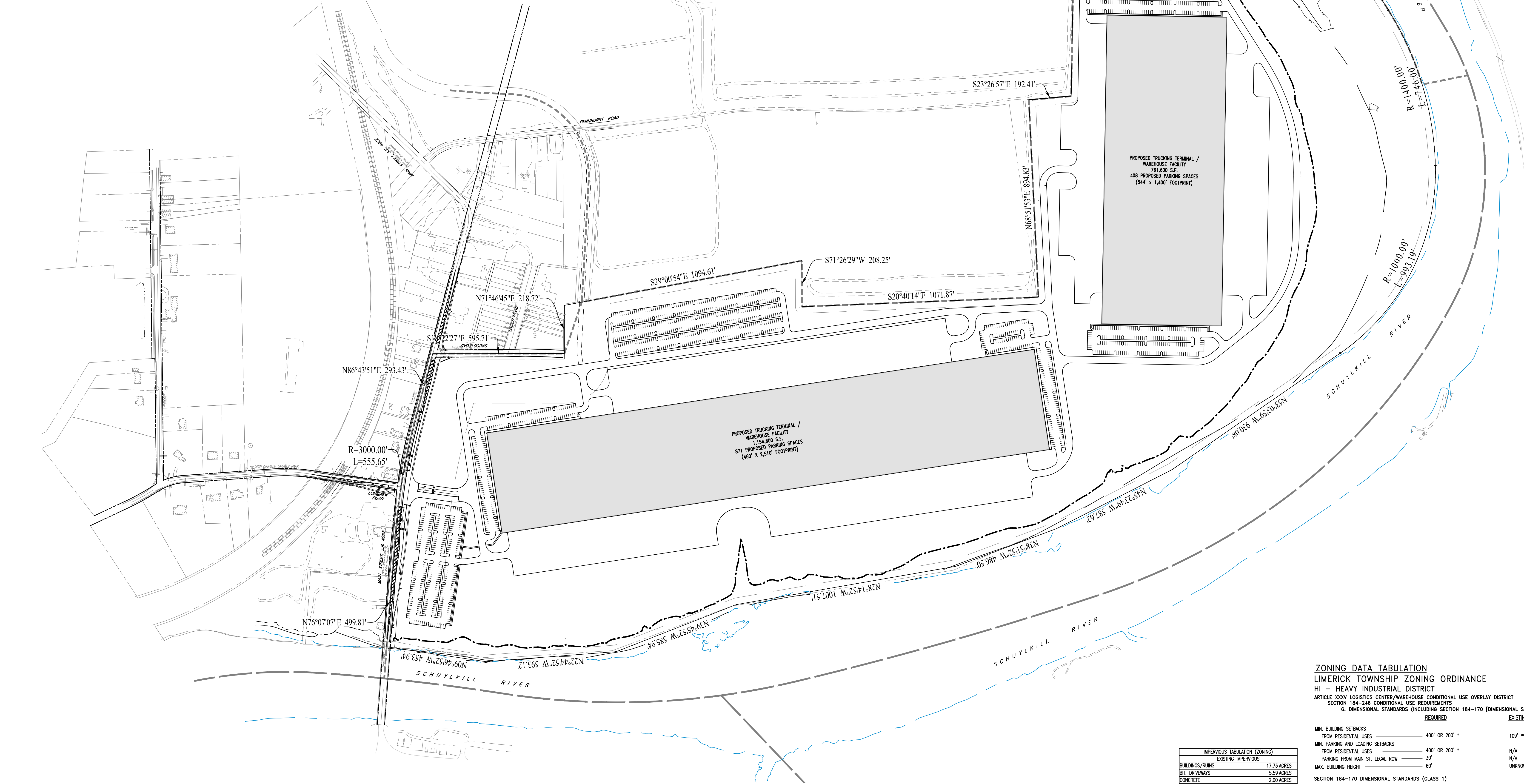
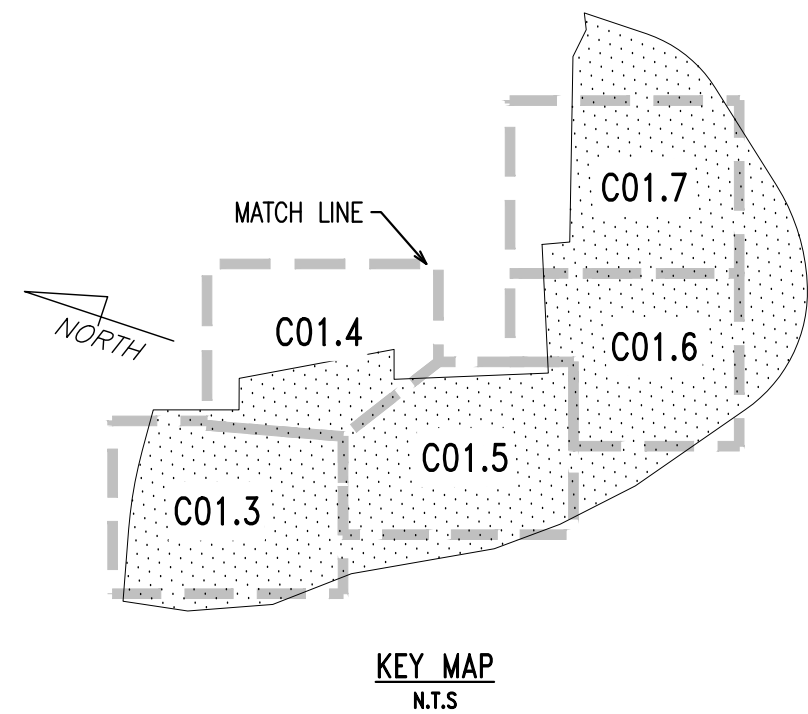
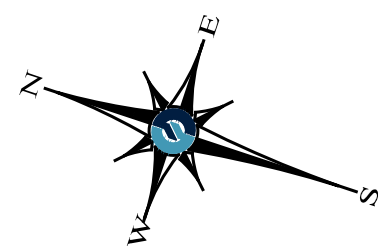
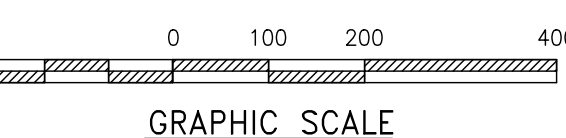




LEGEND		LEGEND		LEGEND	
— EX. PROPERTY LINE	— 242 — EXISTING CONTOUR	— EX. LIGHT POLE	— EX. ELEC. LINE	— EX. WATER LINE	— EX. WATER VALVE
— PROP. PROPERTY LINE	— 242 — PROPOSED CONTOUR	— EX. FENCE	— EX. UTILITY POLE	— EX. HYDRANT	— EX. HYDRANT
— EX. RIGHT-OF-WAY	— 123.00 — EXISTING SPOT ELEV.	— EX. MAIL BOX	— EX. UTILITY POLE	— EX. WATER VALVE	— EX. HYDRANT
— PROP. RIGHT-OF-WAY	— 123.00 — NEW SPOT ELEV.	— EX. SIGN	— EX. GAS LINE	— EX. WATER VALVE	— EX. HYDRANT
— EX. MONUMENT	— 123.00 — SOILS TYPE	— EX. SIGN	— EX. GAS LINE	— EX. WATER VALVE	— EX. HYDRANT
— PROP. MONUMENT	— 123.00 — SOILS TYPE	— EX. SIGN	— EX. GAS LINE	— EX. WATER VALVE	— EX. HYDRANT
— EX. REBAR	— 123.00 — SOILS TYPE	— EX. SIGN	— EX. GAS LINE	— EX. WATER VALVE	— EX. HYDRANT
— PROP. REBAR	— 123.00 — SOILS TYPE	— EX. SIGN	— EX. GAS LINE	— EX. WATER VALVE	— EX. HYDRANT
— EX. EASEMENT	— 123.00 — SOILS TYPE	— EX. SIGN	— EX. GAS LINE	— EX. WATER VALVE	— EX. HYDRANT
— PROP. EASEMENT	— 123.00 — SOILS TYPE	— EX. SIGN	— EX. GAS LINE	— EX. WATER VALVE	— EX. HYDRANT
— EX. WETLANDS	— 123.00 — SOILS TYPE	— EX. SIGN	— EX. GAS LINE	— EX. WATER VALVE	— EX. HYDRANT

OVERALL TITLE PLAN

SCALE: 1"=200'



PROPOSED DISTURBANCE

PER SECTION 184-81:

NATURAL FEATURE	TOTAL ACRES	ALLOWABLE DISTURBANCE	PROPOSED DISTURBANCE
FLOODPLAIN:	46.8 AC.	0 AC./0%	0 AC./0.0%
15% TO 25% STEEP SLOPES:	7.9 AC.	3.95 AC./50%	3.36 AC./42.6%
25% OR GREATER STEEP SLOPES:	9.7 AC.	1.5 AC./15%	1.16 AC./12.1%
WOODLANDS:	107.4 AC.	53.7 AC./50%	48.8 AC./45.5%

PROPOSED PARKING/LOADING SPACES		
	TOTAL	BLDG 1
PARKING SPACES	1,438	1,030
LOADING DOCKS	481	289
TRACTOR TRAILER PARKING	423	307

ZONING DATA TABULATION

LIMERICK TOWNSHIP ZONING ORDINANCE

HI - HEAVY INDUSTRIAL DISTRICT

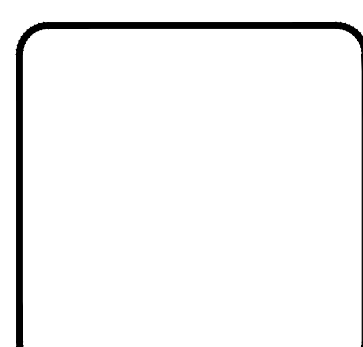
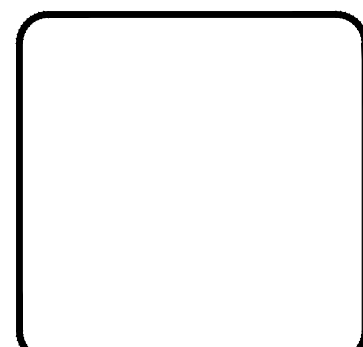
ARTICLE XXV LOGISTICS CENTER/WAREHOUSE CONDITIONAL USE OVERLAY DISTRICT
SECTION 184-246.2(a) DIMENSIONAL STANDARDS OF HI DISTRICT - CLASS 1

G. DIMENSIONAL STANDARDS (INCLUDING SECTION 184-170 [DIMENSIONAL STANDARDS OF HI DISTRICT - CLASS 1])		REQUIRED	EXISTING	PROPOSED
MIN. BUILDING SETBACKS	FROM RESIDENTIAL USES	400' OR 200' *	109' **	200'
MIN. PARKING AND LOADING SETBACKS				
FROM RESIDENTIAL USES		400' OR 200' *	N/A	200'
PARKING FROM MAIN ST. LEGAL ROW		30'	N/A	200'
MAX. BUILDING HEIGHT		60'	UNKNOWN	<60'

SECTION 184-170 DIMENSIONAL STANDARDS (CLASS 1)

		REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA		2 ACRES	190.00 ACRES	190.00 ACRES
AVERAGE LOT SIZE		3 ACRES	N/A	N/A
MIN. LOT WIDTH @ BLD. LINE		150'	1,340'	1,340'
MAX. IMP. COV. (OF NET LOT)		70%	13.3% (25.32 ACRES)	47.3% (89.85 ACRES)
MAX. BUILDING COVERAGE				
WAREHOUSE/STORAGE USES		45%	N/A	23.2% (43.99 ACRES)
ALL OTHER USES		40%	9.3% (17.73 ACRES)	N/A
MAX. FLOOR AREA RATIO		0.50	0.14	0.23
MIN. BUILDING SETBACKS		50'	147'	369'
FROM L.T. ROW		100'	61' **	N/A
FROM RES. DISTRICT		30'	167'	302'
OTHER DISTRICTS				
MIN. PARKING, LOADING AND DRIVEWAY SETBACKS				
FROM L.T. ROW		30'	N/A	N/A
FROM RES. DISTRICT		30'	N/A	76'
OTHER DISTRICTS		15'	N/A	76'
MAX. BUILDING HEIGHT		35' OR 3 STORIES	UNKNOWN	N/A

* A SETBACK OF 200 FEET FROM EXISTING RESIDENTIAL USES SHALL BE PERMITTED IN ACCORDANCE WITH SECTION 184-246.2.(c) OF THE ZONING ORDINANCE.
** EXISTING NON-CONFORMING



REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

PRELIMINARY/FINAL
OVERALL TITLE PLAN
CLIENT: MOSSI CONSTRUCTION
PROJECT: THE PUBLICKER TRACT
LOCATION: 1301 MAIN STREET
LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PA

DATE:	06/11/23
SCALE:	1"=200'
DRAWN BY:	ADM
CHECKED BY:	CMD
PROJECT NO.:	4455
CAD FILE:	06/11/23
PLOTTED:	06/11/23
DRAWING NO.:	C01.2
SHEET	02 of 60