LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
MEETING AGENDA
November 18, 2026
Public Meeting

To join the meeting via Zoom:
https://us02web.zoom.us/j/84485110583?pwd=bBA9TMOVHe5fAOdFuPvriCgBLgadRd.1
Call #: 1-646-876-9923
Meeting ID: 844 8511 0583
Passcode: 107381

1. Call To Order 7:00 p.m.

2. Review Minutes for Approval from October 21, 2026

3. **MF-3 – Revised Zoning Ordinance Amendment:** **#26-06RZ**
   BET - 321 Norristown Rd.

4. **Conditional Use Application:** **#26-16CU**
   9-lot Subdivision - 1348 Sumneytown Pike
   Whitefield Homes LLC.

Adjournment

2026 Planning Commission Members:
Craig Melograno
Rich Valiga
Danielle Porreca
Maureen Nunn
Craig Adams
Michael Mrozinski
Bob Sawyer

M E M O R A N D U M

ATTN: **Planning Commission**

DATE: October 28, 2026

FROM: Jamie P. Worman, Assistant Township Manager

SUBJ: **MF-3 Ordinance Amendment- Spring House Corporate Center**

The BOS recently approved a text amendment to the MF-3 Zoning District to permit mixed-use development by conditional use and establish associated dimensional requirements. The amendment was intended to facilitate the redevelopment of the Spring House Corporate Center by BET and established a 200-foot front yard setback for multifamily apartment buildings and office buildings.

As you may recall, during the conditional use presentation it was explained that there was a modification to the site layout. Specifically, the new office building will be constructed first in the location originally proposed for the apartment building. This revised site layout creates a conflict with the 200-foot front yard setback requirement along Route 309. Accordingly, the applicant is proposing a further amendment to the recently adopted ordinance to reduce the required front yard setback along Route 309 only from 200 feet to 50 feet.

The proposed ordinance amendment is attached for the PC's review, with the proposed text changes highlighted in yellow. This item will be before you at your meeting on November 18, 2026.

BOARD OF SUPERVISORS
LOWER GWYNEDD TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE LOWER GWYNEDD TOWNSHIP CODE OF ORDINANCES, PART TWELVE PLANNING AND ZONING CODE, TITLE SIX *ZONING*, CHAPTER 1276 MF-3 MULTI-FAMILY RESIDENTIAL DISTRICT, SECTION 1276.09 "REGULATIONS AND STANDARDS FOR A MIXED-USE DEVELOPMENT" TO AMEND THE FRONT YARD SETBACK FOR MULTIFAMILY APARTMENT BUILDINGS AND OFFICE BUILDINGS WHEN ADJACENT TO ROUTE 309, REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, § 1506 of the Second Class Township Code, Act of May 1, 1993, P. L. 103, No. 69, as amended by the Act of November 9, 1995, P. L. 350, No. 60, at 53 P.S. §66506, entitled "General Powers", section 601 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10601, and, section 1299.12 of the Lower Gwynedd Township Zoning Ordinance, as amended ("**Zoning Ordinance**") authorizes the Lower Gwynedd Township ("**Township**") Board of Supervisors ("**Board**") to enact and amend ordinances necessary for the proper management, care and control of the Township and the maintenance of the health and welfare of the Township and its citizens; and

WHEREAS, an amendment to the Zoning Ordinance is proposed to amend the front yard setback for multifamily apartment buildings and office buildings when adjacent to Route 309 in the Township's MF-3 Multi-Family Residential District ("Proposed Amendment"); and

WHEREAS, a public hearing was held, following notice, for the purpose of considering this Proposed Amendment; and

WHEREAS, the Board, after receipt of recommendations from the Lower Gwynedd Township Planning Commission and the Montgomery County Planning Commission, deems it appropriate and proper that the Zoning Ordinance be amended by the Proposed Amendment; and

WHEREAS, the Board has determined that amending the MF-3 Multifamily Residential District to permit a reduced front yard setback adjacent to Route 309 is warranted to enhance development and the economic vitality of the Township within that district.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, and it is enacted and ordained as follows:

Section 1: Title Six, "Zoning", Chapter 1276 "MF-3 Multifamily Residential District", Section 1276.09 entitled "Regulations and Standards for a Mixed-Use Development", is amended such that (c)(1) is amended to read as follows:

> *§ **1276.09 Regulations and Standards for a Mixed-Use Development.***
>
> *The following regulations and standards shall apply to a Mixed-Use Development. In the case of a conflict with any other sections of the Zoning Ordinance, the provisions of this section shall apply.*
>
> *(c) Yards.*
>
> *(1) Front Yard for a Mixed-Use Development*
>
> *A. For multifamily apartment buildings and office buildings there shall be a front yard, which shall not be less than 200 feet in depth except when the front yard is adjacent to Route 309 the front yard shall not be less than 50 feet in depth.*
>
> *B. For all other permitted uses there shall be a front yard which shall not be less than 100 feet in depth except when the front yard is adjacent to Route 309 the front yard shall not be less than 50 feet in depth.*

Section 2: Repeal and Ratification. All other sections, parts, and provisions of the Zoning Ordinance and Map shall remain in full force and effect as previously enacted.

Section 3: **Severability**. The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decisions of the court shall not impair the validity of any of the remaining sections, clauses, sentences, part or provisions of the Ordinance. It is hereby declared the intent of the Lower Gwynedd Township Board of Supervisors that this Ordinance would have been enacted if such illegal, invalid or unconstitutional section, clause, sentence, part or provision had not been included herein.

Section 4: **Effective Date**. This Ordinance shall become effective five (5) calendar days after the date of enactment.

ORDAINED AND ENACTED by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, this ___ day of _____, 2026.

Attest:

LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS

_____
Mimi Gleason, Township Manager

By: _____
Danielle A. Duckett, Chairperson

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

Jamila H. Winder, Chair
Neil K. Makhija, Vice Chair
Thomas DiBello, Commissioner

www.montgomerycountypa.gov

Montgomery County
Planning Commission

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610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

April 15, 2026

Ms. Jamie Worman, Assistant Township Manager
Lower Gwynedd Township
1130 North Bethlehem Pike, Box 625
Spring House, Pennsylvania 19477

Re: MCPC #24-0218-002
Plan Name: BT 309 Development
Situate: Norristown Road (north), Route 309 Expressway (east)
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced zoning map and text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 5, 2026. We have also reviewed a conditional use application included with this submission. We forward this letter as a report of our review.

BACKGROUND

The applicant, BT 309, LLC, requests a zoning map amendment for a 24.1-acre tract of land located at 321 Norristown Road (County Parcel ID 39-00-02956-00-2) in Lower Gwynedd Township to rezone the property from the D-1 Special Use District to the MF-3 Multifamily Residential District. The site is currently developed with a two-story and a three-story office building and is located adjacent to U.S. Route 309.

Along with the map amendment, a zoning text amendment aims to revise the Lower Gwynedd Township Zoning Code to add a new mixed-use development option within the MF-3 Multifamily Residential District. The amendment permits, through conditional use, a mix of multifamily residential, including workforce housing, as well as office, retail, restaurant, and related commercial uses on properties fronting a major roadway.

The text amendment clarifies use permissions and development standards specific to mixed-use projects, including dimensional regulations, parking requirements, building height limits, and design criteria. It also introduces provisions related to workforce housing and residential parking structures, allowing density incentives and structured parking under certain conditions. The applicant states that this text amendment aims to create a coordinated mixed-use development option within the MF-3 District.

The applicant has also submitted a conditional use application and a conceptual site plan for a proposed mixed-use development on the subject parcel, designed in accordance with standards outlined in the zoning text amendment. The plan involves demolishing an existing two-story office building on the site and constructing a four-story multifamily apartment building with 278 units, including an internal parking structure that provides 433 spaces, while retaining an existing three-story office building with 315 parking

spaces. The proposal also includes the planned construction of three new commercial buildings totaling approximately 46,750 square feet (30,750 SF, 12,000 SF, and 4,000 SF, respectively), served by 234 parking spaces, along with internal circulation, pedestrian walkways, and landscaped areas. The conditional use plan outlines how the proposed residential, office, and limited retail components would operate together as a coordinated mixed-use campus.

The Montgomery County Planning Commission (MCPC) previously reviewed ordinances related to the applicant's property and submitted comments to the township in a letter dated November 14, 2024. The letter stated that the map amendment largely aligns with the objectives and themes of the Montgomery County Comprehensive Plan, *Montco 2040: Shared Vision*. We also supported the proposed MF-3 District text amendment but identified areas for refinement before adoption. Comments focused on clarifying the administration of workforce housing requirements, addressing concerns about redundant reporting, and improving sustainability through reduced impervious coverage, green parking strategies, and incentives for structured parking. Our office also recommended adding design standards to manage better the massing of taller multifamily buildings, such as façade step-backs, and supported reduced parking ratios to provide greater design flexibility while promoting more sustainable development outcomes.

COMPREHENSIVE PLAN COMPLIANCE

TOWNSHIP COMPREHENSIVE PLAN

The ordinance amendments and plan generally align with the township's land use goals and objectives outlined in the Lower Gwynedd Comprehensive Plan 2045 DRAFT.

According to the document's Future Land Use Map (Map 2.2), the applicant's property is classified as "Mixed-Use." As stated, the category may be described as:

> *"Pedestrian-friendly existing commercial sites, typically on busier roads, that allow for flexibility of uses to serve residents. Uses may include a mix of retail, service, office, and institutional uses, as well as residential. Adaptive reuse of historic buildings is encouraged. Uses can be mixed within a building. Streetscape design will help to create attractive, walkable, and engaging places."*

The draft indicates that the Lower Gwynedd 2045 Future Land Use Plan, as shown on Map 2.2, largely corresponds to the future land use categories outlined in the Montgomery County Future Land Use Plan. Apart from township parks, open space, preserved farmland, and other conservation lands, the entire township falls within the Designated Growth Area, as shown on the "Development Potential Map" in the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*.

RECOMMENDATION

MCPC supports this proposal; however, during our review, we found the following issues that the applicant and municipality may want to consider before final plan approval.

REVIEW COMMENTS

ZONING TEXT AMENDMENT

A. Conditional Use Application Requirements (*§1276.09. (e). (1)*). Our office suggests adding additional application standards to this ordinance. We note, for example, that the ordinance appears to contain no requirement for a community impact statement.

Such information would support informed, transparent decision-making, help identify mitigation measures early in the review process, and ensure that approvals are based on documented evidence of community compatibility rather than on assumptions or isolated project details.

B. Conditional Use Standards for Consideration. The text amendment includes a provision stating that a mixed-use development, as defined by the ordinance, "shall be permitted when authorized by conditional use, in accordance with §1298.07 Conditional Uses." We note that the conditional requirements listed in Section 1298.07 are general. It is suggested that the MF-3 District requirements be amended to include specific and measurable development-related standards for conditional use approval.

Specific conditional use requirements are crucial because they promote consistency and fairness, ensuring that certain land uses are approved reliably and in accordance with clear standards. By requiring applicants to demonstrate compliance with the ordinance's criteria, municipalities can provide flexibility for more complex or higher impact uses while still protecting public health, safety, and neighborhood harmony. These requirements can also improve the legal defensibility of decisions by linking approvals or denials to objective findings of fact, thereby providing transparency for the public and predictability for applicants.

C. Master Plan Requirements (*§1276.09. (e). (2)*). The text amendment requires the preparation and submission of a master plan. While adequate, MCPC suggests that the standards in this section could be improved by adding language specifying that the master plan should be consistent with tentative sketch plan requirements, pursuant to §1230.13 of Chapter 1230, Subdivision and Land Development. Additionally, the language should specify that the master plan include landscape planting information for the entire tract and depict pedestrian accommodations on the development tract in logical locations to facilitate "pedestrian movement between buildings, between buildings and parking areas, and between buildings, parking areas, and open spaces."

D. Open Space Requirements. We note that the ordinance, as written, lacks any open space requirements. Providing open space is essential in a mixed-use development with offices, retail, and apartments, as it balances density with livability and functionality. In a mixed-use environment, open space serves as shared, adaptable infrastructure supporting various user groups—residents, employees, customers, and visitors—by offering areas for recreation, informal gatherings, respite, and visual relief from buildings and parking. It helps organize the site by establishing logical relationships among uses, improving orientation and walkability, and fostering a unified sense of place rather than a collection of isolated components.

E. Density-Bonus (*§1276.09. (h). (1)*). The ordinance includes a density-bonus option that allows a bonus for providing workforce housing on the site.

Density-bonus options are widely regarded as an effective zoning tool because they offer flexibility and incentives that align private development choices with public planning objectives. Rather than relying solely on strict base-density limits, a density-bonus system enables municipalities to promote desired outcomes, such as affordable housing, open space preservation, improved design quality, pedestrian amenities, sustainability features, or structured parking, by granting additional development capacity in return. This incentive-based approach is often more effective and justifiable than mandates because it allows developers to participate where the bonus makes economic and design sense.

Accordingly, consideration should be given to amending the ordinance to include additional bonus options for items such as gathering spaces, seating, or open space.

F. Off-Street Parking and Loading (*§1276.09. (i)*). The proposed amendment introduces special mixed-use development parking standards that partially duplicate the township's existing parking requirements and, in some cases, differ from them by setting lower minimum parking requirements. It also includes a separate parking-reduction provision under §1276.09.(i).(8). For example, §1276.09.(i).(4) requires "one parking space for every 100 square feet of floor space devoted to patron use" for restaurants, while existing municipal parking standards in §1294.01(b).(11) mandate *two parking spaces for every 50 square feet of floor space devoted to patron use*. Meanwhile, according to a proposed parking reduction regulation in this ordinance, "the total parking may be reduced by a maximum of up to 20%, provided the applicant can demonstrate the reduction is warranted through the submission of a parking study."

   This structure inadvertently risks double-counting the reduction in intent, lowering the baseline, and allowing additional relief, while also introducing internal inconsistencies when mixed-use standards differ from the globally adopted parking rules, all without a clear policy rationale. The township may wish to clarify whether mixed-use parking efficiencies should be addressed by adjusting base parking ratios or by applying parking reduction standards. We advise using only one approach, not both.

   A cleaner approach is to do one of the following: keep base parking standards consistent with (or clearly tied to) the global parking requirements and rely on the parking reduction provisions to provide flexibility for mixed-use developments; or intentionally set lower base parking ratios for mixed-use development to reflect shared parking efficiencies, but then limit, narrow, or clearly recalibrate the separate reduction provisions so they are not redundant. What should be avoided is a system in which it is unclear which standards apply or whether a mixed-use project can benefit from both reduced base ratios and reduction waivers without a policy check.

G. "Common Architectural Theme" (*§1276.09. (p)*). The language in the text amendment states that "all new buildings within the Mixed-Use Development shall be constructed in accordance with an overall plan and a common architectural theme as approved by the Board of Supervisors during the conditional use stage." While consistent with the master plan requirements, we note that the ordinance appears to lack appearance or design standards for *existing* buildings on the development site that may be retained or repurposed. Without such requirements, it is unclear how a proposed mixed-use development comprising existing and new buildings will function as a unified whole.

   Therefore, it is advised that this section be revised or amended to include language or provisions that ensure buildings retained and integrated into the development shall be "architecturally consistent" in terms of materials, massing, or style.

H. Parking Structures (*§1298.20. (b). (6)*). The applicant has proposed amendments to regulations governing parking structures, under which "total building coverage may be increased from 20% to 30% if a parking structure is included as part of the Mixed-Use Development." While adequate, we note that a parking garage would typically result in a corresponding *reduction in surface parking and paved area*, but the amendment does not include a parallel adjustment to the maximum impervious coverage. As drafted, the provision therefore allows additional building footprint without explicitly ensuring that the overall impervious surface area is reduced or even held constant. This creates a policy disconnect between the stated intent of encouraging structured parking and the quantitative standards governing site coverage and stormwater impacts.

   To fully align the incentive structure with the underlying site design and environmental objectives, the ordinance should be clarified to require that any increase in allowable building coverage associated with a parking garage be offset by a *proportional reduction in permitted impervious coverage* or be conditioned on documented reductions in surface parking area. This approach would ensure that the

incentive for structured parking yields a net benefit to the site rather than an unintended increase in overall site coverage intensity.

CONDITIONAL USE PLAN SUBMISSION

A. General Comment. The proposed development generally meets applicable land development standards and reflects a conventional approach to site design. While the project is functional and appropriate in many respects, it takes a largely utilitarian approach that does not fully leverage opportunities to enhance the streetscape, strengthen placemaking elements, or incorporate more forward-looking sustainability practices. As the proposal moves forward, consideration should be given to refinements that better address the pedestrian experience, public-realm design, and long-term environmental performance, helping the development more fully realize the site's potential and contribute positively to community character.

B. Central Open Space/Amenity Area. While we commend the applicant for including a proposed passive recreation area with a bird sanctuary in the rear of the site, we recommend that this mixed-use development include open space or an "amenity area" for residents and/or a public gathering area for visitors or office workers.

   At minimum, the gathering space should function as a usable civic-scaled outdoor room that supports informal social interaction, enhances walkability between mixed-use components, and contributes to placemaking objectives. The space should be expressly designed for people, not vehicles, and should reinforce the development's mixed-use character and pedestrian orientation.

C. Pedestrian Circulation. The pedestrian circulation system is acceptable at a preliminary level; however, further refinement is encouraged to improve walking connectivity between the site's land uses and to support a more integrated, mixed-use development pattern. Plans should also place greater emphasis on providing clear, continuous, and ADA-accessible pedestrian routes among the office, retail, open space, and multifamily components to ensure safe, equitable access for all users. At a minimum, we recommend providing a pedestrian connection to the passive recreation area.

   In a related issue, the pedestrian circulation pattern from the rear office parking area to the building entrance is unclear, and additional consideration may be needed to provide a safe, direct pedestrian route that minimizes conflicts with internal vehicular movements.

   Lastly, safe pedestrian access from the adjacent residential development to the retail portion of the site is not clearly addressed, particularly given the placement of a central vehicular access drive. Additional pedestrian crossings and traffic-calming features may be necessary to reduce potential pedestrian–vehicle conflicts.

D. Emergency Access. The plan shows an emergency access road/drive on the site. We defer to the Township Engineer and Township Fire Marshal to assess whether the proposed layout and alignment are sufficient.

CONCLUSION

We reiterate that the MCPC generally supports these map and text amendments and overall conditional use plan; however, we recommend that municipal officials consider the issues raised in this letter.

Please note that the review comments and recommendations in this report are advisory to the municipality, and final disposition on the approval of any proposal will be made by the municipality.

Should the governing body adopt the proposed zoning ordinance amendments, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Kevin Chavous, ASLA, SITES AP, LEED AP, WELL AP, CNU-A, AICP CUD
Design Planner II
610.278.3731 e-mail kevin.chavous@montgomerycountypa.gov

c: Peter Clelland, BET Investments, Inc., Applicant
Julie Von Spreckelsen, Esq., Eastburn and Gray PC, Applicant's Representative
Bohler Engineering, Applicant's Engineer
Mimi Gleason, Township Manager
Kenneth Amey, AICP, Township Zoning Officer
Craig Melograno, Chairman, Township Planning Commission
Neil Stein, Esq., Township Solicitor

M E M O R A N D U M

ATTN: **Board of Supervisors**

DATE: October 29, 2026

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

SUBJ: **Whitefield Homes LLC Conditional Use Application (1348 Sumneytown Pike)**

Whitefield Homes, LLC, has submitted a conditional use application related to a proposed subdivision at 1348 Sumneytown Pike. The applicant proposes a 9-lot subdivision of the 15.71-acre tract, which includes 8 new single-family building lots, an existing lot with a historic home, and associated improvements. The property contains wetlands and a portion of the wetlands will be impacted with driveway and utility crossings in two locations. A conditional use approval is required pursuant to Section 1298.17 (c) of the Lower Gwynedd Zoning Ordinance, which states that ***no filling, grading, clearing or development related to any structure or improvement, including stormwater management facilities, shall be permitted within any wetlands, active creeks, streams, watercourses, waters of the commonwealth, waters of the United States of America, wetlands buffers or riparian buffers. Upon proof that no reasonable engineering alternative exists, stormwater management facilities, utility crossings, public roads, private roads and driveway crossings may be permitted by conditional use. Any wetlands, active creeks, streams, watercourses, waters of the commonwealth, waters of the United States of America, wetlands buffers or riparian buffers permitted to be filled or otherwise destroyed by conditional use shall be replaced elsewhere on the site, in accordance with the applicable requirements of the Pennsylvania Department of Environmental Protection, so that the total predevelopment area shall not be reduced***. The applicant maintains that no reasonable engineering alternative exists and therefore requests consideration through the conditional use process.

This application will be before the PC at your meeting scheduled for November 18th, 2026. The conditional use application and plan are attached to this memo for your reference. The revised land development plan is also attached. The plans are currently under review by the Township consultants and the Montgomery County Planning Commission. The reviews letters will be circulated in your meeting packet.

Fox Rothschild

Stone Manor Corporate Ctr.
2800 Kelly Road Suite 200
Warrington, PA 18976
215.345.7500 215.345.7507
WWW.FOXROTHSCHILD.COM

DANIEL LYONS
Direct No: 215.918.3693
Email: daniellyons@foxrothschild.com

October 22, 2026

VIA FEDEX AND EMAIL
Jamie Worman, Zoning Officer
Lower Gwynedd Township
1130 N. Bethlehem Pike, P.O. Box 625
Spring House, PA 19477
jworman@lowergwynedd.org

Re: 1348 Sumneytown Pike, Amber, PA 19002 ("Property") – Conditional Use Appeal to Board of Supervisors

Dear Ms. Worman:

As you know, my office represents Whitefield Homes, LLC, owner of the Property ("Applicant"). In connection therewith, please find one (1) original and eight (8) copies of Applicant's complete Conditional Use Application accompanied by all pertinent documents including an Addendum, and Plans. Please note that two checks for the filing fee in the amount of $1,500.00, and the required escrow in the amount of $2,500.00, will be delivered under separate cover from the Applicant directly.

Should you have any questions, or need additional information to process this application, please do not hesitate to contact me.

Sincerely,

Daniel Lyons

Enclosures

cc: Applicant (*via email only*)

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

Request for a Conditional Use Hearing Before the Lower Gwynedd Township Board of Supervisors

Instructions for the Completion of this Application

1. An original and eight (8) copies of this application as well as all pertinent documents, plans, and drawings must be submitted to the Lower Gwynedd Township Zoning Officer with the appropriate filing fee. In addition, an electronic version of the complete submission including drawings/plans must be submitted via email or an external hard drive. A submission is not considered complete and will not be processed until the Township is in receipt of all the required components.

2. Each application must be accompanied by a plot plan of the property showing the exact dimensions of the property, the names of all immediately adjacent property owners, all of the setbacks of the pertinent zoning district, the existing improvements on the property, the proposed improvements on the property, the total area of the lot in square feet, any water courses or rights of way which may extend through the property, and any other information pertinent to the specific issues to be raised before the Board of Supervisors. Except in cases where the Zoning Officer deems it unnecessary, every such plan is to be prepared and signed by a registered architect, surveyor or engineer. At the hearing itself, the applicant shall provide five (5) legal sized duplicates of any large, mounted exhibits so that duplicates may be folded and placed in the permanent Township files for this application. Any exhibits that are to be shown on the monitors must be provided to staff one day prior to the hearing.

3. Filing Fees will be set by resolution of the Lower Gwynedd Township Board of Supervisors and will be amended from time to time. Please refer to the attached fee schedule section pertaining to Conditional Use Hearings.

4. After the initial full hearing (3 hours) on an application, each additional hearing needed to complete the testimony (whether or not such testimony is being offered by the applicant, by protestants or by the Township itself) shall require an additional filing fee as per the attached fee schedule to cover the Township's additional costs. The failure to deliver the additional filing fee prior to the scheduled

hearing date shall be construed as the intention of the applicant to withdraw his application.

5. Lower Gwynedd Township shall not be deemed to have accepted this application for filing until all information required by the Application Form, as well as, supporting plans and other documentation have been submitted and received by the Zoning Officer. The date of the effective filing of the Application shall be noted by the Zoning Officer on the Application itself.

6. A complete application will be delivered to the required review agents and the Board of Supervisors shall schedule and hold a public hearing within a sixty (60) day period (unless otherwise waived or extended with consent of applicant) and act upon the application within the allowed forty-five (45) days.

Lower Gwynedd Township
1130 N. Bethlehem Pike, P.O. Box 625
Spring House, PA 19477
(215)646-5302- phone
(215)646-3357-fax
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Conditional Use Appeal to Board of Supervisors

1. Date: October 22, 2026

2. Classification of Appeal (check all that apply):
   ☒Request for a Conditional Use
   ☐Other (specify):_____

3. Applicant:
   Name: Whitefield Homes, LLC
   Mailing Address: 70 Lancaster Ave, Suite B, Malvern, PA 19355
   Phone Number: 610-604-4421
   Email Address: ross.hellings@hellingsbuilders.com
   State owner of legal title, if other than Applicant: N/A. Applicant is the owner.

4. Applicant's Attorney:
   Name: Daniel Lyons, Esq., Fox Rothschild LLP
   Mailing Address: 2800 Kelly Road, Suite 200, Warrington, PA 18976
   Phone Number: 215-918-3693
   Email Address: daniellyons@foxrothschild.com

5. Property:
   Location: 1348 Sumneytown Pike, Ambler, PA 19002
   Present Zoning Classification: A - Residential Zoning District
   Area: Approximately 15.71 acres
   Frontage: Please see the attached Plan for specific dimensions.
   Depth: Please see the attached Plan for specific dimensions.
   Description of the current use and the existing improvements on the property: Single-family detached dwelling with accessory structures.

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

Applicant proposes to subdivide the property into nine (9) single-family detached dwelling lots. Eight (8) new homes, and one (1) exisiting.

6. Legal grounds for appeal:

The proposal meets the criteria for conditional use approval. Please see the attached Addendum.

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

Section 1298.17(c).

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

☒ Yes ☐ No If yes, date and specifics: Applicant filed a Preliminary Subdivision and Land Development Application on or about October 13, 2026. Applicant also previously filed a zoning hearing board application for a special exception that was granted by the ZHB on October 8, 2026.

9. Is public water available to this property? ☒ Yes ☐ No
   Is public sewer available to this property? ☒ Yes ☐ No

10. Does this Application involve a proposed subdivision? ☒ Yes ☐ No
    If yes, has a subdivision plan been filed with the Township? ☒ Yes ☐ No

Kristin Cullen

Signature of Applicant

Authorized Agent

Lower Gwynedd Township

Conditional Use Application of Whitefield Homes, LLC

ADDENDUM TO CONDITIONAL USE APPLICATION

Applicant is Whitefield Homes, LLC (the "Applicant"), owner of the subject property located at 1348 Sumneytown Pike, Ambler, Lower Gwynedd Township, PA (the "Property"). The Property is more specifically identified as parcel number 39-00-04054-00-2.

The Property is approximately 15.71 acres and is improved with one (1) single-family dwelling and related accessory structures such as sheds and a barn. Applicant proposes to subdivide the Property into nine (9) single-family detached lots (eight (8) new building lots, one (1) existing).

As shown on the attached plans, the Property includes several areas of wetlands. Applicant has designed a plan that leaves the vast majority of wetlands completely undisturbed, however, there is a narrow strip of wetlands that cuts through a large portion of the Property from east to west, bifurcating a significant portion of the Property. Applicant proposes to cross this strip of wetlands with driveway and utility crossings in the most-narrow areas in two (2) locations for the purpose of accessing and proving utilities to the southern portion of the Property. Applicant also requires partial disturbance of wetlands to bring utilities to the property and install a sewer main extension connecting to an existing easement, as well as related outfalls and minor grading for Lot 5. In order to improve the Property as proposed, Applicant requires and requests one (1) item of relief, being conditional use approval from Section 1298.17(c) of the Township Zoning Ordinance to cross this narrow strip of wetlands.

No reasonable engineering alternative exists in order to reasonably develop the Property and access the southern portion of the Property. Applicant has proposed the crossings in the most-narrow portions of wetlands to limit disturbance as much as possible, and the wetlands that are being disturbed are proposed to be replaced on site. Therefore, the same total area of wetlands are proposed with the project as are currently existing, as such, the Property will not be left with any less wetlands than what currently exist. As the wetland strip at issue cuts through the entire width of the Property from the eastern to western boarders, the only way to access and reasonably use this southern portion of the Property is to cross the wetlands. There is no alternative, and Applicant proposes the least amount of disturbance as possible.

As will be presented at the conditional use hearing, and as shown on the attached plans, the project complies with all other requirements in the Zoning Ordinance. As the Township is aware, a conditional use is a use that is permitted by right so long as the proposal is compliant with certain criteria in the Zoning Ordinance, and the instant proposal is compliant with all said criteria. The Property is suitable for the proposed project, the requested conditional use will not be contrary to the public interest, and it will not adversely affect the public health, safety, or welfare.

Prepared by and Return to:

Land Services USA, LLC
920 Germantown Pike
Suite 201
Plymouth Meeting, PA 19462
File No. PAFA23-4811MC

Premises:
1348 Sumneytown Pike
1016 Evans Road
Ambler, PA 19002
Lower Gwynedd Township
UPI # 39-00-04054-00-2, 39-00-01111-00-2, 39-00-01114-00-8, 39-00-04049-00-7 and 39-00-04050-00-6

This Indenture, made the 1st day of May, 2025,

Between

KATHERINE D. VAN REED, EXECUTRIX OF THE ESTATE OF CHARLES E. VAN REED, AND KATHERINE D. VAN REED, TRUSTEE

(hereinafter called the Grantor), of the one part, and

WHITEFIELD HOMES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY

(hereinafter called the Grantee), of the other part,

Witnesseth that in consideration of the sum of [redacted] in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, its successors and assigns, in fee:

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected, situate in Lower Gwynedd Township, Montgomery County, Pennsylvania and described according to a certain plan thereof made by Herbert H. Metz, Registered Professional Engineer dated September 15, 1951 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Sumneytown Pike (50 feet wide) at the distance of 248 feet Southeastwardly from the centerline of Evans Road (33 feet wide) said point of beginning being in line of land of the Evans Estate; thence extending along land of the said Evans Estate the three following courses and distances (1) South 49 degrees 23 minutes West 515 feet to a point (2) South 49 degrees 39 minutes East 349 feet to an iron pin and (3) North 49 degrees 23 minutes East 515 feet to a point on the Southwesterly side of Sumneytown Pike aforesaid; thence extending North 45 degrees 39 minutes West along the said aide of Sumneytown Pike 349 feet to the first mentioned point and place of beginning.

CONTAINING in area 4.110 acres.

ALSO ALL THAT CERTAIN lot or piece of ground, situate in the Township of Lower Gwynedd, County of Montgomery and State of Pennsylvania, bounded and described according to a survey for Anthony Fox made by Herbert H. Metz, Inc., Registered Engineers, Lansdale, Pennsylvania, dated 12/14/1965, as follows, to wit:

BEGINNING at a concrete monument on the Southwesterly side of Sumneytown Pike (50 feet wide) and in line of land now or late of Charles E. Van Reed which point is measured South 45 degrees 45 minutes East along said side of Sumneytown Pike 704.07 feet from its point of intersection with the centerline of Evans Road (33 feet wide); thence from said beginning point extending along said side of Sumneytown Pike aforesaid South 45 degrees 45 minutes East, 20.08 feet to a point a corner being land now or late of Louis Nosati and Lot No. 1 on the aforesaid plan; thence extending along same the following two courses and distances viz; (1) South 49 degrees 17 minutes West 211.08 feet to a point a corner and (2) South 39 degrees 08 minutes East 253.37 feet to a point a corner; thence extending South 55 degrees 20 minutes West 197.77 feet to a point a corner of other lands of Charles E. Van Reed, thence extending along game the following two courses, viz) (1) North 39 degrees 8 minutes West 252.53 feet to a point a corner and (2) North 49 degrees 17 minutes East 400 feet to a point on the Southwesterly side of Sumneytown Pike aforesaid the first mentioned point and place of beginning.

BEING parcel No. 2 as shown on aforementioned plan.

CONTAINING in area 60,254 square feet of land.

ALSO ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, situate in the Township of Lower Gwynedd, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof by George S. Davis, Registered Surveyor, March 29, 1952 as follows, to wit:

BEGINNING at a point a corner in the centerline of Evans Road 33 feet in width, 240 feet Southwestwardly from a point in the Southwesterly side of Sumneytown Pike, 50 feet in width, thence along other land of the said Gwendolen Evans and of Horace C. Evans and wife, South 45 degrees 39 minutes East the line passing through an iron pin in the Southeasterly side of Evans Road 248 feet to an iron pin a corner in line of land of G.I. Milligan and wife; thence along the game South 49 degrees 23 minutes Went 242 feet to an iron pin, a corner in line of land of Gwendolen Evans; thence along the same North 45 degrees 39 minutes West the line passing through an iron pin in the Southeasterly side of Evans Road aforesaid 248 feet to a pin a corner in the centerline of Evans Road and along the same North 49 degrees 23 minutes East 242 feet to the point and place of beginning.

CONTAINING 1.38 acres of land.

ALSO ALL THAT CERTAIN lot or piece of ground, situate in the Township of Lower Gwynedd, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey by Serdy, Bursich and Huth, Inc., made in August 1975 and described as follows, to wit;

BEGINNING at a point in the centerline of Evans Road (thirty three feet wide) at a distance of four hundred eighty two feet in a Southwesterly direction from the Southwesterly side of Sumneytown Pike (fifty feet wide) thence from said point of beginning, along lands of N/L Charles E. Van Reed South forty five degrees thirty nine minutes East, passing through an iron pin on the Southeasterly side of Evans Road, two hundred and forty eight feet to an iron pin, thence South forty nine degrees twenty three minutes West, two hundred feet to a pipe, a corner of lands N/L Murray Nicodemus; thence along the same North forty five degrees thirty nine minutes West passing through a pipe on the Southeasterly side of Evans Road to a point in the centerline of Evans Road, a distance of two hundred and forty eight feet; thence along the centerline of Evans Road North forty nine degrees twenty three minutes East, two hundred feet to the first mentioned point and place of beginning.

ALL THAT CERTAIN tract or parcel of land, Situate in the Township of Lower Gwynedd, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Property surveyed for Eleanor Evans and Gwendolen Evans on August 21, 1962, and last revised on November 1, 1962, by' Herbert H. Metz, Inc. Registered Engineers, Lansdale, Pennsylvania, as follows, to wit:

BEGINNING at an iron pin on the Southwesterly side of Sumneytown Pike (50 feet wide) a corner of land now or late of Charles E. Van Reed which pin is located South 45 degrees 45 minutes East 597 feet from a point marking the intersection of the Southwesterly side of Sumneytown Pike (50 feet wide) with the center line of Evans Road (33 feet wide); thence extending from said point of beginning and continuing along the Southwesterly side of Sumneytown Pike, South 45 degrees 45 minutes East 86.99 feet to a stone set for a corner; thence extending along other lands now or late of Eleanor and Gwendolen Evans of which this was a part the two following courses and distances, viz: (1) South 49 degrees 17 minutes West 406.00 feet to a stone set for a corner, and (2) South 39 degrees 08 minutes East 262.53 feet to a stone set for a corner in line of land now or late of Ralph K. Kibblehouse, thence extending along the same, South 65 degrees 20 minutes West 506.30 feet to a stone set for a corner in line of other lands of Eleanor and Gwendolen Evans of which this was a part; thence extending along the same the two following courses and distances, viz: (1) North 34 degrees 41 minutes 10 seconds West crossing the head of a fifty feet wide right-of-way, 311.42 feet to a stone set for a corner on the Northwesterly side on said fifty feet wide right-of-way; and (2) extending along the Northwesterly side of said right-of-way South 55 degrees 18 minutes 50 seconds West 82.12 feet to a stone set for a corner in line of land of Evan Wood Sub-division; thence extending along said land, North 40 degrees 39 minutes West 314.87 feet to a stone set for a corner in line of land now or late of Charles H. and Elizabeth Meyer; thence partly along said land of Charles H. and Elizabeth Meyer, Murray L. and Gwen E. Nicodemus, and Gwendolen Evans, North 49 degrees 16 minutes East 411.45 feet to an iron pin set for a corner in line of land of Charles E. Van Reed; thence extending along said land the two following courses and distances viz: (1) South 45 degrees 45 minutes East 349.00 feet to an iron pin set for a corner; and (2) North 49 degrees 17 minutes East 515.00 feet to an iron pin set on the Southwesterly side of Sumneytown Pike (50 feet wide) the first mentioned point and place of beginning.

CONTAINING in area 7.700 acres of land and designated as Lot No. 2 on aforesaid plan &c.

TOGETHER with the free use, and privilege of ingress and egress over, through and along a Fifty feet wide right-of-way across other land of Eleanor and Gwendolen Evang

designated as Lot No. 1 on aforesaid plan, from the Southwesterly line of premises above described to Forest Drive (50 feet wide) as laid out on the Subdivision plan of Evan Wood, in common with the owners, tenants and occupiers of the said Lot No: 1 at all times hereafter forever; and Bounded and described in accordance with the aforementioned survey of Herbert H. Metz, Inc. as follows, to wit:

BEGINNING at a point marking the intersection of the Southeasterly side of Forest Drive (50 feet wide), and the title line between lands of said Eleanor and Gwendolen Evans and the plan of Evan Wood Subdivision; thence extending along said title line North 34 degrees 41 minutes 10 seconds West Crossing the head of Forest Drive 50 feet to an iron pin on the Northwesterly side of Forest Drive in line of land of Evan Wood Subdivision plan; thence extending along said land North 55 degrees 18 minutes 50 seconds East 350 feet to a stone set for a corner in line of Lot No. 2 on said plan above described; thence extending along the same South 34 degrees 41 minutes 10 seconds East 50 feet to a point a corner in line of land of said Eleanor and Gwendolen Evans; thence extending along the same and through Lot No. 1 on aforesaid plan, South 55 degrees 18 minutes 50 seconds West 350 feet to the first mentioned point and place of beginning.

ALTERNATIVELY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT or parcel of land situate in Lower Gwynedd Township, Montgomery County, Commonwealth of Pennsylvania, as shown on a plan entitled "Boundary and Topographic Survey Plan" prepared for Hellings Builders, Inc. by Van Cleef Engineering Associates, dated March 31, 2025, more particularly described as follows:

BEGINNING at a point, said point being at the title line, along or near the centerline of Evans Road (SR 2016) located at the common corner of lands now or formerly of Walter W. and Stacy K. Wyckoff (Block 9 Unit 57) and lands now or formerly of Charles E. and Dorothy E. Van Reed (Block 9 Unit 47), and running;

thence (1) from said point of beginning, along the title line in the bed of Evans Road (SR 2016), North 34 degrees 56 minutes 57 seconds East, a distance of 442.26 feet to a point, a common corner of lands now or formerly of Tae J. and Yujin K. Lee (Block 9 Unit 63);

thence (2) leaving the bed of Evans Road (SR 2016), along lands now or formerly of Tae J. and Yujin K. Lee (Block 9 Unit 63), South 60 degrees 05 minutes 03 seconds East, a distance of 248.00 feet to a point, an iron pin found and held;

thence (3) continuing along lands now or formerly Tae J. and Yujin K. Lee (Block 9 Unit 63), North 34 degrees 56 minutes 24 seconds East, a distance of 240.29 feet to a point along the southwesterly legal right of way of Sumneytown Pike (County Road) (50 feet wide);

thence (4) along the southwesterly legal right of way of Sumneytown Pike (County Road) (50 feet wide), South 60 degrees 02 minutes 20 seconds East, a distance of 456.22 feet to a point, a common corner of lands now or formerly of Iraj Aghily and Mahnez Rezvan (Block 9 Unit 87);

thence (5) leaving southwesterly legal right of way of Sumneytown Pike (County Road) (50 feet wide), along lands now or formerly of Iraj Aghily and Mahnez Rezvan (Block 9 Unit 87), South 34 degrees 59 minutes 40 seconds West, a distance of 211.07 feet to a point;

thence (6) continuing along lands now or formerly of Iraj Aghily and Mahnez Rezvan (Block 9 Unit 87), South 53 degrees 25 minutes 20 seconds East, a distance of 253.37 feet to a point in line of lands now or formerly of Christopher Swenson and Erin Nardella (Block 9 Unit 5);

thence (7) at first, along lands now or formerly of Christopher Swenson and Erin Nardella (Block 9 Unit 5), then along lands now or formerly of Abhimanyu Singh and Ash Dabas (Block 9D Unit 1), lands now or formerly of Joseph A. and Barbara B. Rabson (Block 9D Unit 2), lands now or formerly of Robert S. Sheng and Miao Hsun (Block 9 D Unit 3), and lands now or formerly of Dean M. and Kathryn A. Brown (Block 9D Unit 4), South 41 degrees 01 minutes 09 seconds West, a distance of 703.49 feet to a point, a concrete monument found at a corner of lands now or formerly of Terry J. Siman and Janie B. Glatt (Block 9 Unit 84); thence (8) along lands now or formerly of Terry J. Siman and Janie B. Glatt (Block 9 Unit 84), North 48 degrees 57 minutes 52 seconds West, a distance of 311.12 feet to a point, a concrete monument found and held;
thence (9) continuing along lands now or formerly of Terry J. Siman and Janie B. Glatt (Block 9 Unit 84), South 40 degrees 57 minutes 05 seconds West, a distance of 82.12 feet to a point, a concrete monument found and held at a corner of lands now or formerly of Peter R. and Pamela T. McKernan (Block 9 Unit 77);

thence (10) along lands now or formerly of Peter R. and Pamela T. McKernan (Block 9 Unit 77), North 55 degrees 00 minutes 55 seconds West, a distance of 315.00 feet to a point, a concrete monument found and held, in line of lands now or formerly of Dave and Jessica Keller (Block 9 Unit 60);

thence (11) at first, along lands now or formerly of Dave and Jessica Keller (Block 9 Unit 60), then along lands now or formerly of Walter W. and Stacy K. Wyckoff (Block 9 Unit 57), North 34 degrees 52 minutes 28 seconds East, a distance of 244.63 feet to a point, a concrete monument found and held;

thence (12) continuing along lands now or formerly of Walter W. and Stacy K. Wyckoff (Block 9 Unit 57), North 60 degrees 12 minutes 42 seconds West, a distance of 247.94 feet, crossing a concrete monument found at 16.46 feet from the end of this line, to the first mentioned point and place of beginning.

Containing a calculated area of 679,483 sq. ft. or 15.599 acres.

TOGETHER with the free use, and privilege of ingress and egress over, through and along a Fifty feet wide right-of-way across other land of Eleanor and Gwendolen Evang designated as Lot No. 1 on aforesaid plan, from the Southwesterly line of premises above described to Forest Drive (50 feet wide) as laid out on the Subdivision plan of Evan Wood, in common with the owners, tenants and occupiers of the said Lot No: 1 at all times hereafter forever; and Bounded and described in accordance with the aforementioned survey of Herbert H. Metz, Inc. as follows, to wit:

BEGINNING at a point marking the intersection of the Southeasterly side of Forest Drive (50 feet wide), and the title line between lands of said Eleanor and Gwendolen Evans and the plan of Evan Wood Subdivision; thence extending along said title line North 34 degrees 41 minutes 10 seconds West Crossing the head of Forest Drive 50 feet to an iron pin on the Northwesterly side of Forest Drive in line of land of Evan Wood Subdivision plan; thence extending along said land North 55 degrees 18 minutes 50 seconds East 350 feet to a stone set for a corner in line of Lot No. 2 on said plan above described; thence extending along the same South 34 degrees 41 minutes 10 seconds East 50 feet to a point a corner in line of land of said Eleanor and Gwendolen Evans; thence extending along the same and through Lot No. 1 on aforesaid plan, South 55 degrees 18 minutes 50 seconds West 350 feet to the first mentioned point and place of beginning.

BEING Tax Parcel Nos.: 39-00-04054-00-2, 39-00-01111-00-2, 39-00-01114-00-8, 39-00-04049-00-7 and 39-00-04050-00-6.

BEING the same premises which Charles E. Van Reed and Dorothy E. Van Reed by Deed dated, 12/2/1996 and recorded 12/2/1996 at Montgomery County in Deed Book 5169 page 521, conveyed unto Charles E. Van Reed and Dorothy E. Van Reed, his wife, in fee.

AND the said Dorothy E. Van Reed has since departed this life on 1/16/2010, whereby title to the said premises vested solely in the said Charles E. Van Reed by right of survivorship.

AND the said Charles E. Van Reed died 7/21/2014 leaving a Last Will & Testament at Montgomery County as Will No. 2014-X3341 wherein he appointed Katharine D. Van Reed, Executrix to whom Letters Testamentary were granted on 9/25/2014.

ALSO, as to the 7.7 acre parcel and appurtenant 50 feet wide right of way described in the above recited deed, Dorothy E. Van Reed and Charles E. Van Reed, Trustees, have both departed this life, whereby Katherine D. Van Reed became successor trustee as set forth in the Indenture of Trust, Charles E. Van Reed, Grantor.

Together with all and singular the buildings, improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said buildings with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

Under and Subject to certain restrictions of record, if any.

And the said **Katherine D. Van Reed, Executrix**, in her capacity as Executrix of the aforesaid, covenants, promises and agrees to and with said Grantee, its successors and assigns, that she, the said Executrix of the aforementioned, has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantor caused these presents to be duly executed the day and year first above written.

ESTATE OF CHARLES E. VAN REED

By: Katharine D. Van Reed EXE.
Katherine D. Van Reed, Executrix

AND

Katharine D. Van Reed, Trustee
Katherine D. Van Reed, Trustee

Commonwealth of Pennsylvania
County of Montgomery

This record was acknowledged before me on May 1, 2025 by Katherine D. Van Reed as Executrix, who represents that she is authorized to act on behalf of the Estate of Charles E. Van Reed.

Notary Public
My commission expires _____

Commonwealth of Pennsylvania - Notary Seal
Mark Chalphin, Notary Public
Montgomery County
My Commission Expires May 26, 2028
Commission Number 1025403

Commonwealth of Pennsylvania
County of Montgomery

This record was acknowledged before me on May 1, 2025 by Katherine D. Van Reed as Trustee, who represents that she is authorized to act on behalf of the Indenture of Trust, Charles E. Van Reed, Grantor .

Notary Public
My commission expires _____

Commonwealth of Pennsylvania - Notary Seal
Mark Chalphin, Notary Public
Montgomery County
My Commission Expires May 26, 2028
Commission Number 1025403

The precise residence and the complete post office address of the above-named Grantee is:

70 Lancaster Avenue, Suite B
Malvern, PA 19355

On behalf of the Grantee

STORMWATER BMP IMPERVIOUS SURFACE

BASIN 1	0.27 AC
BASIN 2	0.53 AC
BASIN 3	0.43 AC
BASIN 4	0.47 AC
BASIN 5	0.28 AC
BASIN 6	0.17 AC
BASIN 7	0.20 AC
BASIN 8	0.27 AC
BASIN 9	0.04 AC

25

42

PARCEL CURVE TABLE

CURVE NO	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C21	475.00	79.92	N25°08'28"E	79.82'	009°38'23"
C23	62.00	80.18	N05°34'41"E	74.70'	074°05'32"
C24	35.00	31.64	N05°34'24"W	30.57'	051°47'21"
C25	62.00	90.51	N84°26'46"E	82.69'	083°38'37"
C26	62.00	56.86	S27°27'41"E	54.88'	052°32'31"
C27	62.00	79.32	S35°27'36"W	74.02'	073°18'03"
C28	35.00	31.64	S46°12'57"W	30.57'	051°47'21"

ROAD RIGHT-OF-WAY CURVE TABLE

CURVE NO	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C13	62.00	306.86	N69°40'44"W	76.70'	283°34'42"
C14	35.00	31.64	N46°12'57"E	30.57'	051°47'21"

ROAD CENTERLINE CURVE TABLE

CURVE NO	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	500.00	84.12	S25°08'28"W	84.02'	009°38'23"

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

50 25 12.5 0 50

SCALE: 1" = 50'

(BLOCK 4 UNIT 12)
PARID 39-00-01156-00-2
GREGORY & KATHRYN HORN
(1013 EVANS RD)

(BLOCK 4 UNIT 13)
PARID 39-00-01159-00-8
ROBIN J. & J. TRISTAN STANCATO
(1017 EVANS RD)

(BLOCK 4 UNIT 93)
PARID 39-00-01159-10-7
MICHAEL L. & ANDREA P. BROCKWAY
(1019 EVANS RD)

EVANS ROAD (SR 2016)
INTER-COMMUNITY ROADWAY (80 FT. DIST. R.O.W)

(BLOCK 9 UNIT 60)
PARID 39-00-01105-00-8
DAVE & JESSICA KELLER
(1004 EVANS RD)

(BLOCK 9 UNIT 57)
PARID 39-00-01108-00-5
WALTER W. & STACY K. WYCKOFF
(1008 EVANS RD)

(BLOCK 9 UNIT 63)
PARID 39-00-01117-00-5
TAE J. & YUJIN K. LEE
(1020 EVANS RD)

(BLOCK 9 UNIT 77)
PARID 39-00-04087-00-5
PETER R. & PAMELA T. McKERNAN
(1347 SUNSET DR)

(BLOCK 9 UNIT 70)
PARID 39-00-04084-00-8
LEO J. AND DOLORES M. KITUSKIE
(1348 SUNSET DRIVE)

(BLOCK 8 UNIT 65)
PARID 39-00-03957-01-8
SISTERS OF MERCY OF AMERICAS
MID-ALANTIC COMMUNITY INC
(1349 SUMNEYTOWN PIKE)

(BLOCK 9 UNIT 84)
PARID 39-00-01243-00-5
TERRY J. SIMAN & JANIE B. GLATT
(916 FOREST DR)

(BLOCK 9D UNIT 4)
PARID 39-00-03935-66-1
DEAN M. & KATHRYN A. BROWN
(1003 STONEBRIDGE RD)

(BLOCK 9D UNIT 3)
PARID 39-00-03935-64-3
ROBERT S. SHENG & MIAO HSUN
(1002 STONEBRIDGE RD)

(BLOCK 9D UNIT 2)
PARID 39-00-03935-62-5
JOSEPH A. & BARBARA B. RABSON
(1001 STONEBRIDGE RD)

(BLOCK 9D UNIT 1)
PARID 39-00-03935-60-7
ABHIMANYU SINGH & ASH DABAS
(1000 STONEBRIDGE RD)

(BLOCK 9 UNIT 87)
PARID 39-00-04048-00-8
IRAJ AGHILY & MAHNEZ REZVAN
(1332 SUMNEYTOWN PIKE)

(BLOCK 9 UNIT 5)
PARID 39-00-04045-00-2
CHRISTOPHER SWENSON & ERIN NARDELLA
(1328 SUMNEYTOWN PIKE)

(BLOCK 8 UNIT 58)
PARID 39-00-03957-00-9
GWYNEDD MERCY ACADEMY HIGH SCHOOL
(1345 SUMNEYTOWN PIKE)

SUNSET DRIVE

FOREST DRIVE (T-421)

SUMNEYTOWN PIKE, (COUNTY ROAD)
MAJOR ROADWAY (100 FT. VAR. R.O.W)

FOR CONSTRUCTION OF "--A ROAD INTENDED SOLELY FOR PUBLIC USE ALONG WITH NECESSARY WATER AND SEWER FACILITIES" PER D.B. 4786 PG. 1252 SEE ALSO PLAN BOOK B-8 PG 12

20' WIDE SANITARY SEWER EASEMENT PER D.B. 4903 PG. 2100

50' WIDE SANITARY EASEMENT

PROP 15' WIDE STORM EASEMENT

PROP STORM EASEMENT

N34°56'57"E 442.26'

N34°54'30"E 201.54'

N34°54'30"E 210.80'

S60°05'03"E 248.00'

N60°12'42"W 347.94'

N34°52'28"E 244.63'

N34°57'48"E 213.28'

N34°56'24"E 240.29'

S53°25'20"E 253.37'

S34°59'40"W 185.97'

S34°59'40"W 211.07'

S40°57'05"W 82.12'

N20°19'16"E 306.49'

S20°19'16"W 306.49'

N48°57'52"W 311.12'

S41°01'09"W 703.49'

S41°01'09"W 274.63'

S41°01'09"W 210.20'

S41°01'09"W 218.66'

N55°00'55"W 315.00'

N48°58'51"W 197.32'

N48°58'51"W 189.33'

S25°08'28"W 114.12'

S25°08'28"W 134.96'

N20°19'16"E 69.13'

S20°19'16"W 69.13'

N20°19'16"E 180.26'

S20°19'16"W 180.26'

N29°57'40"W 230.87'

S29°57'40"W 230.87'

N25°50'40"E 306.63'

S25°50'40"W 306.63'

N20°14'04"E 241.34'

S20°14'04"W 241.34'

N25°05'35"W 215.24'

S25°05'35"E 215.24'

S65°25'20"E 253.37'

S53°25'20"E 253.37'

S34°52'28"E 244.63'

N34°52'28"E 244.63'

N60°12'42"W 347.94'

S60°05'03"E 248.00'

N55°00'55"W 315.00'

S40°57'05"W 82.12'

N48°57'52"W 311.12'

S53°25'20"E 253.37'

S34°59'40"W 211.07'

N34°56'57"E 442.26'

N34°56'24"E 240.29'

S60°05'03"E 248.00'

1 123076 SF (2.83 Ac.)

2 64603 SF (1.48 Ac.)

3 86018 SF (1.97 Ac.)

4 86495 SF (1.99 Ac.)

5 61544 SF (1.41 Ac.)

6 47856 SF (1.10 Ac.)

7 47364 SF (1.09 Ac.)

8 47738 SF (1.10 Ac.)

9 46451 SF (1.07 Ac.)

REQUIRED 150' F.Y.S.B.

150' DOUBLED F.Y.S.B. FOR SUMNEYTOWN PIKE

DOUBLED F.Y.S.B. FOR SUMNEYTOWN PIKE

215.3' LOT WIDTH

214.1' LOT WIDTH

200.4' LOT WIDTH

189.5' LOT WIDTH

1 STORY FRAME DWELLING FLR.EL.94

1 STORY FRAME DWELLING FLR.EL.96

1 STORY BRICK DWELLING FLR.EL.94

SHED

GAZEBO

PLAY AREA

BRICK WALK

PATIO

CONC WALK

SIDEWALK

CURB

HALF R.O.W

R.O.W

CURB LINE

CENTERLINE

PROP F.Y.S.B.

F.Y.S.B.

R.Y.S.B.

S.Y.S.B.

PROP F.Y.S.B.

PROP R.Y.S.B.

PROP S.Y.S.B.

BOHLER

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	10/08/2026	REV. PER TOWNSHIP COMMENTS	LGU/SGL NOR/CDP

PENNSYLVANIA ONE CALL SYSTEM, INC. SERIAL NUMBER 20260960000

ATTENTION ALL CONTRACTORS. LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN 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 FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
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PRELIMINARY PLAN NOT TO BE RECORDED

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PROJECT No.:	PAA250079.00-1A
DRAWN BY:	LGU/SL
CHECKED BY:	CDP/NCR
DATE:	05/15/2026
CAD I.D.:	P-CIVIL-LDVP

PROJECT:

PRELIMINARY LAND DEVELOPMENT PLANS

FOR

WHITEFIELD HOMES, LLC

PROPOSED RESIDENTIAL DEVELOPMENT

**1348 SUMNEYTOWN PIKE, AMBLER
LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19002
BLOCK 9, UNIT 47
PARID: 39-00-04054-00-2**

BOHLER

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

C.P. PUZINAS
PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA LICENSE NO. PE088100

SHEET TITLE:

RECORD PLAN

SHEET NUMBER:

C-302
7 OF 35

REVISION 1 - 10/08/2026

Oct 12, 2026
P:\PA\2025\PAA250079.00\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLAN\SP-CIVIL-LDVP-PAA250079.00-1A.----\LAYOUT: C-302 RECO
SL



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

100 50 25 0 100

SCALE: 1" = 100'

Oct 12, 2026
P:\PA\2025\PAA250079.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-LDVP-PAA250079.00-1A——LAYOUT: C-303 AERIAL
BSL

BOHLER™

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
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PLANNING AND ZONING
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	10/08/2026	REV. PER TOWNSHIP COMMENTS	LGU/SGL NOR/CDP

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PRELIMINARY PLAN NOT TO BE RECORDED

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PROJECT No.:	PAA250079.00-1A
DRAWN BY:	LGU/SL
CHECKED BY:	CDP/NCR
DATE:	05/15/2026
CAD I.D.:	P-CIVIL-LDVP

PROJECT:

PRELIMINARY LAND DEVELOPMENT PLANS

FOR

WHITEFIELD HOMES, LLC

PROPOSED RESIDENTIAL DEVELOPMENT

**1348 SUMNEYTOWN PIKE, AMBLER
LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY
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COMMONWEALTH OF PENNSYLVANIA
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PROFESSIONAL
ENGINEER
CHRISTOPHER D. PUZINAS
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. GE085200
COMMONWEALTH OF PENNSYLVANIA

SHEET TITLE:

SITE AERIAL PLAN

SHEET NUMBER:

C-303
8 OF 35

REVISION 1 - 10/08/2026

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 13, 2026

File No. 23-07034

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

Reference: Preliminary Land Development & Conditional Use – Review 1
1348 Sumneytown Pike
TMP #39-00-04054-00-2

Dear Ms. Gleason:

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

I. Submission

A. Preliminary Land Development Plans, consisting of 1 through 35 of 35, dated October 8, 2026, as prepared by Bohler for Whitfield Homes LLC.

B. Stormwater Management Report, consisting of 1 through 276 of 276, dated October 8, 2026, as prepared by Bohler for Whitfield Homes LLC.

C. Arborist Report, consisting of 1 through 276 of 276, dated August 25, 2026, as prepared by Rockwell Associates for Whitfield Homes LLC.

D. Application for Conditional Use Appeal, dated October 22, 2026, as prepared by Fox Rothschild, for Whitfield Homes LLC.

II. Project Description

The subject property consists of one parcel located within the A Residential Zoning District. The subject property is approximately 15.7 acres, currently containing a single-family dwelling, two (2) barns, a garage, and two (2) sheds.

The Applicant proposes a subdivision of the 15.7-acre parcel consisting of 9 lots with 8 new single-family detached dwellings. The existing dwelling is to remain as the new Lot 6. The proposed lots will take access from a private road with a cul-de-sac from Sumneytown Pike. All proposed lots will be served by both public water and sewer. Additional improvements include curbing and sidewalk along the proposed street, landscaping, stormwater management and streetlights. The plans propose the installation of nine (9) underground basins to control the runoff from the added impervious surfaces areas.

III. Review Comments

A. Conditional Use

Pursuant to §1298.17(c), any filling, grading, clearing or development related to any structure or improvement, including stormwater management facilities within the wetlands or buffer area shall require the applicant to obtain conditional use approval. Upon review, 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. Upon proof that no reasonable engineering alternative exists, stormwater management facilities, utility crossings, public roads, private roads and driveway crossings may be permitted by conditional use. Any wetlands, active creeks, streams, watercourses, waters of the commonwealth, waters of the United States of America, wetlands buffers or riparian buffers permitted to be filled or otherwise destroyed by conditional use shall be replaced elsewhere on the site, in accordance with the applicable requirements of the Pennsylvania Department of Environmental Protection, so that the total predevelopment area shall not be reduced. The Applicant shall revise the plans to show that the proposed wetlands match the predevelopment wetland area.

2. The Applicant shall confirm whether a Phase 1 environmental assessment has been completed for the property. If so, the report shall be submitted to our office for review.

3. A signature block shall be included on the plan to note who performed the wetland delineation and when it was completed.

4. The proposed culverts shall be designed to accommodate the largest emergency vehicles within the Township. We defer to the Township Fire Marshal for review of the proposed culverts.

B. Zoning Ordinance

We defer all comments with respect to the Lower Gwynedd Township Zoning Ordinance to the Township's Zoning Officer. However, we note that the Applicant received a Special Exemption from the Zoning Hearing Board to reduce the setbacks on properties associated with a historic structure, specifically Lot 9, at the October 8, 2026 Lower Gwynedd Zoning Hearing Board meeting with the following conditions:

1. A deed shall be recorded to protect and conserve the historic home that is subject of the application, with the understanding that improvements and additions be made to the same in accordance with requirements of the Ordinance.

2. Wetlands shall be protected to the extend possible, and all necessary approvals be obtained from the Township as required by applicable codes and regulations.

3. Stormwater and landscaping plans shall be designed to meet the codes of Lower Gwynedd Township to the extent possible, and all necessary approvals be obtained by the codes of Lower Gwynedd Township.

4. There shall be no access to Evans Road for any reason other than the single-family dwellings proposed for Lots 7 and 8 on the proposed plan.

5. Access to and from the subject property be pursuant to public roads, and that it not change from Sumneytown Pike, or Forest Drive as an alternate.

6. The subdivision and development of the subject property be limited to nine (9) lots or fewer, being a maximum of eight (8) new lots and the one (1) existing preserved historic home.

7. The subdivision and land development of the subject property be substantially similar to that shown on the plans submitted with the application to the Board and reviewed by the Board at the Public Hearing on this matter.

C. Waivers Requested

Pursuant to §1230.09, the Township Board of Supervisors may grant a waiver of the requirements of one or more provisions of this ordinance provided the Applicant proves undue hardship. All waivers shall be formally requested from the Township and shall be in writing and shall accompany and be part of the application for development. The Record Plan shall list the waivers, applicable section numbers, and the date granted as applicable, including any conditions.

The following waiver requests are noted on the cover sheet of the preliminary plans provided in this submission. The Applicant shall submit a formal letter indicating the reason and purpose for the following requests.

1. §1230.37(c) & §1230.61 – A waiver is requested from the requirement to provide curbing and the construction and dedication of additional right-of-way beyond the existing legal right-of-way beyond the existing legal right-of-way for roadways. **We note that pedestrian facilities along Evans and Sumneytown Pike are contemplated in the Township's Trail & Sidewalk Master Plan. As such, we recommend the Applicant discuss the potential for pedestrian upgrades in the area with the Board.**

2. §1230.41(i) – A waiver is to permit an alternate comprehensive tree replacement and mitigation, including measures to restore the existing woodland and woodland edge conditions, in lieu of the inch per inch replacement. **The Applicant has submitted an arborist report to our office for review. A full review of the report will be provided under a separate cover. However, we note that the tree sampling data noted on sheet 32 of 35 indicates an estimated 1,099 trees are proposed to be removed. Additionally, the data shows that 415 of these trees are in fair condition with a total caliper inch of 5,233 inches. This equates to a total of 2,094 (2.5") inch replacement trees required to be planted. It is also noted on the Landscape Compliance Chart that a total of 110 trees and 345 whips are proposed as replacement. We defer to the Board to determine whether a fee in lieu would be acceptable for the remaining 1,984 replacement trees.**

3. §1230.45 – A waiver is requested from the requirement to provide sidewalk along all Sumneytown Pike and Evans Road. **We note that pedestrian facilities along Evans and Sumneytown Pike are contemplated in the Township's Trail & Sidewalk Master Plan. As such, we recommend the Applicant discuss the potential for pedestrian upgrades in the area with the Board.**

4. §1230.48(a) – A waiver is requested to protect less than the minimum steep slopes required. **We note that it appears that the steep slope disturbance is within the acceptable limits as noted on the Natural Resource Protection Standards table. The Applicant shall verify the disturbance area for each category to determine if the waiver request is necessary.**

5. §1230.48(c) – A waiver to permit a limited alteration of wetland areas for roadway and driveway crossings**. We note that the alteration of the wetland and wetland buffers areas will be subject of a conditional use application. The Applicant will be required to obtain conditional use approval for any disturbance within the wetlands and wetland buffers**.

6. §1241.401(n) – A waiver from the requirement to provide 18-inch minimum reinforced concrete pipe. **We have no objection to this waiver request provided that the proposed pipes have sufficient capacity to convey the 100-year storm flow**.

A. Subdivision and Land Development Ordinance

We offer the following comments with respect to the current Lower Gwynedd Township Subdivision and Land Development Ordinance:

1. §1230.15 – The Applicant is responsible for all required approvals, permits, etc. (e.g., Montgomery County Conservation District, PennDOT HOP, Fire Marshal, PADEP, etc.)

2. §1230.16(b) – The Applicant shall address the following general plan issues:

   a. §1237(i) – The driveway pavement section shall have a minimum of 4 inches of superpave asphalt. The Applicant shall clarify whether the Standard Asphalt Pavement detail refers to the driveway construction. Additionally, the roadway construction shall consist of 4" asphalt base course and 3.5" of surface course.

   b. The applicant shall provide details for concrete sidewalk ramps that includes slopes in order to demonstrate compliance with ADA requirements.

3. §1230.16(h)(2) – The applicant shall provide the Township a copy of all restrictions, covenants, etc., if any, under which lots are to be sold.

4. §1230.16(h)(8) – The applicant shall provide the Township copies of transmitted letters to all reviewing agencies.

5. §1230.30 – Where new utility easements or expansions or extensions of existing utility easements are required to accommodate utility installations, such easements shall have a minimum width of 20 feet. We note that the plans indicate proposed stormwater easements with a width of 15 feet. The plans shall be revised to provide a minimum width of 20 feet. Additionally, the Applicant shall provide legal descriptions for all easement and new lots to our office for review and approval.

6. §1230.31© – The Applicant shall provide shop drawings and design calculations, signed and sealed by a registered engineer in the Commonwealth of Pennsylvania for the proposed culverts on Lots 2 and 3. Additionally, we note that a retaining wall is provide on Lot 7. In the event that the wall is greater than four (4) feet in height, then the wall shall also be designed by a registered engineer.

7. §1230.33 – The Applicant is required to obtain an NPDES and Erosion & Sediment Control permit from the Montgomery County Conservation District. The Township should be copied on all future correspondence with the Conservation District.

8. §1230.36 – The plans shall indicate whether the cul-de-sac road will be offered to the Township for dedication. We recommend the road remain private and an HOA be formed for the ownership and long-term maintenance. We would also recommend the HOA retain ownership & maintenance responsibilities for the underground stormwater basins and other stormwater conveyance facilities throughout the project.

9. §1230.40(a)(2) – We defer to the Township Traffic Engineer to determine whether a Traffic Impact Study is warranted for the project. The Traffic Impact Study and calculations of any applicable Act 209 fees shall be reviewed by the Township Traffic Engineer. We further defer to the Traffic Engineer for review of the plans related to the proposed cul-de-sac location off Sumneytown Pike and coordination with Montgomery County on the required HOP.

10. §1230.41 – The following comments are related to all Landscaping and Lighting requirements.

    a. In accordance with Lower Gwynedd Township Ordinance No. 496, at least 75% of the plantings proposed as part of a subdivision and land development shall be native to the Lower Delaware Valley, Piedmont Coastal Plain areas, as indicated by the Pennsylvania Department of Natural Resources ("DNCR List"). We recommend that the Planting Schedule be revised to denote species that are native, so that compliance with this Ordinance can be demonstrated.

    b. The height of the light poles shall not exceed 14-feet. We note that the Lighting Plan indicates that the proposed lights are to be 16-feet in height. The plans shall be revised to provide a maximum height of 14-feet.

11. §1230.53(a)(1) – All applicants for residential subdivision approval for 10 or fewer single-family residential lots shall, concurrent with the submission of a final plan of subdivision, submit and tender to the Township a fixed park and recreation area fee of $1,000 for each of the proposed dwelling units.

12. §1230.58 – This section requires the developer to install streetlights along all existing and proposed streets at the discretion of the Board. We note that the proposed plans include a lighting plan for the proposed cul-de-sac. However, we defer to the Board of Supervisors to determine whether additional street lighting on the existing adjacent streets are warranted for this project.

13. §1230.59 – A note shall be added to the general plan notes on the Record Plan (sheet 2 of 20) that the setting of monuments shall be by a licensed surveyor in the Commonwealth of Pennsylvania.

14. §1230.62 – The Applicant shall obtain a "will serve" letter from the water supplier. A copy of the letter shall be provided to the Township. Additionally, the plans shall be submitted to the water supplier for review/approval.

15. §1230.63(c) – The Applicant shall submit the necessary PADEP Planning Module application to the Township for review. We note that additional sanitary comments will be provided under a separate cover. In addition, we offer the following comments related to the sanitary sewer design.

    a. Profiles shall be provided for the sanitary sewer main.

    b. The plans shall be revised to include the size, slope, material and inverts for all sanitary laterals to ensure the required slope and coverage are met.

16. We recommend that the Applicant be required to provide disclosure statements to the buyers of each individual lot outlining easements, stormwater facilities, and the amount of future impervious surface that can be constructed on each lot.

B. Stormwater Management Ordinance

We offer the following comments with respect to the current Lower Gwynedd Township Stormwater Management Ordinance (SWMO) (Adopted May 2017):

1. §1241.301(b)(2)E – The Applicant shall provide provisions, if applicable, for permanent access or maintenance easements for all underground structures, as necessary to implement the Operation and Maintenance Plan.

2. §1241.301(b)(2)F – The Applicant shall include a signature block in the plans for the municipality: "(Municipal official or designee), on this date (Signature date), has reviewed and hereby certifies that the SWM Site Plan meets all design standards and criteria of the Municipal Ordinance No. (number assigned to ordinance)."

3. §1241.301(b)(2)V – The following note shall be placed on all plans which propose permanent BMPs: 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 structural and design integrity is being maintained and the proper operation and maintenance of the facility is being conducted.

4. §1241.301(b)(2)W – The plans shall include a statement, signed by the applicant, acknowledging that any revision to the approved drainage plan must be approved by the Township, and that a revised erosion and sediment control plan must be submitted to the Township and Montgomery County Conservation District for approval, if applicable.

5. §1241.301(b)(2)X – The PCSM Plan shall include the following signature block for the Design Engineer: I, (Design Engineer), on this date (date of signature); hereby certify that this drainage plan meets all requirements of the Department of Environmental Protection's (DEP's) regulations and this Ordinance.

6. §1230.401 – The Applicant shall address the following general PCSM plan and/or PCSM report issues:

   a. Underground stormwater basins shall be a minimum of ten (10) feet from any building wall/foundation. We note that the underground system on Lot 1 appears to be less than the minimum ten (10) feet. The plans shall be revised to meet the minimum clearance.

   b. The locations of all roof drains shall be added to the plans to ensure proper discharge of the proposed BMPs

   c. Profiles for all storm piping shall be added to the plans.

   d. The plans shall be revised to provide a stormwater easement for the pipe and endwall connection from the end of the cul-de-sac to structure I-10

   e. The Applicant should consider relocating the outlet pipe and endwall G-10 toward the front of lot 8 to be more in line with structure I-10 and H-10. In its current location, the discharge does not appear that it would reach the existing 24” pipe at the property line.

f. We note that several underground basins discharge to an area with an existing 24" HDPE pipe. It appears that this pipe will ultimately collect the discharge from the proposed systems. The Applicant shall televise to pipe to determine its condition, and the pipe shall be analyzed to determine whether it is sized appropriately.

g. We note that the location of the discharge pipes appear to be in close proximity to the neighboring property. The Applicant shall clarify whether the intent to is utilize the existing 24" HDPE pipe to carry the runoff offsite. We request a site visit with the design engineer to examine the location and condition of the existing 24" HDPE pipe and the existing draining patterns.

7. §1241.401(0) – The ownership and maintenance of the storm sewer systems shall be specified on the plans.

8. §1241.401(p) – All proposed roadways shall be constructed with an underdrain system consisting of six-inch perforated pipe wrapped in a Class 1 geotextile material. We note that the undrain is shown in plan view but does not appear on the roadway detail. Also, the Applicant shall clarify the location of the discharge for the underdrain.

9. In accordance with Lower Gwynedd Township Resolution 2005-16, 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. We note that the above comments may require revisions to the stormwater design. As such, the stormwater management fee will be calculated at a later date.

10. The Applicant will be required to enter into a Stormwater Ownership & Maintenance Agreement with the Township for the proposed on-site stormwater improvements. The documents will be prepared by the Township Solicitor and should be executed prior to the plans being recorded.

In order to expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Additional review comments not referenced in this letter may be made upon review of the revised plan submission.

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

Sincerely,

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

EB/ee/sl

cc: Jamie Worman, Assistant Township Manager
Neil A Stein, Esq., Kaplin Stewart
Patty Sexton-Furber, Building Codes Administrator
Al Comly, Township Fire Marshal
Chris Puzinas, P.E., Bohler Engineering.
Chad Dixson, P.E., Bowman Consulting
James Hersh, P.E., Vice President, Gilmore & Associates, Inc.

Bowman

November 12, 2026

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

RE: **Traffic Review – Conditional Use Application and Preliminary Land Development Plans**
1348 Sumneytown Pike – 8 New Single-family Homes
Lower Gwynedd Township, Montgomery County, PA
Project No. 314087-01-021

Dear Mimi,

Per your request, Bowman Consulting Group (Bowman) has completed our traffic review for the proposed development to be located at 1348 Sumneytown Pike in Lower Gwynedd Township, Montgomery County, PA. It is our understanding that the proposed development will consist of 8 new single-family homes (lots 1 to 5 and lots 7 to 9) in addition to the existing single-family home which will remain on lot 6. Access to lots 1 to 6 and lot 9 will be provided via individual driveway connections to a proposed cul-de-sac road along Sumneytown Pike while access to lots 7 and 8 will be provided via individual driveway connections to Evans Road (S.R. 2016).

The following documents were reviewed in preparation of our comments:

- Conditional Use Application – Whitefield Homes, LLC, dated October 22, 2026.
- Preliminary Land Development Plans – Whitefield Homes, LLC, prepared by Bohler Engineering, last revised October 8, 2026.

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

General

1. The applicant's engineer must provide a response letter that describes how each specific review comment below has been addressed, where each can be found in the submitted materials, as opposed to general responses. This will aid in the detailed review and subsequent review timeframes.

2. The applicant submitted a transportation impact study (TIS) scoping meeting application in June 2026 to Montgomery County Roads and Bridges and the Township for review and comment. The applicant should submit the TIS to the Township and Montgomery County Roads and Bridges that addresses the scoping comments from Montgomery County dated July 9, 2026, and the comments provided in the Bowman review letters dated June 12, 2026 and July 9, 2026.

3. Since Evans Road (S.R. 2016) is a State roadway and Sumneytown Pike is a County roadway, a Highway Occupancy Permit (HOP) from PennDOT will be required for the proposed driveways on

Evans Road (S.R. 2016) and any modifications to the site frontage within the legal right-of-way. In addition, an HOP from Montgomery County will be required for the proposed new local road intersection and widening along Sumneytown Pike. The Township and our office must be copied on all applications, plan submissions, and correspondence between the applicant, PennDOT, and Montgomery County and be invited to any and all meetings between these parties.

4. The Lower Gwynedd Township Zoning Hearing Board Decision for Application 26-27Z for the site included the following conditions regarding vehicular access for the proposed development:
   - There be no access to Evans Road (S.R. 2016) for any reason other than the single-family dwellings proposed for Lots 7 and 8 on the proposed plan.
   - Access to and from the Subject Property be pursuant to public roads, and that it not change from Sumneytown Pike, or Forest Drive as an alternate.

5. According to **Section 1298.17(c)** of the **Zoning Ordinance,** no filling, grading, clearing, or development related to any structure or improvement, including stormwater management facilities, shall be permitted within any wetlands, active creeks, streams, watercourses, waters of the commonwealth, waters of the United States of America, wetlands buffers, or riparian buffers. Upon proof that no reasonable engineering alternative exists, stormwater management facilities, utility crossings, public roads, private roads, and driveway crossings may be permitted by conditional use. Therefore, conditional use approval is required for this project for the encroachment on the existing wetlands on site by driveway and utility crossings in two locations. Our comments pertaining to the plans provided in this submission are included in the following section.

Preliminary Land Development Plans

6. The applicant is requesting a waiver from the following traffic-related Subdivision and Land Development Ordinance requirements:
   A. Section 1230.37(c) – requiring additional cartway width along the Evans Road (S.R. 2016) site frontage.
   B. Section 1230.45(a) and Section 1230.60(a) – requiring sidewalk along the Evans Road (S.R. 2016) and Sumneytown Pike site frontages.
   C. Section 1230.61 – requiring curbing along the Evans Road (S.R. 2016) site frontage.

   It should be noted the applicant will be required to provide additional sidewalk, cartway width and curbing along the Sumneytown Pike site frontage in order to meet ordinance requirements or will need to request a waiver from the respective ordinance sections pertaining to these requirements along Sumneytown Pike.

7. The existing configuration of Sumneytown Pike in the vicinity of the site includes a westbound left-turn lane at Evans Road (S.R. 2016) and an eastbound left-turn lane at University Drive (Gwynedd Mercy). The spacing between the ends of the left-turn lanes is approximately 500 feet. The July 9, 2026 Montgomery County TIS Scoping review letter states that Sumneytown Pike should be widened by the applicant along the site frontage to provide a consistent 3-lane cross section between the Evans Road (S.R. 2016) and University Drive (Gwynedd Mercy) intersections. As commented on in our June 12, 2026 review letter for the proposed development, our office agrees with this recommendation. The land development plans submitted by the applicant appear to show the recommended widening as an improvement to be completed by the applicant. HOP design

plans should be submitted to the County and Township for further review of the proposed widening improvements.

8. The applicant's engineer should confirm the labels used on the plans to identify the directions for the sight distance measurements at the driveways for lots 7 and 8 along Evans Road (S.R. 2016). The plans must also indicate any vegetation trimming/removal that may be needed along the site frontage and adjacent properties to achieve and maintain the necessary sight lines identified on the plans. Future plans must clearly illustrate vegetation on adjacent properties in relation to the sight distance triangles.

9. It appears that the sight distance shown on the plans at the site access along Sumneytown Pike was measured 10 feet back from the edge of the closest travel lane. The plans should be revised so this measurement is taken at a location 14.5 feet back from the edge of the closest travel lane since this access will be classified as a local road per requirements from *A Policy on Geometric Design of Highways and Streets* published by the American Association of State Highway and Transportation Officials (AASHTO). The applicant's engineer should update the sight distance triangles shown on the plans and indicate any vegetation trimming/removal that may be needed along the site frontage and adjacent properties to achieve and maintain the necessary sight lines must be identified on the plans. Future plans must clearly illustrate vegetation on adjacent properties in relation to the sight distance triangles.

10. The proposed new local road intersection on Sumneytown Pike is located within an existing designated school zone with flashing warning devices on Sumneytown Pike and requires a revision to the existing school zone permit plan (PennDOT Permit #S-1414). The applicant must submit a revised permit plan to the Township and PennDOT for review and comment to determine any improvements to the existing school zone flashers and signs and pavement markings that may be required as a result of the new intersection and the proposed widening improvements along Sumneytown Pike.

11. The plans must include a note referencing the required sight distances that must be maintained for the driveways for lots 1 to 8 along the proposed cul-de-sac road and Evans Road (S.R. 2016) in accordance with **Section 1230.38(a)(3)** of the **Subdivision and Land Development Ordinance.**

12. The driveway locations along the proposed cul-de-sac road are subject to the review and approval of the Township Fire Marshal as required in **Section 1230.38.(a)(9)** of the **Subdivision and Land Development Ordinance.**

13. The Township Fire Marshal should review the proposed development for the accessibility and circulation needs of emergency apparatus. Based on review of the plans, it does not appear that the development proposes to provide an emergency access to a neighboring street. We defer to the Township Fire Marshal whether an emergency-only access is needed for the development.

14. Additional comments regarding the design of the site access, the proposed cul-de-sac road, pedestrian/ADA facilities, and required road improvements may follow when the traffic study, HOP design plans, and revised land revised land development plans are submitted to the Township.

If the Township has any questions or requires further clarification, please contact me.

Sincerely,

Chad Dixson, AICP, PP
Senior Project Manager

BMJ/MEE/CED

cc: Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
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Chris Puzinas, P.E., Bohler Engineering (Applicant's Engineer)
David Horner, P.E., PTOE, Horner and Canter Associates (Applicant's Traffic Engineer)

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