis periods to be included in the TIS/TIA:

- 1. Existing Conditions
 - 2. Opening Year Without Development
 - 3. Opening Year With Development and Opening Year With Mitigation (if necessary)
- Additional Analysis Periods (Please Specify):
No additional analysis periods

(8) TRAFFIC ADJUSTMENT FACTORS:

(a) Seasonal Adjustment (Identify counts requiring adjustment and methodology):

None

PennDOT Growth Factor Report

(b) Annual Base Traffic Growth: 0.13 %/yr. **Source:** 2025-26

(c) Pass-By Trips (Attach justification where required):

NO.	Land Use	%	Source

(d) Captured Trips for Multi-Use Sites:

N/A

(e) Modal Split Reductions:

N/A

(f) Other Reductions:

N/A

(9) OTHER PROJECTS WITHIN STUDY AREA TO BE ADDED TO BASE TRAFFIC:

Notes:

To be determined through communication with the local municipality

(10) TRIP DISTRIBUTION AND ASSIGNMENT:

Trip Distribution Notes:

N. Bethlehem Pk to/from the north 30% N. Bethlehem Pk to/from the south 50% Cedar Hill Rd to/from the east 20%

(11) DATA COLLECTION ELEMENTS AND CAPACITY ANALYSIS METHODOLOGIES:

NO.	Major Street	Minor Street	Signalized?	Period	Data Collection Method	Capacity Analysis Method
1	North Bethlehem Pike	Driveway Location #1	N	AM Peak, PM Peak	N/A	HCM 7th Edition
2	Cedar Hill Road	Driveway Location #2	N	AM Peak, PM Peak	N/A	HCM 7th Edition
3	North Bethlehem Pk (SR 2018)	Cedar Hill Road	N	AM Peak, PM Peak	MTM Counts	HCM 7th Edition
4	North Bethlehem Pk (SR 2018)	Fairland Drive	N	AM Peak, PM Peak	MTM Counts	HCM 7th Edition

(12) ROADWAY IMPROVEMENTS/MODIFICATIONS BY OTHERS TO BE INCLUDED:

Roadway Improvements:

None

(13) REQUIRED ANALYSIS:

(a) Analysis Acknowledgement:

Yes

(b) Capacity Analysis:

Yes

(c) Queue Analysis:

Yes

(d) Sight Distance Analysis:

(e) Signal Warrant Analysis:

(f) Turn Lane Warrant Analysis:

Yes

(g) Intersection Control Evaluation:

(h) Crash Analysis:

Yes

(i) Gap Studies:

(j) Identify any other analysis to be performed or revisions to the sections above:

(14) ADDITIONAL COMMENTS OR RECOMMENDATIONS RELATIVE TO THE SCOPE OF THE TIS:

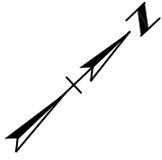
Additional Comments:

Request PennDOT review whether a crosswalk across N. Bethlehem Pk should be installed at the proposed access across from Fairland Dr to link the two residential developments. Also review of proposed radius improvement at N. Bethlehem Pk/Cedar Hill Rd intersection as shown in attached plan

PennDOT Review Comments: (Current Cycle Comments)

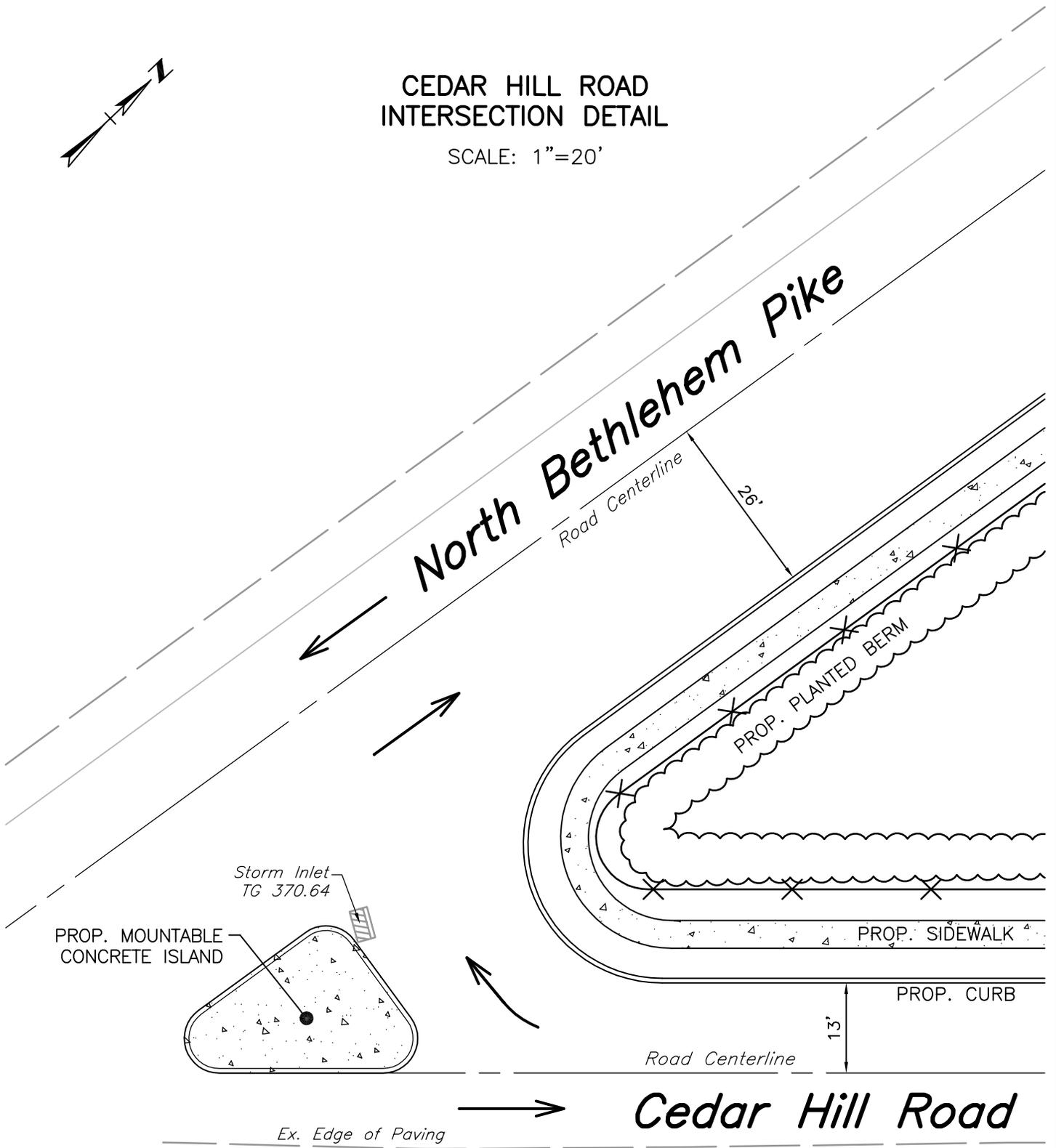
After review of the scoping meeting application, the Department will contact the applicant regarding the need for a scoping meeting prior to applying for a highway occupancy permit.

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CEDAR HILL ROAD INTERSECTION DETAIL

SCALE: 1"=20'



- GENERAL NOTES:**
- APPLICANT: MANAGEMENT, LLC
470 AMBER ROAD
FORT WASHINGTON, PA 19034
 - PROPERTY INFORMATION/OWNER:
TAX BLOCK 18 UNIT 68
PARCEL NUMBER 39-00-00277-00-8
OWNER: HERRICK, JENNIFER
LOWER GWYNEDD, PA 19002
SITE ADDRESS: LOWER GWYNEDD, PA 19002
TRACT AREA = 44,119 SF (2,167 ACRES)
 - TAX BLOCK 18 UNIT 72
PARCEL NUMBER 39-00-00286-00-5
OWNER: HERRICK, JENNIFER
1208 N. BETHLEHEM PIKE
SITE ADDRESS: 1208 N. BETHLEHEM PIKE
LOWER GWYNEDD, PA 19002
TRACT AREA = 80,519 SF (1,967 ACRES)
 - TAX BLOCK 18 UNIT 21
PARCEL NUMBER 39-00-00255-00-8
OWNER: CHARLES & MARIA SMOKS
AMBER, PA 19002
SITE ADDRESS: 1201 CEDAR HILL ROAD
TRACT AREA = 46,298 SF (1,762 ACRES)
 - TAX BLOCK 18 UNIT 78
PARCEL NUMBER 39-00-00258-00-5
OWNER: HERRICK, JENNIFER
1208 N. BETHLEHEM PIKE
SITE ADDRESS: 1208 N. BETHLEHEM PIKE
LOWER GWYNEDD, PA 19002
TRACT AREA = 80,519 SF (1,967 ACRES)
 - TAX BLOCK 18 UNIT 79
PARCEL NUMBER 39-00-00281-00-2
OWNER: SEAN M. FITZPATRICK
AMBER, PA 19002
SITE ADDRESS: 1213 CEDAR HILL ROAD
TRACT AREA = 46,228 SF (1,133 ACRES)
 - TAX BLOCK 18 UNIT 66
PARCEL NUMBER 39-00-00284-00-8
OWNER: 1207 CEDAR HILL ROAD
AMBER, PA 19002
SITE ADDRESS: AMBER, PA 19002
TRACT AREA = 71,551 SF (1,642 ACRES)
 - TOTAL TRACT AREA = 402,243 SF (9,241 ACRES)
TRACT AREA TO EXIST, RIGHT-OF-WAY = 302,842 SF (6,913 ACRES)
 - BOUNDARY TAKEN FROM DEEDS AND PLANS OF RECORD, AND A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING, INC. IN AUGUST 2025.
 - PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING QUANTITIES THAT ALL SURFACE STRUCTURES ARE SHOWN TO COMPLY WITH ACT 187 OF THE COMMONWEALTH OF PENNSYLVANIA. VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.

5. ZONING INFORMATION:
(NOT APPLICABLE, SEE BELOW)

OWNER (MIN)	REQUIRED LOT WIDTH (MIN)	BUILDING HEIGHT (MAX)	REAR YARD (MIN)	FRONT YARD (MIN)	SIDE YARD (MIN)	DISTRICT YARD (MIN)	IMP. COVERAGE (MAX)
45 FT/2-1/2 STORY	175 FT	45 FT	45 FT	20 FT	42 FT	30 FT	25 %

* IF BOTH PUBLIC WATER AND PUBLIC SEWER ARE AVAILABLE

OWNER (MIN)	REQUIRED LOT AREA W/ RESIDENTIAL (MIN)	REQUIRED LOT WIDTH (MIN)	REQUIRED BUILDING HEIGHT (MAX)	REQUIRED FRONT YARD (MIN)	REQUIRED SIDE YARD (MIN)	REQUIRED DISTRICT YARD (MIN)	REQUIRED IMP. COVERAGE (MAX)
3 ACRES	1000 FT ²	100 FT	40 FT/2 STORY	26 FT	42 FT	30 FT	48.0 %

PROPOSED IMPERVIOUS COVERAGE:

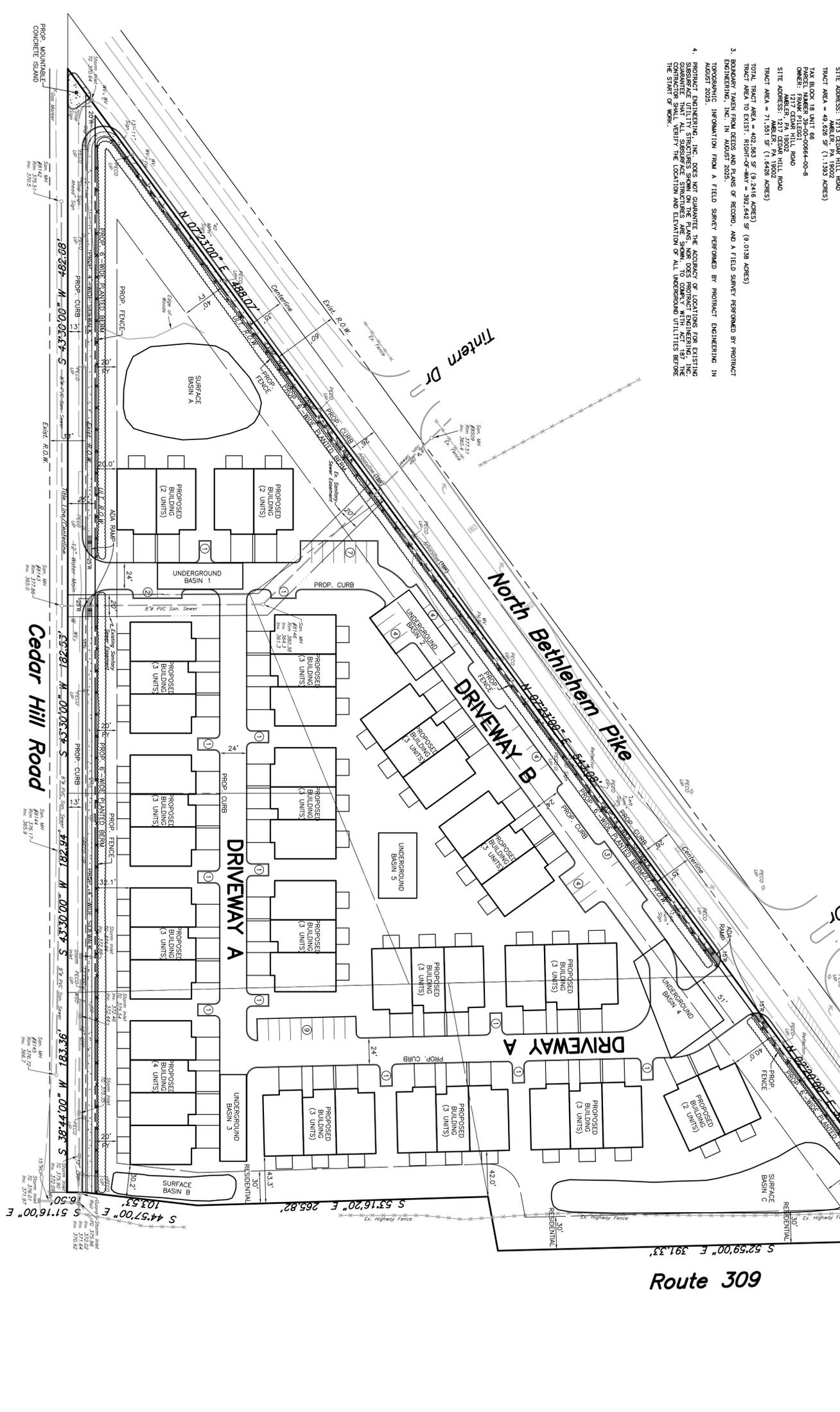
THE TOTAL LOT AREA TO THE ULTIMATE RIGHT-OF-WAY FOR THE SITE = 377,896 SF.

TOTAL PROPOSED IMPERVIOUS CALCS FOR THE ENTIRE SITE:

ITEM	AREA (SF)
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:

1 OF 14	LAND DEVELOPMENT PLAN AND DEMOLITION PLAN
2 OF 14	EXISTING FEATURES AND DEMOLITION PLAN
3 OF 14	IMPROVEMENT PLAN
4 OF 14	LANDSCAPE PLAN
5 OF 14	PROFITE PLAN 1
6 OF 14	PROFITE PLAN 2
7 OF 14	POST CONSTRUCTION STORMWATER MANAGEMENT CONTROL PLAN
8 OF 14	EROSION & SEDIMENT CONTROL PLAN
9 OF 14	POST CONSTRUCTION STORMWATER MANAGEMENT DETAIL PLAN
10 OF 14	CONSTRUCTION DETAIL PLAN
11 OF 14	LIGHTING PLAN
12 OF 14	UTILITY ANALYSIS PLAN
13 OF 14	UTILITY PLAN
14 OF 14	UTILITY DETAIL PLAN



PROFESSIONAL ENGINEER'S CERTIFICATION

I, _____, a Registered Professional Engineer (or Registered Surveyor) of the Commonwealth of Pennsylvania, do hereby certify that 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 applicable ordinances or regulations of Lower Gwynedd, Pennsylvania, in which this subdivision is located.

(Registered Professional Engineer)
PE-039231-E
(Registration Number)

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

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

President

Secretary

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

Chairman

Engineer

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

Recorder

LOCATION MAP/SCALE: 1"=800'

LOCATION MAP GRAPHIC SCALE

800 0 800 1600 2400

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On the _____ day of _____, _____, Notary Public in and for the County of Montgomery, Pennsylvania, personally appeared _____, of the County of Montgomery, Pennsylvania, who is known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Notary Public
My Commission Expires _____

LAND DEVELOPMENT PLAN

PREPARED FOR
1208-1224 NORTH BETHLEHEM PIKE

ProTract Engineering, Inc.
64 East Moreland Avenue, P.O. Box 58
Hatboro, Pennsylvania 19040

Phone (215)442-9230
Fax (215)442-9238

No.	Date	PER REVIEW COMMENTS	EMS
1	02-05-26		

No.	Date	Description	Drafter/Engineer
1	02-05-26	BASE.DWG	EMS/NTR

Sheet Number: **1 OF 14**

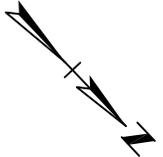
Scale: 1"=50'

Scale: 1"=800'

PLAN GRAPHIC SCALE

50 0 50 100 150

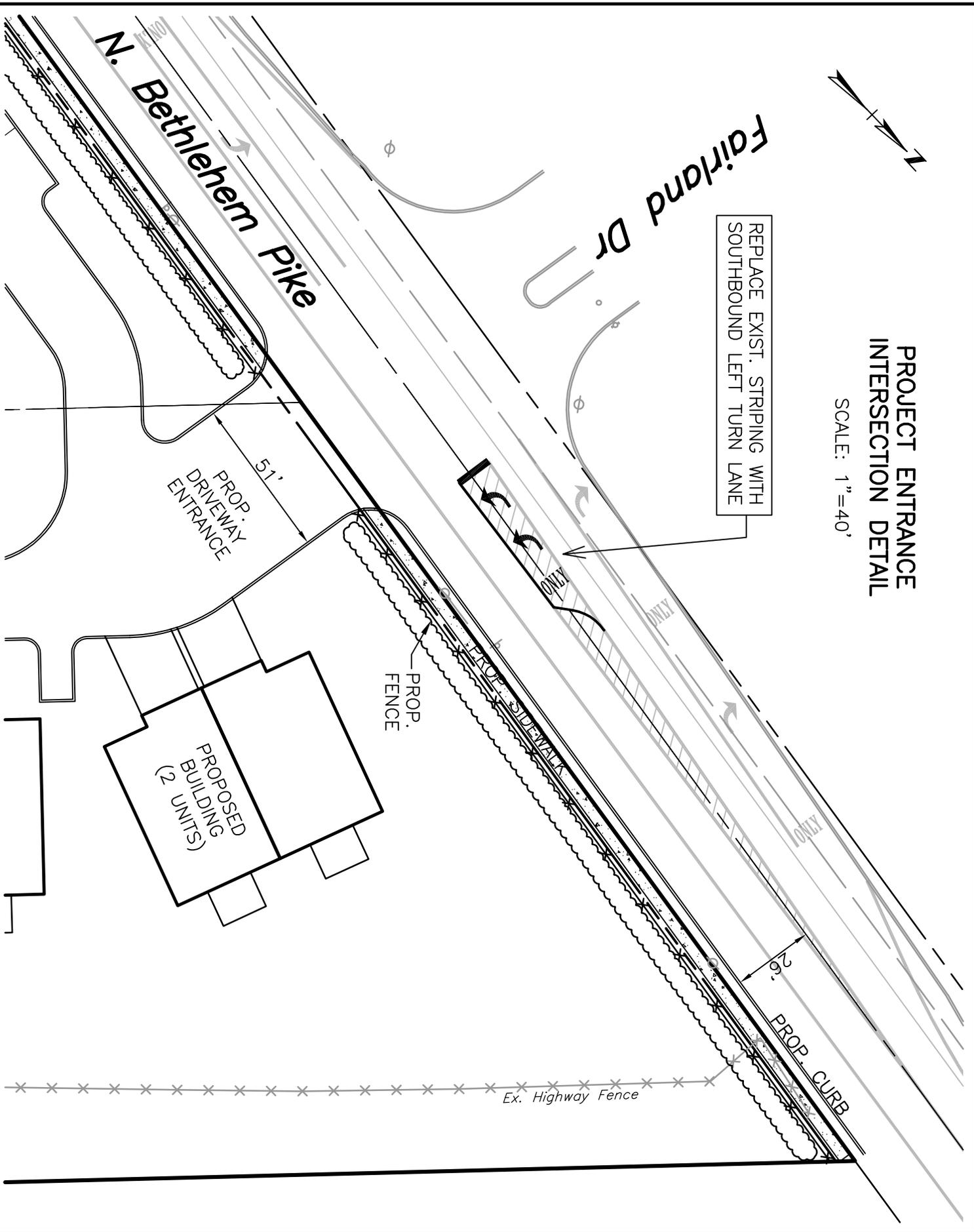
NORTH ARROW



PROJECT ENTRANCE INTERSECTION DETAIL

SCALE: 1"=40'

REPLACE EXIST. STRIPING WITH
SOUTHBOUND LEFT TURN LANE



N. Bethlehem Pike

Fairland Dr

51'
PROP. DRIVEWAY
ENTRANCE

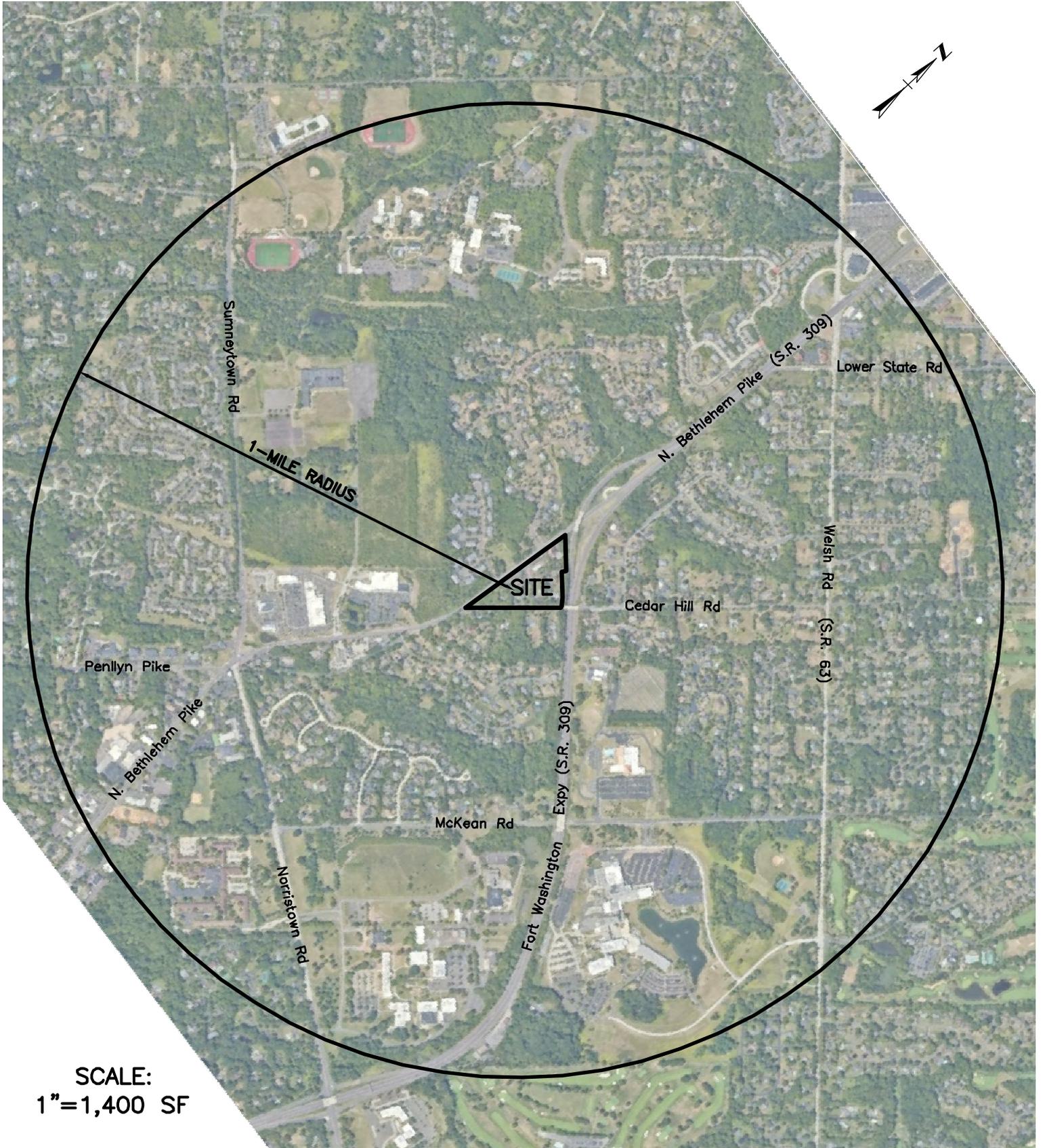
PROPOSED
BUILDING
(2 UNITS)

PROP.
FENCE

PROP. SIDEWALK

26'
PROP. CURB

Ex. Highway Fence



SCALE:
1"=1,400 SF



February 26, 2026

Ms. Mimi Gleason
Township Manager
Lower Gwynedd Township
1130 N. Bethlehem Pike
Spring House, PA 19477

RE: **Traffic Review – Transportation Impact Study Scoping Meeting Application & Conditional Use Plan**

Gwynedd Pointe – 1208 – 1224 North Bethlehem Pike (S.R. 2018)
Lower Gwynedd Township, Montgomery County, PA
Project No. 314087-01-019

Dear Mimi,

Per your request, Bowman Consulting Group (Bowman) has completed our traffic review for the proposed development to be located at 1208 – 1224 North Bethlehem Pike (S.R. 2018) in Lower Gwynedd Township, Montgomery County, PA. Based on the materials provided for review, the proposed development will consist of 48 townhouse units. Access to the proposed development will be provided via a full-movement driveway along North Bethlehem Pike (S.R. 2018) and a full-movement driveway along Cedar Hill Road.

The following documents were reviewed in preparation of our comments:

- Transportation Impact Study Scoping Meeting Application – 1208 – 1224 North Bethlehem Pike, prepared by Horner & Canter Associates.
- North Bethlehem Pike and Cedar Hill Road Intersection Detail, prepared by ProTract Engineering, Inc.
- North Bethlehem Pike Site Access Detail, prepared by ProTract Engineering, Inc.
- Conditional Use Plan – 1208 – 1224 North Bethlehem Pike, prepared by ProTract Engineering, Inc., last revised February 5, 2026.

Based on our review of the documents listed above and the initial traffic assessment completed by the applicant for the conditional use application, Bowman offers the following comments for consideration by the Township and action by the applicant's team.

General

1. A response letter must be provided with the resubmission detailing how the comments below have been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process.
2. The proposed development will be subject to the transportation impact fee of \$3,865 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee. Based on information provided for Land Use Code 215 (Single-Family Attached Housing) in the Institute of Transportation Engineers publication, *Trip Generation, 12th Edition*, the proposed 48

townhouse units will generate approximately 24 "new" trips during the weekday afternoon peak hour, resulting in a transportation impact fee of \$92,760. The applicant must provide use and occupancy information from the time of the Roadway Sufficiency Analysis data collection for the Act 209 study in 2003 as the basis for determining the impact fee for this project. Upon receipt of this information, our office will review if a credit is appropriate towards the transportation impact fee for the existing use(s) of the site.

Transportation Impact Study Scoping Meeting Application

3. Since access to this site is provided via North Bethlehem Pike (S.R. 2018), which is a state roadway, the TIS scoping meeting application is being concurrently being reviewed by PennDOT to obtain concurrence and approvals on the access and associated improvements proposed in the study. Any comments from PennDOT should also be coordinated with our office and the Township and evaluated and addressed accordingly in subsequent submissions. A Highway Occupancy Permit (HOP) from PennDOT will be required for any modifications to the site frontage within the legal right-of-way along North Bethlehem Pike (S.R. 2018). The Township and our office must be copied on all applications, plan submissions, and correspondence between the applicant and PennDOT and be invited to any and all meetings between these parties.
4. The applicant is proposing to realign Cedar Hill Road along their site frontage as part of the proposed land development, so that it intersects North Bethlehem Pike (S.R. 2018) at a 90-degree angle. **Section 1230.39.(C) of the Subdivision and Land Development Ordinance** requires intersecting streets intersect at a ninety-degree angle for a minimum of 50 feet beyond the intersection of the right-of-way lines. It appears from the sketch that the realigned Cedar Hill Road does not meet that requirement. The entire width (east and westbound lanes) of Cedar Hill Road must be realigned to meet this requirement at a minimum. In addition, the design of the realignment should consider the feasibility of providing pedestrian crossings for future connections at the intersection.
5. The study should provide discussion on the feasibility of adding a designated pedestrian crossing on North Bethlehem Pike (S.R. 2018) at a location along the site frontage to connect the sidewalks being provided along site frontages to the Trewellyn Trail located along the western side of North Bethlehem Pike (S.R. 2018). If PennDOT and the Township determines a pedestrian crossing may be feasible, a PennDOT TE-113 form should be completed in accordance with PennDOT Publication 46 and Strike-off Letter 494-25-05 and submitted to the Township and PennDOT for review.
6. The applicant is proposing to provide a left-turn lane along southbound North Bethlehem Pike (S.R. 2018) at the site access. We recommend the left-turn lane be striped with a storage bay length of 75 feet with a 75-foot bay taper, and a transition taper with the appropriate length.
7. Crash analysis for the most recent five years of available crash data (i.e., 2020-2024) must be included in the study for all study intersections and along the site frontage.

Conditional Use Plan

8. The internal roads throughout the site should be a minimum of 26 feet wide as required in **Section 1230.37(c) of the Subdivision and Land Development Ordinance**. The proposed width of the internal roads is 24 feet.

9. Sight distance measurements for the proposed driveways along North Bethlehem Pike (S.R. 2018) and Cedar Hill Road must be shown on the plans as required in **Section 1230.38(a)(3)** of the **Subdivision and Land Development Ordinance** to demonstrate the proposed access locations can provide the required sight distances. Sight distance triangles should be shown on the plans to determine if the proposed planted berms along the site frontages will restrict sight distances. The sight distance requirements for the triangles should meet the minimum intersection sight distance requirements from *A Policy on Geometric Design of Highways and Streets* published by the American Association of State Highway and Transportation Officials (AASHTO) since access to the site will be provided via local road connections.
10. The curb radii at the proposed roadway intersection along North Bethlehem Pike (S.R. 2018) should be a minimum of 30 feet as required in **Section 1230.39(a)** of the **Subdivision and Land Development Ordinance**. The plans currently show a 15-foot curb radius on each side of this driveway.
11. According to **Section 1230.45(b)** of the **Subdivision and Land Development Ordinance**, sidewalks should be a minimum of 5 feet wide. The plans currently show a sidewalk width of 4 feet along the North Bethlehem Pike (S.R. 2018) and Cedar Hill Road site frontages.
12. According to **Section 1230.39(b) of the Subdivision and Land Development Ordinance**, the first internal intersection must be separated from the North Bethlehem Pike (S.R. 2018) access by a minimum of 125 feet. We have concerns about the location of the first internal intersection along the North Bethlehem Pike (S.R. 2018) driveway and its close proximity to North Bethlehem Pike (S.R. 2018). Vehicles exiting the internal drive aisle adjacent to North Bethlehem Pike (S.R. 2018) have limited ability to see vehicles entering the site from North Bethlehem Pike (S.R. 2018) at this driveway. The plan should be revised to provide more distance between this internal intersection and North Bethlehem Pike (S.R. 2018), or other design measures should be proposed to address location of this first internal intersection.
13. The emergency vehicle turning template should be revised to demonstrate the ability of an emergency vehicle to make a right-turn into the North Bethlehem Pike (S.R. 2018) driveway and a left-turn into the Cedar Hill Road driveway. It is recommended that the Township Fire Marshal confirm the proper emergency vehicles dimensions were used for the turning templates and review the plans for accessibility and circulation needs of emergency apparatus. Turning templates should also be provided in future land development plan submissions demonstrating the ability of trash trucks and delivery vehicles to maneuver into and out of the site accesses along North Bethlehem Pike (S.R. 2018) and Cedar Hill Road and entirely through the site.
14. Parking along both sides of the internal roads based on the site design, road widths, and location of driveways will need to be prohibited by adequate signing. The Township Engineer and Fire Marshal may also comment on this design.
15. Future land development and PennDOT HOP plan must show pavement markings to delineate ingress and egress lanes for the proposed driveways and crosswalks.
16. A more detailed review will be conducted if and when the project moves forward through a detailed land development and PennDOT HOP review and approval process. Additional comments and

requirements could be raised, and revisions may be required for the proposed site access, roads internal to the development, and transportation improvements for North Bethlehem Pike (S.R. 2018) and Cedar Hill Road at that time.

We trust that this review letter responds to the Township's request and addresses our review of the materials apparent to us at this time. If the Township has any questions, or requires further clarification, please contact me.

Sincerely,



Chad Dixson, AICP, PP
Senior Project Manager

BMJ/CED

cc: Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
James Hersh, P.E., Gilmore & Associates, Inc.
Neil Stein, Esquire, Solicitor
Mirlene SaintVal, P.E., PennDOT
Nidhi Mehra, P.E., PennDOT
John Gallagher, P.E., PennDOT
Pete Penna, PFP Property Management (Applicant)
Nick Rose, P.E., ProTract Engineering, Inc. (Applicant's Engineer)
Dave Horner, P.E., PTOE, Horner & Canter Associates (Applicant's Traffic Engineer)

**1208-1224 North Bethlehem Pike
Waiver Request Summary 3-11-26**

SLDO

1230.17 To permit joint preliminary and final approval.

1230.19.c.3 (&4) From the requirement that all street information and utilities within 200 feet of the tract be shown, subject to the developer providing any additional off-site survey required by the Township Engineer.

1230.53.b.12 – To not require the dedication of recreational areas.

SWMO

Minor waivers expected from piping, grading and drainage ordinance sections to accommodate individual circumstances of this site., if approved by the Township Engineer.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 13, 2026

File No. 25-01054

Mimi Gleason, Township Manager
Lower Gwynedd Township
1130 N. Bethlehem Pike
PO Box 625
Spring House, PA 19477

Reference: Spring House Nursery Redevelopment
Conditional Use Review 2

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the submission for the above-referenced project in relation to the conditional use application. Upon review we offer the following comments for consideration by the Lower Gwynedd Township Board of Supervisors:

I. Submission

- A. Conditional Use Plans, consisting of sheets 1, 3, 4, 9, 11, & 12 of 14, dated November 28, 2025, last revised February 5, 2026, as prepared by Protract Engineering Inc.
- B. Right-of-Way Changes Exhibit, prepared by Protract Engineering.
- C. Post Construction Stormwater Management Plan and Volume Control Worksheets, dated November 28, 2025, last revised February 5, 2026, as prepared by Protract Engineering Inc.
- D. Tree Assessment & Inventory, dated January 14, 2026, as prepared by Rockwell Associates.
- E. Tree Assessment Matrix, dated January 12, 2026, as prepared by Rockwell Associates.
- F. Tree Location Map.
- G. PennDOT Scoping Application & Cedar Hill Road Realignment, , dated November 28, 2025, last revised February 5, 2026, as prepared by Protract Engineering Inc.

II. General Information

The subject property consists of six (6) parcels located within the A-1 Residential Zoning District. Additionally, the properties are subject to a Zoning Map Amendment to extend the Lower Pike Overlay to encompass the subject properties. The overall tract is approximately 8.7 acres and currently contains four (4) single-family dwellings and an existing landscaping business.

The Applicant proposes to remove all existing improvements and combine the properties to construct a 48 unit townhouse development. The proposed townhouse development is permitted as a conditional use in Lower Pike Overlay District. The subject property will be accessed from Bethlehem Pike and Cedar Hill Road and will contain internal drives for access to each townhome. Additional improvements include parking areas, curbing, sidewalk, landscaping, and associated stormwater management facilities.

401 Plymouth Road | Suite 150 | Plymouth Meeting, PA 19462 | Phone: 610-489-4949 | Fax: 610-489-8447

II. Review Comments

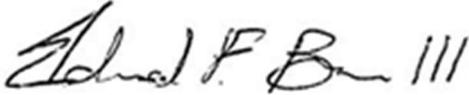
A. Conditional Use

The existing properties are subject to a proposed Zoning Map Amendment to extend the Lower Pike Overlay District to incorporate the proposed development. In the event that the Board decides to extend the Overlay District to this property, the Applicant has submitted a Conditional Use application. As such, we have reviewed the plan in accordance with the Lower Pike Overlay District where each project shall have its design be subject to conditional use approval. Upon review of the conditional use application, we offer the following comments. The comments contained in this section should not be misconstrued as requirements, but rather discussion points for the Board's consideration when evaluating the Conditional Use Application.

1. We note that the conceptual locations for stormwater management facilities are shown on the plans and the Applicant has provided preliminary calculations to show the conceptual size and locations of the facilities can control the runoff from the proposed development. Upon review, it appears that the preliminary calculations indicate that the proposed sizes of the stormwater facilities can meet the volume control requirements of the ordinance. We note that a more comprehensive review of the stormwater management design will be completed at the time of the land development submission.
2. All roadway improvements, including realignments, tuning lanes, line striping, and signage shall be reviewed and approved by Township Traffic Engineer.
3. The Applicant should have discussions with PennDOT regarding a potential pedestrian crossing of Bethlehem Pike to the Fairlands Road neighborhood with access to the Township trails. We note that this crossing may require several safety regulations including pavement markings and flashing beacons.
4. The Lower Pike Overlay District requires that the design of landscaping, lighting, streetscape improvements, and architectural elements be established and reviewed for the project during Conditional Use. We note that the Applicant has provided renderings showing the architectural elements of the proposed development, including landscaping, lighting and streetscape improvements. We defer to the Board to determine if additional streetscape elements shall be provided.
5. We note that the plans have been revised to provide a curbed island at the intersection of Cedar Hill Road and N. Bethlehem Pike to realign the intersection so that the roads insect at a 90-degree angle. We defer to the review of the realignment and the potential need for pedestrian facilities in this area to the Township Traffic Engineer.
6. The plans shall indicate the trees to removed for all areas of the project including the realignment of Cedar Hill Road.
7. We note that a turning template has been provided for review. We defer to the Lower Gwynedd Township Fire Marshal to determine whether the size of the emergency vehicle used on the turning template is acceptable.
8. We note that the proposed development will be required to obtain all applicable permits, including but not limited to Montgomery County Conservation District, PA DEP, PennDOT, etc. The Township and our office shall be copied on correspondence with these agencies.

Please note that additional comments will be made during the land development review process. If you have any questions regarding the above, please contact this office.

Sincerely,



Edward Brown, P.E.
Project Manager
Gilmore & Associates, Inc.

EB/sl

cc: Neil A Stein, Esq., Kaplin Stewart
Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
Pete Penna, Applicant
Nicholas Rose, P.E., Protract Engineering, Inc.
Al Comly, Township Fire Marshal
Chad Dixson, P.E., Bowman Consulting Group
Jim Hersh, P.E., Vice President, Gilmore & Associates, Inc.



MEMORANDUM

ATTN: Planning Commission

DATE: March 11, 2026

FROM: Jamie P. Worman, Assistant Township Manager

Jamie Worman

SUBJ: Comprehensive Plan Adoption Presentation

Claire Warner from the Montgomery County Planning Commission will attend the March 18 meeting to present the Comprehensive Plan. The 2045 Lower Gwynedd Township Comprehensive Land Use Plan is currently in its final phase: public review and adoption. This long-range planning document will guide growth and development in Lower Gwynedd Township over the next 20 years. Throughout the planning process, the Township gathered input through steering committee meetings and public outreach efforts, while applying sound planning principles to help shape a shared community vision. Key elements of the plan have been presented to the Planning Commission throughout its development.

Adoption of the final Comprehensive Plan is governed by the Pennsylvania Municipalities Planning Code (MPC) and involves several required steps, including a 45-day public review period that will expire on March 20, 2026, as well as a presentation to the Planning Commission at a regularly scheduled meeting. A public hearing on the plan is scheduled for March 24, 2026, during the regular meeting of the Board of Supervisors.

Township staff and consultants also held a public “Town Hall” meeting at Gwynedd Mercy University on February 19, 2026. The meeting provided residents with an opportunity to learn more about the plan and offer feedback in advance of the public hearing and anticipated adoption. At this time, no formal written comments have been received. However, key themes from the town hall discussion included concerns about traffic, interest in redevelopment along Bethlehem Pike, and questions regarding “high-density” housing depicted in a conceptual redevelopment illustration included in the plan.