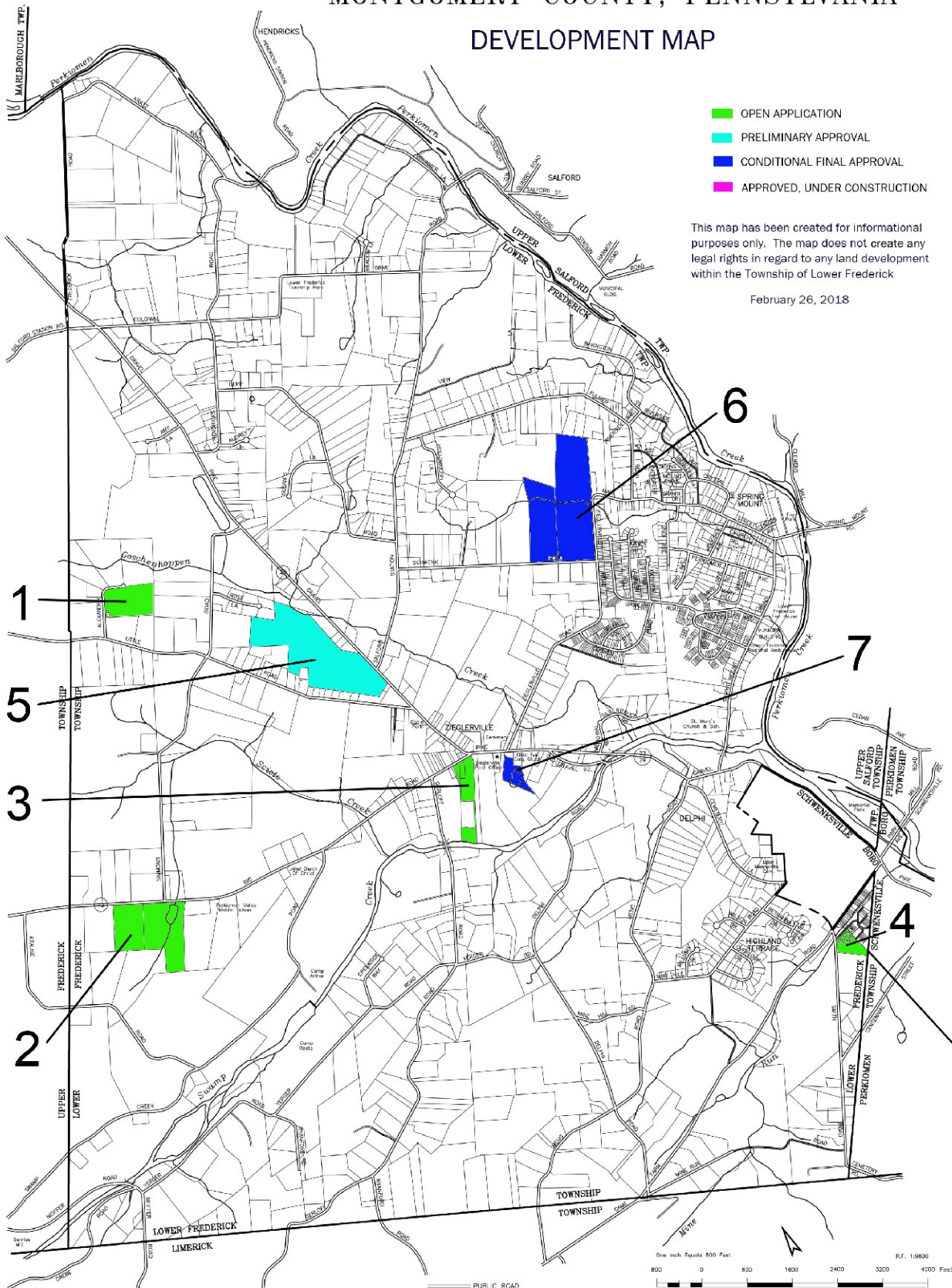


LOWER FREDERICK TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

DEVELOPMENT MAP



- OPEN APPLICATION
- PRELIMINARY APPROVAL
- CONDITIONAL FINAL APPROVAL
- APPROVED, UNDER CONSTRUCTION

This map has been created for informational purposes only. The map does not create any legal rights in regard to any land development within the Township of Lower Frederick

February 26, 2018

This map is based on 2002 aerial photography, Montgomery County, Pennsylvania, and is not intended to be used as a legal document. All attempts were made to maintain vertical accuracy, however, it is not intended to be used as a legal document. Property lines are in accordance with individual block maps from the Montgomery County Board of Assessment Appeals, with the exception of the areas shown. This map is not meant to be used as a legal document of any kind.

BASE MAP PREPARED BY THE
MONTGOMERY COUNTY PLANNING COMMISSION
COURT HOUSE NORRISTOWN, PA

SEPTEMBER 1970
REVISED NOVEMBER 1983
REVISED MAY 1997
REVISED MARCH 2002
PROPERTY LINES AS OF MARCH 2002
REVISED MARCH 2003

Lower Frederick Township

Development Map - Properties in process

As of February 26, 2018



OPEN APPLICATIONS

①	Sambrick	<i>Subdivision</i>	<p>10 acre parcel into 3 lots.</p> <p>On-lot sewer and water.</p>
②	DiSanto	<i>Land Development</i>	<p>Construction of four (4) two-story apartment buildings with a combined ground floor area of 58,400 square feet providing a total 77 dwelling units.</p> <p>The property was zoned R-5 Multi Family Mobile Home Park prior to July 5, 2005</p>
③	Sacks & Sons	<i>Land Development</i>	<p>Consolidation of three parcels.</p> <p>Construction of 5 new buildings, retention of 2 existing buildings, and demolition of 2 existing structures.</p> <p>Located in the VMU Zoning District.</p>
④	Berger Road	<i>Subdivision</i>	<p>5.82 acre parcel into one 3.66 acre parcel containing the existing residence, and a 1.32 acre non-building lot containing the pond and floodplain.</p> <p>Berger Lane would be dedicated to the Township.</p>



PRELIMINARY APPROVAL

⑤	Melbourne Hills	<i>Subdivision</i>	48 residential lots on a 41.6 acre tract of land. Received Conditional Preliminary Approval on February 5, 2008.
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CONDITIONAL FINAL APPROVAL

⑥	Creekside at Perkiomen	<i>Subdivision</i>	48.3 acres into 41 residential parcels to construct 39 new homes. Public water and sewer. Conditionally approved March of 2008.
⑦	Village By The Pond	<i>Land Development</i>	Construction of 12,600 SF of commercial space and 8,200 SF of residential space with associated improvements. Conditional Preliminary approval December of 2009. Phase I Conditional Approval December 2012.