

**GENERAL AND CONDITIONAL USE NOTES**

- TITLE AND TOPOGRAPHIC INFORMATION SHOWN FOR THE PREMISES WAS DETERMINED FROM A FIELD (GROUND) SURVEY BY RICHARD C. MAST ASSOCIATES, P.C. IN MAY 2021. ELEVATIONS ARE BASED ON NAVD83. BENCHMARK (B.M.) IS THE CENTERLINE OF THE 1ST FLOOR DOORSILL LOCATED ON THE NORTHWEST FACE OF THE EXISTING GARAGE BUILDING AT ELEVATION 304.53 FEET. OFF-SITE ELEVATION CONTOUR INFORMATION SHOWN IS APPROXIMATE AND TAKEN FROM PAMAP LADAR ELEVATION DATA DERIVED PRODUCTS DOWNLOADED FROM THE PASA WEBSITE.
- THE WETLAND LIMITS SHOWN WERE FLAGGED BY PENN'S TRAIL ENVIRONMENTAL, LLC AND WERE FIELD LOCATED BY RICHARD C. MAST ASSOCIATES, P.C. IN DECEMBER 2020. REFER TO THE "WETLAND & WATERS SITE EVALUATION LETTER OF FINDINGS" BY PENN'S TRAIL ENVIRONMENTAL, LLC DATED FEBRUARY 11, 2021.
- AN ALLUVIAL SOIL EVALUATION OF THE PROPERTY COMPLETED BY VW CONSULTANTS LLC DETERMINED THAT ALLUVIAL SOILS ARE NOT PRESENT AT THE SITE AND THAT THE ALLUVIAL SOIL SERIES OF ROWLAND MAPPED ON THE NCRCS WEBSIDE SOIL SURVEY WEBSITE SHOULD BE MAPPED AS RARITAN SOILS. REFER TO THE "ALLUVIAL SOIL EVALUATION" BY VW CONSULTANTS, LLC DATED DECEMBER 4, 2021.
- THE FEMA FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PA, MAP NUMBER 42091C01386, EFFECTIVE DATE OF MARCH 2, 2016 INDICATES, BY SCALE LOCATION OF THE PROPERTY ONTO THE MAP, THAT THE PROPERTY LIES WITHIN OTHER AREAS ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE PROPERTY AND EXISTING USE IS SERVED BY PUBLIC SANITARY SEWER AND AN ON-LOT PRIVATE WELL.
- THE PROPOSED USES WILL BE SERVED BY PUBLIC SEWER PROVIDED BY THE LOWER SALFORD TOWNSHIP AUTHORITY.
- THE PROPOSED USES WILL BE SERVED BY PUBLIC WATER PROVIDED BY THE NORTH PENN WATER AUTHORITY.
- ALL CONSTRUCTION WORK AND MATERIALS SHALL COMPLY WITH LOWER SALFORD TOWNSHIP AND LOWER SALFORD TOWNSHIP AUTHORITY STANDARDS AND SPECIFICATIONS, WITH CURRENT PADOT SPECIFICATIONS (PLB 408) AND STANDARD DETAILS AND WITH APPLICABLE FEDERAL, STATE AND MUNICIPAL CODES. IN THE CASE OF CONFLICTING STANDARDS OR SPECIFICATIONS THE GREATER OR MORE STRINGENT STANDARD OR SPECIFICATION SHALL APPLY.
- THIS CONDITIONAL USE PLAN AND APPLICATION IS FOR THE CONSTRUCTION OF CLASS THREE CONDITIONAL USES SUBJECT TO FOLLOWING REQUIREMENTS:
  - THE PROPOSED USES WITHIN THE CLASS THREE CONDITIONAL USE INCLUDE THE FOLLOWING:
    - 29 RESIDENTIAL APARTMENT UNITS CONTAINED WITHIN 5 SEPARATE BUILDINGS, AND PARKING AREA.
    - A OFFICE/RETAIL USE (BANK WITH DRIVE UP ATM) AND PARKING AREA.
    - RETAIL STORE (AUTOPARTS STORE) AND PARKING AREA.
  - THE DRIVE-THROUGH SERVICE AREA SHALL BE AN INTEGRAL PART OF THE INTERIOR CIRCULATION PATTERN AND SHALL BE DESIGNED IN A SAFE AND EFFICIENT MANNER TO MINIMIZE VEHICLE TO VEHICLE, AND VEHICLE TO PEDESTRIAN, CONFLICT. ALL DRIVE-THROUGH AREAS SHALL BE DESIGNED WITH A SEPARATE ESCAPE LANE TO PERMIT VEHICLES TO LEAVE OR PASS BY THE DRIVE-THROUGH AREA IF THEY WISH OR NEED TO DO SO. NO DIRECT ACCESS TO A PUBLIC ROAD SHALL BE PERMITTED FROM ANY DRIVE-THROUGH AISLE.
  - WHERE A DRIVE-IN WINDOW OR DRIVE-THROUGH AISLE IS PROPOSED, A STACKING LANE FOR EACH DRIVE-IN WINDOW OR DRIVE-THROUGH AISLE SHALL BE PROVIDED TO SERVE A MINIMUM OF FIVE CARS. THE STACKING LANE SHALL NOT BE USED FOR PARKING LOT CIRCULATION AISLES, NOR SHALL IT IN ANY WAY CONFLICT WITH THROUGH CIRCULATION, PARKING OR DELIVERIES TO THE TRACT. THE DRIVE-THROUGH LANE HAS BEEN DESIGNED AS AN ENTIRELY SEPARATE LANE WITH NO CONFLICTS.
  - LIGHTING FOR ALL DRIVE-THROUGH SERVICE AREAS SHALL BE INSTALLED IN A MANNER WHICH, AT A MINIMUM:
    - SAFELY, BUT NOT EXCESSIVELY, ILLUMINATES THE DRIVE-THROUGH AREA.
    - IS SHIELDED TO PREVENT ANY LIGHT SPILLAGE OFF THE DRIVE-THROUGH LOT OR PARCEL; AND
    - IS TIMED OR SWITCHED SO THAT THE DRIVE-THROUGH AREA IS NOT ILLUMINATED WHEN DRIVE-THROUGH SERVICE IS NOT AVAILABLE.
  - LANDSCAPING FOR ALL DRIVE-THROUGH SERVICE AREAS SHALL BE INSTALLED IN A MANNER WHICH SAFELY SHIELDS THE STACKING LANES, DRIVE-THROUGH AISLE AND DRIVE-IN WINDOWS FROM VIEW OF NEIGHBORING USES. A LANDSCAPE PLAN WILL BE PREPARED MEETING THIS REQUIREMENT TO THE SATISFACTION OF THE TOWNSHIP.
  - TRASH COLLECTION FOR THE PROPOSED BANK USE WILL BE STORED INSIDE THE BUILDING AND NO OUTDOOR COLLECTION AREA IS PROPOSED. ANY FUTURE OUTDOOR COLLECTION AREA WILL REQUIRE APPROVAL FROM LOWER SALFORD TOWNSHIP FOR LOCATION, MATERIALS AND SIZE.

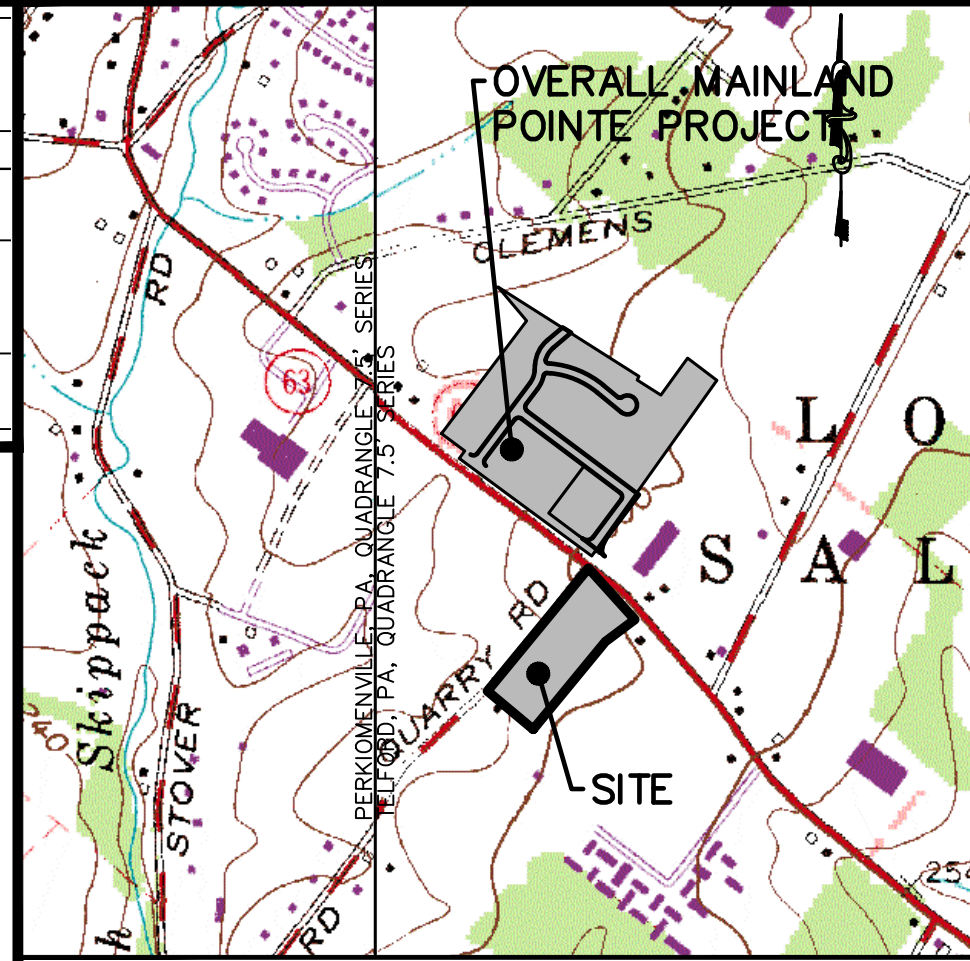
**IMPERVIOUS COVER DATA**

EXISTING CONDITIONS		PROPOSED CONDITIONS	
EXTRACT AREA (TO LEGAL ROW)	226,003 SF	NET LOT AREA (TO ULT ROW)	216,491.85 SF
ULT. RIGHT-OF-WAY	9,511 SF		4.97 AC
NET LOT AREA (TO ULT ROW)	216,492 SF	PROPOSED BANK	3,366 SF
EX BUILDING AREA	1,964 SF	PROPOSED RETAIL STORE	7,400 SF
EX BUILDING AREA	1,964 SF	PROPOSED APARTMENT BUILDINGS	20,520 SF
EX PAVEMENT AREA	2,101 SF	PROP TOTAL BUILDING AREA	31,286 SF
EX SIDEWALK AREA	112 SF	PROP PAVEMENT AREA & TRASH PADS	67,917 SF
EX OTHER IMPERVIOUS AREA	175 SF	PROP SIDEWALK	12,080 SF
EX TOTAL OTHER IMPERVIOUS AREA	2,388 SF	PROP OTHER IMPERVIOUS AREA	4,679 SF
EX TOTAL IMPERVIOUS AREA	4,352 SF	PROP TOTAL NON-ROOF IMPERVIOUS AREA	84,676 SF
		PROP TOTAL IMPERVIOUS AREA	115,962 SF

**TAX PARCEL DATA**

PARCEL NO.:	50-00-02014-00-6
TAX MAP ID:	BLOCK 18 - UNIT 17
DEED:	BOOK 5659 PAGE 286
PARCEL LOCATION:	196 MAIN STREET, HARLEYSVILLE, PA 19438
OWNER OF RECORD:	MAINLAND V. LLC
APPLICANT:	528 MAIN STREET, HARLEYSVILLE, PA 19438
	SPRING HILL REALTY, INC.
	528 MAIN STREET, HARLEYSVILLE, PA 19438
	215-513-7368
GROSS TRACT AREA (TO LEGAL ROW):	5.19 AC
NET TRACT AREA (TO ULT. ROW):	4.97 AC

**SITE LOCATION MAP 1"=1,000'**



U.S.G.S. TELFORD AND PERKIOMENVILLE QUADRANGLE 7.5' SERIES (SITE IS LOCATED WITHIN TELFORD QUADRANGLE)

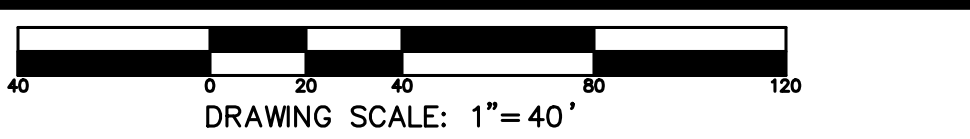
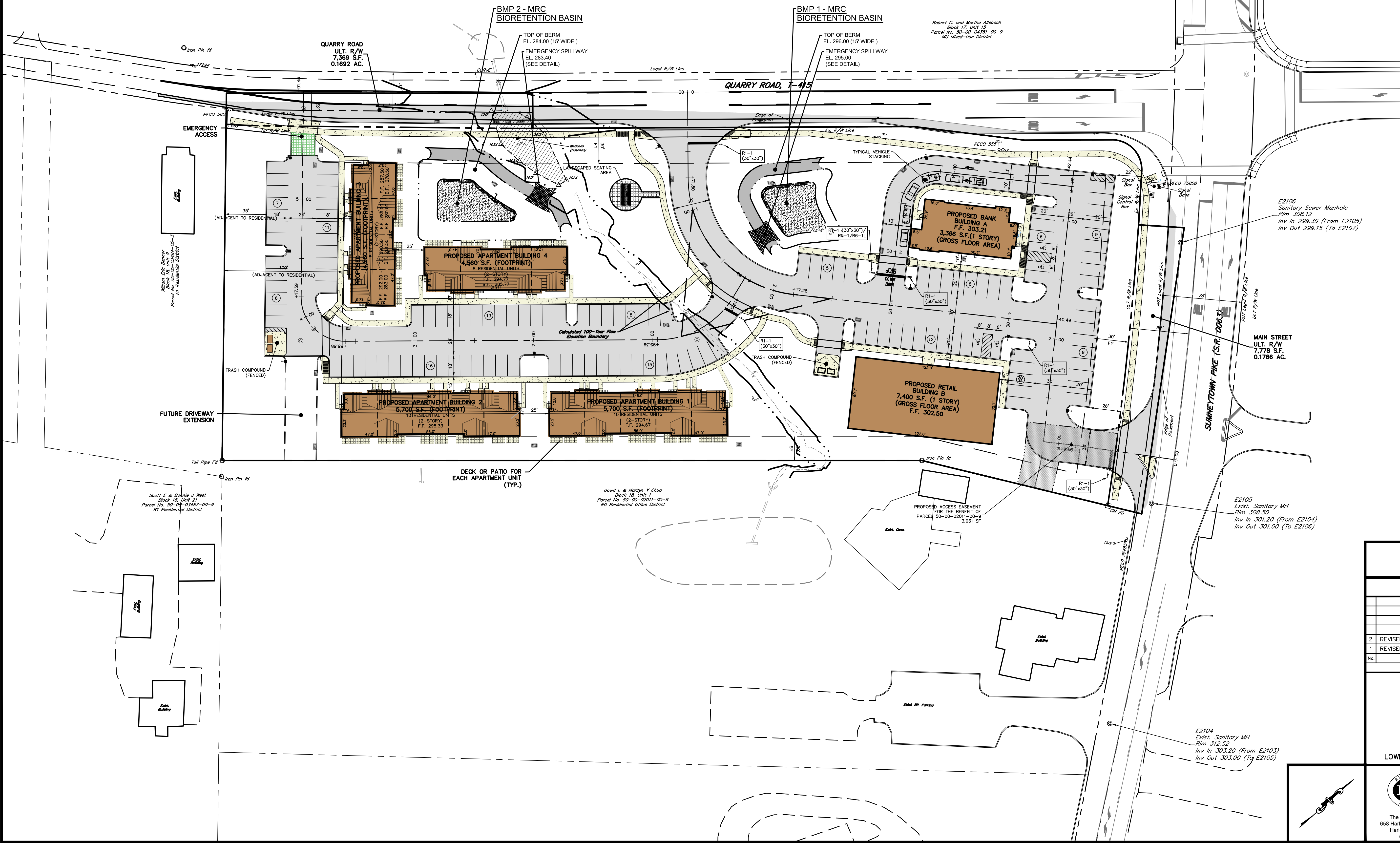
**ZONING DATA**

ZONING INFORMATION OBTAINED FROM THE LOWER SALFORD TOWNSHIP ZONING ORDINANCE, AS AMENDED.  
 DISTRICT CLASSIFICATION: "R0 RESIDENTIAL-OFFICE DISTRICT"  
 EXISTING USE: SINGLE-FAMILY DWELLING  
 PROPOSED USE: RETAIL COMMERCIAL (WITH DRIVE-THROUGH) FACILITY AND APARTMENTS (CLASS THREE CONDITIONAL USES)

	PERMITTED CLASS THREE CU	EXISTING	PROPOSED
MIN. GROSS TRACT AREA (TO LEGAL R/W)	5 AC	5.19 AC	5.19 AC
MIN. LOT SIZE	43,560 SF	216,492 SF	216,492 SF
MIN. LOT WIDTH AT STREET LINE	150 FT	310.2 FT	310.2 FT
MIN. FRONT YARD SETBACK	30 FT	55.6 FT	30.0 FT
MIN. SIDE YARD SETBACK	20 FT	202.3 FT	20.0 FT
MIN. REAR YARD SETBACK	40 FT	647.6 FT	N/A
MIN. SETBACK FROM AN ABUTTING RESID. DIST.	100 FT	N/A	100.0 FT
MAX. BUILDING HEIGHT (> 200' FROM RESID. DIST.)	35 FT	< 35 FT	< 35 FT
MAX. BUILDING HEIGHT (< 200' FROM RESID. DIST.)	35 FT	< 35 FT	< 35 FT
MIN. PARKING SETBACK FROM ABUTTING RESID. DIST.	35 FT	N/A	35 FT
MIN SETBACK BETWEEN BUILDINGS ON SAME LOT	25 FT	N/A	25 FT
MAX. BUILDING FOOTPRINT	15,000 SF	N/A	7,400 SF
MAX. OVERALL DIMENSION OF NEW CU BUILDING	150 FT	N/A	150 FT
MAX. BUILDING COVERAGE (% OF NET TRACT AREA)	20%	0.9%	14.5%
MAX. IMPERVIOUS COVERAGE (% OF NET TRACT AREA)	60%	2.0%	53.6%

**PARKING DATA**

REQUIRED PARKING PER Z.O. ARTICLE XVI, SECTION 164-99:	REQUIRED	PROPOSED
APARTMENT USE		
APARTMENT BUILDING (4 BUILDINGS)		
RESIDENTIAL		
2 SPACES PER DWELLING UNIT	72	76
36 DWELLING UNITS/2 SPACES/UNIT = 72 SPACES		
TOTAL FOR ALL APARTMENTS:	72	76
NON-RESIDENTIAL USES		
RETAIL BUILDING A (BANK)		
1 SPACE PER 200 S.F.	16.8	17
3,366 S.F. X 1 SPACE/200 S.F. = 16.8 SPACES		
RETAIL BUILDING B (RETAIL STORE)		
1 SPACE PER 200 S.F.	37.0	37
7,400 S.F. X 1 SPACE/200 S.F. = 37.0 SPACES		
TOTAL FOR ALL NON-RESIDENTIAL USES:	54	54
TOTAL FOR ALL USES ON LOT:	126	130
RESERVE PARKING:		0



NO.	REVISION	DATE
2	REVISED APARTMENT UNITS AND PER PLANNING COMM. COMMENTS	MARCH 8, 2024
1	REVISED APARTMENT UNITS AND NON-RESIDENTIAL USES	JANUARY 24, 2024

**CONDITIONAL USE PLAN**  
 FOR  
**196 MAIN STREET**  
 PREPARED FOR  
**MAINLAND V, LLC**  
 SITE SITUATE IN  
 LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

**Richard C. Mast Associates, P.C.**  
 Consulting Engineers and Surveyors  
 www.rcmaonline.com

DRAFTED BY: R.C.M.A. PROJ. MNGR: R.C.M. PROJECT NO: 3179 DRAWING NO: 1 OF 1