

LOWER FREDERICK TOWNSHIP

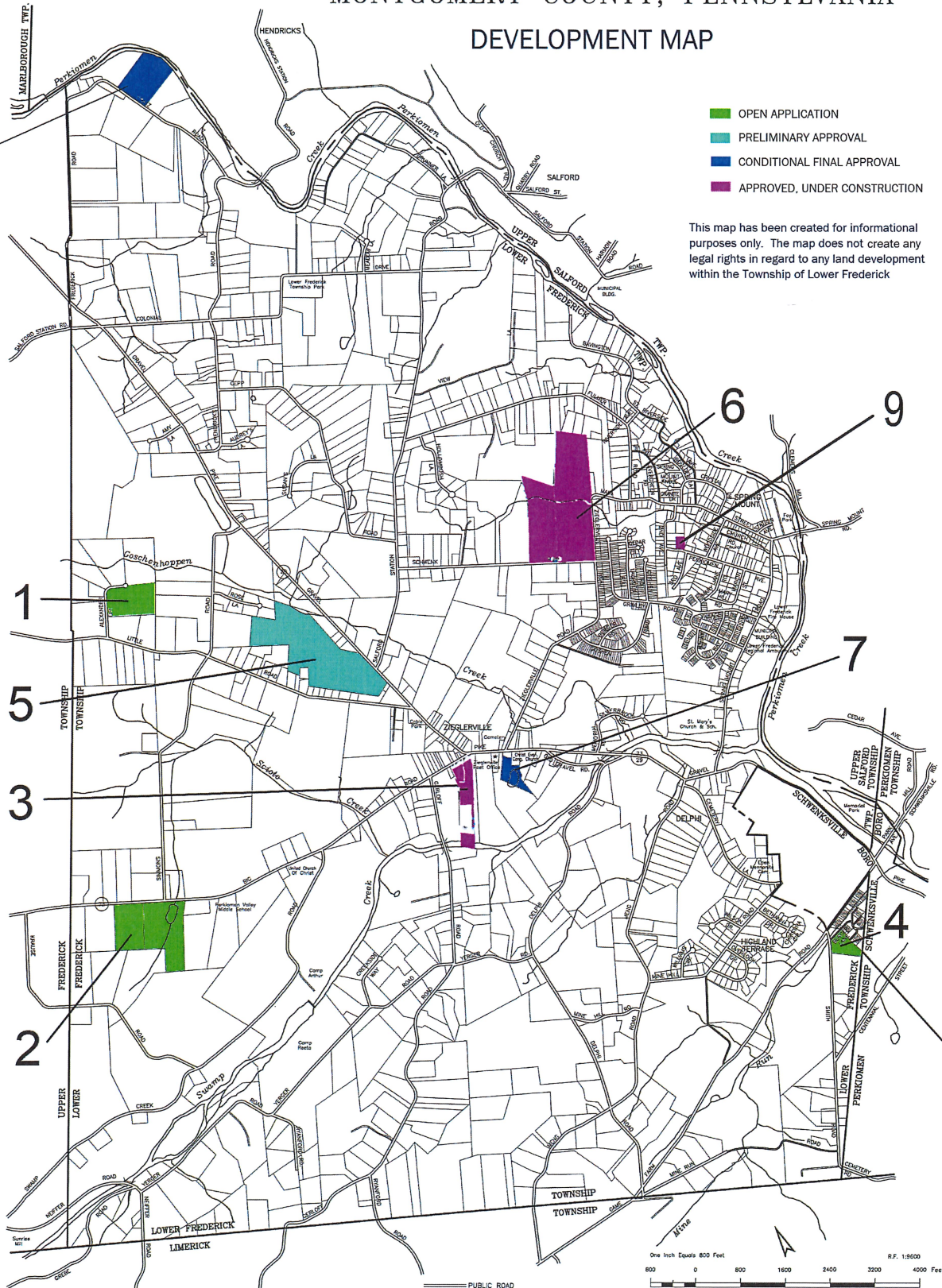
MONTGOMERY COUNTY, PENNSYLVANIA

DEVELOPMENT MAP

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- 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



This map is based on 2000 ortho photographs, Montgomery County Board of Assessment Agency file maps, Township Official, and field surveys conducted by the Montgomery County Planning Commission. All property lines were taken to provide positive accuracy. However, this map should not be used for engineering purposes.

Property lines are a compilation of individual block maps from the Montgomery County Board of Assessment Agency, with no verification from the deed. This map is not meant to be used as a legal definition of property.

— PUBLIC ROAD
— PRIVATE ROAD
(73) PENNSYLVANIA ROUTE

One Inch Equals 800 Feet
0 800 1600 2400 3200 4000 Feet
R.F. 1:8000

BASE MAP PREPARED BY THE
MONTGOMERY COUNTY PLANNING COMMISSION
NORRISTOWN PA

SEPTEMBER 1970
REVISED NOVEMBER 1989
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 August 21, 2019



OPEN APPLICATIONS

①	Sambrick	<i>Subdivision</i>	10 acre parcel into 3 lots. On-lot sewer and water.
②	DiSanto	<i>Land Development</i>	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. The property was zoned R-5 Multi Family Mobile Home Park prior to July 5, 2005
④	Berger Road	<i>Subdivision</i>	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. Berger Lane would be dedicated to the Township.



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

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.
⑧	Knipe Subdivision	<i>Subdivision</i>	A two lot subdivision with on-lot water and sewer



APPROVED, UNDER CONSTRUCTION

③	Sacks & Sons	<i>Land Development</i>	Consolidation of three parcels Construction of a Dunkin Donuts Store. Located in the VMU Zoning District
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.
⑨	B Team Investments	<i>Subdivision</i>	A 3 lot subdivision with Public water and public sewer