SITE DESIGN REQUIREMENTS

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

REQUIREMENTS

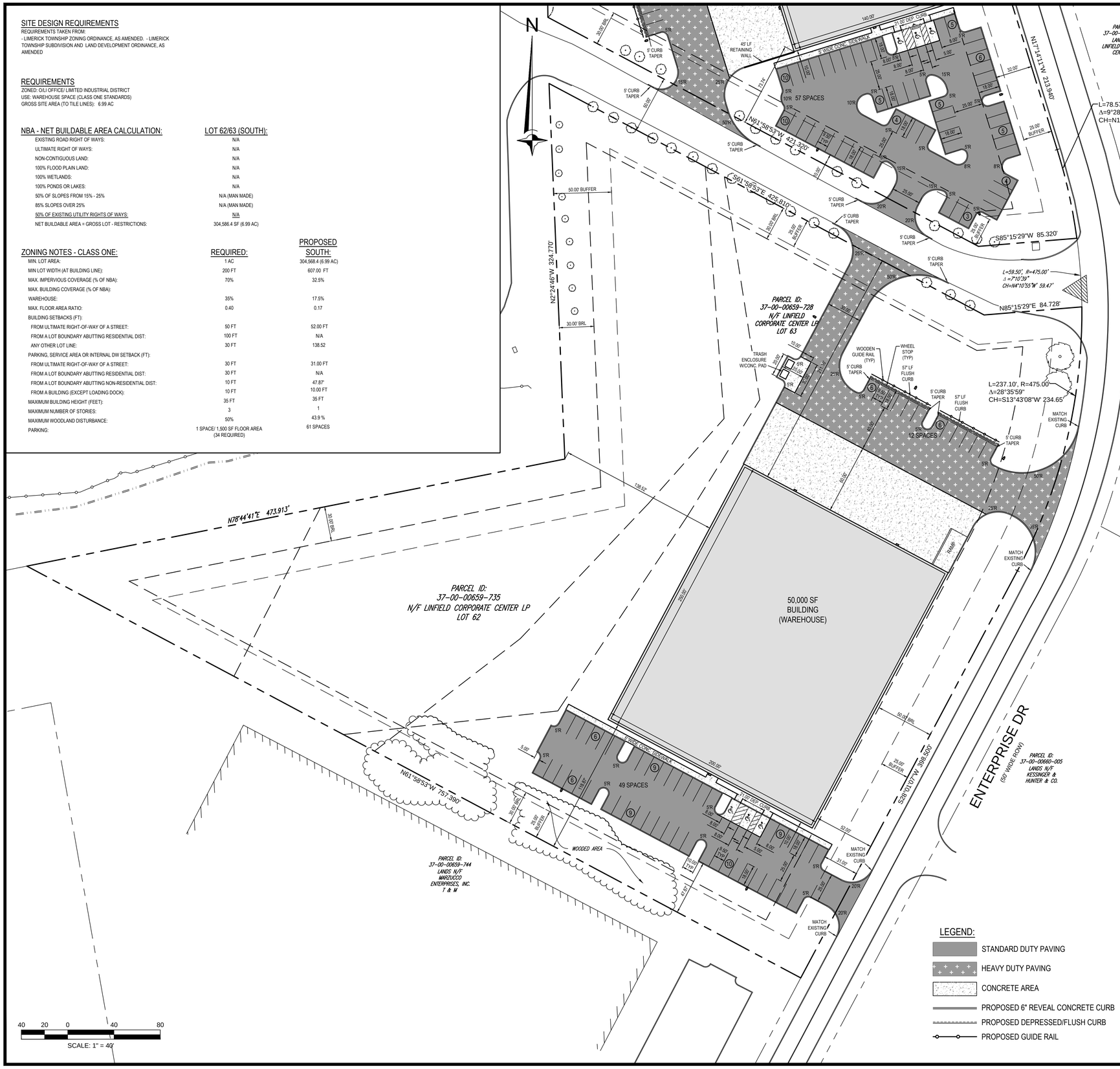
ZONED: O/LI OFFICE/ LIMITED INDUSTRIAL DISTRICT
USE: WAREHOUSE SPACE (CLASS ONE STANDARDS)
GROSS SITE AREA (TO TILE LINES): 6.99 AC

NBA - NET BUILDABLE AREA CALCULATION:

	LOT 62/63 (SOUTH):
EXISTING ROAD RIGHT OF WAYS:	N/A
ULTIMATE RIGHT OF WAYS:	N/A
NON-CONTIGUOUS LAND:	N/A
100% FLOOD PLAIN LAND:	N/A
100% WETLANDS:	N/A
100% PONDS OR LAKES:	N/A
50% OF SLOPES FROM 15% - 25%	N/A (MAN MADE)
85% SLOPES OVER 25%	N/A (MAN MADE)
50% OF EXISTING UTILITY RIGHTS OF WAYS:	N/A
NET BUILDABLE AREA = GROSS LOT - RESTRICTIONS:	304,586.4 SF (6.99 AC)

ZONING NOTES - CLASS ONE:

	REQUIRED:	PROPOSED SOUTH:
MIN. LOT AREA:	1 AC	304,568.4 (6.99 AC)
MIN LOT WIDTH (AT BUILDING LINE):	200 FT	607.00 FT
MAX. IMPERVIOUS COVERAGE (% OF NBA):	70%	32.5%
MAX. BUILDING COVERAGE (% OF NBA):		
WAREHOUSE:	35%	17.5%
MAX. FLOOR AREA RATIO:	0.40	0.17
BUILDING SETBACKS (FT):		
FROM ULTIMATE RIGHT-OF-WAY OF A STREET:	50 FT	52.00 FT
FROM A LOT BOUNDARY ABUTTING RESIDENTIAL DIST:	100 FT	N/A
ANY OTHER LOT LINE:	30 FT	138.52
PARKING, SERVICE AREA OR INTERNAL DW SETBACK (FT):		
FROM ULTIMATE RIGHT-OF-WAY OF A STREET:	30 FT	31.00 FT
FROM A LOT BOUNDARY ABUTTING RESIDENTIAL DIST:	30 FT	N/A
FROM A LOT BOUNDARY ABUTTING NON-RESIDENTIAL DIST:	10 FT	47.87'
FROM A BUILDING (EXCEPT LOADING DOCK):	10 FT	10.00 FT
MAXIMUM BUILDING HEIGHT (FEET):	35 FT	35 FT
MAXIMUM NUMBER OF STORIES:	3	1
MAXIMUM WOODLAND DISTURBANCE:	50%	43.9 %
PARKING:	1 SPACE/ 1,500 SF FLOOR AREA (34 REQUIRED)	61 SPACES



SITE / RECORD PLAN GENERAL NOTES

1. 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.
2. ALL ELEVATIONS SHOWN ARE IN ACCORDANCE WITH THE REFERENCED SURVEYOR'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK. SITE BENCHMARK IS SANITARY MANHOLE RIM SET ELEVATION 266.56 LOCATED IN THE INTERSECTION OF KEYSTONE BLVD AND ENTERPRISE DR.
3. APPLICANT: GAMBONE MANAGEMENT GROUP
4. OWNER: LINFIELD CORPORATE CENTER LP
5. PARCEL DATA: LOT 62
   PARCEL ID # 37-00-00-659-735

   PARCEL DATA: lot 63
   PARCEL ID # 37-00-00659-728
6. ALL A.D.A. ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED TO MEET CURRENT A.D.A. REQUIREMENTS, AS AMENDED.
7. ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
8. FEATURES TO BE REMOVED ARE NOTED (TBR).
9. 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.
10. 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.
11. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, REFERENCED DOCUMENTS, AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
12. 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.
13. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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. 10509, 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.

REV.	DATE	REVISION:

PLAN TITLE: RECORD/SITE PLAN

PROJECT: LINFIELD CORPORATE CENTER
LOTS 62-63
ENTERPRISE DRIVE
LIMERICK TWP, MONTGOMERY CO, PA

MESH Consulting, LLC
2932 West Germantown Pike
Eagleville, PA 19403
PH: 484-754-3470
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MESH

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER 041604E

VALID WITH SIGNATURE ONLY

DRAWING DATE: 1/24/2022

PROJECT NUMBER: 21-405

DRAWING SCALE: 1" = 40'

SHEET 2 OF 16