

LOWER SALFORD TOWNSHIP  
BOARD OF SUPERVISORS MINUTES  
WORK SESSION

December 18, 2024

Chairman Keith Bergman called the Lower Salford Township Board of Supervisor's meeting to order at 7:30 a.m. Present were Supervisors Chris Canavan, Kevin Shelly, Dave Scheuren and Kent Krauss. Also present were Joseph Czajkowski, Township Manager; Holly Hosterman, Assistant to the Township Manager; Mike Beuke, Director of Building and Zoning; Doug Jones, Public Works Director; and Chief Tom Medwid, Lower Salford Township Police Department.

Chairman Bergman led the meeting in the Pledge of Allegiance.

Public Comment – There was no public comment.

Supervisor Canavan moved to approve the minutes from the November 20, and December 3, 2024, Work Sessions. Supervisor Scheuren seconded the motion, and the motion passed unanimously.

Doug Jones gave an update on the status of the Bergey Mill Road Bridge noting that the bridge has been removed. He said that they are now working on removing the abutments. He said that the Township crew is working on drainage issues on the road and widening the road on either side of the bridge.

Doug said that the County is working on the plans for the demolition and restoration of the area around the old Roberts Road bridge.

Mr. Jones said that the department is looking at installing driveway aprons along the Yoder Road sidewalk project, noting that this will improve grading on the properties and make the installation of the sidewalks easier.

Doug said that he is recommending that the Township hire an outside engineering firm for the planning and design of the sitework at the Community Center project site. This would eliminate any conflicts of interest and allow CKS to be the project

inspector. Doug recommended the proposal of Barry Isett. Supervisor Krauss moved to accept the proposal of Barry Isett Associates to perform the site design work for the project. Supervisor Canavan seconded the motion. The motion passed unanimously.

Doug said that the signal upgrade work at routes 63 and 113 has been completed. He said that the 30-day test will end on December 27<sup>th</sup>. He said that Grace Kelley was working on the reimbursement grant.

Doug said that staff met with Senator Pennycuick's office to discuss the Township's wish list of projects and associated grant funding.

Mr. Jones said that the crews were working on finishing up the drainage and shoulder work on Indian Creek Road. Additionally, the department has completed installation of plow markers throughout the Township to aid in snow plowing efforts.

Doug also reviewed the proposal to demolish the James House at the golf course. The Board suggested that he get proposals for demolishing the old barn as well and to look at cost sharing with the recreation authority.

Chief Medwid reported that license plate readers have been installed at the 63/113 intersection. He said that the County is working out contract language with the contractor after which they will be operational.

Mr. Beuke reported that the Building and Zoning Department has received 42 building permits thus far in the month of December. Mike said that there were no ZHB applications for January. He noted that the updated fee schedule will be on the reorganization agenda for the board's approval. Mike said that he would have a year end report of activities at January's mid-month meeting.

The Board discussed the vacancies on the zoning hearing board, communications committee and recreation authority. It was proposed that the following be appointed at reorganization meeting in January.

- Christine Schreiner – Zoning Hearing Board Alternate
- Harry Salimeo – Communications Committee
- Kevin McCloskey – Recreation Authority

Holly Hosterman informed the board that the updated Township website was up and running.

The Board went into executive session to discuss matters of real estate and personnel.

There being no further business, the meeting was adjourned at 8:07 a.m.

Respectfully Submitted,

Joseph Czajkowski  
Township Manager

Article XIII A  
V Village District

[Amended 4-20-1988 by Ord. No. 88-2; 7-22-1993 by Ord. No. 93-8; 8-21-1997 by Ord. No. 97-5; 11-4-1998 by Ord. No. 98-14; 12-5-2001 by Ord. No. 2001-4; 9-2-2015 by Ord. No. 2015-04]

§ 164-70.1 **Legislative intent.**

In expansion of the community development objectives contained in Article II of this chapter and in support of the goals and implementation techniques of the 2015 Indian Valley Regional Comprehensive Plan, as amended, it is hereby declared to be the intent of the V Village District in this Township to establish reasonable standards to permit and regulate limited commercial, office and residential uses within the Village areas. The primary purpose of the District is to permit a mix of various housing types, commercial businesses, offices, and institutions in a pedestrian-oriented district that retains the characteristic village environment. Specifically, it is the intent of this article to:

- A. Encourage the retention of the village atmosphere of the Villages of Mainland, Lederach and Vernfield, and the Central Main Street area of the Village of Harleysville by preserving the existing buildings and landscaped spaces to the greatest extent possible.
- B. Encourage retention of existing buildings by permitting a variety of commercial, office and residential uses which are compatible with the existing structural types, lot sizes and other physical and visual characteristics of the Village District.
- C. Permit uses which allow conversion of existing buildings in a context-sensitive manner which maintains the visual character and architectural scale of existing development within the district.
- D. Encourage those types of commercial and office uses which do not attract either large volumes of traffic or continuous customer turnover while allowing for a range of small-scale commercial uses.
- E. Discourage development of strip-type, highway-oriented commercial uses which require incongruous architectural styles, excessive paved areas and numerous curb cuts.
- F. Encourage consolidation of driveways, parking lots and curb cuts to provide more efficient and safe access and parking.
- G. Encourage a coordinated pedestrian connectivity through the use of continuous paths and sidewalks to provide efficient, pleasant and convenient pedestrian access from residential areas and parking areas to and among the various permitted uses.
- H. Prioritize pedestrian movement and access to buildings, open spaces, and streets; and discourage design that gives priority to vehicular convenience over pedestrian safety.
- J. Minimize visual and functional conflicts between residential and nonresidential uses within and abutting the district.
- K. Encourage the formation and continuance of the uncongested environment for business and professional offices intermingled harmoniously with residences and certain other commercial uses.

- L. Discourage overdevelopment of lots by limiting the maximum permitted development and the maximum impervious coverage.
- M. Encourage infill and redevelopment within the village areas of the Township, and ensure that new development is of pedestrian scale and orientation that is compatible with existing village buildings.
- N. Encourage new buildings to be of such size, scale, general appearance and building materials so as to conform to the general nature of surrounding buildings and to not detract from the intent of this chapter to preserve the historic village appearance.
- O. Encourage creation of open space, parks or recreation land adjacent to existing open space, parks or recreational facilities.

§ 164-70.2 **Use regulations.**

- A. Permitted uses. A lot may be used for one or more of the following uses, in compliance with the performance standards and dimensional standards contained in this article:
  - (1) Single-family detached dwelling.
  - (2) Two-family dwelling (twin or duplex).
  - (3) Single-family attached dwelling. Single-family attached dwellings shall be developed in accordance with the provisions of Article **XI**, R-4 Medium-High Density Mixed Dwelling Districts of this chapter.
  - (4) Apartments.
  - (5) Office use. The following types of office use shall be permitted:
    - (a) Business offices.
    - (b) Professional offices.
  - (6) Banks, savings-and-loan associations, and credit unions.
  - (7) Retail shops. The following types of retail shops shall be permitted:
    - (a) Specialty shops for the retail sale of gifts, antiques, flowers and plants, books, jewelry, clocks, optical goods, cameras, computers, cell phones, wearing apparel, and/or craft shops making articles exclusively for retail sale on the premises.
    - (b) Confectioneries or bakeries for production of articles that will be sold primarily at retail on the premises.
  - (8) Personal service shops. Barbershops and/or hairdresser, shoe repair, tailor and similar services.

- (9) Studios. Studios for dance, music, photography and/or art, including exercise facilities that do not require court areas for sports activities.
  - (10) Repair shops. Shops for repair of small equipment are permitted, provided there is no outdoor storage on-site, noise levels are maintained at a level similar to that of other uses permitted in the district and there is no repair of vehicles or vehicle parts.
  - (11) Municipal buildings, offices and uses.
  - (12) Churches and other places of religious worship.
  - (13) Accessory uses for permitted dwellings and permitted commercial properties, provided that any accessory uses, including commercial ones, meet the requirements of § **164-15B** of this chapter.
- B. Conditional uses. The following uses may be permitted by the Board of Supervisors as conditional uses in accordance with all the applicable standards of this chapter.
- (1) Restaurants.
  - (2) Sale of appliances, electronics and furniture.
  - (3) Exercise facilities, including court areas, pools or other larger amenities for exercise.
  - (4) Specialty shops for the retail sale of tobacco and related supplies.
  - (5) Funeral homes.
  - (6) Clubs, lodges or other fraternal organizations.
  - (7) Hotels and bed-and-breakfasts
  - (8) Private preschool, day-care and/or elementary school facilities.
  - (9) Wholesale uses without warehousing.
  - (10) Auto parts and supplies stores, not including vehicle repairs, vehicle sales, or vehicle service.
  - (11) Drugstores and pharmacies.
  - (12) Hardware stores.
  - (13) Rental of tools and equipment.
  - (14) Convenience food stores without the sale of fuel, including electric re-charge stations.
  - (15) Fire companies and other rescue services.

(16) Food processing, subject to compliance with § **164-25.3 (Environmental Performance Standards)** of this chapter.

(17) Neighborhood development in accordance with § **164-70.5** of this chapter.

C. Prohibited uses. In support of the legislative intent of this article, the following uses are specifically prohibited:

- (1) Indoor and outdoor places of amusement, such as but not limited to arcades and miniature golf.
- (2) Automobile or other vehicle sales, service and/or repair agencies.
- (3) Gasoline service/filling stations.
- (4) Beverage distributors.
- (5) Car washes.
- (6) Building supplies; bulk storage.
- (7) Warehouses and rental storage facilities (e.g., mini-warehouse).
- (8) Retail stores greater than 15,000 square feet.
- (9) Uses requiring outdoor sales and storage areas, except for garden shops/nursery stock when placed to the rear or side of buildings and not located between the principal structure and any public street or alley.

**§ 164-70.3 Density and dimensional standards.**

A. Dimensional Standards. The following standards shall govern all uses, subdivision and land development within the V District, except for neighborhood development in accordance with § **164-70.5** of this chapter:

<b>Dimensional Standards</b>	
<b>Lot</b>	
Minimum net lot size	10,000 square feet
Minimum lot width (measured at the building line)	60 feet
Maximum Lot Coverage	No more than 80% of the net lot area may be covered by buildings and/or impervious paving materials, including walkways.
<b>Building</b>	
Maximum Building Height	3 ½ stories, or 40 feet, whichever is greater
<b>Setbacks</b>	
Front Yard (measured from ultimate right-of-way)	All buildings shall meet the average front yard setback of existing buildings on the same side of the street as the proposed building and within 300 feet of each of the property's side lot lines, as measured along the street, provided, however, that no proposed building shall be closer than 15 feet and no further than 25 feet from the ultimate right-of-way of any street, in order to provide for streetscape enhancements such as

	<p>increased sidewalk width and additional street trees.</p> <p>If there are fewer than three (3) qualifying buildings within 300 feet of the side lot lines of the lot proposed for construction, the average setback shall not be used, and the front setbacks shall be a minimum of 15 feet and a maximum of 25 feet, measured from the ultimate right-of-way.</p> <p>The 25-foot required maximum front yard setback only applies to buildings within the development that have street frontage. (See § 164-70.4.B for regulations applying to multiple buildings on a lot.)</p>
Minimum Side Yard	10 feet, or 0 feet if sharing a party wall
Minimum Rear Yard	20 feet

B. Multiple buildings on a lot. For developments with multiple buildings on one lot, the following standards shall apply.

- 1) Frontage occupation. To ensure a walkable and attractive streetscape within the Village District, a minimum frontage occupation of 50% is required. Frontage occupation is defined as the percentage of the street frontage that is occupied by a building. To meet the frontage occupation requirement, the street frontage, which is the property line along the street, shall be set back no further than 25 feet, measured from the ultimate right-of-way.

C. Density. The maximum permitted development on a lot shall be as follows:

- 1) Residential Density: 6 dwelling units per acre
- 2) Nonresidential square footage: 15% of the net lot area

D. Density Bonuses. The maximum permitted residential density may be increased or the maximum nonresidential square footage of a development may be increased according to the following standards.

- (1) Residential density bonus. The maximum permitted residential development may be increased by an additional 0.5 dwelling units dwelling unit per acre for each of the bonus options listed below, in § 164-70.3.D(3). In no case shall the density with a bonus be more than 7.5 dwelling units per acre.
- (2) Nonresidential square footage bonus. The maximum permitted nonresidential development may be increased by an additional 5% of the net lot area for each of the bonus options listed below. In no case shall the nonresidential development with a bonus be more than 25% of the net lot area.
- (3) Bonus Options and Standards. Any improvements proposed as part of the below bonus options shall be provided above and beyond any improvements required elsewhere in this chapter. The applicant shall be required to provide adequate information in order to demonstrate to the satisfaction of the Township Engineer that the bonus feature standards will be met.
  - (a) Preservation of a building constructed before 1940, where desirable in the opinion of the Board of Supervisors. For using a building constructed before 1940, preserving and maintaining the front and side facades and preserving the front porch, if any, or for reconstructing a building in accordance with the requirements of § 164-70.3.D(3)(b).
    1. The proposed use will permanently preserve, utilize and maintain an existing principal building in a manner that is consistent with the historic village character.
    2. The proposed use must preserve and maintain the front and side façades and the front



porch of the existing principal building.

3. Any expansions and additions to an existing building built before 1940 shall adhere to the requirements of **§ 164-70.4.A Building Length**.
  - (a) If the preservation of an existing principal building constructed before 1940 is not possible, the existing principal building may be razed but the applicant may still receive the density bonus when the following criteria are met:
    1. The applicant demonstrates to the Board of Supervisors that the existing principal building cannot be made structurally sound or otherwise suitable for rehabilitation without commercially unreasonable expense.
    2. A new replacement building is constructed for the razed building. The applicant shall prove, through the submission of architectural drawings and site plans, that the replacement building meets the following criteria:
      - a. The replacement building has a character that is compatible with the historic character of the village in which the building is located.
      - b. The replacement building is located in approximately the same location as the razed building or is located closer to the street of highest classification on which the property fronts than the razed building.
      - c. The replacement building has at least two full stories.
      - d. The replacement building has a bulk and scale that is similar to those found in other buildings in the village in which the property is located.
      - e. The replacement building uses building materials that are similar to those used in buildings in the village in which the property is located.
      - f. The replacement building has windows and doors, with a proportion of windows and doors to solid wall that is similar to proportions found on the structures in the village in which the property is located.
      - g. The replacement building has a pitched roof that covers at least 80% of the building.
  - (c) Shared parking and driveway. Existing abutting lots may share common parking and driveways, subject to the following standards:
    1. Only one (1) curb cut/driveway is permitted on each street frontage shared by the lots.
    2. For multifamily, nonresidential, and mixed use properties, surface parking lots on adjacent properties shall be designed and easements shall be provided to allow for shared driveway access and internal circulation between existing and possible future surface parking lots as and when requested by the Board of Supervisors to lessen the number of curb cuts on public streets or alleys.

- (d) Public space. A nonresidential development shall receive a density bonus when a public space equal to at least five (5) percent of the lot area is constructed, provided it results in a frontage occupation that is above and beyond the required 50% frontage occupation.
1. Public Space Design Standards. Any public space shall be subject to the following requirements and review by the Planning Commission:
    - a. The public space shall be located adjacent to public streets or the front facades of buildings, or located between buildings.
    - b. A minimum of 30%, but no more than 70%, of the public space shall be landscaped with a combination of native trees, shrubs, perennials, grasses, and groundcovers to provide year-round visual interest and color. A minimum of one (1) shade tree shall be provided per 250 square feet, or portion thereof.
    - c. The public space shall include a defining focal element, such as a large fountain, sculpture, gazebo, pond, or similar feature, as approved by the Board of Supervisors..
    - d. A minimum of six (6) seating spaces shall be provided at all times within the public gathering space. For public gathering spaces larger than 1,500 square feet, one (1) seating space shall be provided per 250 square feet of public gathering space, or portion thereof.
    - e. An operations and maintenance plan, ensuring that all landscaping and manmade items are maintained in perpetuity and are replaced if they can no longer be feasibly maintained, shall be prepared for the public space area and submitted to the township for approval.
    - f. The applicant shall have an agreement with Lower Salford Township for public access to the public gathering space and the maintenance of such space and its amenities.

**§ 164-70.4 Additional regulations.**

**A. Building Length.**

- 1) The maximum length of any new building shall not exceed 150 feet, measured horizontally, parallel to exterior walls.
- 2) Any building over 75 feet in length shall be articulated with façade breaks of a minimum depth of three (3) feet for every 50 feet of building façade length.
- 3) An existing building with significant portions built before 1940 may be expanded to exceed the maximum of 75 feet, but may not result in an overall length greater than 100 feet, provided the following requirements:
  - a) Expansions are to the rear or side of the building. Expansions projecting from the front façade of the building towards the street of higher classification are not permitted.
  - b) Expansions are compatible with the historic village character (such as including architectural forms and treatments that are typical in the village).
  - c) Additions to the side are set back at least 10 feet from the front facade of the existing building.

- d) Expansions and additions to existing buildings shall be designed to be consistent with the scale, architectural design, and building materials of the existing building. Architectural drawings shall be provided to the Township to demonstrate compliance.
- B. All buildings shall be designed to be compatible and generally consistent with the architectural design, appearance, and building materials of historic buildings found in the village.
- C. Sidewalks are required along all street frontages. A direct sidewalk connection shall be provided between the street sidewalk and the building entrance.
- D. Primary facades shall be oriented towards existing streets, with an active entrance in this front façade even if other entrances are provided in closer proximity to provided parking.
- 1) A building with multiple street frontages shall be oriented towards and parallel to the street of higher classification.
- E. Walls and Windows. Blank walls shall not be permitted along any exterior wall facing a street or sidewalk.
- 1) All building facades visible from a public or private street shall be designed to incorporate architectural details that are the same as the front façade, including consistent style, materials, colors, and details.
  - 2) At least 40% of the façade area of the first story that faces a street shall be clear window area or main entrance doors. Only a primary entrance door facing a street may be used to satisfy this requirement. For corner buildings with multiple frontages, each street-facing facade shall comply with this requirement.
  - 3) The upper floors shall have a minimum of 30% of the façade area of the second and third story facing the street consist of clear window area.
  - 4) Dark opaque glass or reflective glass in windows is prohibited.
- F. Parking and Driveway Regulations.
- 1) Setbacks.
    - a) Parking spaces, aisles and driveways serving the spaces shall be set back a minimum of five feet from rear and side property lines. In the case of a shared driveway or parking area, driveways and parking areas may abut or cross the property lines shared by the common users.
    - b) Driveways for single-family attached dwellings may abut lot lines of adjacent dwelling units in the same building.
  - 2) Shared Driveways and Parking

- a) Access easements and maintenance agreements or other suitable legal mechanisms shall be provided for common driveways or parking areas, acceptable to the Board of Supervisors in consultation with the Township Solicitor.

3) Parking and vehicular access design standards.

- a) One access driveway, a maximum of two lanes or 24 feet wide, is permitted on each street frontage of the lot.
- b) Garages, parking lots, and driveways should not be the dominant aspect of the building design, as seen from the street.
- c) Garages shall be setback at least 20 feet from the front façade of the principal building.
- d) All parking lots shall be located to the rear or side of the building. No parking shall be permitted between the building façade and any street frontage. On properties with more than one front yard, the Board of Supervisors may permit applicants to put parking between the primary building and the street of lowest classification on which the property abuts, provided that the applicant demonstrates that it is impossible to locate parking outside of a front yard area.

G. Sewer and water facilities; utilities.

- (1) Sewer and water facilities. All new development and conversions shall be served by public sewer facilities; public water service shall be provided where it is available.
- (2) Utilities. All utility lines (electrical, telephone, etc.) shall be placed underground.
- (3) No wall-mounted or ground-mounted mechanical, HVAC, utility, or communication equipment shall be located in the front of the building (between the front façade of the building and the street), and even when located in a front or rear yard shall be screened from public view by parapets, walls, fences, landscaping, or other approved means.

H. Trash, refuse and service areas.

- (1) Trash and refuse area. Trash and refuse shall either be stored inside the building or within an opaque screened area. Screening shall be at a height necessary to screen the area from public view, but shall be at least six feet high. This screened area shall be put in the rear of the property unless the Board of Supervisors determines that trash facilities located on the side of a property will have less visual impact on abutting properties than facilities to the rear.
- (2) Service areas. Loading and unloading areas shall be provided which do not conflict with pedestrian or vehicular movement. These areas shall be incorporated into the overall site design, and shall be located and screened to minimize the visual and acoustic impact on adjacent properties and public streets. Loading and unloading areas shall not be required for the neighborhood development option.

§ 164-70.5 Neighborhood development option.

A neighborhood development may be developed with or without separate lots for each dwelling unit and shall meet the following criteria and design requirements.

- A. A neighborhood development shall be permitted by conditional use. The following conditional use criteria shall be met, in addition to the procedures and general applicable standards for conditional use approval in § 164-25 of this chapter.
- (1) Design/use criteria (in lieu of the requirements of § 164-70.3):
- (a) Minimum tract area: eight acres [based on the total tract area (i.e., gross lot area of the entire property proposed for development, including but not limited to, contiguous lots separated by streets)].
  - (b) Maximum density: six dwelling units per acre [based on the total tract area (i.e., gross lot area of the entire property proposed for development, including but not limited to, contiguous lots separated by streets)].
  - (c) Use/dwelling types/mix: A neighborhood development shall be limited to residential uses and may include single-family detached dwellings and all types of single-family attached dwellings (i.e., triplex buildings, quadruplex buildings, townhouse buildings and age-targeted buildings). No other dwelling types shall be permitted. There shall be no fewer than two dwelling types in a neighborhood development.
  - (d) Building setback from all tract boundaries: 30 feet minimum.
  - (e) Impervious cover: The maximum impervious cover for the total tract area (i.e., gross lot area of the entire property proposed for development, including but not limited to, contiguous lots separated by streets) shall be 75% (based on net lot area).
  - (f) Common open space: a minimum of 25% of the total tract area (i.e., gross lot area of the entire property proposed for development, including but not limited to, contiguous lots separated by streets) shall be common open space. Such common open space shall be subject to and shall conform to the following standards:
    - [1] A neighborhood development shall contain a central commons or pocket park of no less than 6,000 square feet in size. The central commons or pocket park shall be an improved landscaped area with pedestrian access and shall include a gazebo, pavilion, paved patio area with a fountain, decorative seating area, or similar area (a “Seating Area”), provided that any such Seating Area is a minimum size of 300 square feet.
    - [2] Common open space areas shall be no less than 30 feet in width unless the area contains a walking trail, in which case the minimum width shall be 20 feet.
    - [3] Common open space areas shall not be located closer than 12 feet to the front or side of

any building or 15 feet from the rear of any building wall.

- [4] Common open space areas shall not include any driveways, streets, alleys, or required residential parking areas (not including any dedicated public parking facilities for the common open space or Seating Area).
  - [5] Stormwater facilities, utility, communication and similar facilities shall be permitted underground, underneath common open space areas. Aboveground stormwater facilities shall be permitted within common open space areas, provided that any aboveground stormwater facilities do not exceed more than 10% of the minimum required common open space for the neighborhood development. Existing overhead utility lines shall also be permitted within common open space areas. None of the aforesaid areas shall be deducted from the common open space calculation.
  - [6] Common open space shall meet the requirements of Code § 164-22A and/or shall be suitable for passive open space uses, such as pedestrian activity, bicycling, green space, landscaping, viewsheds, central commons, pocket park, and the like.
  - [7] Common open space may be provided in multiple locations throughout the development.
  - [8] Tract boundary setback areas may be counted as part of the required common open space.
  - [9] Common open space adjoining Township owned land, community facilities, or parks shall initially be offered for dedication to the Township. Whether such offer is accepted or not accepted by the Township, the common open space shall be deed restricted for stormwater management facilities, open space and/or park and recreation use and uses accessory thereto, including public parking. With regard to the location of stormwater management facilities in any common open space accepted by the Township, if existing public parking areas are proposed for relocation, the same size and number of public parking spaces shall be provided elsewhere within the common open space at locations reasonably acceptable to the Township. If the offer of dedication of the common open space includes land on which stormwater facilities are proposed for the development, the homeowners' association shall remain fully responsible for the maintenance of those facilities through an agreement to be approved by the Township Solicitor. The area of any stormwater management facilities and public parking shall qualify to be counted as part of the common open space.
  - [10] Where there is any conflict between the common open space provisions of this section and any other common open space provisions of the Township Code, this section shall control.
- (g) Architecture. Concepts for the exterior architectural design of the dwelling units within a neighborhood development shall be provided during the conditional use process. The

architectural design shall be consistent with the scale and massing of residential development within traditional village areas.

- (h) Additional regulations. The additional regulations of § **164-70.4** shall apply to neighborhood developments.

- (2) Dimensional standards (in lieu of the requirements of § **164-70.3**):

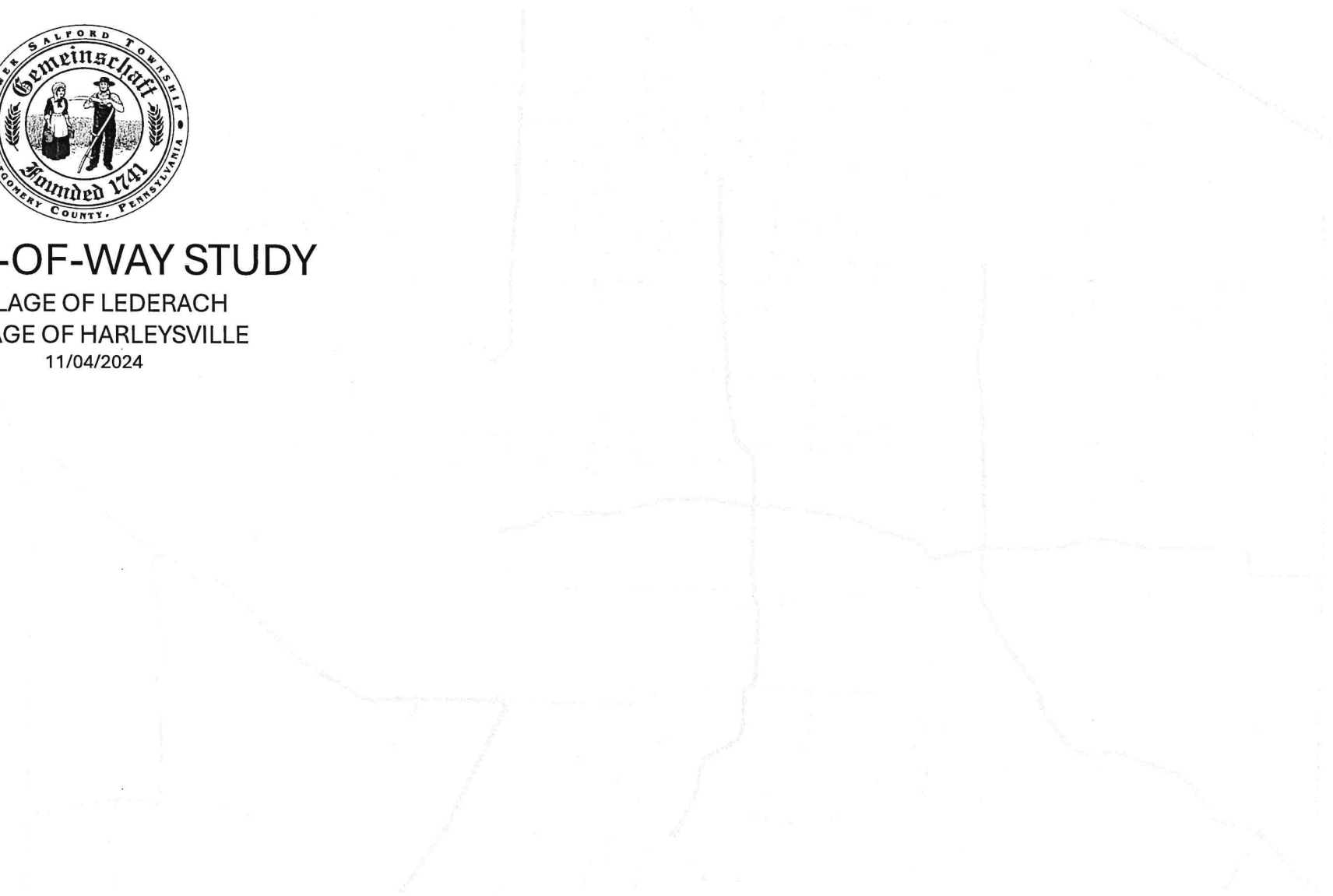
§ 164-70.7 through 164-70.20. (Reserved)



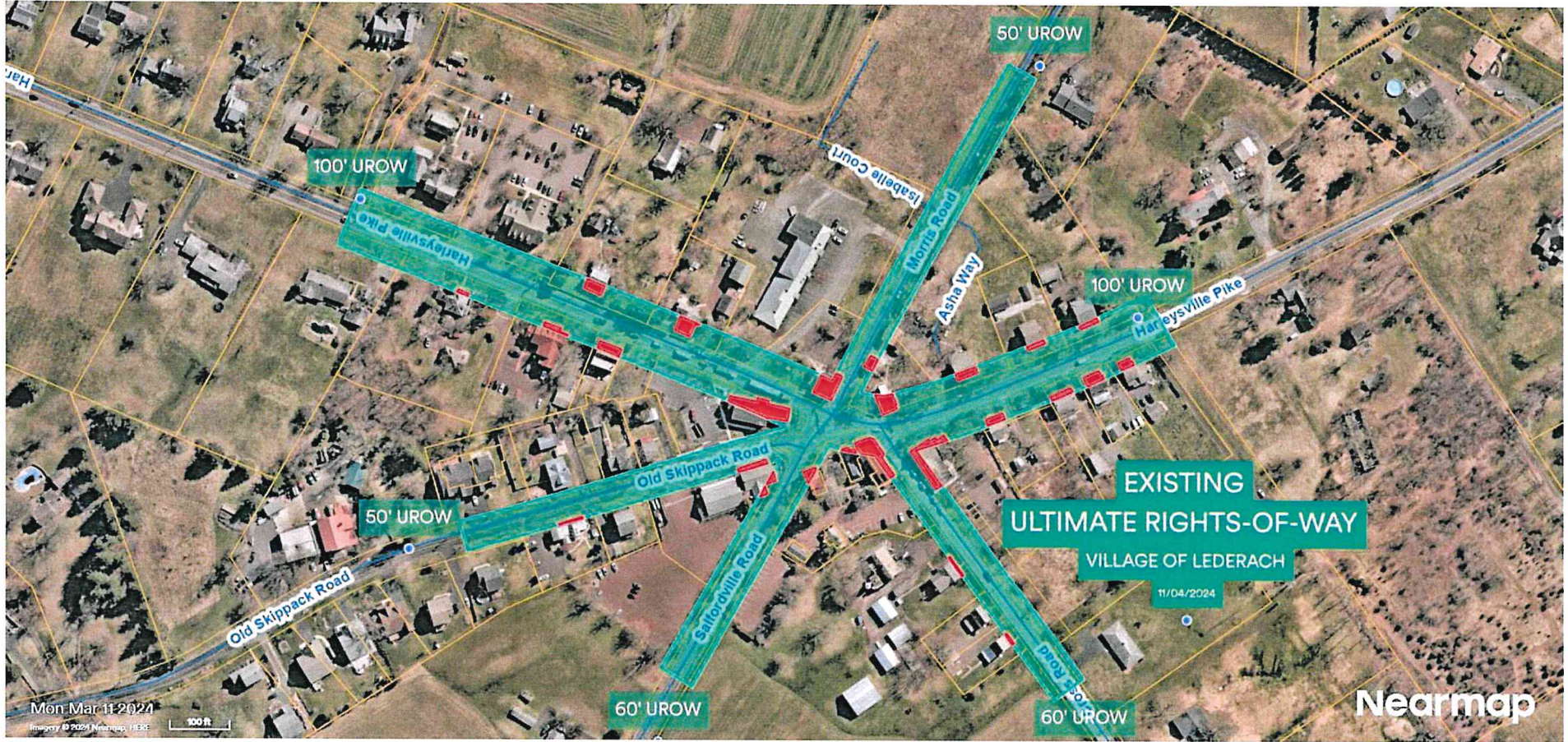
# RIGHT-OF-WAY STUDY

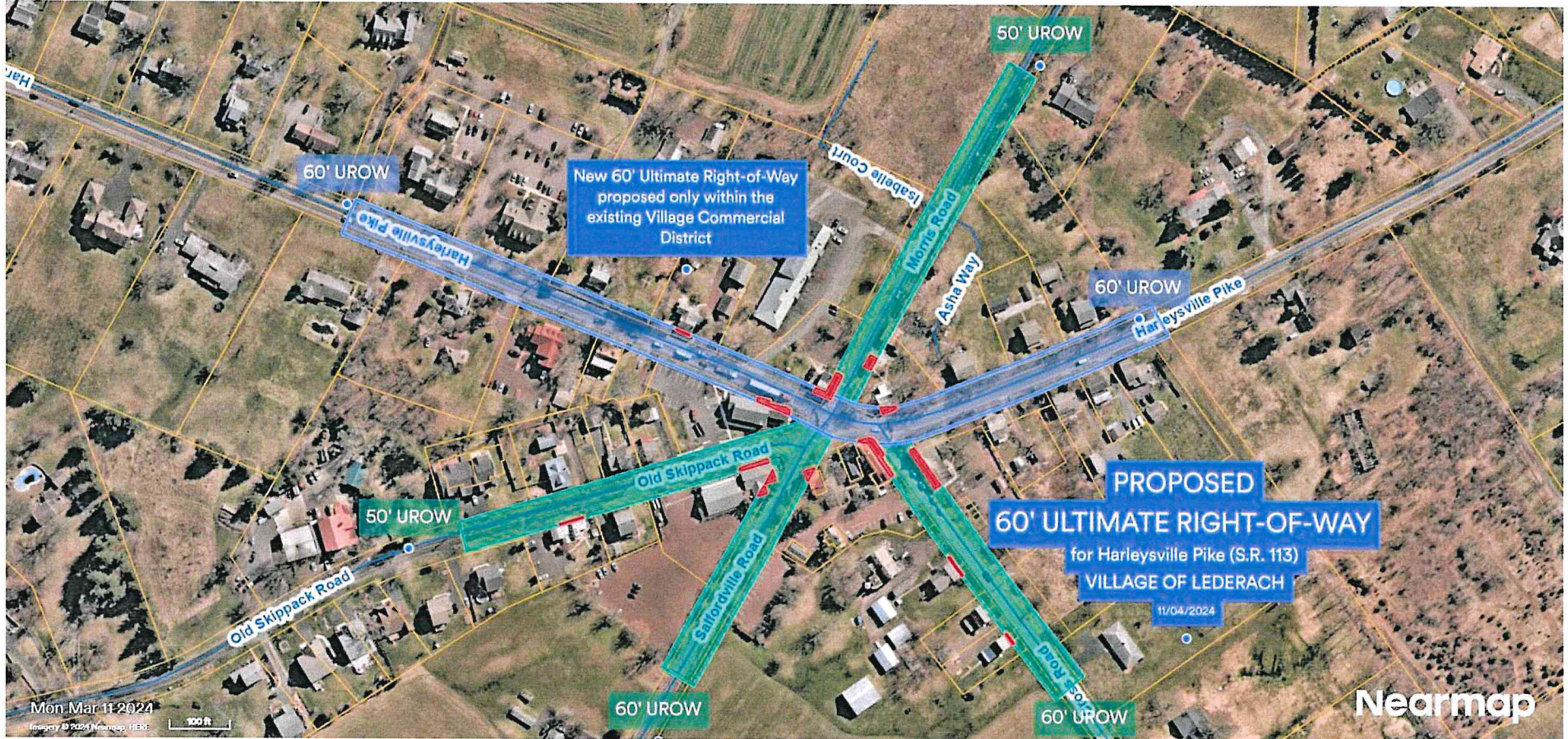
VILLAGE OF LEDERACH  
VILLAGE OF HARLEYSVILLE

11/04/2024









New 60' Ultimate Right-of-Way proposed only within the existing Village Commercial District

**PROPOSED**  
**60' ULTIMATE RIGHT-OF-WAY**  
for Harleyville Pike (S.R. 113)  
VILLAGE OF LEDERACH  
11/04/2024

Mon Mar 11 2024

100 ft

Nearmap



EXISTING  
ULTIMATE RIGHTS-OF-WAY  
VILLAGE OF LEDERACH

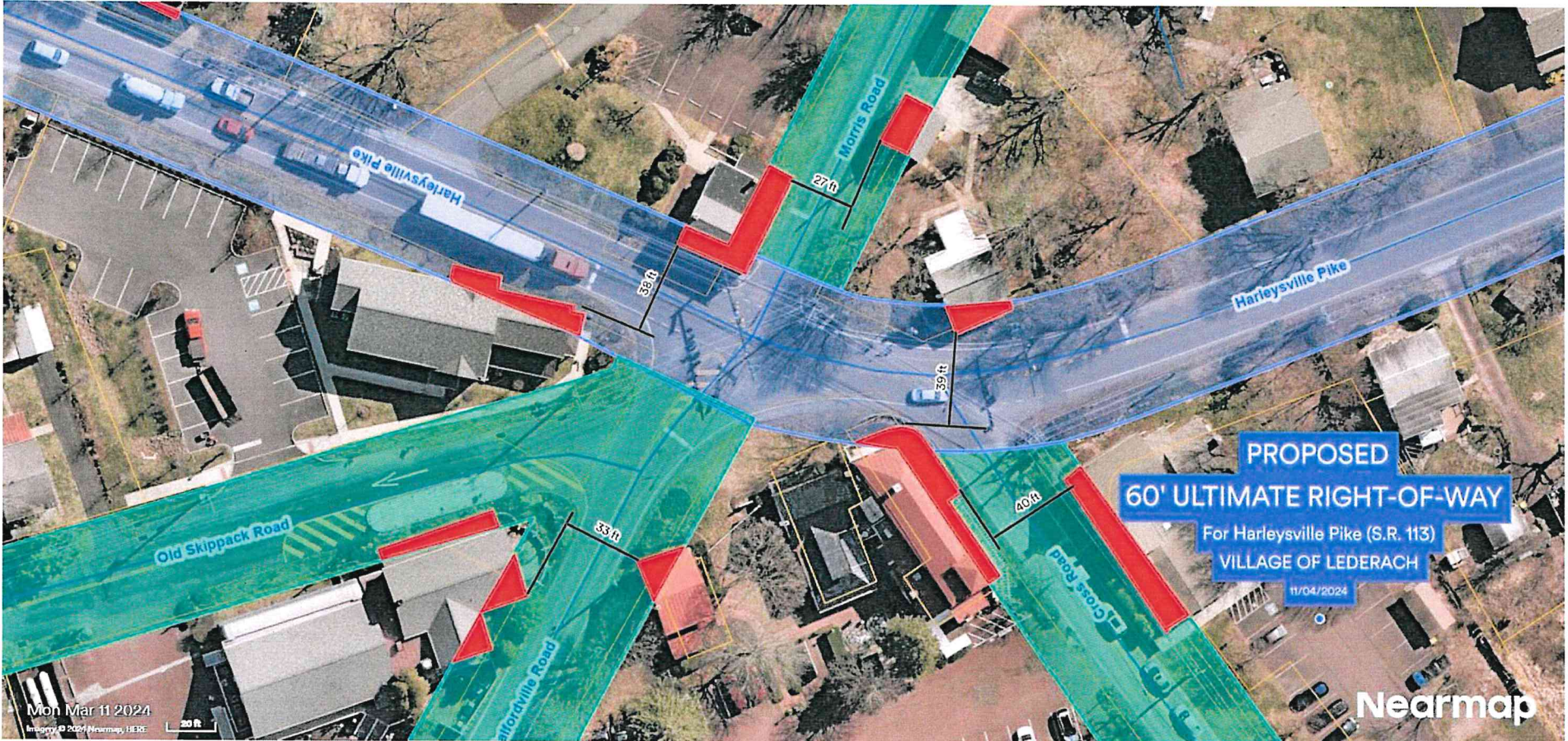
11/04/2024

Mon Mar 11 2024

Imagery © 2024 Nearmap, HERE

20 ft

Nearmap



**PROPOSED  
60' ULTIMATE RIGHT-OF-WAY**

For Harleyville Pike (S.R. 113)  
VILLAGE OF LEDERACH

11/04/2024

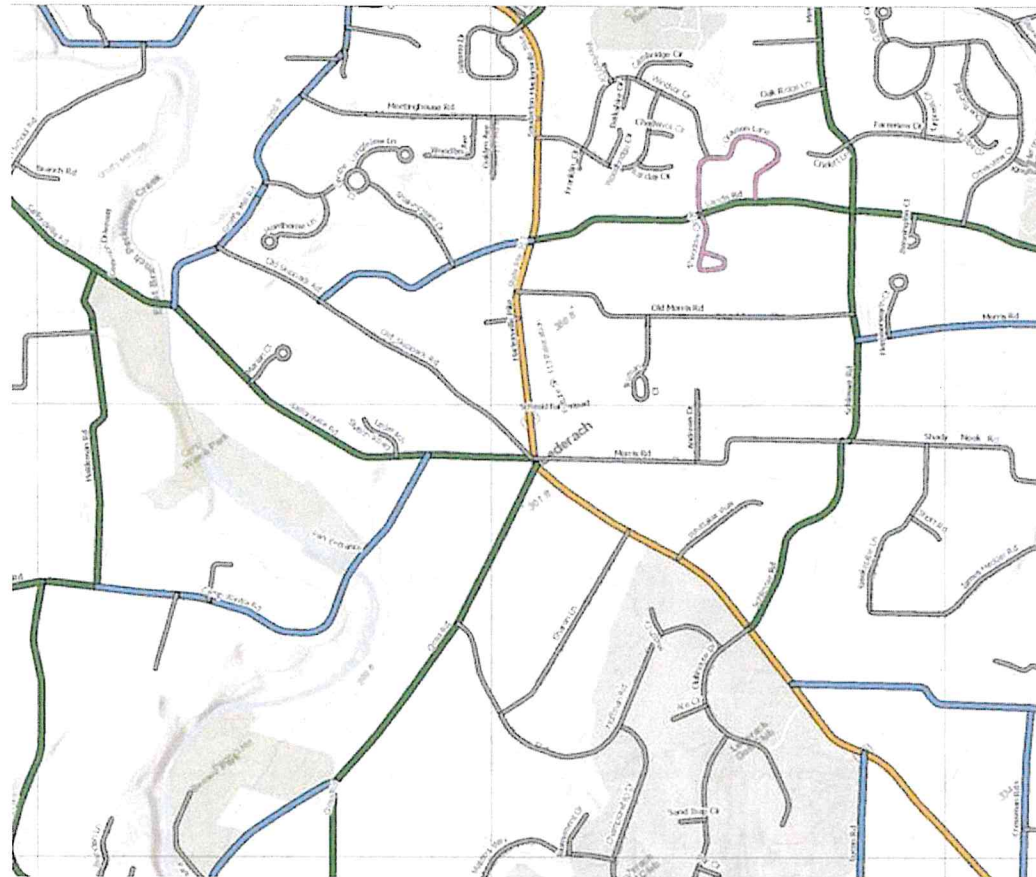
Nearmap

Mon Mar 11 2024

Imagery © 2024 Nearmap, HERE

20 ft

# EXISTING LEDERACH



## LEGEND

- Functional Classification - Ultimate R/W
- Expressways
  - Principal Arterials - 100 FT
  - Minor Arterials - 80 FT
  - Major Collectors - 60 FT
  - Minor Collectors - 50 FT
  - Local Roads / Residential Streets - 50 FT
  - Undedicated / Alleys

## ROAD CLASSIFICATION & ULTIMATE R/W WIDTHS LOWER SALFORD TOWNSHIP

MONTGOMERY COUNTY  
PENNSYLVANIA

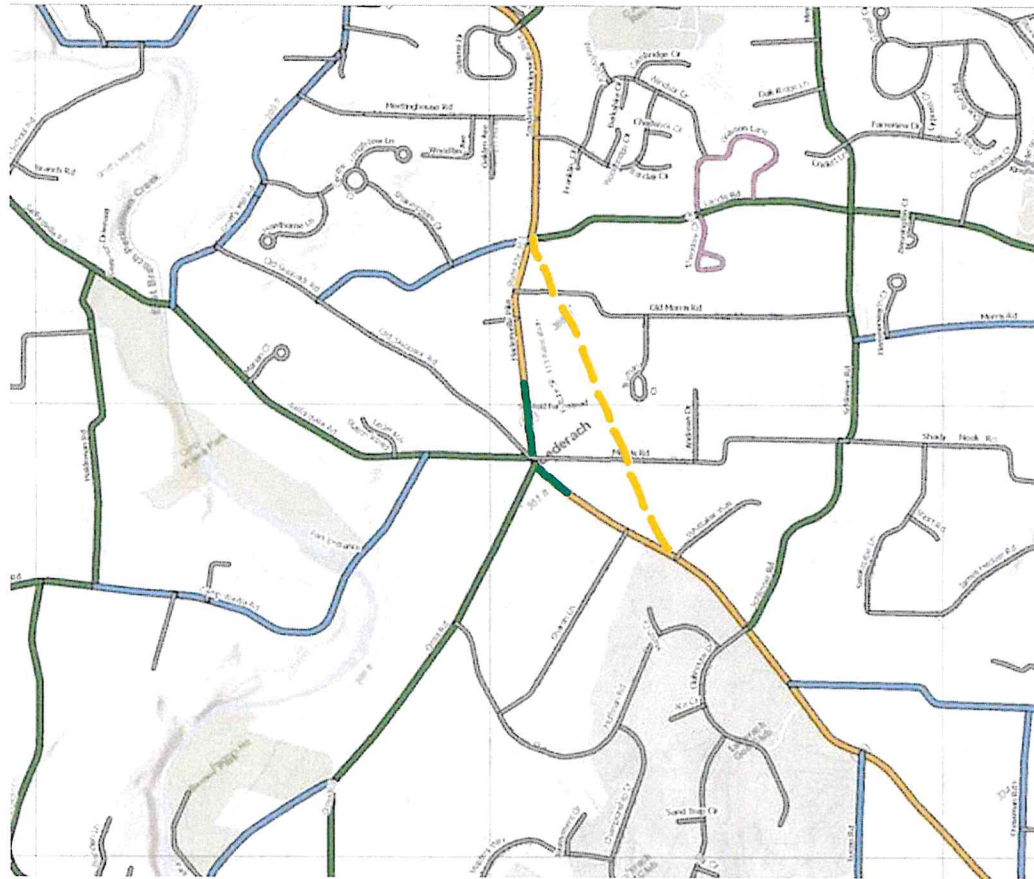


0 1,500 3,000 6,000  
Feet



# PROPOSED LEDERACH

New 60' Ultimate Right-of-Way  
for S.R. 113 proposed only  
within the existing Village  
Commercial District



## LEGEND

- Functional Classification - Ultimate R/W
- Expressways
  - Principal Arterials - 100 FT
  - Minor Arterials - 80 FT
  - Major Collectors - 60 FT
  - Minor Collectors - 50 FT
  - Local Roads / Residential Streets - 50 FT
  - Undedicated / Alleys

## ROAD CLASSIFICATION & ULTIMATE R/W WIDTHS LOWER SALFORD TOWNSHIP

MONTGOMERY COUNTY  
PENNSYLVANIA



0 1,500 3,000 6,000  
Feet



**MCM** MAHON  
Date Revised 1/3/2019



**EXISTING  
100' ULTIMATE RIGHT-OF-WAY**

11/04/2024

Mon Mar 11 2024

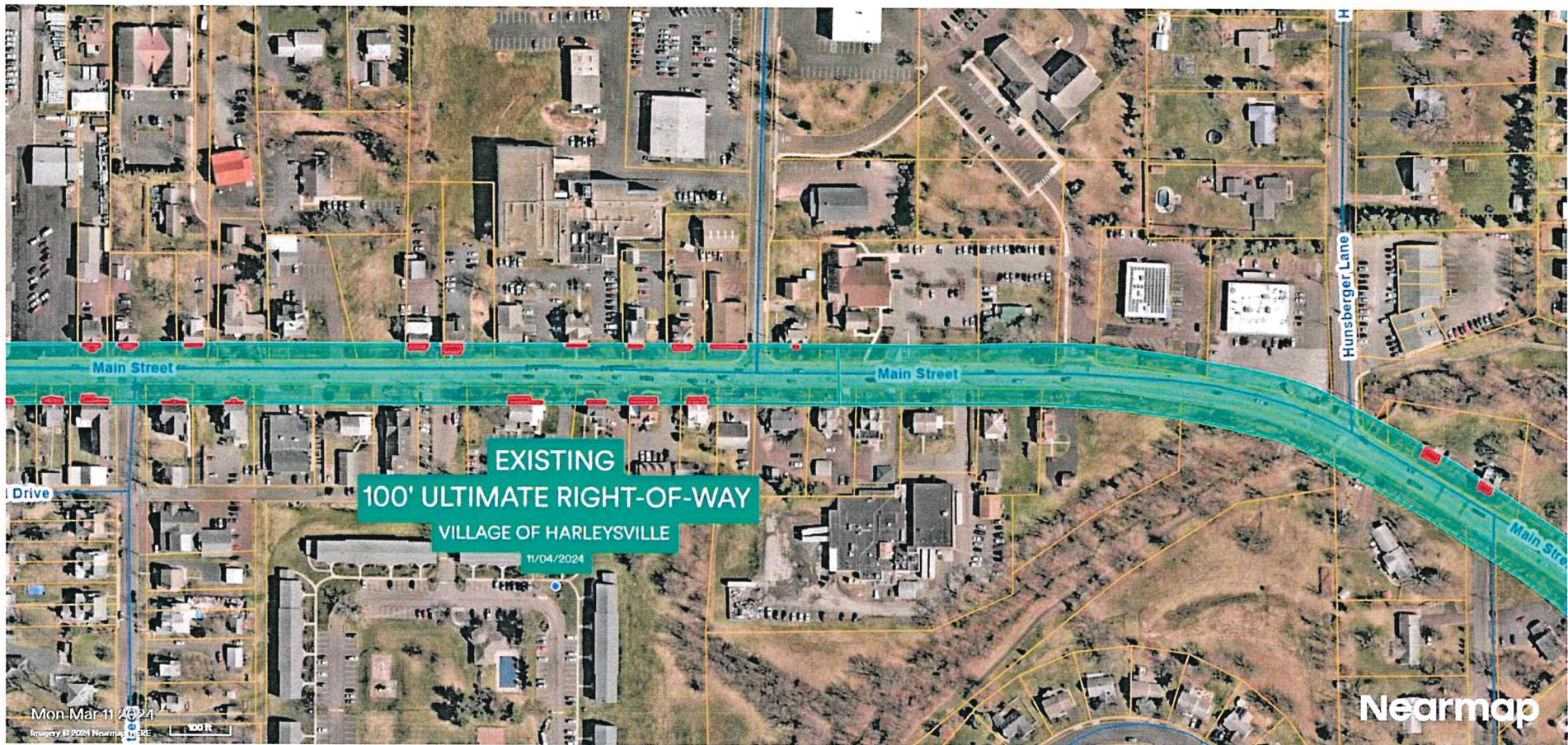
Imagery © 2024 Nearmap, HERE

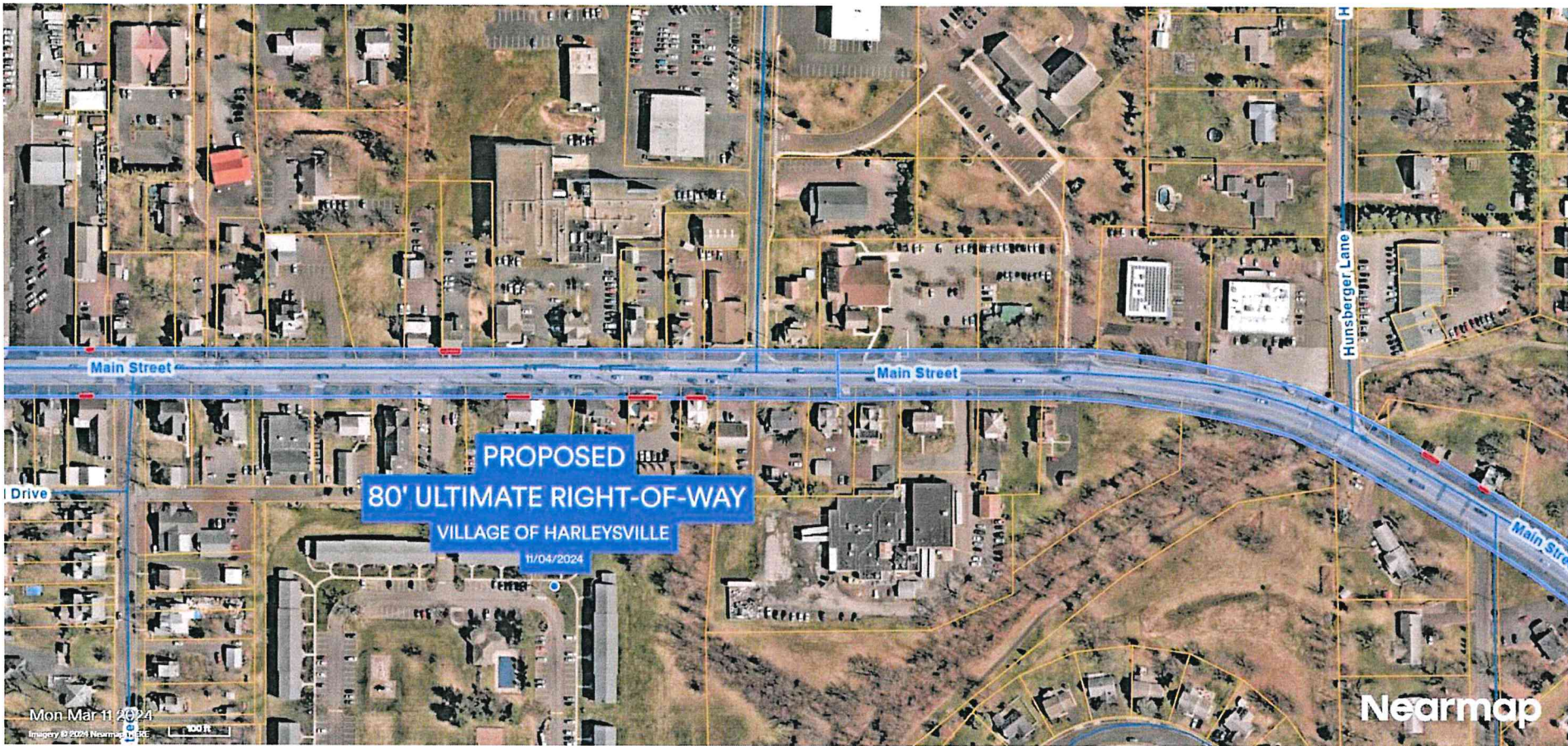
100 ft

Nearmap











**EXISTING  
100' ULTIMATE RIGHT-OF-WAY**

VILLAGE OF HARLEYSVILLE

11/04/2024

100' UROW

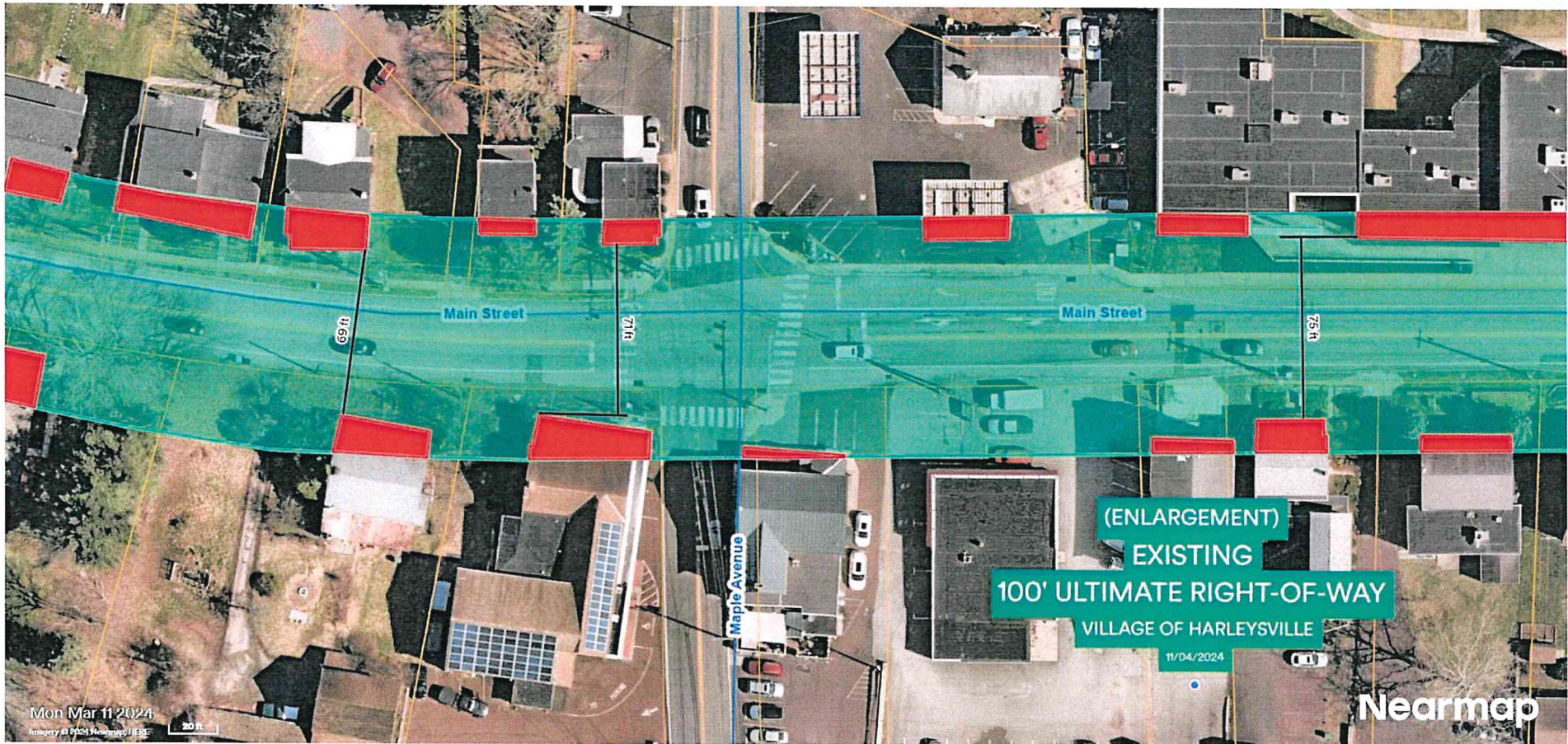
Mon Mar 11 2024

Imagery © 2024 Nearmap, HERE

100 R

Nearmap





(ENLARGEMENT)  
EXISTING  
100' ULTIMATE RIGHT-OF-WAY  
VILLAGE OF HARLEYSVILLE

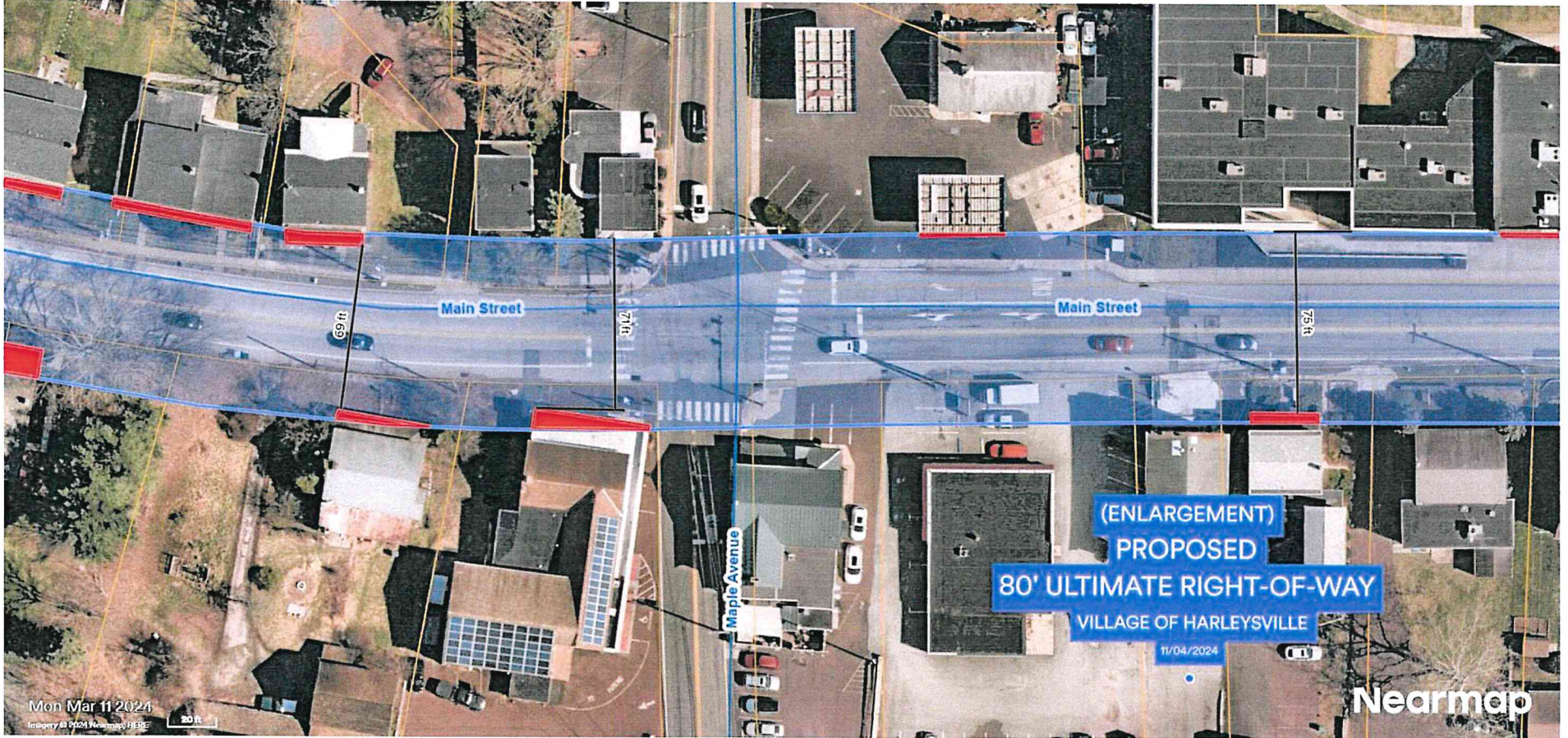
11/04/2024

Nearmap

Mon Mar 11 2024

Imagery © 2024 Nearmap, HERE

20 ft



(ENLARGEMENT)  
PROPOSED  
80' ULTIMATE RIGHT-OF-WAY  
VILLAGE OF HARLEYSVILLE

11/04/2024

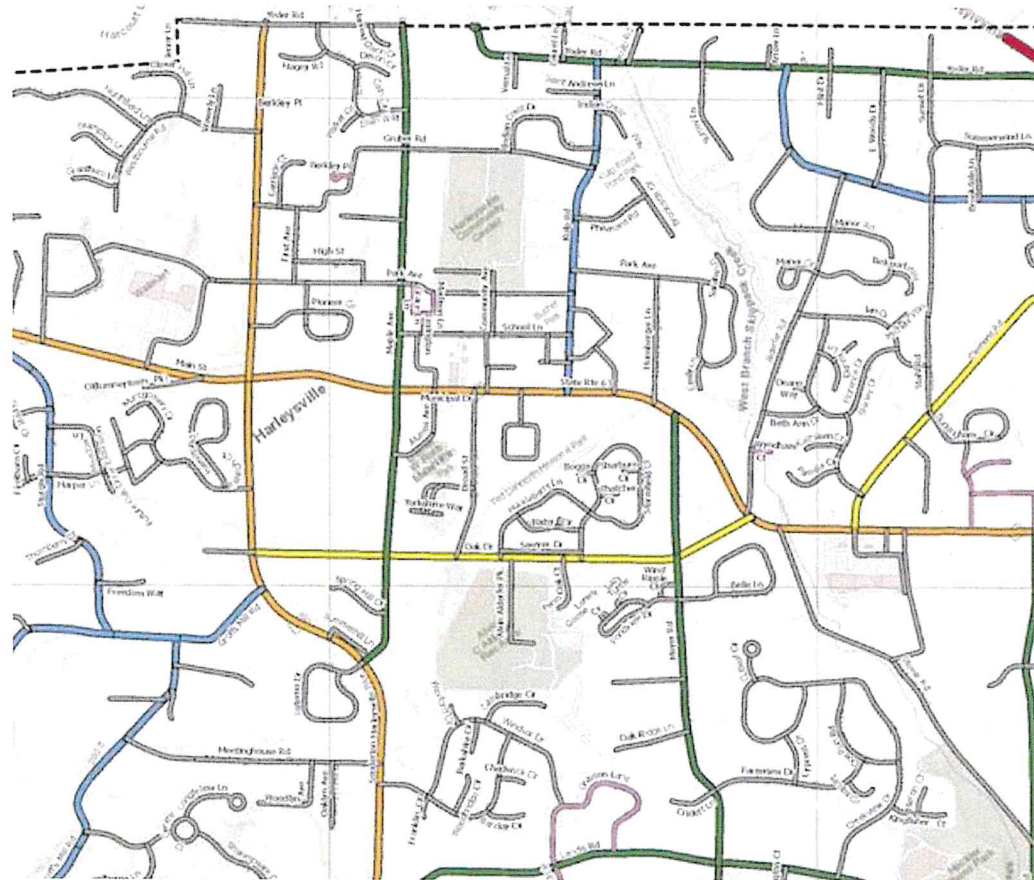
Mon Mar 11 2024

Imagery © 2024 Nearmap, Inc.

20 ft

Nearmap

# EXISTING HARLEYSVILLE



## LEGEND

- Functional Classification - Ultimate R/W
- Expressways
  - Principal Arterials - 100 FT
  - Minor Arterials - 80 FT
  - Major Collectors - 60 FT
  - Minor Collectors - 50 FT
  - Local Roads / Residential Streets - 50 FT
  - Undedicated / Alleys

## ROAD CLASSIFICATION & ULTIMATE R/W WIDTHS LOWER SALFORD TOWNSHIP

MONTGOMERY COUNTY  
PENNSYLVANIA

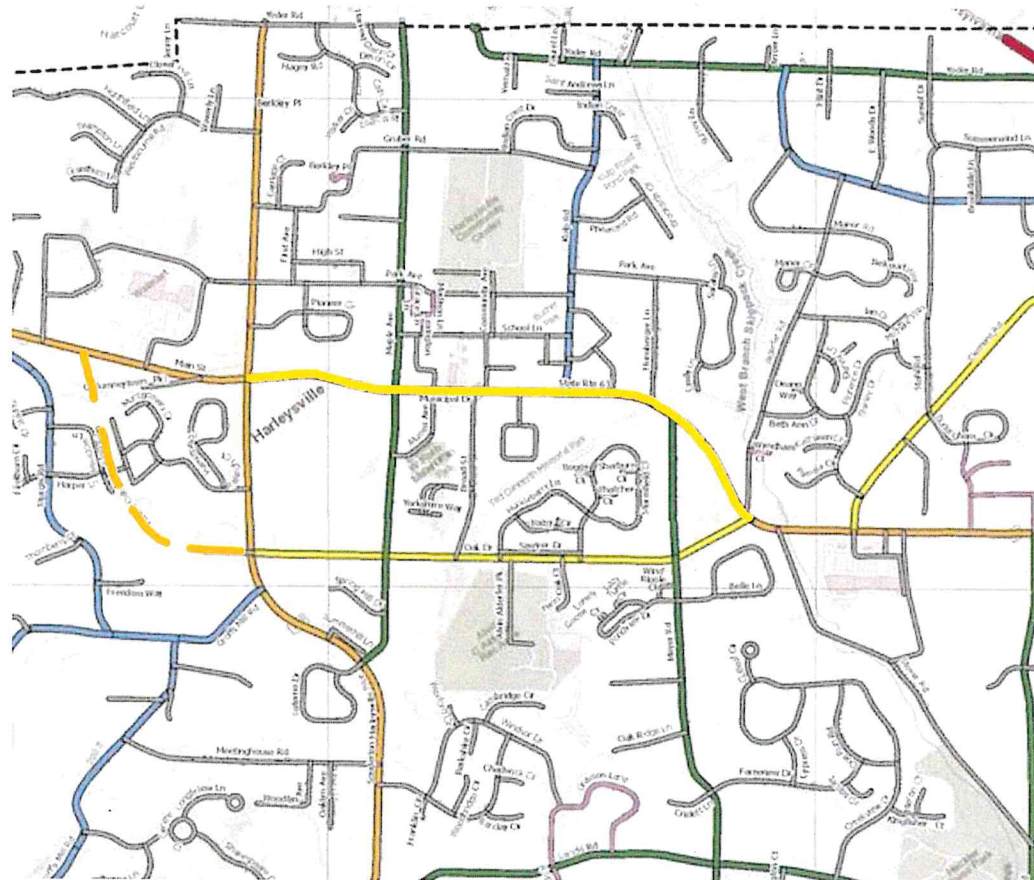


0 1,500 3,000 6,000 Feet



Date Revised 1/3/2019

# PROPOSED HARLEYSVILLE



## LEGEND

Functional Classification - Ultimate R/W

- Expressways
- Principal Arterials - 100 FT
- Minor Arterials - 80 FT
- Major Collectors - 60 FT
- Minor Collectors - 50 FT
- Local Roads / Residential Streets - 50 FT
- Undedicated / Alleys

## ROAD CLASSIFICATION & ULTIMATE R/W WIDTHS LOWER SALFORD TOWNSHIP

MONTGOMERY COUNTY  
PENNSYLVANIA



0 1,500 3,000 6,000 Feet



**MCMAHON**  
Engineering & Surveying  
Date Forward: 1/3/2019