ZONING DATA

FOR PARCEL 37-00-02812-00-4
SINGLE FAMILY HOME

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	6,000 SF	30,405 SF GROSS 27,356 SF NET
MINIMUM LOT WIDTH	60 FT	60 FT
FRONT YARD	20 FT MIN/30 FT MAX	20 FT MIN/30 FT MAX
SIDE YARD (END UNITS)	10 FT	10 FT
REAR YARD	30 FT	30 FT
MAXIMUM BUILDING COVERAGE	20%	3658± SF (13.37%)
MAXIMUM IMPERVIOUS COVERAGE	70%	6930± SF (25.33%)
MAXIMUM BUILDING DIMENSION FACING THE STREET	75 FT	75 FT
MINIMUM BUILDING SEPARATION	25 FT	25 FT
MAXIMUM BUILDING HEIGHT	35 FT	35 FT

NET LOT AREA DETERMINATION

GROSS TRACT AREA	=	34,974 SF
EXISTING/ULTIMATE RIGHT OF WAY	=	6,681 SF
NET LOT AREA	=	28,293 SF

IMPERVIOUS COVER BREAKDOWN

BUILDINGS	=	3,840 SF
SIDEWALK/CONCRETE	=	105 SF
PAVEMENT	=	10,005 SF
TOTAL	=	13,950 SF

NET BUILDABLE ACREAGE DETERMINATION

GROSS TRACT AREA	=	34,974 SF
EXISTING ROAD RIGHTS-OF-WAY	=	3,665 SF
ULTIMATE RIGHTS-OF-WAY OF EXISTING ROAD	=	3,016 SF
NONCONTIGUOUS LAND	=	0 SF
-100% OF FLOODPLAIN LAND	=	5,498 SF
-100% OF WETLANDS/STREAM	=	0 SF CONTAINED WITHIN FLOOD BOUNDARY
-50% OF SLOPES FROM 15% TO 25%	=	0 SF
-85% OF SLOPES OVER 25%	=	0 SF
-100% OF PONDS OR LAKES	=	0 SF
-50% OF EXISTING UTILITY RIGHTS-OF-WAY	=	1,863 SF
NET BUILDABLE ACREAGE	=	20,932 SF

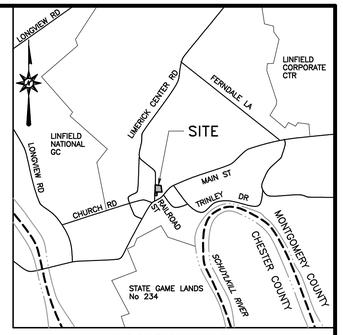
NOTE: STEEP SLOPES ARE MANMADE

ZONING DATA

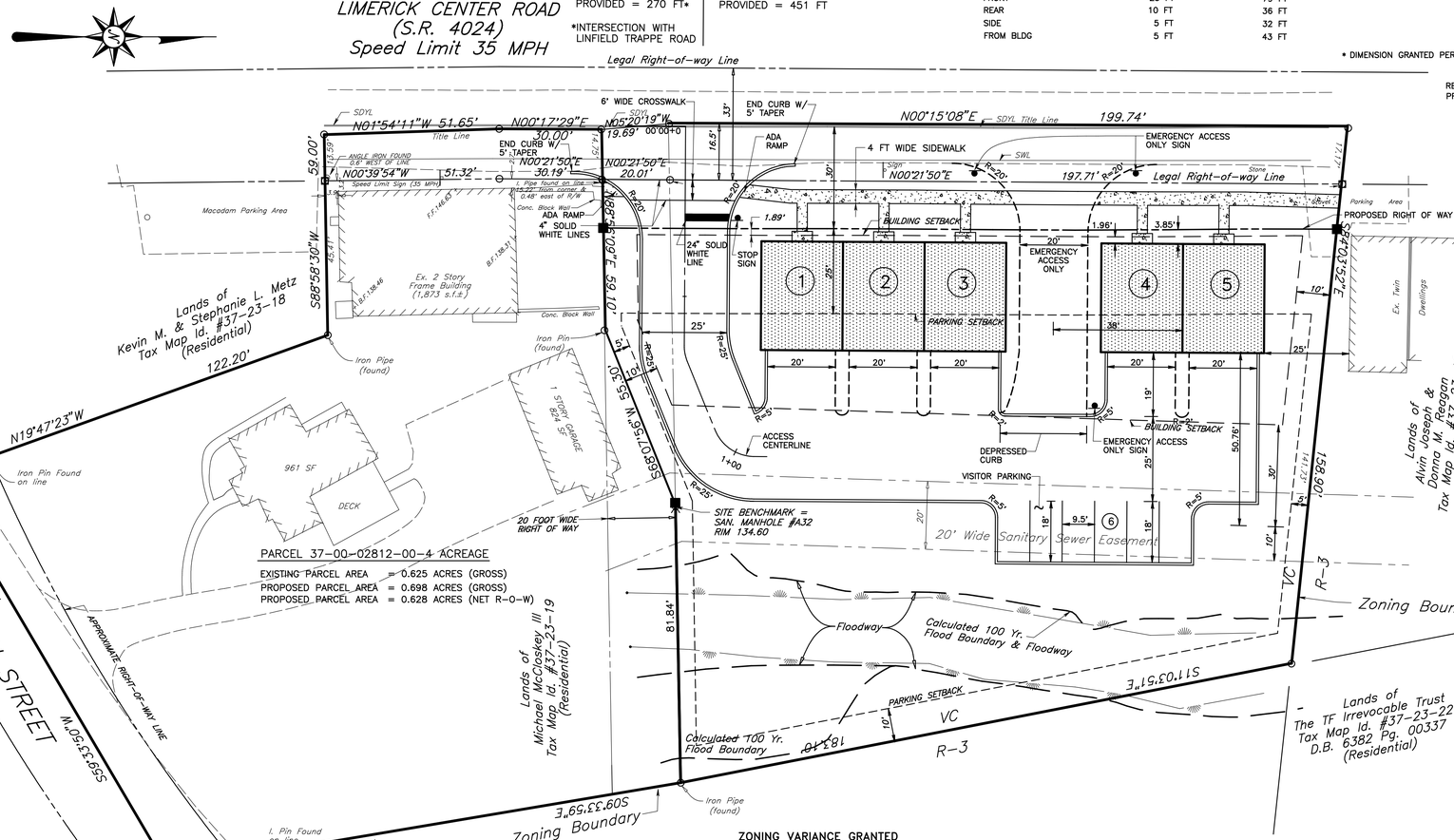
VC – VILLAGE COMMERCIAL ZONING DISTRICT
DEVELOPMENT STANDARDS – TOWNHOMES
WITH PUBLIC SEWER AND WATER

	REQUIRED TOWNHOME	PROVIDED TOWNHOME	REQUIRED TWIN UNIT	PROVIDED TWIN UNIT
MINIMUM LOT SIZE	3,000 SF/UNIT	34,974 SF GROSS 20,932 SF NET TOTAL (9,000 SF DEVOTED TO TOWNHOMES) 4,239 SF/UNIT	5,000 SF/UNIT	34,974 SF GROSS 20,932 SF NET/(11,932 SF DEVOTED TO TWIN UNITS) 5,966 SF/UNIT
MINIMUM LOT WIDTH	25 FT PER UNIT/75 FT TOTAL	≥25 FT PER UNIT/217 FT TOTAL	30 FT PER UNIT/90 FT TOTAL	>30 FT/217 FT TOTAL
FRONT YARD	20 FT MIN/30 FT MAX	1.89 FT* 3.85' SETBACK TO BUILDING	20 FT MIN/30 FT MAX	1.96' FT* 3.85' SETBACK TO BUILDING
SIDE YARD (END UNITS)	10 FT	18 FT	10 FT	18 FT
REAR YARD	30 FT	50.76 FT	30 FT	50.76 FT
MAXIMUM BUILDING COVERAGE	40% NLA	13.57%; 3,840 SF (TOTAL)	35% NLA	13.57%; 3,840 SF (TOTAL)
MAXIMUM IMPERVIOUS COVERAGE	70% NLA	49.31%; 13,950 SF (TOTAL)	70% NLA	49.31%; 13,950 SF (TOTAL)
MAXIMUM BUILDING DIMENSION FACING THE STREET	75 FT	75 FT	75 FT	75 FT
MINIMUM BUILDING SEPARATION	25 FT	25 FT	25 FT	25 FT
MAXIMUM BUILDING HEIGHT	35 FT	35 FT	35 FT	35 FT
PARKING SETBACKS				
FRONT	25 FT	79 FT	25 FT	79 FT
REAR	10 FT	36 FT	10 FT	36 FT
SIDE	5 FT	32 FT	5 FT	32 FT
FROM BLDG	5 FT	43 FT	5 FT	43 FT

* DIMENSION GRANTED PER THE ZONING HEARING BOARD ORDER DATED 8-23-23



LOCATION MAP
SCALE: 1"=2000'



PARCEL 37-00-02812-00-4 ACREAGE

EXISTING PARCEL AREA = 0.625 ACRES (GROSS)
PROPOSED PARCEL AREA = 0.698 ACRES (GROSS)
PROPOSED PARCEL AREA = 0.628 ACRES (NET R-O-W)

PARKING REQUIREMENT

REQUIRED = 2.3 SPACES PER UNIT = 12 SPACES
PROVIDED = PER UNIT; 1 SPACE PER GARAGE (TWO CAR GARAGE)
2 SPACES IN PAVED PARKING AT UNIT
= 3 SPACES PER UNIT = 15 TOTAL
6 VISITOR SPACES
TOTAL PROVIDED = 21 SPACES

GENERAL NOTES

1. BOUNDARY, TOPOGRAPHIC AND PLANIMETRIC INFORMATION IS FROM FIELD SURVEY PERFORMED BY EBWA JUNE 2025.
2. BOUNDARY IS TAKEN FROM PLANS TITLED FIELD SURVEY PERFORMED BY EBWA JUNE 2025.
3. GROSS SITE AREA = 0.803 ACRES.
4. OWNER OF RECORD:
   MCH DEVELOPMENT LLC
   PARCEL 37-00-01861-00-1
5. DEED REFERENCE: DEED BOOK 6338 PG 00806 TO 00775
6. THE WETLANDS ON THE TRACT PER EDWARD B. WALSH & ASSOCIATES, INC., IN JUNE 2025.
7. SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AQUA PA STANDARD SPECIFICATIONS FOR DEVELOPERS, SANITARY SEWERAGE SYSTEM ADDITION AND IMPROVEMENTS. ALL SANITARY SEWER PVC PIPING SHALL BE SDR-26.
8. ALL WATER MAIN CONSTRUCTION WILL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE PA AMERICAN WATER COMPANY.
9. A HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN THE OPEN SPACE INCLUDING THE DRAINAGE FACILITIES.
10. A MINIMUM CLEARANCE OF 18" IS REQUIRED WHERE SANITARY SEWERS CROSS UNDER WATER MAINS. WHERE THIS IS NOT POSSIBLE, THE SANITARY SEWER MUST BE ENCASED IN CONCRETE FOR 10' ON EITHER SIDE OF THE WATERMAIN.
11. PERTAINING TO ALL MATERIAL AND CONSTRUCTION WHERE THERE ARE CONFLICTS BETWEEN THE PLANS AND THE AQUA PA SEWER STANDARDS, THE AQUA PA SEWER STANDARDS GOVERN.
12. ALL USERS OF THIS PLAN ARE REFERRED TO AND CAUTIONED TO COMPLY WITH PA ACT 187 AS AMENDED , ENACTED JUNE 10, 1987, HB 2543, ENTITLED 'EXCAVATION AND DEMOLITION WORK PROTECTION OF UNDERGROUND UTILITIES.
13. ELEVATIONS ARE BASED ON U.S.C. AND G.S. 1929 SEA LEVEL DATUM. BENCHMARK IS THE EXISTING SANITARY NAVD MANHOLE RIM ON SOUTHERN TRACT BOUNDARY, ELEV. 134.60.
14. IN ACCORDANCE WITH SECTION 155.33.A.4 AND 155.34.B.2.(b) OF THE SUBDIVISION ORDINANCE THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:10,000.
15. 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.R. 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.
16. THE LANDOWNER OR DEVELOPER IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF NATURAL FEATURES ON SITE AND FOR MEETING THE STANDARDS OUTLINED IN SECTION 184-81. PROTECTED AREAS. OF THE LIMERICK TOWNSHIP ZONING ORDINANCE.
17. PERMANENT REMOVAL OF TOPSOIL FROM ANY PARCEL OF LAND SHALL BE PROHIBITED EXCEPT AS FOLLOWS:
    A. 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.
    B. 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.
18. 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.
19. 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 THE SPECIFICATIONS INCLUDED WITHIN THE "SUBDIVISION AND LAND DEVELOPMENT ORDINANCE" — CHAPTER 155, WHICHEVER SPECIFICATIONS SHALL RESULT IN THE MORE STRINGENT REQUIREMENTS BEING APPLIED TO THE APPLICANT.
20. A BLANKET EASEMENT SHALL BE PLACED OVER THE PARCEL TO PERMIT ACCESS BY LIMERICK TOWNSHIP STAFF TO INSPECT STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES.
21. ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION) SHALL BE REMOVED BY THE APPLICANT TO PROVIDE A MINIMUM OF 270 FEET OF CONTINUOUS SIGHT DISTANCE TO THE LEFT AND 350 FEET OF CONTINUOUS SIGHT DISTANCE TO THE RIGHT FOR A DRIVER EXITING THE PROPOSED DRIVEWAY ONTO AUTO PARK BOULEVARD. THE DRIVER MUST BE CONSIDERED TO BE POSITIONED 10' FROM THE NEAR EDGE OF THE CLOSEST HIGHWAY THROUGH TRAVEL LANE AT AN EYE HEIGHT OF THREE FEET-SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE. THE POINT SIGHTED BY THE EXITING DRIVER SHALL BE THREE FEET-SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE LOCATED IN THE CENTER OF THE CLOSEST HIGHWAY TRAVEL LANE DESIGNATED FOR USE BY APPROACHING TRAFFIC. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE APPLICANT AND/OR THE APPLICANT'S SUCCESSORS AND ASSIGNORS.
22. A HOMEOWNERS ASSOCIATION SHALL SIGN AN OPERATIONS AND MAINTENANCE AGREEMENT WITH THE TOWNSHIP COVERING ALL STORMWATER BMP's THAT ARE TO BE PRIVATELY OWNED. A HOMEOWNES ASSOCIATION WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF STORMWATER FACILITIES. OTHER ITEMS MAY BE INCLUDED IN THE AGREEMENT WHERE DETERMINED NECESSARY TO GUARANTEE THE SATISFACTORY OPERATION AND MAINTENANCE OF ALL PERMANENT STORMWATER BMP's. THE AGREEMENT SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE TOWNSHIP.
23. AFTER CLEARING AND GRUBBING OF VEGETATION A FIELD INSPECTION SHALL BE CONDUCTED TO DETERMINE IF THE EXISTING VEGETATION TO BE USED AS A BUFFER ALONG THE PROPERTY LINES IS EQUAL TO OR EXCEEDS THAT OF THE REQUIRED BUFFER PER §155-27.I.C.7.
24. THE APPLICANT SHALL SUBMIT A SOILS INVESTIGATION REPORT/ GEOTECHNICAL REPORT SINCE THERE WILL BE LOADBEARING FILL PROPOSED, WHICH SHALL CONSIST OF TEST BORINGS, LABORATORY TESTING AND ENGINEERING ANALYSIS TO CORRELATE SURFACE AND SUBSURFACE CONDITIONS WITH THE PROPOSED PLAN ACCORDING TO §155-51.D.(4).
25. ALL PROPOSED UTILITIES ARE TO BE PLACED UNDERGROUND.
26. SITE AND FACILITY SHALL ALLOW AND PROVIDE FOR ADEQUATE EMERGENCY SERVICES RADIO COVERAGE FOR OUR COUNTY AND TOWNSHIP HIGH BAND SYSTEMS.
27. ALL PLAN SET SHEETS NOTED IN THE PLAN INDEX MUST BE RECORDED.
28. THE EXISTING 20 FOOT WIDE RIGHT OF WAY IS TO REMAIN TO PROVIDE THE INTENDED ACCESS TO THE PROPERTY BEING PROVIDED THE RIGHT OF WAY.
29. THE INDIVIDUAL UNIT OWNERS WILL BE RESPONSIBLE FOR THEIR OWN REFUSE COLLECTION AND DISPOSAL.
30. THE TOWNSHIP ENGINEER SHALL COMPLETE AN INSPECTION OF THE PROPERTY LINE BUFFERING AFTER TREES HAVE BEEN CLEARED TO DETERMINE IF THE EXISTING VEGETATION WILL BE SUITABLE AS A SUBSTITUTE FOR A BUFFER. IF THE TOWNSHIP ENGINEER IS NOT SATISFIED WITH THE SUBSTITUTION FOR THE BUFFER, ADDITIONAL VEGETATION MAY BE REQUIRED TO SATISFY THE BUFFERING REQUIREMENT.
31. ALL TRAFFIC CONTROL SIGNS SHALL BE POSTED IN ACCORDANCE WITH THE 2023 MUTCD AND THE MOST RECENT VERSION PF PennDOT PUBLICATION 236M, "HANDBOOK OF APPROVED SIGNS".
32. TRAFFIC CONTROL SIGNS MUST BE POSTED ON PennDOT APPROVED BREAKAWAY POSTS IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE TC-8700 SERIES IN PennDOT PUBLICATION 111M.
33. ALL PROPOSED PEDESTRIAN FACILITIES REFLECTED ON THESE PLANS SHALL BE CONSTRUCTED TO COMPLY WITH THE FOLLOWING STANDARDS:
    i. PennDOT DESIGN MANUAL 2, CHAPTER 6.
    ii. PennDOT STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72M, RC-67M.
    iii. U.S. ACCESS BOARD, PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG).
34. IN AREAS OF NEW ROADWAYS OR IN AREAS OF WIDENING, ALL UTILITY POLES MUST BE LOCATED A MINIMUM OF FOUR (4) FEET FROM THE EDGE OF TRAVEL LANE OR SHOULDER PAVING OR AS CLOSE TO THE LEGAL RIGHT-OF-WAY AS POSSIBLE. THE POLES MUST BE SET BACK A MINIMUM OF TWO (2) FEET BEHIND CURBLINES.

COMMONWEALTH OF PENNSYLVANIA SS:
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 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 to certify the adoption of this 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:_____

LIMERICK TOWNSHIP PLANNING COMMISSION:

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 heron.

_____ _____
Chairperson Date

_____ _____
Secretary Date

LIMERICK TOWNSHIP ENGINEER:

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

_____ _____
Township Engineer Date

Recorded in the Office of the Recorder of Deeds of Montgomery County, at Norristown, Pennsylvania in Plan book _____, on the _____day of _____, 20__.

_____
(Deputy) Recorder of Deeds

C E R T I F I C A T E O F C O N F O R M A N C E

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.

PRELIMINARY SITE LAYOUT PLAN

ACT 287 PENNSYLVANIA ONE CALL NOTIFICATION

Preliminary Serial No. 20251813650 — 6/30/25 (date)
*Final Serial No. _____ — _____ (date)

UNDERGROUND UTILITY LINE PROTECTION LAW (ACT 287, AS AMENDED)
E. B. Walsh & Associates, Inc. (EBWA) does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does EBWA 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.
*If construction does not occur within 90-days of the above final one-call notification, the project owner is required to make notification to Pa One Call not less than 10 nor more than 90 business days before initiating construction, as per Section 4 of Act 287.

UTILITIES NOTIFIED

COMCAST PLMG	JOHN CEDRICK SALVATIERRA 267-271-9781	
AQUA PA DESIGN	THOMAS WADDY 610-525-1400	X-52105
PECO EXELON CO.	NIKKIA SIMPKINS 484-681-5720	
LIMERICK TWP.	DANIEL KERR 610-495-6432	
MET ED MELLYSSA	ADAMS 330-604-4073	
PAW HOME	SITI YEARWOOD 310-292-3575	
VERIZON EASTERN	VICTOR WOOD 919-414-2782	

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

PARCEL 37-00-01861-00-1

LEGEND

- CALCULATED 100 YEAR FLOOD BOUNDARY AND FLOODWAY
- WETLANDS BOUNDARY
- EXISTING EDGE OF PAVING
- PROPOSED CURB
- EDGE PROPOSED PAVEMENT
- LEGAL RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING EASEMENT
- SETBACK LINE
- EXISTING SIGN
- PROPOSED SIGN
- PARKING LOT LIGHTS
- EXISTING BUILDING
- PROPOSED BUILDING

ZONING VARIANCE GRANTED

ORDER OF THE
LIMERICK TOWNSHIP
ZONING HEARING BOARD

AND NOW, this 23rd day of August , 2023, with respect to the property located at 593 Limerick Center Road (Tax Parcel No. 37-00-01861-00-1), provided the construction of the proposed townhouses and associated driveways conform to the testimony presented at the hearing and is at all times in compliance with all other applicable state, local, and federal ordinances, rules of law, and regulations not otherwise modified by this Order, the Limerick Township Zoning Hearing Board hereby grants[3] the Applicant special exception approval pursuant to S 184-58.B of the Limerick Township Zoning Ordinance to utilize the prevailing front yard setback with respect to the construction of the proposed townhomes.

PLAN INDEX

SITE LAYOUT PLAN (TO BE RECORDED)	1 OF 12
LAND CONVEYANCE PLAN (TO BE RECORDED)	2 OF 12
EXISTING RESOURCE AND SITE ANALYSIS PLAN	3 OF 12
GRADING & UTILITIES PLAN	4 OF 12
EROSION & SEDIMENTATION CONTROL PLAN	5 OF 12
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	6 OF 12
LIGHTING PLAN	7 OF 12
LANDSCAPE PLANS	8 OF 12
DETAIL SHEETS	9-10 OF 12
E & S DETAIL SHEET	11 OF 12
EMERGENCY SERVICES COORDINATION PLAN	12 OF 12

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WAIVER REQUESTS

1. A WAIVER FROM SECTION 151-26.B.(2).(c) TO ALLOW STORM WATER PIPES WITH A DIAMETER LESS THAN 18".
2. A WAIVER FROM SECTION 155.34.A.(1) OF THE SUBDIVISION ORDINANCE TO PREPARE AN IMPROVEMENT CONSTRUCTION PLAN WITH THE HORIZONTAL SCALE AND PROFILE AT FIFTY (50) FEET TO AN INCH AND THE VERTICAL SCALE OF THE PROFILE AT FIVE (5) FEET TO AN INCH.
3. A WAIVER FROM SECTION 155-33C(1) TO ALLOW AN AERIAL MAP TO UTILIZED TO SHOW EXISTING FEATURES WITHIN 400 FEET OF THE SITE.
4. A WAIVER FROM SECTION 155-34.C.(3).(a-e) TO NOT REQUIRE THE LANDSCAPE PLAN TO BE SIGNED BY TOWNSHIP OFFICIALS.
5. A WAIVER FROM SECTION 155-15.B.(4).(b) TO NOT REQUIRE WIDENING OF LIMERICK CENTER ROAD OR CURBING.

20 0 20 40 60 80 FEET
GRAPHIC SCALE

RECORD OWNER/APPLICANT

MCH DEVELOPMENT LLC
408 GREEN HILL LANE
BERWYN, PA. 19312

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ADAM J. BROWER ENGINEER NO. 82905

1	9-23-25	REVISED PER TOWNSHIP CONSULTANT LETTER DATED 8-29-25

LAND DEVELOPMENT PLAN
FOR
593 LIMERICK CENTER ROAD

LIMERICK TOWNSHIP — MONTGOMERY COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Whiteland Business Park
855 Springdale Drive, Suite 202
Exton, Pennsylvania 19341
Phone: 610-903-0060
Fax: 610-903-0080

Project- 4966
Date- 8-5-25
Scale- 1" = 20'
Drawn- SLM
Checked- AJB
Sheet- 1 OF 12

Plotted: 9/26/2025 File: F:\JB\4966\FPS\4966-B.pro