



GENERAL M

- 1) THIS PLAN REFERENCES:
A DRAWING ENTITLED: "LIMERICK CENTER ROAD SUBDIVISION"
PREPARED BY VERTEK CONSTRUCTION MANAGEMENT
PROJECT NO. 20VT1002
DATED 05/14/21
- 2) EQUITABLE OWNER/APPLICANT:
MR. JOHN PANIZZA
GENTERRA CORPORATION
ADDRESS: 556 HOPWOOD ROAD
COLLEGEVILLE, PA 19426
PHONE: 610-563-0209
- 3) 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
- 4) (TBR) INDICATES ITEM TO BE REMOVED. ALL OTHER ITEMS TO REMAIN UNLESS OTHERWISE NOTED.
- 5) PROPOSED BUILDING AND DRIVEWAY SIZES & LOCATIONS ARE FOR GRAPHICAL REPRESENTATION ONLY. ACTUAL CONSTRUCTED LOCATIONS MAY VARY SLIGHTLY.
- 6) ZONING DATA:
ZONED: R-3 MEDIUM DENSITY
PROPOSED USE: SINGLE FAMILY DETACHED DWELLINGS WITH PUBLIC WATER AND SEWER
- 7) 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.
- 8) 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.
- 9) 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.
- 10) ALL UTILITIES SHALL BE DISCONNECTED, ABANDONED AND/OR REMOVED IN ACCORDANCE WITH ALL APPLICABLE TOWNSHIP, STATE & FEDERAL REGULATIONS.

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

1. 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.
2. 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".
3. SALDO §155-33.C.(1) WAIVER REQUEST FROM SHOWING EXISTING FEATURES WITHIN 400 FEET OF THE TRACT BOUNDARY.
4. SALDO §155-15.F(4) WAIVER REQUEST FOR PROVIDING THE MINIMUM DISTANCE OF 600 FEET BETWEEN INTERSECTIONS.
5. 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.

PARCEL CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C2	21.85'	15.00'	83.46	S43°08'43"W	19.97'
C3	98.17'	125.00'	45.00	N72°37'20"W	95.67'
C4	124.29'	175.00'	40.69	N70°28'05"W	121.69'
C5	137.44'	175.00'	45.00	S66°41'10"W	133.94'
C6	15.12'	15.00'	57.77	S73°04'15"W	14.49'
C7	50.27'	60.00'	48.00	S77°57'10"W	48.81'
C8	63.21'	60.00'	60.36	S23°46'06"W	60.33'
C9	88.38'	60.00'	84.40	S48°36'50"E	80.61'
C10	107.62'	60.00'	102.77	N37°48'06"E	93.76'
C11	15.12'	15.00'	57.77	N15°18'06"E	14.49'
C12	98.17'	125.00'	45.00	N66°41'10"E	95.67'
C13	88.78'	125.00'	40.69	S70°28'05"E	86.92'
C14	137.44'	175.00'	45.00	S72°37'20"E	133.94'
C15	21.10'	15.00'	80.60	S54°49'13"E	19.40'
C16	34.97'	230.00'	8.71	S18°52'27"E	34.93'
C17	117.81'	150.00'	45.00	S72°37'20"E	114.81'
C18	106.53'	150.00'	40.69	S70°28'05"E	104.31'
C19	117.81'	150.00'	45.00	N66°41'10"E	114.81'
C20	66.17'	910.00'	4.17	S3°29'46"W	66.16'

PENNSYLVANIA ONE CALL SYSTEM, INC.
Dial 8-1-1 or 1-800-242-1776 not less than 3
business days nor more than 10 business
days prior to the start of excavation.
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Pennsylvania One Call System Serial Number

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

PRELIMINARY LAND DEVELOPMENT PLANS

RECORD PLAN

The logo for Wilkinson & Associates, Inc. is a circular emblem. Inside the circle, a large, bold, stylized 'W' and 'A' are positioned, with a surveying tripod and a level vial visible between them. The words 'WILKINSON & ASSOCIATES, INC.' are written along the top inner edge of the circle, and 'SURVEYING & ENGINEERING' are written along the bottom inner edge.

N & 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.W.M.	PROJECT #
CHECKED (PM) J.M.M.	2021-195
DATE 6-8-2022	DRAWING #
SCALE AS SHOWN	04 OF 19