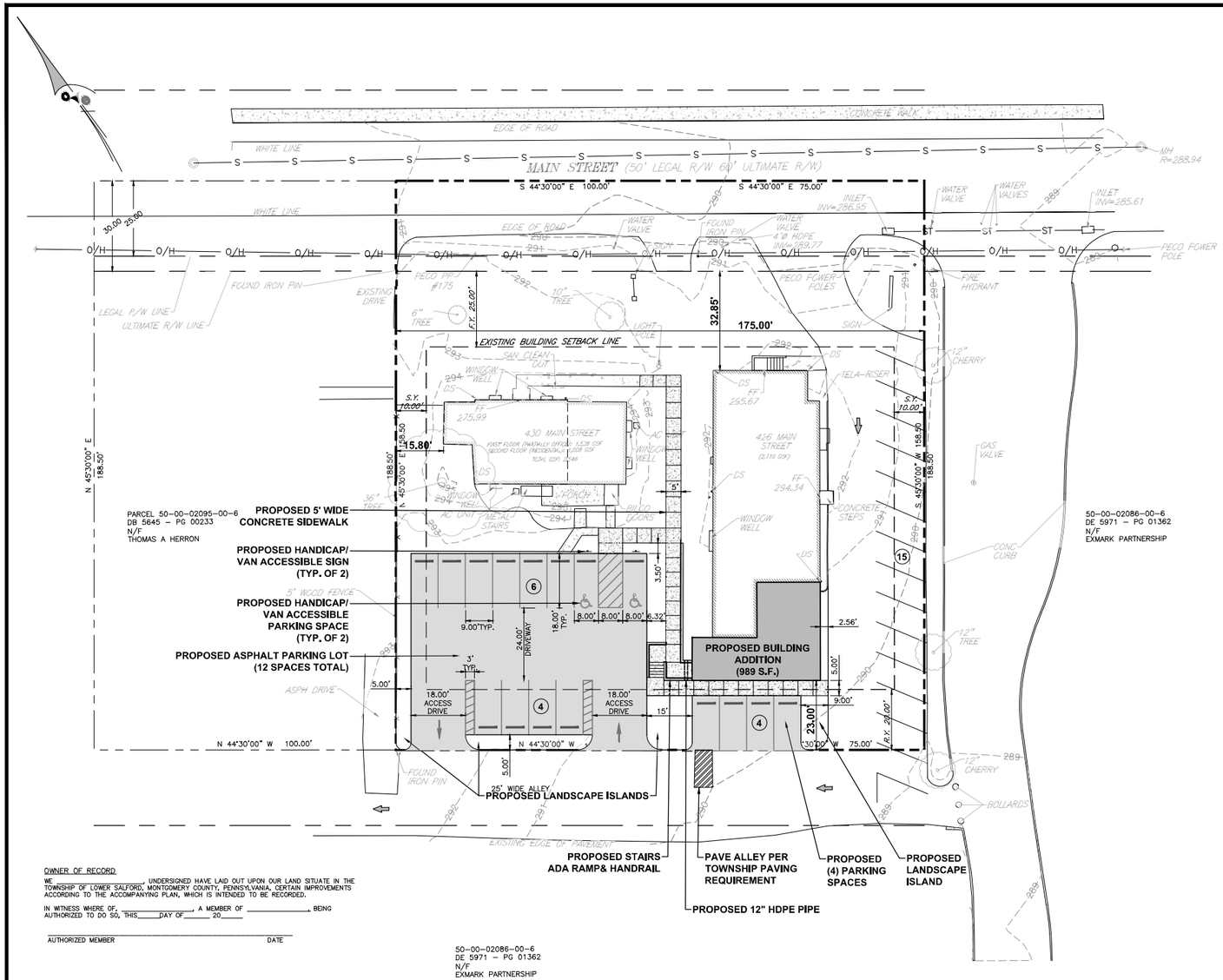

OWNER OF RECORD

WE _____, UNDERSIGNED HAVE LAID OUT UPON OUR LAND SITUATE IN THE TOWNSHIP OF LOWER SALFORD, MONTGOMERY COUNTY, PENNSYLVANIA, CERTAIN IMPROVEMENTS ACCORDING TO THE ACCOMPANYING PLAN, WHICH IS INTENDED TO BE RECORDED.

IN WITNESS WHERE OF, _____, A MEMBER OF _____, BEING AUTHORIZED TO DO SO, THIS____DAY OF_____ 20_____

_____
AUTHORIZED MEMBER DATE

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

ON THIS____ DAY OF _____20___, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, THE AUTHORIZED MEMBER OF _____ AND THAT HE, AS AUTHORIZED MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN.

NOTARY PUBLIC:_____(SEAL)

COMMISSION EXPIRATION DATE:_____

ON THIS____ DAY OF _____20___, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, THE AUTHORIZED MEMBER OF _____ AND THAT HE, AS AUTHORIZED MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN.

NOTARY PUBLIC:_____(SEAL)

COMMISSION EXPIRATION DATE:_____

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TAX ID #: 50-00-02089-00-3 & 50-00-02092-00-9

PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NOs.
CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:

(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING".

(2) "EXCAVATIONS and TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

SEE SHEET___ FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: _____

LEGEND

EXISTING FEATURES

- TEXT — EXISTING FEATURES TEXT
- EXISTING PROPERTY BOUNDARY
- EXISTING SETBACK LINE
- EXISTING IRON PIN
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY
- EXISTING STREAM LINE
- EXISTING BUILDING
- 290 — EXISTING 1' CONTOURS
- EXISTING FENCE
- O/H — EXISTING OVERHEAD POWER LINE
- G — EXISTING U/G GAS LINE
- S — EXISTING SANITARY SEWER
- EXISTING CURB
- EXISTING CONCRETE
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- ST — EXISTING STORM CULVERT
- EXISTING INLET
- EXISTING SIGN
- EXISTING TREE

PROPOSED FEATURES

- PROPOSED BUILDING ADDITION
- PROPOSED CONCRETE WALL
- PROPOSED ASPHALT DRIVEWAY/ PARKING LOT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING BUMPER BLOCK
- PROPOSED SIGN

PROPERTY INFORMATION

ZONING DISTRICT: VC VILLAGE COMMERCIAL

LOT AREA*:
- LOT A (426 MAIN ST.) 14,145.00 S.F.
- LOT B (430 MAIN ST.) 18,860.00 S.F.
- LOT C (CONSOLIDATED) 33,005.00 S.F.

GROSS LOT AREA:
- LOT A (426 MAIN ST.) 12,262.12 S.F.
- LOT B (430 MAIN ST.) 16,350.00 S.F.
- LOT C (CONSOLIDATED) 28,612.12 S.F.

NET LOT AREA:
- LOT A (426 MAIN ST.) 11,888.00 S.F.
- LOT B (430 MAIN ST.) 15,850.00 S.F.
- LOT C (CONSOLIDATED) 27,738.00 S.F.

*PER MONTGOMERY COUNTY PARCEL DATA.

ZONING – VILLAGE COMMERCIAL DISTRICT – LOT C

§ 164-70.2. USE:
EXISTING USE: LOT A: OFFICE
LOT B: RESIDENTIAL/OFFICE(1)
PROPOSED USE: LOT C: RESIDENTIAL/OFFICE

§ 164-70.4. DENSITY AND DIMENSIONAL STANDARDS

ITEM	REQUIRED	EXISTING	PROPOSED
§ 164-70.4.A. MIN. NET LOT AREA	10,000 S.F.	27,738 S.F.	27,738 S.F.
§ 164-70.4.B. MIN. LOT WIDTH @BLD. LINE	60 FT.	175 FT.	175 FT.
BUILDING DENSITY:			
§ 164-70.4.C.(1)	1,250 S.F./7,500 NET LOT AREA		
§ 164-70.4.C.(2) BONUS (BUILT BEFORE 1940)	500 S.F./7,500 NET LOT AREA	24.52%	22.51%
MAXIMUM DENSITY FOR LOT C: 1750x3.7=6,475 S.F.		6,801 S.F.	6,245 S.F.
LOT COVERAGE:			
§ 164-70.4.D. BY TOTAL IMPERVIOUS	80% MAX.	61.59% (17,082.73 S.F.)	64.89% (18,000.34 S.F.)
MAXIMUM BUILDING HEIGHT:			
§ 164-70.4.F.	40 FT/3.5 STORIES MAX.	< 40 FEET	< 40 FEET
YARD REGULATIONS:			
§ 164-70.4.E.(1)(a) FRONT YARD FROM R.O.W.	25 FT.	32 FT./42.5 FT.	32.85 FT.
§ 164-70.4.E.(2)(a) SIDE YARD	10 FT.	5.2 FT./15.8 FT.(2)	15.80 FT.(3)
§ 164-70.4.E.(3) REAR YARD	20 FT.	55.6 FT./0.5 FT.(2)	23 FT.(3)
§164-70.5.C. PARKING SETBACK AND DESIGN REGULATIONS			
REAR SETBACK (FROM PROPERTY LINES)	5 FT.	-15 FT.(2)	0 FT.(2)
SIDE SETBACK (FROM PROPERTY LINES)	5 FT.	0 FT.(2)	0 FT.(2)
MINIMUM SETBACK FROM ALLEY CARTWAY PAVING* *WHERE IT REACHES A WIDTH OF 20 FT	5 FT.	-10 FT.(2)	5 FT.
SETBACK FORM BUILDING	4 FT.	0 FT.(2)	5 FT.
164-70.5.D. LANDSCAPING AND BUFFER REQUIREMENTS			
MINIMUM LANDSCAPED AREA OF THE NET LOT	20%	38%	35%
164-99. REQUIRED OFF-STREET PARKING CAPACITY			
§ 164-99.A. DWELLING	2 SPACE PER UNIT		
§ 164-99.A. OFFICE	1 SPACE PER 275 G.S.F. 2+19=21 SPACES	25 SPACES	31 SPACES

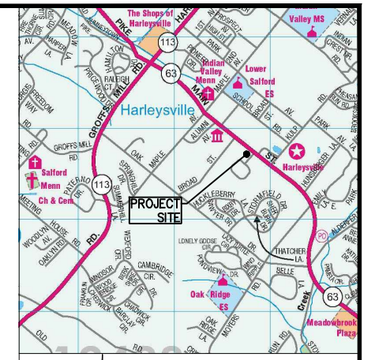
(1) THE DESIGNATED USE FOR THE FIRST FLOOR OF LOT B IS A RESIDENTIAL UNIT WITH AN ASSOCIATED PROFESSIONAL MASSAGE SERVICE. ALL ZONING REQUIREMENTS HAVE BEEN CALCULATED BASED ON MAXIMUM QUANTITIES, UNDER THE ASSUMPTION THAT THE ENTIRE UNIT IS DESIGNATED AS OFFICE SPACE. THE DESIGNATED USE FOR SECOND FLOOR OF LOT B IS RESIDENTIAL (APARTMENT).

(2) EXISTING NONCONFORMITY.

(3) THE EXISTING SIDE YARD NONCONFORMITY WILL BE RESOLVED THROUGH LOT CONSOLIDATION, AND THE EXISTING REAR YARD NONCONFORMITY WILL BE ADDRESSED BY THE DEMOLITION AND REMOVAL OF THE CURRENT GARAGE.

Scale in Feet
0 5 10 15 20 40 60 80
1" = 20'

ZONING MAP



LOCATION MAP
SCALE: 1" = 2000'

GENERAL SURVEY NOTES*:

1. BOUNDARY AND TOPOGRAPHIC FEATURES TAKEN FROM A FIELD SURVEY PERFORMED BY CMC ENGINEERING ON NOVEMBER 29, 2021.
2. THE SUBJECT PROPERTIES ARE WITHIN THE VC VILLAGE COMMERCIAL DISTRICT.
3. THE SUBJECT PROPERTIES CAN BE FOUND AT THE MONTGOMERY COUNTY COURTHOUSE UNDER OWNER OF RECORDS:
   PAUL T & JANINE F FORREST
   426 MAIN STREET
   HARLEYSVILLE, PA 19438
   PARCEL #: 50-00-02089-00-3
   DEED BOOK: 6190 PAGE NUMBER: 01395

   LUNALEO LLC
   430 MAIN STREET
   HARLEYSVILLE, PA 19438
   PARCEL #: 50-00-02092-00-9
   DEED BOOK: 6195 PAGE NUMBER: 02765
4. SITE CONTOURS ARE ON U.S.G.S. DATUM NAVD 88.
5. BOUNDARY REFERENCED FROM A SUBDIVISION PLAN MADE BY ALTEMOSE INC. PREPARED FOR DR. PAUL FORREST, O.D., DATED 9-1-2001.

*OBTAINED FROM AN EXISTING FEATURES PLAN, PERFORMED BY CMC ENGINEERING DATED 12/21/21.

APPROVED BY THE SUPERVISORS OF LOWER SALFORD TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE_____DAY OF_____, 20_____

_____
TOWNSHIP CHAIRMAN DATE

_____
TOWNSHIP SECRETARY DATE

RECOMMENDED FOR APPROVAL BY THE LOWER SALFORD PLANNING COMMISSION ON THE_____ DAY OF_____, 20_____

_____
TOWNSHIP CHAIRMAN DATE

_____
TOWNSHIP SECRETARY DATE

REVIEWED BY THE TOWNSHIP ENGINEER ON THE_____ DAY OF_____, 20_____

_____
TOWNSHIP ENGINEER DATE

SITE DEVELOPMENT/RECORD PLAN

NO.	DATE	REVISION

REDEVELOPMENT PLAN
FOR
HARLEYSVILLE EYE
LOWER SALFORD TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Moores Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO. 22380
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1"= 20'	12/03/2024	HL	AG	

PENNSYLVANIA ANDREW GLASSMAN REGISTERED LANDSCAPE ARCHITECT REGISTRATION NUMBER LA001567