



NOT FOR CONSTRUCTION

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2024-01-19	TOWNSHIP REVIEW COMMENTS	2022-09-06	TOWNSHIP REVIEW COMMENTS	1	REV. DATE
3	2024-01-19	3	2022-09-06	1	REvised PER

PROJECT NO. 210071
RECORD B. NAGENGAST
DRAWN BY R. GRAF
CHECKED BY

PROPOSED FLEX WAREHOUSE	
LOT 19 & 20 LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PA	
PROJECT APPLICANT LINFIELD CORPORATE CENTER, LP	
APPLICANT TITLE	
RECORD PLAN	

DATE 2022-03-23
TITLE RP 3



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TICKET #. Ticket Num.

ALL TRAFFIC CONTROL SIGNS SHALL BE POSTED IN ACCORDANCE WITH THE 2009 EDITION OF THE MOST RECENT VERSION OF PENNDOT PUBLICATION 236M.
ii. TRAFFIC CONTROL SIGNS MUST BE POSTED ON PENNDOT APPROVED BREAKAWAY POSTS IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE TC-4700 SERIES IN PUBLICATION 1110.
3. ALL PROPOSED PEDESTRIAN FACILITIES REFLECTED ON THESE PLANS SHALL BE CONSTRUCTED.
TO COMPLY WITH THE FOLLOWING STANDARDS:
i. PENNDOT DESIGN MANUAL, CHAPTER 6.
ii. PENNDOT STANDARDS FOR ROAD CONSTRUCTION, PUBLICATION 72M, RC-7PM.
iii. PENNDOT STANDARDS FOR ROADWAY ACCESSIBILITY GUIDELINES (PROWAG) AND ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG).

WAIVERS REQUESTED:
1. §151-28.A.(8)(C) - THE INTERIOR SIDE SLOPES SHALL NOT BE GREATER THAN FIVE HORIZONTAL TO ONE VERTICAL.
2. §155-16.C(2)(a) - FOR RELIEF FROM PROVIDING A LANDSCAPE ISLAND FOR EVERY 10 PARKING STALLS.
3. §155-19.C(3) - FOR RELIEF FROM PROVIDING RIPRAP STABILIZATION ON ALL BANKS EXCLUDING 25% SLOPE.
4. §155-21.C(4)(a) - FOR RELIEF FROM PROVIDING A 25-FOOT BUFFER ALONG PROPERTY LINES.
5. §155-21.C(1) - FOR RELIEF FROM SHOWING ALL FEATURES WITHIN 400 FEET OF THE PROPERTY BOUNDARY.

BLOCK 24, UNIT 27
APN 137-30-01880-00-7
LANDS N/F OF
UNFIELD CORPORATE CENTER, LP
D.B. 5581, PG. 2238

BLOCK 25, UNIT 11
APN 137-30-01884-00-4
LANDS N/F OF
UNFIELD CORPORATE CENTER, LP
D.B. 5581, PG. 2238

PROPOSED IRON PIN
TO BE SET (TYP)

EMERGENCY ACCESS NOTES
1. AGC 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 2%.
5. TRAIL WIDTH TO BE DETERMINED BY THE TOWNSHIP.
6. AGC 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 PRIMARY ROUTES AND EMERGENCY ACCESS ROUTES FOR REVIEW AND APPROVAL BY THE TOWNSHIP.

BLOCK 34A, UNIT 21
APN 137-40-05753-22-2
UNFIELD CORPORATE CENTER, LP
D.B. 5581, PG. 2238

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