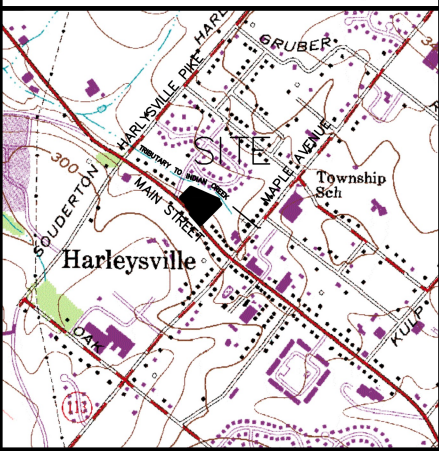


# SITE LOCATION MAP 1"=1,000'



## GENERAL NOTES

- TITLE LINE INFORMATION IS BASED ON EXISTING DEEDS AND PLANS OF RECORD AND AN ON SITE SURVEY BY RICHARD C. MAST ASSOCIATES, P.C., PERFORMED IN JAN. 2023.
- ELEVATION INFORMATION BASED ON APPROXIMATE U.S.G.S. VERTICAL DATUM.
- THE AREA BETWEEN THE ULTIMATE RIGHT-OF-WAY OF MAIN STREET (S.R. 0063) AND THE TITLE LINE IS HEREBY OFFERED FOR DEDICATION TO LOWER SALFORD TOWNSHIP OR THE GOVERNING BODY HAVING JURISDICTION AT THE TIME OF PLAN RECORDING.
- THE LEGAL RIGHT OF WAY ON S.R. 0063 IS BASED ON THE PLAN FOR L.R. 270 SEC. 4 R/W, SIGNED BY THE GOVERNOR ON JULY 2, 1973 AND RECORDED ON JULY 17, 1973 IN THE MONTGOMERY COUNTY COURTHOUSE IN PLAN BOOK 41, PAGE 45.
- BLOCK 10 UNIT 50 (TMP 50-000-01879-510) IS RESTRICTED TO ALLOW FOR ONLY RESIDENTIAL USE WITHIN THE PROPERTY. REFERENCE PLAN OF MINOR SUBDIVISION RECORDED IN LOT PLAN BOOK A-59 PAGE 40 ON NOVEMBER 24, 1999.
- LOWER SALFORD TOWNSHIP BLOCK 10 UNITS 7, 8, AND 9, WHICH COMPRISE ALL LOTS INVOLVED IN THIS LAND DEVELOPMENT PROJECT, SHALL BE COMBINED IN COMMON DEED CONCURRENTLY WITH FINAL PLAN RECORDING.
- AN ADDITIONAL DENSITY BONUS (ONE DWELLING UNIT) HAS BEEN APPLIED TO THE MAXIMUM RESIDENTIAL DWELLING UNITS CALCULATION FOR SHARED FACILITIES WITH ADJOINING BLOCK 10 UNIT 51 (H&G PROPERTIES, L.P.), IN ACCORDANCE WITH ORDINANCE 164-70.6 (C2)(4).
- THE EXISTING STRUCTURE ON BLOCK 10 UNIT 1 (UNIT 14) SHALL REMAIN A RESIDENTIAL USE.
- THE EXISTING STRUCTURES ARE CURRENTLY CONNECTED TO PUBLIC SEWER SERVICE PROVIDED BY LOWER SALFORD TOWNSHIP AUTHORITY. PREVIOUS SEWER DISPOSAL SYSTEMS ARE ABANDONED. ALL UNITS SHALL BE CONNECTED TO AND SERVED WITH PUBLIC SEWER SERVICE.
- THE EXISTING 3.08 A.C. STRUCTURE IS CURRENTLY CONNECTED TO PUBLIC WATER SERVICE PROVIDED BY NORTH PENN. WATER AUTHORITY. THE EXISTING 1,779 S.F. STRUCTURE IS CURRENTLY SERVED WITH AN ON-LOT PRIVATE WELL, WHICH IS TO BE LOCATED AND ABANDONED ACCORDING TO MONTGOMERY CO. HEALTH DEPT. REGULATIONS. ALL UNITS (INCLUDING THE EXISTING STRUCTURE) SHALL BE CONNECTED TO AND SERVED WITH PUBLIC WATER SERVICE.
- A BLANKET 40' WIDE SANITARY SEWER EASEMENT (CENTERED ON THE SITE ACCESS DRIVE) SHALL BE GRANTED TO THE LOWER SALFORD TOWNSHIP AUTHORITY FOR MAINTENANCE OF THE LOW PRESSURE SANITARY SEWER MAIN AND LATERALS TO THE FIRST CHECK VALVE.
- A BLANKET 40' WIDE WATER FACILITIES EASEMENT (CENTERED ON THE SITE ACCESS DRIVE) SHALL BE GRANTED TO THE NORTH PENN. WATER AUTHORITY FOR MAINTENANCE OF THE WATER MAIN AND SERVICE LINES TO THE CURB VALVE.
- A PROPOSED 20 FEET WIDE STORM SEWER EASEMENT (DEPICTED HEREIN) MUST BE OBTAINED FROM LOWER SALFORD TOWNSHIP IN FAVOR OF THE PROPERTY OWNER FOR THE DISCHARGE OF STORMWATER RUNOFF TO THE EXISTING WATERCOURSE. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE STORM SEWER FACILITIES WITHIN THE EASEMENT.
- ALL PROPOSED UTILITY SERVICES FOR THE PROJECT SHALL BE PROVIDED THROUGH UNDERGROUND SERVICES AND SHALL BE APPROVED FOR THEIR LOCATION PRIOR TO INSTALLATION. THE PROPOSED USE WILL NOT USE PROPANE FOR HEATING. NO PROPANE TANKS ARE PROPOSED.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOWER SALFORD TOWNSHIP, LOWER SALFORD TOWNSHIP AUTHORITY, AND PADOT STANDARDS AND SPECIFICATIONS, WHICH MAY BE GREATER. INTERPRETATION SHALL REST WITH THE TOWNSHIP ENGINEER OR HIS REPRESENTATIVE IN THE FIELD.
- CURBSIDE TRASH PICKUP IS PROPOSED FOR ALL UNITS WITHIN THE DEVELOPMENT. NO CENTRALIZED TRASH PICKUP IS PROPOSED.
- ALL STORMWATER BMPs IDENTIFIED ON THESE PLANS ARE PERMANENT FIXTURES AND MAY NOT BE REMOVED WITHOUT PRIOR TOWNSHIP APPROVAL. A BLANKET EASEMENT IS HEREBY GRANTED FOR THE PROPERTY FOR ACCESS AND MAINTENANCE OF ALL COMMON AMENITIES, SUCH AS STORMWATER MANAGEMENT FACILITIES AND BMPs (INCLUDING PIPING AND BASINS). SITE ACCESS DRIVE, SIDEWALKS, LIGHTS, ETC. ALL FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER. UNLESS SUCH TIME AS RESPONSIBILITY IS TRANSFERRED TO THE INTENDED LONG-TERM MAINTENANCE ENTITY, A HOMEOWNERS ASSOCIATION, COMPLETED THROUGH COMPLETION OF THE WRITES O.T. (REFER P.C. 5.1.1 NOTES). THE TOWNSHIP SHALL HAVE THE RIGHT TO ENTER THE SITE FOR THE PURPOSE OF MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES AND BMPs IF THE ASSOCIATION FAILS TO DO SO, WITH THE RIGHT TO LIEN THE PROPERTY FOR ALL ASSOCIATED COSTS. ALL STORMWATER BMPs SHALL BE MAINTAINED AND SHALL NOT BE REMOVED.
- TOPSOIL MAY NOT BE REMOVED FROM THE SITE WITHOUT TOWNSHIP APPROVAL.
- THE IMPROVEMENT CONSTRUCTION PLAN, A COPY OF WHICH MAY BE INSPECTED AT THE TOWNSHIP OFFICE, HAS BEEN MADE A PART OF THE APPROVED PLAN.
- ONLY SECURITY LIGHTING IS PERMITTED TO BE LIT BETWEEN THE HOURS OF 11:00 PM AND 6:00 AM.
- REFER TO S.A.L.D. SECTION 142-28 FOR CLEAR SIGHT TRIANGLE MAINTENANCE REQUIREMENTS (SEE INFORMATION BLOCK HEREON).
- A VARIABLE WIDTH PUBLIC ACCESS EASEMENT WILL BE ESTABLISHED (AS SHOWN) FOR ACCESS AND USE OF THE PROPOSED PATH. HOMEOWNER ASSOCIATION DOCUMENTS WILL GRANT ACCESS AND USE OF THE CHELSEA LANE SIDEWALKS FOR PUBLIC EGRESS BETWEEN MAIN STREET AND THE PROPOSED PATH.
- A TOTAL OF 430 L.F. OF MAIN STREET (S.R. 0063) IS TO BE IMPROVED WITH ASPHALT WIDENING, CONCRETE CURBS, AND CONCRETE SIDEWALK.
- THE PROPOSED PATH AND REMOVABLE BOLLARDS (COLUMBIA CASCADE COMPANY MODEL NO. 280-3 OR APPROVED EQUAL) ARE TO BE CONSTRUCTED BY THE DEVELOPER. THE INSTALLED PATH AND BOLLARD SHALL BE DEDICATED TO AND MAINTAINED BY LOWER SALFORD TOWNSHIP.
- THE FINAL LOCATION OF THE OFF-SITE PATH CONNECTION THROUGH TOWNSHIP OPEN SPACE TO PIONEER CIRCLE, SHALL BE STAKED OUT AND VISUALLY APPROVED BY THE TOWNSHIP PRIOR TO INSTALLATION.
- PROPOSED UNITS 1-2 AND 4-5 MAY BE CONSTRUCTED PRIOR TO THE PROPOSED PATH. THE PROPOSED PATH STONE AND BINDER COURSE SHALL BE INSTALLED BEFORE THE FIRST CERTIFICATE OF OCCUPANCY PERMIT IS ISSUED FOR ANY OF UNITS 6 THROUGH 13. SHOULD WEATHER CONDITIONS PREVENT OFF-SITE PATH CONSTRUCTION IN AND ALONG THE FLOODPLAIN AREAS, LOWER SALFORD TOWNSHIP MAY CONSIDER GRANTING PERMISSION TO DELAY CONSTRUCTION TO A LATER TIME WHEN SOILS ARE DRY AND CONDUVIVE TO WORK. THE PATH WEARING COURSE SHALL BE INSTALLED TO THE TOWNSHIP ENGINEERS SATISFACTION BEFORE THE PROJECT IS CERTIFIED AS COMPLETE. THE DEVELOPER SHALL INSTALL ANY STORM CROSS PIPES UNDER THE TRAIL AS DEEMED NECESSARY DURING CONSTRUCTION, UPON DIRECTION OF THE TOWNSHIP ENGINEER.
- CHELSEA DRIVE IS TO BE A PRIVATE STREET TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION. THE 40' SHARED ACCESS AND UTILITY EASEMENT, TO BE CREATED OVER CHELSEA DRIVE, SHALL PROVIDE FOR BLOCK USE IN FAVOR OF BLOCK 10 UNIT 51.
- AT THE TIME OF BUILDING PERMIT APPLICATION, ARCHITECTURAL RENDERINGS FOR UNITS 1-2 AND 4-5 WILL BE PROVIDED TO DEMONSTRATE COMPLIANCE WITH LOWER SALFORD TOWNSHIP S.A.L.D. SECTION 142-41.B.
- THE APPLICANT WILL BE REQUIRED TO PAY A RECREATION IMPACT FEE OF \$500 PER DWELLING UNIT ACCORDING TO S.A.L.D. SECTION 142-47.1.A.
- NO FURTHER SUBDIVISION OR DEVELOPMENT OF THE SITE IS PERMITTED THAT WOULD CREATE ANY ADDITIONAL RESIDENTIAL UNITS.

## TAX PARCEL INFORMATION

SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX INFORMATION AS FOLLOWS:

LOWER SALFORD TOWNSHIP

RECORDED DEED DATA IS AS FOLLOWS:

PARCEL NO.	BLOCK/UNIT	DEED BOOK/PAGE	RECORD OWNER	TRACT AREA
50-00-01879-00-6	010/007	5689/1252	JEFFREY L. AND KELLY B. CLEMENS	19,995 S.F.
			(TO TITLE LINE HARLEYSVILLE, PA 19438 BY SURVEY)	
50-00-01876-00-9	010/008	5533/1328	JEFFREY L. AND KELLY B. CLEMENS	53,042 S.F.
			(TO TITLE LINE HARLEYSVILLE, PA 19438 BY SURVEY)	
50-00-01879-51-9	010/050	5689/1252	JEFFREY L. AND KELLY B. CLEMENS	20,042 S.F.
			(TO TITLE LINE HARLEYSVILLE, PA 19438 BY SURVEY)	

MAINT. DORCE ROAD ROAD, SC 29690-8804

## ZONING SUMMARY

REQUIRED INFORMATION OBTAINED FROM THE LOWER SALFORD TOWNSHIP ZONING ORDINANCE, CHAPTER 164, ARTICLE XII A, 164-70.4

ZONING DISTRICT: "VC" VILLAGE COMMERCIAL

EXISTING USE: ONE-FAMILY DWELLING (SFD)

PROPOSED USE: ONE-FAMILY DWELLING (SFD) & TWO-FAMILY DWELLING (TWIN)

CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. NET LOT AREA	10,000 S.F.	87,968 S.F.	87,968 S.F.
MIN. LOT WIDTH AT BUILDING LINE	60 FT	268.7 FT	388.7 FT
MIN. FRONT YARD SETBACK	35 FT	(1) 17.1	17.1
MIN. SIDE YARD RESTRICTION	10 FT	43.2 FT	16.9 FT
MIN. REAR YARD RESTRICTION	10 FT	170.4 FT	20.0 FT
MAX. BUILDING HEIGHT	40 FT	44.0 FT	44.0 FT
MAX. IMPERVIOUS COVERAGE	20%	15.9%	48.7%
MAX. ACCESSORY USE SETBACK (2)	5 FT	8.7 FT	N/A

(1) EXISTING NON-CONFORMITY; NO PROPOSED UNIT IS CLOSER TO MAIN STREET THAN THE AVERAGE SETBACK OF ALL EXISTING BUILDINGS ALONG MAIN STREET, BETWEEN HARLEYSVILLE PIKE AND MAPLE AVENUE. THE AVERAGE SETBACK IS 17.7'.

### MAXIMUM NUMBER OF DWELLING UNITS ALLOWED:

$$A = (1 - C) / 7500 \times (E - 7500) / (1250 - 7500)$$

$$A = (1 - 17/500) / (87968 - 7500) / (1250 - 7500)$$

$$A = 23.5$$

A = THE PERMITTED NUMBER OF DWELLING UNITS.

B = THE PROPOSED AMOUNT OF NONRESIDENTIAL NET FLOOR AREA IN SQUARE FEET, (THIS MAY EQUAL ZERO IF THE DEVELOPMENT WILL BE ALL RESIDENTIAL).

C = THE NUMBER OF ADDITIONAL DWELLING UNITS PERMITTED PER 7,500 SQUARE FEET OF LOT AREA WHEN HISTORIC BUILDINGS ARE PRESERVED OR COMMON PARKING IS USED. (THIS WILL EQUAL ONE WHEN AN HISTORIC BUILDING IS PRESERVED, ONE WHEN COMMON PARKING/DRIVEWAY IS USED AND TWO WHEN BOTH AN HISTORIC BUILDING IS PRESERVED AND COMMON PARKING/DRIVEWAY IS USED.)

D = THE AMOUNT OF ADDITIONAL NONRESIDENTIAL NET FLOOR AREA IN SQUARE FEET, PERMITTED PER 7,500 SQUARE FEET OF LOT AREA WHEN HISTORIC BUILDINGS ARE PRESERVED WITH COMMON PARKING IS USED. (THIS WILL EQUAL 500 WHEN AN HISTORIC BUILDING IS PRESERVED, 250 WHEN COMMON PARKING/DRIVEWAY IS USED AND 750 WHEN BOTH AN HISTORIC BUILDING IS PRESERVED AND COMMON PARKING/DRIVEWAY IS USED.)

E = THE NET LOT AREA IN S.F.

MAX. NON-RESIDENTIAL AREA (B)	0
RESIDENTIAL BONUS "C"	1 (SHARED DRIVE)
NON-RESIDENTIAL BONUS "D"	0
MAX. RESIDENTIAL NET FLOOR AREA (E)	14
PROPOSED RESIDENTIAL DWELLING UNIT	14

## REQUESTED WAIVERS

- A WAIVER OF SECTION 142-24.A IS REQUESTED TO PERMIT A SITE ACCESS DRIVE HORIZONTAL CURVE OF 66 FEET WHEREAS A MINIMUM OF 150 FEET IS REQUIRED.
- A WAIVER OF SECTION 142-24.B IS REQUESTED TO PERMIT THE SITE ACCESS DRIVEWAY AS SHOWN WITHIN THE PROPOSED DRIVEWAY LENGTHS TO BE GREATER THAN 20 MPH SPEEDS IS REQUIRED.
- A WAIVER FROM SECTION 142-24.D(5) IS REQUESTED TO PERMIT UP TO AN 8% PROPOSED GRADE FOR THE SITE ACCESS DRIVEWAY WITHIN 40' OF THE MAIN STREET CURB LINE (AT INTERSECTIONS), WHEREAS A MAXIMUM OF 4% GRADE IS REQUIRED.
- A PARTIAL WAIVER OF SECTIONS 142-19.6 & 142-41 IS REQUESTED FROM SIDEWALK ALONG A PORTION OF ONE SIDE OF CHELSEA LANE AND MAIN STREET ADJACENT TO STEEP SLOPES AND THE STORMWATER MANAGEMENT FACILITY. ALL OTHER SIDEWALKS WILL BE PROVIDED.
- A PARTIAL WAIVER OF SECTION 142-30 IS REQUESTED TO PERMIT PROPOSED GRADING IN CERTAIN AREAS OF THE DEVELOPMENT TO EXCEED A MAXIMUM SLOPE OF 4:1. 4:1 SLOPES HAVE BEEN PROVIDED TO THE GREATEST EXTENT POSSIBLE.
- A WAIVER OF SECTION 142-39 IS REQUESTED TO PERMIT PROPOSED SIDEWALKS ALONG MAIN STREET TO SLOPE FROM THE CURB TOWARD THE RIGHT-OF-WAY (INTO THE SITE) WHEREAS SIDEWALKS SHOULD SLOPE TO THE CURB.
- A PARTIAL WAIVER OF SECTION 142-41.F IS REQUESTED TO PERMIT INTERNAL SIDEWALKS TO BE CLOSER THAN 5' TO PROPOSED CURBS IN ORDER TO REDUCE MAXIMUM SLOPE GRADIES BEYOND THE SIDEWALKS AND TO MAXIMIZE PROPOSED DRIVEWAY LENGTHS.
- A PARTIAL WAIVER OF SECTION 142-41.M IS REQUESTED TO PERMIT A VARIABLE WIDE PROPOSED TRAIL RIGHT-OF-WAY WITHIN THE SITE, WHEREAS 25' WIDE IS REQUIRED. THE RIGHT-OF-WAY RANGES BETWEEN 12' AND 16' FEET WIDE. PARKING ZONES, TRAIL DOCUMENTS WILL GRANT ACCESS AND USE OF THE CHELSEA LANE SIDEWALKS FOR PUBLIC EGRESS BETWEEN MAIN STREET AND THE PROPOSED TRAIL.
- A WAIVER FROM SECTION 142-42.1(VI) IS REQUESTED TO PERMIT CERTAIN PROPOSED AND EXISTING TREES WITHIN 30 FEET OF THE IMPOUNDMENT AND EMERGENCY SPILLWAY AS SHOWN.
- A WAIVER OF SECTION 142-42.2.F (2)(vi) IS REQUESTED TO PERMIT 3:1 BASIN SIDE SLOPES WHEREAS A MAXIMUM SLOPE OF 5:1 IS REQUIRED.
- A PARTIAL WAIVER OF SECTION 142-13.D IS REQUESTED FROM DEPICING EXISTING FEATURES WITHIN 100 FEET OF THE TRACT EXCEPT WHERE REQUIRED BY THE TOWNSHIP ENGINEER.
- A PARTIAL WAIVER OF SECTION 142-13.D (ii)(a) IS REQUESTED FROM TREE SPECIES IDENTIFICATION FOR ALL TREES TO BE REMOVED. THE APPLICANT WILL IDENTIFY ALL TREES TO REMAIN.
- A WAIVER OF SECTION 142-42.8.1(vi) IS REQUESTED TO DEFINE TREES NOT PRESERVED AS ONLY THOSE TREES THAT WILL BE PHYSICALLY REMOVED AS A RESULT OF CONSTRUCTION.
- A PARTIAL WAIVER OF SECTION 142-42.C IS REQUESTED FROM THE PROVISION OF REPLACEMENT TREES. CONSTRUCTION OF A PAVED PATH OFFSITE THROUGH TOWNSHIP OPEN SPACE AND 72 CALIPER INCHES OF REPLACEMENT TREES WILL BE PROVIDED IN LIEU OF THE REQUIRED REPLACEMENT TREES.

## UNDERGROUND UTILITY NOTE

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE BASED ON INFORMATION RECEIVED FROM FACILITY OWNERS FOLLOWING A CALL TO PA ONE CALL SYSTEM, INC. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH, OR HORIZONTAL LOCATION OF UTILITIES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES BEFORE THE START OF WORK BY FACILITY OWNERS, THROUGH THE PA ONE CALL SYSTEM (1-800-242-1776 OR 811), NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS ADVANCE OF BEGINNING EXCAVATION OR DEMOLITION WORK PER THE REQUIREMENTS OF PA ACTS 287 AND 121. AMENDED.

DESIGN SERIAL NO.: 5456593 (MAIN STREET)

## SIGN SCHEMATICS



W1-15  
CONVERTED BOLLARD-PROHIBITION SIGN  
SEE DET. 101

W1-35  
TRAIL X-ING

W1-35P  
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## RECORDING ACKNOWLEDGMENTS

WE, JEFFREY L. CLEMENS AND KELLY B. CLEMENS, UNDERSIGNED, HAVE LAID OUT UPON OUR LANDS SITUATE IN LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, CERTAIN IMPROVEMENTS ACCORDING TO THE ACCOMPANYING PLAN, WHICH IS INTENDED TO BE RECORDED.

JEFFREY L. CLEMENS

KELLY B. CLEMENS

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JEFFREY L. CLEMENS AND KELLY B. CLEMENS, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

COMMISSION EXPIRATION DATE

APPROVED BY THE BOARD OF SUPERVISORS OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

REVIEWED BY THE TOWNSHIP ENGINEER OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TOWNSHIP ENGINEER

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK NUMBER \_\_\_\_\_ PAGE NUMBER \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RECORDED

MCP No. 05-080-1

PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date \_\_\_\_\_

For the Director

Montgomery County Planning Commission

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