

WAIVERS REQUESTED

- SECTION 155-19.B(7) - WAIVER TO ALLOW THE TOP OR BOTTOM EDGE OF SLOPES TO BE WITHIN ONE (1) FEET FROM ADJACENT PROPERTY OR ROADS, PROVIDED THE SLOPES ARE NOT EXISTING.
- SECTION 151-20.B(1) - WAIVER FROM HAVING TO PREPARE AN EXISTING RESOURCE AND SITE ANALYSIS MAP (ERSAM) SHOWING ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING, BUT NOT LIMITED TO, STEEP SLOPES, PONDS, STREAMS, WETLANDS, HYDRO SOILS, VERNAL POOLS, STREAM FILTERS, HYDROLOGIC SOIL GROUPS, WOODED AREAS, AND POTENTIAL INFILTRATION AREAS.
- SECTION 151-26.A(8)(c) - WAIVER TO ALLOW THE INTERIOR SIDE SLOPES TO BE GREATER THAN FIVE HORIZONTAL TO ONE VERTICAL.

WAIVERS GRANTED AT MEETING ON JUNE 1, 1999 IN RESOLUTION 95-22F

- SECTION 155-15-B(8)(b) - WAIVER TO ALLOW THE CARTWAY WIDTH OF ZARA DRIVE TO BE TWENTY-EIGHT (28) FEET WIDE.
- SECTION 155-15.B(8)(d) - WAIVER FROM THE REQUIREMENTS FOR HAVING A SIDEWALK ALONG ZARA DRIVE.

PARKING

- PER §184-87 1 PER 1,500 SQUARE FEET OF FLOOR AREA OR PER EMPLOYEE ON LARGEST SHIFT THERE IS NO BUILDING, NO PARKING SPACES REQUIRED. PROPOSED TWO PARKING SPACES IN CASE SOMEONE NEEDS TO LEAVE CAR TO GET OTHER EQUIPMENT

PeB

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2. OWNER/APPLICANT: ALAN MYERS, LP, PO BOX 1340, 1805 BERKS ROAD, WORCESTER, PA 19490

3. PROJECT LOCATION: APN #37-00-03478-03-1 ZARA DRIVE, LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

4. USE: OUTDOOR STORAGE

NOT PERMITTED AS PRIMARY USE

PERMITTED TO 20% OF THE AREA

5. ZONING: ZONING DISTRICT: O/LI (OFFICE/LIMITED INDUSTRIAL DISTRICT)

OUTDOOR STORAGE

6. PROJECT DESCRIPTION: ZONING INFORMATION:

CLASS TWO AREA STANDARDS:

MIN. LOT AREA 3 ACRES

MIN. LOT WIDTH 300'

REQUIRED 5,7392 ACRES 485'

PROPOSED 5,7392 ACRES 485'

MAX. IMPERVIOUS COVERAGE 70% OF NET LOT AREA(1)

MAX. BUILDING COVERAGE 35%

MAX. FLOOR AREA RATIO 40%

BUILDING SETBACKS

FROM ULTIMATE ROW 50'

FROM ADJACENT RESIDENTIAL DISTRICT 100'

FROM ANY OTHER LOT LINE 30'

N/A N/A N/A

PARKING, SERVICE AREA OR INTERNAL DRIVEWAY SETBACKS

FROM ULTIMATE ROW 30'

FROM ADJACENT RESIDENTIAL DISTRICT 50'

FROM ANY OTHER LOT LINE 50', UNLESS SHARED 12'

N/A N/A N/A

MAX. BUILDING HEIGHT 35'

MAX. BUILDING HEIGHT BLDGS 200' TO RESIDENTIAL DISTRICT 45'

N/A N/A

MAX. NUMBER OF STORIES 3

N/A

OUTDOOR STORAGE SETBACKS

FROM ULTIMATE ROW 30'

FROM ADJACENT RESIDENTIAL DISTRICT 50'

FROM ANY OTHER LOT LINE 30'

N/A N/A N/A

MAX. WOODLAND DISTURBANCE 50%

PARKING REQUIREMENTS WAREHOUSE OR STORAGE=1/1,500 GFA N/A

(1) NET LOT AREA (NET ACREAGE), LAND WITHIN DEEDED BOUNDARIES OF LOT, MINUS ALL LAND CONTAINED WITHIN THE ULTIMATE RIGHT-OF-WAY OF ANY EXISTING ROADS ABUTTING OR CROSSING THE TRACT = 5.7392 AC

GENERAL NOTES:

- THIS PLAN REFERENCE A SURVEY BY: A) URWILER & WALTER, INC. TITLED: EXISTING FEATURES PLAN LOT 3 & LOT 4 POSSUM HOLLOW INDUSTRIAL PARK. DATED 07-17-2006.
- B) CORNERSTONE CONSULTING ENGINEERS & DESIGN SERVICES TITLED: 22-0552, SW01 DATED: 02-07-2023
- C) BRICKHOUSE ENVIRONMENTAL TITLED: ZARA DRIVE DELINEATION REPORT DATED: 01-16-2023

NOTES FROM TOWNSHIP ENGINEER

- NO LIGHTING IS REQUIRED PER CONVERSATION WITH CLIENT. COMPLIANCE WITH SECTION 184-62.B, C AND D.
- THE APPLICANT SHALL BE REQUIRED TO COMPLY WITH THE REQUIREMENTS FOR INDUSTRIAL STANDARDS.
- NO PERMANENT REMOVAL OF SOIL FROM THE PARCEL OF LAND SHALL BE PROHIBITED, EXCEPT AS FOLLOWS: DURING ACTIVE CONSTRUCTION ON PREMISES, THE PORTION OF THE TOPSOIL PRESENT WHICH 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 THE OWNER.
- 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 8 INCHES) TO THE AREAS OF THE PARCEL UPON WHICH REGRADING OPERATIONS WERE CONDUCTED MAY BE REMOVED BY THE OWNER.
- THE TOPSOIL REMAINING AFTER RESTORING PROPER TOPSOIL COVER (AT LEAST 8 INCHES) TO THE AREAS OF THE PARCEL UPON WHICH REGRADING OPERATIONS WERE CONDUCTED MAY BE REMOVED BY THE OWNER.
- PER ARTICLE XVIII, THIS PROJECT IS LOCATED WITHIN THE POTTSVILLE-LIMERICK AIRPORT DISTRICT AND SHALL COMPLY WITH THE REQUIREMENTS IN ACCORDANCE WITH §184-195.
- NO PROPOSED UTILITIES BUT IF INSTALLED IN THE FUTURE ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- A DEVELOPMENT OR CONSTRUCTION SCHEDULE SHALL BE SUBMITTED BY THE APPLICANT AT THE TIME OF PRE-CONSTRUCTION MEETING.

OWNER CERTIFICATION.

I HEREBY CERTIFY THAT DO HEREBY ADOPT THIS PLAN.

IS THE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED AND/OR DEVELOPED AND THAT I

PLANNING COMMISSION APPROVAL.

APPROVED BY THE LIMERICK TOWNSHIP MONTGOMERY COUNTY PLANNING COMMISSION THIS DAY OF 20

SECRETARY LIMERICK TOWNSHIP PLANNING COMMISSION DATE

TOWNSHIP SUPERVISORS APPROVAL.

APPROVED BY THE BOARD OF SUPERVISORS OF LIMERICK TOWNSHIP, MONTGOMERY COUNTY, THIS DAY OF 20

CHAIRMAN DATE

SECRETARY DATE

SURVEY CERTIFICATION.

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY OR FOR ME, THAT THE MONUMENTS SHOWN HEREON EXIST OR WILL EXIST AS LOCATED AND THAT ALL DIMENSIONAL DETAILS ARE CORRECT.

SEAL

REGISTERED SURVEYOR DATE

RECORDED PLAN.

RECORDED THIS DAY OF 20 IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY, PENNSYLVANIA, IN PLAN BOOK NO. PAGE

COUNTY PLANNING COMMISSION APPROVAL.

APPROVED BY THE MONTGOMERY VALLEY PLANNING COMMISSION THIS DAY OF 20

SIGNATURE

I, KEVIN H. FRUCK, PE, A PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE PROPOSED DEVELOPMENT AS DESIGNED BY CORNERSTONE CONSULTING ENGINEERS & DESIGN SERVICES, INC.

KEVIN H. FRUCK, PE CORNERSTONE CONSULTING ENGINEERS & DESIGN SERVICES, INC. 1176 N. IRVING STREET ALLENSTOWN PA 18109 (610) 820-8200

PROJ # 22-0552 DATE 11-17-2022

CAD ID: 22-0552 DRN BY KPD

SCALE: AS NOTED CHK BY KHF

SHEET 3 OF 11

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VARIANCES AND CONDITIONS

- §184-155.D(6)(a)