

- a. ALL TRAFFIC CONTROL SIGNS SHALL BE POSTED IN ACCORDANCE WITH THE 2009 MUTCD AND THE MOST RECENT VERSION OF PENNDOT PUBLICATION 236M.
- b. TRAFFIC CONTROL SIGNS SHALL BE POSTED IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE T-87000 SERIES IN PENNDOT PUBLICATION 111M.
- c. ALL PROPOSED PEDESTRIAN FACILITIES REFLECTED ON THESE PLANS SHALL BE CONSTRUCTED.

TO COMPLY WITH THE FOLLOWING STANDARDS:

- i. PENNDOT DESIGN MANUAL, S. CHAPTER 6
- ii. PENNDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, PUBLICATION 72M, R2-67M
- iii. U. S. ACCESS BOARD, PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG).

1. §15-26.A.(8)(C)- THE INTERIOR SIDE SLOPES SHALL NOT BE GREATER THAN FIVE HORIZONTAL TO ONE VERTICAL.
2. §15-16.C(2)(a) - FOR RELIEF FROM PROVIDING A LANDSCAPE BUFFER FOR EVERY 10 PARKING STALLS.
3. §15-19.C.(3) - FOR RELIEF FROM PROVIDING RIPRAP STABILIZATION ON ALL BANKS EXCEEDING 25% SLOPE.
4. §15-27.1.C(4)(a) - FOR RELIEF FROM PROVIDING A 25-FOOT BUFFER ALONG PROPERTY LINES.
5. §15-33.C.(1) - FOR RELIEF FROM SHOWING ALL FEATURES WITHIN 400-FEET OF THE PROPERTY BOUNDARY.

BLOCK 24, UNIT 27  
APN #37-00-01990-00-7  
LANDS N/E OF  
INFELD CORPORATE CENTER, LP  
D.B. 5583, PG. 2258

BLOCK 25, UNIT 11  
APN #37-00-01984-00-4  
LANDS N/F OF  
FIELD CORPORATE CENTER,  
D.B. 5583, PG. 2238

PROPOSED IRON PIN  
TO BE SET (TYP)

EMERGENCY ACCESS ROUTES	
1.	ACCESS DRIVE MUST BE ABLE TO SUPPORT 80,000 LB VEHICLES.
2.	DELIMITATORS TO BE SPECIFIED ON THE PLAN TO THE SATISFACTION OF THE FIRE MARSHAL.
3.	SIGNAGE AS DIRECTED BY THE TOWNSHIP:
4.	MAXIMUM LONGITUDINAL GRADE SHALL BE 10%, MAXIMUM CROSS-SLOPE SHALL BE 7%.
5.	TRAIL WIDTH TO BE DETERMINED BY THE TOWNSHIP.
6.	ACCESS DRIVE SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT ALL TIMES AND REMAIN FREE OF OBSTRUCTIONS.
7.	A TRUCK TURNING TEMPLATE SHALL BE PROVIDED FOR THE 3-AXLE LADDER TRUCK (OR AS PROVIDED BY THE TOWNSHIP FIRE MARSHAL) ON A LAYOUT PLAN FOR ALL SITES AND EMERGENCY ACCESS ROUTES FOR REVIEW AND APPROVAL BY THE TOWNSHIP.

BLOCK 34A, UNIT 21  
APN #37-00-05753-22-2

## KEYSTONE DRIVE

THESE PLANS ARE BASED ON INFORMATION PROVIDED TO LANDCORE ENGINEERING CONSULTANTS, P.C. (HEREINAFTER "THE ENGINEER") AT THE TIME OF PREPARATION. ALL ELEVATIONS SHOWN ON THESE PLANS SHALL BE CONSIDERED AS APPROXIMATE UNLESS SPECIFICALLY NOTED OTHERWISE BY THE ENGINEER. CONTRACTOR PRIOR TO GROUND-BREAKING, CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY, IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE INDICATED ON THESE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL OTHER SITE FEATURES. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DIMENSIONS SHOWN ON THESE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING WHETHER TO EXIST PRIOR TO ORDER AND/OR FABRICATION OF STRUCTURES AND MATERIALS; OR COMMENCEMENT WITH CONSTRUCTION ACTIVITIES.

2. THE ENGINEER DOES NOT INTEND TO COMPLY WITH OR EXCEED ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND CODES, AND OSHA STANDARDS.

3. THE OWNER / CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY ALL APPLICABLE FEDERAL, STATE AND LOCAL INSTRUMENTS GOVERNING JURISDICTIONAL AGENCIES, INCLUDING BUT AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, DURINGS AND NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND RECORDS, PERMIT GUIDANCE, ETC. AL UPON REVIEW OF PROJECT RELATED RESOURCES, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY CONFLICTS BETWEEN THE PLANS AND RESOURCES AND THE ENGINEER WILL BE RESPONSIBLE FOR PROVIDING CLARIFICATION AND/OR REVISIONS TO THE PLANS RELATED TO SUCH.

4. IT IS ESSENTIAL THAT BOTH CONTRACTORS ARE AWARE OF THE SITE-SPECIFIC REQUIREMENTS. LANDCORE ENGINEERING CONSULTANTS HAS MADE A POINT IN THE PROVIDED NOTES AND DETAILS, AS WELL AS IN THE DRAWINGS, TO PROVIDE SLOPES (GRADES) AND DIMENSIONS THAT COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS (AS LATEST REVISED) AS WELL AS APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL DIMENSIONS ARE NOT ACHIEVABLE, THE CONTRACTOR IS REQUIRED TO NOTIFY THE OWNER, IN WRITING IMMEDIATELY BEFORE MOBILE EQUIPMENT ENTERS THE DESIGNATED AREAS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE DESIGNATED AREAS AND ROUTES PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE DESIGNATED AREAS AND ROUTES IN ACCORDANCE WITH THE MOST CURRENT ADJUDICIAL AGENCIES AS APPLICABLE TO THE PROJECT.

1. THE CONTRACTOR, IN ADDITION TO OTHER NOTES PROVIDED WITHIN THE APPROVED PLANS, SHALL BE RESPONSIBLE FOR THE FOLLOWING:

1.1. SHALL FULLY COMPLY WITH THE LATEST OSHA SAFETY STANDARDS AND REGULATIONS, OR ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL STANDARDS FOR EXCAVATION AND TRENCHING PROCEDURES.

1.2. IS RESPONSIBLE TO MAINTAIN AS-BUILT RECORDS OF THE WORK.

1.3. SHALL OBTAIN COMPLIANCE WITH ALL TERMS AND CONDITIONS SET FORTH IN THE APPROVALS AND PERMITS ISSUED BY MUNICIPAL, COUNTY, STATE AND FEDERAL AGENCIES RELATING TO THE WORK. CONTRACTOR, AT ITS SOLE EXPENSE, SHALL OBTAIN ALL NECESSARY CORRECTIVE PERMITS AND APPROVALS FROM ANY AGENCIES, STATE OR FEDERAL OFFICIALS RELATING TO OR ARISING FROM CONTRACTORS OR ITS SUBCONTRACTORS FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE APPROVED PLANS AND CONDITIONS.

1.4. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREIN, WITHOUT FIRST OBTAINING PRIOR WRITTEN APPROVAL FROM THE OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO, AND ALL COSTS TO CORRECT OR REPAIR ANY DAMAGE TO THE PROPERTY OF THE OWNER. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COSTS TO CORRECT AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

1.5. CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK TO AVOID DAMAGE TO THE PROPERTY OF THE OWNER.

1.6. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE PROTECTION AND STABILITY OF STRUCTURES, SIDEWALKS, PAVEMENT, AND OTHER IMPROVEMENTS TO REMAIN ON THE PROPERTY, AND TO PROVIDE A SAFE WORK AREA.

1.7. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION INSURANCE, AND GENERAL LIABILITY INSURANCE. CONTRACTORS MUST HAVE THEIR OWNERS' AND GENERAL LIABILITY INSURANCE (GL) POLICIES. CONTRACTORS MUST HAVE THEIR GL POLICIES ENDORSED TO NAME IN ADDITION TO OWNER, LANDCORE ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO THE CONTRACTOR AS ADDITIONAL ASSURED. CONTRACTORS MUST HAVE THEIR OWNERS' AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH OWNER AND ENGINEER WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF COMPLIANCE WITH THIS REQUIREMENT. CONTRACTOR'S WORK AND UPON REVEAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY THE LAW, HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH

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PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED AND THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY TOPSOIL. TOPSOIL DOCUMENTS AS APPROVED BY ALL APPLICABLE PERMITTING AUTHORITIES. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, DRIVEWAYS AND STAIRS. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER. UNSUITABLE SOIL AND DEMOLITION MATERIAL SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE SOIL, DEMOLITION MATERIAL, DEBRIS AND ANY OTHER MATERIALS SHALL BE REMOVED FROM THE PROJECT SITE IN ACCORDANCE WITH THE FEDERAL, STATE, LOCAL LAWS, REGULATIONS AND CODES SITE (CRUSHED SUBCONCRETE CERTIFIED AND USED AS CLEAN FILL SHALL BE EXCLUDED). THE CONTRACTOR SHALL COMPLETE THE WORK WITHIN THE 90 DAYS AS INDICATED IN SPECIFICATIONS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND / OR GEOTECHNICAL REPORT.

UNLESS OTHERWISE NOTED WITHIN THE APPROVED PLANS, ALL DISTURBED AREAS TO RECEIVE SIX INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

AND 6) AND 7) ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL PROPOSED RADI ARE 5:1 UNLESS OTHERWISE NOTED.

PAVEMENT SHALL BE SAU OUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. THE CONTRACTOR SHALL MAINTAIN THE MINIMUM AMOUNT OF MILVOYERLY REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE OWNER ON ADDITIONAL MILVOYERLY REQUIREMENTS.

THE CONTRACTOR SHALL BE RESPONSIBLE TO BE ABANDONED, REMOVED, OR RELOCATED, AS NECESSARY, ALL COSTS SHALL NOT BE INCLUDED IN BASE BID.

FOR MATERIALS AND/OR SPECIFICATIONS NOT SPECIFICALLY REFERENCED ON THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO BE COORDINATED IN CONFORMANCE WITH PENNDOT PUB 408 AS LAST REVISED.

10. THE PERMANENT REMOVAL OF TOPSOIL FROM ANY PARCEL OF LAND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

10.1. DURING ACTUAL CONSTRUCTION ON PREMISES, THAT PORTION OF THE TOPSOIL PRESENT WHICH COVERS AN AREA TO BE OCCUPIED BY PERMANENT STRUCTURES OR PERMANENTLY LOCATED DRIVEWAYS, SIDEWALKS, DRIVEWAYS, DRIVEWAYS, AND LAKES MAY BE CONSIDERED EXCESS AND MAY BE REMOVED BY THE OWNER.

10.2. DURING REGARDING OPERATIONS CONDUCTED UPON PREMISES, WHETHER OR NOT THE CONTRACTOR IS IN COMPLIANCE WITH THE SPECIFICATIONS, EXCESS TOPSOIL REMAINING AFTER RESTORING PERMANENT TOPSOIL COVER (AT LEAST EIGHT INCHES) TO ALL OF THE FAIRLY EXPOSED AREAS, WHICH REGARDING OPERATIONS WERE CONDUCTED MAY BE REMOVED BY THE OWNER.

<b>TOTAL SITE AREA (TO TITLE LINE)</b>		<b>4.117</b>	<b>(AC)</b>
<b>LESS RESTRICTIONS</b>			
EXISTING ROAD RIGHTS-OF-WAY		0.000	(AC)
ULTIMATE RIGHTS-OF-WAY OF EXISTING ROAD		0.000	(AC)
NON-CONTIGUOUS LAN		0.000	(AC)
FLOODPLAIN LAND		0.000	(AC)
WOODLANDS		0.000	(AC)
WETLANDS		0.000	(AC)
PONDS OR LAKES		0.000	(AC)
SLOPES FROM 15% TO 25%		0.000	(AC)
SLOPES OVER 25%		0.000	(AC)
EXISTING UTILITY RIGHTS-OF-WAY		0.055	(AC)
<b>CALCULATIONS</b>			
SLOPES FROM 15% TO 25%	AREA * 50%	0.000	(AC)
SLOPES OVER 25%	AREA * 85%	0.000	(AC)
EXISTING UTILITY RIGHTS-OF-WAY	AREA * 50%	0.028	(AC)
<b>CALCULATIONS</b>			
NET BUILDABLE SITE AREA		4.090	(AC)

USE	REQUIREMENT	PARKING REQUIRED		SECTION
		USE REQ.	PARKING	
WAREHOUSE OR STORAGE	1 STALL PER 1,500 SF OF GFA	37,050	24.7	\$184-87
OFFICE	1 STALL PER 300 SF OF GFA	5,000	16.7	\$184-87
REQUIRED PARKING		TOTAL	41.4	
		USE	42	
PARKING PROVIDED		74		

REQUIREMENT		REQUIRED	EXISTING	PROPOSED	SECTION
<b>BUILDING REQUIREMENTS</b>					
MINIMUM LOT AREA	(SF)	43,560	179,344	179,344	\$184-157
	(AC)	1	4.117	4.117	
NET BUILDABLE AREA	(SF)	NA	NA	178,160	\$184-157
	(AC)	NA	NA	4.090	
MINIMUM LOT FRONTAGE	(FT)	NA	NA	NA	\$184-157
MINIMUM LOT WIDTH	(FT)	200	249.4	514.66	\$184-157
<b>MINIMUM YARD SETBACKS</b>					
FRONT YARD	(FT)	50	NA	53.16	\$184-157
SIDE YARD	(FT)	30	NA	110.41	\$184-157
REAR YARD	(FT)	30	NA	30	\$184-157
<b>BUILDING SETBACKS</b>					
ULTIMATE RIGHT-OR-WAY	(FT)	50	NA	53.16	\$184-157
LOT BOUNDARY ABUTTING A RESIDENTIAL DISTRICT	(FT)	100	NA	NA	\$184-157
OTHER LOT LINES	(FT)	30	NA	30	\$184-157
<b>PARKING/SERVICE AREA/INTERNAL DRIVEWAY SETBACKS</b>					
ULTIMATE RIGHT-OR-WAY	(FT)	30	NA	31.34	\$184-157
LOT BOUNDARY ABUTTING A RESIDENTIAL DISTRICT	(FT)	30	NA	NA	\$184-157
LOT BOUNDARY ABUTTING A NON RESIDENTIAL DISTRICT	(FT)	10	NA	10.5	\$184-157
BUILDING (EXCEPT LOADING DOCKS)	(FT)	10	NA	10	\$184-157
MAXIMUM IMPERVIOUS COVERAGE*	(%)	70%	0.0%	58.0%	\$184-157
	(SF)	125,540	0	103,354	
MAXIMUM BUILDING COVERAGE*	(%)	35%	NA	23.6%	\$184-157
	(SF)	62,770	NA	42,050	
MAXIMUM BUILDING HEIGHT	(FT)	45	NA	36.71	\$184-157
MAXIMUM FLOOR AREA RATIO*	(%)	40%	0	23.8%	\$184-157
<b>PARKING REQUIREMENTS</b>					
MINIMUM STALL SIZE	(FT)	9.5 X 18	NA	9.5 X 18	\$155-16-B-6
MINIMUM AISLE WIDTH	(FT)	25	NA	25	\$155-16-B-6
<b>MINIMUM PARKING SETBACKS</b>					
FRONT YARD	(FT)	30	NA	31.34	\$184-157
SIDE YARD	(FT)	10	NA	15.57	\$184-157
REAR YARD	(FT)	10	NA	10.5	\$184-157
MAXIMUM NUMBER OF STORIES		3	NA	1	\$184-157
*USES NET BUILDABLE SITE AREA FOR CALCULATIONS.					
(V) VARIANCE REQUIRED   (EN) EXISTING NON-CONFORMANCE   (WV) WAIVER REQUESTED   (TBD) TO BE DETERMINED   (NA) NOT APPLICABLE   (NS) NOT SPECIFIED					

	PROPERTY LINE (PIG)
	PROPERTY LINE (ADJOINER)
	PROPERTY LINE (ROW)
	BUILDING SETBACK LINE
	PARKING SETBACK LINE
	EASEMENT LINE
	TREELINE
	PROP. SWM BASIN LIMITS
	SAWCUT LIMITS

AVERAGE ELEVATION OF EXISTING GRADE AT THE PROPOSED BUILDING: 290.79  
PROPOSED FFE AT THE PROPOSED BUILDING: 292.50  
ELEVATION AT TOP OF PROPOSED BUILDING: 327.50  
PROPOSED BUILDING HEIGHT:  $327.50 - 290.79 = 36.71'$

**NOTE:** THIS PROJECT IS LOCATED WITHIN THE POTTS TOWN-LIMERICK AIRPORT DISTRICT, CONICAL ZONE. THE PROPOSED BUILDING HEIGHT IS COMPLIANT WITH THE REQUIREMENTS SET FORTH IN ARTICLE XXVIII, SECTION 184-195 OF THE TOWNSHIP OF LIMERICK ZONING CODE.

					JGJ
				TOWNSHIP REVIEW COMMENTS	ERT
				TOWNSHIP REVIEW COMMENTS	AAR
				TOWNSHIP REVIEW COMMENTS	BY
				REVISED PER	
				DATE	
				REV	
				1	
				2022-06-01	
				2023-09-06	
				2024-01-19	
				3	

PROJECT No.	210071
FILE	RECORD
DRAWN BY	B. NAGENGAST
CHECKED BY	R. GRAF

PROPOSED FLEX / WAREHOUSE  
LOTS 19 & 20  
KEYSTONE DRIVE  
LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PA

DATE 2022-03-23

DD 3

SHEET                      REV. No.

# LANDCORE



**ROLPH A. GRAF**  
**PROFESSIONAL ENGINEER**  
 PENNSYLVANIA LICENSE  
 No. 41814-F

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PHILADELPHIA, PENNSYLVANIA 19118

PROPOSED FLEX / WAREHOUSE  
LOTS 19 & 20  
KEYSTONE DRIVE  
LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PA

DATE 2022-03-23

DD 3

SHEET                      REV. No.