

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this, the _____ day of _____, 20____, before me, the undersigned Officer, personally appeared JOHN R STACY & MAUREEN STACY, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that some for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Owner(s): _____
Notary Public: _____
My commission expires on: _____

OWNER'S CERTIFICATE

We, JOHN R STACY & MAUREEN STACY, hereby certify that we are the owners of the land herein subdivided and that we consent to the approval of this plan that has been granted and that I desire the same to be Recorded.

Owner(s): _____
Date Signed: _____

PLANNING COMMISSION

Reviewed this, the _____ day of _____, 20____, by the Planning Commission of LOWER SALFORD TOWNSHIP, Montgomery County, PA.

ATTEST: _____ Date Signed: _____
Signature, Chairman

BOARD OF SUPERVISORS

Approved on this, the _____ day of _____, 20____, by the Board of Supervisors of LOWER SALFORD TOWNSHIP, Montgomery County, PA.

ATTEST: _____ Date Signed: _____
Signature, Chairman
Signature, Secretary

TOWNSHIP ENGINEER

Reviewed by the Township Engineer of LOWER SALFORD TOWNSHIP, Montgomery County, PA.

ATTEST: _____ Date Signed: _____
Township Engineer

PLANNING COMMISSION

Reviewed this, the _____ day of _____, 20____, by the Planning Commission of UPPER SALFORD TOWNSHIP, Montgomery County, PA.

ATTEST: _____ Date Signed: _____
Signature, Chairman

BOARD OF SUPERVISORS

Approved on this, the _____ day of _____, 20____, by the Board of Supervisors of UPPER SALFORD TOWNSHIP, Montgomery County, PA.

ATTEST: _____ Date Signed: _____
Signature, Chairman
Signature, Secretary

TOWNSHIP ENGINEER

Reviewed by the Township Engineer of UPPER SALFORD TOWNSHIP, Montgomery County, PA.

ATTEST: _____ Date Signed: _____
Township Engineer

SURVEYOR'S CERTIFICATION

I, KEITH A HAUSER, P.L.S., do hereby certify that I am a Registered Professional Surveyor, licensed in compliance with the laws of the Commonwealth of Pennsylvania; that this plan correctly represents a survey made by myself or under my supervision and that all dimensional and geodetic details shown are correct.

Signature _____ Date Signed: _____
LIC. No: _____

RECORDER OF DEEDS

Recorded in the Montgomery County Court House this _____ day of _____, 20____, in Plan Book _____, Page _____.

Recorder of Deeds: _____

MCPC No.: MCPC #24-0240-001

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

PLAN LEGEND
--- Tract Boundary Line
--- Right-of-Way Line
--- Right-of-Way Centerline
--- Municipal Boundary Line
--- Zoning District Boundary
--- Storm Sewer Piping
--- Sanitary Man / Lateral
--- Water Main / Service

UPPER SALFORD - ZONING SCHEDULE

Zoning District: R2 - RURAL RESIDENTIAL DISTRICT			
Item	Section	Requirement	BLOCK 5 UNIT 21 PLAN PROVIDED
Permitted Use	27-601.A.10	Use H-2: Single-Family Detached Dwelling	(1) Ex. Single-Family Detached Dwelling
(Min) Lot Area	27-601.E.1	80,000 Sq. Ft.	95,129 Sq. Ft.
(Min) Lot Width	27-601.E.3	200 Ft.	200.0 Ft.
(Min) Front Yard	27-601.E.4.a	60 Ft.	107.1 Ft.
(Min) Rear Yard	27-601.E.4.b	60 Ft.	267.7 Ft.
(Agg Min) Side Yard	27-601.E.4.c	100 Ft. 40 Ft.	154.1 Ft. 51.7 Ft.
(Max) Lot Impervious	27-601.E.5	15 %	5.8 % (5,490 Sq. Ft.)
(Max) Bldg Height	27-601.E.6	35 Ft.	23.0 Ft.

[1] Width measured at the Street Line

LOWER SALFORD - ZONING SCHEDULE

Zoning District: VC - VILLAGE COMMERCIAL DISTRICT			
Item	Section	Requirement	NEW LOT U50-A PLAN PROVIDED
Permitted Use	164-70.2.A(1)	Single-Family Detached Dwelling	Single-Family Detached Dwelling
(Min) Lot Area	164-70.4.A	10,000 Sq. Ft.	18,348 Sq. Ft.
(Min) Lot Width	164-70.4.B	60 Ft.	>60 Ft.
(Max) Density	164-70.4.C	1 DU / 7500 Sq. Ft.	1 Dwlg Unit
(Max) Lot Coverage	164-70.4.D	80 % of Net Lot	<80 % of Net Lot
(Min) Front Yard	164-70.4.E(1)	25 Ft.	>25 Ft.
(Min) Side Yard	164-70.4.E(2)(a)	10 Ft.	>10 Ft.
(Min) Rear Yard	164-70.4.E(2)(b)	25 Ft. S.Y. w/Driveway	>25 Ft. S.Y. w/Driveway
(Min) Bldg Height	164-70.4.F	3 1/2 Story or 40 Ft.	<35 Ft. / 2.5 Stories
(Min) Accessory Setback	164-70.5.B	5 Ft. Side & Rear Yard	<5 Ft.

[1] Lot width measured at the Front Setback Line

GENERAL PLAN NOTES

EXISTING FEATURES and SURVEY NOTES:

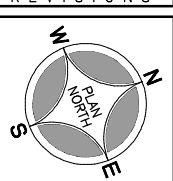
- A field metes and bounds survey was performed by Charles E. Shoemaker, Inc. under the supervision of Gary Tilford, P.L.S., and plan prepared by Woodrow & Associates, Inc. Survey performed without the benefit of a full Title Report. Bearings shown reflect a rotation of -3 Deg 37 Min. 38 Sec. from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis. Survey prepared during the month of August 2024.
- Horizontal datum based on NAD 1983, SPC 83 Pennsylvania (South), GEOID Model g2003u08 using Topcon Topnet Live Virtual Network System.
- Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum. Site Vertical Datum using Topcon Topnet Live Virtual Network System.
- This plan was prepared utilizing the following references:
 - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - Aerial Imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated September 2023, updated June 2024.
 - Plan entitled Subdivision Plan for Walton prepared for George Walton by James H. Strothers Assoc., dated Dec. 11, 1985, last revised Dec. 13, 1985, Recorded in Montgomery County Recorder of Deeds plan book A-47, page 70, dated Dec. 23, 1985.
 - Plan entitled Final Plan of Minor Subdivision as Part of 235 Morwood Road prepared for Vennfield Premier Realty, LLC by Richard C. Most Associates, P.C., Consulting Engineers and Surveyors dated June 1, 2007, last revised Jan. 26, 2021, Recorded in Montgomery County Recorder of Deeds plan book 0050 page 0048, dated Aug. 9, 2021.
 - Plan entitled Subdivision Plan for Freed prepared for Robert L. Freed, Sr. by Strothers Assoc., Inc. dated Aug. 11, 1987, last revised March 24, 1988, Recorded in Montgomery County Recorder of Deeds plan book A-48 page 359, dated April 29, 1988.
 - Plan entitled Subdivision Plan for Freed prepared for George Walton by Strothers Associates, Inc. dated April 23, 1987, last revised Nov. 3, 1987, Recorded in Montgomery County Recorder of Deeds plan book A-49 page 344, dated April 13, 1988.
- There has been NO field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils at the time of the site survey.
- This site is located within Flood Plain Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091-C-0116-G, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
- All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.811.org.
- Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
- Legal right(s)-of-way width are per deed reference, recorded plan, and PennDOT Highway data. Ultimate right(s)-of-way width are derived from Municipal Ordinances.
- Subject property is zoned "R2 Rural Residential" as noted on the official Zoning Map.
- This property is currently not within any Act 537 sanitary sewer service areas.

DEVELOPMENT NOTES:

- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
- Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
- All new developments must be served by public sewer and public water facilities.
- Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawns or suitable low ground cover.
- Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
- Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Municipality, and as such, are to be protected, maintained and preserved in accordance with the approved plans. The Municipality and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
- Future Driveway construction for the Lots identified as U50-A & U50-B, Side Yards containing the access driveway are to contain a planting strip that is at least 5'-ft. in width between the driveway and the side property line (per 20 164-70.4.E.2.b).
- The driveway access for Lot U50-B must take access from the street of lowest classification, Fallow Field Ln (per 20 164-70.4.E.1.a).
- Lot U50-B has existing trees in the front yard. All existing trees in the front yard shall not be cut down unless the applicant demonstrates that they are in poor health (per 20 164-70.4.E.1.c).
- Driveway access for lot U50-A will require application and permitting from the Pennsylvania Department of Transportation for Morwood Road. The Township is required to be provided copies of all submissions and correspondence for this work.

REVISIONS	
NO.	DATE
1	12/13/24

REVISIONS



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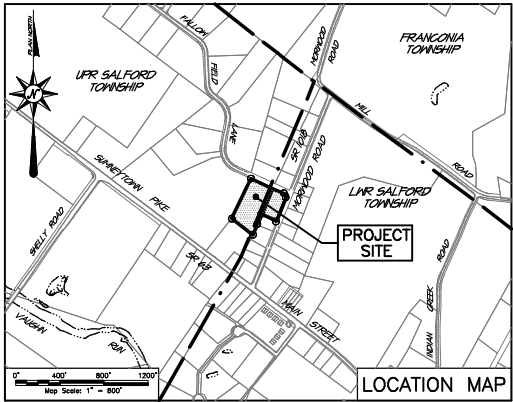
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Layer List:

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Job No: 24-0803 D

Plan Date: OCT. 25, 2024

Sheet No: 1 of 2