



GENERAL NOTES

- BOUNDARY INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD AND A SURVEY BY RICHARD C. MAST ASSOCIATES, P.C., COMPLETED IN FEBRUARY 2023.
- TOPOGRAPHIC AND ELEVATION INFORMATION BASED ON FIELD SURVEY BY RICHARD C. MAST ASSOCIATES, P.C., COMPLETED IN FEBRUARY 2023.
- THE SUBJECT TRACT IS LOCATED WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN BASED ON THE FLOOD INSURANCE RATE MAP (PANEL NO.42091C-02303) EFFECTIVE DATE MARCH 2, 2019 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THE AREA BETWEEN THE TITLE LINE AND THE ULTIMATE RIGHT-OF-WAY OF CRESSMAN ROAD, T-417, IS HEREBY OFFERED TO LOWER SALFORD TOWNSHIP, OR THE AGENCY HAVING JURISDICTION AT THE TIME OF DEDICATION.
- THE FIFTEEN (15) FEET WIDE TEMPORARY CONSTRUCTION EASEMENTS 1 AND 2 SHOWN ON LOT 1 ARE FOR THE PURPOSE OF CONSTRUCTING THE RESPECTIVE IMPROVEMENTS ON LOT 2 AND LOT 3. THE EASEMENTS SHALL BE DISTINGUISHED BY CONSTRUCTION OF THE DRIVEWAY AND DWELLING FOR EACH RESPECTIVE LOT. NO PERMANENT FACILITIES SHALL BE PLACED WITHIN THE TEMPORARY CONSTRUCTION EASEMENTS.
- THE 15' WIDE TEMPORARY CONSTRUCTION EASEMENT 3 ON LOT 1 IS FOR THE FUTURE CONSTRUCTION OF ROAD IMPROVEMENTS (WIDENING, CURB AND/OR SIDEWALK AND GRADING) ALONG CRESSMAN ROAD, T-417.
- SEWER SERVICE FOR THE EXISTING DWELLING AND THE TWO PROPOSED LOTS TO BE PROVIDED BY ON-LOT PRIVATE SEPTIC DISPOSAL. TEST FITS AND LOCATIONS OF PROPOSED ON-LOT SEPTIC DISPOSAL AREAS WERE OBSERVED BY THE MONTGOMERY COUNTY DEPARTMENT OF HEALTH.
- PUBLIC WATER SERVICE TO BE PROVIDED BY THE NORTH PENN WATER AUTHORITY.
- ANY NEW UTILITY SERVICES (i.e. GAS, ELECTRIC, ETC.) FOR THE PROPOSED LOTS SHALL BE PROVIDED BY UNDERGROUND SERVICES AND MUST BE APPROVED FOR THEIR LOCATION PRIOR TO INSTALLATION.
- CONCRETE MONUMENTS, AS DEPICTED HEREON SHALL BE PLACED AFTER FINAL GRADING IS COMPLETED AT A TIME SPECIFIED BY THE TOWNSHIP ENGINEER. ALL REMAINING PROPERTY CORNERS SHALL HAVE IRON PINS.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOWER SALFORD TOWNSHIP, LOWER SALFORD TOWNSHIP AUTHORITY, AND PADOT STANDARDS AND SPECIFICATIONS, WHICHEVER MAY BE GREATER AND WHEN APPLICABLE.
- ON ANY LOT, NO WALL, FENCE, OBJECT, OR STRUCTURE OF ANY KIND SHALL BE ERRECTED, ALTERED, OR MAINTAINED AND NO HEDGE, TREE, SHRUB OR OTHER GROWTH SHALL BE PLANTED OR MAINTAINED WHICH MAY CAUSE DANGER TO TRAFFIC ON A ROAD BY OBSCURING THE VIEW TO THE GREATEST EXTENT POSSIBLE. CLEAR SIGHT TRIANGLES, WHICH MEET THE REQUIREMENTS OF

- THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, SHALL BE MAINTAINED ALONG ALL INTERSECTIONS OF DRIVEWAYS WITH STREETS.
- NO CONSTRUCTION IS PROPOSED AS PART OF THIS SUBDIVISION APPLICATION. A DWELLING AND DRIVEWAY FOR PROPOSED LOTS AND CONCEPTUAL STORMWATER MANAGEMENT FACILITIES, ARE DEPICTED TO PROVE MAXIMUM IMPROVEMENT COVERAGE AND MAXIMUM BUILDING COVERAGE REQUIREMENTS ARE NOT EXCEEDED, AND TO DEMONSTRATE THAT THE PROPOSED LOTS ARE CAPABLE OF SUPPORTING THE INTENDED USE. THE INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE TO OBTAIN ANY TOWNSHIP AND OUTSIDE AGENCY REVIEWS AND/OR PERMITS INCLUDING BUT NOT LIMITED TO:
 - PAD.E.P. - N.P.D.E.S. PERMIT, IF APPLICABLE.
 - M.C.E.D. - EROSION AND SEDIMENTATION CONTROL PLAN APPROVAL.
 - LOWER SALFORD TOWNSHIP - STORM WATER MANAGEMENT AND GRADING PLAN APPROVAL.
 - MONTGOMERY COUNTY HEALTH DEPARTMENT FOR SEPTIC SYSTEM APPROVAL.
- THE PROPOSED STORMWATER MANAGEMENT AREAS ARE SHOWN CONCEPTUALLY ONLY. A COMPLETE STORMWATER ANALYSIS, INCLUDING APPROPRIATE PLANS AND DETAILS SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT SUBMISSION, AND REVIEWED AND APPROVED BY THE TOWNSHIP PRIOR TO ISSUANCE OF A BUILDING LOT EITHER OF THE TWO PROPOSED LOTS. THE APPLICANT/FUTURE LOT OWNER SHALL PERFORM INFILTRATION TESTING OF THE SITE TO DETERMINE IF INFILTRATION IS FEASIBLE FOR PROPOSED STORMWATER FACILITIES. ANY PROPOSED STORMWATER DISCHARGES FOR ANY OF THE LOTS SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTIES. OUTLET LOCATIONS RELATIVE TO ADJACENT PROPERTIES WILL NEED TO BE FURTHER EVALUATED UPON SUBMISSION OF INDIVIDUAL GRADING PERMITS FOR LOTS 2 AND 3. RUNOFF FROM THE PROPOSED DRIVEWAYS SHALL NOT IMPACT ADJACENT PROPERTIES AND SHALL BE MANAGED IN A MANNER ACCEPTABLE TO THE TOWNSHIP ENGINEER.
- THE SUBJECT PLAN SHOWS LESS THAN 25% OF THE TREES TO BE CLEARED (NOT PRESERVED). IF, DURING THE BUILDING PERMIT AND GRADING PLAN REVIEW, THE PROPOSED TREES TO BE CLEARED (NOT PRESERVED) EXCEEDS 25%, TREE REPLACEMENT WILL BE REQUIRED ACCORDING TO S.A.L.D.O. §442-42.C, UNLESS A WAIVER IS GRANTED BY THE BOARD OF SUPERVISORS. THE INDIVIDUAL LOT OWNERS WILL BE REQUIRED TO DOCUMENT ALL TREES GREATER THAN 8 INCHES IN DIAMETER AND TREE REPLACEMENT.
- A LAMPPOST IS REQUIRED TO BE PLACED AT EACH DRIVEWAY INTERSECTION WITH CRESSMAN ROAD FOR LOT 2 AND LOT 3. THE LAMPPOST SHALL BE PLACED WITHIN THE LOT NOT FARTHER THAN TEN (10) FEET FROM THE ULTIMATE RIGHT-OF-WAY.
- THERE ARE NO REGULATED WETLANDS ON THE SITE BASED ON A STUDY CONDUCTED BY VW CONSULTANTS, INC., AND REPORT DATED MAY 8, 2024.
- ANY STREET TREE, AS IDENTIFIED ON SHEET 3, THAT IS DAMAGED BY CONSTRUCTION, DEAD OR REMOVED MUST BE REPLACED BY THE PROPERTY OWNER.

ZONING DATA

ZONING REQUIREMENTS OBTAINED FROM THE LOWER SALFORD TOWNSHIP ZONING ORDINANCE, AS AMENDED. REFERENCE ARTICLE VI, SECTIONS 164-27 AND 164-28.

ZONING DISTRICT: R-1A RESIDENCE DISTRICT
EXISTING USE: SINGLE FAMILY DETACHED DWELLING
PROPOSED USE: SINGLE-FAMILY DETACHED DWELLING

PARCEL 50-00-02707-50-1 (245 MORRIS ROAD)

CRITERIA	REQUIRED	EXISTING	LOT 1	LOT 2	LOT 3
MIN NET LOT AREA	80,000 SF	405,266 SF	95,846 SF	134,990 SF	146,184 SF
MIN LOT WIDTH @ BUILDING LINE	200 FT	437.6 FT	275.7 FT	232.9 FT	203.4 FT
MIN FRONT YARD SETBACK (1)	75 FT	38.4 FT	38.4 FT	93.8 FT	93.8 FT
MIN SIDE YARD SETBACK (1)	40 FT	124.8 FT	74.8 FT	50.0 FT	50.0 FT
MIN REAR YARD SETBACK (1)	75 FT	731.2 FT	192.6 FT	93.8 FT	93.8 FT
MAX BUILDING COVERAGE	10.00%	0.9%	3.8%	N/A	N/A
MAX BUILDING HEIGHT	35 FT	<35 FT	<35 FT	<35 FT	<35 FT

- NOTES:
- Minimum required setbacks are required to be increased by 25% for flag lots (Lots 2 and 3).
 - Existing non-conformance.

LIST OF WAIVERS

- §142-15.C(6)(a) Preliminary Plan Requirements.** A Waiver is requested to not provide Location, Size, Species and Condition of Trees eight inches in diameter (dbh) or Greater in wooded areas. Areas of Woodland canopy are shown.
- §142-28.2, 142-41 Existing Roadway Improvement Requirements.** A Deferral is requested from the installation of improvements, including sidewalks, curbs, storm sewers, and biketrails along Cressman Road. The installation of these improvements is deferred until such time as the Township deems it necessary to require the installation of the same. Driveway cross pipes shall be designed and installed at each new driveway in connection with any future construction of Lots 2 and 3.
- §142-38.B Flag Lots.** A Waiver is requested to allow the depth of the proposed flag lots to exceed 2.5 times their width.
- §142-42.E Street Trees.** A Waiver is requested to allow the existing trees along Cressman Road to satisfy the Street Tree planting requirement.

RECORDING ACKNOWLEDGMENTS

I, **MARK H. TUTTLE**, ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.

MARK H. TUTTLE

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF)

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED **MARK H. TUTTLE** KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE IS THE LEGAL OWNER OF THE LAND SHOWN HEREON AND DESIRES THIS PLAN TO BE DULY RECORDED.

WITNESS MY HAND AND NOTARIZED SEAL THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC

COMMISSION EXPIRATION DATE

RECOMMENDED FOR APPROVAL BY THE LOWER SALFORD TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2024.

ATTEST _____ CHAIRMAN
APPROVED BY THE LOWER SALFORD TOWNSHIP BOARD OF SUPERVISORS THIS DAY OF _____, 2024.

ATTEST _____ CHAIRMAN
REVIEWED BY THE TOWNSHIP ENGINEER OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, ON THE _____ DAY OF _____, 2024.

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 THE _____ DAY OF _____, 2024.

(RECORDER)

MCPC No. 23-0131-001

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

TAX PARCEL DATA

PARCEL NO.: 50-00-00457-00-6
BLOCK, UNIT: BLOCK 20, UNIT 13
DEED: BOOK 4826, PAGE 2279
PARCEL ADDRESS: 785 CRESSMAN RD
ZONING DISTRICT: R1-A RESIDENTIAL DISTRICT
OWNER OF RECORD: MARK H. TUTTLE & DONNA K. TUTTLE (DECEASED)
785 CRESSMAN RD
HARLEYSVILLE, PA 19438

TRACT AREA (TO TITLE LINE): 9.5244 ACRES
AREA WITHIN LEGAL ROW: 0.1384 ACRES
GROSS TRACT AREA: 9.3860 ACRES
AREA BETWEEN LEGAL AND ULT. ROW: 0.0822 ACRES
NET TRACT AREA: 9.3038 ACRES

RECORD PLAN - TO BE RECORDED



THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE LATEST REVISION LISTED BELOW IS NOTED AS "ISSUED FOR CONSTRUCTION"

NO.	REVISION	DATE
3	PER TOWNSHIP CONSULTANTS REVIEW	JUNE 21, 2024
2	PER TOWNSHIP CONSULTANTS REVIEW	MAY 10, 2024
1	PER TOWNSHIP CONSULTANTS REVIEW	AUGUST 30, 2023
NO.	REVISION	DATE
	PLAN ORIGIN DATE	MAY 9, 2023

PLAN OF SUBDIVISION

TUTTLE SUBDIVISION

PREPARED FOR
MARK H. AND DONNA K. TUTTLE
SITE SITUATE IN
LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



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DRAFTED BY: TH PROJ. MGR.: RCM PROJECT NO.: 3239 DRAWING NO.: 1 OF 10

8:\Projects\3239 Series\3239 - Tuttle Subdivision\3239 Plan Sheet\3239 01.dwg

LEGEND

PROPOSED FEATURES LEGEND

- PROP LOT LINE
- PROP RIGHT-OF-WAY
- PROP CENTERLINE
- PROP CURB
- PROP SIDEWALK
- PROP EASEMENT
- PROP BUFFER
- PROP CONC. MONUMENT
- PROP IRON PIN

UNDERGROUND UTILITY NOTE



LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE BASED ON INFORMATION RECEIVED FROM FACILITY OWNERS FOLLOWING A CALL TO PA ONE CALL SYSTEM, INC. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH, OR HORIZONTAL LOCATION OF UTILITIES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES BEFORE THE START OF WORK BY NOTIFYING FACILITY OWNERS THROUGH THE PA ONE CALL SYSTEM (1-800-242-1778 OR 811), NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS IN ADVANCE OF BEGINNING EXCAVATION OR DEMOLITION WORK PER THE REQUIREMENTS OF PA ACTS 287 AND 121, AS AMENDED.

DESIGN SERIAL NO.: 20232421640 (AUGUST 30, 2023)

SURVEYOR'S CERTIFICATE

I, EDWARD M. HUBER, P.L.S., HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTATION SHOWN HEREON EXISTS AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

SL-040375-R
REGISTRATION NO.

EDWARD M. HUBER, P.L.S.

PLAN SHEET INDEX

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6 OF 10	CONCEPTUAL IMPROVEMENTS AND CLEAR SIGHT PLAN
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