

RECORD/SITE NOTES

- 1. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO LANDCORE ENGINEERING CONSULTANTS, P.C. (HEREINAFTER "THE ENGINEER") AT THE TIME OF PREPARATION. ALL ELEVATIONS SHOWN CORRELATE TO THE REFERENCED SURVEYOR'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY. AT ALL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES, ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO ORDER AND/OR FABRICATION OF STRUCTURES AND MATERIALS, OR COMMENCEMENT WITH CONSTRUCTION ACTIVITIES.
- 2. ALL WORK AND MATERIALS SHALL COMPLY WITH OR EXCEED ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND CODES, AND OSHA STANDARDS.
- 3. THE OWNER / CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY / ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES.
- 4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND FAMILIARIZING THEMSELVES WITH ALL PROJECT RELATED RESOURCES, TECHNICAL REPORTS AND DESIGN DOCUMENTS PREPARED FOR THE PROJECT, INCLUDING, BUT NOT LIMITED TO, ANY PREPARED GEOTECHNICAL REPORTS, ENVIRONMENTAL REPORTS, PERMIT GUIDANCE, ET AL. UPON REVIEW OF PROJECT RELATED RESOURCES, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY CONFLICTS BETWEEN THE PLANS AND RESOURCES AND SUCH DISCREPANCY SHALL BE REVIEWED WITH ENGINEER PRIOR TO COMMENCING ANY WORK RELATED THEREOF.
- 5. IT IS ESSENTIAL THAT CONTRACTORS ARE AWARE OF THE SITE ACCESSIBILITY REQUIREMENTS. LANDCORE ENGINEERING CONSULTANTS HAS MADE A POINT IN THE PROVIDED NOTES AND DETAILS, AS WELL AS IN THE DRAWINGS, TO PROVIDE SLOPES / GRADES AND DIMENSIONS THAT COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS (AS LAST REVISED) AS WELL AS APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, LATEST EDITIONS, IF THESE SLOPES / GRADES AND DIMENSIONS ARE NOT ACHIEVABLE. THE CONTRACTOR IS REQUIRED TO NOTIFY THE OWNER, IN WRITING, IMMEDIATELY BEFORE THE WORK COMMENCES IF THE CONTRACTOR IS UNABLE TO CONFIRM THE DESIGNATED ADA ACCESSIBLE AREAS AND ROUTES PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE DESIGNATED AREAS AND ROUTES IN ACCORDANCE WITH THE MOST CURRENT ADA GUIDELINES AS APPLICABLE TO THE PROJECT.
- 6. STORMWATER MANAGEMENT FACILITIES:
 - 6.1. THE PROPOSED ON-SITE STORMWATER MANAGEMENT FACILITIES SHALL BE OWNED AND MAINTAINED BY THE APPLICANT, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS.
 - 6.2. A BLANKET EASEMENT IS HEREBY GRANTED TO THE MUNICIPALITY FOR ACCESS AND INSPECTION OF THE STORMWATER BEST MANAGEMENT PRACTICES (BMPs) AS INDICATED ON THESE PLANS. THE MUNICIPALITY SHALL HAVE THE RIGHT, BUT NOT THE DUTY, OF REASONABLE ACCESS AT REASONABLE TIMES TO EVERY BMP AND CONVEYANCE FROM A PUBLIC RIGHT-OF-WAY OR ROADWAY ONTO THE PROPERTY TO CONDUCT PERIODIC INSPECTIONS AS OUTLINED IN ANY APPLICABLE EASEMENT AGREEMENT AND TO UNDERTAKE OTHER ACTIONS THAT MAY BE NECESSARY TO ENFORCE THE REQUIREMENTS OF THE MUNICIPAL STORMWATER MANAGEMENT ORDINANCE AND ANY APPLICABLE OPERATION AND MAINTENANCE PLANS AND/OR OPERATION AND MAINTENANCE AGREEMENTS.
 - 6.3. THE STORMWATER MANAGEMENT FACILITIES, AS DEPICTED HEREIN, ARE PERMANENT STRUCTURES. NO PERSON OR ENTITY SHALL MODIFY, REMOVE, FILL, LANDSCAPE OR OTHERWISE ALTER ANY STORMWATER MANAGEMENT FACILITY WHICH HAS BEEN INSTALLED ON A PROPERTY UNLESS A STORMWATER MANAGEMENT PLAN REVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE MUNICIPALITY. ALONG WITH THE REVIEW AND ADVICE OF THE MUNICIPAL ENGINEER AND THE COUNTY CONSERVATION DISTRICT, WHICH AUTHORIZES SUCH MODIFICATION, REMOVAL, FILLING, LANDSCAPING OR ALTERATION, NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING OR VEGETATION WITHIN A STORMWATER MANAGEMENT FACILITY OR WITHIN A DRAINAGE EASEMENT WHICH HAS THE EFFECT OF OR TO ANY DEGREE LIMITS OR ALTERS THE FUNCTIONING OF THE FACILITY OR EASEMENT IN ACCORDANCE WITH ITS DESIGN AND INTENDED FUNCTION.
- 7. WATER / SEWER: THIS SITE SHALL BE SERVICED BY PUBLIC WATER AND SANITARY SEWER.
- 8. WETLANDS: BY APPROVAL OF THIS PLAN, THE MUNICIPALITY HAS NEITHER CONFIRMED NOR DENIED THE EXISTENCE AND/OR EXTENT OF ANY WETLAND AREAS WHETHER OR NOT DELINEATED ON THE SAID PLAN AND ANY ENCROACHMENT THEREON FOR ANY REASON WHATSOEVER SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER, HIS HEIRS AND ASSIGNS AND SHALL BE SUBJECT TO THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS AND/OR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS THE SAID ENCROACHMENT SHALL CONFORM TO THE RULES AND REGULATIONS OF THE JURISDICTIONAL AGENCIES.
- 8.1. REVISE AS NEEDED IF A WETLANDS DELINEATION HAS BEEN COMPLETED AND PROVIDED A REFERENCE TO THE SPECIFIC PLAN REPORT.
- 9. FLOODPLAIN: THE SITE DOES NOT LIE WITHIN THE 100-YR FLOODPLAIN LIMIT AS SHOWN ON A FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 42091C0210G, EFFECTIVE DATE MARCH 2, 2016.
- 10. MONUMENTATION NOTE: MONUMENTS AND MARKERS SHALL BE SET AT ALL PROPERTY BOUNDARY CORNERS IN ACCORDANCE WITH #1111111111 AND AS INDICATED ON THESE PLANS. SUITABLE MARKERS SHALL BE SUBSTITUTED FOR MONUMENTS TO BE SET IN PAVEMENT OR CONCRETE AREAS. DETAILS OF THE LOCATION AND TYPE OF SUCH MARKERS SHALL BE PROVIDED TO THE MUNICIPAL ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
- 11. THERE ARE NO NATURALLY OCCURRING STEEP SLOPES WITHIN THE SUBJECT LOTS.
- 12. APPLICANT SHALL BE REQUIRED TO COMPLY WITH THE REQUIREMENTS FOR INDUSTRIAL STANDARDS IN §184-83.
- 13. THIS PROJECT DOES NOT PROPOSE ANY OUTDOOR STORAGE.
- 14. ALL UTILITIES SHALL BE PLACED UNDERGROUND AND SHALL ALSO OBTAIN LETTERS OF ENDORSEMENT FROM ALL UTILITY PROVIDERS PER §155-26.8.

CONTRACTOR NOTES

- 1. THE CONTRACTOR, IN ADDITION TO OTHER NOTES PROVIDED WITHIN THE APPROVED PLANS, SHALL BE RESPONSIBLE FOR THE FOLLOWING:
 - 1.1. SHALL FULLY COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES.
 - 1.2. IS RESPONSIBLE TO MAINTAIN AS-BUILT RECORDS OF THE WORK.
 - 1.3. SHALL ENSURE COMPLIANCE WITH ALL TERMS AND CONDITIONS SET FORTH IN THE APPROVALS AND PERMITS ISSUED BY MUNICIPAL, COUNTY, STATE AND FEDERAL AGENCIES RELATING TO THE WORK. CONTRACTOR, AT ITS SOLE EXPENSE, SHALL PROMPTLY CORRECT ALL VIOLATIONS REPORTED OR NOTED BY MUNICIPAL, COUNTY, STATE OR FEDERAL OFFICIALS RELATING TO OR ARISING FROM CONTRACTOR'S OR ITS SUBCONTRACTORS FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE TERMS AND CONDITIONS SET FORTH IN THE APPROVALS AND PERMITS.
 - 1.4. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
- 2. NEITHER THE PROFESSIONAL ACTIVITIES OF ENGINEER NOR THE PRESENCE OF ENGINEER OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION PROJECT SITE SHALL RELIEVE THE CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES ENGINEER AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY.
- 3. ENGINEER WILL REVIEW AND ACCEPT OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA. WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN, NOT CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ENGINEER'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT ENGINEER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF ENGINEER IN WRITING BY THE CONTRACTOR. ENGINEER SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- 4. NEITHER OWNER NOR ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICED ON THESE PLANS UNLESS ANY CONFLICTS / SCOPE REVISIONS WHICH RESULT FROM THE SAME. NEITHER OWNER NOR CONTRACTOR IS RESPONSIBLE FOR DETERMINING METHODS / MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND CONTRACTOR IS RESPONSIBLE TO PROMPTLY NOTIFY OWNER AND ENGINEER, IN WRITING, WHEN A CONFLICT IS IDENTIFIED.

BULK REQUIREMENTS

REQUIREMENT	REQUIRED	EXISTING	PROPOSED	SECTION
BUILDING REQUIREMENTS				
MINIMUM LOT AREA	(SF) 43,560	220,163	220,163	\$184-157
	(AC) 1	5.054	5.054	
NET BUILDABLE AREA	(SF) NA	NA	217,930	\$184-157
	(AC) NA	NA	5.003	
MINIMUM LOT FRONTAGE	(FT) NA	NA	NA	\$184-157
MINIMUM LOT WIDTH	(FT) 200	235.94	235.94	\$184-157
MINIMUM YARD SETBACKS				
FRONT YARD (FT)	50	NA	50	\$184-157
SIDE YARD (FT)	30	NA	41.75	\$184-157
REAR YARD (FT)	30	NA	115.7	\$184-157
BUILDING SETBACKS				
ULTIMATE RIGHT-OF-WAY (FT)	50	NA	50	\$184-157
LOT BOUNDARY ABUTTING A RESIDENTIAL DISTRICT (FT)	100	NA	NA	\$184-157
OTHER LOT LINES (FT)	30	NA	115.7	\$184-157
PARKING/SERVICE AREA/INTERNAL DRIVEWAY SETBACKS				
ULTIMATE RIGHT-OF-WAY (FT)	30	NA	30	\$184-157
BOUNDARY ABUTTING A RESIDENTIAL DISTRICT (FT)	30	NA	NA	\$184-157
BOUNDARY ABUTTING NON RESIDENTIAL DISTRICT (FT)	10	NA	56	\$184-157
BUILDING (EXCEPT LOADING DOCKS) (%)	10	NA	10	\$184-157
MAXIMUM IMPERVIOUS COVERAGE* (%)	70	0.0%	69.9%	\$184-157
	(SF) 154,114	0	152,333	
MAXIMUM BUILDING COVERAGE* (%)	35	0.0%	22.95%	\$184-157
	(SF) 77,057	0	50,010	
MAXIMUM FLOOR AREA RATIO* (%)	40%	NA	22.95%	\$184-157
MAXIMUM BUILDING HEIGHT (FT)	45	NA	38.84	\$184-157
PARKING REQUIREMENTS				
MINIMUM STALL SIZE	9.5 X 18	NA	9.5 X 18	\$155-16-B-6
MINIMUM AISLE WIDTH (FT)	25	NA	25	\$155-16-B-9
MINIMUM PARKING SETBACKS				
FRONT YARD (FT)	30	NA	30	\$184-157
SIDE YARD (FT)	10	NA	71.82	\$184-157
REAR YARD (FT)	10	NA	56	\$184-157
MAXIMUM NUMBER OF STORES	3	NA	1	\$184-157

GENERAL NOTES

- 1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED AND THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL APPLICABLE PERMITTING AUTHORITIES. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- 2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS. DEBRIS, UNSUITABLE SOIL AND DEMOLITION MATERIAL SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE SOIL, DEMOLITION MATERIAL, DEBRIS AND ANY OTHER WASTE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, LOCAL LAWS, REGULATIONS AND CODES. SITE CRUSHED STONE/CONCRETE CERTIFIED AND USED AS CLEAN FILL SHALL BE EXCLUDED.
- 3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED IN SPECIFICATIONS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND / OR GEOTECHNICAL REPORT.
- 4. UNLESS OTHERWISE INDICATED WITHIN THE APPROVED PLANS, ALL DISTURBED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- 5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL PROPOSED RADII ARE 5:0 UNLESS OTHERWISE NOTED.
- 6. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT, AS APPLICABLE. THESE PLANS DEPICT THE MINIMUM AREAS OF MILL/OVERLAY REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE OWNER ON ADDITIONAL MILL/OVERLAY REQUIREMENTS.
- 7. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- 8. FOR MATERIALS AND/OR SPECIFICATIONS NOT SPECIFICALLY REFERENCED ON THESE PLANS OR STATE AND LOCAL REQUIREMENTS THE PROJECT SHALL BE CONSTRUCTED IN CONFORMANCE WITH PENNDOT PUB 408 AS LAST REVISED.
- 9. THE PERMANENT REMOVAL OF TOPSOIL FROM ANY PARCEL OF LAND SHALL BE PROHIBITED, EXCEPT AS FOLLOWS:
 - 10.1. 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 OR PONDS AND LAKES MAY BE CONSIDERED EXCESS AND MAY BE REMOVED BY THE OWNER.
 - 10.2. 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 INCHES) TO THE AREAS OF THE PARCEL UPON WHICH REGRADING OPERATIONS WERE CONDUCTED MAY BE REMOVED BY THE OWNER.

SITE CAPACITY CALCULATIONS

LESS RESTRICTIONS	EXISTING ROAD RIGHTS-OF-WAY	0.000 (AC)
	ULTIMATE RIGHTS-OF-WAY OF EXISTING ROAD	0.000 (AC)
	NON-CONTIGUOUS LAND	0.000 (AC)
	FLOODPLAIN LAND	0.000 (AC)
	WOODLANDS	0.000 (AC)
	WETLANDS	0.000 (AC)
	PONDS OR LAKES	0.000 (AC)
	SLOPES FROM 15% TO 25%	0.000 (AC)
	SLOPES OVER 25%	0.000 (AC)
	EXISTING UTILITY RIGHTS-OF-WAY	0.103 (AC)
CALCULATIONS		
SLOPES FROM 15% TO 25%	AREA * 50%	0.000 (AC)
SLOPES OVER 25%	AREA * 85%	0.000 (AC)
EXISTING UTILITY RIGHTS-OF-WAY	AREA * 50%	0.052 (AC)
CALCULATIONS		
NET BUILDABLE SITE AREA		5.003 (AC)

PARKING STALL REQUIREMENTS

USE	REQUIREMENT	USE REQ.	PARKING	SECTION
WAREHOUSE OR STORAGE	1 STALL PER 1,500 SF OF GFA	37.500	24.7	\$194-87
OFFICE	1 STALL PER 300 SF OF GFA	5.000	16.7	\$194-87
	TOTAL	42.500	41.4	
	PARKING PROVIDED		42	

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SITE DATA

PLAN REFERENCE	
SURVEYOR	CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 210 CHALFONT, PA 18914 FILE NO. 12-22033-00
OWNER / APPLICANT	LINFIELD CORPORATE CENTER, LP
ADDRESS	1030 WEST GERMANTOWN PIKE EAST NORRITON, PA 19003
PARCEL DATA	
ADDRESS	KEYSTONE DRIVE LIMERICK TOWNSHIP, MONTGOMERY COUNTY COMMONWEALTH OF PENNSYLVANIA
TAX MAP NO / PARCEL ID	TAX MAP NO. BLOCK 34A, UNITS 35, 36 & 37. APN #37-00-05753-1-1, 37-00-05753-30-2 & 37-00-00658-68-1 DEED BOOK 5683, PAGE NO. 2338
ZONING DATA	
ZONING DISTRICT	OAI - OFFICE/LIMITED INDUSTRIAL DISTRICT
PROPOSED USE	WAREHOUSE (PERMITTED USE/CONDITIONAL USE REQUIRED FOR 100,000 SF OR GREATER)

RECORD PLAN LEGEND

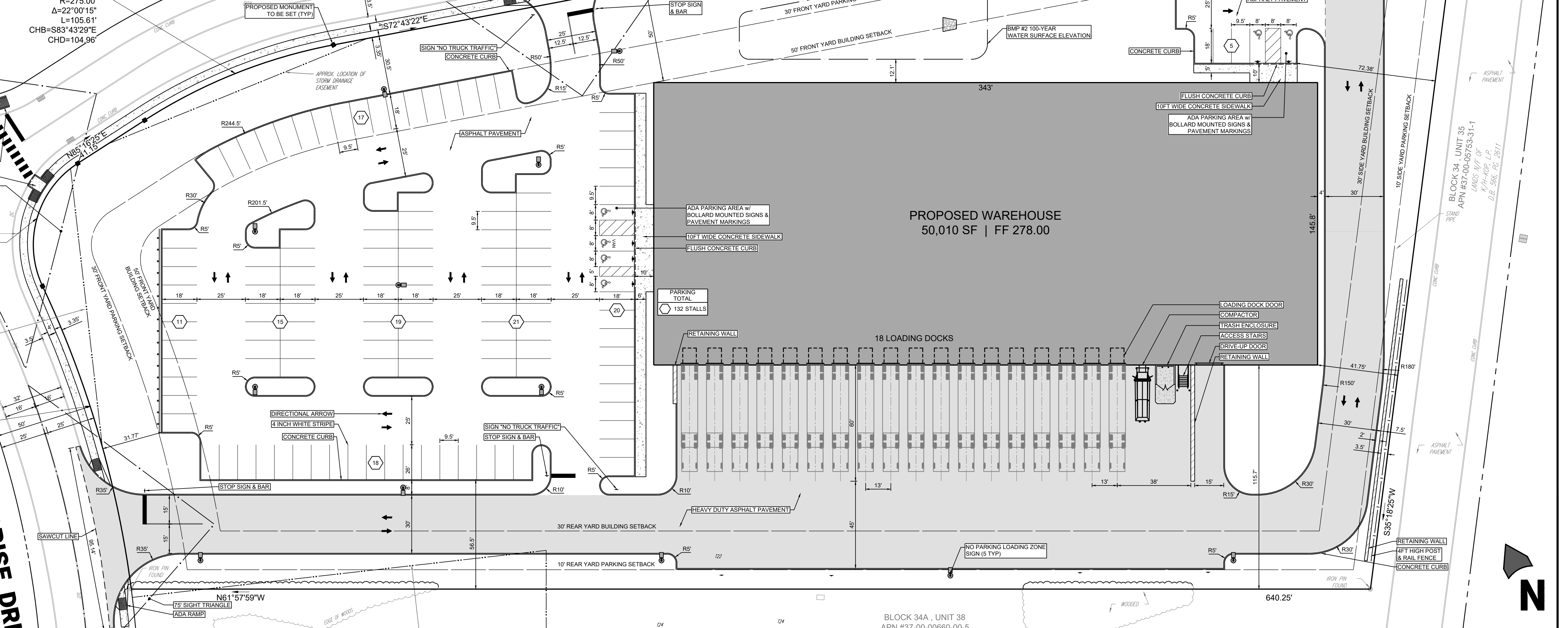
- PROPERTY LINE (PQL)
- PROPERTY LINE (ADJOINER)
- PROPERTY LINE (ROW)
- BUILDING SETBACK LINE
- PARKING SETBACK LINE
- EASEMENT LINE
- TREELINE
- PROP. SWM BASIN LIMITS

BUILDING HEIGHT CALCULATION:

AVERAGE ELEVATION OF EXISTING GRADE AT THE PROPOSED BUILDING: 274.16
PROPOSED FFE AT THE PROPOSED BUILDING: 278.00
ELEVATION AT TOP OF PROPOSED BUILDING: 313.00
PROPOSED BUILDING HEIGHT: 313.00-274.16 = 38.84'

NOTE: THIS PROJECT IS LOCATED WITHIN THE POTTSWOM/EMERICK AIRPORT DISTRICT, CONICAL ZONE. THE PROPOSED BUILDING HEIGHT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN ARTICLE XXVIII, SECTION 184-195 OF THE TOWNSHIP OF LIMERICK ZONING CODE.

KEYSTONE
(50' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)



GRAPHIC SCALE 1 INCH = 30 FEET



ROLPH A. GRAF
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE
No. 41814-E

NOT FOR CONSTRUCTION

REV.	DATE	REVISION	PER

PROJECT No. **220007**
FILE **RECORD**
DRAWN BY **T. WIENCKOWSKI**
CHECKED BY **R. GRAF**

PROPOSED FLEX WAREHOUSE
LOTS 35, 36 & 37
KEYSTONE DRIVE AT ENTERPRISE DRIVE
LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PA
APPLICANT
LINFIELD CORPORATE CENTER, LP

RECORD PLAN

TITLE

DATE **2022-06-10**
SHEET **0**
REV. No.

