

ZONING DATA

OBTAINED FROM THE LOWER SALFORD TOWNSHIP ZONING ORDINANCE AS AMENDED:

DISTRICT CLASSIFICATION: R-5 HIGH-DENSITY MIXED DWELLING DISTRICT

ARTICLE XII, SECTIONS 164-53 TO 164-62

PROPOSED USE: TOWNHOMES

REQUIREMENT	ALLOWED/REQUIRED	PROVIDED
BASIC PERMITTED DENSITY (GROSS AREA):	6 UNITS	7.11 UNITS*
MINIMUM TRACT SIZE:	25 ACRES	7.11 ACRES
MAX. BUILDING COVERAGE:	35%	35%
MIN. UNIT WIDTH:	20 FT.	20 FT.
MAX. BUILDING HEIGHT:	35 FT.	35 FT.
BLDG. SETBACK (COLLECTOR):	40 FT.	40 FT.
BLDG. SETBACK FROM PROPERTY LINE:	45 FT.	45 FT.
MAX. UNITS PER BUILDING:	8 UNITS	8 UNITS
REQUIRED OPEN SPACE:	15 FT.	15 FT.
SETBACK FROM COMMON PARKING:	20 FT.	20 FT.
MIN. DIST. BETWEEN UNATTACHED STRUCTURES (LESS THAN 38' TRANSPARENT)	15 FT.	15 FT.

*SEE DENSITY BONUS CALCULATION

BUILDING SETBACKS (ALLEY LOADED):

FRONT FACADE - 15 FEET FROM EDGE OF CURB

SIDE - 15 FEET FROM EDGE OF CURB

REAR - 15 FEET FROM EDGE OF ALLEY OR COMMON DRIVE

BUILDING SETBACKS (FRONT ENTRY):

FRONT FACADE - 30 FEET FROM EDGE OF CURB

SIDE - 15 FEET FROM EDGE OF CURB

REAR - 15 FEET FROM EDGE OF ALLEY OR COMMON DRIVE

VEHICLE ACCESS AND GARAGES:

NO LESS THAN 50% OF GARAGES MUST BE REAR-LOADED AND ACCESSED BY ALLEYS.

TOTAL NUMBER OF UNITS: 42 D.U.

REQUIRED REAR-LOADED UNITS: 21 D.U.

PROVIDED REAR-LOADED UNITS: 27 D.U.

DISTRICT CLASSIFICATION: R-5 HIGH-DENSITY MIXED DWELLING DISTRICT

ARTICLE XII, SECTIONS 164-53 TO 164-62

PROPOSED USE: SINGLE FAMILY DETACHED

REQUIREMENT	ALLOWED/REQUIRED	PROVIDED
BASIC PERMITTED DENSITY (GROSS AREA):	3 UNITS	3 UNITS*
MINIMUM LOT AREA:	7,500 S.F.	20,370 S.F.
MAX. BUILDING COVERAGE:	35%	35%
MIN. LOT WIDTH:	35 FT.	35 FT.
MIN. LOT WIDTH @ 85% (FEEDER):	60 FT.	60 FT.
SIDE YARD SETBACK:	10 FT.	10 FT.
REAR YARD SETBACK:	10 FT.	10 FT.
BLDG. SETBACK FROM R-3:	45 FT.	45 FT.

*SEE DENSITY BONUS CALCULATION

OPEN SPACE CALCULATION

GROSS TRACT AREA = 7.11 ACRES

REQUIRED OPEN SPACE (15%) = 1.07 ACRES

PROVIDED OPEN SPACE = 2.85 ACRES = 40.1%

OPEN SPACE WITHIN BASIN AREA: 0.118 AC. OR 4.1%

DENSITY BONUS (ZO 164-57)

FOR EACH ADDITIONAL 5% OPEN SPACE BEYOND 15% DENSITY MAY INCREASE BY 0.25 D.U. PER GROSS ACRE:

40.1%-15% = 25.1% 25.1%/5% = 5.02

DENSITY BONUS = 5.02 x 0.25 D.U./ACRE = 1.255

ALLOWABLE DENSITY TOWNHOMES (WITH BONUS) = 7.255 D.U. PER GROSS ACRE

ALLOWABLE DENSITY SINGLES (WITH BONUS) = 4.255 D.U. PER GROSS ACRE

DENSITY CALCULATION

PERCENT TOWNHOMES: 97.67%

PERCENT SINGLE FAMILY DETACHED: 2.33%

TOWNHOMES = 7.11 AC. x 97.67% = 6.944 AC.

SINGLE FAMILY DETACHED LAND = 7.11-6.944 AC. = 0.1657 AC.

DENSITY:

7.255 D.U./AC. x 6.944 AC. = 50.38 UNITS

4.255 D.U./AC. x 0.1657 AC. = 0.71 UNITS

ALLOWABLE DENSITY = 51.09 UNITS

RIGHT-OF-WAY & EASEMENT NOTE

FUTURE RIGHT-OF-WAY IS DEPICTED ON A "SUBDIVISION PLAN" FOR E. THOMAS FLOOD, PREPARED BY RICHARD S. COWAN & ASSOCIATES, INC. JOB #1705-01 DATED APRIL 24, 1974. LAST REVISED FEBRUARY 7, 1975. RECORDED IN P.B. A-32, PG. 38. WAS RECENTLY DEDICATED TO LOWER SALFORD TOWNSHIP, THE "ADDITIONAL LAND" BEING THE FUTURE RIGHT-OF-WAY AND THE APPENDIX PROPERTY IS HEREBY OFFERED TO DEDICATION TO LOWER SALFORD TOWNSHIP. AN ACCESS EASEMENT TO THE BENEFIT OF LOT 1 IS HEREBY PROVIDED BY LOWER SALFORD TOWNSHIP THROUGH THE RIGHT-OF-WAY AND ADDITIONAL LANDS TO PERMIT THE PROPERTY TO BE USED AS A LANE. ADDITIONALLY, AN EASEMENT IS ALSO PROVIDED TO LOWER SALFORD TOWNSHIP SEWER AUTHORITY AND NORTH PENN WATER AUTHORITY TO PERMIT THE USE OF THIS AREA FOR UTILITY CONNECTIONS AND MAINTENANCE OF UTILITIES.

TAX PARCEL INFORMATION

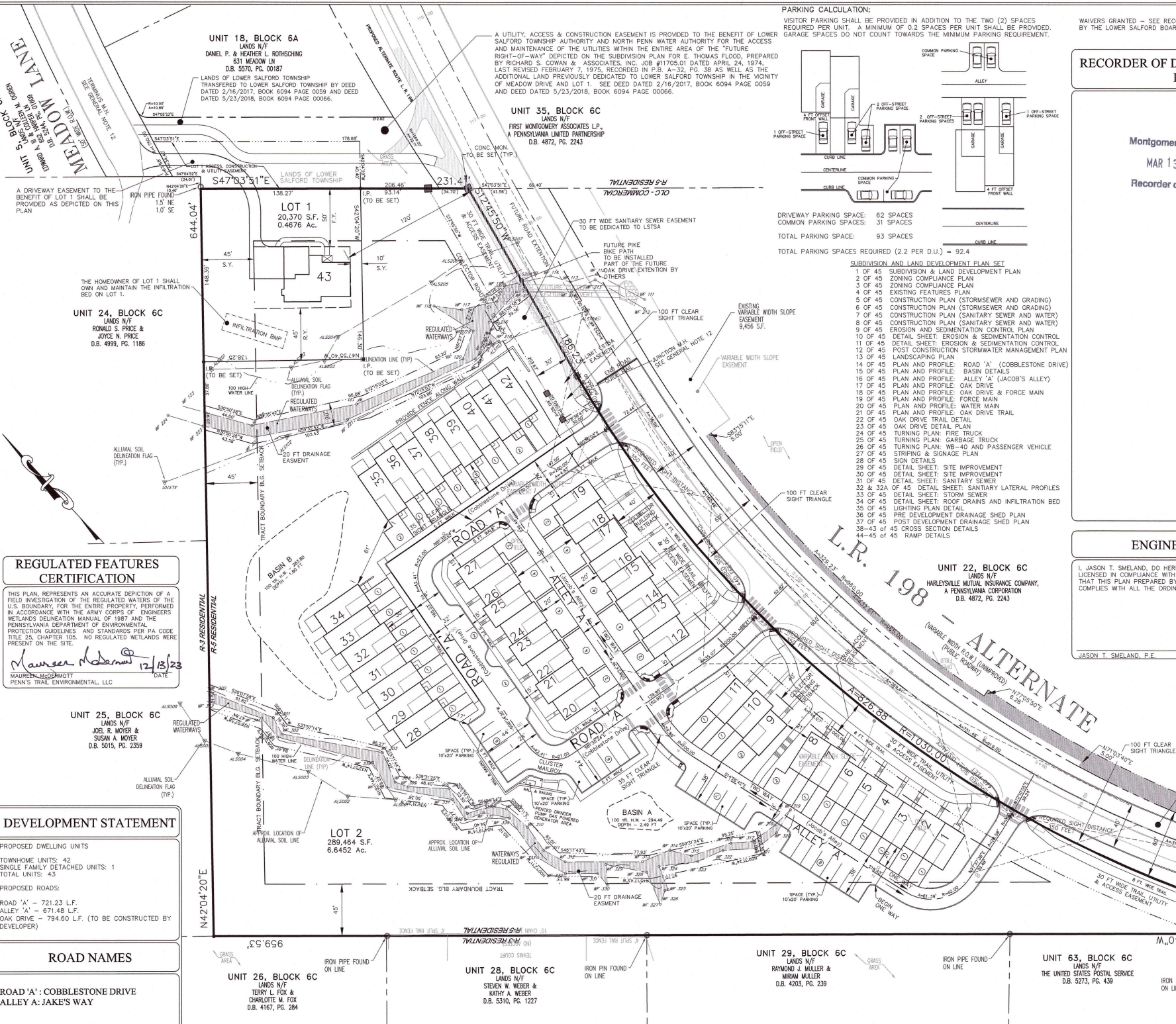
SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX INFORMATION AS FOLLOWS:

LOWER SALFORD TOWNSHIP

RECORDED DEED DATA IS AS FOLLOWS:

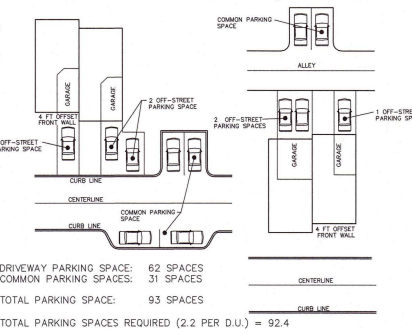
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN PENNSYLVANIA

PARCEL NO.	BLOCK/UNIT	DEED BOOK/PAGE	RECORD OWNER	TRACT AREA
50-00-04383-00-3	BLOCK 6C UNIT 023	6265/02412	KAY HARLEYSVILLE, LLC	7.11 AC.



PARKING CALCULATION:

VISITOR PARKING SHALL BE PROVIDED IN ADDITION TO THE TWO (2) SPACES REQUIRED PER UNIT. A MINIMUM OF 0.2 SPACES PER UNIT SHALL BE PROVIDED. GARAGE SPACES DO NOT COUNT TOWARDS THE MINIMUM PARKING REQUIREMENT.



- SUBDIVISION AND LAND DEVELOPMENT PLAN SET**
- 1 OF 45 SUBDIVISION & LAND DEVELOPMENT PLAN
 - 2 OF 45 ZONING COMPLIANCE PLAN
 - 3 OF 45 ZONING COMPLIANCE PLAN
 - 4 OF 45 EXISTING FEATURES PLAN
 - 5 OF 45 CONSTRUCTION PLAN (STORMSEWER AND GRADING)
 - 6 OF 45 CONSTRUCTION PLAN (STORMSEWER AND GRADING)
 - 7 OF 45 CONSTRUCTION PLAN (SANITARY SEWER AND WATER)
 - 8 OF 45 CONSTRUCTION PLAN (SANITARY SEWER AND WATER)
 - 9 OF 45 EROSION AND SEDIMENTATION CONTROL PLAN
 - 10 OF 45 DETAIL SHEET: EROSION & SEDIMENTATION CONTROL
 - 11 OF 45 DETAIL SHEET: EROSION & SEDIMENTATION CONTROL
 - 12 OF 45 POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
 - 13 OF 45 LANDSCAPING PLAN
 - 14 OF 45 PLAN AND PROFILE: ROAD 'A' (COBBLESTONE DRIVE)
 - 15 OF 45 PLAN AND PROFILE: BASIN DETAILS
 - 16 OF 45 PLAN AND PROFILE: ALLEY 'A' (JACOB'S ALLEY)
 - 17 OF 45 PLAN AND PROFILE: OAK DRIVE
 - 18 OF 45 PLAN AND PROFILE: OAK DRIVE & FORCE MAIN
 - 19 OF 45 PLAN AND PROFILE: FORCE MAIN
 - 20 OF 45 PLAN AND PROFILE: WATER MAIN
 - 21 OF 45 PLAN AND PROFILE: OAK DRIVE TRAIL
 - 22 OF 45 OAK DRIVE TRAIL DETAIL
 - 23 OF 45 OAK DRIVE TRAIL DETAIL
 - 24 OF 45 TURNING PLAN: FIRE TRUCK
 - 25 OF 45 TURNING PLAN: GARBAGE TRUCK
 - 26 OF 45 TURNING PLAN: WB-40 AND PASSENGER VEHICLE
 - 27 OF 45 STRIPING & SIGNAGE PLAN
 - 28 OF 45 SIGN DETAILS
 - 29 OF 45 DETAIL SHEET: SITE IMPROVEMENT
 - 30 OF 45 DETAIL SHEET: SITE IMPROVEMENT
 - 31 OF 45 DETAIL SHEET: SANITARY SEWER
 - 32 OF 32A OF 45 DETAIL SHEET: SANITARY LATERAL PROFILES
 - 33 OF 45 DETAIL SHEET: STORM SEWER
 - 34 OF 45 DETAIL SHEET: ROOF DRAINS AND INFILTRATION BED
 - 35 OF 45 LIGHTING PLAN DETAIL
 - 36 OF 45 PRE DEVELOPMENT DRAINAGE SHED PLAN
 - 37 OF 45 POST DEVELOPMENT DRAINAGE SHED PLAN
 - 38-43 OF 45 CROSS SECTION DETAILS
 - 44-45 OF 45 RAMP DETAILS

WAIVERS GRANTED - SEE RECORD PLAN SHEET 3 OF 3 FOR LIST OF WAIVERS GRANTED BY THE LOWER SALFORD BOARD OF SUPERVISORS.

RECORDER OF DEEDS STAMPS & RECORDING INFORMATION

Montgomery County

MAR 13 2024

Recorder of Deeds

ENGINEER'S CERTIFICATION

I, JASON T. SMELAND, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, THAT THIS PLAN PREPARED BY ME OR UNDER MY SUPERVISION AND THIS LAND PLAN COMPLIES WITH ALL THE ORDINANCES AND REGULATIONS OF THE TOWNSHIP.

JASON T. SMELAND, P.E.

REGISTRATION NO. 0059306

RECREATION FEE

A RECREATION FEE IN THE AMOUNT OF \$500 PER NEW RESIDENTIAL UNIT IS REQUIRED FOR THIS DEVELOPMENT, PAYABLE TO LOWER SALFORD TOWNSHIP, WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED FOR EACH UNIT.

RECORDING ACKNOWLEDGMENTS

WE, KAY HARLEYSVILLE, 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, RICHARD M. KOZE, JR., SOLE MEMBER OF KAY HARLEYSVILLE, LLC, BEING AUTHORIZED TO DO SO, HAS CAUSED HIS SEAL TO BE AFFIXED THIS THE 15th DAY OF December, 2023.

KAY HARLEYSVILLE, LLC

RICHARD M. KOZE, JR., SOLE MEMBER
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Lehigh

ON THIS 15th DAY OF December, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED RICHARD M. KOZE, JR., THE AUTHORIZED MEMBER OF KAY HARLEYSVILLE, 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.

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

NOTARY PUBLIC

9/15/24

COMMISSION EXPIRATION DATE

Commonwealth of Pennsylvania - Notary Seal
Amy Green, Notary Public
Lehigh County
My commission expires September 16, 2027
Commission number: 1358441
Member, Pennsylvania Association of Notaries

APPROVED BY THE SUPERVISORS OF LOWER SALFORD TOWNSHIP, COUNTY OF MONTGOMERY COMMONWEALTH OF PENNSYLVANIA, ON THE 22nd DAY OF August, 2017.

SECRETARY

RECOMMENDED FOR APPROVAL BY THE LOWER SALFORD PLANNING COMMISSION THIS 26th DAY OF June, 2017.

MANOR

REVIEWED BY THE TOWNSHIP ENGINEER ON THE 26th DAY OF January, 2024.

Michelle Jordan

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.

RECORDER OF DEEDS

MCPC No. 06-0035-005

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

Certified this date 3-13-24

For the Director

Montgomery County Planning Commission

SURVEYOR'S CERTIFICATION

I, DENNIS M. LITZENBERGER P.L.S., HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT THE MONUMENTATION SHOWN HEREON EXISTS AS LOCATED, AND THAT ALL BOUNDARY AND RIGHT OF WAY DETAILS ARE CORRECTLY SHOWN.

DENNIS M. LITZENBERGER

PROFESSIONAL SURVEYOR

REGISTRATION NO. 137816E

RECORD PLAN 1 OF 3

14	SANITARY & WATER MAIN REVISION	01-16-2023
13	RECORD PLAN NOTE REVISIONS	07-01-2022
12	GRINDER PUMP & RECORD PLAN NOTE REVISIONS	05-08-2019
11	REVISED PER TWP. ENGINEER REVIEW	10-03-2018
10	REVISED PER TWP. ENGINEER REVIEW	07-10-2018
9	SANITARY SEWER SYSTEM REVISIONS	05-22-2018
8	SANITARY SEWER SYSTEM REVISIONS	04-18-2018
7	REVISED PER TWP. ENGINEER REVIEW	03-13-2018
6	REVISED PER TWP. ENGINEER REVIEW	12-14-2017
5	SANITARY SEWER SYSTEM REVISIONS	09-20-2017
4	SANITARY SEWER SYSTEM REVISIONS	05-11-2017
3	REVISED PER TWP. ENGINEER REVIEW	02-13-2017
2	REVISED PER TWP. ENGINEER REVIEW	03-25-2016
1	REVISED PER TWP. ENGINEER REVIEW	12-07-2015
	Plan Origination Date	06-16-2015


LENAPE VALLEY ENGINEERING

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Tel (215) 622-414 Fax (267) 308-0524

www.LenapeValleyEngineering.com

PROFESSIONAL ENGINEER PA NO. 059308		
		
GRAPHIC SCALE		
PROJECT MANAGER J.T.S.	DRAWING SCALE 1"=50'	SHEET NUMBER
DRAFTED BY B.C.S.	PROJECT NUMBER 2081	1 OF 45