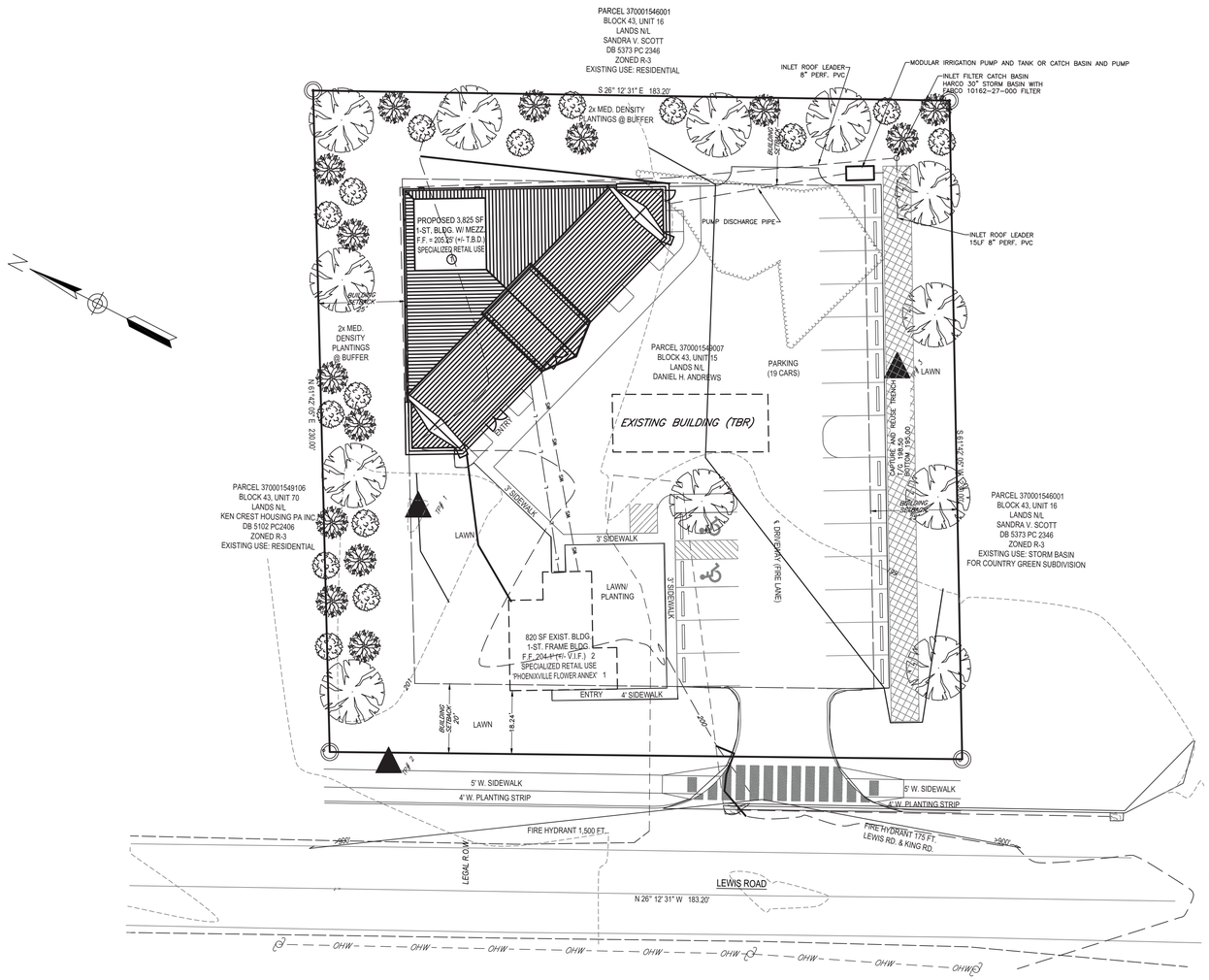

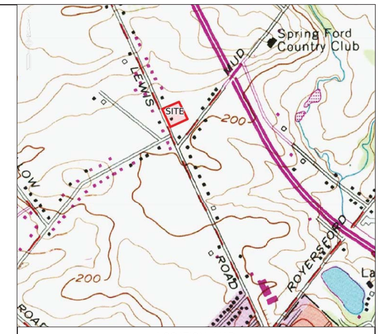

LOCATION MAP
SCALE: 1"=1000'

LEGEND

- EX. BOUNDARY
- EX. DRIVEWAY
- EX. ROAD
- EX. STORMWATER PIPE
- EX. BUILDING
- EX. OVERHEAD UTILITIES — OHW —
- EX CONTOURS 230 / 229
- PR CONTOURS 230 / 229
- PR. BUILDING
- PR. CONCRETE

ZONING – R-3 – RESIDENTIAL PUBLIC WATER AND SEWER (CLASS 3)			
REQUIREMENT	REQUIRED	EXISTING	PROPOSED
LOT AREA	15,000 SF	34,741 SF	34,741 SF
LOT WIDTH	80'	182'	182'
FRONT YARD	20'	18.24'	18.24'
REAR YARD	25'	>25'	25'
SIDE YARD	25'	>25'	25'
BUILDING HEIGHT	35'	<35'	<35'
BUILDING COVERAGE	20%	4.5%(1,565 SF)	13.4%(4,645 SF)
PAVED AREA	50%	9.7%(3,365 SF)	51.4%(17,880 SF)

PARKING CALCS		
REQUIREMENT	REQUIRED	PROPOSED
RETAIL – 1 SPACE PER 250 SF	4,645 SF = 19 SPACES	19
TOTAL SPACES REQUIRED	19 SPACES	19 SPACES

RECORD OWNER/DEVELOPER:
DAN ANDREWS
103 WEST BEIDLER ROAD
KING OF PRUSSIA, PA 19406

SITE ADDRESS
398 NORTH LEWIS ROAD
ROYERSFORD, PA 19468
TAX ID# 37043015
PARCEL 370001549007

INTENDED USE
COMMERCIAL/OFFICE BUILDING

SURVEY DATA
1. BOUNDARY LINE AND ADJOINING PARCEL OWNERS TAKEN FROM EXISTING DEEDS AND PLANS OF RECORD.

2. NO WETLAND DELINEATION WAS PERFORMED.

GENERAL NOTES
1. ALL IMPROVEMENTS SHALL BE LOCATED, DESIGNED INSTALLED AND/OR CONSTRUCTED IN ACCORDANCE WITH ALL STANDARDS SPECIFIED BY LIMERICK TOWNSHIP.
2. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE AND OWNERSHIP OF THE STORMWATER MANAGEMENT FACILITIES WHICH ARE NOT PROPOSED TO BE DEDICATED TO THE TOWNSHIP. THESE RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO: MOWING ALL LAWN AREAS, CUTTING ALL WEEDS AND OVERGROWN VEGETATION; CLEARING AND DISPOSING OF ALL DEBRIS; MAINTAINING STABLE SIDE SLOPES; REPAIRING ANY PROBLEMS ASSOCIATED WITH EROSION; MAINTAINING THE BERM; MAINTAINING AN UNOBSTRUCTED FLOW OF STORMWATER THROUGH THE EMERGENCY SPILLWAY; AND MAINTAINING THE DESIGN CAPACITY OF THE STORMWATER MANAGEMENT FACILITIES. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY TO INSPECT THE FACILITIES AT ANY TIME, TO REQUIRE THE OWNER A REASONABLE TIME PERIOD FOR ANY NECESSARY ACTION, AND TO AUTHORIZE MAINTENANCE TO BE DONE AND LIEN ALL COSTS OF WORK AGAINST THE OWNER RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP. IT IS UNDERSTOOD THAT THESE MAINTENANCE AND REPAIR OBLIGATIONS SHALL INCLUDE THE REMOVAL OF ALL SILT AND SOIL ACCUMULATION IN THE DETENTION FACILITY.
3. THE DEVELOPER IS RESPONSIBLE FOR PLANTING OF TREES AS SHOWN ON THIS PLAN.
4. NO TOPSOIL SHALL BE REMOVED FROM THE SITE.
5. ALL AREAS THAT ARE NOT LANDSCAPED OR CONTAIN IMPERVIOUS SURFACES SHALL BE GRASS.
6. SOLID WASTE STORAGE AND REMOVAL SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
7. NO VISION OBSTRUCTING OBJECTS SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLES THAT EXCEED THE HEIGHT OF 30" ABOVE THE ELEVATION OF THE INTERSECTING STREETS.
8. ALL PROPOSED SIGNS SHALL BE CONSISTENT WITH LIMERICK TOWNSHIP ZONING ORDINANCE.
9. ROOF DRAINS SHALL BE DISCHARGED TO THE STORMWATER BMP.
10. THE LOT OWNER SHALL BE RESPONSIBLE FOR INSTALLING ALL IMPROVEMENTS SHOWN ON THE PLAN AND A USE AND OCCUPANCY PERMIT WILL NOT BE ISSUED FOR THE PROPOSED BUILDING UNTIL ALL IMPROVEMENTS ARE INSTALLED AND APPROVED BY LIMERICK TOWNSHIP.
11. THE TOWNSHIP AND ITS REPRESENTATIVES SHALL BE GRANTED A BLANKET EASEMENT TO THE PROPERTY TO INSPECT THE STORMWATER FACILITIES.

OWNERS CERTIFICATION

I, DAN ANDREWS, ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY LIMERICK TOWNSHIP AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT.

_____
DAN ANDREWS

_____
DATE

DESIGN ENGINEER CERTIFICATION

I, BRIAN D. BOYER, PE, ON THIS DATE HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LIMERICK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

_____
BRIAN D. BOYER, PE

_____
DATE

811
Know what's below
Call Before You Dig!
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH
SERIAL NO. 20221941924 (LIMERICK TWP)

0 10 20 40 80
SCALE:1"=20'

NO.	REVISION	DATE	BY	APP.
2.				
1.				

SEAL

SEAL

CLIENT
DAN ANDREWS
103 WEST BEIDLER ROAD
KING OF PRUSSIA, PA 19406

SUBJECT
SITE PLAN
398 NORTH LEWIS ROAD
LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

Boyer ENGINEERING LLC
1860 WEAVERTOWN ROAD, SUITE 100
DOUGLASSVILLE, PA 19518
PHONE: 610-689-8021
FAX: 610-689-4538

DESIGN BDB	CHKD. BY
DRAWN BY SSR	CHKD. BY BDB
DATE 2022-07-13	SCALE 1" = 20'

PROJECT NO. 22-452
DWG. NO. SP122452
SHEET NO. 1 OF 5

P:\PROJECTS\22-452 Dan Andrews SWM\dwg\PR 22-452.dwg, 8/10/2022 10:59:22 AM