

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 WHEREOF, 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

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

REVIEWED BY THE TOWNSHIP ENGINEER ON THE DAY OF , 20

DATE TOWNSHIP ENGINEER

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

MCPC No. 21-0134-005
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

PCSM OPERATION AND MAINTENANCE NOTES:

1. 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.
2. THE PROPERTY OWNER SHALL NOT ALTER OR REMOVE THE STORMWATER FACILITIES ON THE SITE.
3. GENERAL OBJECTIVES OF MAINTENANCE ARE TO PREVENT CLOGGING OF THE INLETS, OUTLETS, PREVENT STANDING WATER, AND PREVENT THE GROWTH OF WEEDS AND NOXIOUS PLANTS.
4. REGULAR INSPECTIONS SHOULD BE MADE OF INFILTRATION FACILITIES ESPECIALLY DURING WET WEATHER TO ENSURE THAT THE FACILITY IS MAINTAINING DESIRABLE RETENTION TIMES.
5. 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.
6. AFTER ANY STORM RAINFALL EVENT OF A 2-YR (3 INCHES OF RAIN) ALL 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.

UTILITY NOTES

1. ALL SANITARY SEWERS TO BE CONSTRUCTED IN ACCORDANCE WITH LOWER SALFORD TOWNSHIP AUTHORITY STANDARDS.
2. LOW PRESSURE SEWER SYSTEM IS TO REMAIN PRIVATE. IF ADDITIONAL PROPERTIES ARE CONNECTED IN THE FUTURE, THE LSTA WILL ACCEPT OPERATION OF THE LOW PRESSURE SYSTEM.

OWNER OF RECORD

MJ ACQUISITIONS, LLC
202 KINGS ROAD
PLYMOUTH MEETING, PA 19462

PROPERTY IDENTIFICATION

TAX MAP ID 500008051
PARCEL ID 50000272811
BLOCK NO. 208, UNIT 51
RECORDED DEED BOOK 5754, PAGE 257

LOT AREA:

LOT AREA: 86.164 S.F. OR 1.9781 ACRES
GROSS LOT AREA (MINUS LEGAL R.O.W.): 80.044 S.F. OR 1.8376 ACRES
NET LOT AREA (MINUS ULTIMATE R.O.W.): 77.218 S.F. OR 1.7727 ACRES
** PER §164-5 "LOT AREA"

EXISTING IMPERVIOUS COVERAGE

** NO IMPERVIOUS COVERAGE ON EXISTING LOT

PROPOSED IMPERVIOUS COVERAGE

RESIDENTIAL BUILDINGS 16,373 S.F.
GARAGE BUILDINGS 2,400 S.F.
ASPHALT DRIVE, PARKING, & TRAIL 15,370 S.F.
CONCRETE WALKWAYS, CURBS, & PADS 4,003 S.F.
WALLS 50 S.F.
TOTAL 38,196 S.F.
(OR 49.46% OF NET LOT AREA)

** THE LOT MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE IS 61,774 S.F.
** PER TOWNSHIP CODE §164-15.B.(1)(a), THE ACCESSORY BUILDING AREA IS 14.66% OF THE PRINCIPAL BUILDING AREA (±30%).

PLAN NOTES:

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

REFERENCE PLAN

1. A PLAN ENTITLED "PLAN OF SURVEY, BLOCK 208, UNITS 50851" PREPARED BY RICHARD C. MAST ASSOCIATES, P.C., DATED OCTOBER 25, 2019, LAST REVISED OCTOBER 31, 2019.

TOWNSHIP ZONING DISTRICT: VC (VILLAGE COMMERCIAL DISTRICT)

REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. NET LOT AREA	10,000 SF	77,218 SF	77,218 SF
MIN. LOT WIDTH	60 FEET	335.9 FEET	335.9 FEET
MAX. IMPERV. COVERAGE	80%	0%	49.46%
MAX. BLDG. HEIGHT	40 FEET	N/A	540 FEET
PRINCIPAL BUILDING SETBACKS:			
MIN. FRONT	25 FEET	N/A	25.0 FEET
MIN. SIDE	10 FEET	N/A	100.0 FEET
MIN. REAR	20 FEET	N/A	100.7 FEET
ACCESSORY BUILDING SETBACK:			
MIN. FRONT	25 FEET	N/A	196.4 FEET
MIN. SIDE	5 FEET	N/A	83.6 FEET
MIN. REAR	5 FEET	N/A	10.0 FEET

** IMPERVIOUS COVERAGE BASED ON NET LOT AREA PER §164-704.D.
** FOR FURTHER DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE LOWER SALFORD TOWNSHIP ZONING CODE (§164), LATEST EDITION.

RECORDING NOTES

1. THE APPLICANT SHALL BE REQUIRED TO PAY A RECREATION IMPACT FEE IN THE AMOUNT OF \$500 PER UNIT FOR THE NEW RESIDENTIAL LAND DEVELOPMENT.
2. MAINTENANCE OF THE PERMANENT ACCESS EASEMENT IMPROVEMENTS, PROPOSED LIGHTING, AND PROPOSED LANDSCAPING, SHALL BE THE SHARED RESPONSIBILITY OF THE ADJOINING PROPERTY OWNERS.
3. A PROPERTY BLANKET EASEMENT SHALL BE REQUIRED FOR INSPECTION OF THE PROPOSED STORMWATER MANAGEMENT FACILITIES BY LOWER SALFORD TOWNSHIP.
4. THE AREA BETWEEN THE TITLE LINE AND ULTIMATE RIGHT-OF-WAY SHALL BE OFFERED TO THE AGENCY HAVING AUTHORITY AT THE TIME OF DEDICATION.
5. ALL SANITARY SEWERS AND APPURTENANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH LOWER SALFORD TOWNSHIP AUTHORITY STANDARDS.
6. LOW PRESSURE SEWER SYSTEM IS TO REMAIN PRIVATE. IF ADDITIONAL PROPERTIES ARE CONNECTED IN THE FUTURE, THE LSTA WILL ACCEPT DEDICATION OF THE LOW PRESSURE SYSTEM.

PROPERTY DENSITY CALCULATION PER 164-704.C(3)(a)

A = [(1+C)/7500] * [E - 7500B/(1250-D)]
A = PERMITTED NUMBER OF DWELLING UNITS
B = 0, C = 1, D = 250, E = 77,218
A = 20 UNITS = PERMITTED NUMBER OF DWELLING UNITS
** DENSITY BONUS INCLUDED FOR PROPOSED SHARED ACCESS DRIVEWAY
** PROPOSED PROJECT NUMBER OF DWELLING UNITS = 20 UNITS

PROPOSED PARKING CALCULATION PER 164-99.A

TWO (2) PARKING SPACES PER DWELLING UNIT
20 DWELLING UNITS * 2 = 40 SPACES REQUIRED
** PROPOSED PROJECT NUMBER OF PARKING SPACES = 40 SPACES

PARKING NOTES

1. THERE WILL BE NO SHARED PARKING BETWEEN USES REGARDING THE NEIGHBORING PARCEL (50-00-03708-00-3).
2. 2 PARKING SPACES ARE PROPOSED TO BE REMOVED FROM PARCEL 50-00-03708-00-3 WITH THE CONSTRUCTION OF THE SHARED ACCESS DRIVE. TWO SPACES ARE TO BE ADDED TO PARCEL 50-00-03709-00-3 AS A PART OF THIS PROJECT. THE LOCATION OF THESE SPACES ARE SHOWN ON SHEET 10 OF THESE PLANS.

EASEMENT NOTES

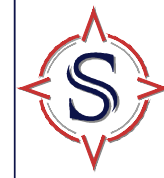
1. MAINTENANCE AND UPKEEP OF ALL LANDSCAPING ON THE ADJACENT PARCEL WITHIN THE PERMANENT EASEMENT SHALL BE THE SHARED RESPONSIBILITY OF THE ADJOINING PROPERTY OWNERS.
2. A BLANKET EASEMENT OVER THE LOT IS PROPOSED FOR ACCESS TO THE PROPOSED WALKWAYS AND WALKING TRAIL.

LINETYPE LEGEND

---	PROPERTY LINE
---	ADJOINER 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
---	PERMANENT ACCESS / MAINTENANCE EASEMENT
---	FENCE LINE
---	OVERHEAD ELECTRIC
---	ELECTRIC LINE
---	GAS LINE
---	TELECOM LINE
---	WATER LINE
---	SANITARY LINE
---	EXISTING STORM PIPES
---	EXISTING 1' CONTOUR
---	EXISTING 5' CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED SPOT ELEVATION
---	MONTGOMERY COUNTY 2" LIDAR

PROPOSED GARAGE NOTES

1. THE TEN (10) PROPOSED GARAGES ARE CONSIDERED ACCESSORY USE BUILDINGS.
2. THE GARAGE HEIGHT SHALL BE 11.5 FEET.
3. THE GARAGES ARE PROPOSED AS SETS OF TWO (2) ATTACHED UNITS WITH GROSS FLOOR AREAS OF 480 S.F., RESPECTIVELY.
4. THE TOTAL GARAGE BUILDING AREA IS 14.8% OF THE TOTAL PRINCIPAL BUILDING AREA.
5. THE GARAGE UNITS WILL BE AVAILABLE TO RENT AS ADDITIONAL STORAGE SPACE FOR THE RESIDENTS. THE PARKING SPACE IN FRONT OF EACH GARAGE WILL BE RESERVED FOR THE USE OF THE GARAGE RENTER.
6. THE GARAGES WERE NOT INCLUDED WITHIN THE PARKING CALCULATION, THOUGH EACH SPACE IN FRONT OF THE GARAGE WAS INCLUDED.



SCHOCK GROUP LLC

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LOCATIONS OF EXISTING UTILITIES ON THIS PLAN HAVE BEEN FIELD VERIFIED BY THE SURVEYOR. THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN IS BASED ON THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THE QUANTIFIED. THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN IS BASED ON THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THE QUANTIFIED. THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN IS BASED ON THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THE QUANTIFIED.

RECORD PLAN

LAND DEVELOPMENT PRELIMINARY / FINAL

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