

GENERAL NOTES:

- THIS PLAN REFERENCES:
A DRAWING ENTITLED: "LIMERICK CENTER ROAD SUBDIVISION"
PREPARED BY VERTEK CONSTRUCTION MANAGEMENT
PROJECT NO. 20V11002
DATED 05/14/21
- EQUITABLE OWNER/APPLICANT:
MR. JOHN PANIZZA
CENTERRA CORPORATION
ADDRESS: 556 HOPWOOD ROAD
COLLEGEVILLE, PA 19426
PHONE: 610-563-0209
- TAX MAP REFERENCES:
PROPERTY KNOWN AS UNIT 015 IN BLOCK 37021 ON THE OFFICIAL TAX MAPS OF
LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
TOTAL SITE AREA = 299,347 SF OR 6.872 AC
- (TBR) INDICATES ITEM TO BE REMOVED. ALL OTHER ITEMS TO REMAIN UNLESS OTHERWISE NOTED.
- PROPOSED BUILDING AND DRIVEWAY SIZES & LOCATIONS ARE FOR GRAPHICAL REPRESENTATION ONLY. ACTUAL CONSTRUCTED LOCATIONS MAY VARY SLIGHTLY.
- ZONING DATA:
ZONED: R-3 MEDIUM DENSITY
PROPOSED USE: SINGLE FAMILY DETACHED DWELLINGS WITH PUBLIC WATER AND SEWER
- NO ENVIRONMENTAL CONCERNS SUCH AS WATERCOURSES, WETLANDS, HAZARDOUS ISSUES OR HAZARDOUS CONTAMINATES WERE INVESTIGATED OR LOCATED AS PART OF THE SURVEY, NOR ARE THEY SHOWN ON THE SURVEY MAP.
- ALL DEMOLITION TO BE PERFORMED BY A QUALIFIED, LICENSED CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE TOWNSHIP, STATE & FEDERAL CODES AND REGULATIONS. ALL DEBRIS TO BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE TOWNSHIP, STATE, & FEDERAL REGULATIONS.
- THIS PLAN IS NOT INTENDED TO DEPICT ALL FACETS AND ITEMS TO BE ADDRESSED DURING THE COURSE OF DEMOLITION ACTIVITIES. THIS PLAN IS INTENDED TO REPRESENT ONLY THE READILY VISIBLE, EXISTING IMPROVEMENTS ON SITE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS PRIOR TO FINALIZING HIS BID AND PROVIDE ALL NECESSARY DEMOLITION SERVICES REQUIRED TO COMPLETE THE SCOPE OF WORK OUTLINED ON THESE DRAWINGS. UPON INITIATION OF DEMOLITION, CONTRACTOR SHALL ADVISE IMMEDIATELY SHOULD CONFLICTS ARISE IN THE FIELD.
- ALL UTILITIES SHALL BE DISCONNECTED, ABANDONED AND/OR REMOVED IN ACCORDANCE WITH ALL APPLICABLE TOWNSHIP, STATE & FEDERAL REGULATIONS.
- THE DEMOLITION PLAN IS PREPARED FOR DEMOLITION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT.
- (TBR) = ITEM TO BE REMOVED. ALL OTHER FEATURES ARE TO REMAIN UNLESS NOTED OTHERWISE.
- CONTRACTOR MUST ADHERE TO ALL SAFETY REGULATIONS GIVEN BY O.S.H.A., OWNER, AND THE LOCAL AND STATE AUTHORITIES.
- ALL UTILITIES AND STRUCTURES WITHIN PUBLIC RIGHTS-OF-WAY SHALL REMAIN UNLESS OTHERWISE NOTED.
- ANY UTILITIES DAMAGED DURING DEMOLITION AND CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED IN KIND BY THE CONTRACTOR AT HIS OWN EXPENSE. UTILITY REMOVAL, ABANDONMENT, AND/OR RELOCATION SHALL BE IN ACCORDANCE WITH REQUIREMENTS FROM THE RELEVANT UTILITY COMPANY.
- ALL PROPOSED UTILITIES INSTALLED IN THE SUBDIVISION SHALL BE PLACED UNDERGROUND.

WAIVER REQUESTS:

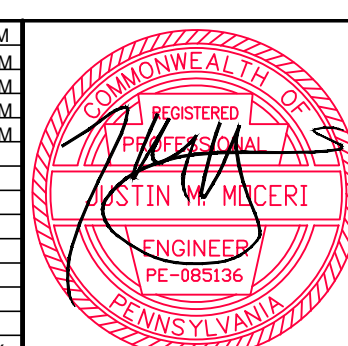
THE FOLLOWING WAIVERS ARE BEING REQUESTED FROM THE LIMERICK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO):

- SALDO §155-15.B.(4),(b) WAIVER REQUEST FROM WIDENING LIMERICK CENTER ROAD TO 16 FEET FROM CENTERLINE AND INSTALLING CURB WHERE NO CURB EXISTS ALONG ADJACENT PROPERTIES.
- SALDO §155-33.A.(5) WAIVER REQUEST FOR UTILIZING A PLAN SHEET OF 30" X 42" THAT IS LARGER THAN THE MAXIMUM SHEET SIZE OF 24" X 36".
- SALDO §155-33.C.(1) WAIVER REQUEST FROM SHOWING EXISTING FEATURES WITHIN 400 FEET OF THE TRACT BOUNDARY.
- SALDO §155-15.F.(4) WAIVER REQUEST FOR PROVIDING THE MINIMUM DISTANCE OF 600 FEET BETWEEN INTERSECTIONS.
- SALDO §155-34.B.(C)(3) WAIVER REQUEST FROM PROVIDING CERTIFICATIONS OF THE DEVELOPER, TOWNSHIP SUPERVISORS, TOWNSHIP ENGINEER, AND PLANNING COMMISSION ON THE LANDSCAPE PLAN.

THE FOLLOWING WAIVERS ARE BEING REQUESTED FROM THE LIMERICK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE (SMO):

- SMO §151-26.A.(8),(C) WAIVER REQUEST FROM PROVIDING STORMWATER DETENTION BASIN BERM SLOPES OF 3:1 THAT ARE STEEPER THAN THE MAXIMUM ALLOWABLE 5:1 SLOPES.
- SMO §151-26.B.(2),(e) WAIVER REQUEST FROM PROVIDING STORM SEWER PIPE COVER THAT IS LESS THAN 2 FEET FROM SUBGRADE IN PAVED AREAS AND FINISHED GRADE IN LAWN AREAS.
- SMO §151-26.A.(8),(b) WAIVER REQUEST FROM A 10FT MINIMUM TOP WIDTH OF DETENTION BERM BASIN.

REV	DATE	DESCRIPTION	BY
1	09/08/22	PER MCCO COMMENTS	JMM
2	01/11/23	PER TWP COMMENTS	JMM
3	03/23/23	PER MCCO COMMENTS	JMM
4	07/13/23	TWP MCCO COMMENTS	JMM

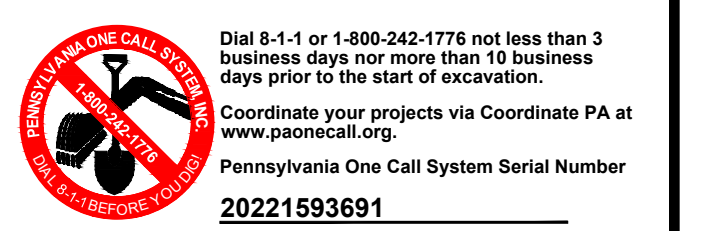


PROJECT:
LIMERICK CENTER ROAD SUBDIVISION
544 LIMERICK CENTER ROAD
LINFIELD, PA 19468
LIMERICK TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA
PREPARED FOR:
JOHN PANIZZA
CENTERRA CORPORATION
556 HOPWOOD ROAD
COLLEGEVILLE, PA 19426

PLAN TITLE:
**PRELIMINARY
LAND DEVELOPMENT PLANS**
RECORD PLAN

PREPARED BY:
WILKINSON & ASSOCIATES, INC.
THE COMMONS AT VALLEY FORGE
1220 VALLEY FORGE ROAD
SUITE 22
PHOENIXVILLE, PA 19460
PHONE (610) 415-1220
FAX (610) 415-1224

DESIGNED D.V.M.	PROJECT # 2021-195
CHECKED (PM) J.M.M.	DRAWING # 04 OF 19
DATE 6-8-2022	SCALE AS SHOWN



Dial 81-1 or 1-800-242-1776 not less than 3 business days nor more than 10 business days prior to the start of excavation

Coordinate your projects via Coordinate PA at www.pnecall.org

Pennsylvania One Call System Serial Number
20221593691

RECORDING ACKNOWLEDGEMENTS

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL OTHER DRAWINGS WHICH ARE PART OF THE PLAN SET, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY LIMERICK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND WERE PREPARED BY ME OR UNDER MY DIRECTION FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND REPRESENTS A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION. THE EXISTING PERIMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY AND ALL OTHER PROPOSED PERIMETER MONUMENTS SHALL BE SET.

DATE _____ SURVEYOR _____

CORPORATE CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED _____, WHO ACKNOWLEDGES HIMSELF/HERSELF (THEMSELVES) TO BE THE _____ OF _____ A CORPORATION, AND THAT SUCH BEING AUTHORIZED TO DO SO, HE/SHE EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID CORPORATION BY HIMSELF/HERSELF AS THAT SAID CORPORATION IS THE OWNER OF THE LAND SHOWN HEREON. ALL NECESSARY APPROVALS OF THIS PLAN HAVE BEEN OBTAINED AND ARE ENDORSED THEREON AND THAT THE SAID CORPORATION DESIRES THAT THIS PLAN BE DULY RECORDED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

I, _____, ACKNOWLEDGE MYSELF TO BE THE _____ OF _____ A CORPORATION, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, CERTIFY THAT THE CORPORATION IS THE SOLE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED. I DO FURTHER SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF LIMERICK AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT OF THIS PLAN FOR WHATEVER REASON PRESENT OR FUTURE.

CORPORATE OFFICIAL _____ OFFICE _____

DESIGN ENGINEER CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION, AND OTHER APPLICABLE LIMERICK TOWNSHIP ORDINANCES AND REGULATIONS.

DESIGN ENGINEER SIGNATURE _____ DATE _____

TOWNSHIP SUPERVISOR'S CERTIFICATION

THIS PLAN HAS BEEN APPROVED BY THE LIMERICK TOWNSHIP BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, 20____.

CHAIRMAN _____ ATTESTED: _____

SECRETARY

TOWNSHIP PLANNING COMMISSION CERTIFICATION

THIS PLAN HAS BEEN APPROVED BY THE LIMERICK TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

CHAIRMAN _____ ATTESTED: _____

WETLANDS CERTIFICATION

I DO HEREBY CERTIFY THAT THE DELINEATION OF THE WETLANDS SHOWN ON THIS PLAN IS IN ACCORDANCE WITH THE FINDINGS OF MY FIELD INVESTIGATION AND THAT I HAVE DETERMINED THESE LIMITS BASED UPON THE U.S. CORPS OF ENGINEERS GUIDELINES.

DATE _____

COUNTY RECORDING NOTE

RECORDED IN THE OFFICE FOR RECORDER OF DEEDS, IN NORRISTOWN, PENNSYLVANIA, THE PLAN BOOK _____, PAGE _____, ON THIS _____ DAY OF _____, 20____.

RECORDER OF DEEDS _____

TOWNSHIP ENGINEER

Reviewed by the Township Engineer on the day of _____, 20____.

Township Engineer _____

Township Engineer Seal _____