

SITE DESIGN REQUIREMENTS

REQUIREMENTS TAKEN FROM:
- LIMERICK TOWNSHIP ZONING ORDINANCE, AS AMENDED - LIMERICK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AS AMENDED

REQUIREMENTS

ZONED: OUI OFFICE LIMITED INDUSTRIAL DISTRICT
USE: WAREHOUSE SPACE (CLASS ONE STANDARDS)
GROSS SITE AREA (TO TILE LINES): 6.99 AC

NBA - NET BUILDABLE AREA CALCULATION:

EXISTING ROAD RIGHT OF WAYS:	0.0 AC
ULTIMATE RIGHT OF WAYS:	0.0 AC
NON-CONTIGUOUS LAND:	0.0 AC
100% FLOOD PLAIN LAND:	0.0 AC
100% WETLANDS:	0.0 AC
100% PONDS OR LAKES:	0.0 AC
50% OF SLOPES FROM 15% - 25%:	0.0 AC (MAN MADE)
85% SLOPES OVER 25%:	0.0 AC (MAN MADE)
50% OF EXISTING UTILITY RIGHTS OF WAYS:	0.0 AC
NET BUILDABLE AREA = GROSS LOT - RESTRICTIONS:	304,586.4 SF (6.99 AC)

LOT 62/63 (SOUTH):

EXISTING ROAD RIGHT OF WAYS:	0.0 AC
ULTIMATE RIGHT OF WAYS:	0.0 AC
NON-CONTIGUOUS LAND:	0.0 AC
100% FLOOD PLAIN LAND:	0.0 AC
100% WETLANDS:	0.0 AC
100% PONDS OR LAKES:	0.0 AC
50% OF SLOPES FROM 15% - 25%:	0.0 AC (MAN MADE)
85% SLOPES OVER 25%:	0.0 AC (MAN MADE)
50% OF EXISTING UTILITY RIGHTS OF WAYS:	0.0 AC
NET BUILDABLE AREA = GROSS LOT - RESTRICTIONS:	304,586.4 SF (6.99 AC)

ZONING NOTES - CLASS ONE:

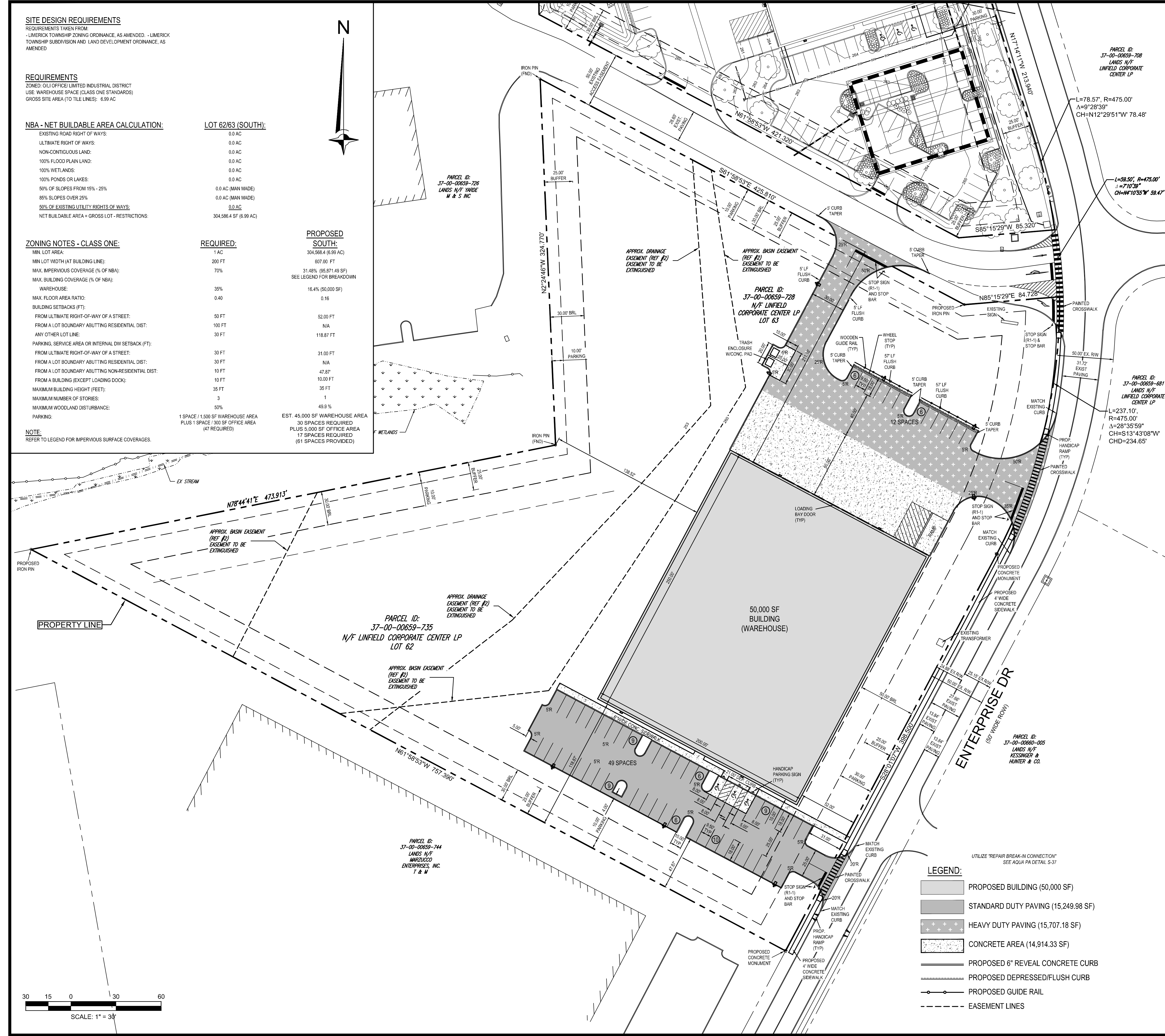
MIN. LOT AREA:	1 AC
MIN. LOT WIDTH (AT BUILDING LINE):	200 FT
MAX. IMPERVIOUS COVERAGE (% OF NBA):	70%
MAX. BUILDING COVERAGE (% OF NBA):	70%
WAREHOUSE:	35%
MAX. FLOOR AREA RATIO:	0.40
BUILDING SETBACKS (FT):	
FROM ULTIMATE RIGHT-OF-WAY OF A STREET:	50 FT
FROM A LOT BOUNDARY ABUTTING RESIDENTIAL DIST:	100 FT
ANY OTHER LOT LINE:	30 FT
PARKING, SERVICE AREA OR INTERNAL DW SETBACK (FT):	
FROM ULTIMATE RIGHT-OF-WAY OF A STREET:	30 FT
FROM A LOT BOUNDARY ABUTTING RESIDENTIAL DIST:	30 FT
FROM A LOT BOUNDARY ABUTTING NON-RESIDENTIAL DIST:	10 FT
FROM A BUILDING (EXCEPT LOADING DOCK):	10 FT
MAXIMUM BUILDING HEIGHT (FEET):	35 FT
MAXIMUM NUMBER OF STORIES:	3
MAXIMUM WOODLAND DISTURBANCE:	50%
PARKING:	

1 SPACE / 1,500 SF WAREHOUSE AREA
PLUS 1 SPACE / 300 SF OFFICE AREA
(47 REQUIRED)

PROPOSED SOUTH:

304,586.4 (6.99 AC)
607.00 FT
31.48% (95,871.49 SF)
SEE LEGEND FOR BREAKDOWN
16.4% (50,000 SF)
0.16
52.00 FT
N/A
118.87 FT
31.00 FT
30 FT
47.87
10.00 FT
35 FT
1
49.9 %
EST. 45,000 SF WAREHOUSE AREA 30 SPACES REQUIRED PLUS 5,000 SF OFFICE AREA 17 SPACES REQUIRED (61 SPACES PROVIDED)

NOTE:
REFER TO LEGEND FOR IMPERVIOUS SURFACE COVERAGES.



SITE / RECORD PLAN GENERAL NOTES

- THIS DRAWING REFERENCES A PLAN BY: CORNERSTONE CONSULTING ENGINEERS & ARCHITECTURAL, INC. 213 WEST MAIN STREET LANSDALE, PA 19446 ENTITLED: "BOUNDARY, LOCATION AND TOPOGRAPHIC SURVEY PREPARED FOR: MESH CONSULTING LLC FILE NO.21-0749 DATED:9-27-2021
- CONTRACTOR IS RESPONSIBLE TO OBTAIN THE ABOVE DOCUMENT AND FAMILIARIZE THEMSELVES WITH SAME FOR APPLICATION BOTH PRIOR TO AND DURING CONSTRUCTION.
- ALL ELEVATIONS SHOWN ARE IN ACCORDANCE WITH THE REFERENCED SURVEYOR'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAK. SITE BENCHMARK IS SANITARY MANHOLE RIM SET ELEVATION 266.56 LOCATED IN THE INTERSECTION OF KEYSTONE BLVD AND ENTERPRISE DR.
- APPLICANT: GAMBONE MANAGEMENT GROUP
- OWNER: LINFIELD CORPORATE CENTER LP
- PARCEL DATA: LOT 62
PARCEL ID # 37-00-00659-735
- PARCEL DATA: lot 63
PARCEL ID # 37-00-00659-728
- ALL A.D.A. ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED TO MEET CURRENT A.D.A. REQUIREMENTS, AS AMENDED.
- ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- FEATURES TO BE REMOVED ARE NOTED (TBR).
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES. CONTRACTOR IS RESPONSIBLE TO COORDINATE CERTIFICATIONS, SIGN-OFFS, ETC. NECESSARY FOR JOB CLOSE-OUT AND ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, REFERENCED DOCUMENTS, AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN SOILS REPORT & PLANS, ETC.
- THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY OUR OFFICE IF ACTUAL SITE CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS AND SITE LIGHTING ELECTRICAL DESIGN AND LAYOUT.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES. CONTRACTOR SHALL PROPERLY REMOVE & DISPOSE OF HAZARDOUS/UNSUITABLE MATERIAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES & LAWS.
- THE CONTRACTOR IS 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.
- THE CONTRACTOR IS TO 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 SIDEWALKS AND PAVEMENT TO REMAIN, AND PROVIDE A SAFE WORK AREA.
- THE DEVELOPER RESERVES THE RIGHT TO ENTER UPON EACH AND EVERY LOT FOR THE SUBDIVISION/LAND DEVELOPMENT DEPICTED, WHETHER PRIOR OR SUBSEQUENT TO CONVEYANCE OF THE LOT, UNTIL EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD FOLLOWING DEDICATION OF PUBLIC IMPROVEMENTS HAS OCCURRED. THE DEVELOPER MAINTAINS THESE RIGHTS UNDER SECTION 509 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED (P.S. 10659), FOR THE PURPOSE OF COMPLETING ANY LANDSCAPING AS REQUIRED BY THE MUNICIPALITY AND, AS WELL, TO MAKE MODIFICATIONS TO GRADING AND/OR DRAINAGE IMPROVEMENTS ON ANY LOTS AS MAY BE DEEMED NECESSARY BY THE DEVELOPER, AND/OR THE TOWNSHIP ENGINEER FOR PURPOSES OF INSURING SATISFACTORY STORM WATER MANAGEMENT.
- NO FLOODPLAINS ARE LOCATED WITHIN THE SUBJECT PROPERTY LIMITS PER FEMA FLOODPLAIN MAP NO. 42091C0210G, EFFECTIVE MARCH 2, 2016.
- A BLANKET STORMWATER MANAGEMENT EASEMENT IS TO BE DEDICATED TO LIMERICK TOWNSHIP FOR MAINTENANCE AND INSPECTION OF ALL DRAINAGE STRUCTURES AND STORMWATER BASINS/FACILITIES.
- THE PROPOSED SITE IS TO BE SERVICED BY PUBLIC SEWER AND WATER.
- ACCESS TO PROPOSED SITE FROM THE PRIVATE ACCESS DRIVE IS PROVIDED PER EASEMENT AGREEMENT RECORDED IN DEED BOOK 5727 PAGE 00493 TO 00501 RECORDED ON 4/15/2009 IN MONTGOMERY COUNTY, PA.
- NO OUTDOOR STORAGE IS PROPOSED ON THIS SITE AS PART OF THIS PLANNED DEVELOPMENT.
- THE PROPOSED DEVELOPMENT IS DESIGNED IN CONFORMANCE WITH SECTION 184-158.B FOR UNIFIED STANDARDS FOR LINFIELD CORPORATE CENTER OFFICE/INDUSTRIAL PARKS.
- THE PROPOSED SITE IS LOCATED WITHIN THE POTTSVILLE-LIMERICK AIRPORT DISTRICT AND SHALL COMPLY WITH REQUIREMENTS IN ACCORDANCE WITH LIMERICK TOWNSHIP ZONING CODE SECTION 184-195.
- PERMANENT REMOVAL OF TOPSOIL FROM SITE IS PROHIBITED EXCEPT AS FOLLOWS:
A. DURING ACTUAL CONSTRUCTION ON PREMISES, THAT PORTION OF THE TOPSOIL PRESENT 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.
C. TOPSOIL MUST BE REMOVED FROM AREAS OF CONSTRUCTION AND STORED UNIFORMLY REDISTRIBUTED ON THE SITE. ALL AREAS OF THE SITE SHALL BE STABILIZED BY SEEDING OR PLANTING ON THE SLOPES OF LESS THAN 7% AND SHALL BE STABILIZED BY SODDING ON SLOPES OF 7% OR MORE AND PLANTED IN GROUND COVER ON SLOPES OF 20%, PROVIDED THAT RIP-RAP SHALL BE UTILIZED FOR BANKS EXCEEDING 25%.
- ALL PROPOSED UTILITIES TO BE PLACED UNDERGROUND AND SHALL HAVE LETTERS OF ENDORSEMENT FROM ALL UTILITY PROVIDERS PER SECTION 155-26.B.
- THE CONTRACTOR/DEVELOPER TO PROVIDE DEVELOPMENT/CONSTRUCTION SCHEDULE AT THE TIME OF THE PRE-CONSTRUCTION MEETING.
- THE APPLICANT WILL BE RESPONSIBLE FOR MAINTENANCE AND OPERATION OF STORMWATER FACILITIES LOCATED ON SITE.
- ALL STEEP SLOPES SHOWN ON PLANS ARE MANMADE AS CONFIRMED THRU USGS PHOENIXVILLE QUADRANGLE MAP.

SURVEY NOTES:

REFERENCES:

- MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)," PANEL 210 OF 451, MAP NUMBER 42091C0210G, EFFECTIVE MARCH 2, 2016.
- MAP ENTITLED IN PART "PLAN OF SUBDIVISION OF LINFIELD CORPORATE CENTER," PREPARED BY THE EDWARD B. WALSH & ASSOCIATES, INC. DATED NOVEMBER 8, 1989, LAST REVISED MARCH 3, 1994, WHICH SAID MAP WAS FILED IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY COUNTY IN MAP BOOK 89, PAGE 25, CONSISTING OF 4 SHEETS AND ALSO LAND DEVELOPMENT PLANS BY THE SAME NAME CONSISTING OF 24 SHEETS, SUBJECT PROPERTIES BEING LOT 62, 63, & 64 ON SAID MAP.

REVISION:

REV	DATE	PER REVIEW COMMENTS
1	5/2/2022	MCD SUBMISSION
2	10/17/2022	REV PER MCD INCOMPLETENESS REVIEW
3	12/7/2022	REV PER MCD COMMENTS
4	4/14/2023	MCD SUBMISSION
5	7/13/2023	REV PER MCD INCOMPLETENESS REVIEW
6	10/10/2023	REV PER MCD TECHNICAL REVIEW
7	1/31/2024	REV PER TOWNSHIP CONSULTANT REVIEW LETTERS
8	4/01/2024	

PLAN TITLE:

RECORD/SITE PLAN

PROJECT:

LINFIELD CORPORATE CENTER LOT 62-63 ENTERPRISE DRIVE LIMERICK TWP., MONTGOMERY CO., PA

MESH Consulting, LLC

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DRAWING DATE:

1/24/2022

PROJECT NUMBER:

21-405

DRAWING SCALE:

1" = 40'

SHEET

2

OF 23