



12 WEST WILLOW GROVE AVENUE
PHILADELPHIA, PENNSYLVANIA 19118



ROLPH A. GRAF
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE
No. 41814-E

TOWNSHIP REVIEW COMMENTS	
2024-01-19	TOWNSHIP REVIEW COMMENTS
2023-09-06	TOWNSHIP REVIEW COMMENTS
1	REvised PER

PROJECT NO. 210070
RECORD B. NAGENGAST
DRAWN BY R. GRAF
CHECKED BY

KEYSTONE DRIVE
1600 MANOR DRIVE, SUITE 210
CHALFONTE, PA 18914
FILE NO. 02-210407-00

TAX MAP NO. BLOCK 34A, UNITS 21 & 22 & 23
APN 437-00-0573-22 & 37-0-0573-23 & 37-00-00659-70-8
DEED BOOK 5583, PAGE No. 2238

ZONING DATA
OIL - OFFICE/LIMITED INDUSTRIAL DISTRICT
PROPOSED USE
WAREHOUSE (PERMITTED USE/CONDITIONAL USE REQUIRED
FOR 100,000 SF OR GREATER)

PROPOSED FLEX / WAREHOUSE
KEYSTONE DRIVE AT ENTERPRISE DRIVE
LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PA
PROJECT APPLICANT: LINFIELD CORPORATE CENTER, LP
TITLE

DATE 2022-03-23
REV. NO. 3

WAIVERS REQUESTED:
1. \$151-26.A(8)(C) - THE INTERIOR SIDE SLOPES SHALL NOT BE GREATER THAN FIVE HORIZONTAL TO ONE VERTICAL.
2. \$155-19.C(3) - FOR RELIEF FROM PROVIDING RELIEF FROM PROVIDING BREAKAWAY POSTS IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE TC-6700
3. \$155-19.C(4)(a) - FOR RELIEF FROM PROVIDING A 25-FOOT BUFFER ALONG PROPERTY LINES.
4. \$155-33.C(1) - FOR RELIEF FROM SHOWING ALL FEATURES WITHIN 400 FEET OF THE PROPERTY BOUNDARY.

REVISIONS WHICH RESULT FROM THE SAME. NEITHER OWNER NOR CONTRACTOR IS RESPONSIBLE FOR DETERMINING METHODS AND COMPUTATIONS FOR DETERMINING CONTRACTUAL LIABILITY. CONTRACTOR IS RESPONSIBLE FOR PROMPTLY NOTIFY OWNER AND ENGINEER, IN WRITING, WHEN A CONFLICT IS IDENTIFIED.

5. ALL CONTRACTORS MUST FURNISH OWNER AND ENGINEER WITH A COPY OF THE CONTRACT DOCUMENTS AND SUBMISSIONS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE, SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH OWNER AND ENGINEER WITH A COPY OF THE CONTRACT DOCUMENTS AND SUBMISSIONS AS EVIDENCE OF THE INSURANCE INSURANCE, PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION,

THE CONTRACTOR SHALL NOT BE PROHIBITED FROM PROVIDING A WA-B-50 TRUCK.

6. ALL TRACTOR-TRAILERS ARE LIMITED TO USING THE SURROUNDING STATE ROAD SYSTEM FOR ACCESS TO THE PROPERTY. OWNER IS NOT RESPONSIBLE FOR INDUSTRIAL STANDARDS

7. WATER / SEWER: THIS SITE SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.

8. WETLANDS: BY APPROVAL OF THIS PLAN, THE MUNICIPALITY HAS NEITHER CONFIRMED NOR DENIED THE EXISTENCE AND/OR EXTENT OF ANY WETLAND AREAS WHETHER OR NOT DELINEATED ON THE SITE PLAN AND ANY ENCROACHMENT THEREON FOR ANY REASON WHATSOEVER SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THIS ITEM APPLIES ONLY TO THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS AND/OR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS THE ENDOURANCE FACILITY SHALL CONFORM TO THE RULES AND REGULATIONS OF THE JURISDICTIONAL AGENCIES.

9. FLOODPLAIN: SITE DOES NOT LIE WITHIN THE 100-YR FLOODPLAIN LIMIT AS SHOWN ON A FLOOD INSURANCE RATE MAP (FIRM NUMBER A2091C210) EFFECTIVE DATE MARCH 2016.

10. MONUMENTATION NOTE: MONUMENTS AND MARKERS SHALL BE SET AT ALL PROPERTY BOUNDARY CORNERS AS INDICATED ON THESE PLANS. SUITABLE MARKERS SHALL BE SUBSTITUTED FOR MARKERS TO BE SET IN PAVEMENT OR CONCRETE AREAS. DETAILS OF THE LOCATION AND TYPE OF SUCH MARKERS SHALL BE PROVIDED TO THE MUNICIPAL ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

11. THIS PROJECT DOES NOT PROPOSE ANY OUTDOOR STORAGE.

12. APPLICANT SHALL BE REQUIRED TO COMPLY WITH THE REQUIREMENTS FOR INDUSTRIAL STANDARDS

13. ALL UTILITIES SHALL BE PLACED UNDERGROUND AND SHALL ALSO OBTAIN LETTERS OF ENDORSEMENT FROM ALL UTILITIES.

14. PER \$155-15.F(6), WITHIN THE SIGHT TRIANGLE AREA, NO BUILDING, TREE, HEDGE OR OTHER OBSTRUCTION SHALL BE PLACED WHICH IS PROHIBITED FROM CURB HEIGHT TO A MINIMUM HEIGHT OF 12 FEET, WITH THE EXCEPTIONS LISTED UNDER 155-15.F(6) THRU (c).

15. THE SITE HAS BEEN DESIGNED TO ACCOMMODATE A WA-B-50 TRUCK.

16. ALL TRACTOR-TRAILERS ARE LIMITED TO USING THE SURROUNDING STATE ROAD SYSTEM FOR ACCESS TO THE PROPERTY. OWNER IS NOT RESPONSIBLE FOR INDUSTRIAL STANDARDS

17. HEADING NORTH TRUCKS ARE RESTRICTED ON WEST CHERRY LANE.

18. HEADING SOUTH TRUCKS ARE RESTRICTED ON LINFIELD ROAD, MAIN STREET AND ALSO AIRPORT ROAD.

19. HEADING NORTH TRUCKS ARE RESTRICTED ON LINFIELD ROAD, MONTGOMERY COUNTY, PA

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