

| LEGEND:              | EXISTING | PROPOSED |
|----------------------|----------|----------|
| SPOT ELEVATIONS      | 99.8     | 98.2     |
| CONTOURS             | 108      | 104      |
| BUILDINGS            |          |          |
| CONCRETE             |          |          |
| CONSTR. ENTRANCE     |          |          |
| 12" SILT SOXX        |          |          |
| 18" SILT FENCE       |          |          |
| LIMIT OF DISTURBANCE |          |          |

LOT AREA  
59,079 SF (1.3563 AC)  
LOT 22 ON SUBDIV PLAN  
LOT 1 & 2 ON THIS SHEET  
WILL BECOME LOT 22 & 23

# PROPOSED TWO LOT MINOR SUBDIVISION



## ZONING REQUIREMENTS

ZONED "R-4" - RESIDENTIAL - MEDIUM DENSITY MIXED DWELLING DISTRICT  
PROPOSED USE - LIMITED MIXED DWELLING DEVELOPMENT -  
QUADRUPLX AND SINGLE FAMILY DETACHED

|                       | REQUIRED<br>SINGLE FAMILY<br>DETACHED | PROVIDED<br>LOT 1 | PROVIDED<br>LOT 2 |
|-----------------------|---------------------------------------|-------------------|-------------------|
| MINIMUM LOT AREA      | 12,000 SQ.FT.                         | 14,980 SF         | 44,099 SF         |
| MINIMUM LOT WIDTH     | 80 FT. @ BSDL                         | 80.89 FT.         | 251.26 FT.        |
| MINIMUM FRONT YARD    | 30 FT.                                | 30.0 FT.          | 73.0 FT.          |
| MINIMUM SIDE YARD     | 10' MIN. 30' AGGR                     | 15.0' & 25.0'     | 47.9' & 83.4'     |
| MINIMUM REAR YARD     | 45 FT.                                | 111.9 FT.         | 90.1 FT.          |
| MAXIMUM BUILDING HT   | 35 FT. OR 3 STORIES                   | <35 FT.           | <35 FT.           |
| MAXIMUM BLDG COVER.   | 18 %                                  | 10.9 %            | 6.1 %             |
| MAXIMUM IMPERV COVER. | ----- %                               | 15.2 %            | 12.5 %            |

## IMPERVIOUS CALCULATIONS - PROPOSED LOT 1

|                        |               |
|------------------------|---------------|
| PROPOSED HOUSE & PORCH | 1,640 SQ. FT. |
| PROPOSED WALK          | 40 SQ. FT.    |
| PROPOSED PAVING        | 592 SQ. FT.   |

|                         |                                    |
|-------------------------|------------------------------------|
| TOTAL BUILDING COVERAGE | 1,640 SQ. FT. / 14,980 SF = 10.9 % |
| TOTAL IMPERVIOUS        | 2,272 SQ. FT. / 14,980 SF = 15.2 % |

## IMPERVIOUS CALCULATIONS - PROPOSED LOT 2

|                                    |                                    |
|------------------------------------|------------------------------------|
| EXISTING DWELLING & BILCO DOOR     | 2,680 SQ. FT.                      |
| EXISTING WALKS                     | 318 SQ. FT.                        |
| EXISTING STONE PATIO               | 367 SQ. FT.                        |
| EXISTING DRIVEWAY                  | 2167 SQ. FT.                       |
| TOTAL EXISTING BUILDING COVERAGE   | 2,680 SQ. FT. / 44,099 SF = 6.1 %  |
| TOTAL EXISTING IMPERVIOUS COVERAGE | 5,532 SQ. FT. / 44,099 SF = 12.5 % |

## GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY TAKEN FROM A SURVEY PERFORMED BY GME ENGINEERING ON DECEMBER 28, 2023.
- TOPOGRAPHY SURVEY BASED ON AN ASSUMED BENCHMARK. RIM OF EXISTING SANITARY MANHOLE ASSUMED ELEVATION = 102.73
- A PA-ONE CALL HAS BEEN PERFORMED BY THIS OFFICE ON 05/21/24. THE SERIAL NO. IS 2024-1424547.
- LOTS ARE TO BE SERVICED BY PUBLIC WATER.
- LOTS ARE TO BE SERVICED BY PUBLIC SEWER.
- PROPERTY IS TAX BLOCK 007 - UNIT 030 AND THE TOTAL LOT AREA IS 59,079 SQ. FT. (1.3563 AC.)
- THE PURPOSE OF THIS PLAN IS TO SUBDIVISION THE LAND AND BUILD A NEW SINGLE-FAMILY DWELLING WITH A WALK & DRIVEWAY ON THE NEW LOT WITH MINIMAL GRADE CHANGE. THE ADDITIONAL IMPERVIOUS AREA CREATED BY THE HOME, WALK & DRIVEWAY IS 2,272 SF TOTAL. THE NET IMPERVIOUS COVER INCREASES BY 2.7 %. TO HANDLE THE INCREASE IN RUNOFF A STORMWATER STONE SEEPAGE BED WITH YARD DRAINS IS BEING PROPOSED ALONG THE LOW SIDE OF THE NEW POOL.
- SOME REGRADING IS INVOLVED AND EROSION CONTROL MEASURES WILL BE TAKEN DURING CONSTRUCTION. SILT FENCE SHALL BE PLACED ALONG THE LOW END OF THE YARD AND AROUND THE TOPSOIL PILE DURING CONSTRUCTION. THE EXISTING DRIVEWAY WILL PROVIDE A TEMPORARY CONSTRUCTION ENTRANCE.
- SOILS ON THE SITE ARE TAKEN FROM THE NRCS WEBSOILSURVEY SITE.
- APPLICANT SHALL INSTALL SANITARY SEWER LATERALS AS PER LOWER SALFORD SEWER AUTHORITY AND TOWNSHIP STANDARDS.
- CURRENT OWNER IS:  
FORTUNE PROPERTIES, LLC  
877 HALDEMAN ROAD  
SCHWENKSVILLE, PA 19473
- ALL ACCESS TO THE LOT SHALL BE THRU THE EXISTING CURB CUT IN THE FRONT OF THE HOUSE ON PENN OAK COURT.
- ANY DAMAGE TO ADJACENT LOTS CAUSED BY CONSTRUCTION ACTIVITIES OR EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR TO THE SATISFACTION OF THE TOWNSHIP.
- THE PERMANENT REMOVAL OF TOPSOIL FROM LAND WITHIN THE TOWNSHIP IS PROHIBITED.
- THE PERMIT HOLDER WILL NOTIFY THE TOWNSHIP ENGINEER IN ORDER TO OBTAIN INSPECTIONS AT LEAST 48 HOURS BEFORE THE INSPECTION IS TO BE MADE FOR INITIAL INSPECTION, ROUGH GRADING, DRAINAGE FACILITIES, BMP'S, SPECIAL STRUCTURES AND FINAL INSPECTION.
- THE APPLICANT IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE TOWNSHIP PRIOR TO START OF CONSTRUCTION. ONLY TWO(2) EXISTING TREES ARE TO BE REMOVED IN THE AREA OF THE NEW HOUSE AND ALL OTHER EXISTING TREES ON-SITE ARE TO REMAIN AND SHALL BE PROTECTED WITH FENCING DURING CONSTRUCTION. ONLY TWO(2) STREET TREES ARE PROPOSED ALONG THE STREET.
- PLAN OF REFERENCE:  
SUBDIVISION PREPARED FOR PENN OAK MANOR  
PREPARED BY URWILER & WALTER, INC  
DATED AUGUST 21, 1992, LAST REVISED DECEMBER 17, 1992.
- A CONDITION OF APPROVAL WAS PLACED ON THIS PROPERTY TO ALLOW THIS LOT 22 TO BE SUBDIVIDED TO YIELD ONE MORE LOT (LOT 23). SEE NOTE #9 ON THE REFERENCE PLAN.
- NO FURTHER SUBDIVISION IS PERMITTED FOR THIS PROPERTY.
- IF ANY CURB OR SIDEWALK IS DAMAGED DURING CONSTRUCTION IT SHALL BE REMOVED & REPLACED TO THE SATISFACTION OF THE TOWNSHIP BEFORE A C.O. IS ISSUED.

WE, GEORGE BEEBE & PAMELA BEEBE, BEING MEMBERS OF FORTUNE PROPERTIES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY (THE "COMPANY") CERTIFY THAT THE COMPANY, ARE THE OWNERS OF THE LAND DESIGNATED ON THIS PLAN AND THAT THE COMPANY DESIRES TO BE DULY RECORDED.

WITNESS MY HAND AND SEAL THIS 18<sup>th</sup> DAY OF October, 2024

FORTUNE PROPERTIES, LLC  
BY: *George Beebe*  
GEORGE BEEBE, MEMBER  
BY: *Pamela Beebe*  
PAMELA BEEBE, MEMBER

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF MONTGOMERY: ss

ON THIS THE 18<sup>th</sup> DAY OF October, 2024, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED GEORGE BEEBE & PAMELA BEEBE, WHO ACKNOWLEDGED THEMSELVES TO BE MEMBERS OF FORTUNE PROPERTIES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, AND THAT THEY, AS SUCH MEMBERS, BEING AUTHORIZED TO DO SO, EXECUTED THIS PLAN ON BEHALF OF THE LIMITED LIABILITY COMPANY BY THEMSELVES AS MEMBERS, THAT SAID LIMITED LIABILITY COMPANY IS THE OWNERS OF THE DESIGNATED LAND, AND THAT THE LIMITED LIABILITY COMPANY DESIRES THE FOREGOING PLAN TO BE DULY RECORDED.

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

*Kerrie A. Vielhauer*  
NOTARY PUBLIC (SEAL)  
MY COMMISSION EXPIRES: 5-28-25

Commonwealth of Pennsylvania - Notary Seal  
Kerrie A. Vielhauer, Notary Public  
Montgomery County  
My Commission Expires May 28, 2025  
Commission Number 1249812

SURVEYOR'S CERTIFICATION  
THIS IS TO STATE THAT THIS PLAN PRESENTS A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTATION SHOWN THEREON EXIST AS LOCATED AND THAT THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

*James C. Gys*  
REGISTERED PROFESSIONAL SURVEYOR

REVIEWED BY LOWER SALFORD TOWNSHIP ENGINEER ON THIS 21 DAY OF

October, 2024  
*Michelle Juntunen*  
TOWNSHIP ENGINEER  
DATE 10/21/24

APPROVED BY THE TOWNSHIP SUPERVISORS OF LOWER SALFORD THIS 7<sup>th</sup> DAY OF

August, 2024  
*Tim Seeman*  
PRESIDENT - Chairman  
*Patricia Guil*  
SECRETARY

RECORDED THIS DAY OF 20, IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY IN HARRISTOWN, PENNSYLVANIA IN PLAN BOOK PAGE

RECORDER

MCPC NO. 24-0128-00  
PROCESSED AND REVIEWED REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITY PLANNING CODE.  
CERTIFIED THIS DATE 10/24/24  
*Annamarie Muehlen* FOR THE DIRECTOR  
MONTGOMERY COUNTY PLANNING COMMISSION

GRAPHIC SCALE: 0' 20' 40' 60'

REVISED 10/15/2024 AS PER TWP ENGINEER REVIEW LETTER DATED 8/28/2024  
REVISED 07/29/2024 AS PER TWP ENGINEER REVIEW LETTER DATED 6/19/2024

OWNER/APPLICANT:  
FORTUNE PROPERTIES, LLC  
877 HALDEMAN ROAD  
SCHWENKSVILLE, PA 19473  
610-721-2124



FILE NO.: BA2644

PREPARED FOR:  
**FORTUNE PROPERTIES, LLC**  
392 OAK DRIVE  
LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PA

## RECORD PLAN



**BORUSIEWICZ**  
SURVEYORS AND SITE PLANNERS  
718 GRAVEL PIKE  
COLLEGEVILLE, PA 19426  
610-941-7181 EMAIL: TBORUSIEWICZ@AOL.COM

DATE: 05/21/2024 SCALE: 1 INCH = 20 FEET SHEET NO.: 1 OF 5

## SOIL LEGEND:

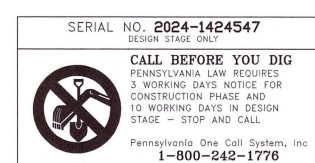
| SOIL SYMBOL | SOIL NAME & DESCRIPTION  | DEPTH TO SEASONALLY HIGH WATER TABLE | DEPTH TO BEDROCK |
|-------------|--|--------------------------------------|------------------|
| PcB         | PENN CHANNERY SILT LOAM 3 TO 8 PERCENT SLOPES                            | MORE THAN 80"                        | 20" - 40"        |
| ReB         | READINGTON SILT LOAM 3 TO 8 PERCENT SLOPES                               | 18" - 36"                            | 40" - 60"        |
| UusB        | URBAN LAND - URBORPMENTS SHALE & SANDSTONE COMPLEX 0 TO 6 PERCENT SLOPES | MORE THAN 80"                        | 20" - 99"        |

PROPERTY ADDRESS:  
392 OAK DRIVE

TAX PARCEL NO.  
50-00-02974-00-9

LOWER SALFORD TOWNSHIP  
BLOCK 007 - UNIT 030

DB 6338-PAGE 2843



LANDS N/E OF ASHLEY & NICHOLAS BLDG WITH PARCEL 50-00-00-02971-00-3 TAX 586 OAK DRIVE

PLAN INDEX  
SHEET 1 OF 5 - RECORD PLAN  
SHEET 2 OF 5 - GRADING/IMPROVEMENTS PLAN  
SHEET 3 OF 5 - LANDSCAPE PLAN  
SHEET 4 OF 5 - EROSION CONTROL PLAN  
SHEET 5 OF 5 - EXISTING FEATURES & DEMOLITION PLAN