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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 15, 2025

Mr. Joseph Czajkowski, Manager
Lower Salford Township
379 Main Street
Harleysville, Pennsylvania 19438-2391

Re: MCPC #23-0101-006
Plan Name: 196 Main Street LD Application
(1 lot comprising approximately 5.19 acres)
Situate: Main Street (cross street: Quarry Road)
Lower Salford Township

Dear Mr. Czajkowski:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 3, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Mainland V, LLC, has submitted a preliminary land development plan for a mixed-use development consisting of 36 residential attached units, one 3,366 square-foot bank, and one 7,400 square-foot retail building. The residential portion of the development, consisting of four two-story buildings, would be located behind the commercial buildings. The property would be accessed by one driveway from Main Street and one driveway from Quarry Road, and also have emergency access from Quarry Road. Internal vehicular and pedestrian circulation would connect the commercial and residential portions of the property. The proposal includes a total of 129 parking spaces for both the non-residential and residential uses. Sidewalks would be constructed along Quarry Road and Main Street, and a future trail connection to the abutting property is shown on the plan. The property contains an ephemeral stream and wetland area. Two bioretention basins are proposed to be located on the western side of the property near Quarry Road and the proposed driveway.

The property is in the RO-Residential Office Zoning District and the proposed development would be served by public water and sewer. The applicant received approval for the conditional use plan. We reviewed previously submitted proposals for this site in letters dated June 20, 2023, January 18, 2024, March 18, 2024, April 10, 2024, and August 7, 2024.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan*, Montco 2040: A Shared Vision,* which shows the proposed area as located in the "Suburban Residential" future land use category. The site abuts both "Community Mixed Use" and "Business" future land use areas, indicating that it would be an appropriate location for a mixed-use, transitional development. Community Mixed Use areas are designed to serve as local destinations for retail and services, and Business areas are concentrations of employment-oriented land uses, such as offices and industrial parks. The proposed development is also generally consistent with the Indian Valley Regional Comprehensive Plan, as it is located in the Future Land Use map's designated growth area. The proposal generally aligns with the Regional Comprehensive Plan's initiative to focus future growth on areas within and around Harleysville.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING

A. Proposed Parking Lot Perimeter Shrubs. Overall, we recommend diversifying the shrubs that would be planted, as well as planting more native shrubs.

    1. Three out of the four shrubs proposed are non-native, with the exception of the Pinxterbloom azalea (Rhododendron nudiflorum). Of particular concern is the Red Barberry (Berberis thunbergii atropurpurea), which is invasive. Berberis thunbergii atropurpurea is listed in the subdivision and land development ordinance planting list as a suitable shrub for planting in curbed parking area islands (SALDO Attachment 7). The township may want to update the planting list in the SALDO to remove invasive species.
    2. The applicant is proposing to plant a uniform row of Snowmound Spirea (Spiraea nipponica "snowmound") along a portion of the parking lot perimeter. The Snowmound Spirea is deciduous and will lose its leaves in the winter. We recommend including an evergreen shrub to add year-round visual interest.
    3. We suggest the following shrubs as alternatives to the proposed planting list: Inkberry Holly (Ilex glabra, an evergreen), Virginia Sweetspire (Itea virginica), and Winterberry (Ilex verticillata).

B. Foundation Planting. The applicant may want to consider planting shrubs along the foundations of the front entrance façades of the bank and retail buildings to enliven and soften the appearance of the building entrances.

TRANSPORTATION

A. Pedestrian Connectivity. We wish to reiterate comments from our previous review letter that will improve pedestrian connectivity.

1. *Sidewalks*. The sidewalk along Quarry Road and Main Street appear to end short of the property line. The plan should show sidewalks up to the edge of property lines.

2. *Crosswalks*. Crosswalks would be provided across the driveway entrances on Quarry Road and Main Street. We suggest using the same material for the sidewalk across the driveway apron and the entire length of the frontage, and to ensure that it is a level surface. The crosswalk should be highly visible and alert drivers to the presence of pedestrians. These design strategies will signal a continuation of the pedestrian area.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Salford's planning objectives for mixed residential and non-residential development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (23-0101-006) on any plans submitted for final recording.

Sincerely,



Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Mainland V. LLC, Applicant
Rick Mast, Applicant's Representative
Manus McHugh, Chair, Township Planning Commission
Michael Beuke, Director of Building and Zoning
Andrew Freimuth, Township Solicitor
Michelle Fountain, P.E., Township Engineer
John Evarts, P.E., Township Engineer

Keith Bergman, Chair, Township Board of Supervisors
Patti Reimel, Codes Administrative Assistant
Holly Hosterman, Assistant to the Township Manager
Stephanie Butler, P.E., Township Traffic Engineer
Scott Burton, PennDOT
Paul Lutz, PennDOT
Fran Hanney, P.E., PennDOT

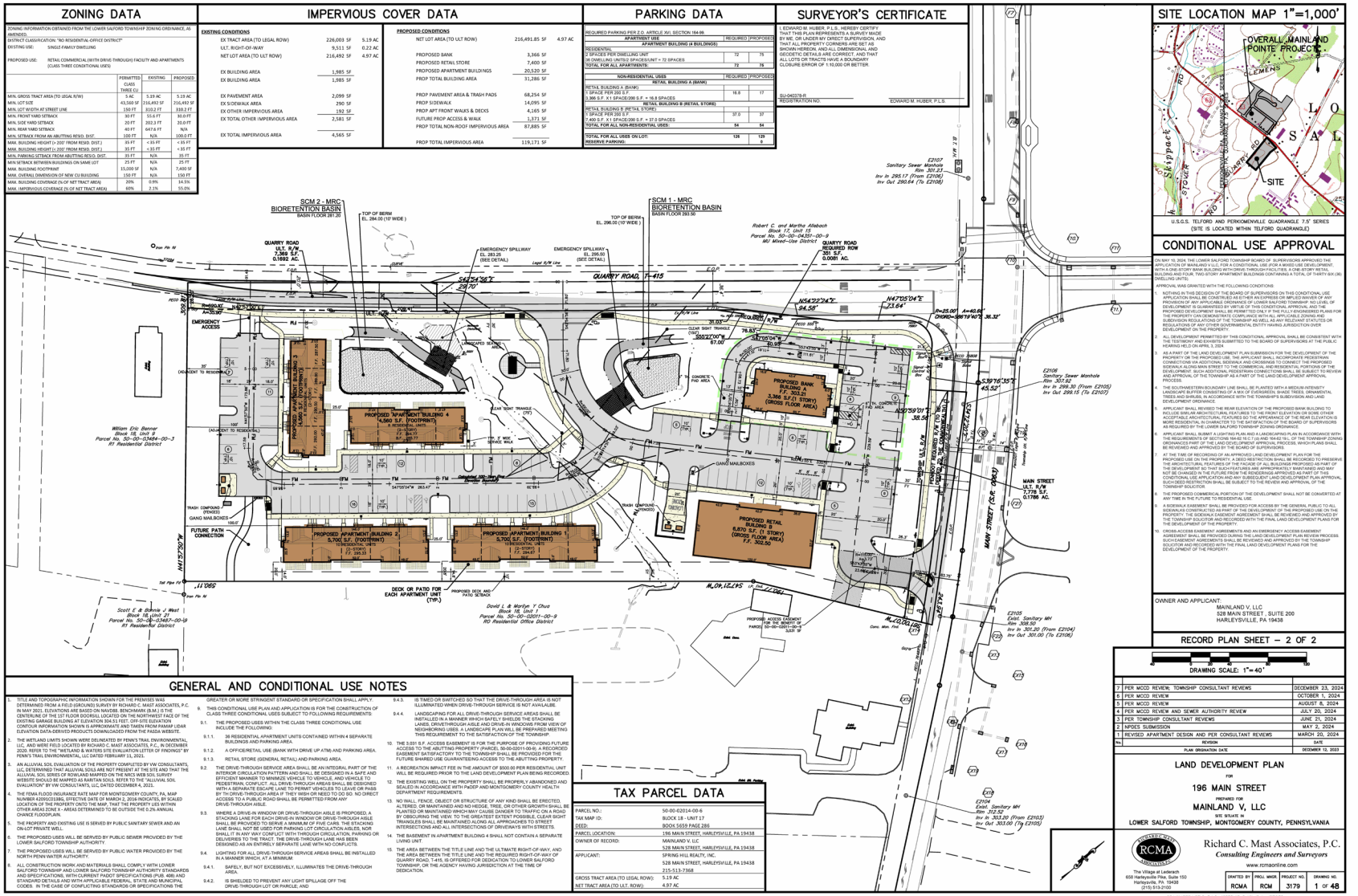
Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A & B



196 Main Street LD Application
MCPC#230101006

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning
Aerial photography provided by Nearmap



ZONING DATA

ZONING INFORMATION OBTAINED FROM THE LOWER SALFORD TOWNSHIP ZONING ORDINANCE, AS AMENDED.
DISTRICT CLASSIFICATION: "RO RESIDENTIAL /OFFICE DISTRICT"
EXISTING USE: SINGLE-FAMILY DWELLING
PROPOSED USE: RETAIL COMMERCIAL (WITH DRIVE-THROUGH) FACILITY AND APARTMENTS (CLASS THREE CONDITIONAL USES)

	PERMITTED CLASS THREE CU	EXISTING	PROPOSED
MIN. GROSS TRACT AREA (TO LEGAL R/W)	5 AC	5.19 AC	5.19 AC
MIN. LOT SIZE	43,560 SF	216,492 SF	216,492 SF
MIN. LOT WIDTH AT STREET LINE	150 FT	310.2 FT	310.2 FT
MIN. FRONT YARD SETBACK	30 FT	55.6 FT	30.0 FT
MIN. SIDE YARD SETBACK	20 FT	202.3 FT	20.0 FT
MIN. REAR YARD SETBACK	40 FT	647.6 FT	N/A
MIN. SETBACK FROM AN ABUTTING RESID. DIST.	100 FT	N/A	100.0 FT
MAX. BUILDING HEIGHT (> 200' FROM RESID. DIST.)	35 FT	< 35 FT	< 35 FT
MAX. BUILDING HEIGHT (< 200' FROM RESID. DIST.)	35 FT	< 35 FT	< 35 FT
MIN. PARKING SETBACK FROM ABUTTING RES'D. DIST.	35 FT	N/A	35 FT
MIN SETBACK BETWEEN BUILDINGS ON SAME LOT	25 FT	N/A	25 FT
MAX. BUILDING FOOTPRINT	15,000 SF	N/A	7,400 SF
MAX. OVERALL DIMENSION OF NEW CU BUILDING	150 FT	N/A	150 FT
MAX. BUILDING COVERAGE (% OF NET TRACT AREA)	20%	0.9%	14.5%
MAX. IMPERVIOUS COVERAGE (% OF NET TRACT AREA)	60%	2.1%	55.0%

IMPERVIOUS COVER DATA

EXISTING CONDITIONS

EX TRACT AREA (TO LEGAL R/W)	226,003 SF	5.19 AC
ULT. RIGHT-OF-WAY	9,511 SF	0.22 AC
NET LOT AREA (TO ULT R/W)	216,492 SF	4.97 AC
EX BUILDING AREA	1,985 SF	
EX BUILDING AREA	1,985 SF	
EX PAVEMENT AREA	2,099 SF	
EX SIDEWALK AREA	290 SF	
EX OTHER IMPERVIOUS AREA	192 SF	
EX TOTAL OTHER IMPERVIOUS AREA	2,581 SF	
EX TOTAL IMPERVIOUS AREA	4,565 SF	

PROPOSED CONDITIONS

NET LOT AREA (TO ULT R/W)	216,491.85 SF	4.97 AC
PROPOSED BANK	3,366 SF	
PROPOSED RETAIL STORE	7,400 SF	
PROPOSED APARTMENT BUILDINGS	20,520 SF	
PROP TOTAL BUILDING AREA	31,286 SF	
PROP PAVEMENT AREA & TRASH PADS	68,254 SF	
PROP SIDEWALK	14,095 SF	
PROP APT FRONT WALKS & DECKS	4,165 SF	
FUTURE PROP ACCESS & WALK	1,371 SF	
PROP TOTAL NON-ROOF IMPERVIOUS AREA	87,885 SF	
PROP TOTAL IMPERVIOUS AREA	119,171 SF	

PARKING DATA

REQUIRED PARKING PER Z.O. ARTICLE XVI, SECTION 184-99

APARTMENT USE	REQUIRED	PROPOSED
APARTMENT BUILDING (4 BUILDINGS)		
RESIDENTIAL		
2 SPACES PER DWELLING UNIT	72	75
36 DWELLING UNITS/2 SPACES/UNIT = 72 SPACES		
TOTAL FOR ALL APARTMENTS:	72	75

NON-RESIDENTIAL USES	REQUIRED	PROPOSED
RETAIL BUILDING A (BANK)		
1 SPACE PER 200 S.F.		
3,366 S.F. X 1 SPACE/200 S.F. = 16.8 SPACES	16.8	17
RETAIL BUILDING B (RETAIL STORE)		
1 SPACE PER 200 S.F.		
7,400 S.F. X 1 SPACE/200 S.F. = 37.0 SPACES	37.0	37
TOTAL FOR ALL NON-RESIDENTIAL USES:	54	54
TOTAL FOR ALL USES ON LOT:	126	129
RESERVE PARKING:		6

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 ALL PROPERTY CORNERS ARE SET AS SHOWN, THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT, AND, THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.

EDWARD M. HUBER, P.L.S.

REGISTRATION NO. 3U-040378-R

CONDITIONAL USE APPROVAL

ON MAY 13, 2024, THE LOWER SALFORD TOWNSHIP BOARD OF SUPERVISORS APPROVED THE APPLICATION OF MAINLAND V LLC, FOR A CONDITIONAL USE (FOR A MIXED USE DEVELOPMENT, WITH A ONE-STORY BANK BUILDING WITH DRIVE-THROUGH FACILITIES, A ONE-STORY RETAIL BUILDING AND FOUR, TWO-STORY APARTMENT BUILDINGS CONTAINING A TOTAL OF THIRTY-SIX (36) DWELLING UNITS).

APPROVAL WAS GRANTED WITH THE FOLLOWING CONDITIONS:

1. NOTHING IN THIS DECISION OF THE BOARD OF SUPERVISORS ON THIS CONDITIONAL USE APPLICATION SHALL BE CONSTRUED AS EITHER AN EXPRESS OR IMPLIED WAIVER OF ANY ORDINANCE REQUIREMENTS NOT SPECIFICALLY ADDRESSED HEREIN, AND COMPLIANCE OF THE DEVELOPMENT IS GUARANTEED BY VIRTUE OF THIS CONDITIONAL APPROVAL AND THE PROPOSED DEVELOPMENT SHALL BE PERMITTED ONLY IF THE FULLY-ENGINEERED PLANS FOR THE PROPERTY CAN DEMONSTRATE COMPLIANCE WITH ALL APPLICABLE ZONING AND SUBDIVISION REGULATIONS OF THE TOWNSHIP AS WELL AS ANY RELEVANT STATUTES OR REGULATIONS OF ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DEVELOPMENT ON THE PROPERTY.
2. ALL DEVELOPMENT PERMITTED BY THIS CONDITIONAL APPROVAL SHALL BE CONSISTENT WITH THE TESTIMONY AND EXHIBITS SUBMITTED TO THE BOARD OF SUPERVISORS AT THE PUBLIC HEARING HELD ON APRIL 3, 2024.
3. AS A PART OF THE LAND DEVELOPMENT PLAN SUBMISSION FOR THE DEVELOPMENT OF THE PROPERTY, THE APPLICANT SHALL DEPICT SUFFICIENT SIDEWALK, FOOTPATH AND CROSSWALK CONNECTIONS VIA ADDITIONAL SIDEWALK AND CROSSWALK TO CONNECT THE PROPOSED SIDEWALK ALONG MAIN STREET TO THE COMMERCIAL AND RESIDENTIAL PORTIONS OF THE DEVELOPMENT. SUCH ADDITIONAL PEDESTRIAN CONNECTIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE TOWNSHIP AS A PART OF THE LAND DEVELOPMENT APPROVAL PROCESS.
4. THE SOUTHWESTERN BOUNDARY LINE SHALL BE PLANTED WITH A MEDIUM-INTENSITY BUFFERYARD, CONSISTING OF A MIX OF EVERGREEN, SHADE TREES, ORNAMENTAL TREES AND SHRUBS, IN ACCORDANCE WITH THE TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
5. APPLICANT SHALL REVISED THE REAR ELEVATION OF THE PROPOSED BANK BUILDING TO INCLUDE SIMILAR ARCHITECTURAL FEATURES TO THE FRONT ELEVATION OR SOME OTHER ACCEPTABLE ARCHITECTURAL FEATURES SO THE APPEARANCE OF THE REAR ELEVATION IS MORE RESIDENTIAL IN CHARACTER TO THE SATISFACTION OF THE BOARD OF SUPERVISORS AS REQUIRED BY THE LOWER SALFORD TOWNSHIP ZONING ORDINANCE.
6. APPLICANT SHALL SUBMIT A LIGHTING PLAN AND A LANDSCAPING PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 184-82.16.C.7.(a) AND 184-82.16.L. OF THE TOWNSHIP ZONING ORDINANCES PART OF THE LAND DEVELOPMENT APPROVAL PROCESS, WHICH PLANS SHALL BE REVIEWED AND APPROVED BY THE BOARD OF SUPERVISORS.
7. AT THE TIME OF RECORDING OF AN APPROVED LAND DEVELOPMENT PLAN FOR THE DEVELOPMENT OF THE PROPERTY, THE APPLICANT SHALL RECORD A DEED RESTRICTION TO PRESERVE THE ARCHITECTURAL FEATURES OF THE FACADE OF ALL BUILDINGS PROPOSED AS PART OF THE DEVELOPMENT SO THAT SUCH FEATURES ARE APPROPRIATELY MAINTAINED AND MAY NOT BE CHANGED IN THE FUTURE FROM THE RENDERINGS APPROVED AS PART OF THIS CONDITIONAL USE APPLICATION AND ANY SUBSEQUENT LAND DEVELOPMENT PLAN APPROVAL. SUCH DEED RESTRICTION SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWNSHIP SOLICITOR.
8. THE PROPOSED COMMERCIAL PORTION OF THE DEVELOPMENT SHALL NOT BE CONVERTED AT ANY TIME IN THE FUTURE TO RESIDENTIAL USE.
9. A SIDEWALK EASEMENT SHALL BE PROVIDED FOR ACCESS BY THE GENERAL PUBLIC TO ALL SIDEWALKS CONSTRUCTED AS PART OF THE DEVELOPMENT OF THE PROPOSED USE ON THE PROPERTY. SUCH SIDEWALK EASEMENT AGREEMENTS SHALL BE REVIEWED AND APPROVED BY THE TOWNSHIP SOLICITOR AND RECORDED WITH THE FINAL LAND DEVELOPMENT PLANS FOR THE DEVELOPMENT OF THE PROPERTY.
10. CROSS-ACCESS EASEMENT AGREEMENTS AND AN EMERGENCY ACCESS EASEMENT AGREEMENT SHALL BE PROVIDED DURING THE LAND DEVELOPMENT PLAN REVIEW PROCESS. SUCH EASEMENT AGREEMENTS SHALL BE REVIEWED AND APPROVED BY THE TOWNSHIP SOLICITOR AND RECORDED WITH THE FINAL LAND DEVELOPMENT PLANS FOR THE DEVELOPMENT OF THE PROPERTY.

No.	REVISION	DATE
7	PER MCCD REVIEW, TOWNSHIP CONSULTANT REVIEWS	DECEMBER 23, 2024
6	PER MCCD REVIEW	OCTOBER 1, 2024
5	PER MCCD REVIEW	AUGUST 8, 2024
4	PER MCCD REVIEW AND SEWER AUTHORITY REVIEW	JULY 20, 2024
3	PER TOWNSHIP CONSULTANT REVIEWS	JUNE 21, 2024
2	NPDES SUBMISSION	MAY 2, 2024
1	REVISED APARTMENT DESIGN AND PER CONSULTANT REVIEWS	MARCH 20, 2024
	PLAN ORIGINATION DATE	DECEMBER 12, 2023

GENERAL AND CONDITIONAL USE NOTES

1. TITLE AND TOPOGRAPHIC INFORMATION SHOWN FOR THE PREMISES WAS DETERMINED FROM A FIELD (GROUND) SURVEY BY RICHARD C. MAST ASSOCIATES, P.C. IN MAY 2021. ELEVATIONS ARE BASED ON NAVD88. BENCHMARK (B.M.) IS THE CENTERLINE OF THE 1ST FLOOR DOORSILL LOCATED ON THE NORTHWEST FACE OF THE EXISTING GARAGE BUILDING AT ELEVATION 304.51 FEET. OFF-SITE ELEVATION CONTOUR INFORMATION SHOWN IS APPROXIMATE AND TAKEN FROM PAMAP LIDAR ELEVATION DATA-DERIVED PRODUCTS DOWNLOADED FROM THE PASDA WEBSITE.
2. THE WETLAND LIMITS SHOWN WERE DELINEATED BY PENN'S TRAIL ENVIRONMENTAL, LLC, AND WERE FIELD LOCATED BY RICHARD C. MAST ASSOCIATES, P.C., IN DECEMBER 2020. REFER TO THE "WETLAND & WATERS SITE EVALUATION LETTER OF FINDINGS" BY PENN'S TRAIL ENVIRONMENTAL, LLC DATED FEBRUARY 11, 2021.
3. AN ALLUVIAL SOIL EVALUATION OF THE PROPERTY COMPLETED BY VW CONSULTANTS, LLC, DETERMINED THAT ALLUVIAL SOILS ARE NOT PRESENT AT THE SITE AND THAT THE ALLUVIAL SOIL SERIES OF ROWLAND MAPPED ON THE NRCS WEB SOIL SURVEY WEBSITE SHOULD BE MAPPED AS RARITAN SOILS. REFER TO THE "ALLUVIAL SOIL EVALUATION" BY VW CONSULTANTS, LLC, DATED DECEMBER 4, 2020.
4. THE FEMA FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PA, MAP NUMBER 42091C0139G, EFFECTIVE DATE OF MARCH 2, 2016 INDICATES, BY SCALED LOCATION OF THE PROPERTY ONTO THE MAP, THAT THE PROPERTY LIES WITHIN OTHER AREAS ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. THE PROPERTY AND EXISTING USE IS SERVED BY PUBLIC SANITARY SEWER AND AN ON-LOT PRIVATE WELL.
6. THE PROPOSED USES WILL BE SERVED BY PUBLIC SEWER PROVIDED BY THE LOWER SALFORD TOWNSHIP AUTHORITY.
7. THE PROPOSED USES WILL BE SERVED BY PUBLIC WATER PROVIDED BY THE NORTH PENN WATER AUTHORITY.
8. ALL CONSTRUCTION WORK AND MATERIALS SHALL COMPLY WITH LOWER SALFORD TOWNSHIP AND LOWER SALFORD TOWNSHIP AUTHORITY STANDARDS AND SPECIFICATIONS, WITH CURRENT PADOT SPECIFICATIONS (PUB. 408) AND STANDARD DETAILS AND WITH APPLICABLE FEDERAL, STATE AND MUNICIPAL CODES. IN THE CASE OF CONFLICTING STANDARDS OR SPECIFICATIONS THE GREATER OR MORE STRINGENT STANDARD OR SPECIFICATION SHALL APPLY.
9. THIS CONDITIONAL USE PLAN AND APPLICATION IS FOR THE CONSTRUCTION OF CLASS THREE CONDITIONAL USES SUBJECT TO FOLLOWING REQUIREMENTS:
   - 9.1. THE PROPOSED USES WITHIN THE CLASS THREE CONDITIONAL USE INCLUDE THE FOLLOWING:
     - 9.1.1. 36 RESIDENTIAL APARTMENT UNITS CONTAINED WITHIN 4 SEPARATE BUILDINGS AND PARKING AREA.
     - 9.1.2. A OFFICE/RETAIL USE (BANK WITH DRIVE UP ATM) AND PARKING AREA.
     - 9.1.3. RETAIL STORE (GENERAL RETAIL) AND PARKING AREA.
   - 9.2. THE DRIVE-THROUGH SERVICE AREA SHALL BE AN INTEGRAL PART OF THE INTERIOR CIRCULATION PATTERN AND SHALL BE DESIGNED IN A SAFE AND EFFICIENT MANNER TO MINIMIZE VEHICLE TO VEHICLE, AND VEHICLE TO PEDESTRIAN, CONFLICT. ALL DRIVE-THROUGH AREAS SHALL BE DESIGNED WITH A SEPARATE ESCAPE LANE TO PERMIT VEHICLES TO LEAVE OR PASS BY TH DRIVE-THROUGH AREA IF THEY WISH OR NEED TO DO SO. NO DIRECT ACCESS TO A PUBLIC ROAD SHALL BE PERMITTED FROM ANY DRIVE-THROUGH AISLE.
   - 9.3. WHERE A DRIVE-IN WINDOW OR DRIVE-THROUGH AISLE IS PROPOSED, A STACKING LANE FOR EACH DRIVE-IN WINDOW OR DRIVE-THROUGH AISLE SHALL BE PROVIDED TO SERVE A MINIMUM OF FIVE CARS. THE STACKING LANE SHALL NOT BE USED FOR PARKING LOT CIRCULATION AISLES, NOR SHALL IT IN ANY WAY CONFLICT WITH THROUGH CIRCULATION, PARKING OR DELIVERIES TO THE TRACT. THE DRIVE-THROUGH LANE HAS BEEN DESIGNED AS AN ENTIRELY SEPARATE LANE WITH NO CONFLICTS.
   - 9.4. LIGHTING FOR ALL DRIVE-THROUGH SERVICE AREAS SHALL BE INSTALLED IN A MANNER WHICH: AT A MINIMUM
     - 9.4.1. SAFELY, BUT NOT EXCESSIVELY, ILLUMINATES THE DRIVE-THROUGH AREA.
     - 9.4.2. IS SHIELDED TO PREVENT ANY LIGHT SPILLAGE OFF THE DRIVE-THROUGH LOT OR PARCLE; AND
     - 9.4.3. IS TIMED OR SWITCHED SO THAT THE DRIVE-THROUGH AREA IS NOT ILLUMINATED WHEN DRIVE-THROUGH SERVICE IS NOT AVAILABLE.
     - 9.4.4. LANDSCAPING FOR ALL DRIVE-THROUGH SERVICE AREAS SHALL BE INSTALLED IN A MANNER WHICH SAFELY SHIELDS THE STACKING LANES, DRIVETHROUGH AISLE AND DRIVE-IN WINDOWS FROM VIEW OF NEIGHBORING USES. A LANDSCAPE PLAN WILL BE PREPARED MEETING THIS REQUIREMENT TO THE SATISFACTION OF THE TOWNSHIP.
10. THE 3.031 S.F. ACCESS EASEMENT IS FOR THE PURPOSE OF PROVIDING FUTURE ACCESS TO THE ABUTTING PROPERTY (PARCEL 50-00-03011-00-9). A RECORDED EASEMENT SATISFACTORY TO THE TOWNSHIP SHALL BE PROVIDED FOR THE FUTURE SHARED USE GUARANTEEING ACCESS TO THE ABUTTING PROPERTY.
11. A RECREATION IMPACT FEE IN THE AMOUNT OF $500.00 PER RESIDENTIAL UNIT WILL BE REQUIRED PRIOR TO THE LAND DEVELOPMENT PLAN BEING RECORDED.
12. THE EXISTING WELL ON THE PROPERTY SHALL BE PROPERLY ABANDONED AND SEALED IN ACCORDANCE WITH PaDEP AND MONTGOMERY COUNTY HEALTH DEPARTMENT REQUIREMENTS.
13. NO WALL, FENCE, OBJECT OR STRUCTURE OF ANY KIND SHALL BE ERECTED, ALTERED, OR MAINTAINED AND NO HEDGE, TREE, 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 SHALL BE MAINTAINED ALONG ALL APPROACHES TO STREET INTERSECTIONS AND ALL INTERSECTIONS OF DRIVEWAYS WITH STREETS.
14. THE BASEMENT IN APARTMENT BUILDING 4 SHALL NOT CONTAIN A SEPARATE LIVING UNIT.
15. THE AREA BETWEEN THE TITLE LINE AND THE ULTIMATE RIGHT-OF-WAY, AND THE AREA BETWEEN THE TITLE LINE AND THE REQUIRED RIGHT-OF-WAY OF QUARRY ROAD, T-415, IS OFFERED FOR DEDICATION TO LOWER SALFORD TOWNSHIP, OR THE AGENCY HAVING JURISDICTION AT THE TIME OF DEDICATION.

TAX PARCEL DATA

PARCEL NO.:	50-00-02014-00-6
TAX MAP ID:	BLOCK 18 - UNIT 17
DEED:	BOOK 5659 PAGE 286
PARCEL LOCATION:	196 MAIN STREET, HARLEYSVILLE, PA 19438
OWNER OF RECORD:	MAINLAND V, LLC 528 MAIN STREET, HARLEYSVILLE, PA 19438
APPLICANT:	SPRING HILL REALTY, INC. 528 MAIN STREET, HARLEYSVILLE, PA 19438 215-513-7368
GROSS TRACT AREA (TO LEGAL ROW):	5.19 AC
NET TRACT AREA (TO ULT. ROW):	4.97 AC