MONTGOMERY COUNTY
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Montgomery County
Planning Commission

Montgomery County • PO Box 311
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Scott France, AICP
Executive Director

October 15, 2026

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

Re: MCPC #26-0218-001
Proposal Name: 813 Plymouth Road
(2 lots/1 unit comprising 2.87 acres)
Parcel ID: 39-00-03589-00-8
Situate: Plymouth Road (west)/School House Lane (north)
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 24, 2026. We forward this letter as a report of our review.

BACKGROUND

The proposal is a two-lot minor subdivision of a 3.2-acre property (County Parcel ID 39-00-03589-00-8) zoned A Residential District at 813 Plymouth Road in Lower Gwynedd Township. The existing tract, developed with a single-family detached dwelling, a swimming pool, and accessory structures, would be divided into two residential lots. Proposed Lot A would include the existing home and associated improvements on a parcel of approximately 58,825 square feet, while Proposed Lot B would create a new flag lot of approximately 66,274 square feet located to the rear of the property and accessed via a 50-foot-wide access strip extending from Plymouth Road. No new dwelling is proposed as part of this application; however, the newly created flag lot is intended to accommodate future residential development, subject to separate township approvals. The plan notes that the subdivision received a variance related to flag lot requirements from the Lower Gwynedd Zoning Hearing Board (Application 26-20Z) and demonstrates compliance with the dimensional requirements of the A Residential Zoning District.

As part of the subdivision, the applicant would remove several existing site features within the future development area, including approximately 8,580 square feet of impervious surface, an existing detached garage, a pool house, portions of asphalt paving, and related site improvements. The existing swimming pool is proposed to remain, with certain pool equipment relocated and a section of fencing installed or adjusted. The North Wales Water Authority would continue to provide public water service, and Lower Gwynedd

Township would continue to provide sanitary sewer service. The applicant's engineer indicates that no building construction is proposed as part of the subdivision and that any future improvements on the newly created lot would require separate review and approval by the township.

COMPREHENSIVE PLAN COMPLIANCE

COUNTY COMPREHENSIVE PLAN

The proposed plan primarily aligns with the comprehensive plan's objectives and themes. According to our Future Land Use Plan, the subject parcel is classified as a Suburban Residential Area. Our *Montco 2040: A Share Vision* Plan defines Suburban Residential Areas as predominantly residential neighborhoods characterized by single-family detached housing, automobile-oriented development patterns, and substantial landscaping. While preserving neighborhood character remains a priority, the plan supports a range of housing types and allows greater residential density near employment centers, commercial areas, and transit facilities. Development should protect natural resources, provide open space and landscaping, and remain compatible with the surrounding community.

TOWNSHIP COMPREHENSIVE PLAN

The plan is generally consistent with the Lower Gwynedd Township 2045 Comprehensive Plan. According to the Future Land Use Map, the applicant's property falls within a Single-Family Neighborhood.

The Lower Gwynedd 2045 Comprehensive Plan designates Single-Family Neighborhoods for predominantly single-family detached homes on lots of one acre or larger. The plan emphasizes preserving neighborhood character, protecting natural and historic resources, maintaining open space, and providing pedestrian and trail connections. Development within these areas should generally reflect the scale and form of the surrounding neighborhood.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports this proposal; however, during our review, we found the following issues that the applicant and officials may want to consider before granting final plan approval.

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMPLIANCE

A. Minor Subdivision Plan. The plan may be deemed a minor subdivision plan, subject to the requirements of the Subdivision and Land Development Ordinance under §1230.24. Accordingly, the township should verify that the plans comply with all applicable requirements, that the proposed lot configurations meet minimum standards for lot area, frontage, width, and setback, and that the boundary changes do not create new nonconformities. C

CONCLUSION

We reiterate that the MCPC generally supports this application; 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 approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature before recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (*26-0218-001*) on any plans submitted for final recording.

Sincerely,

Kevin Chavous

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: CDHB Ventures, Applicant
Timothy Woodrow, Woodrow & Associates, Inc., Applicant's Engineer
Mimi Gleason, Township Manager
Craig Melograno, Chairman, Township Planning Commission
Neil Stein, Esq., Township Solicitor
Chad Dixson, Township Traffic Engineer

Attachments: A) Aerial View of Site
B) Reduced Copy of Applicant's Plan

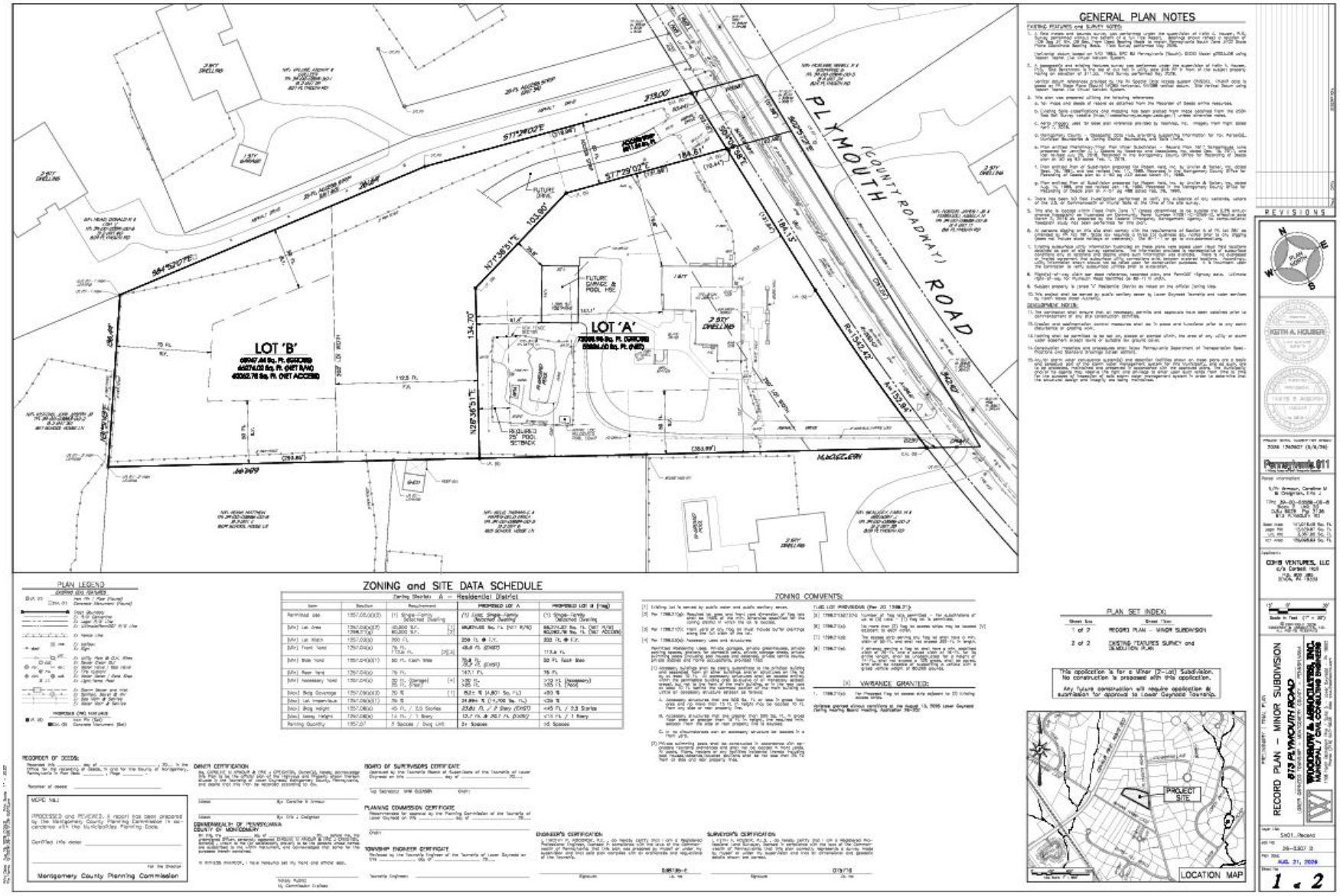


813 Plymouth Road
MCPC#260218001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning
Aerial photography provided by Nearmap

0 50 100 200 Feet

N



GENERAL PLAN NOTES

EXISTING FEATURES and SURVEY NOTES:

1. Field meters and bounds survey was performed under the supervision of Keith A. Houser, P.L.S. Survey performed using the datum of a 'Lot line Report'. Bearings shown refer to meridian of 1928 New Jersey Coordinate System of 1927 (NAD 27). Field Survey performed May 2026.

   Horizontal datum based on G/O "HELL EPC 82 Pennsylvania (South), ESRS Geoid g2018.GW using Trimble Trimble Line Virtual Reference System.

2. A topographic and existing features survey was performed under the supervision of Keith A. Houser, P.L.S. Field Survey performed May 2026.

   Vertical datum referenced provided by the PA Spatial Data Access System (PASDA). Control point is based on PA State Plane (South) (4502) horizontal, EVRS88 vertical datum. The Vertical Datum using Trimble Trimble Line Virtual Reference System.

3. This plan was prepared utilizing the following references:

   a. Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.

   b. Existing lots consolidations and mapping has been plotted from maps obtained from the online Geo GIS Survey resource (https://montcopa.org/gis-gallery/) unless otherwise noted.

   c. Aerial imagery used for base plan reference provided by Nearmap, Inc. Imagery from flight dated 05/27/2025.

   d. Montgomery County – Geospatial GIS Data, providing supporting information for Tax Parcels, Municipal Boundaries & Zoning Districts, and Data Layers.

   e. Plan entitled Preliminary Final Plan Minor Subdivision – Record Plan Lot 1 Subdivision, was prepared by Jennifer D. J. Stevens by Stevens and Associates, Inc. dated Dec. 19, 2021, and last revised May 11, 2026. Recorded in the Montgomery County Office for Recording of Deeds plan on 2021 as Book 1 Page 1, 2026.

   f. Plan entitled Plan of Subdivision prepared for Robert Hall, Inc. by Jennifer D. Stevens, Inc. dated Dec. 19, 1994, and last revised April 17, 1995. Recorded in the Montgomery County Office for Recording of Deeds plan on 4-1-97 as Plan #88 dated Feb. 26, 1996.

4. There may exist 100 Year Floodplain performed as part of this existence of any wetlands, waters of the U.S. or Commonwealth of Pennsylvania on any of the site at the time of this survey.

5. This site is located within Flood Plain Zone 'X' (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091C0088G with effective date of 9/29/2006 as prepared by the Federal Emergency Management Agency. No communication or investigation study has been performed for this item.

6. All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287, as amended by PA Act 187, 2008 for locating a facility 24 business day notice prior to any excavation, demolition or blasting to the Pennsylvania One Call System Inc. (811 or log on to Pennsylvania One Call.com).

7. Existing subsurface utility information illustrated on these plans were based upon visual field locations observed as part of this survey and/or plans provided by the various utility companies. Underground utilities shown are approximate locations only and may not be all inclusive. The contractor shall notify all utility companies prior to any excavation and shall request that all utilities be located in the field. The contractor shall ensure that no other work for construction purposes. It is the contractor's responsibility to verify subsurface utilities prior to excavation.

8. Property lines are based upon deed references, recorded plans, and Penn DOT Highway maps. Ultimate right-of-way, 50' minimum, road identified as SR-11 in 2025.

9. Subject property is zoned 'A' Residential District as noted on the official zoning map.

10. This applied shall be served by public sanitary sewer by Lower Gwynedd Township and water services by North Wales Water Authority.

DESIGNATED NOTES:

11. The contractor shall ensure that all necessary permits and approvals have been satisfied prior to commencement of any site construction activities.

12. Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.

13. Existing shall be permitted to be set on, placed or erected within, the area of any utility or storm water easement except items or surfaces on ground surface.

14. Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (Latest edition).

15. Any on storm water conveyance systems(s) and detention facilities shown on these plans are a basic and schematic part of the storm water management system for this municipality and as such, are subject to inspection and approval by the municipality at any time during construction. The municipality shall have the right to require this owner at the right and privilege to enter upon same from time to time for the purpose of inspection of such storm water management system in order to determine that the structural design and integrity are being maintained.

PLAN LEGEND

ZONING and SITE DATA SCHEDULE

Zoning District: A — Residential District

Item	Section	Requirement	PROPOSED LOT A	PROPOSED LOT B (Flag)
Permitted Use	1357.02(c)(3)	(1) Single-Family Detached Dwelling	(1) Lot: Single-Family Detached Dwelling	(1) Single-Family Detached Dwelling
(Min) Lot Area	1767.04(c)(2) 1768.7(b)	40,000 SF. 40,000 SF.	68,474.60 Sq. Ft. (NET R/W) 60,062.78 Sq. Ft. (NET ACCESS)	68,474.60 Sq. Ft. (NET R/W) 60,062.78 Sq. Ft. (NET ACCESS)
(Min) Lot Width	1767.04(b)	200 Ft.	259 Ft. @ F.Y.	202 Ft. @ F.Y.
(Min) Front Yard	1767.04(a)	75 Ft. 115± Ft.	48.8 Ft. (EXIST)	113.8 Ft.
(Min) Side Yard	1767.04(b)(1)	30 Ft. Each Side	154 Ft. 39.2 Ft. (EXIST)	30 Ft. East Side
(Min) Rear Yard	1767.04(c)	75 Ft.	167.1 Ft.	75 Ft.
(Min) Accessory Yard	1767.04(c)	30 Ft. (Garage) 10 Ft. (Pool)	≥30 Ft. ≥10 Ft.	≥22 Ft. (Accessory) ≥10 Ft. (Pool)
(Max) Bldg Coverage	1767.06(a)(3)	20 %	82± % (4,801 Sq. Ft.)	≤20 %
(Max) Lot Impervious	1767.06(a)(1)	35 %	21.89± % (14,700 Sq. Ft.)	≤35 %
(Max) Bldg Height	1357.08(a)	45 Ft. / 3.5 Stories	25.81 Ft. / 2 Story (EXIST)	≤45 Ft. / 3.5 Stories
(Max) Story Height	1767.08(a)	14 Ft. / 1 Story	13.7 Ft. @ INT Ft. (EXIST)	≤14 Ft. / 1 Story
Parking Quantity	1357.07	3 Spaces / Dwg Unit	3+ Spaces	≥2 Spaces

ZONING COMMENTS:

[1] Existing lot is served by public water and public sanitary sewer.

[2] Per 1768.7(b)(1) Required lot width and front yard dimension of the flag shall be measured at the point where the centerline separates the flag from the main portion of which the lot is located.

[3] Per 1768.7(c) Front yard of the flag lot shall follow buffer planting along all sides of the flag lot that follows buffer planting.

[4] Per 1768.5(b)(c) Accessory uses and structures.

Permitted Accessory Uses. Private garages, private greenhouses, private parking spaces, gardens or domestic pets, private outdoor swings, private swimming pools, playhouses, and other customary accessory uses, structures or buildings which are located on the same lot with the principal building and which are not used for human occupancy, provided that:

(1) Accessory buildings shall be erect, subordinate to the principal building and separated from all other buildings and/or structures on the lot by at least 10 Ft. If accessory structures are separate entirely from the permanent building (Ft) or more of its perimeter walls are enclosed, they not to the form of the main building, or in the rear yard of the main building, and shall not occupy more than 30% of the rear yard or 40% of the required rear yard, or forward.

A. Accessory structures shall not exceed 500 Sq. Ft. or area in gross floor area and shall not exceed 250 (13 Ft.) height Ft.) be closer to Ft. from any side or rear property line.

B. Accessory structures that are greater than 200 Sq. Ft. in gross floor area and shall not exceed 250 (13 Ft.) height Ft.) be closer to Ft. from any side or rear property line.

C. In no circumstances can an accessory structure be located in a front yard.

(2) Private swimming pools shall be constructed in accordance with applicable township ordinances and shall not be located in front yards. In pools, fences, hedges or any building materials (except heating equipment) shall not be less than 50 Ft. from any side or rear property line.

ZONING CONVENTS:

FLAG LOT PROVISIONS (Per 20 1768.7):

[1] 1768.7(b)(1) Number of flag lots permitted – For subdivisions of up to (4) Lots: (1) flag lot is permitted.

[2] 1768.7 (b) Up more than (2) flag lot access poles may be located on account to each owner.

[3] 1768.7 (b) The access pole serving any flag lot shall have a minimum width of 30 Ft. and shall not exceed 300 Ft. in length.

[4] 1768.7 (b) If access pole to a flag lot shall have a split, separate pole of 16 Ft. in width of access pole of 30 Ft. for the first 50 Ft. from the street line, and a 16 Ft. wide pole for the next 50 Ft., which will measure a total of 100 Ft. from the street line, and shall be separate or supporting a certain pole's gross vehicle weight of 80,000 pounds.

[5] 1768.7 (b) Ten Thousand Feet no access strip adjacent to (5) existing access points.

[6] 1768.7 (b)

[A] VARIANCE GRANTED:

1. 1768.7 (b) Variance granted without conditions at the August 13, 2026 Lower Gwynedd Zoning Hearing Board meeting, Application 26-12.

PLAN SET INDEX

Sheet No.	Sheet Title
1 of 2	RECORD PLAN – MINOR SUBDIVISION
2 of 2	EXISTING FEATURES SURVEY and DEMOLITION PLAN

This application is for a Minor (2-Lot) Subdivision. No construction is proposed with this application.

Any future construction will require application & submission for approval to Lower Gwynedd Township.

RECORDER OF DEEDS:

Recorded this _____ day of _____, 20__, in the Office for the recording of Deeds, in and for the County of Montgomery, Pennsylvania, in Plan Book _____, Page _____.

Recorder of Deeds

MCPC No.:

PROCESSED and REVIEWED, a report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date: _____

For the Director

Montgomery County Planning Commission

DISTRICT CERTIFICATION

By: _____

Date: _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this, the _____ day of _____, 20__, before me, a Notary Public, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that same for the purposes therein contained.

In witness whereof, I have hereunto set my hand and official seal.

Notary Public
My Commission Expires

BOARD OF SUPERVISORS CERTIFICATE

Approved by the Township Board of Supervisors of the Township of Lower Gwynedd on this _____ day of _____, 20__.

_____
Township Secretary

PLANNING COMMISSION CERTIFICATE

Recommended for approval by the Planning Commission of the Township of Lower Gwynedd on this _____ day of _____, 20__.

_____
Chair

TOWNSHIP ENGINEER CERTIFICATE

Reviewed by the Township Engineer of the Township of Lower Gwynedd on this _____ day of _____, 20__.

_____
Township Engineer

ENGINEER'S CERTIFICATION

I, [illegible], P.E., [illegible], do hereby certify that I am a Registered Professional Engineer, licensed as required by the laws of the Commonwealth of Pennsylvania, and that this plan correctly represents the work done under my supervision and that such work complies with all ordinances and requirements of the Township.

_____
Signature

SURVEYOR'S CERTIFICATION

I, Keith A. Houser, P.L.S., do hereby certify that I am a Registered Professional Land Surveyor, licensed as required by the laws of the Commonwealth of Pennsylvania, and that this plan correctly represents a survey made by myself or under my supervision and that all dimensional and geodetic details shown are correct.

_____
Signature

REVISIONS

KEITH A. HOUSER

Project Information

Tax Parcel Information

Owner Information

Engineer:
CDMS VENTURES, LLC
c/o Corbett Hall

Scale in Feet (1" = 30')

RECORD PLAN – MINOR SUBDIVISION
873 PLYMOUTH ROAD
LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

WOODCROFT & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS

Scale: 1" = 30'
Job No.: 5901.../Record
Date: AUG. 31, 2026
Sheet No.: 1 of 2