

**SITE LOCATION MAP**  
SCALE: 1"=2000'

- RECORD PLAN NOTES**
- The metes and bounds of the tract perimeter, the location of monuments, adjacent property lines, and topographic information shown hereon were taken from a plan entitled "Boundary and Topographic Survey Plan" dated March 29, 2011 by Robert E. Blue Consulting Engineers, P.C. Additional topographic information along Tyson Rd to connection to storm sewer from field surveys by Fore Site Land Services, Inc. through October 2011. Location of buildings and features within 100 feet of boundary taken from Google Earth.
  - Horizontal datum is based on NAD 83. The State Plane-South and the Vertical datum for this site is based upon NAVD 88. The Project Benchmark is the Rim of Sanitary Manhole E5105, based on an elevation of 311.29 feet.
  - The location of existing underground utilities shown hereon are approximate and are based on the above referenced plan by Robert E. Blue Consulting Engineers, P.C. and field locations of observable surface structures. Locations and depths are approximate and JAM Engineering Associates LLC does not guarantee that all underground utilities are shown.
  - Pennsylvania One Call System, Inc. Serial #20113041419 and #20113041420, placed on October 31, 2011. Contractors are required to contact utility users not less than 3-days nor more than 10-days prior to beginning any excavation or demolition work. Information shown on this plan concerning existing utilities is not intended for construction purposes.
  - The detention basin (as shown on the plan) is a permanent facility and shall not be modified or removed unless prior approval is granted by Lower Salford Township. The property owner shall be responsible for the perpetual maintenance of all grades and elevations of such facilities, and shall do nothing to alter or damage some or other basin structures and devices. These responsibilities shall include routine lawn care, removal of ordinary innocuous debris that may obstruct the proper operation of the basins, and maintenance of the structural integrity and repair of all outlet pipes, wall structures and other permanent structural devices. Lower Salford Township shall have perpetual easements on and over the areas of the detention basin for the purpose of emergency maintenance and repair of said permanent facility. The aforesaid responsibilities of the owner shall be subject to enforcement by Lower Salford Township. In the event that the owner fails to honor the responsibility set forth herein, in any manner, Lower Salford Township shall have the right of entry upon the within the area of the basins to undertake such corrective or maintenance efforts. The cost of such, as well as administrative, engineering, and legal costs for enforcement, may be imposed upon the homeowners association, as determined and assessed by Lower Salford Township.
  - The detention basin (as shown on the plan) was sized to conform to the requirements of the Lower Salford Township and the Lower Salford Township Engineer. Any future improvements beyond what is shown on these plans shall be at the discretion of Lower Salford Township and the Lower Salford Township Engineer.
  - The wetland boundaries shown hereon were flagged by Penn's Trail Environmental, LLC in September, 2011. The wetlands as related to this plan are subject to existing federal wetlands regulations under 33 CFR 329.10. In the event that the owner fails to honor the responsibility set forth herein, in any manner, Lower Salford Township shall have the right of entry upon the within the area of the basins to undertake such corrective or maintenance efforts. The cost of such, as well as administrative, engineering, and legal costs for enforcement, may be imposed upon the homeowners association, as determined and assessed by Lower Salford Township.
  - Concrete monuments to be set at all changes in the site boundary, and where required by Lower Salford Township as indicated on the plans.
  - No buildings, fences, or other structures shall be permitted within utility and sign easements. All utility and sign easements shall be maintained as shown.
  - No buildings, trees, shrubs, or other obstructions are permitted in the clear sight triangle. Refer to section 142-28 of the Lower Salford Township Subdivision and Land Development Ordinance.
  - All materials and methods of construction are to be in accordance with Lower Salford Township, and current Penn 2011 Standards and Specifications, whichever may be greater. Intersections shall meet with the Township Engineer or the Township Engineer's representative in the field.
  - All demolition to be performed by a qualified, licensed contractor in accordance with all applicable Township, State and Federal Codes and Regulations. All debris to be removed from the site and disposed of in accordance with all applicable Township, State and Federal Regulations. All utilities shall be disconnected, abandoned and/or removed in accordance with all applicable Township, State and Federal Regulations. Any utilities damaged during demolition and construction shall be repaired and/or replaced in kind by the contractor at his own expense.
  - The Contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
  - The Contractors working on this project shall be responsible for ensuring that all construction activities related to this project are performed in accordance with all O.S.A. (Occupational Safety and Health Administration) standards and requirements.
  - In all cases, written dimensions shall take precedence over scaled dimensions. Contractor shall not use scaled dimension for construction without confirmation by JAM Engineering Associates LLC. Contractor shall verify and be responsible for all dimensions on the project site. JAM Engineering Associates LLC and the owner must be notified of any variations from the dimensions and conditions shown on these drawings.
  - Accessible curb ramps shall comply with the current Americans with Disabilities Act Accessibility Guidelines.
  - The approved improvement construction plans, copies of which may be inspected at the Township office, shall be considered final plans.
  - Between the hours of 11pm and 6am, only security lighting is permitted. No security lighting is proposed at this time. If security lighting is proposed in the future, it must be reviewed by the township.
  - Source of illumination for all site lights may not be visible from off of the premises and the cutoff angle for all fixtures may not exceed 90 degrees.
  - Areas between legal right of way and ultimate right of way are hereby offered for dedication to the agency having jurisdiction.
  - Developers responsible for obtaining necessary permits with Skippack Township for storm sewer and road restoration that impact areas within Skippack Township.
  - Any changes to the trash bin location shown on this plan must conform to all applicable township requirements and be located a minimum of 80' from any residential property line, be screened, and be approved by the township prior to installation.
  - Existing dwelling is currently served by Lower Salford Township Authority via a lateral to an 8" sewer in Tyson Road, and will connect to the 18" Penn North Water Authority water main in Tyson Road.
  - Proposed building will connect to the 18" Penn North Water Authority water main in Tyson Road.
  - Proposed building will connect to the 8" North Penn Water Authority water main in Tyson Road.

**OWNER/APPLICANT DATA**

Owners of Record: CHINMAYA MISSION TRI-STATE CENTER  
617 HARLEYSVILLE PIKE  
HARLEYSVILLE, PA 19483

Applicant: CHINMAYA MISSION TRI-STATE CENTER  
617 HARLEYSVILLE PIKE  
HARLEYSVILLE, PA 19483

**SITE DATA**

Site Address: 991 Lucon Road, Schwesknville, PA 19473  
Block - Unit: Block 5, Unit 107  
Tax Parcel No.: 50-00-01654-00-6  
Deed Book - Page: 5812-0238  
Zoning District: R-1A Residence District  
Tract Area: 3.938 Acres (171,560 s.f.)  
GROSS AREA (TO LEGAL R/W) = 6.332 Acres (158,272 s.f.)  
NET AREA (TO ULTIMATE R/W) = 3.346 Acres (145,772 s.f.)

**ZONING DATA**

Use: Institutional Class 1 Use\*

	REQUIRED	PROPOSED
Minimum Lot Area:	80,000 s.f.	145,772 s.f.
Minimum Lot Width at Building Line:	200 ft.	200 ft.
Minimum Front Yard:	75 ft.	0 ft.**
Minimum Side Yard:	40 ft.	40 ft.
Minimum Rear Yard:	75 ft.	75 ft.
Maximum Building Height:	35 ft.	35 ft. (1 STORY+BSMT.)
Maximum Building Coverage:	15 %	6.3% (9,220 s.f.)
Maximum Impervious Coverage:	25 %	29.0% (42,339 s.f.)**
Total Building Floor Area:	N/A	18,456 s.f.
Residential Setbacks		
Buildings:	50 ft. (MIN)	50 ft. (MIN)
Parking:	30 ft. (MIN)	30 ft. (MIN)
Trash Disposal Areas:	80 ft.	80 ft. (MIN)

\* Conditional Use Granted  
Township Board of Supervisors Order August 3, 2011

\*\* Existing Non-Conformance

\*\*\* Variance Granted by Zoning Hearing Board  
Opinion and Order dated July 28, 2015, to increase maximum allowable impervious coverage to 30%.

- IMPERVIOUS CALCULATIONS**
- EXISTING FEATURES TO REMAIN  
Driveway, Walk & Porch = 2,626 s.f.  
Dwelling = 920 s.f.
- PROPOSED FEATURES  
Driveway and Parking Area = 24,102 s.f.  
Building = 9,220 s.f.  
Covered porches = 480 s.f.  
Sidewalks = 4,164 s.f.
- TOTAL IMPERVIOUS  
Maximum Allowable Impervious = 43,732 s.f. (30%)\*\*  
Proposed Impervious = 41,512 s.f. (28.5%)
- SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WAIVERS REQUESTED**
- §142-19.E and §142-41 Requires sidewalk, bikeway and storm sewers along the Lucon and Tyson Road frontages. As a part of the Leidersoch Golf project, Tyson Road was widened to provide a 12 foot travel lane and a 4 foot bike lane, and Lucon Road was curbed and widened from a 20 foot half width at the Tyson Road intersection to approximately 15 feet at the southerly end of the property.
  - §142-42.F.(2)(c) Requires maximum permitted side slopes for conventional detention basins are 5:1.
  - §142-42.0.(3) Requires a high intensity property line buffer along the southerly property line.
  - §142-42.E.(3)(c) Requires street trees at 40' intervals.
  - § 142-31.D.(2)(b) Requires a raised and/or curved planting strip, a minimum of 10 feet wide, landscaped in accordance with § 142-42 around the entire perimeter except where buildings, driveways and walkways are located.

**RECORDING NOTE**  
THIS PLAN ALONG WITH SHEET 10 IS TO BE RECORDED WITH THE MONTGOMERY COUNTY RECORDER OF DEEDS AS A COMPLETE RECORD PLAN SET.

Field Survey Performed By:

**FORE SITE**  
Land Services, Inc.  
CIVIL ENGINEERS & LAND SURVEYORS

Call Before You Dig! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL. Pennsylvania One Call System, Inc. 1-800-242-1776

Revisions:

Date	Description
3/7/12	For Planning Commission Discussion
8/30/12	Per Township Reviews
11/13/12	Per Township Reviews
01/02/13	PER TOWNSHIP & MCCD REVIEWS
02/11/13	PER TOWNSHIP REVIEWS
08/29/13	PER TOWNSHIP AND MCCD REVIEWS
07/23/18	PER MCCD REVIEW
09/18/18	PER TOWNSHIP REVIEW
10/7/18	PER TOWNSHIP REVIEW
1/30/19	ISSUED FOR RECORDING

Project: Chinmaya Mission  
991 Lucon Road  
LOWER SALFORD TOWNSHIP  
MONTGOMERY COUNTY, PA

Owner: CHINMAYA MISSION  
TRI-STATE CENTER  
617 HARLEYSVILLE PIKE,  
HARLEYSVILLE, PA 19483

Job No.: 11-1100-01  
Title: RECORD PLAN

Drawn by: RMB  
Checked by: JAM  
Scale: 1" = 30'  
Plan Status: FINAL

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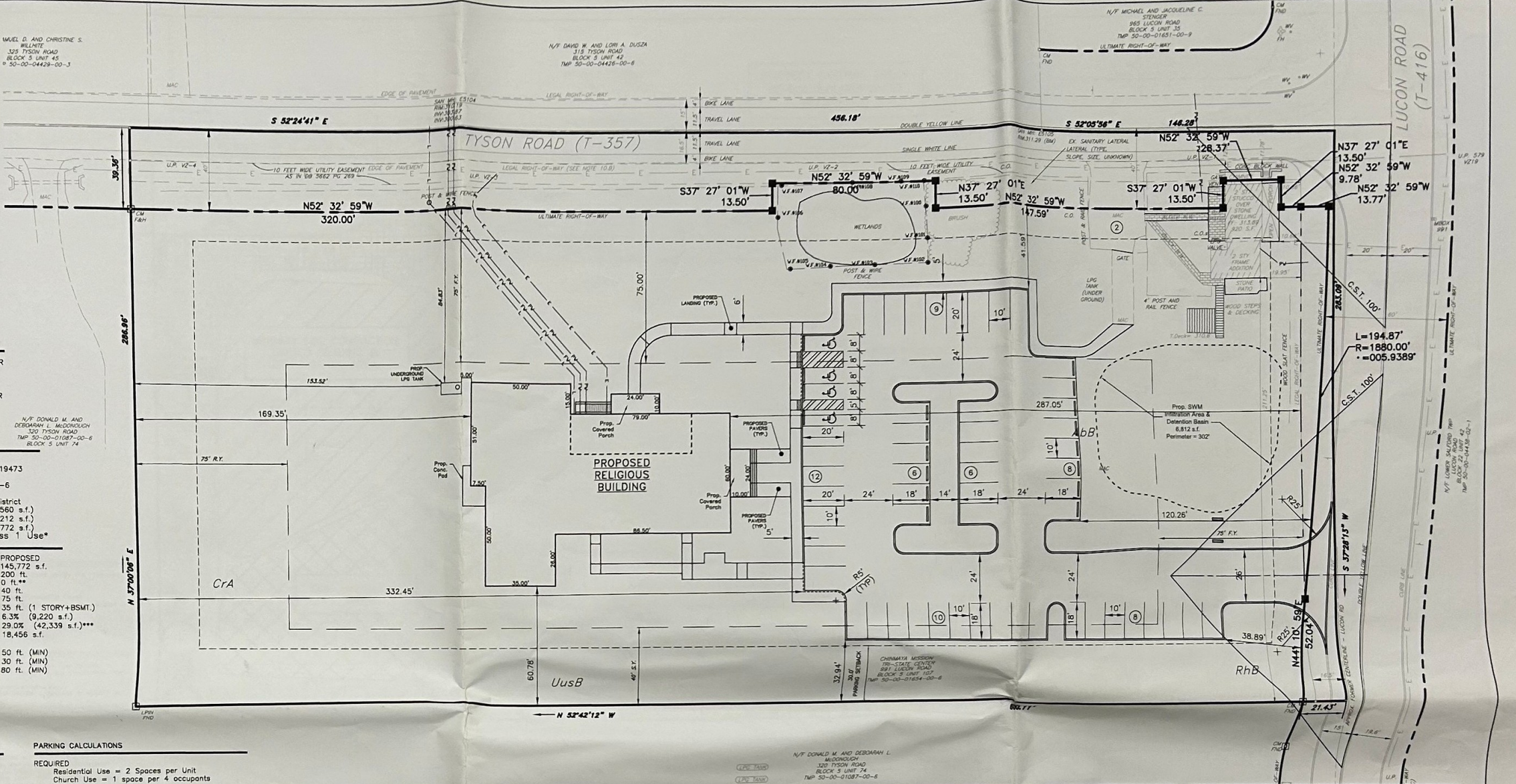
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**CONDITIONAL USE ORDER AND CONDITIONS**

On August 3, 2011, the Lower Salford Township Board Of Supervisors granted a Conditional Use for this property to permit a church use (which is a Class One Institutional Use under the Zoning Ordinance) pursuant to Section 184-27.C.(3) and Section 184-85.3.A.(1) of the Lower Salford Township Zoning Ordinance ("Zoning Ordinance"), subject to the conditions as follows:

- Except for changes required by this Order (or the Subdivision and Land Development process), the Applicant shall submit a plan substantially in accordance with the Plan prepared by Robert E. Blue Consulting Engineers, P.C., dated April 21, 2011, last revised July 5, 2011, for preliminary and final land development approval.
- Nothing in this decision of the Board of Supervisors on the Conditional Use Application shall be construed as either an express or implied waiver of any provision of any applicable ordinance of Lower Salford Township. No level of development is guaranteed by virtue of this approval and the proposed development shall be permitted only if the documentation submitted for, land development approval, a building permit, or any other permit required by the Township, can demonstrate compliance with all applicable ordinances and regulations of the Township, as well as any relevant statutes or regulations of any other governmental entity having jurisdiction over development on the Property.
- Except as set forth in this Order, the proposed use of the Property shall be consistent with all the exhibits, plans and testimony submitted at the Conditional Use Hearing on July 6, 2011.
- Neither the existing residence nor the proposed church building on the property shall be used as a child day-care facility.
- The proposed church building shall not be rented to a third-party for any use, including but not limited to, weddings and other special events.
- No yoga classes or other programs provided by the Applicant shall be commercially offered to non-members of the Applicant's church.
- The existing single-family dwelling on the Property (or any portion thereof) shall not be rented to a third-party and shall be used exclusively for purposes directly related to and ancillary to the church use on the Property.
- The Applicant shall construct all required parking, which shall be determined at the time of land development submission. None of the required parking shall be held in reserve.
- If the Applicant requires additional parking as a result of the growth of its membership, the Applicant shall obtain all necessary approvals for such parking pursuant to the Township's Subdivision and Land Development Ordinance and the Township's Zoning Ordinance. If the Applicant requires additional parking as a result of a permitted special event on the Property, the Applicant shall contact the Township to make arrangements for such parking. Under no circumstances shall the Applicant be permitted to park vehicles on the grass on the Property or in the drive aisles and "tree lines" of the parking lot. The Applicant shall adhere to the ordinances, rules and regulations of the Township with regard to on-street parking in addition to the applicable rules and regulations of any governmental authority having jurisdiction over such parking.
- Any exterior lighting on the Property shall, at all times, comply with the requirements of the Code of Ordinances Lower Salford Township.
- The architecture of the proposed church building shall be consistent with all the exhibits, plans and testimony submitted at the Conditional Use Hearing on July 6, 2011.
- A high intensity buffer shall be required (in addition to any other landscape buffering required during the land development review and approval process) for the full depth of the side yard adjacent to the McDonough residence and a distance of 250 feet from the McDonough property line toward Lucon Road. A high intensity buffer shall consist of a minimum of five evergreen trees, two ornamental trees and one canopy tree for every 100 linear feet of property line as described above in accordance with Section 142-42.G.(3) of the Lower Salford Township Subdivision and Land Development Ordinance, and shall be subject to review and approval of the Township prior to final land development approval.

- PARKING CALCULATIONS**
- REQUIRED  
Residential Use = 2 Spaces per Unit  
Church Use = 1 space per 4 occupants
- CALCULATION  
2 spaces x 1 dwelling = 2 Spaces (Residence)  
1 space x 4 occupants (192 Occupants) = 48 Spaces (Church)  
TOTAL PARKING REQUIRED = 50 Spaces  
TOTAL PARKING PROPOSED = 51 Spaces
- SUPPORTING DOCUMENTS**
- TITLE
- "Boundary and Topographic Survey Plan" dated March 29, 2011 by Robert E. Blue Consulting Engineers, P.C.
  - "Stormwater Management Facilities Design Report," dated July 2018, Prepared by JAM Engineering Associates, LLC.
  - "Erosion and Sediment Pollution Control Report," dated November 13, 2012, Prepared by JAM Engineering Associates, LLC.
  - "Wetlands Evolution" Letter dated October 6, 2011, Prepared by Penn's Trail Environmental, LLC

- LOWER SALFORD TOWNSHIP CERTIFICATE OF MUNICIPAL APPROVALS**
- BOARD OF SUPERVISORS**  
AT A MEETING HELD ON March 6 2013, THE BOARD OF SUPERVISORS OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, BY Dariusz A. Gifford DULY ENACTED, APPROVED THIS SUBDIVISION PLAN AS SHOWN HEREON.
- Dariusz A. Gifford Chairman  
Joseph Czaykowski Secretary
- NOTARY CERTIFICATION**  
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY  
I, HERBERT H. METZ, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE COMMONWEALTH OF PA, LICENSE NO. 000233-A, DO HEREBY CERTIFY THAT ADDITIONAL SURVEY SHOWN ON THIS PLAN REPRESENTS WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ARE AS LOCATED, AND THAT THE DIMENSIONAL AND TOPOGRAPHIC DETAILS ARE TO THE BEST OF MY KNOWLEDGE, CORRECT, AS OF THE DATE THE FIELD WORK WAS PERFORMED.
- Herbert H. Metz Jr.  
Notary Public

- PLANNING COMMISSION**  
AT A MEETING HELD ON January 23 2013, THE PLANNING COMMISSION OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, RECOMMENDED FOR APPROVAL THIS SUBDIVISION PLAN AS SHOWN HEREON.
- William J. McManis Chairman  
Secretary
- NOTARY PUBLIC**  
COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
NINA MOJICA, Notary Public  
Land and Sea, Montgomery County  
My Commission Expires July 31, 2019
- WETLAND CERTIFICATION**  
WETLANDS AND WATERS OF THE U.S. WERE MAPPED BY PENN'S TRAIL ENVIRONMENTAL, LLC IN OCTOBER 2011, AND I CERTIFY AS TO THEIR EXISTENCE AND LOCATION SHOWN ON THIS PLAN.
- Clayton M. McManis  
Notary Public

Professional Engineer's Certification:

I, JOSEPH A. MINA, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, LICENSE NO. PE-058402-E, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS AND REPORTS, HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCES, AS AMENDED, ALL SUCH SUBDIVISION AND LAND DEVELOPMENT WAIVERS AND ZONING VARIANCES GRANTED, AND BUILDING, WATER, SEWER, AND ALL OTHER APPLICABLE ORDINANCES AND REGULATIONS OF LOWER SALFORD TOWNSHIP, AS LATER AMENDED.

Joseph A. Mina  
Professional Engineer

**SURVEYOR CERTIFICATION:**  
I, HERBERT H. METZ, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE COMMONWEALTH OF PA, LICENSE NO. 000233-A, DO HEREBY CERTIFY THAT ADDITIONAL SURVEY SHOWN ON THIS PLAN REPRESENTS WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ARE AS LOCATED, AND THAT THE DIMENSIONAL AND TOPOGRAPHIC DETAILS ARE TO THE BEST OF MY KNOWLEDGE, CORRECT, AS OF THE DATE THE FIELD WORK WAS PERFORMED.

Herbert H. Metz Jr.  
Notary Public

**RECORDED OF DEEDS - MONTGOMERY COUNTY:**  
RECORDED THIS 15 DAY OF March  
2013 IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN PLAN BOOK NO. 50 PAGE 134

MPCC No. \_\_\_\_\_  
RECORDED

PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code. Certified this date 3/14/13  
11-0057-002  
Clayton M. McManis  
Montgomery County Planning Commission

**LOWER SALFORD TOWNSHIP CERTIFICATE OF MUNICIPAL APPROVALS**

**BOARD OF SUPERVISORS**  
AT A MEETING HELD ON March 6 2013, THE BOARD OF SUPERVISORS OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, BY Dariusz A. Gifford DULY ENACTED, APPROVED THIS SUBDIVISION PLAN AS SHOWN HEREON.

Dariusz A. Gifford Chairman  
Joseph Czaykowski Secretary

**NOTARY CERTIFICATION**  
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY  
I, HERBERT H. METZ, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE COMMONWEALTH OF PA, LICENSE NO. 000233-A, DO HEREBY CERTIFY THAT ADDITIONAL SURVEY SHOWN ON THIS PLAN REPRESENTS WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ARE AS LOCATED, AND THAT THE DIMENSIONAL AND TOPOGRAPHIC DETAILS ARE TO THE BEST OF MY KNOWLEDGE, CORRECT, AS OF THE DATE THE FIELD WORK WAS PERFORMED.

Herbert H. Metz Jr.  
Notary Public

**PLANNING COMMISSION**  
AT A MEETING HELD ON January 23 2013, THE PLANNING COMMISSION OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, RECOMMENDED FOR APPROVAL THIS SUBDIVISION PLAN AS SHOWN HEREON.

William J. McManis Chairman  
Secretary

**NOTARY PUBLIC**  
COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
NINA MOJICA, Notary Public  
Land and Sea, Montgomery County  
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Joseph A. Mina  
Professional Engineer

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Clayton M. McManis  
Montgomery County Planning Commission

**RECORD PLAN**

**JAM Engineering Associates LLC**  
Civil Engineering • Stormwater • Planning  
1912 Koffel Rd.  
Hatfield, PA 19440  
215-920-2985 JAM-Engineering.com

Sheet 2 of 16  
Date: November 14, 2011