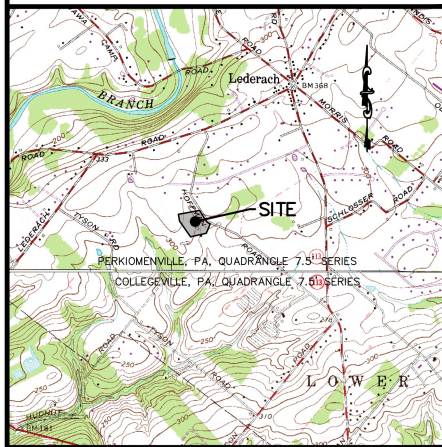


SITE LOCATION MAP 1"=2000'



U.S.G.S. PERKIOMENVILLE AND COLLEGEVILLE QUADRANGLE 7.5' SERIES
(SITE IS LOCATED WITHIN PERKIOMENVILLE QUADRANGLE)

GENERAL NOTES

- BOUNDARY INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD. AND A SURVEY BY RICHARD C. MAST ASSOCIATES, P.C., IN JULY 2022.
REFERENCE PLAN: OVERALL PHASE 1 RECORD PLAN, LEDERACH GOLF COURSE PREPARED FOR HERDALE BUILDING GROUP INC. BY VAN CLEEF ENGINEERING ASSOCIATES, DATED SEPTEMBER 5, 2003, RECORDED IN MONTGOMERY COUNTY, PA, IN PLAN BOOK A61 PAGE 376.
REFERENCE PLAN: SUBDIVISION PLAN FOR WALLACE, PREPARED FOR HETTIE WALLACE, BY STROTHERS ASSOCIATES, INC., LAST REVISED JANUARY 15, 1990, RECORDED IN MONTGOMERY COUNTY, PA, IN PLAN BOOK A5, PAGE 475.
- TOPOGRAPHIC AND ELEVATION INFORMATION WITHIN THE AREA OF PROPOSED CONSTRUCTION BASED ON A SURVEY BY RICHARD C. MAST ASSOCIATES, P.C., IN OCTOBER 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 0118G EFFECTIVE DATE MARCH 2, 2016) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- SEWER SERVICE FOR EXISTING PARCEL 50-00-01095-00-7 AND PARCEL 50-00-01093-00-9 (AND PROPOSED LOT 1) IS BY PRIVATE ON-LOT SUB-SURFACE DISPOSAL. PUBLIC SEWER SERVICE FOR PROPOSED LOTS 2 AND 3 WILL BE PROVIDED BY THE LOWER Salford Township Authority.
- WATER SERVICE FOR EXISTING PARCEL 50-00-01095-00-7 AND PARCEL 50-00-01093-00-9 (AND PROPOSED LOT 1) IS BY PRIVATE ON-LOT WELL. PUBLIC WATER SERVICE FOR PROPOSED LOTS 2 AND 3 WILL 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, WHICH EVER 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 MANAGMENT FACILITIES, ARE DEPICTED TO PROVE MAXIMUM IMPERVIOUS 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:
 - P.A.D.E.P. - N.P.D.E.S. PERMIT, IF APPLICABLE
 - M.C.C.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. ANY PROPOSED STORMWATER DISCHARGES FOR ANY OF THE LOTS SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTIES. OUTLET LOCATIONS RELATIVE TO ADJOINING 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 TREES GREATER THAN EIGHT (8) INCHES IN CALIPER WITHIN THE AREA OF CONSTRUCTION WILL BE DETERMINED AT BUILDING PERMIT APPLICATION AND REVIEW. 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. §142-42.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.

EXISTING TAX PARCEL DATA

PARCEL NO.:	50-00-01093-00-9
BLOCK, UNIT:	BLOCK 05, UNIT 30
DEED:	BOOK 6131, PAGE 1688
PARCEL ADDRESS:	440 HOFFMAN RD
ZONING DISTRICT:	R1A RESIDENTIAL DISTRICT
OWNER OF RECORD:	LEWIS L ENNIS 440 HOFFMAN RD HARLEYSVILLE, PA 19438
TRACT AREA (TO TITLE LINE):	16.0256 AC
AREA WITHIN LEGAL ROW:	0.0000 AC
GROSS TRACT AREA:	16.0256 AC
AREA BETWEEN LEGAL AND ULT. ROW	0.0000 AC
NET TRACT AREA:	16.0256 AC
PARCEL NO.:	50-00-01095-00-7
BLOCK, UNIT:	BLOCK 05, UNIT 116
DEED:	BOOK 5600, PAGE 2530
PARCEL ADDRESS:	450 HOFFMAN RD
ZONING DISTRICT:	R1A RESIDENTIAL DISTRICT
OWNER OF RECORD:	DANIEL L & HOLLY L ENNIS 450 HOFFMAN RD HARLEYSVILLE, PA 19438
TRACT AREA (TO TITLE LINE):	1.9117 AC
AREA WITHIN LEGAL ROW:	0.0000 AC
GROSS TRACT AREA:	1.9117 AC
AREA BETWEEN LEGAL AND ULT. ROW	0.0000 AC
NET TRACT AREA:	1.9117 AC

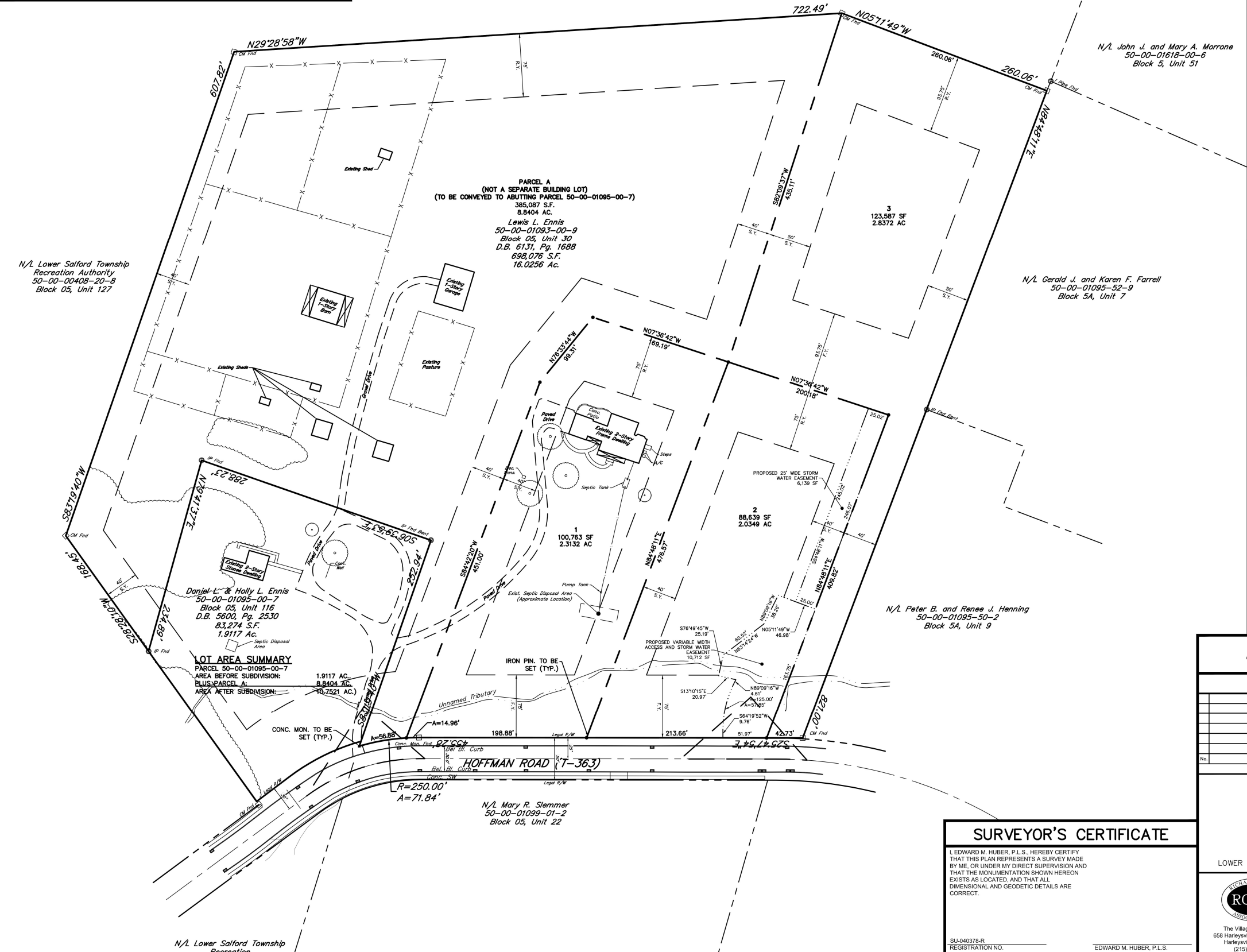
ZONING DATA

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

CRITERIA	REQUIRED	PROPOSED ZONING CRITERIA	LOT 1	LOT 2	LOT 3
MIN NET LOT AREA	80,000 SF	50-00-01095-00-7	468,361 SF	100,763 SF	88,639 SF
MIN LOT WIDTH @ BUILDING LINE	200 FT		275.7 FT	213.8 FT	213.7 FT
MIN FRONT YARD SETBACK ⁽¹⁾	75 FT		219.3 FT	325.9 FT	75.0 FT
MIN SIDE YARD SETBACK ⁽¹⁾	40 FT		128.9 FT	53.0 FT	40.0 FT
MIN REAR YARD SETBACK ⁽¹⁾	75 FT		591.4 FT	101.2 FT	75.0 FT
MAX BUILDING COVERAGE	10.00%		1.1%	2.9%	N/A
MAX BUILDING HEIGHT	35 FT		<35 FT	<35 FT	<35 FT

NOTES:
1. Minimum required setbacks are required to be increased by 25% for flag lots (Lot 3).



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 (1-800-242-1776 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.: 2024 2812326 (OCTOBER 7, 2024)

RECORDING ACKNOWLEDGMENTS

WE, **DANIEL L. & HOLLY L. ENNIS**, ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.
DANIEL L. & HOLLY L. ENNIS

DANIEL L. ENNIS **HOLLY L. ENNIS**

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED **DANIEL L. & HOLLY L. ENNIS**, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY ARE THE LEGAL OWNERS 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 _____

I, **LEWIS L. ENNIS**, ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.
LEWIS L. ENNIS

LEWIS L. ENNIS

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED **LEWIS L. ENNIS**, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT SHE 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 _____, 2025.

ATTEST _____ CHAIRMAN
APPROVED BY THE LOWER Salford TOWNSHIP BOARD OF SUPERVISORS THIS DAY OF _____, 2022.

ATTEST _____ CHAIRMAN
REVIEWED BY THE TOWNSHIP ENGINEER OF LOWER Salford TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, ON THE _____ DAY OF _____, 2025.

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 _____, 2025.


(RECORDER) _____

MCPC No. _____

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



Graphic Scale

No.	REVISION	DATE
	PLAN ORIGINATION DATE	OCTOBER 3, 2024

PLAN OF SUBDIVISION
FOR
440 AND 450 HOFFMAN ROAD
PREPARED FOR
LEWIS L. ENNIS
SITE SITUATE IN
LOWER Salford TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



Richard C. Mast Associates, P.C.
Consulting Engineers and Surveyors
www.rcmaonline.com

DRAFTED BY	PROJ. MNGR.	PROJECT NO.	DRAWING NO.
RCMA	RCM	3226	1 of 11

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 DOCUMENTATION SHOWN HEREON EXISTS AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

SU-040378-R
REGISTRATION NO. _____

EDWARD M. HUBER, P.L.S.