

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

ZONING TABLE				
ZONE: MF-3 USE PERMITTED BY CONDITIONAL USE: MIXED USE DEVELOPMENT				
APPLICANT/ OWNER INFORMATION				
APPLICANT:	BT 309, LLC 200 DRYDEN ROAD, SUITE 2000 DRESHER, PA 19025			
BULK REQUIREMENTS				
ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	\$ 1276.09	20 AC	24,097 AC	24,097 AC
MIN LOT WIDTH	\$ 1276.09	800.0'	820.9'	820.9'
MIN YARD SETBACKS				
FRONT YARD	\$ 1276.09	MULTI-FAMILY APT & OFFICE - 200.0' OTHER USES - 100.0' ALONG NORRISTOWN ROAD	OFFICE 513.4'	APT BLDGS 521.2' OTHER USE 107.9'
SIDE YARD	\$ 1276.09	50.0'	112.9'	50.0'
REAR YARD	\$ 1276.09	100.0'	395.7'	112.5'
MAX PERMITTED HEIGHT	\$ 1276.09	MULTI-FAMILY APT 55.0' & 4 STORIES OFFICE 50.0' & 3 STORIES OTHER USES 35.0' & 2 STORIES	OFFICE <40.0' - 3 STORIES	APT BLDG <55.0' - 4 STORIES OFFICE <50' - 3 STORIES OTHER USES <35.0' - 2 STORIES
MAX BUILDING COVERAGE	\$ 1276.09	20.0% BASE REQUIREMENT 30.0% (BONUS PROVISION WHEN A PARKING STRUCTURE IS IMPLEMENTED)	5.6% (58,480 SF)	19.4% (203,879 SF)
MAX LOT COVERAGE	\$ 1276.09	60.0%	32.7% (343,285 SF)	46.9% (492,045 SF)
MIN BUILDING SPACING	\$ 1276.09	75.0'	40.5' (ENC)	79.3'
DENSITY	\$ 1276.09	NUMBER OF RESIDENTIAL UNITS PER GROSS ACRE SHALL NOT EXCEED 12 BASE 12 DWELLING UNITS / ACRE (888) BONUS WHEN WORKFORCE HOUSING IS IMPLEMENTED: 13.5 DWELLING UNITS / ACRE (324)	N/A	278 UNITS (11.58 DU/ACRE)
MIN PARKING, SERVICE, OR LOADING AREA SETBACKS	\$ 1276.09	10' FROM ANY SIDE YARD PROPERTY LINE ABUTTING A MAJOR ROADWAY (ADJ 309 RAMP)	4.1' (ENC) (ADJ 309 RAMP)	4.1' (ENC) (ADJ 309 RAMP) 20.0' ALL NEW AREAS
MIN PARKING, SERVICE, OR LOADING AREA SETBACKS	\$ 1276.09	75' FROM ANY SIDE OR REAR PROPERTY LINE	SIDE YARD ADJ TO ACTS 195.4'	SIDE YARD ADJ TO ACTS 195.4' REAR YARD TO OLD YORK RD CC 221.3'
SERVICE DRIVEWAY SETBACKS	\$ 1276.09	25' FROM SIDE OR REAR PROPERTY LINE	SIDE YARD ADJ TO ACTS 112.9'	SIDE YARD ADJ TO ACTS 25.5'
PARKING REQUIREMENTS - MULTIFAMILY APARTMENTS - OFFICE / RETAIL BUILDING	\$ 1276.09	MULTI-FAMILY APT* 278 UNITS x 1.5 STALLS=417 SPACES OFFICE** 77,819 GFA / 2,958 SF=311 SPACES OTHER USE*** 46,350 GFA / 1,205 SF=187 SPACES *15 STALLS / RESIDENTIAL UNIT **1 STALL / EVERY 250 SF OF GFA	623 SPACES (144,359 GFA)	APT BLDG 433 SPACES OFFICE 315 SPACES OTHER USE 234 SPACES
			ENC =	EXISTING NON-CONFORMITY

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

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

MIXED USE DEVELOPMENT

FOR

BT 309, LLC

PROPOSED MIXED USE DEVELOPMENT

321 NORRISTOWN ROAD
MONTGOMERY COUNTY
LOWER GWYNEDD TOWNSHIP
PENNSYLVANIA, 19002

BOHLER

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

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

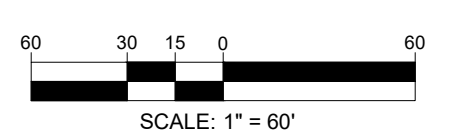
SHEET TITLE:
CONDITIONAL USE PLAN

SHEET NUMBER:
2

ORG. DATE - 02/11/2026

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

RAMP-D
NORTHBOUND
SOUTHBOUND





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

NATIVE PLANTPOLLINATORS
PASSIVE RECREATION AREA WITH
BIRD SANCTUARY

PROPOSED WALKING TRAIL
EXTENSION (SUBJECT TO
APPROVAL BY AND
AGREEMENT WITH A.C.T.S)

PROPOSED 4-STORY APARTMENT BUILDING
18,733,304 SF
278 UNITS (56.5% 2 BR / 43.5% 1 BR)
433 PARKING SPACES
(1.5 PER UNIT) IN 4 STORIES

3 STORY BRICK BUILDING
TERRAZZA BUILDING FOOTPRINT
AREA=25,873.1 S.F.

TOTAL OFFICE PARKING = 315 SPACES

PROPOSED COMMERCIAL BLDG
(30,750 SF FOOTPRINT)
200' X 150'

PROPOSED COMMERCIAL BLDG
(4,000 SF FOOTPRINT)
50' X 80'

TOTAL RETAIL PARKING = 234 SPACES
RETAIL PARKING RATIO = ±51,000

PROPOSED COMMERCIAL BLDG
(12,000 SF FOOTPRINT)
63' X 190'

NORRISTOWN ROAD
(A.K.A. S.R. 2007)(L.R. 1007)
(VARIABLE WIDTH LEGAL HIGHWAY)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)



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

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CAD LID: P-CUSE-DEV

MIXED USE DEVELOPMENT
FOR
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PROPOSED MIXED USE DEVELOPMENT
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MONTGOMERY COUNTY
LOWER GWYNEDD TOWNSHIP
PENNSYLVANIA, 19002

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REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE NO. 15403352
REGISTERED LANDSCAPE ARCHITECT

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

ZONING TABLE

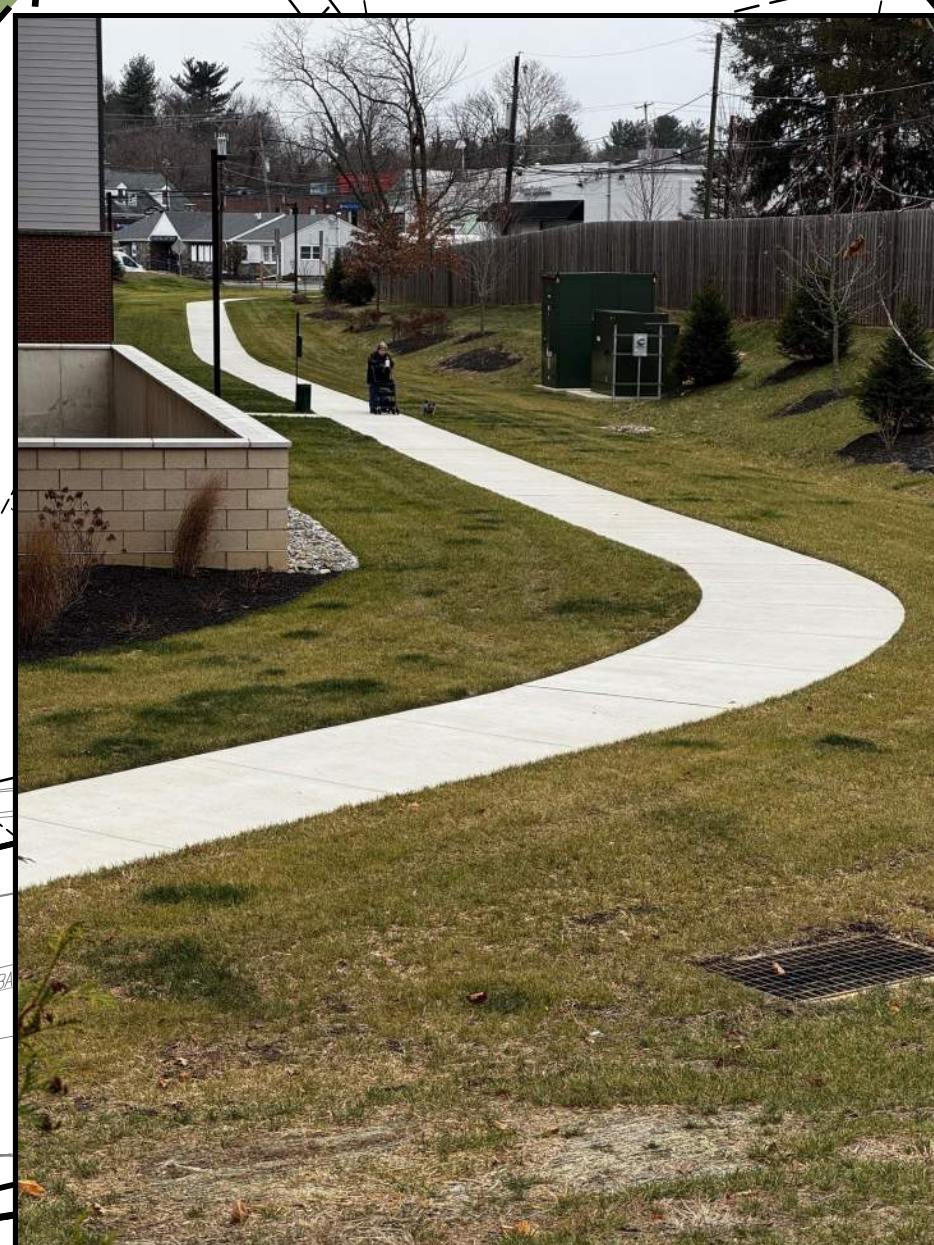
ZONE: MF-3
USE PERMITTED BY CONDITIONAL USE: MIXED USE DEVELOPMENT

APPLICANT/ OWNER INFORMATION

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

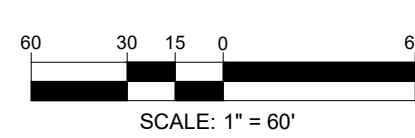
BULK REQUIREMENTS

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SERVICE DRIVEWAY SETBACKS	\$ 1276.09	25' FROM SIDE OR REAR PROPERTY LINE	SIDE YARD ADJ TO ACTS 112.9'	SIDE YARD ADJ TO ACTS 25.5'
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PENNSYLVANIA STATE
HIGHWAY U.S. ROUTE 309
(A.K.A. FORT WASHINGTON EXPRESSWAY)
(VARIABLE WIDTH ROAD FOR LIMITED ACCESS)
(LIMITED ACCESS HIGHWAY)

LEGAL LIMIT OF SLOPE
HIGHWAY P.B. 27, PG. 21)



M:\PA\2024\PA240076-00\CADD\DRAWINGS\PLAN SET\CONDITIONAL USE PLAN\MP-CUSE-PROP-PAA240076-00-0A-PLAN\OUT_C-003-REND

RESIDENTIAL

ARCHITECTURAL
FEATURES MAX. HT.
(+58'-0")

T.O. FLAT ROOF
(+48'-0")

GRADE
(0'-0")



ARCHITECTURAL
FEATURES MAX. HT.
(+58'-0")

T.O. FLAT ROOF
(+48'-0")

GRADE
(0'-0")



BUILDING ELEVATIONS



ARCHITECTURAL EXHIBITS | 12 FEBRUARY 2026

BET INVESTMENTS | SPRING HOUSE REDEVELOPMENT

RESIDENTIAL

ARCHITECTURAL
FEATURES MAX. HT.
(+58'-0")

T.O. FLAT ROOF
(+48'-0")

GRADE
(0'-0")



ARCHITECTURAL
FEATURES MAX. HT.
(+58'-0")

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GRADE
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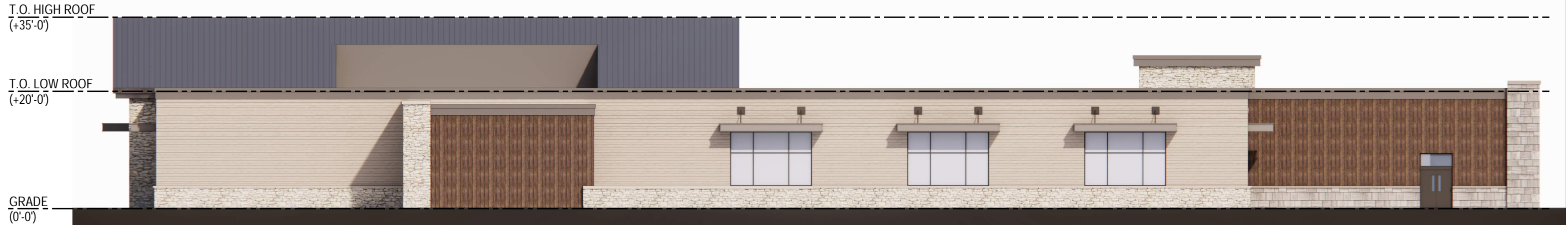


BUILDING ELEVATIONS



ARCHITECTURAL EXHIBITS | 12 FEBRUARY 2026
BET INVESTMENTS | SPRING HOUSE REDEVELOPMENT

RETAIL



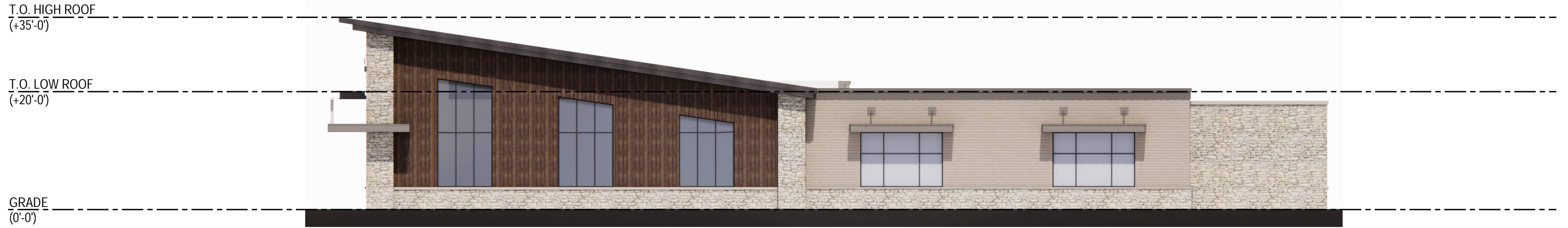
BUILDING ELEVATIONS



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RETAIL



BUILDING ELEVATIONS



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RETAIL



BUILDING ELEVATIONS



ARCHITECTURAL EXHIBITS | 12 FEBRUARY 2026

BET INVESTMENTS | SPRING HOUSE REDEVELOPMENT

RETAIL

T.O. HIGH ROOF
(+25'-0")
T.O. LOW ROOF
(+20'-0")

GRADE
(0'-0")



T.O. HIGH ROOF
(+25'-0")
T.O. LOW ROOF
(+20'-0")

GRADE
(0'-0")



BUILDING ELEVATIONS



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