

BOARD OF SUPERVISORS

PUBLIC MEETING

3 FEBRUARY 2026, 7:00 P.M. – LIMERICK TOWNSHIP MUNICIPAL BUILDING

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

OPENING COMMENTS / ANNOUNCEMENTS

- This meeting is being recorded and live-streamed through the Limerick Township Facebook page: <https://www.facebook.com/LimerickTownshipPA/>
- **Executive Session:**
- **Receive important Township updates & alerts on your smart device:**
 - Click “Notify Me” on the Township website for further instructions
 - Like us on Facebook
- **Office Closure:** In observance of Presidents’ Day, the Twp. Offices & Public Works Dept. will be closed Monday, February 16th
- For more information or to register for upcoming Parks & Rec. events, call Parks & Rec. 610-495-6432 x 1605, or go to: <https://www.limerickpa.org/155/Parks-Recreation>
 - **Camp information, Counselor & CIT Applications:** Info. available on website and social media
 - **Chair Yoga:** Fridays from Feb. 6th - Feb. 27, 11 AM at the Twp. bldg.; cash donation.
 - **Heart Health for Women:** Tuesday, Feb. 17th from 6 PM - 7 PM; Tickets \$20 each
 - **Musikgarten Music Class:** Thursday, Feb. 19th at 10 AM at the Twp. bldg.; \$10/child
 - **Play Dough Making:** Thursday, March 5th; 10 AM; ages 2-5, \$10 each at the Twp. bldg.
 - **Tennis & Pickleball Clinics:** Sundays from March 15th - April 19th (excluding Easter); ages 7-14, and 18+, at the Limerick Community Park.
 - **Floral Workshop:** Thursday, March 19th, 5:30 PM; at Achin’ Back Garden Center, \$45/pp
 - **Coffee Talk:** Philly Home Massage - Legacy Projects; Wednesday, March 25th from 9 AM - 10 AM at Arcadia at Limerick Pointe
 - **Easter trunk hop:** Saturday, March 28th from Noon - 3 PM; Vendors/\$10 per car
 - **Tai Chi:** Tuesdays from March 31st - May 19th, 9 AM - 10 AM at the Twp. bldg.; call Parks & Rec to register; 610-495-6432, ext. 1605
 - **Senior Expo:** Thursday, April 2nd from 10 AM - Noon; call Parks & Rec to register

CONSIDERATION OF MINUTES: 1/20/26

PUBLIC COMMENTS ON AGENDA ITEMS

SUPERVISOR COMMENTS

BILLS LIST: #3, 1/17/26 through 1/30/26, \$366,948.31

PUBLIC HEARING

CU #25-05: W.B. Homes Land Acquisitions, LP – 250 W. Ridge Pike

NEW BUSINESS

Authorization to Advertise – Ordinance Amendment to Add Two Members to Planning Commission

Approval – Authorize agreement with TPD for Ridge Pike Traffic Signal Interconnection Project

Approval – Service Agreement for Payroll Service Provider

Discussion – Request for Proposal – Comprehensive Plan Update

Discussion – Emergency Access

Resolution – MontCo. 2040 Implementation Grant Submission (Royersford Road Sidewalk)

Update – PA Game Commission’s Approval – Land Swap of Linfield Game Lands #234

TRICENTENNIAL UPDATE

MANAGER’S REPORT

PUBLIC COMMENTS

SUPERVISOR COMMENTS

ADJOURNMENT

NEXT AVAILABLE NUMBER & MTG DATE: ORD. 437 RES. 07 2/17/26

ANNOUNCEMENTS



LIMERICK TOWNSHIP
Parks
& RECREATION

Chair *Yoga*

FRIDAYS@11am

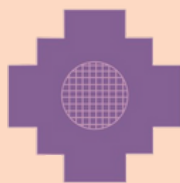
WINTER SEASON

JAN 9	FEB 13
JAN 23	FEB 20
JAN 30	FEB 27
FEB 6	



**Classes are by
donation (cash).**

Limerick Township
646 W Ridge Pike Limerick, PA



**YOGI
CHOLI**

Heart Health For Women

Protecting Your Heart Through Menopause

Tuesday February 17

6:00 - 7:00 pm

Limerick Township Building

Tickets: \$20



**Join Menopause Health Coach and StrongHER Together leader
Ashley Basilio for an empowering Heart Month talk!**

*Learn how menopause affects your heart and discover simple
strategies for nutrition, movement, and stress management. Leave
inspired with tips to protect your heart and thrive in midlife.*

BROUGHT TO YOU BY:



Tell a friend! ♥
limerickpa.recdesk.com



MUSIC GARTEN



MUSIC CLASS

(1-6 YEARS OLD)

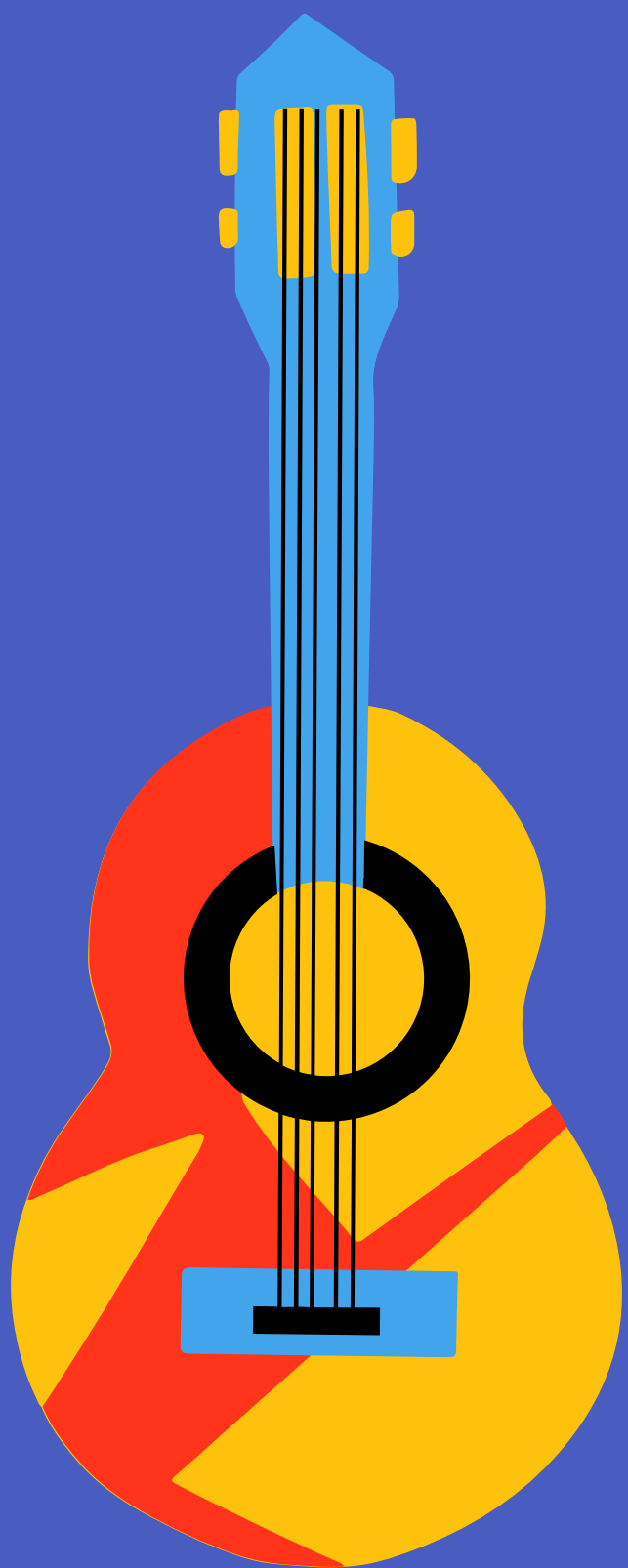
FOR KIDS

FEBRUARY 19TH

10:00AM

LIMERICK
TOWNSHIP
BUILDING

FEE:
\$10.00



PRE-REGISTRATION REQUIRED

PLAY DOUGH MAKING



Date: March 5th

Time: 10:00AM

Ages: 2-5 years old

**Location: Limerick
Township Building**

\$10.00



LIMERICK TENNIS CLINICS

Saturday Clinics

Spring 1: March 14th-April 11th

10:00-11:00a Youth Beginner/Advanced Beginner

11:00-12:00p Adult All Levels

12:00-1:00p Youth Intermediate/Advanced Intermediate

Spring 2: April 25th-May 23rd

9:00-10:00a Youth Beginner/Advanced Beginner

10:00-11:00p Adult All Levels

11:00-12:00p Youth Intermediate/Advanced Intermediate

Thursday Clinics

Spring 1: April 9th-May 7th

4:30-5:30p Youth Beginner/Advanced Beginner

5:30-6:30p Youth Intermediate/Advanced Intermediate

6:30-7:30p Adult All Levels

Spring 2: May 21st-June 18th

5:00-6:00p Youth Beginner/Advanced Beginner

6:00-7:00p Youth Intermediate/Advanced Intermediate

7:00-8:00p Adult All Levels

Register at www.limericktennis.com

*Voted One Of The Best Places To Learn Tennis In Philadelphia &
Most Approachable By Philadelphia Magazine*

Limited slots available
Adults 18+
Junior 6-14

Limerick Community Park
90 Swamp Pike
Limerick, PA 19468



CONTACT US:

484-263-0960
info@universalarackets.com





Universal Rackets
5.0 ★★★★★ 140 Google reviews



LIMERICK PICKLEBALL CLINICS

Sunday Weekend Clinics

Spring 1: March 15th-April 19th

(skip 4/5)

9:00-10:00a Junior Level 1
10:00-11:30a Adult Advanced Beginner
11:30-1:00p Adult Beginner
1:00-2:30p Adult Intermediate & Up
2:30-3:30p Junior Level 2

Spring 2: May 5th-May 31st

9:00-10:30a Adult Advanced Beginner
10:30-12:00p Adult Beginner
12:00-1:30p Adult Intermediate & Up
1:30-2:30p Junior Level 1
2:30-3:30p Level 2

Monday Evening Clinics

Spring 1: March 30th-April 27th

4:30-6:00p Adult Beginner/Intermediate
6:00-7:30p Intermediate Plus

Spring 2: May 11th-June 15th

(skip 5/25)

5:00-6:30p Adult Beginner/Intermediate
6:30-8:00p Intermediate Plus

Thursday Daytime Clinics

Spring 1: April 9th-May 7th

10:00-11:30a Senior 55+
11:30-1:00p Beginner
1:00-2:30p Advanced Beginner/Intermediate

Spring 2: May 21st-June 18th

8:00-9:30a Senior 55+
9:30-11:00a Beginner
11:00-12:30p Advanced Beginner/Intermediate

Register at
www.playpickleballinlimerick.com

Limited slots available
Adults 18+
Junior 6-14

Limerick Community Park
90 Swamp Pike
Limerick, PA 19468



CONTACT US:

484-263-0960
info@universalarackets.com

LIMERICK JUNIOR PICKLEBALL ACADEMY

Sunday Weekend Clinics

Spring 1: March 15th-April 19th

(skip 4/5)

9:00-10:00a Junior Level 1

2:30-3:30p Junior Level 2

Spring 2: May 3rd-May 31st

1:30-2:30p Junior Level 1

2:30-3:30p Junior Level 2

Friday After School Clinics

Spring 1: April 10th-May 8th

4:30-5:30p Junior Level 1

5:30-6:30p Junior Level 2

Spring 2: May 22nd-June 19th

4:30-5:30p Junior Level 1

5:30-6:30p Junior Level 2

6:30-8:00p Junior Level 3

Junior Level 1: Focus on learning the basics of the sport, including rules, scoring, serving, proper strokes & techniques

Junior Level 2: Participants should be able to rally at least 8 balls back and forth, land 6 out of 10 serves, and hit both down-the-line and cross-court shots. Match play is introduced at this level.

Junior Level 3: This level is intended for tournament-level junior players with a DUPR rating of approximately 3.0 or higher. Emphasis is placed on advanced techniques, competitive drills, and match experience.



Universal Rackets

5.0 ★★★★★ 121 Google reviews



Register at
www.playpickleballinlimerick.com



CONTACT US:

484-263-0960

info@universalrackets.com

Limited slots available
Ages 7-14 For Junior Programs

Junior Pickleball: Limerick Community Park
90 Swamp Pike Limerick, PA 19468





LIMERICK TOWNSHIP

Parks
& RECREATION



**JOIN LIMERICK TOWNSHIP & ACHIN BACK OF LIMERICK
FOR A HANDS - ON FLORAL MAKING CLASS.**

**REGISTRATION
FEE: \$45.00**

FLORAL WORKSHOP

MARCH 19TH, 2026 | 5:30 PM

**ACHIN' BACK
10 PENN ROAD**

PRE-REGISTRATION REQUIRED



Coffee Talk

9:00AM-10:00AM

Arcadia at Limerick Pointe

March 25th - Philly Home Massage

(End of Life Doula)- Legacy Projects

April 22nd - Phoenix Physical Therapy

Low Back Pain

May 27th - Blue Ink Notary

Ensuring Your Estate Plan is up to Date

June 24th - Limerick is 300!

Limerick Historical Society & Tricentennial Committee

July 22nd - Catagnus Funeral Home

Planning for the future

August 26th - Phoenix Physical Therapy

Falls and how to reduce them

September 23rd - Stop the Clot

October 28th - The Daywalt Group

Medicare Basics with Dina



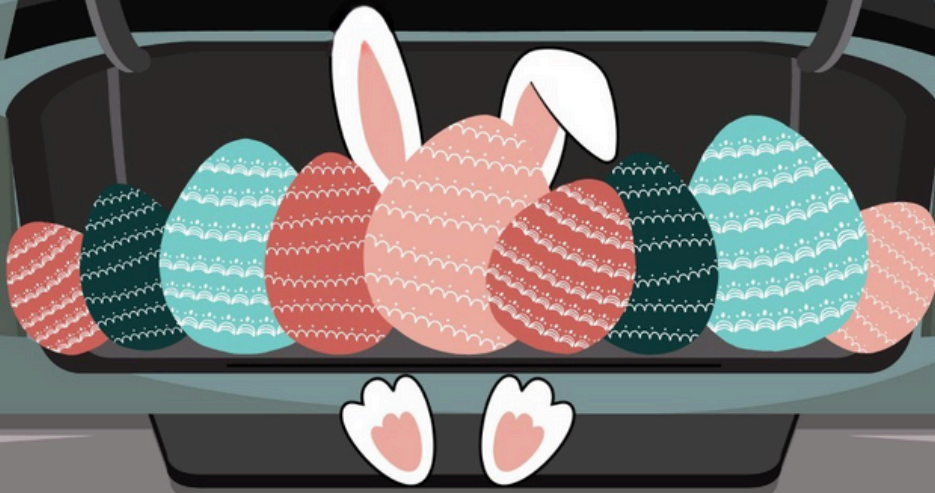
*MUST BE PRE-REGISTERED IN ORDER TO RECEIVE BREAKFAST



LIMERICK T^{OWNSHIP}
Parks
& RECREATION

EASTER TRUNK HOP

MARCH 28TH



**ARE YOU A LOCAL BUSINESS OR
ORGANIZATION LOOKING TO BE A VENDOR?**

MARCH 28, 2026 - 12PM - 3PM

Limerick Community Park

\$10.00 per car



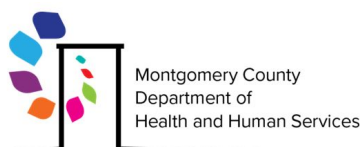
TAI CHI FOR ARTHRITIS AND FALLS PREVENTION

**LIMERICK TOWNSHIP BUILDING
EVERY TUESDAY
MARCH 31-MAY 19, 2026
9:00 AM**

What is Tai Chi for Arthritis and Falls Prevention?

Tai chi for Arthritis and Falls Prevention utilizes the Sun Style for relaxation, balance and ease of movement. Each class is led by a certified instructor and lasts 45 minutes to 1 hour. The movements can be done standing or sitting.

Increase your strength, balance and flexibility while improving your mind, body and spirit!



**TAI CHI FOR ARTHRITIS
AND FALLS PREVENTION**

**TUESDAYS
March 31-
May 19, 2026**

9:00 am-10:00 am

**REGISTER
at 610-495-6432
Limerick Twp. BLdg.**

**MOVEMENTS CAN BE
DONE SEATED OR
STANDING**

Limerick Twp. Bldg.

**646 W. Ridge Pike
Limerick, PA 19468**



LIMERICK TOWNSHIP

Parks
& RECREATION

Joe Ciresi
State Representative
146th District

SENIOR EXPO 2026



APRIL 2ND 2026 10:00AM-12:00PM

400 S. Lewis Rd. Royersford, PA 19468

Highlights of the Event:

- ✓ Business Expo
- ✓ Basket Raffle
- ✓ Light Refreshments

**Register
Today!**



Phone Number:
610-495-6432

**Free swag bag to
first 200 people!**

MINUTES

**LIMERICK TOWNSHIP - BOARD OF SUPERVISORS
REGULAR MEETING MINUTES**

**JANUARY 20, 2026
7:00 P.M.**

A meeting of the Limerick Township Board of Supervisors was held on Monday, January 20, 2026 in the Public Meeting Room of the Limerick Township Municipal Building, located at 646 W. Ridge Pike, with Connie Lawson, Chairman, presiding. This meeting was advertised in The Mercury on December 30, 2025.

Members Present: Supervisors Kara Shuler, Linda Irwin, Patrick M. Morroney, Connie Lawson, and Dr. Cheryl Walraven

Members Absent: None.

Others Present: Rebecca Geiser, Esq., Township Solicitor; Khaled R. Hassan, P.E.; Daniel K. Kerr, Township Manager; Greta Martin Washington, Director of Community Planning; Robert J. Matalavage, Chief of Police; Patrick Roche, Lieutenant; Timothy Haas, Director of Administration; Glenn Dickerson, Chief Financial Officer

Call to Order: Ms. Lawson called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.

Ms. Lawson announced that the meeting is being recorded and live-streamed. He continued by stating the Board met prior to the meeting for matters regarding real estate and personnel, and read the following announcements:

➤ **Receive important Township updates & alerts on your smart device:**

- Click “Notify Me” on the Township website for further instructions
- Like us on Facebook and Instagram

➤ **Zoning Hearing Board Reorganizational Meeting:** Wednesday, January 28th at 6:30 PM

➤ **Christmas Tree Drop-Off:** Limerick Community Park until January 31st

➤ **Check the Twp. website and P&R FB Page for info. on upcoming Parks & Rec. events:**

- **Camp information, Counselor & CIT Applications:** Info. available on website and social media
- **Red Cross Babysitters Clinic:** Sunday, Feb. 1st from 10 AM - 4 PM; ages 11-15, \$80 each
- **Chair Yoga:** Fridays from Feb. 6th - Feb. 27, 11 AM at the Twp. bldg.; cash donation.
- **Heart Health for Women:** Tuesday, Feb. 17th from 6 PM - 7 PM; Tickets \$20 each
- **Musikgarten Music Class:** Thursday, Feb. 19th at 10 AM at the Twp. bldg.; \$10/child
- **Play Dough Making:** Thursday, March 5th; 10 AM; ages 2-5, \$10 each at the Twp. bldg.
- **Tennis & Pickleball Clinics:** Sundays from March 15th - April 19th (excluding Easter); ages 7-14, and 18+, at the LCP. Register at www.limericktennis.com and www.playpickleballinlimerick.com
- **Floral Workshop:** Thursday, March 19th, 5:30 PM; at Achin’ Back Garden Center, \$45/pp
- **Coffee Talk:** Philly Home Massage - Legacy Projects; Wednesday, March 25th from 9 AM - 10 AM at Arcadia at Limerick Pointe
- **Easter trunk hop:** Saturday, March 28th from Noon - 3 PM; Vendors/\$10 per car
- **Tai Chi:** Tuesdays from March 31st - May 19th, 9 AM - 10 AM at the Twp. bldg.; call Parks & Rec to register; 610-495-6432, ext. 1605
- **Senior Expo:** Thursday, April 2nd from 10 AM - Noon; call Parks & Rec to register

CONSIDERATION OF MINUTES: 1/5/26

Motion was made by Mr. Morrone, and seconded by Ms. Irwin to approve the Minutes of the January 5, 2026 Board of Supervisors Meeting. Motion passed unanimously.

PUBLIC COMMENTS ON AGENDA ITEMS: None.

BILLS LIST: #2, 1/3/26 through 1/16/26, \$1,146,739.99

Motion was made by Mr. Morrone, and seconded by Dr. Walraven to approve Bills List #2 in the amount of \$1,146,739.99. Motion passed unanimously.

MONTHLY REPORTS: DECEMBER

Treasurer's Office
Emergency Services Department
Code Services Department
Public Works Department
Police Department
Parks & Recreation Department

Motion was made by Mr. Morrone, and seconded by Ms. Irwin to accept the monthly reports for December, 2025. Motion passed unanimously.

PUBLIC HEARING

CU #25-06: Piazza Realty Company, Inc. – 3373 Ridge Pike, 3387 Ridge Pike, W. Ridge Pike (TPN 37-00-03745-46-3), & Montella Circle (TPN 37-00-03745-45-4)

Ms. Geiser suspended the public meeting to proceed into a public hearing and entered 9 exhibits into the hearing. A Court Reporter was present, and the Notes of Testimony will be available at the Township Building for review. Comments were heard from the Board and the public. Ms. Geiser stated she would prepare an Opinion and Order for the Board's review within the 45 days allowed by law, and then proceeded back into the public meeting.

SUBDIVISION AND LAND DEVELOPMENT

Confirmed Appointments:

Alyson Zarro (Mixed Use Development – SLD #23-10 Emerald Crossing) – 142 W. Ridge Pike

Attorney Alyson Zarro and Engineer, Nick Feola, summarized their updated land development plan with has now been revised to show the alignment of their development entrance with Royersford Road. Ms. Lawson asked about waivers which have already been granted. Discussion ensued regarding driveways, snow removal, and possible number of children occupants. Vince Mazzamuto had concerns regarding the entrance along his property.

NEW BUSINESS

Discussion – Public Meeting Rules

Dan summarized the current meeting rules. Ms. Lawson and Dr. Walraven stated they would like to allow non-residents who are impacted by a project the right to speak. Ms. Geiser stated the Chair has discretion to waive the rules per meeting as she sees fit. The current rules will remain in effect.

Discussion – PA Game Commission – Land Swap of Linfield Game Lands #234

On Saturday, January 24th, the PA Game Commission will be holding a meeting to vote on a land swap proposal with the owners of the Publicker site in Linfield. Ms. Lawson opened up the public comment to allow anyone who is a resident of Pennsylvania the opportunity to speak.

Mr. Kerr summarized the proposal. He stated as of 5 PM, there were 109 residents and 21 non-residents against the proposal. He stated there was 1 non-resident in favor of the proposal. He also stated the Township has not received any application for a data center on the Publicker site and requested any comments from the public be limited to the land swap only. Ms. Lawson reminded the public they would be allowed to speak regarding any concerns at the end of the meeting during Public Comment.

52 people spoke in opposition to the proposal. One person spoke in favor of the proposal.

Ms. Irwin left the meeting at 9 PM.

Motion was made by Mr. Morroney, and seconded by Dr. Walraven, to submit a formal letter in opposition of the land swap to the Game Commission ahead of the meeting on the 24th. Motion passed 3-1; Ms. Shuler was neutral.

Mr. Morroney requested the letter be posted on the website and Facebook page. Ms. Lawson stated State Senator Tracy Pennychuick and Representative Joe Ciresi have also sent a letter to the Game Commission to postpone any vote at the scheduled meeting.

Discussion – Capital Project Review

Mr. Kerr and Mr. Dickerson summarized projects discussed during the 2026 budget, both approved and not approved, and their costs. Discussion ensued.

Motion was made by Mr. Morroney, seconded by Dr. Walraven, for the purchase of (3) new police vehicles to be added to the 2026 budget. Motion passed 3-1; Kara opposed.

Rick Fidler - Inquired about the Ridge Pike Sewer Project.

Preston Luitweiler - Inquired about the budget numbers.

Abbey Dierdorf - Inquired about the deficit in the budget.

Approval – Request for Bid – Electronic Sign (Limerick Community Park)

Mr. Haas and Mr. Kerr summarized the proposal to replace the existing static sign at the Limerick Community Park with an electronic sign. The projected cost of the project is \$60,000. The Spring-Ford Rotary has offered to donate \$20K and are hoping to add another \$20K through a grant. This project was approved in the 2026 budget.

Motion was made by Mr. Morroney, and seconded by Ms. Lawson, to request a formal bid for an electronic sign to replace the existing static sign at the Limerick Community Park. Motion passed 3-1; Dr. Walraven opposed.

Resolution - 2026 Fee Schedule

Motion was made by Mr. Morroney, and seconded by Dr. Walraven, to approve Resolution 2026-06, setting the 2026 Fee Schedule for Limerick Township. Motion passed unanimously.

Appointment – Conflict Solicitor

Ms. Geiser and Mr. Kerr summarized why a conflict solicitor is needed.

Motion was made by Mr. Morroney, and seconded by Dr. Walraven, to appoint Wendy McKenna as Conflict Solicitor per the engagement letter dated December 18, 2025. Motion passed unanimously.

TRICENTENNIAL UPDATE

Mr. Kerr provided an update regarding the Tricentennial.

MANAGER'S REPORT

Mr. Kerr stated the Spring-Ford School District has asked all local municipalities to send in their topics of interest which will be included on the agenda at their next meeting on February 4th.

PUBLIC COMMENTS

Abby Dierdorf - Expressed concerns regarding pending projects, political issues, data centers, taxes, and transparency.

Jen Wolfe - Inquired about Ms. McKenna and hopes she'll represent the community well. Ms. Geiser summarized the role of a conflict solicitor. She also asked about the data centers.

Mr. Kerr summarized how data centers were introduced to the Township and the steps taken to protect the community.

Abby Dierdorf - Inquired about the notice given to a property owner within of 400 FT from a proposed data center. Ms. Geiser clarified the law of granting party status.

Senator Katie Muth - Inquired about party status. Ms. Geiser clarified the laws regulating party status.

Paul Wolf - Expressed that the residents feel powerless and are looking for their local government to guide them. Mr. Kerr summarized the obligation of zoning usage in townships.

Allie Sasek - Inquired the electronic sign, hype regarding AI, the Linfield master plan, and thanked everyone for coming out, and said no to data centers.

Steve (East Vincent Twp.) asked if one data center was built, could the Township say no to another? Mr. Kerr stated any such proposal will need to meet adopted zoning requirements in order to be approved.

Sukie - expressed her opposition to the data center and the multiple reasons why.

Tim Norwood - inquired if the data center ordinance is available to view online. Mr. Kerr stated it is.

Donna Holiday - inquired if the proposed data center near the outlets was approved. Mr. Kerr stated it was not.

Dr. Walraven questioned if the plan for the proposed data center near the outlets was online. Mr. Kerr stated it is and can be found under Conditional Use Hearings.

SUPERVISOR COMMENTS

Mr. Morroney stressed that the new Board is focused on listening to the people, Planning Commission meetings are now being recorded live, concerns are being heard, zoning regulations have to be followed, and please give them a chance.

(Someone) questioned what the height of the data center is. Ms. Geiser directed them to speak with Staff.

Mr. Morroney stated he also is concerned about parking alongside S. Limerick Road in front of the Ironwood Development. This could become an issue with visibility at night and would like it to be posted as no parking.

Dr. Walraven requested Staff to include links where possible on the agenda.

Ms. Lawson thanked everyone for coming out. She would also like to look at parking concerns. She explained that Ms. Irwin had to leave the meeting at 9 PM to take care of her mother.

Board of Supervisors
January 20, 2026
Page 6, Minutes

Motion was made by Mr. Morroney, and seconded by Ms. Lawson to adjourn the meeting at 11:25 P.M.

Respectfully submitted,

Daniel K. Kerr
Township Manager

**PUBLIC COMMENTS
ON AGENDA ITEMS**

**SUPERVISOR
COMMENTS**

BILLS LIST

Memo



646 W. Ridge Pike, Limerick, PA 19468
(610) 495-6432
www.LimerickPA.org

Date: January 29, 2026
To: Board of Supervisors
cc: Daniel K. Kerr, Manager
From: Glenn Dickerson, Chief Finance Officer
RE: Bills List 3 – February 3, 2026

Attached is the Bills List totaling **\$366,948.31**.

01-407-750 – Non-depreciable Equipment

\$24,482.82: Ridge Support Technologies – HPE ProLiant DL 380 Gen 11 2U Rack Server

01-410-750 – Non-depreciable Equipment

\$4,699.00: MC: Faraday Defense – forensic power locker/mini lab

36-454-522 – Repairs to Public Parks

\$14,636.92: Harmony Hill Nursey LLC – various trees – PECO Green Region award

37-454-534 – LCP – Master Plan – Phase 1

\$58,285.00: H&K Group, Inc. – Job #04884-417: LTP Cold Milling Wearing Course

Limerick Township Bill's List #3

2/3/2026

		<u>Total Fund Expense</u>
General Fund operating expenses		
1-16-26 to 1-29-26	Fund 01	245,228.84
Fire Protection Fund	Fund 03	1,000.00
Road Improvement Fund	Fund 04	-
Emergency Services Fund	Fund 05	383.22
Fire Hydrant Fund	Fund 14	-
Capital Equipment Fund	Fund 30	1,537.00
Capital Reserve Fund	Fund 32	-
Liquid Fuels Fund	Fund 35	-
Park and Recreation Fund	Fund 36	35,964.56
Park Capital Fund	Fund 37	59,204.19
Developers Escrow	Fund 95	23,630.50

Grand Total

366,948.31

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
GENERAL FUND					
01-362-411 Building Permits-\$4.50 Fee					
MasterCard	MC GD 122925	UNIFORM CONSTRUCTION Code - 4th Qtr 2025 permits (D	12/29/2025	436.50	436.50
Total 01-362-411 Building Permits-\$4.50 Fee:				436.50	436.50
Total :				436.50	436.50
Board of Supervisors					
01-400-156 Health Insurance					
DVHT	30950	Insurance - BOS	02/01/2026	1,071.13	.00
Total 01-400-156 Health Insurance:				1,071.13	.00
01-400-460 Seminars/Meetings/Conferences					
Costco	COSTCO 0119	Magerks Pub & Grill - Rotary Christmas Part - reimbursed	01/19/2026	230.89	230.89
MasterCard	MC DK 122925	PSATS - conference registration: C. Lawson/C. Walraven	12/29/2025	398.00	398.00
MasterCard	MC GD 122925	LUCIANOS PIZZERIA - food for staff meeting	12/29/2025	221.22	221.22
MasterCard	MC GD 122925	RESTAURANT DEPOT - items for Staff Christmas Luncheon	12/29/2025	300.50	300.50
MasterCard	MC GD 122925	WAWA - food for BOS	12/29/2025	62.93	62.93
MasterCard	MC GD 122925	CORROPOLESE ITALIAN BA - food for BOS	12/29/2025	6.15	6.15
MasterCard	MC GD 122925	TURTLECREEKGOLF - Waltz Golf Farm gift card: Ken Sperri	12/29/2025	50.00	50.00
MasterCard	MC GD 122925	GIANT - food for BOS	12/29/2025	17.99	17.99
Luciano's Pizzeria	251202-02-111	food for Employee Holiday Luncheon	12/18/2025	2,090.50	2,090.50
Total 01-400-460 Seminars/Meetings/Conferences:				3,378.18	3,378.18
01-400-470 Tri-Centennial Committee					
MasterCard	MC GD 122925	CVS/PHARMACY #02690 LIMERICK PA TRICENT	12/29/2025	10.49	10.49
MasterCard	MC GD 122925	PHILLY PRETZEL FACTORY - TRICENTENNIAL MTG	12/29/2025	15.00	15.00
LMS Solutions, Inc.	CSR0606RRY	door clings	11/25/2025	225.00	.00
Total 01-400-470 Tri-Centennial Committee:				250.49	25.49
Total Board of Supervisors:				4,699.80	3,403.67
Administration					
01-401-154 Life/Disability Insurance					
The Lincoln Nat. Life Ins. Co.	4932370777	Admin	01/20/2026	279.29	279.29
Total 01-401-154 Life/Disability Insurance:				279.29	279.29
01-401-156 Health Insurance					
DVHT	30950	Insurance - Admin	02/01/2026	8,129.18	.00
DVHT	HRA 1125/3095	Health Reimb Acct - Admin	02/01/2026	152.65	.00
Total 01-401-156 Health Insurance:				8,281.83	.00
01-401-210 Office Supplies					
Amazon Capital Services	1HT4-4PGH-7	2026 Planner	01/26/2026	13.25	.00
Amazon Capital Services	1HT4-4PGH-7	Gel Pens	01/26/2026	14.82	.00
Amazon Capital Services	1HT4-4PGH-7	LED Desk Lamp	01/26/2026	49.98	.00
Amazon Capital Services	1HT4-4PGH-7	Name Plates	01/26/2026	42.30	.00
Amazon Capital Services	1J7Q-Y4YC-G	Heavy-Duty Shelving Units	01/19/2026	525.98	.00
MasterCard	MC GD 122925	TARGET - tea kettles	12/29/2025	33.37	33.37
MasterCard	MC GD 122925	STAPLES - 1099 forms/folders	12/29/2025	137.94	137.94

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
MBR2 Graphic Services LLC	7717	(1000) envelopes with Limerick logo	01/14/2026	365.00	.00
Total 01-401-210 Office Supplies:				1,182.64	171.31
01-401-340 Advertising/Printing/Binding					
The Mercury	2784757	Advertising - meeting notice: 2026 meeting dates	01/07/2026	268.20	.00
Total 01-401-340 Advertising/Printing/Binding:				268.20	.00
01-401-420 Dues/Subscriptions/Memberships					
MasterCard	MC GD 122925	21CM PA2 NEWSPAPERS CI WEST CHESTER PA	12/29/2025	14.00	14.00
MasterCard	MC GD 122925	21CM PA2 NEWSPAPERS CI WEST CHESTER PA	12/29/2025	14.00	14.00
Total 01-401-420 Dues/Subscriptions/Memberships:				28.00	28.00
01-401-460 Seminars/Meetings/Conferences					
MasterCard	MC DK 122925	PSATS - conference registration & Bingo: J. Kuklantz/M. Man	12/29/2025	458.00	458.00
MasterCard	MC DK 122925	PSATS - conference registration: D. Kerr/T. Haas	12/29/2025	398.00	398.00
Total 01-401-460 Seminars/Meetings/Conferences:				856.00	856.00
Total Administration:				10,895.96	1,334.60
Financial Administration					
01-402-154 Life/Disability Insurance					
The Lincoln Nat. Life Ins. Co.	4932370777	Finance	01/20/2026	120.31	120.31
Total 01-402-154 Life/Disability Insurance:				120.31	120.31
01-402-156 Health Insurance					
DVHT	30950	Insurance - Finance	02/01/2026	3,813.35	.00
Total 01-402-156 Health Insurance:				3,813.35	.00
01-402-460 Seminars/Meetings/Conferences					
Deborah L. Gibson	GIBSON 01212	reimb for mileage - mileage for AI Forum in Easton, PA	01/21/2026	77.29	.00
MasterCard	MC DK 122925	PSATS - conference registration: G. Dickerson	12/29/2025	199.00	199.00
MasterCard	MC GD 122925	RESERVATIONS.HERSHEYPA - PELRAS conf hotel deposit:	12/29/2025	187.59	187.59
MasterCard	MC GD 122925	PML - PELRAS conference registration: A. Byron	12/29/2025	925.00	925.00
Total 01-402-460 Seminars/Meetings/Conferences:				1,388.88	1,311.59
Total Financial Administration:				5,322.54	1,431.90
Tax Collection					
01-403-353 Surety/Fidelity Bonds - Tax Co					
Foundation Risk Partners, Corp.	284819	PA Tax Collector Schedule Bond #106847519 010126 to 1231	01/27/2026	3,218.00	.00
Total 01-403-353 Surety/Fidelity Bonds - Tax Co:				3,218.00	.00
Total Tax Collection:				3,218.00	.00
Technology					
01-407-450 Maintenance Agreements					
Ridge Support Technologies/ PC	CW125389	Sophos - MSP Agreement	01/29/2026	2,511.87	.00
MasterCard	MC GD 122925	ADOBE - (1) Premiere Pro license/(18) Acrobat Pro licenses	12/29/2025	5,637.72	5,637.72

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 01-407-450 Maintenance Agreements:				8,149.59	5,637.72
01-407-750 Non-depreciable Equipment					
Ridge Support Technologies/ PC	CW125346	HPE ProLiant DL380 Gen 11 2U Rack Server	01/20/2026	24,482.82	.00
Total 01-407-750 Non-depreciable Equipment:				24,482.82	.00
Total Technology:				32,632.41	5,637.72
Engineer					
01-408-101 Engineer - Township Costs					
Pennoni Associates Inc.	PENNONI 012	Engineering - General	01/23/2026	4,845.85	.00
Total 01-408-101 Engineer - Township Costs:				4,845.85	.00
01-408-109 Engineer - Drainage					
Pennoni Associates Inc.	PENNONI 012	Engineering - Drainage Permit Review	01/23/2026	2,355.00	.00
Total 01-408-109 Engineer - Drainage:				2,355.00	.00
Total Engineer:				7,200.85	.00
General Govt. - Facilities					
01-409-241 General Supplies					
Amazon Capital Services	1HT4-4PGH-7	Back Pressure Vacuum Breaker	01/26/2026	59.46	.00
Amazon Capital Services	1J7Q-Y4YC-G	Air Wick Refills	01/19/2026	84.63	.00
Amazon Capital Services	1J7Q-Y4YC-G	Water Filter	01/19/2026	81.99	.00
Total 01-409-241 General Supplies:				226.08	.00
01-409-245 Office Equipment Leases					
First-Citizens Bank & Trust Co.	48500281	Lease - 1 copiers - Stratix Systems, Inc.	01/18/2026	321.57	321.57
Total 01-409-245 Office Equipment Leases:				321.57	321.57
01-409-321 Telephone Services - Monthly					
Verizon	381000111 011	FIOS Internet - 2 year/ 5 IP addresses	01/16/2026	196.71	196.71
Verizon	610-495-3032	Telephone - 610-495-3032 - TWP Alarm Lines	01/09/2026	51.80	51.80
Total 01-409-321 Telephone Services - Monthly:				248.51	248.51
01-409-362 Electric - Admin/Police Bldg					
PECO -- Payment Processing	0897041222 0	New a/c 0897041222 Old a/c 19630-59191	01/13/2026	3,535.08	3,535.08
PECO -- Payment Processing	3247072000 0	New a/c 3247072000 Old a/c 30180-01302	01/20/2026	58.32	58.32
Total 01-409-362 Electric - Admin/Police Bldg:				3,593.40	3,593.40
01-409-364 Public Sewer					
Aqua PA WW	1471083 01082	646 W Ridge Pike 1471083	01/08/2026	53.06	53.06
Total 01-409-364 Public Sewer:				53.06	53.06
01-409-366 Public Water					
Pennsylvania American Water Co	210028530689	Water - 210028530689	01/22/2026	129.03	129.03
Pennsylvania American Water Co	210031124172	Water - 210031124172	01/22/2026	80.41	80.41
Pennsylvania American Water Co	220035983646	Water - 220035983646	01/22/2026	521.16	521.16

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 01-409-366 Public Water:				730.60	730.60
01-409-400 Lewis Road Garage Utilities					
AmeriGas	3186162316	Propane - Lewis Rd. Bldg	01/24/2026	519.91	.00
Total 01-409-400 Lewis Road Garage Utilities:				519.91	.00
01-409-450 Other Contracted Services					
Electronic Security Solutions	67218	monitoring of Fire Alarm Sys (Twp Bldg) - Jan 2026 to Jan 20	01/12/2026	799.20	.00
Electronic Security Solutions	67218	monitoring of Fire Alarm Sys (Twp Bldg) - Jan 2026 to Jan 20	01/12/2026	356.40	.00
Electronic Security Solutions	67218	monitoring of Fire Alarm Sys (Twp Bldg) - Jan 2026 to Jan 20	01/12/2026	456.19	.00
Total 01-409-450 Other Contracted Services:				1,611.79	.00
Total General Govt. - Facilities:				7,304.92	4,947.14
Police					
01-410-154 Life/Disability Insurance					
The Lincoln Nat. Life Ins. Co.	4932370777	Police	01/20/2026	1,897.30	1,897.30
Total 01-410-154 Life/Disability Insurance:				1,897.30	1,897.30
01-410-156 Health Insurance					
DVHT	30950	Insurance - Police	02/01/2026	67,614.40	.00
DVHT	HRA 1125/3095	Health Reimb Acct - Police	02/01/2026	247.34	.00
Total 01-410-156 Health Insurance:				67,861.74	.00
01-410-215 Police Duty Supplies					
Cintas Corporation	5313751601	First Aid Kit Supplies - Police	01/20/2026	124.37	.00
Amazon Capital Services	1PN1-NGXV-J	Shipping	01/26/2026	6.99	.00
Amazon Capital Services	1PN1-NGXV-J	Diploma Frames	01/26/2026	87.45	.00
Bode Cellmark Forensics Inc.	25924	prepayment for 2026 BodeHITS samples (swab samples)	12/31/2025	2,471.00	.00
Total 01-410-215 Police Duty Supplies:				2,689.81	.00
01-410-228 K-9 Food & Vet Costs					
MasterCard	MC RM 122925	LIMERICK VETERINARY - lodging: Nischa	12/29/2025	372.95	372.95
MasterCard	MC RM 122925	CHEWY.COM - supplements: Nischa	12/29/2025	48.70	48.70
MasterCard	MC RM 122925	CHEWY.COM - dog food: Rambo	12/29/2025	82.13	82.13
MasterCard	MC RM 122925	CHEWY.COM - dog food: Nischa/Cardi	12/29/2025	146.22	146.22
Total 01-410-228 K-9 Food & Vet Costs:				650.00	650.00
01-410-231 Vehicle Fuel - Gasoline					
Wawa	109983552	Pay Wawa Flex Card	01/15/2026	29.91	29.91
Gift Oil	24413729	Gas	01/19/2026	1,709.76	.00
Gift Oil	24456765	Gas	01/24/2026	1,174.25	.00
Total 01-410-231 Vehicle Fuel - Gasoline:				2,913.92	29.91
01-410-238 Uniform Purchase					
Christopher Iochum	IOCHUM 0121	reimb for detective clothing allowance	01/21/2026	287.34	.00
American Solutions for Business	INV08675168	business cards - J. Lachman	01/14/2026	44.50	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 01-410-238 Uniform Purchase:				331.84	.00
01-410-241 Operating Supplies					
Costco	COSTCO 0119	kitchen supplies/cake for Sgt. Ciaciaks retirement lunch	01/19/2026	175.89	175.89
Total 01-410-241 Operating Supplies:				175.89	175.89
01-410-243 Community Relations					
MasterCard	MC RM 122925	POINT EMBLEMS LLC - (300) Challenge Coins	12/29/2025	2,570.00	2,570.00
Total 01-410-243 Community Relations:				2,570.00	2,570.00
01-410-300 Animal Control Service					
Daywall's Animal Control LLC	INV-000295	Animal Control - 1st qtr pmt	12/01/2025	675.00	.00
Total 01-410-300 Animal Control Service:				675.00	.00
01-410-325 Postage					
MasterCard	MC RM 122925	USPS - postage for certified letter: abandoned vehicle	12/29/2025	10.48	10.48
MasterCard	MC RM 122925	USPS - postage for certified letters: abandoned vehicles	12/29/2025	20.96	20.96
MasterCard	MC RM 122925	USPS - postage for certified letter: abandoned vehicle	12/29/2025	10.48	10.48
MasterCard	MC RM 122925	USPS - postage for certified letter: abandoned vehicle	12/29/2025	10.48	10.48
Total 01-410-325 Postage:				52.40	52.40
01-410-374 Vehicle Maintenance					
Pottstown Auto Parts	758070	CREDIT: return (2) brake rotors & (1) brake pad	11/06/2025	261.91-	.00
Pottstown Auto Parts	770011	5W20 Syn Blend	01/15/2026	499.00	.00
Interstate Battery System of Read	CM 115010	Overpayment: LTP ck. #43723	12/22/2025	14.00-	.00
Total 01-410-374 Vehicle Maintenance:				223.09	.00
01-410-460 Seminars/Meetings/Conferences					
Costco	COSTCO 0119	chips for Sgt. Ciaciaks retirement lunch	01/19/2026	38.68	38.68
MasterCard	MC GD 122925	RESERVATIONS.HERSHEYPA - PELRAS conf hotel deposit:	12/29/2025	187.59	187.59
MasterCard	MC GD 122925	PML - PELRAS conference registration: P. Roche	12/29/2025	925.00	925.00
MasterCard	MC RM 122925	CORROPOLESE ITALIAN BA - food/drinks for Sgt. Ciaciak R	12/29/2025	56.29	56.29
MasterCard	MC RM 122925	CORROPOLESE ITALIAN BA - food for Sgt. Ciaciak Retireme	12/29/2025	157.52	157.52
Total 01-410-460 Seminars/Meetings/Conferences:				1,365.08	1,365.08
01-410-465 Speed Timing Devices					
Davidheiser's Inc.	30705	Calibrations	01/09/2026	281.00	.00
Total 01-410-465 Speed Timing Devices:				281.00	.00
01-410-750 Non-depreciable Equipment					
MasterCard	MC RM 122925	FARADAY DEFENSE - forensic power locker/mini lab	12/29/2025	4,699.00	4,699.00
Total 01-410-750 Non-depreciable Equipment:				4,699.00	4,699.00
Total Police:				86,386.07	11,439.58
Code Enforcement					
01-413-154 Life/Disability Insurance					
The Lincoln Nat. Life Ins. Co.	4932370777	Code	01/20/2026	166.16	166.16

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 01-413-154 Life/Disability Insurance:				166.16	166.16
01-413-156 Health Insurance					
DVHT	30950	Insurance - Codes	02/01/2026	2,742.22	.00
Total 01-413-156 Health Insurance:				2,742.22	.00
01-413-260 Small Tools and Equipment					
MasterCard	MC GD 122925	ENGINEERSUPPLY - ROLLabels (5 pks of 50)	12/29/2025	71.94	71.94
Total 01-413-260 Small Tools and Equipment:				71.94	71.94
01-413-315 Certifications/Training CEUs					
MasterCard	MC GD 122925	INTL CODE COUNCIL INC - certification renewal: J. Lucas	12/29/2025	155.00	155.00
MasterCard	MC GD 122925	INTL CODE COUNCIL INC - certification reinstatement: S. Na	12/29/2025	420.00	420.00
Total 01-413-315 Certifications/Training CEUs:				575.00	575.00
01-413-420 Memberships & Subscriptions					
MasterCard	MC GD 122925	INTL CODE COUNCIL INC - membership dues: J. Lucas	12/29/2025	170.00	170.00
Total 01-413-420 Memberships & Subscriptions:				170.00	170.00
Total Code Enforcement:				3,725.32	983.10
Planning & Zoning					
01-414-154 Life/Disability Insurance					
The Lincoln Nat. Life Ins. Co.	4932370777	Zoning	01/20/2026	103.45	103.45
Total 01-414-154 Life/Disability Insurance:				103.45	103.45
01-414-156 Health Insurance					
DVHT	30950	Insurance - Zoning	02/01/2026	8,138.46	.00
Total 01-414-156 Health Insurance:				8,138.46	.00
01-414-316 Conditional Use Hearing Expens					
The Mercury	2781051	Advertising - CU #25-06	01/13/2026	606.62	.00
Total 01-414-316 Conditional Use Hearing Expens:				606.62	.00
01-414-420 Dues/Subscriptions/Memberships					
MasterCard	MC GD 122925	ESRI - (3) ArcGIS Online Creator User Type Annual Subscripti	12/29/2025	2,100.00	2,100.00
Total 01-414-420 Dues/Subscriptions/Memberships:				2,100.00	2,100.00
01-414-460 Seminars/Meetings/Conferences					
MasterCard	MC GD 122925	ESRI - conference registration: B. Costira	12/29/2025	399.00	399.00
MasterCard	MC GD 122925	ESRI - conference registration: E. Niskala	12/29/2025	399.00	399.00
MasterCard	MC GD 122925	PML - PELRAS conference registration: G. Martin Washington	12/29/2025	925.00	925.00
MasterCard	MC GD 122925	RESERVATIONS.HERSHEYPA - PELRAS conf hotel deposit:	12/29/2025	187.59	187.59
Total 01-414-460 Seminars/Meetings/Conferences:				1,910.59	1,910.59
Total Planning & Zoning:				12,859.12	4,114.04

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Emergency Services					
01-415-154 Life/Disability Insurance					
The Lincoln Nat. Life Ins. Co.	4932370777	Fire Services	01/20/2026	202.28	202.28
Total 01-415-154 Life/Disability Insurance:				202.28	202.28
01-415-156 Health Insurance					
DVHT	30950	Insurance - EMS	02/01/2026	9,297.79	.00
Total 01-415-156 Health Insurance:				9,297.79	.00
01-415-238 Uniform Purchase					
MasterCard	MC GD 122925	FOX RIDGE CLEANERS - dry cleaning: M. Markland	12/29/2025	40.00	40.00
Total 01-415-238 Uniform Purchase:				40.00	40.00
01-415-260 Small Tools/Equipment					
Xpo Business Equipment	2026-1388	maintenance for Kyocera 255	01/19/2026	35.00	.00
Witmer Public Safety Group	INV825020	personal escape rope/Rock-N-Rescue webbing combo/(4) Re	01/23/2026	204.00	.00
Total 01-415-260 Small Tools/Equipment:				239.00	.00
01-415-460 Seminars/Meetings/Conferences					
Witmer Public Safety Group	INV825020	(4) aluminum carabinger, blk screw-lock/(4) multi-loop rescue	01/23/2026	538.00	.00
Total 01-415-460 Seminars/Meetings/Conferences:				538.00	.00
Total Emergency Services:				10,317.07	242.28
Public Works - General Service					
01-430-154 Disability/Life Insurance					
The Lincoln Nat. Life Ins. Co.	4932370777	PW	01/20/2026	559.81	559.81
Total 01-430-154 Disability/Life Insurance:				559.81	559.81
01-430-156 Health Insurance					
DVHT	30950	Insurance - PW	02/01/2026	33,084.23	.00
DVHT	HRA 1125/3095	Health Reimb Acct - PW	02/01/2026	729.56	.00
Total 01-430-156 Health Insurance:				33,813.79	.00
01-430-191 Uniform Maintenance					
Clemens Uniform Rental	1751250	Uniform Rental - PW	01/21/2026	145.78	.00
Clemens Uniform Rental	1752611	Uniform Rental - PW	01/28/2026	145.78	.00
Total 01-430-191 Uniform Maintenance:				291.56	.00
01-430-192 Personal Safety Equipment					
Amazon Capital Services	1CCP-HVC4-J	Leather Work Gloves	01/26/2026	50.04	.00
Amazon Capital Services	1JCK-YD7T-6G	Leather Work Gloves	01/19/2026	75.96	.00
Amazon Capital Services	1JCK-YD7T-6G	Safety Helmet	01/19/2026	56.23	.00
Amazon Capital Services	1JCK-YD7T-6G	Adhesive Gauze	01/19/2026	18.04	.00
Total 01-430-192 Personal Safety Equipment:				200.27	.00
01-430-230 Heating Fuel					
Gift Oil	24407766	Propane LPG	01/19/2026	187.78	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Gift Oil	24463847	Propane LPG	01/27/2026	198.22	.00
Total 01-430-230 Heating Fuel:				386.00	.00
01-430-232 Vehicle Fuel - Diesel					
Gift Oil	24413750	Diesel	01/16/2026	825.55	.00
Gift Oil	24456778	Diesel	01/24/2026	2,543.19	.00
Gift Oil	24475852	Diesel	01/24/2026	205.64	.00
Total 01-430-232 Vehicle Fuel - Diesel:				3,574.38	.00
01-430-234 Oils & Lubricants					
Pottstown Auto Parts	770011	(6) Univ. syn ATF/(6) gel engine degreaser	01/15/2026	101.88	.00
Total 01-430-234 Oils & Lubricants:				101.88	.00
01-430-241 Operating Supplies					
W. B. Mason Co., Inc.	259446410	(10) 5-gal water jugs & deposit	01/15/2026	169.90	.00
W. B. Mason Co., Inc.	CM4383011	CREDIT: (1) deposit for 5 gal jug	01/15/2026	6.00-	.00
W. B. Mason Co., Inc.	CM4383014	CREDIT: (2) deposits for 5 gal jug	01/15/2026	12.00-	.00
W. B. Mason Co., Inc.	CM4383016	CREDIT: (1) deposit for 5 gal jug	01/15/2026	6.00-	.00
W. B. Mason Co., Inc.	CM4383017	CREDIT: (1) deposit for 5 gal jug	01/15/2026	6.00-	.00
W. B. Mason Co., Inc.	CM4383020	CREDIT: (1) deposit for 5 gal jug	01/15/2026	6.00-	.00
W. B. Mason Co., Inc.	CM4383032	CREDIT: (1) deposit for 5 gal jug	01/15/2026	6.00-	.00
Amazon Capital Services	1JCK-YD7T-6G	2in 3 Ring Binder	01/19/2026	14.83	.00
Total 01-430-241 Operating Supplies:				142.73	.00
01-430-260 Shop Supplies/Small Tools/Mino					
Clemens Uniform Rental	1751250	white rags	01/21/2026	77.28	.00
Amazon Capital Services	1CCP-HVC4-J	Hydrolic Pressure Test Kit	01/26/2026	134.90	.00
Amazon Capital Services	1CCP-HVC4-J	46" Linear Flourescent	01/26/2026	254.96	.00
Amazon Capital Services	1CCP-HVC4-J	Sylvania Bulbs	01/26/2026	42.08	.00
Total 01-430-260 Shop Supplies/Small Tools/Mino:				509.22	.00
01-430-310 CDL Testing					
MasterCard	MC GD 122925	FMCSA D&A CLEARINGHOUSE - CDL inquiries	12/29/2025	25.00	25.00
Total 01-430-310 CDL Testing:				25.00	25.00
01-430-361 Electricity - Monthly					
PECO -- Payment Processing	3676806000 0	New a/c 3676806000 Old a/c 59731-17024	01/23/2026	81.04	81.04
Total 01-430-361 Electricity - Monthly:				81.04	81.04
01-430-366 Public Water					
Pennsylvania American Water Co	220008847649	Water - 220008847649	01/22/2026	451.05	451.05
Total 01-430-366 Public Water:				451.05	451.05
01-430-373 Repairs/Maintenance - Building					
Amazon Capital Services	1MKQ-XTQ4-3	Credit Memo	01/16/2026	136.99-	.00
Generator Technical Services, Inc.	240904-1	annual preventative maintenance for PW Generator	01/15/2026	795.00	.00
Total 01-430-373 Repairs/Maintenance - Building:				658.01	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total Public Works - General Service:				40,794.74	1,116.90
Public Works - Snow Removal					
01-432-202 Anti-Skid					
H&K Group, Inc.	56019	Anti-Skid (AS2)	01/25/2026	933.59	.00
Total 01-432-202 Anti-Skid:				933.59	.00
01-432-374 Repairs/Maintenance - Machiner					
Clark Industrial Supply Inc.	213152	plow hoses	01/20/2026	707.12	.00
Perkiomen Performance Inc.	26-0218	(2) soft start modules/(6) HD disc shoe assy p	01/22/2026	751.92	.00
Triad Truck Equipment Inc.	XA291004313:	(1) heated LED plow light	01/20/2026	602.36	.00
Stephenson Equipment, Inc	P0077817	(2) plow wheels	01/21/2026	884.92	.00
Stephenson Equipment, Inc	P0085017	plow parts	01/29/2026	1,153.26	.00
Total 01-432-374 Repairs/Maintenance - Machiner:				4,099.58	.00
Total Public Works - Snow Removal:				5,033.17	.00
Public Works - Traffic Signals					
01-433-100 Street Signs					
Amazon Capital Services	1JCK-YD7T-6G	4pk Socket Adapter	01/19/2026	9.99	.00
Total 01-433-100 Street Signs:				9.99	.00
01-433-361 Electricity - Monthly					
PECO -- Payment Processing	9832431222 0	New a/c 9832431222 Old a/c 18991-17206	01/17/2026	95.39	95.39
Total 01-433-361 Electricity - Monthly:				95.39	95.39
01-433-370 Repairs & Maintenance					
Armour & Sons Electric Inc.	910048003	Swamp Pike/Everleigh Dr/LCP RRFB	01/15/2026	2,967.13	.00
Armour & Sons Electric Inc.	910048044	Traffic Signal Repairs - Lightcap/Sanatoga Springs Dr	01/15/2026	355.00	.00
Armour & Sons Electric Inc.	910048068	Traffic Sig Rprs - Linfield Trappe/Rysfd Roads	01/16/2026	6,875.65	.00
Total 01-433-370 Repairs & Maintenance:				10,197.78	.00
Total Public Works - Traffic Signals:				10,303.16	95.39
Public Works - Street Lights					
01-434-361 Electricity					
PECO -- Payment Processing	6144246000 0	New a/c 6144246000 Old a/c 61911-70060	01/21/2026	2,101.07	2,101.07
Total 01-434-361 Electricity:				2,101.07	2,101.07
Total Public Works - Street Lights:				2,101.07	2,101.07
Public Works - Repairs - Equip					
01-437-374 Repairs & Maintenance					
Pottstown Auto Parts	770011	(1) 10-pk of Forney wheel/(5) Forney cut-off wheel	01/15/2026	45.66	.00
Pottstown Auto Parts	771056	(1) exhaust temp: 2012 F-550	01/21/2026	26.21	.00
Interstate Battery System of Read	250000441	(2) batteries	01/21/2026	306.90	.00
Sands Ford of Red Hill	79742	sensor asy	01/19/2026	139.70	.00
Sands Ford of Red Hill	79743	slack adjuster	01/19/2026	107.48	.00
Sands Ford of Red Hill	79916	sensor - exhau	01/20/2026	133.10	.00
Sands Ford of Red Hill	80025	sensor - exhau	01/22/2026	133.10	.00
Amazon Capital Services	17VC-N7JX-LH	Oil Seal for Honda	01/26/2026	6.99-	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Amazon Capital Services	1CCP-HVC4-J	Oil Seal for Honda	01/26/2026	6.99	.00
Total 01-437-374 Repairs & Maintenance:				892.15	.00
Total Public Works - Repairs - Equip:				892.15	.00
Public Works - Maint. & Repair					
01-438-245 Materials & Supplies					
Peter Lumber Company	2601-005024	mortar mix	01/15/2026	126.01	.00
Limerick Hardware	909475	(1) margin trowel/(1) threaded rod	01/15/2026	32.98	.00
Total 01-438-245 Materials & Supplies:				158.99	.00
Total Public Works - Maint. & Repair:				158.99	.00
Insurance					
01-486-356 Auto Liability					
H. A. Thomson Co.	380789	Policy #B0029PC20251 - Endorsement - police vehicle updat	01/23/2026	947.00	.00
Total 01-486-356 Auto Liability:				947.00	.00
Total Insurance:				947.00	.00
Total GENERAL FUND:				245,228.84	37,283.89
Fire Protection Fund					
Public Safety - Fire					
03-411-354 Workers' Comp. Insurance					
Porter & Curtis, LLC	504233	2026 Broker Service Fee - Volunteer Fire Companies of LTP	12/29/2025	1,000.00	.00
Total 03-411-354 Workers' Comp. Insurance:				1,000.00	.00
Total Public Safety - Fire:				1,000.00	.00
Total Fire Protection Fund:				1,000.00	.00
Emergency Services Fund					
Contributions					
05-480-402 Friendship HLH&A Payments					
Friendship HLH&A Inc.	FHLH&A 08252	Ambulance Contribution: L. Matthews - 111 Azalea Cir	08/25/2025	383.22	.00
Total 05-480-402 Friendship HLH&A Payments:				383.22	.00
Total Contributions:				383.22	.00
Total Emergency Services Fund:				383.22	.00
Equipment Fund					
Administration					
30-401-610 Capital Construction					
Volpe Enterprises, Inc.	27869	roof repair of Toll House- balance due	01/23/2026	1,537.00	1,537.00
Total 30-401-610 Capital Construction:				1,537.00	1,537.00
Total Administration:				1,537.00	1,537.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total Equipment Fund:				1,537.00	1,537.00
Park & Recreation Fund					
36-367-970 Recreation Donations					
MasterCard	MC AR 122925	4IMPRINT, INC - P&R promotional items	12/29/2025	1,931.49	1,931.49
Total 36-367-970 Recreation Donations:				1,931.49	1,931.49
Total :				1,931.49	1,931.49
Administration					
36-451-154 Life/Disability Insurance					
The Lincoln Nat. Life Ins. Co.	4932370777	Parks & Rec	01/20/2026	192.92	192.92
Total 36-451-154 Life/Disability Insurance:				192.92	192.92
36-451-156 Health Insurance					
DVHT	30950	Insurance - Park & Rec	02/01/2026	2,742.22	.00
Total 36-451-156 Health Insurance:				2,742.22	.00
36-451-238 Uniforms					
Amazon Capital Services	14NW-PNCN-	Credit Memo	01/26/2026	35.64-	.00
Amazon Capital Services	1CNX-FMMR-	1/4 Zip	01/26/2026	35.64	.00
Amazon Capital Services	1HNP-RKDD-1	Fleece Crew Neck	01/19/2026	18.80	.00
Total 36-451-238 Uniforms:				18.80	.00
36-451-420 Dues/Subscriptions/Memberships					
MasterCard	MC AR 122925	PRPS - 2026 membership dues	12/29/2025	575.00	575.00
Total 36-451-420 Dues/Subscriptions/Memberships:				575.00	575.00
Total Administration:				3,528.94	767.92
Recreational Activities					
36-452-950 Fee Based Programs					
GeoVentures Programming & Ser	GVP&S 011626	Instructor Payment - January School's Out Camp	01/16/2026	975.00	.00
MasterCard	MC AR 122925	supplies for preschool program	12/29/2025	39.21	39.21
MasterCard	MC AR 122925	WALGREENS - supplies for Senior Event	12/29/2025	50.00	50.00
MasterCard	MC AR 122925	GIANT - supplies for preschool program	12/29/2025	10.00	10.00
MasterCard	MC AR 122925	CIERAS SWEETS - supplies for Senior Event	12/29/2025	75.00	75.00
MasterCard	MC AR 122925	KLEIN TRANSPORTATION - deposit for Lancaster Bus Trip 4	12/29/2025	500.00	500.00
MasterCard	MC AR 122925	KLEIN TRANSPORTATION - deposit for Atlantic City Bus Trip	12/29/2025	500.00	500.00
MasterCard	MC AR 122925	KLEIN TRANSPORTATION - deposit for Jim Thorpe But Trip	12/29/2025	500.00	500.00
MasterCard	MC AR 122925	KLEIN TRANSPORTATION - deposit for NY Bus Trip 12-5-26	12/29/2025	2,000.00	2,000.00
St. James United Church of Christ	SJUCOC 0128	deposit for 2026 facility usage - Drama Camp	01/28/2026	100.00	.00
Total 36-452-950 Fee Based Programs:				4,749.21	3,674.21
Total Recreational Activities:				4,749.21	3,674.21
Park Maintenance					
36-454-154 Life/Disability Insurance					
The Lincoln Nat. Life Ins. Co.	4932370777	Parks Maint	01/20/2026	227.99	227.99

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 36-454-154 Life/Disability Insurance:				227.99	227.99
36-454-156 Health Insurance					
DVHT	30950	Insurance - Park Maint	02/01/2026	7,626.70	.00
Total 36-454-156 Health Insurance:				7,626.70	.00
36-454-191 Uniform Maintenance					
Clemens Uniform Rental	1751250	Uniform Rental - Parks	01/21/2026	64.01	.00
Clemens Uniform Rental	1752611	Uniform Rental - Parks	01/28/2026	64.01	.00
Total 36-454-191 Uniform Maintenance:				128.02	.00
36-454-241 General Supplies					
Amazon Capital Services	1CCP-HVC4-J	Scotch Tape	01/26/2026	14.99	.00
Total 36-454-241 General Supplies:				14.99	.00
36-454-361 Electricity - Monthly					
PECO -- Payment Processing	6775098000 0	New a/c 6775098000 Old a/c 08447-00503	01/12/2026	38.15	38.15
Total 36-454-361 Electricity - Monthly:				38.15	38.15
36-454-364 Public Sewer					
Aqua PA WW	1467400 01082	Ziegler Rd & Swamp Pike 1467400	01/08/2026	49.33	49.33
Aqua PA WW	1467772 01082	1 Ziegler Rd 1467772	01/08/2026	49.33	49.33
Total 36-454-364 Public Sewer:				98.66	98.66
36-454-366 Public Water					
Pennsylvania American Water Co	210031624009	Water - 210031624009	01/22/2026	129.03	129.03
Pennsylvania American Water Co	210033729221	Water - 210033729221	01/23/2026	129.03	129.03
Total 36-454-366 Public Water:				258.06	258.06
36-454-522 Repairs to Public Parks					
AmeriGas	3186049952	Propane - LCP	01/22/2026	1,441.08	.00
M Hetrick Enterprises LLC	T-121765	dump stumps/wood: tandem axle	01/13/2026	150.00	.00
Amazon Capital Services	1CCP-HVC4-J	Dog Waste Refill Bags	01/26/2026	85.99	.00
Amazon Capital Services	1JCK-YD7T-6G	1200pc Zip Ties	01/19/2026	22.09	.00
Amazon Capital Services	1JCK-YD7T-6G	Rust-Oleum	01/19/2026	64.26	.00
Amazon Capital Services	1JCK-YD7T-6G	Dog Waste Refill Bags	01/19/2026	429.95	.00
Walters Services Inc	I566836	BU - basic unig/HC - handicap - New Site, 180 Swamp Pike	01/26/2026	388.26	.00
Walters Services Inc	I567102	HC - handicap - New Park Tennis Court, 93 Swamp Pike	01/28/2026	143.80	.00
Harmony Hill Nursery LLC	SO6901	various trees - PECO Green Region award	10/22/2025	14,636.92	.00
Total 36-454-522 Repairs to Public Parks:				17,362.35	.00
Total Park Maintenance:				25,754.92	622.86
Total Park & Recreation Fund:				35,964.56	6,996.48
Park Capital Fund					
Parks & Park Maintenance					
37-454-534 LCP - Master Plan - Phase 1					
H&K Group, Inc.	001-00070209	Job #04884-417: LTP Cold Milling Wearing Course	10/17/2025	58,285.00	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 37-454-534 LCP - Master Plan - Phase 1:				58,285.00	.00
37-454-536 Manderach Playground					
Elliott & Frantz, Inc.	10245948	Haul excavator from Manderach Park to KOP Yard	12/17/2025	919.19	.00
Total 37-454-536 Manderach Playground:				919.19	.00
Total Parks & Park Maintenance:				59,204.19	.00
Total Park Capital Fund:				59,204.19	.00
Developers Escrow Fund					
95-408-101 Engineering Expenses					
Pennoni Associates Inc.	PENNONI 012	Engineering - Developers Escrow - Engineering	01/23/2026	23,630.50	.00
Total 95-408-101 Engineering Expenses:				23,630.50	.00
Total :				23,630.50	.00
Total Developers Escrow Fund:				23,630.50	.00
Grand Totals:				366,948.31	45,817.37

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
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Dated:

Connie Lawson, Chair:

Cheryl N. Walraven, Vice Chair:

Linda Irwin, Supervisor

Patrick M. Morroney, Supervisor:

Kara Shuler, Supervisor:


PUBLIC HEARING



Planning & Zoning Department
Planning@LimerickPA.org
610.495.6432

646 West Ridge Pike, Limerick, PA 19468

www.LimerickPA.org

To: Board of Supervisors; Township Solicitor
From: Greta Martin Washington 
Date: November 21, 2025
RE: **CONDITIONAL USE - CU #25-05**

CU #25-05

Applicant: W.B. Homes Land Acquisitions LP
Affected Properties: 250 W. Ridge Pike (TPN 37-00-03895-00-1)
Zoning District: MS Main Street District

Summary: Applicant is seeking a conditional use to permit single-family attached dwellings in the Main Street District. W.B. Homes proposes to construct 10 townhouses with an entrance off Sunset Rd, as well as associated landscaping, stormwater facilities, etc. The property currently consists of an existing four-unit commercial building (Goose's Cigar Outlet, Sonny's Deli, The Trophy and Plaque Shack, and The Dog House), which will remain. The approximately 4.62 acre site would be subdivided into two lots with the existing commercial lot (approximately 2.54 acres) along W. Ridge Pike and the residential townhouses being constructed on the second lot (approximately 2.08 acres) behind the commercial. The site is proposed to be serviced by public water and sewer.

Items to Consider:

The applicant is requesting a conditional use from **Zoning Ordinance Section 184-231.A.(2)** which permits by conditional use single-family attached dwellings in accordance with the following requirements herein and general standards outlined in Section 184-231.A.(2)(a-k) and 184-43.



Administration 610.495.6432
 Police 610.495.7909
 FAX 610.495.0353

646 West Ridge Pike, Limerick, PA 19468

www.LimerickPA.org

APPLICATION FOR CONDITIONAL USE HEARING

1. APPEAL IS MADE THIS 11th DAY OF November, 2025, BY THE UNDERSIGNED.
2. APPELLANT HEREWITH APPLIES FOR A **CONDITIONAL USE** FROM ARTICLE XXXIII SECTION 184-231.A.(2)
3. **APPELLANT INFORMATION** APPELLANT IS THE ☐ OWNER ☒ **EQUITABLE OWNER** ☐ **TENANT**
 NAME W.B. Homes Land Acquisitions, LP, c/o Justin B. Strahorn
 ADDRESS 404 N. Sumneytown Pike, North Wales, PA 19454
 TELEPHONE # 267-640-7714 EMAIL justins@wbhomesinc.com
 (☐ BUSINESS ☒ CELL)

4. PROPERTY INFORMATION

PROPERTY ADDRESS 250 W. Ridge Pike
LIMERICK/ ROYERSFORD/LINFIELD, POTTSTOWN OR SCHWENKSVILLE, PA
 TAX PARCEL ID 37-00-03895-00-1 ZONING DISTRICT MS TOTAL AREA, SQ. FT. 201,117
 PRESENT USE OF PROPERTY Commercial
 PROPERTY OWNER NAME Beaukay, LLC
 PROPERTY OWNER ADDRESS 250 W. Ridge Pike, Limerick, PA 19468
 TELEPHONE # _____ EMAIL _____
 (☐ HOME ☐ WORK ☐ CELL)

PROPERTY UTILITIES: ☒ PUBLIC WATER ☒ PUBLIC SEWER ☐ WELL WATER ☐ SEPTIC SYSTEM

IS ANY PART OF YOUR PROPERTY IN A FLOODPLAIN? ☐ YES ☒ NO

PROVIDE ACCURATE DESCRIPTION OF EXISTING IMPROVEMENTS INCLUDING BUILDING(S), STRUCTURES OR ADDITIONS, PARKING SPACES, ETC. INDICATE EXISTING IMPROVEMENTS ON ATTACHED PLOT PLAN.

Site includes one existing multi-use retail/commercial building, paved parking areas, gravel areas, lawn areas, and some vegetated areas.

5. ATTORNEY INFORMATION

NAME(S) Joseph C. Kuhls, Esq.
 ADDRESS(ES) 352 N. Easton Road, Glenside, PA 19038
 TELEPHONE # (484) 684-4203 FAX # _____ EMAIL jckuhls@KuhlsLaw.com

APPLICATION FOR CONDITIONAL USE HEARING

PROPERTY ADDRESS 250 W. Ridge Pike

6. **PROPOSED IMPROVEMENTS.** PROVIDE ACCURATE DESCRIPTION OF PROPOSED IMPROVEMENTS INCLUDING STRUCTURES OR ADDITIONS, PARKING SPACES INTENDED TO BE MADE UNDER THIS APPEAL AND SHOW ON THE TENTATIVE SKETCH PLAN.

Proposed improvements include 10 townhouses, an access road from Sunset Road, public water and sewer facilities, landscaping and lighting, and stormwater management facilities.

7. **PROPOSED USE.** STATE THE NATURE OF THE REQUEST BEING MADE. INCLUDE NORMAL BUSINESS OPERATIONS SUCH AS HOURS OF OPERATION, NO. OF EMPLOYEES, BUSINESS EQUIPMENT TO BE USED OR STORED ON SITE, EXPLOSIVE/TOXIC MATERIALS, ETC.

Single family attached dwellings (townhouses). No new non-residential buildings/improvements are proposed.

8. **STATE THE REASON(S)** WHY THIS CONDITIONAL USE SHOULD BE GRANTED ON THE PROPERTY BY THE LIMERICK TOWNSHIP ZONING ORDINANCE.

The proposal is consistent with the requirements of the MS-Main Street District for single family attached dwellings (townhouses).

9. CERTIFICATION FOR APPELLANT

THE UNDERSIGNED HEREBY APPLIES FOR REVIEW AND APPROVAL OF THE "CONDITIONAL USE" IN ACCORDANCE WITH ORDINANCE §184-68; "PROCEDURE FOR CONDITIONAL USE APPLICATIONS":

I, Justin B. Strahorn, HEREBY STATE THE ABOVE FACTS AND STATEMENTS, INCLUDING ANY ATTACHMENTS ARE TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE. I FURTHER UNDERSTAND THAT ANY FALSIFICATION OF INFORMATION OR AN INCOMPLETE APPLICATION MAY BE CONSIDERED REASON TO REJECT THE APPLICATION AND THAT THE FALSE STATEMENTS HEREIN ARE MADE SUBJECT TO THE PENALTIES OF PA CONS. STAT. 4904 RELATING TO UN-SWORN FALSIFICATION TO AUTHORITIES.

DATE 11/11/2025

SIGNATURE

Justin B. Strahorn

Commonwealth of Pennsylvania - Notary Seal
Cynthia Jordan, Notary Public
Montgomery County
My commission expires June 28, 2028
Commission number 1448077
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Montgomery:

SWORN TO AND SUBSCRIBED BEFORE ME THIS 11 DAY OF November, 2025.

Cynthia Jordan
NOTARY PUBLIC

MY COMMISSION EXPIRES June 28 2028

10. OWNER ACKNOWLEDGEMENT TO BE SIGNED BY THE OWNER, IF THE OWNER IS NOT THE APPELLANT.

I ACKNOWLEDGE THAT THE APPELLANT HAS MADE APPLICATION FOR APPEAL TO THE BOARD OF SUPERVISORS.

DATE

11/13/2025

SIGNATURE

John W. Giese Sr.

TOWNSHIP USE ONLY BELOW THIS LINE

FEE ☐ RESIDENTIAL \$750.00* ☒ NON-RESIDENTIAL (OTHER) \$2,500.00

*RESIDENTIAL IS FOR SINGLE-FAMILY RESIDENTIAL DWELLING, ADDITION, OR RESIDENTIAL STRUCTURE.

RECEIVED BY

Brianne Cortin

DATE

11/19/2025

COPY:

TWP SOLICITOR

BOARD OF SUPERVISORS

TWP ENGINEER

PLANNING COMMISSION

TWP MANAGER

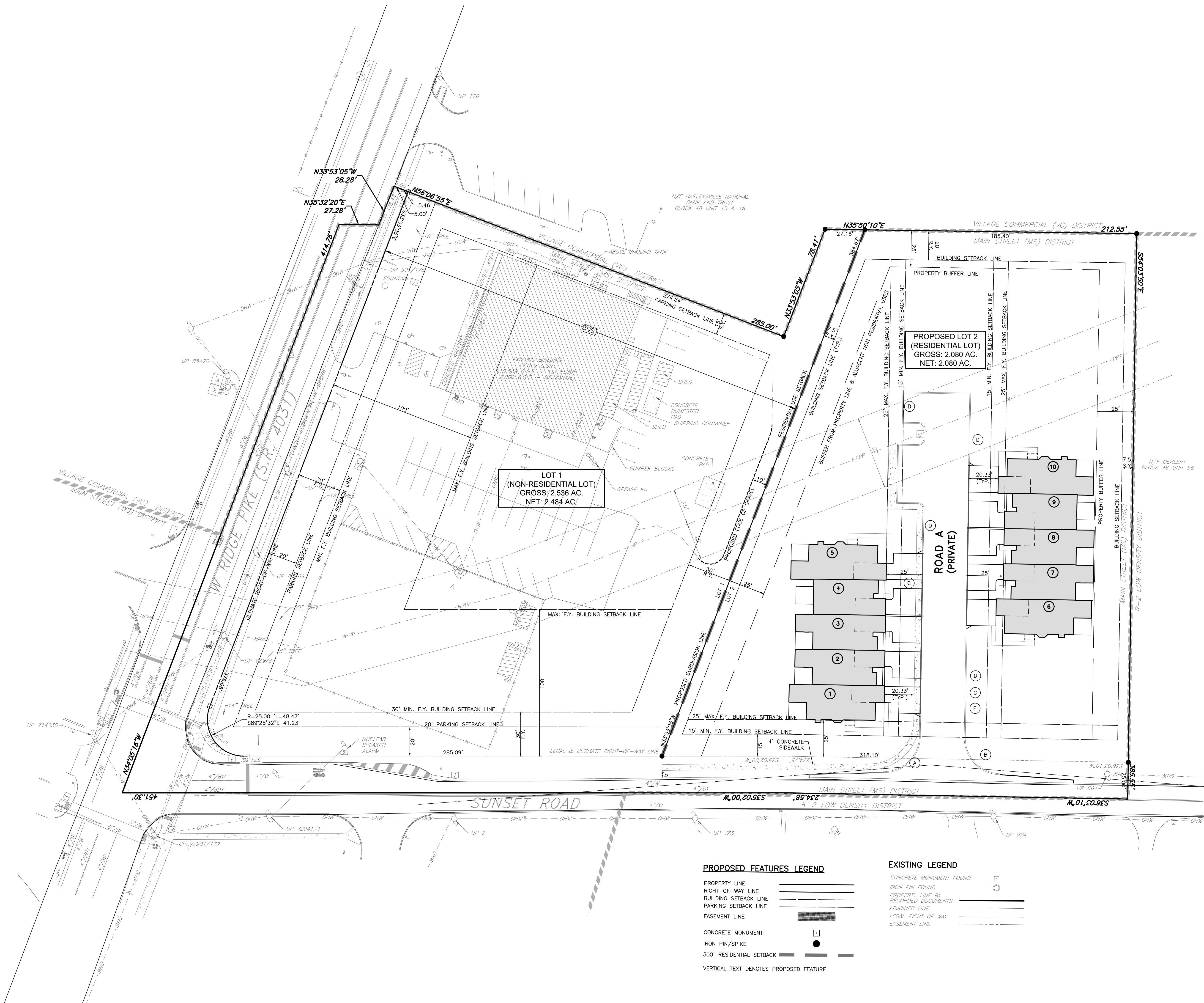
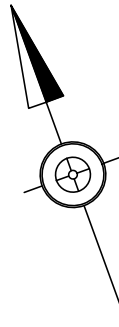
FILE (ORIGINAL)

ITEMS TO BE SUBMITTED WITH THE APPLICATION FOR CONDITIONAL USE HEARING

- ▣ ONE (1) COMPLETE ORIGINAL APPLICATION, SUBMITTED TO THE TOWNSHIP SECRETARY, SIGNED BY THE APPELLANT AND NOTARIZED.
- ▣ SEVEN (7) COPIES OF ABOVE-MENTIONED APPLICATION.
- ▣ ELECTRONIC COPY OF APPLICATION AND ALL PLANS – PDF FORMAT, VIA CD OR AN EMAIL SENT TO THE ZONING OFFICER AND TOWNSHIP SECRETARY.
- ▣ ONE (1) COMPLETED LIST OF ALL LANDOWNERS WITHIN 400 FEET OF REAL ESTATE AFFECTED, ACCORDING TO THE REQUIREMENTS OF §184-68 & 184-38.G.
- ▣ STAMPED AND PRE-ADDRESSED ENVELOPES (NO RETURN ADDRESS) FOR ALL LANDOWNERS SHOWN IN AFOREMENTIONED LIST.
- ▣ STAMPED AND PRE-ADDRESSED ENVELOPES (NO RETURN ADDRESS) FOR THE APPELLANT, LEGAL COUNSEL, AND PROPERTY OWNER, IF DIFFERENT FROM THE APPELLANT.
- ▣ **CHECK MADE PAYABLE TO LIMERICK TOWNSHIP FOR THE APPLICABLE FEE, DUE WITH SUBMISSION OF APPLICATION.**
- ▣ SEVEN (7) COPIES OF THE PLOT PLAN SHOWING THE SUBJECT PROPERTY, PROPERTY LINES, IF APPLICABLE; NEAREST INTERSECTING STREETS; ENVIRONMENTALLY SENSITIVE AREAS, I.E. WETLANDS, STREAMS, SLOPE, ETC.; NAMES OF ADJOINING PROPERTY OWNERS; PRESENT ZONING; BLOCK AND UNIT NUMBER; PRESENT OR PROPOSED SETBACKS, EASEMENTS, RIGHTS-OF-WAY, ETC.
- ▣ SEVEN (7) COPIES OF THE TENTATIVE SKETCH PLAN OF THE PROPOSED DEVELOPMENT.
- ▣ SEVEN (7) COPIES ANY OTHER DOCUMENTATION NEEDED TO PROVIDE SUFFICIENT INFORMATION TO DOCUMENT COMPLIANCE WITH THE APPLICABLE STANDARDS OF THE ZONING ORDINANCE.

GENERAL INFORMATION

CONDITIONAL USE – A FORM OF PERMITTED USE, AUTHORIZED BY THE ZONING ORDINANCE, UNDER THE JURISDICTION OF THE BOARD OF SUPERVISORS. THE BOARD OF SUPERVISORS IS EMPOWERED TO GRANT PERMISSION FOR CONDITIONAL USES, CONSISTENT WITH THE PUBLIC INTEREST, IN COMPLIANCE WITH THE STANDARDS AND PROCEDURES ESTABLISHED IN THE ZONING ORDINANCE SECTION 184-68 & 184-43, FOLLOWING THOROUGH EXAMINATION OF THE PROPOSAL, AND UNDER ANY REASONABLE SAFEGUARDS NECESSARY TO IMPLEMENT THE PURPOSES AND INTENT OF THE ORDINANCE AND TO PROTECT THE GENERAL WELFARE.

[illegible]

SERIAL NO. 20241651001

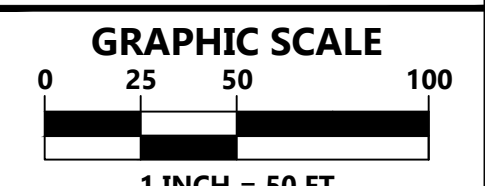
Before You Dig Anywhere

h ...

STOP! CALL 1-800-242-8778

PA Law requires 3 working days notice before you excavate

PA ONE CALL SYSTEM, INC.



PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL, IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED BY THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

NICHOLAS E. FEOLA **DATE**
PENNSYLVANIA PROFESSIONAL
ENGINEER NUMBER PE046396E



SUBDIVISION PLAN

FOR
250 W. RIDGE PIKE

DATE:	NOVEMBER 12, 2025
SCALE:	1" = 30'
DESIGNED BY:	AJK
DRAWN BY:	AJK
CHECKED BY:	NEF
JOB NUMBER:	258457-00

CLIENT
W.B. HOMES LAND ACQUISITIONS, L.P.
404 N. SUMNEYTOWN PIKE
NORTH WALES, PA 19454

GENERAL NOTES

1. BOUNDARY RETRACEMENT SHOWN IS FROM FIELD SURVEY PERFORMED BY BURSHCH ASSOCIATES, A DIVISION OF VAN CLEEF ENGINEERING, IN APRIL, 2025.
2. TOPOGRAPHIC INFORMATION SHOWN IS FROM A FIELD SURVEY PERFORMED BY BURSHCH ASSOCIATES, A DIVISION OF VAN CLEEF ENGINEERING, IN JUNE AND APRIL, 2025.
3. HORIZONTAL DATUM: NORTH AMERICAN DATUM (NAD) 83 (PA STATE PLANE SOUTH).
4. VERTICAL DATUM: NAVD 88.
5. SITE BENCH MARK: SANITARY SEWER MANHOLE LOCATED APPROXIMATELY 24 FEET IN A NORTHWESTERLY DIRECTION FROM THE INTERSECTION OF W. RIDGE PIKE (S.R. 4031), LOCATED IN THE EAST BOUND LANE WITH A RIM ELEVATION OF 272.26.
6. THE EXISTING PENNDOT LEGAL RIGHT OF WAY OF WEST RIDGE PIKE (S.R. 4031) IS BASED UPON A PLAN ENTITLED "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWINGS FOR CONSTRUCTION OF LEG. ROUTE 146 SECTION M02, FROM STATION 528+50 TO STATION 673+25, IN MONTGOMERY COUNTY, SHEET 12 OF 13.
7. A PA ONE CALL WAS PERFORMED FOR DESIGN PURPOSES. SERIAL NUMBER 20250980962.
8. THE LOCATION OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS OR ABOVE GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH, OR HORIZONTAL OR VERTICAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION IN ACCORDANCE WITH PENNSYLVANIA ACT 38 (ONE CALL) SYSTEM. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. THE SURVEY WAS PERFORMED UTILIZING A COMMITMENT FOR TITLE INSURANCE PROVIDED TO BURSHCH BY CLIENT, PREPARED BY STEWART TITLE GUARANTY CO., FILE NO. 31145, EFFECTIVE DATE: JANUARY 10, 2025.
10. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 42091C0210G EFFECTIVE DATE: 03/02/2016, FOR THE COUNTY OF MONTGOMERY, PENNSYLVANIA, THE SUBJECT PROPERTY LIES WITHIN A ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN (0.2 PERCENT CHANCE ANNUAL OCCURRENCE).
11. IN ACCORDANCE WITH THE "WETLAND INVESTIGATION FINDINGS" REPORT PREPARED BY VW CONSULTANTS LLC, DATED _____, THE SITE DOES NOT CONTAIN REGULATED WETLANDS OR WATERS.
12. SOILS INFORMATION SHOWN FROM INFORMATION CONTAINED ON THE USDA - NRCS WEB SOIL SURVEY.
13. IT IS NOT THE INTENT OF THIS PLAN TO ILLUSTRATE ANY SUBSURFACE CONDITIONS SHOULD THEY EXIST, I.E. BURIED TANKS, SEEPAGE BEDS, TILE FIELDS, ETC.
14. THE ULTIMATE RIGHT OF WAY AREAS BETWEEN THE TITLE LINE AND/OR EXISTING LEGAL RIGHT OF WAY, NOT PREVIOUSLY DEDICATED FOR W. RIDGE PIKE (S.R. 4031) AND SUNSET ROAD SHOWN ON THIS PLAN ARE HEREBY OFFERED FOR DEDICATION TO THE APPLICABLE GOVERNMENTAL AUTHORITY HAVING JURISDICTION OF THE ROAD(S) AT THE TIME OF DEDICATION.
15. THE DEVELOPMENT IS INTENDED TO BE SERVED WITH PUBLIC SEWER TO BE PROVIDED BY AQUA PENNSYLVANIA WASTEWATER, INC., AND PUBLIC WATER TO BE PROVIDED BY PENNSYLVANIA AMERICAN WATER.
16. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. INSTALLATION OF ALL UTILITIES SHALL BE STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP, AUTHORITY, OR OTHER PUBLIC UTILITY CONCERNED. THE DEVELOPER SHALL BE RESPONSIBLE TO COORDINATE WITH EACH RESPECTIVE UTILITY AND SUBMIT APPLICABLE SERVICE APPLICATIONS PRIOR TO CONSTRUCTION.
17. THE PROPOSED ON-SITE ACCESS ROAD IS PRIVATE AND NOT OFFERED FOR DEDICATION TO THE TOWNSHIP.
18. A HOMEOWNER'S ASSOCIATION (HOA) WILL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF THE ON-SITE ACCESS ROAD, AS WELL AS PARKING AREAS, LIGHTING (IF PROVIDED), STREET SIGNAGE, WALKS, OPEN SPACES, STORMWATER MANAGEMENT FACILITIES, AND OTHER APPLICABLE IMPROVEMENTS LOCATED ON THE RESIDENTIAL DEVELOPMENT PARCEL.
19. THE HOMEOWNER'S ASSOCIATION FOR THE RESIDENTIAL DEVELOPMENT PARCEL SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PERMANENT STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES (BMPs) LOCATED WITHIN THE RESPECTIVE LOT BOUNDARIES OUTSIDE OF ANY DEDICATED PUBLIC STREET RIGHTS OF WAY OR EASEMENTS. ALTERATION AND/OR REMOVAL OF PERMANENT STORMWATER MANAGEMENT FACILITIES IS PROHIBITED, UNLESS AN EXCEPTION IS GRANTED IN WRITING BY THE MUNICIPALITY AND OTHER APPLICABLE GOVERNMENTAL REGULATORY AGENCIES. REPRESENTATIVES OF THE MUNICIPALITY AND/OR OTHER APPLICABLE GOVERNMENTAL AGENCIES SHALL HAVE THE PERMISSION TO ACCESS THE STORMWATER MANAGEMENT FACILITIES THROUGH A BLANKET EASEMENT BEING OFFERED OVER THE SUBJECT PROPERTY(S) GRANTED TO THEM TO ALLOW ENTRY TO PERFORM INSPECTIONS, AND TO ALLOW ENTRY AND EXECUTION OF ALL NECESSARY REPAIRS TO THE FACILITIES SHOULD THE PROPERTY OWNER(S) TO MAINTAIN THE FACILITIES IN ACCORDANCE WITH THE APPROVED PLAN.
20. OPEN SPACE SHALL NOT BE SEPARATELY SOLD AND SHALL NOT BE FURTHER SUBDIVIDED OR SPACED OR ALTERED/TRANSFERRED WITHOUT THE EXPRESS WRITTEN CONSENT OF LIMERICK TOWNSHIP.
21. IN ACCORDANCE WITH §18-641 H. OF THE LIMERICK TOWNSHIP ZONING ORDINANCE, THE 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 OR PONDS AND LAKES MAY BE CONSIDERED EXCESS AND MAY BE REMOVED BY OWNER.
- 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 INCHES) TO THE AREAS OF THE PARCEL UPON WHICH REGRADING OPERATIONS WERE CONDUCTED MAY BE REMOVED BY THE OWNER.
22. THE PROPOSED SANITARY SEWER MAINS LOCATED WITHIN STREETS AND/OR EASEMENTS ARE OFFERED FOR DEDICATION TO AQUA PENNSYLVANIA WASTEWATER, INC. IN PERPETUITY.
23. THE PROPOSED WATER MAINS LOCATED WITHIN STREETS AND/OR EASEMENTS ARE OFFERED FOR DEDICATION TO AQUA PENNSYLVANIA WASTEWATER, INC. IN PERPETUITY.
24. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS OF THE APPLICABLE STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
25. UNLESS NOTED OTHERWISE NO PLANS OR IN THE PERMITS GOVERNING THE WORK, ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING APPROPRIATE STANDARDS AND SPECIFICATIONS:
- a. LIMERICK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND AMENDMENTS, AND CONSTRUCTION SPECIFICATIONS.
- b. PENNDOT PUBLICATION 408 SPECIFICATIONS, LATEST EDITION AND ALL ADDENDA.
26. ALL TRAFFIC CONTROL SIGNS SHALL BE POSTED IN ACCORDANCE WITH THE 2009 MUTCD AND THE MOST RECENT VERSION OF PENNDOT PUBLICATION 238M, "HANDBOOK OF APPROVED SIGNS".
27. 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.
28. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE 2009 MUTCD AND THE MOST RECENT VERSION OF PENNDOT PUBLICATION 111m "TRAFFIC CONTROL - PAVEMENT MARKINGS AND SIGNING STANDARDS".
29. SURVEY MONUMENTS SHALL BE SET ALONG THE ULTIMATE RIGHT OF WAY OF ALL STREETS, AND SHALL BE PLACED AFTER ALL ROADWAY IMPROVEMENTS HAVE BEEN COMPLETED. CONCRETE MONUMENTS SHALL HAVE 6"x6"x30" WITH FORTY-FIVE DEGREE BEVELED EDGES OR AS APPROVED BY THE TOWNSHIP ENGINEER. PINE NAILS CAN BE USED ON CONCRETE MONUMENTS OR PINS WHEN THEY FALL WITHIN PAVED AREAS. SOLID STEEL PINS SHALL BE PLACED AT ALL OTHER LOT CORNERS WITH MINIMUM DIMENSIONS OF ¾ INCH IN DIAMETER AND 24 INCHES IN LENGTH AND SHALL BE PLACED AFTER FINAL GRADING IS COMPLETED.
30. FOR ACCESS TO OR ANY WORK WITHIN A HIGHWAY OR RIGHT OF WAY UNDER THE JURISDICTION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, A HIGHWAY OCCUPANCY PERMIT IS REQUIRED, PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE STATE HIGHWAY LAW. ACCESS TO A STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY THE HIGHWAY OCCUPANCY PERMIT.
31. THE PROPOSED DWELLING UNITS DEPICTED ON THE PLANS ARE SUBJECT TO ALL APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS. INDIVIDUAL DWELLING FOOTPRINTS ARE APPROXIMATE. FINAL DWELLING FOOTPRINTS AND ELEVATIONS WILL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETERMINED AT THE TIME OF INDIVIDUAL UNIT SALES.
32. THE INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR RESPECTIVE SOLID WASTE STORAGE AND DISPOSAL.
33. FOR ADA ACCESSIBLE ROUTES WHERE APPLICABLE, CONTRACTOR SHALL VERIFY THAT ALL RAMPS AND SIDEWALKS MEET ADA REQUIREMENTS AND CODES PRIOR TO POURING OF CONCRETE. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHOULD NOTIFY THE ENGINEER OF RECORD IMMEDIATELY.

GENERAL NOTES (CONTINUED)

34. ALL ADA ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT VERSIONS OF PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72M, RC-67M AND PENNDOT DESIGN MANUAL, CHAPTER 6.
35. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER OR BURSHCH ASSOCIATES, INC. IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PROVIDED TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADE SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN. ENGINEER RESERVES THE RIGHT TO CORRECT THESE DRAWINGS.
36. DEBRIS SHALL NOT BE BURIED ON THE SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. CONTRACTOR SHALL PROPERLY REMOVE AND DISPOSE HAZARDOUS/UNSTABLE MATERIAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
37. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
38. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURE, ETC. TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF PAVEMENT AND SIDEWALKS TO REMAIN, AND PROVIDE A SAFE WORK AREA.
39. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LOCAL AUTHORITY OR GOVERNING AGENCIES OF THE BEGINNING DATE OF CONSTRUCTION AND IS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT NO WORK IS DONE WITHOUT THE PROPER INSPECTIONS BY LOCAL AUTHORITY OR GOVERNING AGENCIES.
40. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS, NOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM THE SAME. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING METHODS/MEANS FOR COMPLETION OF IDENTIFIED WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND ENGINEER OF RECORD WHEN A CONFLICT IS IDENTIFIED.
41. THIS PLAN IS NOT VALID UNLESS EMBOSSED OR STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
42. THE TOWNSHIP ENGINEER OR THEIR DESIGNATED REPRESENTATIVE SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY CONSTRUCTION OPERATION, THAT PROVISION CAN BE MADE FOR INSPECTION BY THE TOWNSHIP.
43. ALL SIGNS SHALL BE IN ACCORDANCE WITH "ARTICLE XII - SIGNS" OF THE LIMERICK TOWNSHIP ZONING ORDINANCE.
44. MAILBOX CLUSTER FINAL LOCATION AND NUMBER TO BE COORDINATED WITH POSTMASTER.
45. ALL PROPOSED PEDESTRIAN FACILITIES REFLECTED ON THESE PLANS SHALL BE CONSTRUCTED TO COMPLY WITH THE FOLLOWING STANDARDS:
- PENNDOT DESIGN MANUAL 2, CHAPTER 6.
 - PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72M, RC-67M.
 - U.S. ACCESS BOARD, PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG).
46. 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 LINE AS POSSIBLE. THE POLES MUST BE SETBACK A MINIMUM OF TWO (2) FEET BETWEEN CURB LINES.
47. A DEVELOPMENT OR CONSTRUCTION SCHEDULE SHALL BE SUBMITTED BY THE DEVELOPER TO THE TOWNSHIP AT THE TIME OF THE PRE-CONSTRUCTION MEETING.

GENERAL GRADING & DRAINAGE NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO LIMERICK TOWNSHIP AND PENNDOT STANDARDS AND SPECIFICATIONS. INTERPRETATION SHALL REST WITH THE MUNICIPAL ENGINEER OR THEIR REPRESENTATIVE IN THE FIELD.
2. COMPACTION CRITERIA FOR FILL PLACEMENT SHALL MEET OR EXCEED THE FOLLOWING MINIMUM PERCENTAGE OF MAXIMUM MODIFIED PROCTOR DRY DENSITY AS DETERMINED BY ASTM D-1557 USED ON REPRESENTATIVE SOIL SAMPLES, UNLESS MORE STRINGENT CRITERIA IS GIVEN ELSEWHERE:
- | FILL AREA | % OF MAX. MODIFIED PROCTOR DRY DENSITY |
|-------------------------------|--|
| BUILDING FOOTPRINT | 95% |
| PAVEMENT, ROADWAYS, DRIVEWAYS | 95% |
| SIDEWALKS | 95% |
| LANDSCAPE AREAS | 93% |
| TRENCH BACKFILL | SAME AS SURROUNDING AREA |
- CONTRACTOR SHALL SUBMIT COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS BEING DONE, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN ANY BUILDING PAD, AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THE NOTED REQUIREMENTS.
3. PROTECT SUBGRADE FROM EXCESSIVE WHEEL LOADING DURING CONSTRUCTION, INCLUDING CONCRETE TRUCKS AND DUMP TRUCKS.
4. REMOVE AREAS OF FINISHED SUBGRADE FOUND TO HAVE INSUFFICIENT COMPACTING DENSITY TO DEPTH NECESSARY AND REPLACE IN A MANNER THAT WILL COMPLY WITH COMPACTION REQUIREMENTS BY USE OF MATERIAL EQUAL TO OR BETTER THAN BEST SUBGRADE MATERIAL. ONSITE SURFACE OF SUBGRADE AFTER COMPACTION SHALL BE HARD, SMOOTH, STABLE, AND TRUE TO GRADE AND CROSS SECTION.
5. ALL SPOT ELEVATIONS SHOWN ON THE PLANS ARE BOTTOM FACE OF CURB OR TOP OF FINISHED PAVING UNLESS OTHERWISE NOTED.
6. THE MINIMUM SLOPE IN GRASSED AREAS SHALL NOT BE LESS THAN 2 PERCENT, AND THE MINIMUM IN PAVED AREAS SHALL NOT BE LESS THAN 1 PERCENT. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE (2 PERCENT MIN.) IN ALL PROPOSED GRASSED AREAS AWAY FROM ALL BUILDINGS OR STRUCTURES.
7. MAXIMUM SLOPES WITHIN LAWN AREAS ARE 3 HORIZONTAL TO 1 VERTICAL, UNLESS STABILIZED BY A RETAINING WALL OR CRIBBING.
8. THE CONTRACTOR SHALL COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST STANDARDS OF OSHA OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES.

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2. COMPACTION CRITERIA FOR FILL PLACEMENT SHALL MEET OR EXCEED THE FOLLOWING MINIMUM PERCENTAGE OF MAXIMUM MODIFIED PROCTOR DRY DENSITY AS DETERMINED BY ASTM D-1557 USED ON REPRESENTATIVE SOIL SAMPLES, UNLESS MORE STRINGENT CRITERIA IS GIVEN ELSEWHERE:
- | FILL AREA | % OF MAX. MODIFIED PROCTOR DRY DENSITY |
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3. PROTECT SUBGRADE FROM EXCESSIVE WHEEL LOADING DURING CONSTRUCTION, INCLUDING CONCRETE TRUCKS AND DUMP TRUCKS.
4. REMOVE AREAS OF FINISHED SUBGRADE FOUND TO HAVE INSUFFICIENT COMPACTING DENSITY TO DEPTH NECESSARY AND REPLACE IN A MANNER THAT WILL COMPLY WITH COMPACTION REQUIREMENTS BY USE OF MATERIAL EQUAL TO OR BETTER THAN BEST SUBGRADE MATERIAL. ONSITE SURFACE OF SUBGRADE AFTER COMPACTION SHALL BE HARD, SMOOTH, STABLE, AND TRUE TO GRADE AND CROSS SECTION.
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7. MAXIMUM SLOPES WITHIN LAWN AREAS ARE 3 HORIZONTAL TO 1 VERTICAL, UNLESS STABILIZED BY A RETAINING WALL OR CRIBBING.
8. THE CONTRACTOR SHALL COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST STANDARDS OF OSHA OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES.

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST STANDARDS OF OSHA OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY A MINIMUM OF 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT THE EXISTING USERS OF THESE UTILITIES.
3. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND DOCUMENTS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCE LOCATIONS TO INCLUDE SANITARY SEWER LATERALS, WATER SERVICES, ELECTRICAL, TELEPHONE, GAS, AND CABLE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
4. THE LOCATION OF EXISTING GAS MAINS ARE APPROXIMATE ONLY. THE CONTRACTOR SHOULD CONSULT WITH THE GAS UTILITY COMPANY FOR ADDITIONAL INFORMATION.
5. THE LOCATION OF EXISTING ELECTRIC, COMMUNICATION, ETC. LINES ARE APPROXIMATE ONLY. THE CONTRACTOR SHOULD CONSULT WITH THE APPLICABLE UTILITY COMPANIES FOR ADDITIONAL INFORMATION.
6. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IN WRITING.
7. ALL UTILITIES SHALL BE PLACED UNDERGROUND, UNLESS REQUIRED BY THE PROVIDER AND ACCEPTABLE TO THE MUNICIPALITY. CONSTRUCTION OF UTILITIES SHALL BE TO THE PROPER STANDARDS OF THE APPLICABLE UTILITY AUTHORITY.
8. ALL SANITARY SEWER FACILITIES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AQUA PENNSYLVANIA WASTEWATER, INC.'S STANDARD SPECIFICATIONS AND DETAILS.
9. ALL WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH PENNSYLVANIA AMERICAN WATER REQUIREMENTS, STANDARD SPECIFICATIONS AND DETAILS. REFER TO ADDITIONAL NOTES WITHIN THIS PLAN SET.
10. THE BARREL OF ALL FIRE HYDRANTS SHALL BE SET PERPENDICULAR TO THE GROUND WITH THE LOWEST DISCHARGE OUTLET AT 15-INCHES FROM THE FINISHED GRADE. LARGE HYDRANT OUTLETS SHOULD FACE TOWARD THE STREET OR ROAD TOWARD THE PUMPER.
11. WHERE POSSIBLE, THERE SHALL BE A FIVE FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LATERALS AND LANDSCAPING, TREES, AND SHRUBS.
12. PROVIDE A MINIMUM HORIZONTAL CLEARANCE OF TEN (10) FEET BETWEEN SANITARY SEWER SERVICES AND WATER SERVICES. PROVIDE A MINIMUM FIVE FOOT HORIZONTAL CLEARANCE BETWEEN SANITARY SEWER SERVICES AND ALL OTHER UTILITIES. PROVIDE A 5-FT. MINIMUM HORIZONTAL CLEARANCE BETWEEN SANITARY SEWER MAINS AND CURB.
13. AT ALL LOCATIONS WHERE PROPOSED SANITARY SERVICES HAVE A VERTICAL CLEARANCE LESS THAN 18-INCHES VERTICAL CLEARANCE WITH WATER LINES OR STORMWATER FACILITIES, THE SANITARY LATERAL SHALL BE CONCRETE ENCASED TO A DISTANCE OF 10 FEET MINIMUM ON EACH SIDE OF THE CROSSING. IN CASES WHERE THE UTILITY IS A SANITARY OR STORM SEWER OR LATERAL AND THE CLEARANCE CANNOT BE MAINTAINED, THEN THE SEWER SHALL ALSO BE ENCASED.
14. CLEANOUTS AND CURB BOXES LOCATED WITHIN PAVED AREAS SHALL HAVE TRAFFIC RATED FRAMES AND COVERS.

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST STANDARDS OF OSHA OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY A MINIMUM OF 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT THE EXISTING USERS OF THESE UTILITIES.
3. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND DOCUMENTS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCE LOCATIONS TO INCLUDE SANITARY SEWER LATERALS, WATER SERVICES, ELECTRICAL, TELEPHONE, GAS, AND CABLE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
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6. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IN WRITING.
7. ALL UTILITIES SHALL BE PLACED UNDERGROUND, UNLESS REQUIRED BY THE PROVIDER AND ACCEPTABLE TO THE MUNICIPALITY. CONSTRUCTION OF UTILITIES SHALL BE TO THE PROPER STANDARDS OF THE APPLICABLE UTILITY AUTHORITY.
8. ALL SANITARY SEWER FACILITIES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AQUA PENNSYLVANIA WASTEWATER, INC.'S STANDARD SPECIFICATIONS AND DETAILS.
9. ALL WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH PENNSYLVANIA AMERICAN WATER REQUIREMENTS, STANDARD SPECIFICATIONS AND DETAILS. REFER TO ADDITIONAL NOTES WITHIN THIS PLAN SET.
10. THE BARREL OF ALL FIRE HYDRANTS SHALL BE SET PERPENDICULAR TO THE GROUND WITH THE LOWEST DISCHARGE OUTLET AT 15-INCHES FROM THE FINISHED GRADE. LARGE HYDRANT OUTLETS SHOULD FACE TOWARD THE STREET OR ROAD TOWARD THE PUMPER.
11. WHERE POSSIBLE, THERE SHALL BE A FIVE FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LATERALS AND LANDSCAPING, TREES, AND SHRUBS.
12. PROVIDE A MINIMUM HORIZONTAL CLEARANCE OF TEN (10) FEET BETWEEN SANITARY SEWER SERVICES AND WATER SERVICES. PROVIDE A MINIMUM FIVE FOOT HORIZONTAL CLEARANCE BETWEEN SANITARY SEWER SERVICES AND ALL OTHER UTILITIES. PROVIDE A 5-FT. MINIMUM HORIZONTAL CLEARANCE BETWEEN SANITARY SEWER MAINS AND CURB.
13. AT ALL LOCATIONS WHERE PROPOSED SANITARY SERVICES HAVE A VERTICAL CLEARANCE LESS THAN 18-INCHES VERTICAL CLEARANCE WITH WATER LINES OR STORMWATER FACILITIES, THE SANITARY LATERAL SHALL BE CONCRETE ENCASED TO A DISTANCE OF 10 FEET MINIMUM ON EACH SIDE OF THE CROSSING. IN CASES WHERE THE UTILITY IS A SANITARY OR STORM SEWER OR LATERAL AND THE CLEARANCE CANNOT BE MAINTAINED, THEN THE SEWER SHALL ALSO BE ENCASED.
14. CLEANOUTS AND CURB BOXES LOCATED WITHIN PAVED AREAS SHALL HAVE TRAFFIC RATED FRAMES AND COVERS.

STORM SEWER GENERAL NOTES

1. STORM SEWER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUNICIPAL, COUNTY, PADEP, AND PENNDOT STANDARDS AND REGULATIONS AS APPLICABLE.
2. WHEN REINFORCED CONCRETE PIPE (RCP) IS SPECIFIED ON THE PLANS, IT SHALL HAVE RUBBER O-RING GASKETS, AND SHALL COMPLY WITH ASTM C76 STANDARDS FOR CLASS III WALL B PIPE, UNLESS OTHERWISE NOTED.
3. WHEN HIGH DENSITY POLYETHYLENE PIPE (HDPE) IS SPECIFIED, IT SHALL BE SMOOTH LINED CORRUGATED, AND CONFORM TO AASHTO M294 AND TYPE S WITH GASKET OR SOIL TYPE JOINT, UNLESS OTHERWISE NOTED.
4. ALL OUTLET PIPES THROUGH BASIN BERM SHALL BE REINFORCED CONCRETE PIPE WITH WATERTIGHT JOINTS USING O-RING JOINT PIPE. OUTLET PIPE SHALL BE BACKFILLED WITH MATERIAL SIMILAR TO THE CORE MATERIAL (SEMI-IMPERVIOUS).
5. ALL STORM DRAINAGE FACILITIES AND CONSTRUCTION PROCEDURES SHALL BE IN CONFORMANCE WITH PENNDOT ROADWAY CONSTRUCTION STANDARD DRAWINGS RC-72M, LATEST REVISION AND PUBLICATION 408, LATEST REVISION.
6. CONTRACTOR SHALL REVIEW THE STORM DRAINAGE CONNECTIONS TO THE INLETS, MANHOLES, ETC. AND PROVIDE APPROPRIATE BOX SIZE, MANHOLE SIZE, TOP UNITS, ETC. AS NECESSARY TO PROPERTY ACCOMMODATE THE PROPOSED INLET AND OUTLET PIPES.
7. ALL INLETS LOCATED IN PAVED AREAS OR NEAR PEDESTRIAN ACCESSWAYS SHALL BE FURNISHED WITH BICYCLE SAFE GRATES.
8. STORM SEWER MANHOLES SHALL BE FABRICATED OF REINFORCED CONCRETE EXCEPT WHERE OTHERWISE NOTED. ALL STRUCTURES SHALL BE DESIGNED FOR HS-25 HIGHWAY LOADING.
9. STORM INLETS SPECIFYING A "SNOUT" WITH WATER QUALITY INSERT OR SEPARATOR SHALL BE PROVIDED WITH THE REQUIRED SUMP DEPTH TO INSTALL THE SNOUT OR APPROVED EQUAL HOOD IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
10. PIPE LENGTHS ARE COMPUTED FROM THE CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
11. TOP OF GRADE ELEVATIONS FOR INLETS ALONG THE CURB ARE COMPUTED TO THE CENTER OF THE INLET AT THE GUTTER LINE. IN NON-CURBED AREAS, THEY ARE COMPUTED TO THE CENTER OF THE INLET IN BOTH DIMENSIONS.
12. ALL PRECAST INLET TOP UNITS SHALL HAVE THE LIMERICK TOWNSHIP TROUT LOGO PLATE CAST INTO THEM PRIOR TO DELIVERY TO THE PROJECT SITE.
13. WHERE DUAL INLETS ARE SPECIFIED, INLETS SHALL BE PLACED DIRECTLY ADJACENT TO EACH OTHER WITH A 12-INCH LENGTH PIECE OF PIPE IN BETWEEN.

STORM SEWER GENERAL NOTES

1. STORM SEWER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUNICIPAL, COUNTY, PADEP, AND PENNDOT STANDARDS AND REGULATIONS AS APPLICABLE.
2. WHEN REINFORCED CONCRETE PIPE (RCP) IS SPECIFIED ON THE PLANS, IT SHALL HAVE RUBBER O-RING GASKETS, AND SHALL COMPLY WITH ASTM C76 STANDARDS FOR CLASS III WALL B PIPE, UNLESS OTHERWISE NOTED.
3. WHEN HIGH DENSITY POLYETHYLENE PIPE (HDPE) IS SPECIFIED, IT SHALL BE SMOOTH LINED CORRUGATED, AND CONFORM TO AASHTO M294 AND TYPE S WITH GASKET OR SOIL TYPE JOINT, UNLESS OTHERWISE NOTED.
4. ALL OUTLET PIPES THROUGH BASIN BERM SHALL BE REINFORCED CONCRETE PIPE WITH WATERTIGHT JOINTS USING O-RING JOINT PIPE. OUTLET PIPE SHALL BE BACKFILLED WITH MATERIAL SIMILAR TO THE CORE MATERIAL (SEMI-IMPERVIOUS).
5. ALL STORM DRAINAGE FACILITIES AND CONSTRUCTION PROCEDURES SHALL BE IN CONFORMANCE WITH PENNDOT ROADWAY CONSTRUCTION STANDARD DRAWINGS RC-72M, LATEST REVISION AND PUBLICATION 408, LATEST REVISION.
6. CONTRACTOR SHALL REVIEW THE STORM DRAINAGE CONNECTIONS TO THE INLETS, MANHOLES, ETC. AND PROVIDE APPROPRIATE BOX SIZE, MANHOLE SIZE, TOP UNITS, ETC. AS NECESSARY TO PROPERTY ACCOMMODATE THE PROPOSED INLET AND OUTLET PIPES.
7. ALL INLETS LOCATED IN PAVED AREAS OR NEAR PEDESTRIAN ACCESSWAYS SHALL BE FURNISHED WITH BICYCLE SAFE GRATES.
8. STORM SEWER MANHOLES SHALL BE FABRICATED OF REINFORCED CONCRETE EXCEPT WHERE OTHERWISE NOTED. ALL STRUCTURES SHALL BE DESIGNED FOR HS-25 HIGHWAY LOADING.
9. STORM INLETS SPECIFYING A "SNOUT" WITH WATER QUALITY INSERT OR SEPARATOR SHALL BE PROVIDED WITH THE REQUIRED SUMP DEPTH TO INSTALL THE SNOUT OR APPROVED EQUAL HOOD IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
10. PIPE LENGTHS ARE COMPUTED FROM THE CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
11. TOP OF GRADE ELEVATIONS FOR INLETS ALONG THE CURB ARE COMPUTED TO THE CENTER OF THE INLET AT THE GUTTER LINE. IN NON-CURBED AREAS, THEY ARE COMPUTED TO THE CENTER OF THE INLET IN BOTH DIMENSIONS.
12. ALL PRECAST INLET TOP UNITS SHALL HAVE THE LIMERICK TOWNSHIP TROUT LOGO PLATE CAST INTO THEM PRIOR TO DELIVERY TO THE PROJECT SITE.
13. WHERE DUAL INLETS ARE SPECIFIED, INLETS SHALL BE PLACED DIRECTLY ADJACENT TO EACH OTHER WITH A 12-INCH LENGTH PIECE OF PIPE IN BETWEEN.

NET BUILDABLE ACREAGE (NBA)

PER TOWNSHIP OF LIMERICK ZONING ORDINANCE CHAPTER 184-78 CALCULATION OF SITE CAPACITY	
GROSS SITE AREA	4.616 Acres
- EX. ROAD RIGHTS OF WAY	0.000 Acres
- ULTIMATE RIGHT OF WAY OF EX. ROAD	0.052 Acres
- NONCONTIGUOUS LAND	0.000 Acres
- 100% OF FLOODPLAIN LAND	0.000 Acres
- 100% OF WETLANDS	0.000 Acres
- 100% OF PONDS OR LAKES	0.000 Acres
- 50% OF SLOPES FROM 15% TO 25%	0.000 Acres
- 85% OF SLOPES OVER 25%	0.000 Acres
- 50% OF EX. UTILITY RIGHTS OF WAY (0.745 AC)	0.373 Acres
NET BUILDABLE ACREAGE (NBA)	4.191 Acres

PARKING CALCULATIONS

REQUIREMENTS:	
RETAIL/COMMERCIAL:	1 SPACE PER 250 SF GROSS FLOOR AREA
TOWNHOUSE:	2 SPACES PER UNIT (PLUS 0.3 SPACES PER DWELLING UNIT)

NON-RESIDENTIAL LOT

REQUIRED:	
RETAIL/COMMERCIAL	12,069 GSF / 250 49 SPACES

PROVIDED:	
RETAIL/COMMERCIAL:	49 SPACES ¹
RESIDENTIAL LOT:	

REQUIRED:	
10 D.U. X 2 SPACES	= 20 SPACES
10 D.U. X 0.3 SPACES	= 3 SPACES
TOTAL:	23 SPACES

PROVIDED:	
DRIVEWAY SPACES:	= 20 SPACES (2 PER UNIT)
GARAGE SPACES:	= 20 SPACES (2 PER UNIT)
OFF-STREET PARKING:	= 4 SPACES
TOTAL:	44 SPACES

NOTES:	
1. INCLUDES 5 UNSTRIPPED SPACES WITHIN EXISTING GRAVEL AREA BEHIND EXISTING BUILDING, WHICH ARE AVAILABLE FOR PARKING.	

IMPERVIOUS SURFACE TABLE (NON-RESIDENTIAL LOT)	
BUILDINGS:	12,069 SF
ASPHALT PAVING:	22,877 SF
CONCRETE WALKS:	865 SF
GRAVEL AREAS:	12,894 SF
TOTAL:	48,205 SF

IMPERVIOUS SURFACE TABLE (RESIDENTIAL LOT)	
TOWNHOUSE BUILDINGS:	12,616 SF
ASPHALT PAVING:	12,188 SF
CONCRETE WALKS:	1,109 SF
TOTAL:	25,913 SF

NOTE: DECKS (1,440 SF) NOT INCLUDED IN IMPERVIOUS SURFACE.

PENNSYLVANIA AMERICAN WATER (PAW) CONSTRUCTION NOTES:

1. A WATER FACILITIES LINE EXTENSION AGREEMENT MUST BE ENTERED INTO WITH PAW PRIOR TO CONSTRUCTION OF THE WATER FACILITIES ASSOCIATED WITH THE PROJECT. ALL WATERLINES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS OF PAW.
2. LOCATION OF EXISTING WATER FACILITIES SHOWN ARE APPROXIMATE. ANY UTILITIES NOT SHOWN, OR NOT LOCATED AS SHOWN, SHALL NOT BE THE CAUSE OF THE CONTRACTOR TO DENY RESPONSIBILITY FOR PROTECTION AND REPAIR DURING CONSTRUCTION. EXACT LOCATION SHALL BE VERIFIED IN THE FIELD.
3. PIPE DEPTH OF COVER SHALL BE 4-FEET AT ALL TIMES.
4. WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM OF TEN FEET HORIZONTAL SEPARATION.
5. SANITARY AND STORM SEWER LINES SHALL HAVE A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION FROM THE WATER LINE UNLESS OTHERWISE APPROVED BY PAW.
6. HYDRANT LOCATIONS ARE SUBJECT TO THE APPROVAL OF THE FIRE OFFICIALS HAVING JURISDICTION OVER THE PROJECT LOCATION.
7. ONLY PAW PERSONNEL SHALL OPERATE MAIN LINE VALVES FOR THE CONTRACTOR.
8. EASEMENTS IN A FORM SATISFACTORY TO PAWC SHALL BE REQUIRED FOR ALL WATER FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY.
9. ALL FIRE HYDRANTS SHALL INCLUDE A GATE VALVE ON THE HYDRANT LATERAL. HYDRANTS MUST BE FACTORY PAINTED IN THE COLOR SCHEME DESIRED BY THE LOCAL FIRE OFFICIAL HAVING JURISDICTION OVER THE SITE, AND SHALL BE PROVIDED WITH THE APPROPRIATE THREAD PATTERN AND HYDRANT MARKER. FIELD ADJUSTMENT OF HYDRANT COLORS IS **NOT PERMITTED**.
10. THE USE OF FITTINGS SHALL BE MINIMIZED, AND MUST BE APPROVED BY PAW. CONTRACTOR SHALL DEFLECT PIPE SEGMENTS AS NECESSARY PER AWWA STANDARDS.
11. THE CONTRACTOR SHALL PERFORM PA ONE CALL A MINIMUM OF 3 DAYS PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES.
12. MECHANICAL JOINT PIPE SHALL BE USED AT ALL STREAM CROSSINGS AND UNDER ALL PIPES AND CULVERTS AT THE AREAS INDICATED ON THE DRAWINGS (IF APPLICABLE).
13. PENNDOT REGULATIONS, POLICIES AND STANDARDS MUST BE MET AND SUPERCEDE ALL CONTRACT DOCUMENTS FOR ACTIVITIES WITHIN STATE RIGHT OF WAY UNLESS OTHERWISE NOTED. THE DEVELOPER SHALL PAY ALL PERMIT APPLICATION AND INSPECTION FEES ASSOCIATED WITH ANY REQUIRED PENNDOT PERMITS ISSUED FOR THE PROJECT.
14. MUNICIPAL REGULATIONS, POLICIES AND STANDARDS MUST BE MET AND SUPERCEDE ALL CONTRACT DOCUMENTS UNLESS OTHERWISE NOTED.
15. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF WATER FACILITIES IN THE VICINITY OF UTILITY POLES WITH THE RESPECTIVE UTILITY PROVIDER. UTILITY POLES SHALL BE RESTRAINED AS MAY BE REQUIRED DURING CONSTRUCTION, AND CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHARGES OR FEES FROM THE UTILITY COMPANY.
16. ALL WATER MAINS SHALL BE CLASS 52 DUCTILE IRON PIPE WITH CEMENT LINING AND POLY WRAP.
17. SERVICE LINE MATERIAL SHALL BE TYPE K COPPER AND POLY WRAP, AND SHALL BE REQUIRED UP TO EACH METER PIT.
18. MUELLER THERMAL-COL METER PITS (18" DIAMETER) ARE REQUIRED FOR EACH RESIDENTIAL SERVICE (SEE DETAIL IN THIS PLAN SET). PREFERRED PLACEMENT IS JUST BEYOND THE CURB. METER PIT LOCATIONS ARE SUBJECT TO FINAL APPROVAL BY PAW AND MUST MEET THE SPECIFICATIONS OF PAW.
19. ONE (1) INCH SERVICES ARE THE MINIMUM REQUIRED FOR ALL RESIDENCES EQUIPPED WITH RESIDENTIAL FIRE SPRINKLER SYSTEMS.
20. ALL SERVICE LINES SHALL BE TAPPED FROM THE MAIN AT AN APPROXIMATE DEPTH OF 4-FEET BELOW GRADE.
21. ALL CURB STOPS SHALL BE SET AT A DEPTH NO GREATER THAN 5-FEET BELOW GRADE.
22. 2A STONE IS REQUIRED FOR BACKFILL OF PIPE TRENCH. NATIVE MATERIALS WILL NOT BE ACCEPTED.
23. IF CONDITIONS WARRANT (STREAMS, WETLAND AREAS, SINKHOLE PRONE AREAS), A GRIPPING GASKET WILL BE REQUIRED FOR THE PIPE.
24. GRIPPING GASKETS ARE REQUIRED FOR 2 JOINTS IN ALL DIRECTIONS FROM ANY FITTING REGARDLESS OF SITE CONDITIONS.
25. DISINFECTATION OF THE MAINS SHALL BE **LIQUID INJECTION ONLY</**

EXISTING FEATURES LEGEND

CONCRETE MONUMENT FOUND	
IRON PIN FOUND	
PROPERTY LINE BY RECORDED DOCUMENTS	
ADJOINER LINE	
LEGAL RIGHT OF WAY	
EASEMENT LINE	
BUILDING	
CURB LINE	
CONC. WALK	
PAINTED LINE	
EDGE OF PAVING	
EDGE OF GRAVEL	
FENCE	
CONTOURS	
WOODS LINE	
TREES	
SANITARY SEWER MAIN	
SANITARY SEWER CLEANOUT	
SANITARY SEWER MANHOLE	
STORM SEWER PIPING	
STORM SEWER INLET	
STORM SEWER MANHOLE	
WATER MAIN	
FIRE HYDRANT	
WATER VALVE	
WATER SERVICE	
GAS VALVE	
OVERHEAD WIRES	
AIR CONDITIONING UNIT	
LIGHT POLE	
UTILITY POLE	
UTILITY GUY	
ELECTRIC BOX	
ELECTRIC METER	
FLAG POLE	
SIGN	
SLANTED TEXT DENOTES EXISTING FEATURE	

DEMOLITION LEGEND

TO BE REMOVED	(TBR)
PAVING/GRAVEL TO BE REMOVED	

EXISTING FEATURES RELOCATIONS NOTE

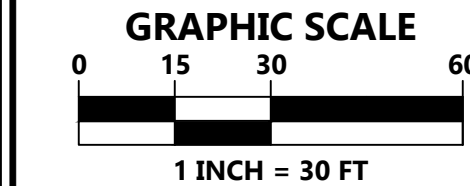
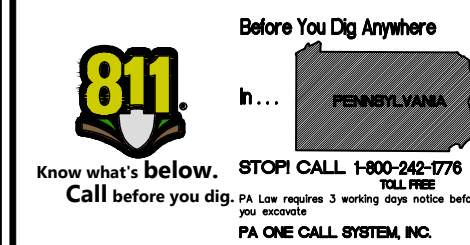
ANY EXISTING FEATURES IDENTIFIED ON THESE PLANS TO BE RELOCATED, INCLUDING BUT NOT LIMITED TO, OVERHEAD SIGNAL SIGNS, ELECTRICAL BOXES, UTILITY POLES, ABOVE OR UNDERGROUND ELECTRIC/COMMUNICATIONS, ETC., SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OR ENTITY OWNER. THIS INCLUDE FINAL LOCATIONS AND DETAILS, CONSTRUCTION SPECIFICATION, AND APPLICABLE PERMITTING.

PROJECT SOILS DATA

Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:	Frequency of Flooding:	Hydrologic Soil Group:
Bo Bowmansville-Knauers silt loams	0 to 3 percent	72-99" to lithic bedrock	0 to 18"	Occasional	D
PaB Penn silt loam	3 to 8 percent	20"-27" to fragipan 27-33" to lithic bedrock	More than 80"	None	B
ReB Readington silt loam	3 to 8 percent	20-36" to fragipan 40-60" to lithic bedrock	18 to 36"	None	C
ReC Readington silt loam	8 to 15 percent	20-36" to fragipan 40-70" to lithic bedrock	18 to 36"	None	C
RhB Reaville silt loam	3 to 8 percent	20-40" to lithic bedrock	6 to 36"	None	D
UusB Urban land-Orthents, shale and sandstone complex	0 to 8 percent	10 to 99" to lithic bedrock	More than 80"	None	A

Note: Soils Data was obtained from Soil Survey of Montgomery County, Pennsylvania, by the Natural Resource Conservation Service (NRCS) through the web soil survey database.

SERIAL NO. 20241651001



PLAN NOTATION

ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL, SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES, IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

NICHOLAS E. FEOLA
PENNSYLVANIA PROFESSIONAL
ENGINEER NUMBER PE046390E

EXISTING RESOURCE & SITE
ANALYSIS MAP (ERSAM) &
DEMOLITION PLAN

FOR

250 W. RIDGE PIKE

DATE: NOVEMBER 12, 2025
SCALE: 1"=100'
DESIGNED BY: AJK
DRAWN BY: AJK
CHECKED BY: NEF
JOB NUMBER: 258457-00

CLIENT
W.B. HOMES LAND ACQUISITIONS, L.P.
404 N. SUMMERTOWN PIKE
NORTH WALES, PA 19454

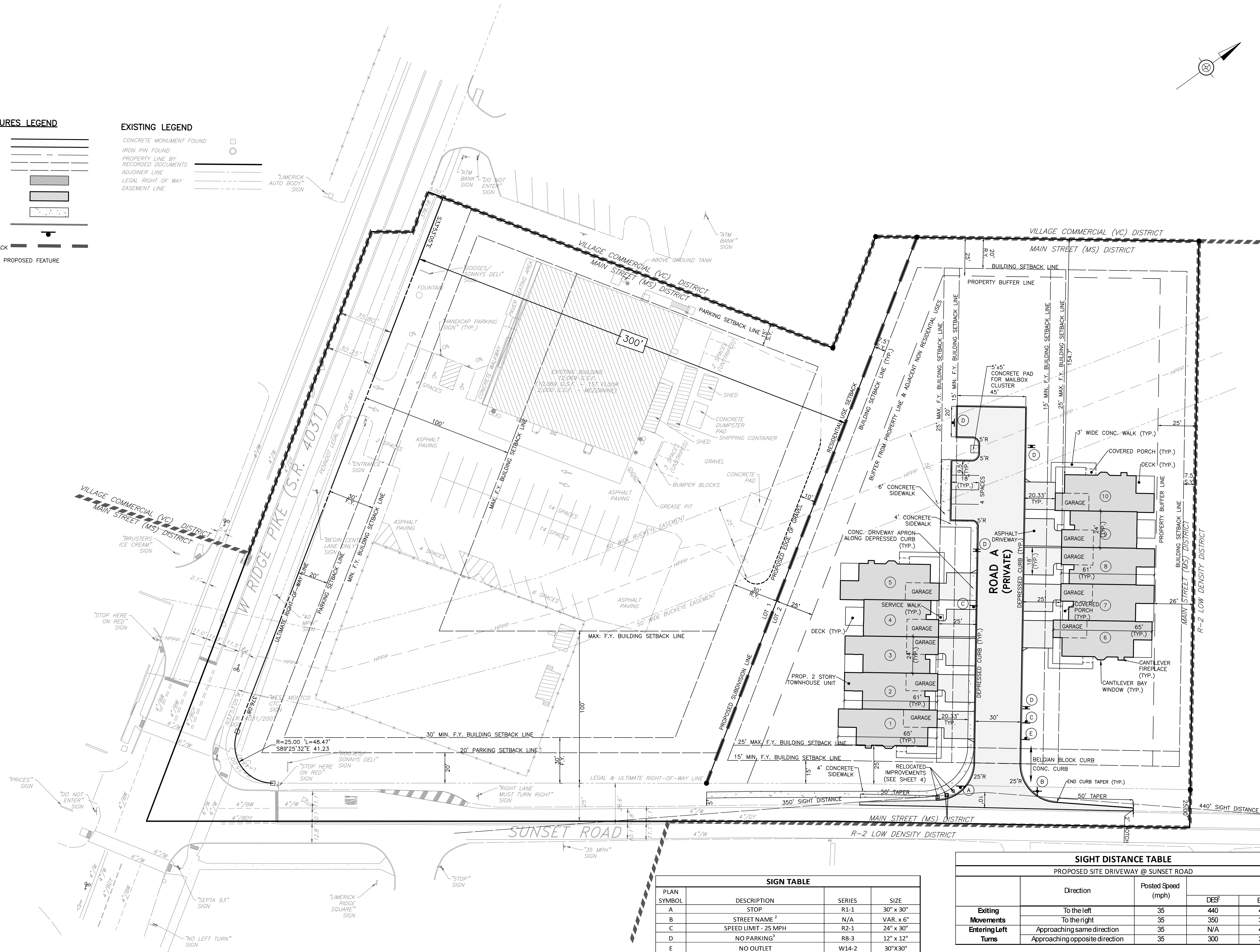
LIMERICK TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

PROPOSED FEATURES LEGEND

PROPERTY LINE	
RIGHT-OF-WAY LINE	
ROADWAY CENTERLINE	
BUILDING SETBACK LINE	
PARKING SETBACK LINE	
EASEMENT LINE	
BUILDING	
CONCRETE SIDEWALK	
CURB LINE	
SIGN	
300' RESIDENTIAL SETBACK	
VERTICAL TEXT DENOTES PROPOSED FEATURE	

EXISTING LEGEND

CONCRETE MONUMENT FOUND	
IRON PIN FOUND	
PROPERTY LINE BY RECORDED DOCUMENTS	
ADJOINER LINE	
LEGAL RIGHT OF WAY	
EASEMENT LINE	



SIGN TABLE			
PLAN SYMBOL	DESCRIPTION	SERIES	SIZE
A	STOP	R1-1	30" x 30"
B	STREET NAME ²	N/A	VAR. x 6"
C	SPEED LIMIT - 25 MPH	R2-1	24" x 30"
D	NO PARKING ¹	R8-3	12" x 12"
E	NO OUTLET	W14-2	30"X30"

- NOTES
- ALL TRAFFIC CONTROL SIGNS SHALL HAVE HIGH-INTENSITY REFLECTORIZED BACKING.
 - STREET SIGNS SHALL BE REFLECTORIZED WITH A WHITE LEGEND ON A GREEN BACKGROUND AND SHALL BE SIZED IN ACCORDANCE WITH CURRENT TOWNSHIP STANDARDS. EACH POST SHALL HAVE TWO SIGNS, NAMING EACH STREET.
 - NO PARKING SIGNS SHALL BE DOUBLE SIDED FOR THE SIGNS TO READ IN BOTH DIRECTIONS.

SIGHT DISTANCE TABLE				
PROPOSED SITE DRIVEWAY @ SUNSET ROAD				
Existing Movements	Direction	Posted Speed (mph)	DES ³	
			DES ³	EXIST
	To the left	35	440	440+
	To the right	35	350	350+
Entering Left Turns	Approaching same direction	35	N/A	440+
	Approaching opposite direction	35	300	300+

DES = PennDOT Desirable Sight Distance
EXIST = Existing (measured) Sight Distance

- NOTES
- SIGHT DISTANCE REQUIREMENTS ARE BASED ON TITLE 67 - PENNSYLVANIA CODE, SECTION 441.8, TABLE 1 - "SAFE SIGHT DISTANCE FOR CARS AND SINGLE UNIT TRUCKS EXITING FROM DRIVEWAYS ON TO TWO LANE ROADS."
 - PER TITLE 67 - PENNSYLVANIA CODE 441.8, THE SIGHT DISTANCE SHALL BE MEASURED 10 FEET BACK FROM THE EDGE OF THE CLOSEST TRAVEL LANE.
 - LINE OF SIGHT FOR CARS MEASURED AT 3.5 FEET ABOVE GRADE.

SITE PLAN

FOR

250 W. RIDGE PIKE

DATE: NOVEMBER 12, 2025
SCALE: 1"=30'
DESIGNED BY: AJK
DRAWN BY: AJK
CHECKED BY: NEF
JOB NUMBER: 258457-00

CLIENT
W.B. HOMES LAND ACQUISITIONS, L.P.
404 N. SUMMITTOWN PIKE
NORTH WALES, PA 19454

LIMERICK TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA



December 11, 2025

LMRK0000.119

Mr. Daniel Kerr, Township Manager

Limerick Township
646 W. Ridge Pike
Limerick, PA19468

RE: 250 W. Ridge Pike
PARID: 37-00-03895-00-1
CU#25-05 Conditional Use Review

Dear Mr. Kerr:

We completed a review of the Conditional Use application CU#25-05 dated November 19, 2025, and the plans (4 sheets) dated November 12, 2025, prepared by VanCleeef Engineering located at 2129 East High Street, Pottstown, PA and submitted by the Applicant W.B. Homes Land Acquisitions, LP, located at 404 N. Sumneytown Pike, North Wales, PA, for the above referenced project.

The subject property is a corner lot with a gross tract area of 4.616 acres. Currently, the site contains an existing four unit commercial building (Goose's Cigar Outlet, Sonny's Deli, The Trophy and Plaque Shack and The Dog House) with a gross floor area of 12,069 SF along with accessory buildings/structures including sheds and a shipping container. The existing parking facilities consist of 44 paved parking spaces and 5 gravel parking spaces, adding up to a total of 49 parking spaces for the existing uses on the site. Access to/from the property is provided by two driveways: a paved driveway with an entrance on W. Ridge Pike (S.R. 4031) and a gravel driveway connecting to Sunset Road. The property is currently serviced by an individual well and on-lot septic system. A 50-ft wide Buckeye pipeline easement for an 8-inch high pressure petroleum pipeline crosses diagonally through the site from the northeastern corner to the southwestern corner.

Under this application, the Applicant is proposing to subdivide the existing 4.616 acre site into two lots as follows:

- **Lot 1 (Nonresidential Lot):** The corner lot fronting both W. Ridge Pike and Sunset Road has a gross tract area of 2.536 acres and a net tract area of 2.484 acres. The existing commercial building, accessory structures/buildings and associated parking will remain on this lot. The gravel driveway connecting to the Sunset Road will be removed and the access to/from the site will be by the existing paved driveway entrance on W. Ridge
- **Lot 2 (Residential Lot):** The residential lot has a gross tract area of 2.080 acres and a net area of 2.080 acres. The Applicant is proposing 10 single-family attached dwellings (townhomes) with associated parking, landscaping, lighting and stormwater management facilities. Access to/from the site will be by a driveway entrance on Sunset Road and a private road which will not be offered to the Township for dedication. The residential lot will be serviced by public water and sewer system.

The Applicant is seeking a conditional use approval per Limerick Township Zoning Ordinance §184-231.A.(2) which permits single-family attached dwellings by conditional use in accordance with the following requirements herein and general standards outlined in Section 184-231.A.(2).(a-k) and 184-43.

In accordance with the Limerick Township Zoning Map, the subject tract is located within the MS – Main Street Zoning District. The property is fronted by W. Ridge Pike (S.R. 4031) to the south; by Sunset Road to the east; by a vacant residential lot zoned in R-2 – Residential District to the north and a commercial property zoned in the VC – Village Commercial District to the west. West Ridge Pike is classified as minor arterial street which requires 72 ft right-of-way, 40 ft-wide cartway with curbing, 4 ft buffer and 8 ft-wide sidewalk and Sunset Road is classified as a local road which requires 50 ft right-of-way, 30 ft-wide cartway with curbing, 8 ft shoulder, 5 ft buffer and 4 ft-wide sidewalk.

We have reviewed the application and the plans for the compliance with the standards for conditional use approval (§184-43 & §184-231.A.(2).(a-k) and we offer the following comments for your consideration:

1. **Per §184-43 – Conditional Use Approval**, a conditional use application shall only be approved if the Applicant proves the following standards will be met, as applicable:
 - a. That the proposal will not significantly negatively impact the use of neighboring properties and/or the character of an existing or approved residential neighborhood.
 - b. That the proposal includes adequate site design methods, such as plant screening, tree preservation, setbacks and berming, as needed to avoid significant negative impacts on nearby uses.
 - c. That proposals to provide water service, sewage service and stormwater management are feasible and follow professionally sound methods. However, if such matters will be subject to professional review and approval under a separate Township ordinance, then the zoning approval may defer to such other approval.
 - d. That the use will not create a significant hazard to the public health and safety, such as fire, toxic or explosive hazards.
 - e. That the use will not result in or substantially add to a significant traffic safety hazard or significant traffic congestion.
2. **Per §184-68.A – Conditional Use Application**, an application for any conditional use as specified in the various Articles of this chapter shall be considered by the Township Supervisors according to the following procedure:
 - (A) The application shall be submitted, in writing, to the Township Secretary. The application shall be accompanied by a filing fee adopted pursuant to the provisions of § 184-32.
 - (B) The application shall include the request for approval of a conditional use and sufficient information to document compliance with the applicable standards of this chapter. A tentative sketch plan of the proposed development shall be included.
 - (C) The applicant shall provide prestamped and preaddressed envelopes for all landowners within 400 feet of the applicant's land, according to the requirements of § 184-38G herein.
 - (D) The Township Secretary shall submit one copy of the application to the Township Planning Commission for its reviews and recommendations, one copy to the Township Board of Supervisors and other copies to agencies and/or technical consultants whose review may be relevant.

3. **Per §184-81.D – Woodlands**, no more than 50% of any woodland may be cleared or developed. The remaining 50% shall be maintained as permanent green space.

Per §184-10- Definitions; woodlands are the areas, groves or stands of mature or largely mature trees (i.e., greater than six inches in caliper) covering an area greater than 1/4 of an acre or groves of mature trees (greater than 12 inches in caliper) consisting of more than 10 individuals. Based on our calculations on the ERSAM & Demolition Plan (Sheet 4 of 36), more than 10 mature trees greater than 12" inches in caliper are proposed to be removed. The Applicant shall add a note on the plans to clarify woodland disturbance and shall provide the woodland calculations to confirm compliance with this code section.

4. **Per §184-231.A. (2) – Conditional Uses**, single-family attached uses are permitted by conditional use approval in accordance with the following conditions:

- (a) One residential dwelling unit is permitted for every 1,200 square feet of nonresidential gross floor area constructed, provided that bulk and area requirements herein are met. The nonresidential gross floor area cannot be used to permit this use if it is used to meet requirements for single-family detached, apartments or two-family uses. No certificate of occupancy shall be issued for a residential dwelling unit unless a certificate of occupancy for 1,200 square feet of nonresidential uses has been issued.

Based on the Subdivision Plan (Sheet 2 of 36), the existing commercial building has a total gross floor area of 12,069 SF. The Applicant is proposing 10 townhomes which will require a total of 12,000 SF (10x1,200SF) commercial floor area; therefore, the proposed residential development is in compliance with this code section.

- (b) The residential area must be subdivided separately from the commercial area for the purposes of calculating stormwater management, area and bulk requirements.

The Applicant is proposing to subdivide the subject tract into two lots: Lot#1, a nonresidential lot which consists of the existing commercial building with associated improvements, and Lot#2, a residential lot which consists of the proposed townhome development; therefore, the proposed development is in compliance with this code section.

- (c) The entire area subdivided for residential uses shall be set back 300 feet from Ridge Pike ultimate right-of-way. This setback shall not apply to stormwater management facilities that are shared between residential and nonresidential uses.

Based on the Subdivision Plan (Sheet 2 of 36), Lot#2 (residential lot) is located 300 ft from the ultimate right-of-way line shown on the plan. However, the half-width of the ultimate right-of-way line is shown as 35.80 ft on the plan which is less than the required 36 ft of half-width. The Applicant shall show 300-ft setback from the required ultimate right-of-way half-width of 36 ft.

- (d) The perimeter of the area subdivided for residential uses shall contain a twenty-five-foot wide buffer in accordance with § 155.27.1 along all property lines and adjacent to nonresidential uses.

Based on the Site Plan (Sheet 6 of 36), a 25-ft -wide buffer is proposed along all property lines; therefore, the proposed development is in compliance with this code section.

- (e) Two-family uses shall establish the applicable front yard setbacks from an internal roadway or existing roadways other than Ridge Pike.

The proposed residential development consists of single-family attached dwellings; therefore, it is not subject to this front yard setback requirement.

- (f) For developments with 30 or more dwelling units: 400 square feet of common use area shall be provided for each dwelling unit in accordance with the following:

[1] The common use area shall not overlap the required buffer area except to connect to open space on contiguous parcels.

[2] The common use area shall be accessible to residential units and consist of a contiguous area of at least 11,000 square feet. The perimeter of the common use area shall not have a dimension less than 50 feet on any one side.

[3] The common use area shall connect to adjacent open space parcels.

[4] Residential buildings located adjacent to a common use area or residential buildings located along a street adjacent to a common use area shall be oriented so that at least 60% of the buildings provide frontage on the common use area.

[5] Buildings with frontage on the common use area shall provide side or rear loaded garages.

The proposed development consists of only ten (10) townhomes; therefore, it is not subject to this open space requirement.

- (g) Single-family attached uses shall establish the applicable front yard setbacks from an internal roadway or existing roadways other than Ridge Pike.

The proposed townhomes have a minimum front yard setback of 20 ft (Unit 6 & 10) and a maximum front yard setback of 25 ft (Units 1-5 and Units 7-9) from the private Road A. Unit 1 is located at 25 ft from Sunset Road; therefore, the proposed development is in compliance with this code section.

- (h) No one building may consist of more than eight dwelling units.

The Applicant is proposing two (2) buildings, each consisting of five (5) townhome units; therefore, the proposed development is in compliance with this code section.

- (i) Horizontal articulation: all dwelling units shall contain a minimum one-foot horizontal roof offset from roofs of neighboring dwelling units to vary the massing of a building and relieve the effect of a single, long roof.

The Applicant shall provide the building elevations and profiles for review to clarify and confirm compliance with this code section.

- (j) Vertical articulation: all dwelling units shall contain a minimum two-foot vertical front facade offset from front facades of neighboring dwelling units to vary the massing of a building and relieve the effect of a single, long wall.

Based on the Site Plan (Sheet 6 of 36), the proposed development is in compliance with this code section.

- (k) All residential buildings shall have pitched roofs.

The Applicant shall provide the building elevations and profiles for review to clarify and confirm compliance with this code section.

5. **Per §184-232 – Minimum Lot Area**, the minimum gross lot area shall be 1,800 SF per unit.

The minimum gross lot area for the proposed 10 townhomes shall be 18,000 SF (=1,800 SFx10). The gross area of the residential lot is 2.080 acres (90,620 SF) which is greater than the required 18,000 SF; therefore, the proposed development is in compliance with this code section.

6. **Per §184-232 – Minimum Lot Width**, the minimum lot width shall be 24 feet per unit.

Based on our measurements on the Site Plan (Sheet 6 of 36), each unit has a width of 24 ft which is in compliance with the minimum width requirement; however, the Applicant shall show the typical width of a unit on the plan to clarify and confirm compliance with this code section.

7. **Per §184-232 – Maximum and Minimum Front Yard**, maximum front yard shall be 25 ft from the roadways other than Ridge Pike (this requirement shall not apply if one or more building's frontage comprise at least 50% of the site's roadway frontage and is located between the minimum and maximum front yard setbacks). The minimum front yard setback shall be 15 ft from the roadways other than Ridge Pike and 300 ft from Ridge Pike.

Based on the Site Plan (Sheet 6 of 36), the front yard setback from the private Road A for the Units 1-5, Units 7-9 is 25 ft and for the Units 6 & 10 is 20.33 ft, which are in compliance with the minimum and maximum front setback requirements. The Applicant shall show the actual front yard setback measurement in the zoning data table.

In addition, Lot#2 (residential lot) is located 300 ft from the ultimate right-of-way line shown on the plan. However, the half-width of the ultimate right-of-way line is shown as 35.80 ft which is less than the required 36 ft of half-width. The Applicant shall show 300-ft setback from the required ultimate right-of-way half-width of 36 ft.

8. **Per §184-232 – Minimum Side Yard**, the minimum side yard for buildings with heights of 35 feet or less shall be 7.5 each.

Based on the Site Plan (Sheet 6 of 36), the proposed development has a side yard setback greater than the required minimum side setback of 7.5 ft; however, the Applicant shall dimension the actual side yard setbacks and shall update the zoning data table accordingly.

9. **Per §184-232 – Minimum Rear Yard**, the minimum rear yard for buildings with heights of 35 feet or less shall be 20 each.

Based on the Site Plan (Sheet 6 of 36), Unit 10 has a rear yard setback of 154.7 ft, which is greater than the required minimum rear yard setback of 20 ft; however, the Applicant shall show the actual rear yard setback in the zoning data table. In addition, the Applicant shall show the rear setback of Unit 10 from the center of

the existing 50 ft wide Buckeye easement to clarify and confirm compliance with the required minimum rear setback of 20 ft.

- 10. Per §184-232 – Maximum Building Height**, the maximum building height shall be 35 ft.

Based on the Zoning Data table, the height of the proposed townhomes will be less than the permitted maximum height of 35 ft. The Applicant shall provide building elevations during land development review to clarify and confirm compliance with this code section.

- 11. Per §184-232 – Maximum Building Coverage**, maximum building coverage shall be 65% of net lot area.

Based on the Zoning Data table, the total building area is approximately 12,616 SF (excluding rear decks) and the building coverage ratio is 13.9%; therefore, the proposed development is in compliance with this code section.

- 12. Per §184-232 – Maximum Impervious Coverage**, maximum impervious coverage shall be 65% of net lot area.

Based on our measurements on the Site Plan (Sheet 6 of 36), the total impervious area is 27,350 SF (including the concrete sidewalk) and the impervious coverage is 30.18%, which is less than the permitted maximum impervious coverage of 65%. The Applicant shall update the impervious coverage calculations to include the concrete sidewalk and shall revise the plans accordingly.

- 13. Per §184-232 – Minimum Distance Between Buildings**, minimum distance between the buildings shall be 15 ft.

Based on our measurements on the Site Plan (Sheet 6 of 36), the distance between the buildings is approximately 80 ft; therefore, the proposed development is in compliance with this code section. The Applicant shall revise the zoning data table to show the actual distance between the proposed buildings.

- 14. Per §184-232 – Common use area**, a minimum common use area of 11,000 SF shall be provided for single-family attached dwellings, and the minimum perimeter dimension (any one side) of common use area shall be 50 ft.

The Applicant shall provide the required common use area for the proposed residential development and shall show the proposed common use area on the plans calling out the perimeter dimension to clarify and confirm compliance for this code section.

- 15. Per §184-234.C – Refuse Areas**, all refuse collection facilities shall meet the requirements of §184-66 herein.

Based on the General Notes #32 on Project Data & Notes (Sheet 3 of 36), individual property owners are responsible for their respective solid waste storage and disposal.

- 16. Per §184-87 – Parking Capacity**, 2 off-street parking spaces and 0.3 additional on-street parking spaces per dwelling shall be provided in conveniently located nearby off-street parking areas.

For the proposed ten (10) townhomes, a total of 23 parking spaces are required and based on the parking calculations on Project Data & Notes (Sheet 3 of 36), a total of 44 parking spaces are provided consisting of 2 driveway spaces and 2 garage spaces per dwelling unit and an additional 4 off-street parking spaces.

17. W. Ridge Pike (S.R. 4031) has a 72 ft-wide ultimate right-of-way (36 ft half-width). On the Site Plan (Sheet 6 of 36), the half-width of W. Ridge Pike is shown as 35.80 ft which is very close but less than 36.0 ft. The Applicant shall show and call out the required ultimate right-of-way half-width.
18. Based on the Site Plan (Sheet 6 of 36), part of the private Road A encroaches into the existing 50 ft-wide Buckeye Easement. The Applicant shall provide the required documentation from the utility company for approval of this encroachment.
19. Based on our measurements on the Site Plan (Sheet 3 of 36), the proposed garage dimensions are shown as 22 ft x 11 ft on the plan which will not be sufficient to locate two vehicles. The Applicant shall delineate the proposed parking spaces on the plans to clarify and confirm compliance with this code section.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

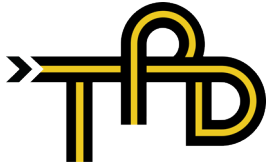
Sincerely,

PENNONI ASSOCIATES INC.



Khaled R. Hassan
Township Manager

Cc: Board of Supervisors
Greta Martin Washington, Director of Community Planning
James Lucas, Director of Code Services
William Bradford, Limerick Township Road Department Superintendent
John Iannozzi, Township Solicitor
Joseph Platt, Traffic Planning & Design
Justin B. Strahorn, W.B. Homes Land Acquisitions, LP, Applicant
Joseph C. Kuhls, Esq., Kuhls Law, PLLC, Applicant's Attorney
Nick E. Feola, VanCleaf Engineering Associates, LLC, Design Professional



December 11, 2025

Mr. Daniel K. Kerr, *Township Manager*

Limerick Township
646 West Ridge Pike
Limerick, PA 19468

RE: 250 W Ridge - W.B. Homes

Conditional Use Review #1

Limerick Township # CU 2025-05
TPD No. LIMIT.00337

Dear Mr. Kerr:

In our role as Township Traffic Engineer, TPD has completed a review of the following information related to the above-referenced project:

- Preliminary Subdivision and Land Development Plan prepared by Van Cleef Engineering Associates, LLC, dated November 12, 2025; and,
- Waiver request letter prepared by Van Cleef Engineering Associates, LLC, dated November 12, 2025.

Based on our review, we offer the following comments:

1. §184-229.D encourages cross-access easements, shared driveways, and service roads between parcels. Therefore, a connection should be provided between the non-residential and residential to comply with the intent of the ordinance. This connection would also provide a secondary means of access connecting between the various uses.
2. A traffic study should be provided to evaluate the operation of the existing access on Ridge Pike given the removal of the access to Sunset Road.
3. The driveways have a typical minimum dimension of 20.33 feet, which is the approximate minimum dimension to accommodate a vehicle without encroachment into the sidewalk or street. However, this dimension is given for the longer of the two parking spaces per unit. The shorter parking spaces must be revised to accommodate vehicles without encroachment into the sidewalk and street.
4. Sightline profiles should be provided for all entering and exiting movements from the proposed Road A to ensure that the crest vertical on Sunset Road will obstruct sight distance.

The following land development comments are provided for consideration as they may have an impact on the site layout and conditions of approval:

1. The Applicant will need to obtain approval from Buckeye to construct the proposed roadway over the pipeline.
2. Dead-end streets are not permitted per §155-15.A.(6), except when designed as a cul-de-sac or stub street. A cul-de-sac turnaround must be provided for Road A in accordance with §155-15.A.(6) and §155-15.E.(1). The turnaround must accommodate delivery trucks and trash trucks to ensure that larger vehicles do not back out of Road A onto Sunset Road. Truck turning templates should be provided demonstrating how trash trucks and delivery trucks will turn around.
3. Sidewalk is required on both sides of the proposed Road A in accordance with §155-15.D.(1). The applicant has requested a waiver from §155-15.D.(1) to provide sidewalk on one side of Road A.
4. Sidewalk is required along the entire site frontage on Sunset Road for Lots 1 and 2 in accordance with §155-15.D.
5. Perpendicular parking is not permitted along roads per Section 155-16.B(2) of the Limerick Township Subdivision and Land Development Ordinance. The applicant has requested a waiver to provide perpendicular parking on Road A.
6. In accordance with §155-15.C and §155 Attachment 8, Table 3, curbing and widening of Sunset Road are required to provide a 15-foot half width for the cartway along the entire site frontage for Lots 1 and 2.
7. In accordance with §155-15.C and §155 Attachment 8, Table 3, curbing is required along the site frontage on West Ridge Pike.
8. Driveways for single-family residential properties are not permitted within 50' of an intersection per §155-16.A.(1).(C).[1]. The applicant has requested a waiver from this requirement.

If you have any questions, please call me at your earliest convenience.

Sincerely,

TPD



Joseph Platt, P.E.

Vice President – Traffic Engineering Services

JPlatt@TPDinc.com

cc: Greta Martin-Washington, *Director of Community Planning*
Shaun Semmeles, *Fire Marshal*
Bill Bradford, *Roadway Superintendent*
John Iannozzi, Esq., *Township Solicitor*
Khaled R. Hassan, P.E., *Township Engineer*
Justin B. Strahorn, W.B. Homes, Inc., *Applicant*
Nicholas E. Feola, P.E., Van Cleef Engineering Associates, LLC, *Applicant's Consultant*

NEW BUSINESS

Municipal Planning Code

ARTICLE II

Planning Agencies

Section 202. Planning Commission.

If the governing body of any municipality shall elect to create a planning commission, such commission shall have not less than three nor more than nine members.

**ORDINANCE NO. 350
LIMERICK TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

AN ORDINANCE AMENDING THE LIMERICK TOWNSHIP CODE CHAPTER 31 ENTITLED “PLANNING COMMISSION” SECTION ONE TO STATE THAT THE LIMERICK TOWNSHIP PLANNING COMMISSION SHALL CONSIST OF SEVEN MEMBERS TO BE APPOINTED BY THE BOARD OF SUPERVISORS OF LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA.

WHEREAS, the Board of Supervisors has met the procedural requirements of 53 P.S. §10101, et. seq. of the Pennsylvania Municipalities Planning Code, for the adoption of the proposed Ordinance, including holding a Public Hearing;

WHEREAS, the Second Class Township Code authorizes the Board of Supervisors to make and adopt Ordinances that are consistent with the Constitution and the laws of the Commonwealth that it deems necessary for the proper management, care, and control of the Township and the maintenance of peace, good government, health, and welfare of the Township and its citizens;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors for the Township of Limerick, and it is hereby ordained and enacted by the authority of the same as follows:

§ 1. CODE AMENDMENTS.

A. CHAPTER 31 SECTION ONE IS HEREBY AMENDED TO READ AS FOLLOWS:

**Chapter 31
Planning Commission**

§ 31-1. Creation and Composition.

There is hereby created and established a Township Planning Commission, to consist of Seven (7) members to be appointed by the Board of Supervisors of Limerick Township, Montgomery County, Pennsylvania.

§2. REPEALER.

All Ordinances or parts of Ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

§3. REVISIONS.

The Limerick Township Board of Supervisors does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its Ordinance, including this provision.

§4. SEVERABILITY.

In the event that any section, sentence, clause, phrase, or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude, or otherwise foreclose enforcement of any of the remaining portions of this Ordinance.

§ 5. EFFECTIVE DATE.

This amendment shall become effective five (5) days after date of adoption.

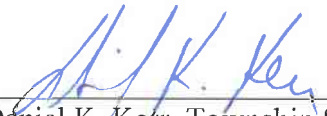
§6. FAILURE TO ENFORCE NOT A WAIVER.

The failure of Limerick Township to enforce any provision of this Ordinance shall not constitute a waiver by Limerick Township of its rights of future enforcement hereunder.


ENACTED and ORDAINED by the Board of Supervisors of Limerick Township, Montgomery County, Pennsylvania, this 22nd day of April, 2014.

ATTEST:

**LIMERICK TOWNSHIP
BOARD OF SUPERVISORS**




Daniel K. Keff, Township Secretary

By: 

D. Elaine DeWan, Chairman



Legend

 Emergency Access

**RESOLUTION 2026-07
LIMERICK TOWNSHIP
MONTGOMERY COUNTY, PA**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF LIMERICK
TOWNSHIP REQUESTING A MONTCO 2040 IMPLEMENTATION GRANT**

BE IT RESOLVED, that the Board of Supervisors of Limerick Township of Montgomery County hereby requests a Montco 2040 Implementation Grant of Two Hundred Fifty Thousand Dollars (\$250,000.00) from the Montgomery County Planning Commission to be used for construction of additional sidewalk along Royersford Road to connect surrounding neighborhoods to Limerick Township's Tullamore Trail.

BE IT FURTHER RESOLVED, that the Applicant does hereby designate Daniel K. Kerr, Township Manager, as the official to execute all documents and agreements between the Township of Limerick and the Montgomery County Planning Commission to facilitate and assist in obtaining the requested grant.

RESOLVED AND ADOPTED this 3rd day of February 2026, effective immediately.

ATTEST:

**LIMERICK TOWNSHIP
BOARD OF SUPERVISORS**

Daniel K. Kerr, Township Secretary

By: _____
Connie Lawson, Chair

DISTRICT	COUNTY	ROUTE	SECTION	SHEET	
6-0	MONTGOMERY	----	---	1 OF 3	
LIMERICK TOWNSHIP					
REVISION NUMBER	REVISIONS			DATE	BY



- PROPOSED TRAIL EXTENSION
- PROPOSED ASPHALT PEDESTRIAN PATH

Est. 1989

TPD

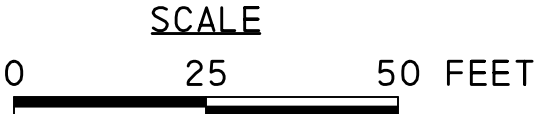
TRAFFIC PLANNING AND DESIGN, INC.

www.TrafficPD.com | 1.877.873.9739 | TPD@TrafficPD.com

DATE: 1/30/26	PROJECT DESIGNER: REK	JOB NO: LIMT.00006
TRAIL CROSSING CONCEPT PLAN		
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DRN BY:REK

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	MONTGOMERY	----	---	2 OF 3
LIMERICK TOWNSHIP				
REVISION NUMBER	REVISIONS		DATE	BY



- PROPOSED TRAIL EXTENSION
- PROPOSED ASPHALT PEDESTRIAN PATH

Est. 1989

TPD

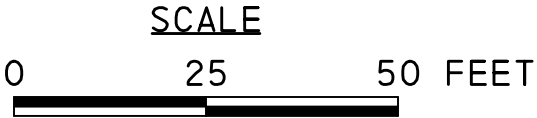
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DRN BY:REK

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	MONTGOMERY	----	---	3 OF 3
LIMERICK TOWNSHIP				
REVISION NUMBER	REVISIONS		DATE	BY



-  - PROPOSED TRAIL EXTENSION
-  - PROPOSED ASPHALT PEDESTRIAN PATH



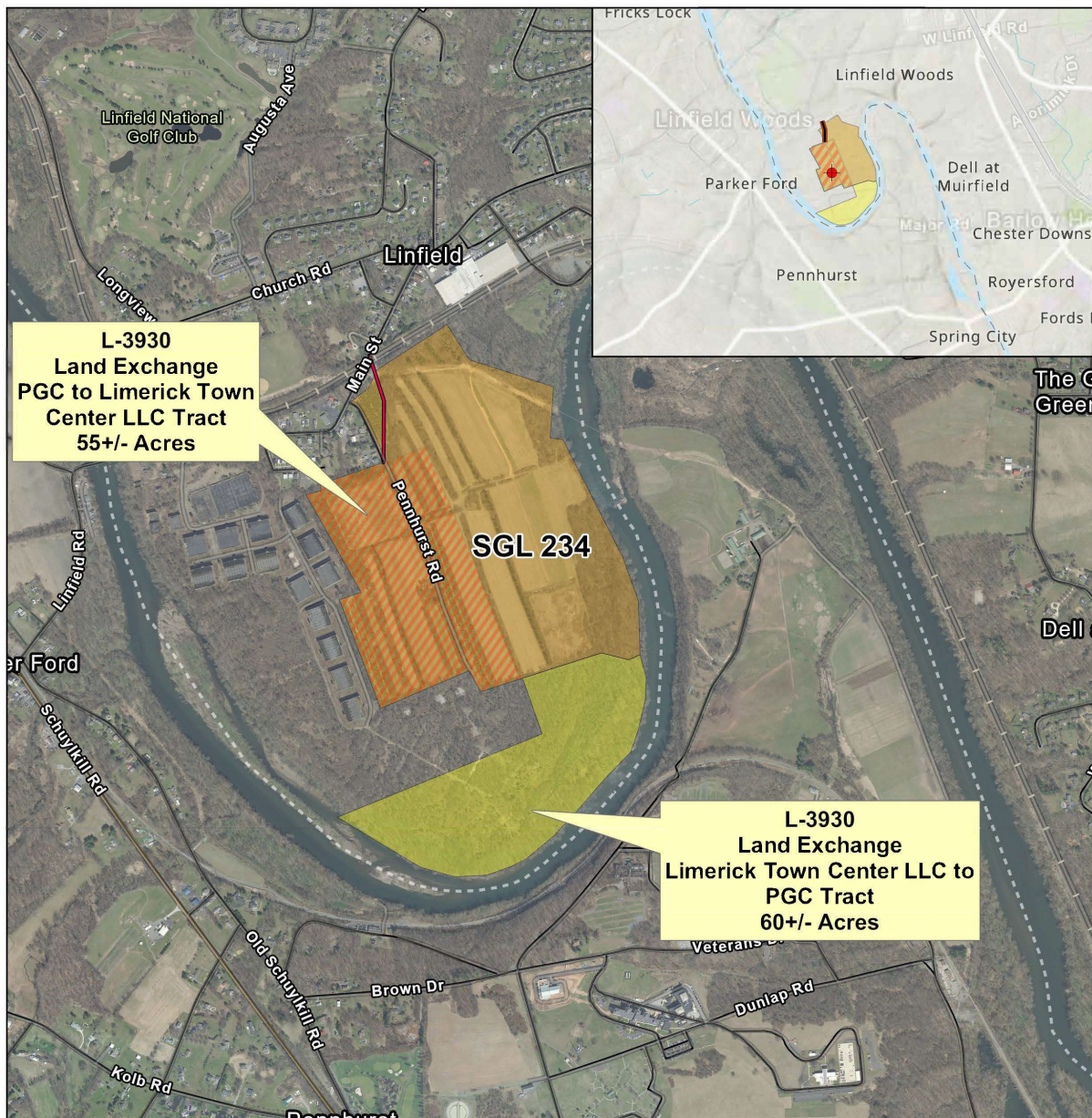
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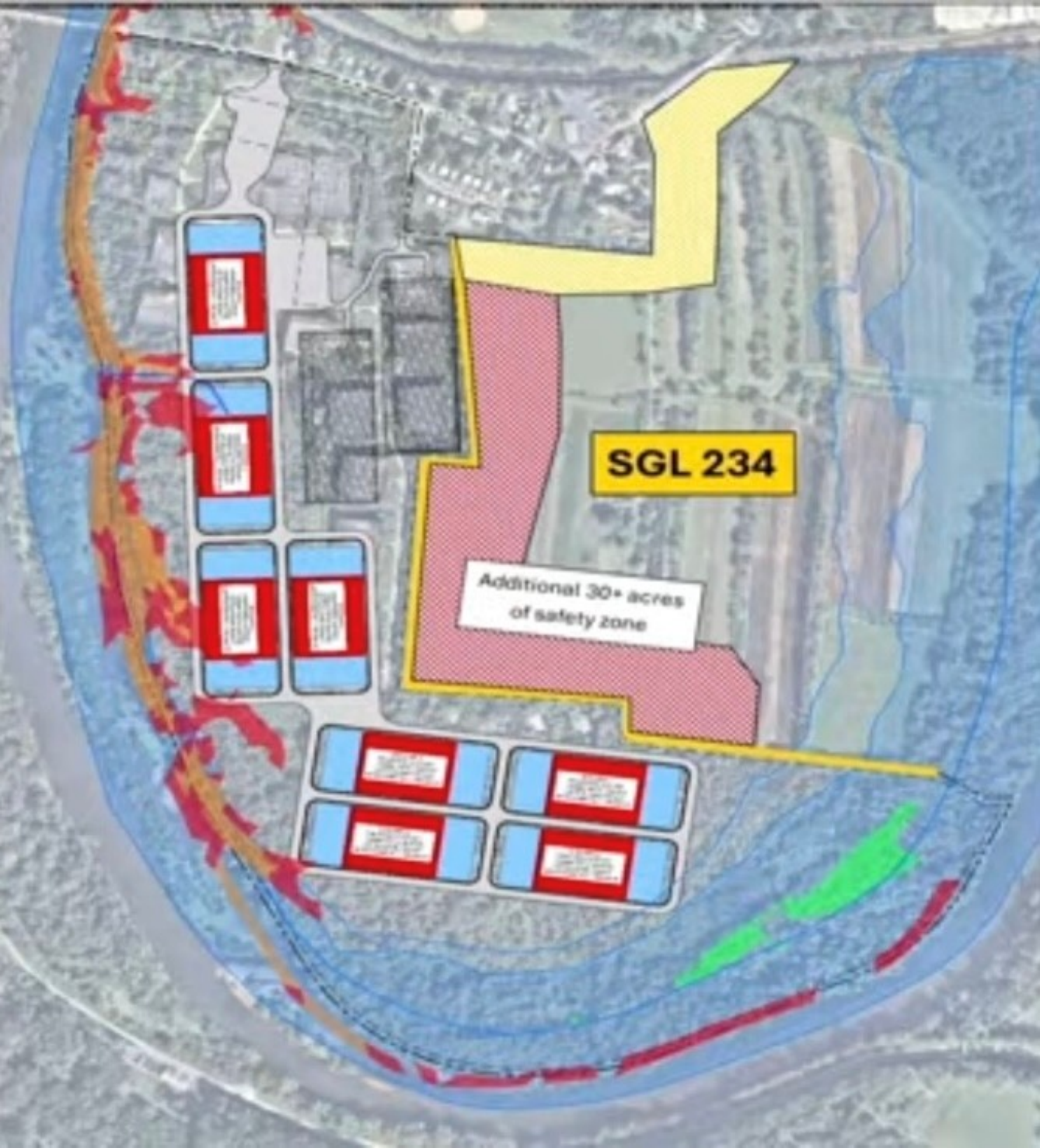
DRN BY: REK



— Public Roads
 — Right-of-Way

0 500 1,000 2,000 3,000
 US Feet

Exhibit RED 12
State Game Land No. 234
 L-3930
 Land Exchange
 Limerick Town Center LLC to PGC
 Tract 60+/- Acres and
 PGC to Limerick Town Center LLC Tract
 55+/- Acres
 Limerick Township
 Montgomery County
 Southeast Region



This is an aerial photograph of a coastal region, likely a bay or harbor, with several colored overlays and labels. A large yellow L-shaped area is prominent in the upper right. A red hatched area is located below it. To the left of these are several rectangular areas with red and blue patterns. A yellow line runs along the right side of the red hatched area. A yellow box with the text 'SGL 234' is positioned near the top right. A white box with the text 'Additional 30+ acres of safety zone' is located within the red hatched area. The bottom of the image shows a curved shoreline with a blue area and a red line. A green area is visible in the bottom right corner.

SGL 234

Additional 30+ acres
of safety zone



53

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89

30

31

27

23

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Schuylkill River

Schuylkill River

Schuylkill River

Schuylkill River

Schuylkill River

Schuylkill River

Wells Rd

Linfield Rd

Linfield Rd

Schuylkill Rd

Old Schuylkill Rd

Dairy Rd

Dairy Rd

Henley's Painting

Wm. & M. Evans House

Linfield Sports Park

Cornestone Family Church

Nino's Family Restaurant

State Game Lands Number 234

Pennhurst Asylum

U-Haul Neighborhood Dealer

Schuylkill River Trail - Parkerford...

Full Service / Auto Sales

TRICENTENNIAL UPDATE

MANAGER'S REPORT

PUBLIC COMMENTS

**SUPERVISOR
COMMENTS**