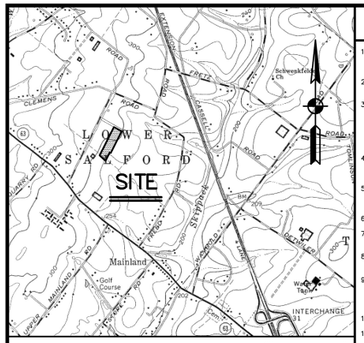



SITE LOCATION MAP 1"=1000'

## SITE STATISTICS

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

   LOWER SALFORD TOWNSHIP
   PARID: 50-00-00318-01-9

2. 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 IN DEED BOOK 6269, PAGE 1358

3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:

   HAGEY ROAD, LLC
   320 COMPATH ROAD
   SOUDERTON, PA 18964

4. NAME AND ADDRESS THE EQUITABLE OWNER OF THE SUBJECT TRACT:

   ARGUS PROPERTIES, INC.
   1408 BETHLEHEM PIKE
   FLOURTOWN, PA 19031

5. SITE ADDRESS

   130 CHRISTOPHER LANE
   HARLEYSVILLE, PA 19438

6. AREA STATISTICS:

   TOTAL TRACT AREA = 5.2946 Ac. (TO DEED TITLE LINES)
   NET TRACT AREA = 4.0640 Ac. (EXCL. STORM SEWER EASM'T.)

## NOTES

1. TITLE LINE AND CONTOUR INFORMATION TAKEN FROM RECORD PLAN PREPARED FOR HIRAM HERSHEY BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C., DATED 7-11-96, AS LAST AMENDED 5-14-97; UPDATED BY STA ENGINEERING, INC. IN DEC. 2017.
2. ANY SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY STA ENGINEERING, INC.
3. CONTOURS AS SHOWN HEREON ARE BASED ON U.S.G.S. VERTICAL DATUM.

   N.G.V.D. BENCHMARK ELEVATION: 292.66 (RM-11)

   BENCHMARK DESCRIPTION: SQUARE CUT IN TOP OF DOWNSTREAM WALL AT EAST ABUTMENT OF YODER ROAD BRIDGE OVER WEST BRANCH SKIPPACK CREEK.
4. NO PART OF THIS PROPERTY LIES WITHIN A FLOODPLAIN AREA AS DESCRIBED ON PANEL 117 OF 451 OF THE FEMA FLOOD INSURANCE RATE MAP, NUMBER 42091C0117 F, REVISED OCTOBER 19, 2001.
5. A BLANKET EASEMENT, IN FAVOR OF LOWER SALFORD TOWNSHIP, WILL BE PROVIDED OVER ALL STORM SEWERS, SWALES AND BASINS IN ORDER TO ALLOW FOR INSPECTION OF OWNER-PROVIDED OPERATIONS AND MAINTENANCE.
6. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
7. ALL ROOF DRAINS SHALL BE ADS N12 BELL AND SPIGOT JOINT OR SDR 35 PVC WITH 2 FT. MINIMUM COVER BACKFILLED PER THE TYPICAL TRENCH DETAIL.
8. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE STORMWATER BMP'S IN ACCORDANCE WITH THE PCSMM PLAN.
9. ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE IN ACCORDANCE WITH LOWER SALFORD TOWNSHIP AND PADOT STANDARDS AND SPECIFICATIONS, WHICHEVER MAY BE GREATER. INTERPRETATION SHALL REST WITH THE TOWNSHIP ENGINEER OR THE TOWNSHIP ENGINEER'S REPRESENTATIVE IN THE FIELD.
10. AT NO TIME SHALL PIPES BE LOCATED IN CORNERS OF INLET BOXES.
11. ALL STORM SEWER PIPE SHALL HAVE A MINIMUM OF 24 INCHES OF COVER.
12. A MINIMUM VERTICAL CLEARANCE OF 18 INCHES IS REQUIRED BETWEEN ALL UTILITIES.
13. THE APPLICANT MUST PROVIDE SHOP DRAWINGS/LITERATURE SUBMITTALS FOR ALL ITEMS PERTAINING TO THE STORM SEWER SYSTEM, STORM STRUCTURES, PIPE, ETC., CONCRETE; i.e., CURB, SIDEWALK, ETC., ALL AGGREGATES, ALL ASPHALT DESIGN MIXES, RETAINING WALLS, ETC. TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION.
14. NO OUTDOOR STORAGE IS PROPOSED.
15. A WETLAND INVESTIGATION WAS PERFORMED BY NOVA CONSULTANTS, LTD. NO WETLANDS ARE PRESENT ON SITE.
16. THE LARGEST VEHICLE EXPECTED TO ACCESS THE SITE IS A LARGE BOX TRUCK DELIVERY VEHICLE.
17. NO SIGNS ARE PROPOSED FOR THIS PROJECT. (ALL FUTURE SIGNS MUST CONFORM TO SECTIONS 164-108 AND 164-109 OF THE ZONING ORDINANCE).
18. SITE LIGHTING IS PROPOSED AT THIS TIME. BUILDING-MOUNTED (SECURITY LIGHTING) IS SHOWN ON SHEET 10. [BETWEEN THE HOURS OF 11:00 p.m. AND 6:00 a.m., ONLY SECURITY LIGHTING SHALL BE ALLOWED. (at 25% OF THE NORMAL ILLUMINATION LEVEL OF THE FACILITY LIGHTING USED DURING NORMAL BUSINESS HOURS). ANY EXTERIOR LIGHTING PROPOSED SHALL BE SCREENED SO AS NOT TO PERMIT THE SOURCE OF ILLUMINATION TO BE SEEN FROM OFF THE PREMISES. IN NO CASE SHALL THE TOTAL LIGHT CUTOFF ANGLE EXCEED 90 DEGREES.]
19. THE BUSINESS MODEL OF ARGUS PROPERTIES, INC. (ARGUS) AND HARLEYSVILLE BUSINESS CENTER, LLC (HBC), WHICH IDENTIFIES POTENTIAL TENANTS BASED ON PER SQ. FT. RENTAL RATES, RENTAL UNIT SIZES, TYPE OF BUSINESS, NUMBER OF EMPLOYEES, ETC., IS TOTALLY DIFFERENT THAT THE PDC MACHINE FACILITY. OUR HISTORY OF "SMALL BAY" (TYPICALLY DESCRIBED AS UNDER 10,000 S.F.) LIGHT INDUSTRIAL PROJECTS AND OUR BUSINESS MODEL FOR HARLEYSVILLE DOES NOT ANTICIPATE HAVING "LARGE BAY" TENANTS. HOWEVER, IF AND WHEN ARGUS OR HBC SHOULD EVER FIND IT NECESSARY TO CHANGE THE EXTERIOR CONFIGURATION OF THE PROJECT TO MEET THE REQUESTS OF "LARGE BAY" (10,000 S.F. AND ABOVE) TENANTS, SUCH AS ALLOWING TRACTOR TRAILERS AND INSTALLING TRUCK DOCKS, THE 2 PARTIES WOULD AGREE TO NEW REVIEWS AND APPROVALS FROM THE TOWNSHIP PLANNING COMMISSION, THE TOWNSHIP BOARD OF SUPERVISORS, ALL OTHER APPROPRIATE TOWNSHIP DEPARTMENTS AND ALL OUTSIDE AGENCIES, SHOULD THEY BE REQUIRED.

## ZONING DATA

DATA OBTAINED FROM LOWER SALFORD TOWNSHIP ZONING ORDINANCE, CHAPTER 164, ISSUED JAN. 1998, REFERENCE ARTICLE XIV, SECTION 164-74.

DISTRICT CLASSIFICATION = "I" - INDUSTRIAL DISTRICT

(DATA LISTED IS FOR A BY-RIGHT, PERMITTED USE) 1

| CRITERIA | REQUIREMENT | AS PROPOSED |
|---|---|---|
| Minimum net lot size | 3.0 Acres/130,680 S.F. | 4.0640 Acres/177,028 S.F. |
| Minimum lot width @ building line | 200 feet | 254.5 feet |
| Maximum building height (above ground level) | 4 stories/65 feet | 1 Story/<25 FT. |
| Minimum front yard setback (from ultimate right of way) | 75 feet | 75.0 feet |
| Minimum side yard setback | 25 feet | 61.0 feet |
| Minimum rear yard setback | 40 feet | 587.3 feet |
| Minimum building setback from residential zoning district when no additional buffering is provided. | 150 feet | N/A |
| Minimum building setback from residential zoning district with buffering in accordance with Section 164-76A(2) | 75 feet | N/A |
| Minimum parking setback from residential zoning district when no additional buffering is provided. | 75 feet | N/A |
| Minimum parking setback from residential zoning district with buffering in accordance with Section 164-76A(2) | 50 feet | N/A |
| Maximum building coverage (by formula) | 30.16%/53,391 S.F. | 15.53%/27,500 S.F. |
| Maximum impervious coverage | 75%/132,771 S.F. | 34.22%/60,580 S.F. |
| Minimum green space | 25%/44,257 S.F. | 65.78%/116,448 S.F. |
| Minimum setback between buildings on the same lot | 25 feet | N/A |

## PARKING REQUIREMENTS

PROPOSED: 27,500 S.F. GROSS FLOOR AREA FOR LIGHT INDUSTRIAL BUILDING

PARKING CRITERIA:

LIGHT INDUSTRY USE: ONE (1) SPACE PER 650 S.F. GROSS FLOOR AREA OR ONE (1) SPACE PER EMPLOYEE ON LARGEST SHIFT, WHICHEVER IS GREATER.

LIGHT INDUSTRY:
27,500 S.F./650 S.F. = 43 SPACES
50 EMPLOYEES = 50 SPACES

PARKING REQUIRED = 50 SPACES
PARKING PROVIDED = 54 SPACES

## SANITARY SEWER NOTES

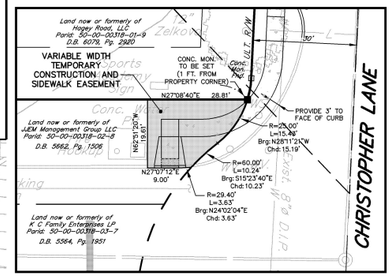
1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO LOWER SALFORD TOWNSHIP AUTHORITY STANDARDS.
2. THE EXISTING SANITARY SEWER MAIN HAS BEEN TELEVISED TO LOCATE ANY EXISTING UNUSED LATERAL CONNECTIONS. UNUSED CONNECTIONS ARE TO BE SEALED AT THE SEWER MAIN VIA CURED-IN-PLACE LINER.
3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MATERIALS TO BE USED FOR CONSTRUCTION OF THE SANITARY FACILITIES. CONSTRUCTION WILL NOT BE PERMITTED TO START UNTIL ALL REQUIRED SUBMITTALS HAVE BEEN REVIEWED AND APPROVED BY LSTA.
4. A PRECONSTRUCTION MEETING WITH REPRESENTATIVES FROM THE LSTA AND LSTA ENGINEER IS MANDATORY BEFORE THE START OF ANY CONSTRUCTION. ANY CHANGES MADE TO THE SEWER FACILITIES AFTER THE DATE OF THE APPROVED PLANS MUST BE RESUBMITTED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION AT THE PROJECT SITE.
5. CONSTRUCTION WILL NOT BE PERMITTED TO START UNTIL THE LSTA TAPPING FEES ARE PAID.
6. NO INDUSTRIAL WASTE WILL BE DISCHARGED TO THE LOWER SALFORD TOWNSHIP AUTHORITY SEWER SYSTEM.

## CLEAR SIGHT TRIANGLES

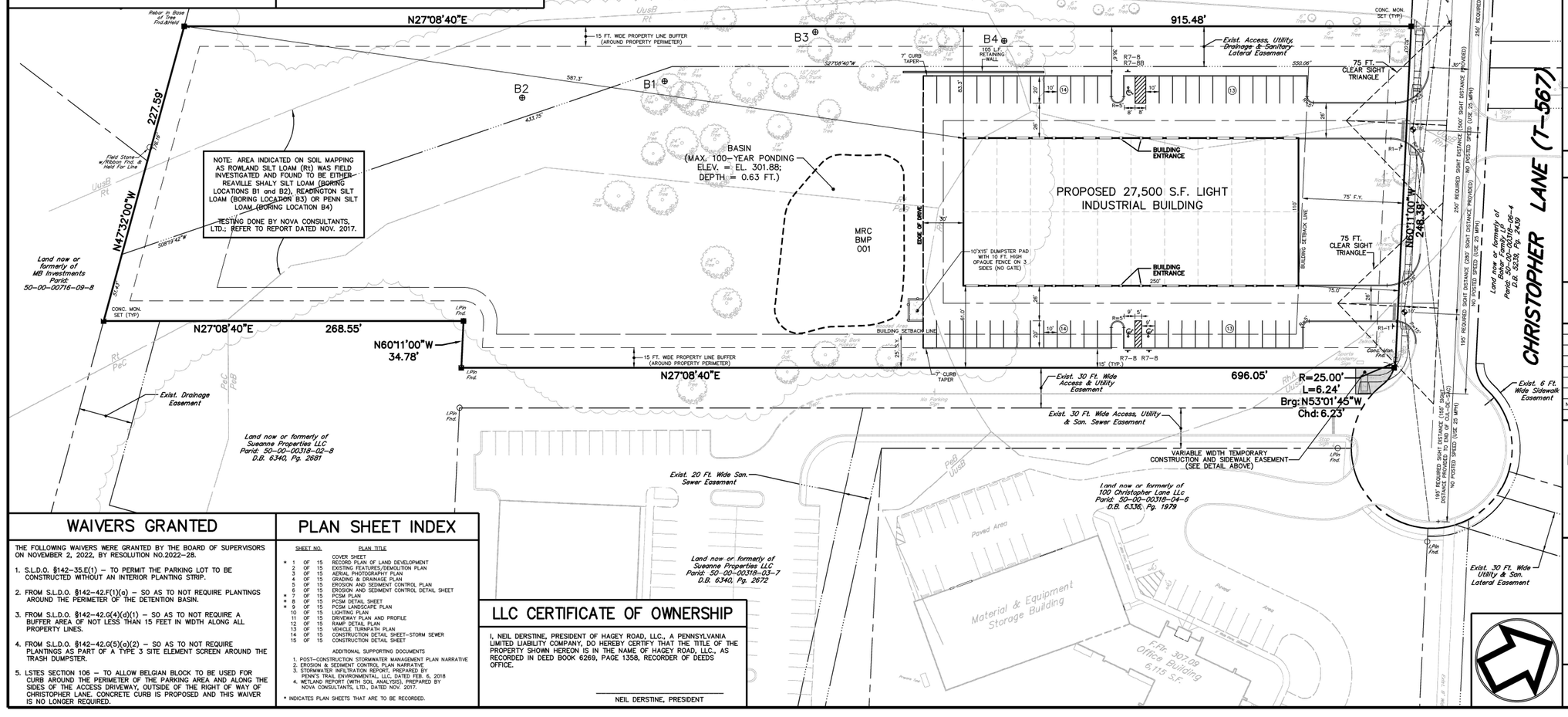
OBSTRUCTIONS TO VISIBILITY SHALL NOT BE PERMITTED BETWEEN 2.5 FEET AND 12 FEET ABOVE THE EDGE OF PAVING. IF NOT PROPERLY MAINTAINED, THE TOWNSHIP RESERVES THE RIGHT TO TRIM OR REMOVE PLANT MATERIALS, UPON DUE NOTICE TO PROPERTY OWNER.

FOR EXISTING MATURE STREET TREES WITHIN THE CLEAR SIGHT TRIANGLE, LOWER BRANCHES SHALL BE REMOVED TO A HEIGHT OF 12 FEET ABOVE EDGE OF PAVING.

FOR PROPOSED STREET TREES WITHIN THE CLEAR SIGHT TRIANGLE, AS TREES MATURE LOWER BRANCHES SHALL BE REMOVED TO A HEIGHT OF 12 FEET ABOVE EDGE OF PAVING.




EASEMENT DETAIL
SCALE: 1"=20'




## WAIVERS GRANTED

THE FOLLOWING WAIVERS WERE GRANTED BY THE BOARD OF SUPERVISORS ON NOVEMBER 2, 2022, BY RESOLUTION NO.2022-28.

1. S.L.D.O. §142-35.E(1) - TO PERMIT THE PARKING LOT TO BE CONSTRUCTED WITHOUT AN INTERIOR PLANTING STRIP.
2. FROM S.L.D.O. §142-42.F(1)(a) - SO AS TO NOT REQUIRE PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASIN.
3. FROM S.L.D.O. §142-42.G(4)(d)(1) - SO AS TO NOT REQUIRE A BUFFER AREA OF NOT LESS THAN 15 FEET IN WIDTH ALONG ALL PROPERTY LINES.
4. FROM S.L.D.O. §142-42.G(5)(a)(2) - SO AS TO NOT REQUIRE PLANTINGS AS PART OF A TYPE 3 SITE ELEMENT SCREEN AROUND THE TRASH DUMPSTER.
5. LSTES SECTION 106 - TO ALLOW BELGIAN BLOCK TO BE USED FOR CURB AROUND THE PERIMETER OF THE PARKING AREA AND ALONG THE SIDES OF THE ACCESS DRIVEWAY, OUTSIDE OF THE RIGHT OF WAY OF CHRISTOPHER LANE. CONCRETE CURB IS PROPOSED AND THIS WAIVER IS NO LONGER REQUIRED.

## PLAN SHEET INDEX

| SHEET NO. | PLAN TITLE |
|---|---|
| * 1 OF 15 | COVER SHEET |
| 2 OF 15 | RECORD PLAN OF LAND DEVELOPMENT |
| 3 OF 15 | EXISTING FEATURES/DEMOLITION PLAN |
| 4 OF 15 | AERIAL PHOTOGRAPHY PLAN |
| 5 OF 15 | GRADING & DRAINAGE PLAN |
| 6 OF 15 | EROSION AND SEDIMENT CONTROL PLAN |
| 7 OF 15 | EROSION AND SEDIMENT CONTROL DETAIL SHEET |
| * 7 OF 15 | PCSM PLAN |
| * 8 OF 15 | PCSM DETAIL SHEET |
| * 9 OF 15 | PCSM LANDSCAPE PLAN |
| 10 OF 15 | LIGHTING PLAN |
| 11 OF 15 | DRIVEWAY PLAN AND PROFILE |
| 12 OF 15 | RAMP DETAIL PLAN |
| 13 OF 15 | VEHICLE TURNPATH PLAN |
| 14 OF 15 | CONSTRUCTION DETAIL SHEET-STORM SEWER |
| 15 OF 15 | CONSTRUCTION DETAIL SHEET |

ADDITIONAL SUPPORTING DOCUMENTS

1. POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN NARRATIVE
2. EROSION & SEDIMENT CONTROL PLAN NARRATIVE
3. STORMWATER INFILTRATION REPORT, PREPARED BY PENN'S TRAIL ENVIRONMENTAL, LLC, DATED FEB. 6, 2018
4. WETLAND REPORT (WITH SOIL ANALYSIS), PREPARED BY NOVA CONSULTANTS, LTD., DATED NOV. 2017.

* INDICATES PLAN SHEETS THAT ARE TO BE RECORDED.

## LLC CERTIFICATE OF OWNERSHIP

I, NEIL DERSTINE, PRESIDENT OF HAGEY ROAD, LLC., A PENNSYLVANIA LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT THE TITLE OF THE PROPERTY SHOWN HEREON IS IN THE NAME OF HAGEY ROAD, LLC., AS RECORDED IN DEED BOOK 6269, PAGE 1358, RECORDER OF DEEDS OFFICE.

NEIL DERSTINE, PRESIDENT

## RECORDING ACKNOWLEDGEMENTS

CERTIFICATION OF OWNERSHIP:

HAGEY ROAD, LLC IS THE OWNER OF RECORD OF THE LAND HEREIN PROPOSED TO BE DEVELOPED AND ADOPTS THIS PLAN AND DESIRES THE SAME TO BE RECORDED.

HAGEY ROAD, LLC

BY: _____
NEIL DERSTINE, OWNER/MEMBER

COMMONWEALTH OF PENNSYLVANIA )
COUNTY OF MONTGOMERY ) SS:

ON THIS, THE _____ DAY OF _____ 20__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED NEIL DERSTINE, WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER/MEMBER OF HAGEY ROAD, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, AND THAT HE AS SUCH MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE COMPANY BY HIMSELF AS MEMBER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

RECOMMENDED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF LOWER SALFORD THIS _____ DAY OF _____ 20__.

_____
CHAIRMAN

_____
SECRETARY

REVIEWED BY THE TOWNSHIP ENGINEER OF LOWER SALFORD TOWNSHIP THIS _____ DAY OF _____ 20__.

_____
TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF SUPERVISORS OF LOWER SALFORD TOWNSHIP THIS _____ DAY OF _____ 20__.

_____
CHAIRMAN

_____
SECRETARY

MCPC No. 22-0183-001

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

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK _____, PAGE _____ ON _____ 20__

_____
RECORDER OF DEEDS

## SURVEYOR'S CERTIFICATION

I, CLIFFORD T. STOUT, P.L.S., HEREBY CERTIFY THAT THIS PLAN REPRESENTS A RETRACEMENT TITLE SURVEY AND A CURRENT TOPOGRAPHICAL SURVEY MADE BY STA ENGINEERING, INC., THAT THE MONUMENTATION SHOWN HEREON EXISTS AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

_____
CLIFFORD T. STOUT, P.L.S.

40 0 20 40 80 120
GRAPHIC SCALE

| No. | INT. | REVISIONS | DATE |
|---|---|---|---|
| 7 | ADM | PER VARIOUS REVIEWS | JAN. 23, 2025 |
| 6 | ADM | PER NEW EQUITABLE OWNER REQUEST | NOV. 15, 2024 |
| 5 | JAC | PER VARIOUS REVIEWS | NOV. 10, 2022 |
| 4 | JAC | PER VARIOUS REVIEWS & NEW OWNER | MAY 10, 2022 |
| 3 | ACH | PER CKS LTR. OF 02/08/19 & MCMAHON LTR. OF 01/04/2019 | MAR. 28, 2019 |
| 2 | ACH | PER OCT. REVIEWS BY CKS, MCMAHON AND GILMORE | NOV. 2, 2018 |
| 1 | ACH | PER INITIAL REVIEW LETTERS | SEPT. 26, 2018 |
| | | PLAN ORIGINATION DATE | JUNE 13, 2018 |

RECORD PLAN OF LAND DEVELOPMENT
OF
HIRAM HERSHEY SUBDIVISION-LOT 13
PREPARED FOR
ARGUS PROPERTIES, INC.
SITE SITUATE IN
LOWER SALFORD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

STA Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

| PLAN SCALE HORIZONTAL: | DRAFTED BY | PROJECT MANAGER | PLAN SHEET NUMBER |
|---|---|---|---|
| 1"=40' | J.A.C. | S.A.R. | 1 OF 15 |
| | PROJECT NUMBER 6491 | DRAWING FILE NUMBER 6491LD | |

CHRISTOPHER LANE (STA #6491)