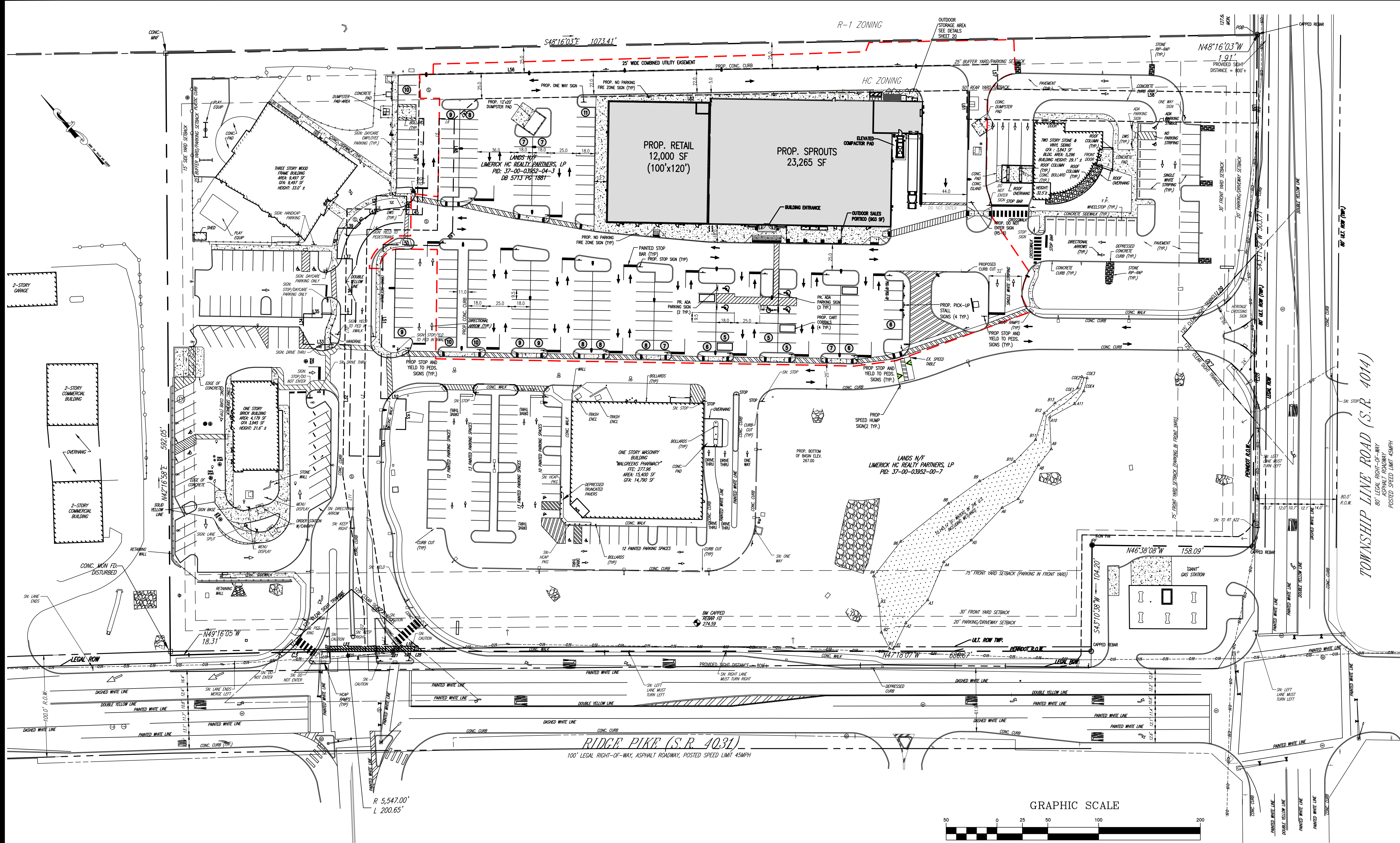




GENERAL NOTES

- THIS PLAN REFERENCES A SURVEY PLAN BY:
CORNERSTONE CONSULTING ENGINEERS & DESIGN SERVICES, INC.
213 WEST MAIN STREET, SUITE 201
LANSDALE, PA 19446
PLAN ENTITLED: "ALTA/ACSM LAND TITLE SURVEY"
PLAN DATED: 7/21/2023
- APPLICANT:
LIMERICK HC REALTY PARTNERS, LP
C/O WATERS RETAIL GROUP
200 OLD FORGE LN, SUITE 201
KENNETT SQUARE, PA 19348
- OWNER:
LIMERICK HC REALTY PARTNERS, LP
C/O WATERS RETAIL GROUP
200 OLD FORGE LN, SUITE 201
KENNETT SQUARE, PA 19348
- PROJECT LOCATION INFORMATION:
UNIT 10 BLOCK 63
T.M.P. 37-00-03952-00-7
T.M.P. 37-00-03952-01-6
T.M.P. 37-00-03952-02-5
T.M.P. 37-00-03952-03-4
T.M.P. 37-00-03952-04-3
T.M.P. 37-00-03952-05-2
36 W. RIDGE PIKE AND TOWNSHIP LINE ROAD
LIMERICK TOWNSHIP, MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA
- ZONING INFORMATION:
ZONING DISTRICT: HC HIGHWAY COMMERCIAL
EXISTING USE: COMMERCIAL
PROPOSED USE: COMMERCIAL

ZONING BULK AND AREA REQUIREMENTS:		MINIMUM LOT REQUIREMENTS:	
HC - HIGHWAY COMMERCIAL ZONING DISTRICT (CLASS 1): MIN. LOT AREA: MIN. LOT WIDTH:		REQUIRED 20,000 SF 100 FT	
MIN FRONT YARD: NO PARKING IN FRONT YARD: PARKING IN FRONT YARD: RIDGE PIKE: TOWNSHIP LINE ROAD:		PROPOSED 618,518.38 SF (14.19 ACRES) 908.44 FT	
MIN SIDE YARD: MIN REAR YARD: MAX BUILDING HEIGHT: MAX BUILDING COVERAGE:		30 FT 30 FT 35 FT 15% OF LOT AREA	
MIN IMPERVIOUS COVERAGE:		70% OF LOT AREA	
MIN BUILDING SETBACK FROM RESIDENTIAL BOUNDARY:		50 FT	
MIN PARKING, DRIVEWAY, LOADING AREA SETBACK FROM STREET LINE: FROM PROPERTY BOUNDARY (RESIDENTIAL): FROM PROPERTY BOUNDARY (NONRESIDENTIAL): FROM BUILDING:		20 FT 25 FT 10 FT 5 FT	
MIN DISTANCE BETWEEN BUILDINGS: MAX WOODLAND AREA TO BE REMOVED: (AREA CALC PER PREVIOUS LAND DEVELOPMENT APPROVAL)		25 FT 50% 50%	

- PARKING REQUIREMENTS:
REQUIRED PARKING:
RETAIL USE = ONE (1) SPACE PER 250 SF OF GFA
BANK WITH DRIVE-IN = SIX (6) SPACES PER INSIDE TELLER WINDOW, PLUS THREE (3) SPACES PER SELF SERVICE FACILITY
FAST FOOD RESTAURANT USE = ONE (1) SPACE PER 100 SF OF GFA
DAYCARE USE = ONE (1) SPACE PER EMPLOYEE AND ONE (1) UNLOADING SPACE PER TEN (10) CHILDREN
RETAIL USE: 50,958 SF OF GFA / 250 SF = 204 PARKING SPACES
BANK WITH DRIVE-IN = 3 TELLERS x 6 SPACES PER TELLER = 18 SPACES
2 MACHINES x 3 SPACES PER SELF-SERVE MACHINE = 6 SPACES
TOTAL BANK = 24 SPACES
FAST FOOD RESTAURANT USE: 3945 SF OF GFA / 100 SF = 40 PARKING SPACES
DAYCARE USE: 22 EMPLOYEES + 159 CHILDREN / 10 = 38 PARKING SPACES
TOTAL = 306 PARKING SPACES
PROPOSED PARKING:
311 PARKING SPACES (INCLUDING 15 ACCESSIBLE SPACES)
RETAIL USE = PHARMACY = 60 SPACES (INCLUDING 4 ACCESSIBLE SPACES)
GENERAL RETAIL = 151 SPACES (INCLUDING 8 ACCESSIBLE SPACES)
FAST FOOD RESTAURANT USE = 32 PARKING SPACES (INCLUDING 2 ACCESSIBLE SPACES)*
BANK USE = 28 PARKING SPACES (INCLUDING 2 ACCESSIBLE SPACES)
DAYCARE USE = 40 PARKING SPACES (INCLUDING 2 ACCESSIBLE SPACES)
*VARIANCE GRANTED FROM SECTION 184-87 BY THE ZHB ON 2/24/10 TO PERMIT 33 PARKING SPACES AT THE FAST FOOD RESTAURANT IN LIEU OF THE 39 SPACES REQUIRED.
- ALL USERS OF THIS PLAN ARE REFERRED TO AND CAUTIONED TO COMPLY WITH PA ACT 287 AS AMENDED BY PA ACT 172, HB 2543, ENACTED JUNE 10, 1997, AND PA HB 722, P.L. 364, ACT 38, ENACTED 12-12-1991, AND BY PA HB 2627, ACT 187, EFFECTIVE 12-19-96, ENTITLED "EXCAVATION AND DEMOLITION WORK OF UNDERGROUND UTILITIES".
- A PADOT HIGHWAY OCCUPANCY PERMIT HAS BEEN OBTAINED FOR INGRESS AND EGRESS VIA RIDGE PIKE (SR 4031) AND TOWNSHIP LINE ROAD (SR4014)
- LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBLUT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- BY GRAPHICAL PLOTTING ONLY, THE SUBJECT PROPERTY LIES IN AN AREA DESIGNATED AS ZONE X, (UNSHADED), "AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD ZONE", PER MAP ENTITLED "FIRM - FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA, (ALL JURISDICTIONS)" PANEL 209 OF 451, MAP NUMBER 4209102029 & 4209102028 G, BEARING AN EFFECTIVE DATE OF 3/02/2016.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.

- A WETLAND SURVEY PERFORMED BY SETH BACON, CPSS SOIL AND WETLAND CONSULTING, 1113 GRANDVIEW CIRCLE, POTTSTOWN, PA 19465 BETWEEN JANUARY 12TH AND JULY 1ST, 2004 FOR HERITAGE BUILDING GROUP, INC. AT THE SUBJECT PROPERTY AS SHOWN IN THE PLAN SET. THE WETLAND INVESTIGATION WAS CONDUCTED ACCORDING TO THE PROCEDURES OF THE "CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL (1987)". AS SHOWN THE PROJECT SITE CONTAINS A RELATIVELY SMALL WETLAND AREA IN THE SOUTHERN PORTION OF THE PROPERTY. THE WETLAND DRAINS TO A CULVERT THAT CARRIES WATERS WEST UNDER RIDGE PIKE TO AN UNNAMED TRIBUTARY TO MINGO CREEK. THE MINGO CREEK HAS A CH3S WATER CLASSIFICATION OF WWF - WARM WATER FISHES.
- THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE GEOTECHNICAL AND ENVIRONMENTAL REPORTS FOR THIS PROJECT AND UNDERSTANDING THE SOIL CONDITIONS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN THE GEOTECHNICAL (SOILS) REPORT AND THE PLANS SET, IN WRITING TO THE ENGINEER, PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH PADOT PUB 408 OR LIMERICK TOWNSHIP SPECIFICATIONS, WHICHEVER IS MORE STRICT.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND UTILITY CONNECTION LOCATIONS. SERVICE SIZES TO BE DETERMINED BY THE ARCHITECT.
- ALL PAVEMENT MARKINGS ON SITE TO BE PADOT TRAFFIC PANT.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAD NOT BEEN GIVEN.
- SOLID WASTE IS TO BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS FILL.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SHOWING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
- THE SITE SHALL PERMIT ACCESS OF NO LARGER THAN A WB-62 TRUCK.
- PUBLIC WATER FROM PA AMERICAN WATER CO. AND PUBLIC SEWER THROUGH LIMERICK TOWNSHIP MUNICIPAL AUTHORITY WILL BE PROVIDED.
- ALL UTILITIES LOCATED WITHIN THE TRACT ARE THE RESPONSIBILITY OF THE LAND OWNER, INCLUDING WATER LINES, SANITARY AND STORM PIPES AND ELECTRIC AND TELEPHONE LINES. MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE LAND OWNER ALSO.
- THE OWNERSHIP AND MAINTENANCE OF THE PROPOSED STORMWATER MANAGEMENT FACILITIES, SANITARY SEWER MAIN, AND WATER MAINS WILL BE THE RESPONSIBILITY OF THE APPLICANT.
- THE BUILDING FOOTPRINTS ARE CONCEPTUAL ONLY AND ESTABLISH BUILDING ENVELOPES IN WHICH THE FINAL BUILDING FOOTPRINTS WILL BE GENERALLY LOCATED. THE FINAL BUILDING FOOTPRINTS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE AND SHALL BE CONFIGURED ON THE APPROVED RECORD PLAN WITH AN OVERALL SQUARE FOOTAGE NOT TO EXCEED THE TOTAL SHOWN ON THE GENERAL RECORD PLAN. ANY RESULTING MINOR MODIFICATIONS TO GRADING OR IMPERVIOUS COVERAGE SHALL BE REVIEWED AND APPROVED BY THE TOWNSHIP ENGINEER.
- REQUIRED OPEN SPACE FEES HAVE BEEN PAID TO THE TOWNSHIP AS PART OF PREVIOUS APPROVALS.
- SURVEY ELEVATIONS ARE BASED ON NGVD DATUM AND A LOCATION IS SHOWN ON THE EXISTING CONDITIONS PLAN.

SITE

ZONING AND LOCATION MAP
SCALE: 1"=500'

CONDITIONAL USE APPROVALS
PER LIMERICK TOWNSHIP

APPLICATION NO. CU 05-03
LIMERICK TOWNSHIP APPROVED THE CONDITIONAL USE PURSUANT TO SECTION 184-139A(17) OF THE LIMERICK TOWNSHIP ZONING CODE TO PERMIT THE USE OF THE COMBINED PARCELS FOR A COMBINATION OF CLASS ONE PERMITTED USES ON A SINGLE LOT. THE HEARING DATE WAS JUNE 7, 2005 AND THE DATE OF DECISION WAS JULY 19, 2005.

APPLICATION NO. CU 10-02
LIMERICK TOWNSHIP APPROVED THE CONDITIONAL USE PURSUANT TO SECTION 184-139A(17) OF THE LIMERICK TOWNSHIP ZONING CODE TO ALLOW THE SHOPPING CENTER TO CONTAIN A COMBINATION OF CLASS ONE AND CLASS TWO USES. THE HEARING DATE WAS MAY 20, 2010, AND THE DATE OF DECISION WAS JUNE 15, 2010.

LEGEND & ABBREVIATIONS

PROPERTY BOUNDARY
ADJACENT BOUNDARY
RIGHT OF WAY LINE
EXISTING FENCE
PROPOSED FENCE
BUILDING SETBACK LINE
EXISTING OVERHEAD WIRE
EXISTING CURB
DEPRESSED CURB
UNDER/ABOVE GROUND SIGN
UTILITY POLE (UP)
UTILITY POLE WITH ROAD LIGHT
HYDRANT
STORM MANHOLE
SANITARY MANHOLE
ELECTRIC MANHOLE
WATER MANHOLE
STORM INLET
GAS METER
WATER METER
TRAFFIC SIGNAL BOX
ELECTRIC VAULT
GAS VALVE
WATER VALVE
CLEAN OUT
MONITORING WELL
EXISTING LIGHT FIXTURES
PROPOSED LIGHT FIXTURES
PROPOSED BUILDING
CONCRETE

U/C - A/C
SIGN
UTILITY POLE (UP)
UTILITY POLE WITH ROAD LIGHT
HYDRANT
STORM MANHOLE
SANITARY MANHOLE
ELECTRIC MANHOLE
WATER MANHOLE
STORM INLET
GAS METER
WATER METER
TRAFFIC SIGNAL BOX
ELECTRIC VAULT
GAS VALVE
WATER VALVE
CLEAN OUT
MONITORING WELL
EXISTING LIGHT FIXTURES
PROPOSED LIGHT FIXTURES
PROPOSED BUILDING
CONCRETE

- NO TREES OR BUILDINGS SHALL BE LOCATED WITHIN THE CLEAR SIGHT TRIANGLES.
- ALL PROPOSED FREESTANDING SIGNAGE SHALL HAVE AT LEAST 8' OF CLEARANCE FROM THE GROUND.
- ALL SIGNS ALONG STATE ROADS (RIDGE PIKE & TOWNSHIP LINE ROAD) MUST MEET SIGN CONTROL REQUIREMENTS.
- ALL SANITARY SEWER WORK SHALL BE DONE IN CONFORMANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS OF AQUA STANDARDS.
- THE ERROR OF CLOSURE FOR THE PROPERTY IS 1:526,570.77.
- PROPERTY CORNERS SET IN THE FIELD HAVE BEEN FURNISHED WITH A PLASTIC IDENTIFICATION CAP BEARING THE COMPANY NAME AND PROFESSIONAL REGISTRANTS STATE LICENSE NUMBER.
- ALL MONUMENTS TO BE SET SHALL BE LOCATED IN THE GROUND TO THE EXISTING GRADE.
- ALL HOPE PIPE SHALL BE PLACED ON A MIN. OF SIX (6) INCHES OF AASHTO #57 STONE AND BACKFILLED WITH SAME TO ONE (1) FOOT ABOVE THE CROWN OF THE PIPE. IT SHALL CONFORM TO ASTM D2414, ASTM D2412, AASHTO M252 AND 294 STANDARDS.
- DETAILS, CUT SHEETS, ELEVATION VIEWS, AND CALCULATIONS FOR THE PROPOSED RETAINING WALLS ASSOCIATED WITH THE CURRENT APPLICATION SHALL BE PROVIDED TO THE TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE REMOVAL OF TOPSOIL FROM ANY PARCEL OF LAND SHALL BE PROHIBITED WITH THE EXCEPTIONS OF THE PORTION OF TOPSOIL BEING REPLACED BY PERMANENT STRUCTURES, MATERIALS OF AN IMPERVIOUS NATURE OR PONDING LAKES.
- DURING REGROUING OPERATIONS, EXCESS TOPSOIL REMAINING AFTER RESTORING PROPER TOPSOIL COVER TO THE AREAS OF THE PARCEL UPON REGROUING OPERATIONS WERE CONDUCTED MAY BE REMOVED BY THE OWNER.
- THE APPLICANT SHALL COMPLETE A POST DEVELOPMENT TRAFFIC AND IMPACT EVALUATION OF THE RIDGE PIKE AND SITE DRIVEWAY INTERSECTION TO DETERMINE IF THE OPERATION OF THE TRAFFIC SIGNAL SHOULD BE ADJUSTED.

THE FOLLOWING ITEMS ARE REQUIRED FOR ONSITE ACCESSIBILITY

A. PER ADAS SECTION 4.1.2(1): AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH 4.3 SHALL BE PROVIDED WITHIN THE BOUNDARY OF THE SITE FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES IF PROVIDED, AND PUBLIC STREETS OR SIDEWALKS, TO AN ACCESSIBLE BUILDING ENTRANCE.

B. PREFERRED LOCATION FOR ACCESSIBLE ROUTE SHALL COINCIDE WITH PEDESTRIAN ACCESS TO CORNER. OTHERWISE LOCAL ARCHITECT TO DETERMINE BEST LOCATION TO CONSIDER SLOPE ALLOWANCES DEFINED BY ADA.

C. VERIFY COMPLIANCE WITH MORE STRINGENT CODES.

LIMERICK TOWNSHIP SHALL HAVE THE RIGHT OF ACCESS TO THE STORMWATER MANAGEMENT FACILITIES, AND SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO (1) INSPECT THE STORMWATER MANAGEMENT FACILITIES AT ANYTIME; (2) REQUIRE THE PRIVATE ENTITY TO TAKE CORRECTIVE MEASURES AND ASSIGN THE PRIVATE ENTITY A REASONABLE TIME PERIOD FOR ANY NECESSARY ACTIONS; (3) AUTHORIZE MAINTENANCE TO BE DONE WITH MINIMAL DAMAGE TO THE PROPERTY AND LEAN ALL COSTS FOR THE WORK AGAINST THE PRIVATE ENTITY RESPONSIBLE FOR THE MAINTENANCE.

CLIENT DATA

SPROUTS
FARMERS MARKET

CORNERSTONE

Consulting Engineers & Design Services, Inc.

213 West Main Street, Lansdale, PA 19446
Phone: 215-562-2600, Fax: 215-562-8400
WWW.CORNERSTONEINC.COM

Pennsylvanian Region
970-839-1770

Lehigh Valley Region
610-820-8200

Philadelphia Region
215-562-2600

REVISIONS

NO	BY	DESCRIPTION	DATE
1	DB	REVISED PER ARCHITECT AND TOWNSHIP COMMENTS	1/10/24
2	DB	REVISED PER TOWNSHIP COMMENTS	2/09/24
3	DB	REVISED PER TOWNSHIP COMMENTS	3/08/24

PENNSYLVANIA
ONE CALL SYSTEM, INC.
923 Iron Run Road
West Mifflin, Pennsylvania
15122-1078

811

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J.B. ANDERSON

PROPOSED
SPROUTS FARMERS MARKET
RETAIL
SLD# 05-18C

HERITAGE CROSSING SHOPPING CENTER
36 W. RIDGE PIKE AND TOWNSHIP LINE ROAD
LIMERICK TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

SITE
PLAN

PROJ. #	08-0331	DATE	12/11/2023
CAD ID	08-0331	DRN BY	DB
SCALE	AS NOTED	CHK BY	JBA

SHEET 2 OF 20

REVISION 3