

OWNER OF RECORD
 MJ ACQUISITIONS, LLC
 202 WINDS ROAD
 PLYMOUTH MEETING, PA 19462

PROPERTY IDENTIFICATION
 TAX MAP ID 50020002
 PARCEL ID 500003715006
 BLOCK NO. 20B, UNIT 2
 RECORDED DEED BOOK 5285, PAGE 1151

LOT AREA:
 LOT AREA: 50,996 S.F. OR 1,1707 ACRES
 GROSS LOT AREA (MINUS LEGAL R.O.W.): 46,688 S.F. OR 1,0718 ACRES
 NET LOT AREA (MINUS ULTIMATE R.O.W.): 39,254 S.F. OR 0,9011 ACRES
 ** PER §164-3 LOT AREA

EXISTING IMPERVIOUS COVERAGE

ASPHALT DRIVE	1,639 S.F.
WOOD DECK	2,973 S.F.
CONCRETE WALKWAYS & CURB	286 S.F.
TOTAL	2,198 S.F.
(OR 13.03% OF NET LOT AREA)	

PROPOSED IMPERVIOUS COVERAGE

BUILDINGS & ROOF	7,101 S.F.
ASPHALT DRIVE & PARKING	11,107 S.F.
CONCRETE WALKWAYS & CURB	2,834 S.F.
TOTAL	21,042 S.F.
(OR 53.60% OF NET LOT AREA)	

PLAN NOTES:

- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISE IN NOVEMBER 2019 BY RICHARD C. MAST ASSOCIATES, P.C. AND DEPICTS CONDITIONS ON THAT DATE.
- THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
- THE VERTICAL DATUM SHOWN ON THIS PLAN IS BASED ON APPROXIMATE NAVD 1988. NO PART OF THE SUBJECT PROPERTY IS LOCATED WITHIN A 100-YEAR FLOODPLAIN BASED ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 42091C0119G, EFFECTIVE DATE MARCH 2, 2016, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

REFERENCE PLAN

- A PLAN ENTITLED "PLAN OF SURVEY, BLOCK 20B, UNITS 02" PREPARED BY RICHARD C. MAST ASSOCIATES, P.C., DATED JANUARY 8, 2020.

TOWNSHIP ZONING DISTRICT - VC (VILLAGE COMMERCIAL DISTRICT)

REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. NET LOT AREA	10,000 SF	39,254 SF	39,254 SF
MIN. LOT WIDTH	60 FEET	153 FEET	153 FEET
MAX. IMPERV. COVERAGE	80%	13.03%	53.60%
MAX. BLDG. HEIGHT	40 FEET	50 FEET	50 FEET
PRINCIPAL BUILDING SETBACKS:			
MIN. FRONT	25 FEET	24.0 FEET	24.0 FEET
MIN. SIDE	10 FEET	57.7 FEET	24.5 FEET
MIN. REAR	20 FEET	N/A	50.2 FEET
ACCESSORY BUILDING SETBACKS:			
MIN. FRONT	25 FEET	0 FEET	NONE
MIN. SIDE	5 FEET	2.2 FEET	NONE
MIN. REAR	5 FEET	N/A	NONE

* EXISTING NON-COMPLIANCE RELATIVE TO HARLEYSVILLE PIKE FRONTAGE.
 IMPERVIOUS COVERAGE BASED ON NET LOT AREA PER §164-70.4D.
 ** FOR FURTHER DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE LOWER SALFORD TOWNSHIP ZONING CODE (§164), LATEST EDITION.

PROPERTY DENSITY CALCULATION PER 164-70.4(C)(3)(A)
 A = [(1+D)/7500] * [E - 7500] / (2500+D)
 A = PERMITTED NUMBER OF DWELLING UNITS
 B = 0, C = 1, D = 500, E = 38,254
 A = 10 UNITS = PERMITTED NUMBER OF DWELLING UNITS
 ** DENSITY BONUS INCLUDED FOR EXISTING MULTI-FAMILY BUILDING TO REMAIN THAT WAS CONSTRUCTED IN 1900 PER MONTGOMERY COUNTY PROPERTY RECORDS.
 ** PROPOSED PROJECT NUMBER OF DWELLING UNITS = 8 UNITS

PROPOSED PARKING CALCULATION PER 164-99.4
 TWO (2) PARKING SPACES PER DWELLING UNIT
 8 DWELLING UNITS * 2 = 16 SPACES REQUIRED
 ** PROPOSED PROJECT NUMBER OF PARKING SPACES = 18 SPACES

TOWNSHIP ENGINEER NOTES

- THE AREA BETWEEN TITLE LINE AND ULTIMATE RIGHT OF WAY SHALL BE OFFERED TO THE AGENCY HAVING AUTHORITY AT THE TIME OF DEDICATION. A 5' OFFSET HAS BEEN PROVIDED AROUND THE EXISTING STRUCTURE ALONG SR 0113.
- A BLANKET EASEMENT WILL BE REQUIRED TO ALLOW FOR INSPECTION OF THE STORMWATER FACILITIES BY TOWNSHIP OFFICIALS.

SIDEWALK DEFERRAL NOTE
 SIDEWALK INSTALLATION ALONG MORRIS ROAD HAS BEEN DEFERRED

RECORDING NOTES

- THE APPLICANT SHALL BE REQUIRED TO PAY A RECREATION IMPACT FEE IN THE AMOUNT OF \$500 PER UNIT FOR THE NEW RESIDENTIAL LAND DEVELOPMENT.
- A PROPERTY BLANKET EASEMENT SHALL BE REQUIRED FOR INSPECTION OF THE PROPOSED STORMWATER MANAGEMENT FACILITIES BY LOWER SALFORD TOWNSHIP.
- THE EXISTING PROPERTY BUILDING TO REMAIN IS REQUIRED TO PRESERVE THE BUILDING FACADE, SIDES, AND FRONT PORCH.
- THE APPLICANT INTENDS TO OFFER A CONTRIBUTION FOR THE SHORTFALL IN PLANTINGS FOR THE SITE. THE CONTRIBUTION REQUIRED FOR PLANTINGS IS \$22,000.
- THE ULTIMATE RIGHT OF WAY ALONG HARLEYSVILLE PIKE (SR 0113) AND MORRIS ROAD (TYP) IS OFFERED FOR DEDICATION IN PERPETUITY TO THE GOVERNING JURISDICTIONS.

LINETYPE LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY LINE
---	BUILDING SETBACK
---	CONCRETE EDGE
---	ASPHALT EDGE
---	BUILDING
---	PROPOSED CURB
---	PROPOSED CONCRETE
---	CURB
---	SOILS LINE
---	PROPOSED BUILDING & ROOF
---	PROPOSED CONCRETE FEATURE
---	PROPOSED ASPHALT
---	EXISTING & PROPOSED LANDSCAPE
---	FENCE LINE
---	OVERHEAD ELECTRIC
---	ELECTRIC LINE
---	GAS LINE
---	TELEPHONE LINE
---	WATER LINE
---	SANITARY LINE
---	EXISTING STORM PIPES
---	EXISTING 1" CONTOUR
---	EXISTING 5" CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED SPOT ELEVATION
---	MONTGOMERY COUNTY 2' LIDAR

SCALE: 1" = 20'

20 0 20 40 80

RECORDING ACKNOWLEDGEMENTS

OWNER OF RECORD
 WE, MJ ACQUISITIONS, LLC, 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, MARK JONES, A MEMBER OF MJ ACQUISITIONS, LLC, BEING AUTHORIZED TO DO SO, THIS ___ DAY OF _____, 2024

MJ ACQUISITIONS, LLC

MARK JONES, AUTHORIZED MEMBER

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF MONTGOMERY

ON THIS ___ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MARK JONES, THE AUTHORIZED MEMBER OF MJ ACQUISITIONS, LLC AND THAT HE, AS AUTHORIZED MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE SAME.

NOTARY PUBLIC (SEAL)

COMMISSION EXPIRATION DATE

APPROVED BY THE SUPERVISORS OF LOWER SALFORD TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE ___ DAY OF _____, 20__

SECRETARY CHAIRMAN

RECOMMENDED FOR APPROVAL BY THE LOWER SALFORD PLANNING COMMISSION THIS ___ DAY OF _____, 20__

SECRETARY

REVIEWED BY THE TOWNSHIP ENGINEER ON THE ___ DAY OF _____, 20__

DATE TOWNSHIP ENGINEER

MCPD No. 21-0134-006

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

I HEREBY CERTIFY THAT THIS PLAN HAD BEEN MADE UNDER MY IMMEDIATE SUPERVISION, THAT THE MONUMENTS SHOWN EXIST OR SHALL BE LOCATED AND THAT ALL GEODETIC AND DIMENSIONAL DETAILS ARE CORRECT AND THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW, THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

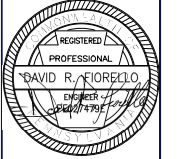
6-21-2024
 DATE PROF. LAND SURVEYOR/PROF. ENGINEER

PCSM OPERATION AND MAINTENANCE NOTES:

- THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE PCSM SYSTEM AND OTHER DRAINAGE FACILITIES SHALL BE THE OBLIGATION OF THE PROPERTY OWNER. THE PCSM FACILITIES INCLUDE BOTH SUBSURFACE STORM SYSTEMS AND TREES PLANTED WITH THIS PROJECT.
- THE PROPERTY OWNER SHALL NOT ALTER OR REMOVE THE STORMWATER FACILITIES ON THE SITE.
- GENERAL OBJECTIVES OF MAINTENANCE ARE TO PREVENT CLOGGING OF THE INLETS, OUTLETS, PREVENT STANDING WATER, AND PREVENT THE GROWTH OF WEEDS AND NOXIOUS PLANTS.
- REGULAR INSPECTIONS SHOULD BE MADE OF INFILTRATION FACILITIES ESPECIALLY DURING WET WEATHER TO ENSURE THAT THE FACILITY IS MAINTAINING DESIRABLE RETENTION TIMES.
- ANNUALLY ASSESS THE VARIOUS SPECIES OF THE PLANT COVER. IT MAY BE NECESSARY TO SUPPLEMENT AND/OR REMOVE VARIOUS SPECIES DUE TO THEIR GROWING PATTERNS.
- AFTER ANY STORM RAINFALL EVENT OF A 2-YR (3 INCHES OF RAINFALL IN A 24-HOUR PERIOD) OR GREATER MAGNITUDE, THE PCSM SYSTEM AND ASSOCIATED OUTLET WORKS SHOULD BE INSPECTED. ANY DAMAGE OR BLOCKAGE TO THE OUTLET STRUCTURES SHOULD BE REPAIRED OR REMOVED IMMEDIATELY. THE ENTIRE SYSTEM MUST BE FLUSHED, AS NEEDED, BUT A MINIMUM OF 1 TIME EVERY 10 YEARS. ANY CROPPED AREAS SHOULD BE TOPSOILED AND PERMANENTLY SEEDED AND MULCHED.

PROJECT WAIVER APPROVALS PER RESOLUTION 2022-14
 FOR ADDITIONAL INFORMATION PLEASE SEE FINAL RESOLUTION ON FILE AT TOWNSHIP.

- §142-15 - TO NOT REQUIRE SUBMISSION OF SEPARATE PRELIMINARY & FINAL PLANS
- §142-29, §142-26E, AND §142-41 - TO NOT REQUIRE IMPROVEMENTS AT THIS TIME INCLUDING CURB, SIDEWALK, FULL ROAD WIDENING, AND STORM SEWERS ALONG THE FULL PROPERTY FRONTAGE OF MORRIS ROAD.
- §142-29, §142-26E, AND §142-41 - TO NOT REQUIRE IMPROVEMENTS INCLUDING CURB, SIDEWALK, ROAD WIDENING, AND STORM SEWERS ALONG HARLEYSVILLE PIKE AT THIS TIME.
- §107.6 - TO NOT ALLOW FOR THE USE OF CMP CONTROL RISERS WITHIN THE STORMWATER MANAGEMENT SYSTEMS.
- REQUEST BASED ON UPDATED DESIGNS OF SYSTEM FUNCTIONALITY.
- §107.2.D AND §107.5.A - PARTIAL WAIVER TO REQUIRE STORM DRAINAGE PIPE BE A MINIMUM INTERNAL DIAMETER OF 18-INCHES, 15-MIN NOW REQUIRED.
- REQUEST BASED ON COMPLETE HYDRAULIC ANALYSIS OF STORM SEWERS PROVIDING ADEQUATE PIPE SIZING OF LESS THAN THE TOWNSHIP REQUIREMENT.
- §107.6.A - TO REQUIRE ALL STORM DRAINAGE PIPE MATERIAL SHALL BE REINFORCED CEMENT CONCRETE.
- REQUEST BASED ON RESOLUTION WITH TOWNSHIP ENGINEER TO ALLOW FOR HOPE STORM PIPE.



LOCATIONS OF EXISTING UTILITIES ON THIS PLAN HAVE BEEN FIELD VERIFIED BY THE SURVEYOR. THE LOCATION, DEPTH, AND CHARACTER OF ALL UTILITIES SHOWN ON THIS PLAN IS BASED ON APPROXIMATE DATA PROVIDED BY THE UTILITY OWNERS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY WORK. THE CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY COMPANIES THROUGH THE PA ONE CALL SYSTEM THREE DAYS PRIOR TO THE START OF ANY WORK.

RECORD PLAN (1 OF 1)
 LAND DEVELOPMENT PRELIMINARY / FINAL
 LUDERACH VILLAGE HOMES - HARLEYSVILLE PIKE
 LOWER SALFORD TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

REV.	DATE	DESCRIPTION
1	09/16/2022	ADDRESS TOWNSHIP COMMENTS
2	03/13/2023	ADDRESS TOWNSHIP COMMENTS
3	05/19/2023	ADDRESS TOWNSHIP COMMENTS
4	07/07/2023	ADDRESS TOWNSHIP & WATER COMMENTS
5	8/29/2023	ADDRESS TOWNSHIP COMMENTS
6	10/18/2023	ADDRESS TOWNSHIP COMMENTS

APPROVED BY: MJ ACQUISITIONS
 202 WINDS ROAD
 PLYMOUTH MEETING, PA 19462

DRAWN BY: WOD
 CHECKED BY: DRF
 SCALE: 20192801040-000
 1" = 20'
 DATE: APRIL 20, 2022
 SHEET: OCTOBER 18, 2023
 TITLE: H-1125
 SHEET NO.: 2 OF 21