

**ZONING REQUIREMENTS**

PLANNED OFFICE AND LIMITED INDUSTRIAL DISTRICT (O/L) CLASS ONE  
CLASS ONE STANDARDS  
LOT 7 OF  
POSSUM HOLLOW INDUSTRIAL PARK

	REQUIRED	PROPOSED
MINIMUM LOT AREA (ACRES)	1, WITH MINIMUM AVERAGE LOT AREA OF 2	2.804 ACRES
MINIMUM LOT WIDTH (FEET)	200 FT	343 FT
MAXIMUM IMPERVIOUS COVERAGE FOR ALL USES	70% OF NET LOT AREA	1,597 AC (56.95%)
MAXIMUM BUILDING COVERAGE (PERCENTAGE OF NET BUILDABLE ACREAGE)		
WAREHOUSE, STORAGE AS A PRIMARY USE	35%	0.441 AC (15.73%)
ALL OTHER USES	35%	-
MAXIMUM FLOOR AREA RATIO	0.40	0.441/2,566 = 0.172
BUILDING SETBACKS (FEET)		
FROM A LOT BOUNDARY ABUTTING A RESIDENTIAL DISTRICT	50 FT	50 FT
FROM ANY OTHER LOT LINE	30 FT	30 FT
PARKING, SERVICE AREA OR INTERNAL DRIVEWAY SETBACKS (FEET)		
FROM ULTIMATE RIGHT-OF-WAY OF A STREET	30 FT	30 FT
FROM A LOT BOUNDARY ABUTTING A RESIDENTIAL DISTRICT	30 FT	N/A
FROM A LOT BOUNDARY ABUTTING A NONRESIDENTIAL DISTRICT	10 FT UNLESS SHARED	5 FT SHARED
FROM A BUILDING (EXCEPT BUILDING DOCKS)	10 FT	10 FT
MAXIMUM BUILDING HEIGHT (FEET)	35 FEET	<35 FEET
MAXIMUM NUMBER OF STORES	3	1
OUTDOOR STORAGE SETBACKS		
FROM ULTIMATE RIGHT OF WAY OF A STREET	30 FT	N/A NO OUTDOOR STORAGE
FROM A LOT BOUNDARY ABUTTING A RESIDENTIAL DISTRICT	50 FT	N/A NO OUTDOOR STORAGE
FROM A LOT ABUTTING A NON RESIDENTIAL DISTRICT	30 FT	N/A NO OUTDOOR STORAGE

**NET BUILDABLE ACREAGE DETERMINATION**

GROSS TRACT AREA	=	2.804 ACRES
EXISTING ROAD RIGHTS-OF-WAY	=	0 ACRES
EXISTING ROAD	=	0 ACRES
NONCONTIGUOUS LAND	=	0 ACRES
-100% OF WETLANDS	=	0 ACRES*
-50% OF SLOPES FROM 15% TO 25% (0.068 ACRES)	=	0 ACRES
-85% OF SLOPES OVER 25%	=	0.190 ACRES
-100% OF PONDS OR LAKES	=	0 ACRES
-50% OF EXISTING UTILITY RIGHTS-OF-WAY	=	0.048 ACRES
NET BUILDABLE ACREAGE	=	2.566 ACRES
STEEP SLOPE 15%-25%	=	0.393 AC*
STEEP SLOPE >25%	=	0 AC
WETLANDS	=	0 AC

\* THE DELINEATED STEEP SLOPES IS MANMADE DURING PRIOR LOT IMPROVEMENT WORK, AS SUCH IT DOES NOT GET DEDUCTED FROM THE NET BUILDABLE COVERAGE.

**WOODLAND DISTURBANCE**

TOTAL AREA OF WOODLANDS	=	0.20 AC (OUTSIDE EASEMENT & FLOODPLAIN AREA)
ALLOWABLE DISTURBANCE (50%)	=	0.10 AC
PROPOSED WOODLAND DISTURBANCE	=	0.046 AC

- GENERAL NOTES**
- BOUNDARY, EXISTING FEATURES AND TOPOGRAPHIC INFORMATION IS FROM A FIELD SURVEY PERFORMED IN DECEMBER, 2018 BY EDWARD B. WALSH & ASSOCIATES, INC.
  - BOUNDARY IS BASED UPON REFERENCE PLAN NO. 1 AND WAS FIELD VERIFIED BY EDWARD B. WALSH & ASSOCIATES, INC. IN DECEMBER, 2018. A TITLE REPORT WAS NOT PROVIDED, THEREFORE, THIS SURVEY DOES NOT PURPORT TO DEPICT ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS, OR OTHER MATTERS OF TITLE THAT A CURRENT AND COMPLETE TITLE REPORT WOULD DISCLOSE.
  - RECORD OWNERS: ROBERT N. & JACQUELINE L. BETZ 1194 ZARA DR., POTTSTOWN PA 19494-1780S RECORDED INFO: DEED BOOK 6096, PAGE 02950 AT THE MONTGOMERY COUNTY RECORDER OF DEEDS BEING PARCEL NO. 370003478022 AND BLOCK 16 UNIT 46, LIMERICK TOWNSHIP, AT THE MONTGOMERY COUNTY BOARD OF ASSESSMENTS. SITE BENCHMARK: FF WAREHOUSE FROM RECORD PLAN "ONE SOURCE OFFICE REFINISHMENTS PREPARED FOR ROBERT BETZ BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C. DATED 10/31/05 AND LAST REVISED 6/2/06 (SHOWN PLOTTED HEREON). ELEVATION=284.00. ELEVATIONS ARE BASED ON U.S.C. AND G.S. 1929 SEA LEVEL DATUM.
  - THIS LOT IS SERVICED WITH ON-LOT WATER SUPPLY AND PUBLIC SEWER.
  - THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF WORK.
  - ACCORDANCE WITH PA ONE CALL - ACT 187, CALL 1-800-272-1776.
  - THE STEEP SLOPE AREAS ON THIS TRACT ARE MAN-MADE SLOPES CREATED DURING PRIOR LOT DISTURBANCE, IMPROVEMENTS CONSTRUCTION.
  - THE LOT WILL UTILIZE SHARED PARKING AND ACCESS WITH PARCEL 067.
  - SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AQUA PENNSYLVANIA WASTEWATER COMPANY, INC. STANDARD SPECIFICATIONS FOR BUILDING WASTEWATER EXTENSION PIPELINE CONSTRUCTION. ALL SANITARY SEWER SHALL BE 30"-26 UNLESS OTHERWISE NOTED.
  - THE LOT OWNER SHALL OWN AND MAINTAIN THE DRAINAGE FACILITIES INSIDE THE PROPERTY LINES OF THE LOT.
  - PERMITTING TO ALL MATERIAL AND CONSTRUCTION WHERE THERE ARE CONFLICTS BETWEEN THE PLANS AND AQUA STANDARDS, THE AQUA STANDARDS GOVERN.
  - IN ACCORDANCE WITH SECTION 155-33.4.4 AND 155.34.B.2.(b) OF THE SUBDIVISION ORDINANCE THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:10,000.
  - SURVEY MONUMENTS NOTED WITH THE SYMBOL "■" AND STAKES SHALL BE PLACED AT PROPERTY CORNERS AFTER FINAL GRADING IS COMPLETED IN ACCORDANCE WITH SECTION 155.22.8 AND C. OF THE SUBDIVISION ORDINANCE. MONUMENTS TO BE NOT LESS THAN FOUR INCHES SQUARE ON TOP AND 24 INCHES IN DEPTH AND SHALL BE SET IN THE GROUND AT THE EXISTING GRADE.
  - THE LANDOWNER OR DEVELOPER IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF HAZARDOUS MATERIALS ON SITE AND FOR MEETING THE STANDARDS OUTLINED IN SECTION 184-81 PROTECTED AREAS. OF THE LIMERICK TOWNSHIP ZONING ORDINANCE.
  - TRAFFIC CONTROL SIGNS MUST BE POSTED ON PENNDOT APPROVED BREAKAWAY POSTS IN ACCORDANCE WITH MOST RECENT VERSION OF THE 15-8700 SERIES IN PennDOT PUBLICATION 111M.
  - PERMANENT REMOVAL OF TOPSOIL FROM ANY PARCEL OF LAND SHALL BE PROHIBITED EXCEPT AS FOLLOWS:
    - DURING ACTUAL CONSTRUCTION ON PREMISES, THAT PORTION OF THE TOPSOIL PRESENT WHICH COVERS AN AREA TO BE OCCUPIED BY PERMANENT STRUCTURES OR PERMANENTLY LOCATED MATERIALS OF AN IMPERVIOUS NATURE.
    - DURING REGRADING OPERATIONS CONDUCTED UPON PREMISES, WHETHER OR NOT CARRIED ON IN CONJUNCTION WITH ON-SITE CONSTRUCTION, EXCESS TOPSOIL REMAINING AFTER RESTORING PROPER TOPSOIL COVER (AT LEAST EIGHT (8) INCHES) TO THE AREAS OF THE PARCEL UPON WHICH REGRADING OPERATIONS WERE CONDUCTED.
  - THE TOWNSHIP ENGINEER OR DESIGNATED PERSON SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY CONSTRUCTION OPERATION, IN ORDER THAT PROVISION MAY BE MADE FOR THE INSPECTION BY THE TOWNSHIP.
  - ALL PROPOSED SIGNS MUST HAVE A CLEARANCE OF 8 FT, IF THEY ARE LOCATED IN THE CLEAR SIGHT TRIANGLE, THE CLEARANCE MUST BE 12 FEET FROM THE GROUND.
  - IMPROVEMENT CONSTRUCTION REQUIREMENTS WILL BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS CONSISTENT WITH ALL OTHER REQUIREMENTS OF THIS CHAPTER AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE MONTGOMERY COUNTY CONSERVATION DISTRICT OR OTHER APPROPRIATE AGENCIES OR LAND DEVELOPMENT ORDINANCE - CHAPTER 155, WHICHEVER SPECIFICATIONS SHALL RESULT IN THE MORE STRINGENT REQUIREMENTS BEING APPLIED TO THE APPLICANT.
  - THE LIGHTS SHALL BE PROVIDED WITH A TIMER TO TURN OFF ONE HOUR AFTER THE BUILDING CLOSSES. FIFTY PERCENT OF THE LIGHTS MAY REMAIN ON FOR EMERGENCY LIGHTING.
  - A BLANKET EASEMENT SHALL BE PLACED OVER THE PARCEL TO PERMIT ACCESS BY LIMERICK TOWNSHIP STAFF TO INSPECT STORMWATER CONVEYANCE AND MANAGEMENT.
  - ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO TREES AND VEGETATION) SHALL BE REMOVED BY THE APPLICANT TO PROVIDE A MINIMUM OF 250 FEET OF CONTINUOUS SIGHT DISTANCE TO THE LEFT AND 190 FEET OF CONTINUOUS SIGHT DISTANCE TO THE RIGHT FOR A DRIVER EXITING THE PROPOSED DRIVEWAY ONTO ZARA DRIVE. THE DRIVER MUST BE CONSIDERED TO BE POSITIONED 10 FEET FROM THE NEAR EDGE OF THE CLOSEST HIGHWAY THROUGH TRAVEL LANE AT AN EYE HEIGHT OF THREE FEET-SIX INCHES (3'-6") ABOVE THE SURVEY SURFACE. THE POINT SIGHTED BY EXISTING TRAFFIC SHALL BE THREE FEET-SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE. DESIGNATED FOR USE BY APPROACHING TRAFFIC, THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE APPLICANT AND/OR THE APPLICANT'S SUCCESSORS AND ASSIGNS.
  - HANDICAP RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE MOST RECENT VERSION OF PennDOT PUBLICATION 722 M. RC. 2019.
  - TRAFFIC CONTROL SIGNS MUST BE POSTED ON PENNDOT APPROVED BREAKAWAY POSTS IN ACCORDANCE WITH MOST RECENT VERSION OF THE 15-8700 SERIES IN PennDOT PUBLICATION 111M.

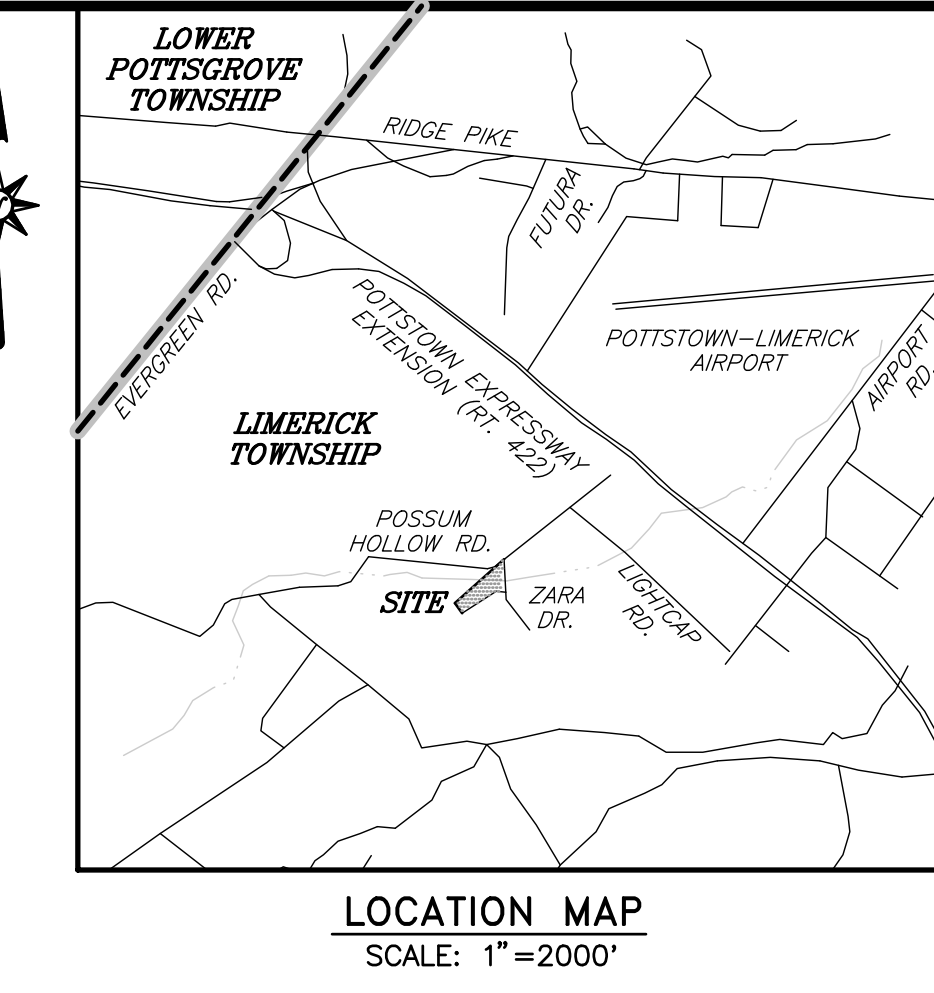
- REFERENCE PLANS:**
- "RECORD PLAN - ZARA DRIVE - BLOCK 16 UNIT 46, LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PA, PREPARED FOR JOSEPH RIEGER, 144 TWOS GLEN LANE, COLLEGEVILLE, PA 19425" BY ROBERT E. BLUE, CONSULTING ENGINEERS, P.C., BLUE BELL, PA DATED 10-14-2005 LAST REVISED 3-01-2007.
  - "RECORD PLAN - POSSUM HOLLOW INDUSTRIAL PARK", PREPARED BY MOTLEY ENGINEERING CO., INC., KENHORST, PA, DATED NOVEMBER, 1997, LAST REVISED APRIL, 1999.

**PARKING TABULATION**

**PARKING REQUIREMENTS (WAREHOUSE/STORAGE)**

REQUIRED SPACES PROVIDED	REQUIRED SPACES	PROVIDED
1 SP/1500 S.F. GROSS FLOOR AREA (19,400 SF) OR PER EMPLOYEES ON LARGEST SHIFT	13	50
3 SP/SERVICE BAY (4)	12	12
TOTAL	25	62 SPACES

TYPICAL PARKING SPACE = 10'x18' (MINIMUM)



COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY

On this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_ who being duly sworn according to the law acknowledged himself to be \_\_\_\_\_ of \_\_\_\_\_ and that he as such officer, and authorized to do so, deposes and says that he is the owner of the property shown on this plan, that the Land Development Plan thereof was made by \_\_\_\_\_ direction, and acknowledges the same to be its act and plan and desires the same to be recorded as such according to the law. WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

CORPORATE NAME: \_\_\_\_\_  
OFFICER: \_\_\_\_\_  
NOTARY PUBLIC: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

REVIEWED by the Planning Commission of Limerick Township, Montgomery County, Pa., this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairperson Planning Commission

**LIMERICK TOWNSHIP BOARD OF SUPERVISORS:**

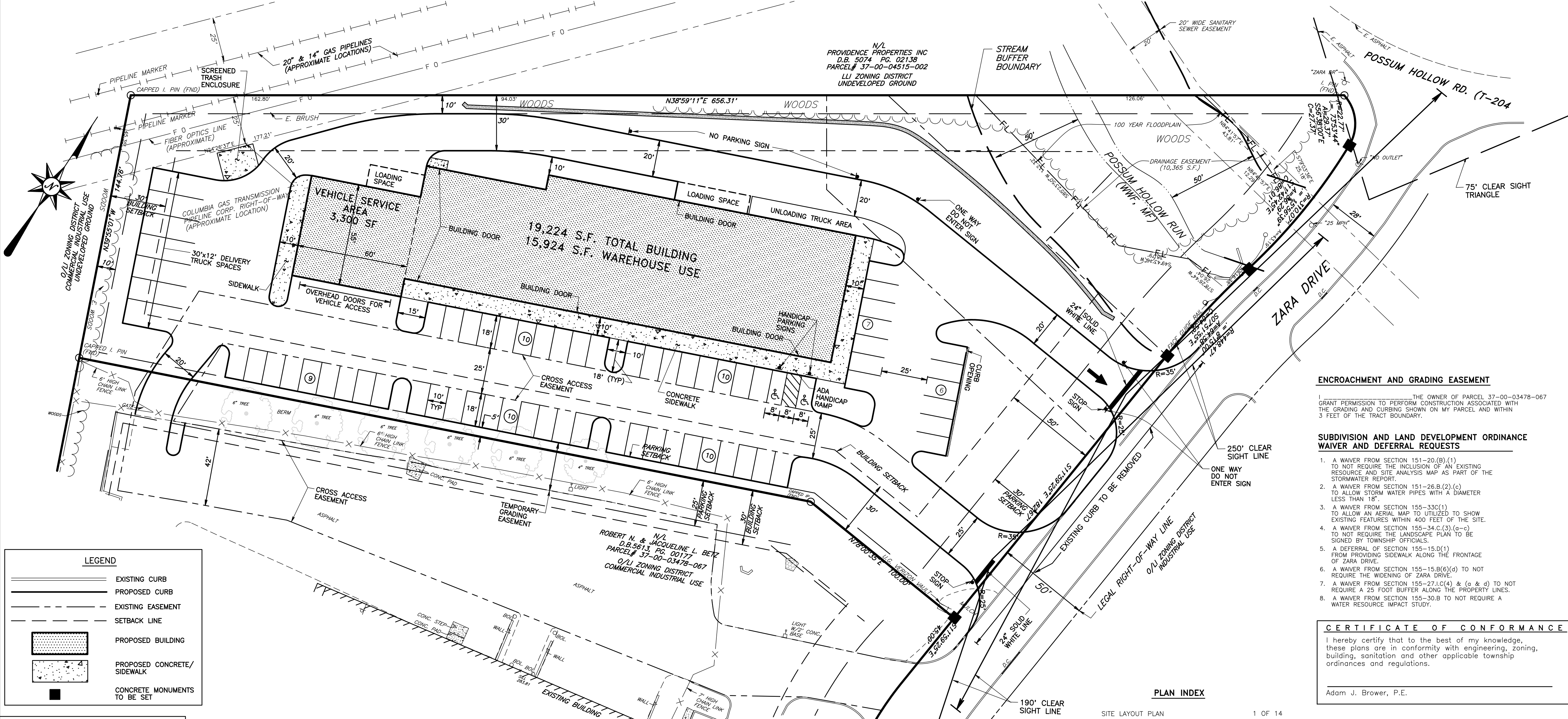
At a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the Limerick Township Board of Supervisors, by motion, approved the \_\_\_\_\_ Plan, as shown and described hereon.

Chairperson \_\_\_\_\_ Date \_\_\_\_\_  
Secretary \_\_\_\_\_ Date \_\_\_\_\_

**LIMERICK TOWNSHIP ENGINEER:**

REVIEWED by the Township Engineer of Limerick Township Montgomery County, PA,

Township Engineer \_\_\_\_\_ Date \_\_\_\_\_



**LEGEND**

(Symbol)	EXISTING CURB
(Symbol)	PROPOSED CURB
(Symbol)	EXISTING EASEMENT
(Symbol)	SETBACK LINE
(Symbol)	PROPOSED BUILDING
(Symbol)	PROPOSED CONCRETE/SIDEWALK
(Symbol)	CONCRETE MONUMENTS TO BE SET

ACT 287 as amended SERIAL NUMBER 20183612960. Edward B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does E. B. Walsh & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work by calling the Pennsylvania One Call System at 1-800-242-1776.

**UTILITIES NOTIFIED**

AT&T - ATLANTA  
COLUMBIA GAS TRANSMISSION & TELECOM - DOWNINGTOWN  
PECO ENERGY  
AQUA PENNSYLVANIA, INC.  
CONCAST CABLE  
CONCAST CABLE COMMUNICATIONS, INC.  
NEON TRANSCOM  
UGI UTILITIES, INC. - READING  
LIMERICK TOWNSHIP

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT. THIS NOTICE APPLIES TO INFORMATION FOR THIS PROJECT INCLUDING PLANS OF SAME PREPARED BY OTHERS, E.G. UTILITY COMPANY PLANS. THIS NOTICE IS GIVEN AS PER ACT 287 OF THE COMMONWEALTH OF PENNSYLVANIA, SERIAL #



- EMERGENCY SERVICE NOTES**
- THE PROPERTY AND ALL LOTS SHALL BE MARKED AND READILY IDENTIFIABLE FOR PUBLIC SAFETY AND INSPECTION PURPOSES TO BE SECURED IN AN APPROVED FASHION.
  - BURNING OF REFUSE AND CONSTRUCTION DEBRIS IS PROHIBITED.
  - APPROVED TYPES OF FIRE EXTINGUISHERS SHALL BE PROVIDED IN APPROVED LOCATIONS.
  - FURNISH THE NAME AND CONTACT INFORMATION TO THE DEPARTMENT OF EMERGENCY SERVICES OF THE OWNER'S REPRESENTATIVE WHO WILL ASSUME THE ROLE OF FIRE PREVENTION PROGRAM SUPERINTENDENT, SUBSEQUENTLY FOR THE OFFICE TO MEET WITH HIM/HER AND REVIEW THEIR FIRE PLAN.
  - IF THERE ARE ANY CHAINS/GATES UTILIZED FOR SECURITY OR OTHER PURPOSES, DURING CONSTRUCTION, THEY NEED TO BE SECURED IN AN APPROVED FASHION.
  - IF SMOKING IS PERMITTED ON THE GROUNDS, DESIGNATED AREAS SHALL BE ESTABLISHED.
  - A MEANS OF CONTACTING 9-1-1, IN THE EVENT OF AN EMERGENCY, SHALL BE PROVIDED AND MAINTAINED.
  - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LIMERICK TOWNSHIP CODE AND THE 2009 INTERNATIONAL FIRE CODE, IN PARTICULAR CHAPTER 14 (FIRE SAFETY DURING CONSTRUCTION), INCLUDING, BUT NOT LIMITED TO HEATING MEANS, GENERAL SAFETY, AND STORAGE OF HAZARDOUS MATERIALS.
  - SUBMIT A COMPLETED EMERGENCY CONTACT INFORMATION FORM.
  - ALERTING, NOTIFICATION, AND SUPPRESSION PERMITS SHALL BE SUBMITTED, AS APPLICABLE, IN ADDITION TO ANY REQUIREMENTS ESTABLISHED BY THE CODE SERVICES DEPARTMENT.
  - KNOX BOX WILL NEED TO BE INSTALLED. LOCATION TO BE DETERMINED BY THE FIRE MARSHAL'S OFFICE.
  - EXTERIOR GATES AND FENCES THAT ARE ON SITE WILL NEED TO BE FITTED WITH A KNOX BOX PAD LOCK.

- ENCRoACHMENT AND GRADING EASEMENT**
- I, THE OWNER OF PARCEL 37-00-03478-067 GRANT PERMISSION TO PERFORM CONSTRUCTION ASSOCIATED WITH THE GRADING AND CURBING SHOWN ON MY PARCEL AND WITHIN 3 FEET OF THE TRACT BOUNDARY.
- SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WAIVER AND DEFERRAL REQUESTS**
- A WAIVER FROM SECTION 151-20.(b)(1) TO NOT REQUIRE THE INCLUSION OF AN EXISTING RESOURCE AND SITE ANALYSIS MAP AS PART OF THE STORMWATER REPORT.
  - A WAIVER FROM SECTION 151-26.B.(2)(c) INCLUDING WAREHOUSE AND VEHICLE REPAIR, ANY CHANGE IN USE WILL REQUIRE TOWNSHIP APPROVAL.
  - A WAIVER FROM SECTION 155-33C.(1) TO ALLOW AN AERIAL MAP TO UTILIZED TO SHOW EXISTING FEATURES WITHIN 400 FEET OF THE SITE.
  - A WAIVER FROM SECTION 155-34.C.(3)(a-c) TO NOT REQUIRE THE LANDSCAPE PLAN TO BE SIGNED BY TOWNSHIP OFFICIALS.
  - A DEFERRAL OF SECTION 155-15.0.(1) FROM PROVIDING SIDEWALK ALONG THE FRONTAGE OF ZARA DRIVE.
  - A WAIVER FROM SECTION 155-15.B.(6)(d) TO NOT REQUIRE THE WIDENING OF ZARA DRIVE.
  - A WAIVER FROM SECTION 155-27.1.C.(4) & (a & d) TO NOT REQUIRE A 25 FOOT BUFFER ALONG THE PROPERTY LINES.
  - A WAIVER FROM SECTION 155-30.B TO NOT REQUIRE A WATER RESOURCE IMPACT STUDY.

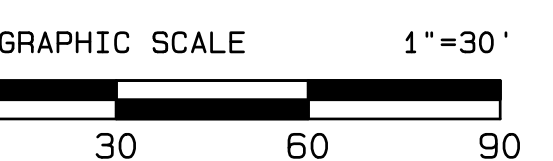
**CERTIFICATE OF CONFORMANCE**

I hereby certify that to the best of my knowledge, these plans are in conformity with engineering, zoning, building, sanitation and other applicable township ordinances and regulations.

Adam J. Brower, P.E.

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2	12-11-19 REVISED PER ZONING COMMENTS IN TOWNSHIP ENGINEER 12-5-19 LETTER	Project- 4191
1	9-17-19 REVISED PER TOWNSHIP CONSULTANT SEPTEMBER 2019 REVIEW LETTER	Date- 12-28-18
<b>LAND DEVELOPMENT PLAN FOR ROBERT BETZ</b>		Scale- 1"= 30'
LIMERICK TOWNSHIP MONTGOMERY COUNTY, PA.		Drawn-RBL
Edward B. Walsh & Associates, Inc.		Checked-AJB
CIVIL ENGINEERS & LAND SURVEYORS		Sheet- 1 OF 14
LIONVILLE PROFESSIONAL CENTER 125 Dowlin Forge Rd. Exton, Pennsylvania 19341 Phone: 610-903-0060 Fax: 610-903-0080		Plotted: 12/30/2019 File: F:\4191\4191-B6.pro

PARCEL# 37-00-03478-022, TAX MAP: BLOCK 16, UNIT 26