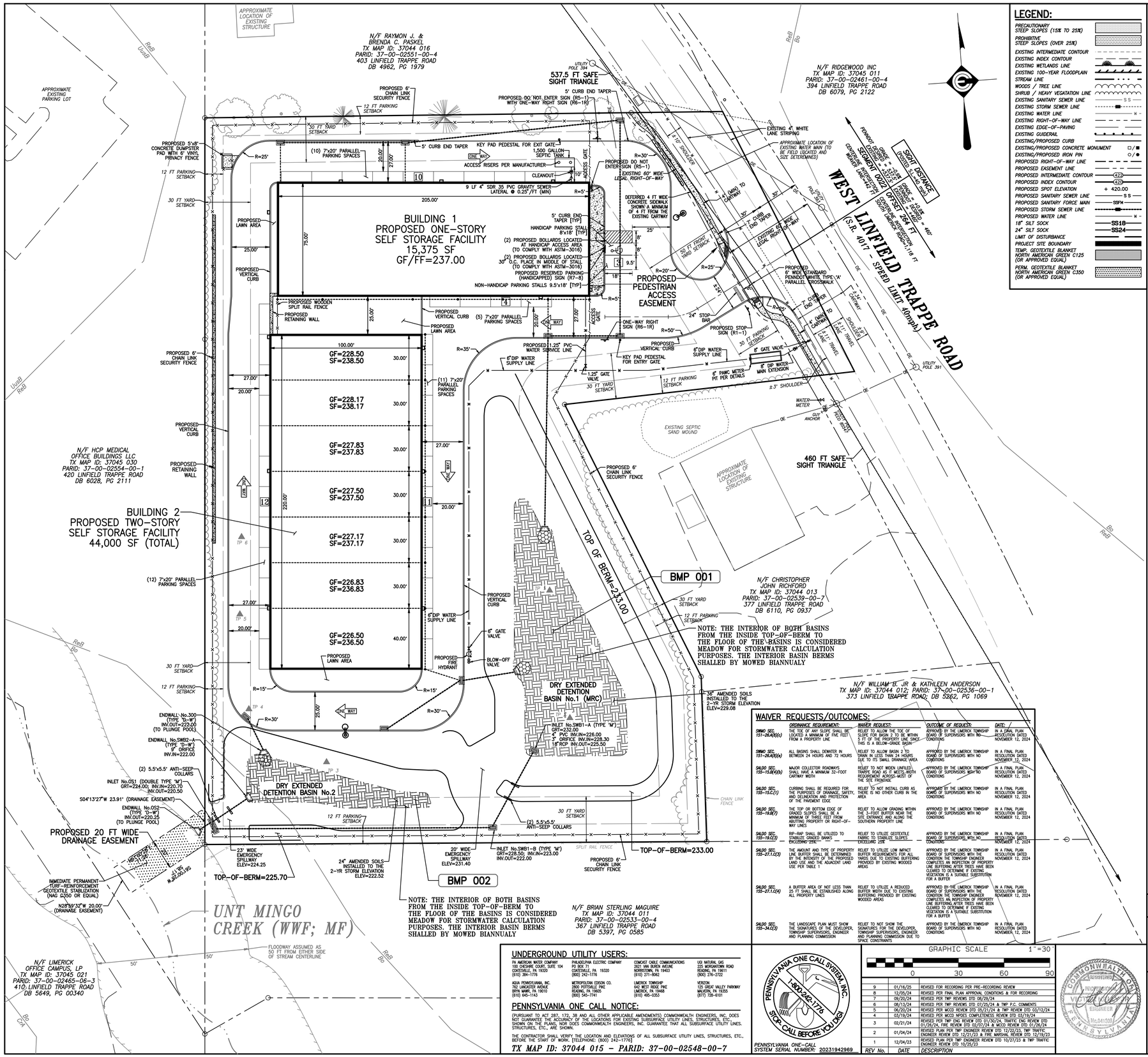

LEGEND:

- PRECAUTIONARY STEEP SLOPES (15% TO 25%)
- PROHIBITIVE STEEP SLOPES (OVER 25%)
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING WETLANDS LINE
- EXISTING 100-YEAR FLOODPLAIN
- STREAM LINE
- WOODS / TREE LINE
- SHRUB / HEAVY VEGATATION LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EDGE-OF-PAVING
- EXISTING GUIDERAIL
- EXISTING/PROPOSED CURB
- EXISTING/PROPOSED CONCRETE MONUMENT
- EXISTING/PROPOSED IRON PIN
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED EASEMENT LINE
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY CLEANOUT
- PROPOSED STORM SEWER LINE
- PROPOSED WATER LINE
- 18" SILT SOCK
- 24" SILT SOCK
- LIMIT OF DISTURBANCE
- PROJECT SITE BOUNDARY
- TEMP. GEOTEXTILE BLANKET NORTH AMERICAN GREEN C125 (OR APPROVED EQUAL)
- PERM. GEOTEXTILE BLANKET NORTH AMERICAN GREEN C350 (OR APPROVED EQUAL)

WAIVER REQUESTS/OUTCOMES:

	ORDINANCE REQUIREMENT:	WAIVER REQUEST:	OUTCOME REQUEST:	DATE:
SWMO SEC. 151-26A.9(6(c)	THE TOE OF ANY SLOPE SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM A PROPERTY LINE	RELIEF TO ALLOW THE TOE OF SLOPE FOR BASIN 2 TO BE WITHIN 5 FT OF THE PROPERTY LINE SINCE THIS IS A BELOW-GRADE BASIN	APPROVED BY THE LIMERICK TOWNSHIP BOARD OF SUPERVISORS WITH NO CONDITIONS	IN A FINAL PLAN RESOLUTION DATED NOVEMBER 12, 2024
SWMO SEC. 151-26A.9(9)(a)	ALL BASINS SHALL DEWATER IN BETWEEN 24 HOURS AND 72 HOURS	RELIEF TO ALLOW BASIN 2 TO DRAIN IN LESS THAN 24 HOURS DUE TO ITS SMALL DRAINAGE AREA	APPROVED BY THE LIMERICK TOWNSHIP BOARD OF SUPERVISORS WITH NO CONDITIONS	IN A FINAL PLAN RESOLUTION DATED NOVEMBER 12, 2024
SALDO SEC. 155-15.B(4)(b)	MAJOR COLLECTOR ROADWAYS SHALL HAVE A MINIMUM 32-FOOT CARTWAY WIDTH	RELIEF TO NOT WIDEN LINFILIED TRAPPE ROAD AS IT MEETS WIDTH REQUIREMENT ACROSS MOST OF THE SITE FRONTAGE	APPROVED BY THE LIMERICK TOWNSHIP BOARD OF SUPERVISORS WITH NO CONDITIONS	IN A FINAL PLAN RESOLUTION DATED NOVEMBER 12, 2024
SALDO SEC. 155-15.C.(1)	CURBING SHALL BE REQUIRED FOR THE PURPOSES OF DRAINAGE, SAFETY, AND DELINEATION AND PROTECTION OF THE PAVEMENT EDGE	RELIEF TO NOT INSTALL CURB AS THERE IS NO OTHER CURB IN THE AREA	APPROVED BY THE LIMERICK TOWNSHIP BOARD OF SUPERVISORS WITH NO CONDITIONS	IN A FINAL PLAN RESOLUTION DATED NOVEMBER 12, 2024
SALDO SEC. 155-19.B(7)	THE TOP OR BOTTOM EDGE OF GRADED SLOPES SHALL BE A MINIMUM OF THREE FEET FROM ABUTTING PROPERTY OR RIGHT-OF-WAY LINES	RELIEF TO ALLOW GRADING WITHIN THE 3-FOOT BUFFER NEAR THE SITE ENTRANCE AND ALONG THE SOUTHERN PROPERTY LINE	APPROVED BY THE LIMERICK TOWNSHIP BOARD OF SUPERVISORS WITH NO CONDITIONS	IN A FINAL PLAN RESOLUTION DATED NOVEMBER 12, 2024
SALDO SEC. 155-19.C(3)	RIP-RAP SHALL BE UTILIZED TO STABILIZE GRADED BANKS EXCEEDING 25%	RELIEF TO UTILIZE GEOTEXTILE FABRIC TO STABILIZE SLOPES EXCEEDING 25%	APPROVED BY THE LIMERICK TOWNSHIP BOARD OF SUPERVISORS WITH NO CONDITIONS	IN A FINAL PLAN RESOLUTION DATED NOVEMBER 12, 2024
SALDO SEC. 155-27.1.(2(3)	THE AMOUNT AND TYPE OF PROPERTY LINE BUFFER SHALL BE DETERMINED BY THE INTENSITY OF THE PROPOSED LAND USE AND THE ADJACENT LAND USE PER TABLE 1	RELIEF TO UTILIZE LOW IMPACT BUFFER REQUIREMENTS FOR ALL YARDS DUE TO EXISTING BUFFERING AND USE AND THE ADJACENT LAND USE PER TABLE 1	APPROVED BY THE LIMERICK TOWNSHIP BOARD OF SUPERVISORS WITH THE CONDITION THE TOWNSHIP ENGINEER COMPLETES AN INSPECTION OF PROPERTY LINE BUFFERING AFTER TREES HAVE BEEN CLEARED TO DETERMINE IF EXISTING VEGETATION IS A SUITABLE SUBSTITUTION FOR A BUFFER	IN A FINAL PLAN RESOLUTION DATED NOVEMBER 12, 2024
SALDO SEC. 155-27.1.(2(4)	A BUFFER AREA OF NOT LESS THAN 25 FT SHALL BE ESTABLISHED ALONG ALL PROPERTY LINES	RELIEF TO UTILIZE A REDUCED BUFFER WIDTH DUE TO EXISTING BUFFERING PROVIDED BY EXISTING WOODED AREAS	APPROVED BY THE LIMERICK TOWNSHIP BOARD OF SUPERVISORS WITH THE CONDITION THE TOWNSHIP ENGINEER COMPLETES AN INSPECTION OF PROPERTY LINE BUFFERING AFTER TREES HAVE BEEN CLEARED TO DETERMINE IF EXISTING VEGETATION IS A SUITABLE SUBSTITUTION FOR A BUFFER	IN A FINAL PLAN RESOLUTION DATED NOVEMBER 12, 2024
SALDO SEC. 155-34.C(3)	THE LANDSCAPE PLAN MUST SHOW THE SIGNATURES OF THE DEVELOPER, TOWNSHIP SUPERVISORS, ENGINEER AND PLANNING COMMISSION	RELIEF TO NOT SHOW THE SIGNATURES FOR THE DEVELOPER, TOWNSHIP SUPERVISORS, ENGINEER AND PLANNING COMMISSION DUE TO SPACE CONSTRAINTS	APPROVED BY THE LIMERICK TOWNSHIP BOARD OF SUPERVISORS WITH NO CONDITIONS	IN A FINAL PLAN RESOLUTION DATED NOVEMBER 12, 2024

UNDERGROUND UTILITY USERS:

PA AMERICAN WATER COMPANY
100 CHESHIRE COURT, SUITE 104
COATESVILLE, PA 19320
(610) 384-1776

AQUA PENNSYLVANIA, INC.
762 LANCASTER AVENUE
BRYN MAWR, PA 19010
(610) 645-1143

PHILADELPHIA ELECTRIC COMPANY
PO BOX 71
COATESVILLE, PA 19320
(800) 242-1776

METROPOLITAN EDISON CO.
2800 POTTSVILLE PIKE
READING, PA 19605
(800) 545-7741

COMCAST CABLE COMMUNICATIONS
2631 VAN BUREN AVENUE
NORRISTOWN, PA 19403
(610) 271-8062

LIMERICK TOWNSHIP
642 WEST RIDGE PIKE
LIMERICK, PA 19468
(610) 495-0353

US NATURAL GAS
225 MORGANTOWN ROAD
READING, PA 19611
(800) 276-2722

VERIZON
125 GREAT VALLEY PARKWAY
MALVERN, PA 19355
(877) 728-6101

PENNSYLVANIA ONE CALL NOTICE:

(PURSUANT TO ACT 287, 172, 38 AND ALL OTHER APPLICABLE AMENDMENTS) COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC., SHOWN ON THE PLANS; NOR DOES COMMONWEALTH ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., ARE SHOWN.

THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., BEFORE THE START OF WORK. [TELEPHONE: (800) 242-1776]

PENNSYLVANIA ONE-CALL SYSTEM SERIAL NUMBER: 20231942969

GRAPHIC SCALE 1"=30'

0 30 60 90

REV No.	DATE	DESCRIPTION
9	01/16/25	REVISED FOR RECORDING PER PRE-RECORDING REVIEW
8	12/05/24	REVISED PER FINAL PLAN APPROVAL CONDITIONS & FOR RECORDING
7	09/20/24	REVISED PER TWP REVIEWS DTD 08/29/24
6	08/13/24	REVISED PER TWP REVIEWS DTD 07/25/24 & TWP P.C. COMMENTS
5	06/20/24	REVISED PER MCCD REVIEW DTD 05/21/24 & TWP REVIEW DTD 03/12/24
4	03/19/24	REVISED PER MCCD NPDES COMPLIETNESS REVIEW DTD 03/19/24
3	02/21/24	REVISED PER TWP ENG REVIEW DTD 01/30/24, TRAFFIC ENG REVIEW DTD 01/26/24, FIRE REVIEW DTD 02/02/24 & MCCD REVIEW DTD 01/26/24
2	01/04/24	REVISED PLAN PER TWP ENGINEER REVIEW DTD 12/22/23, TWP TRAFFIC ENGINEER REVIEW DTD 12/21/23 & FIRE MARSHAL REVIEW DTD 12/19/23
1	12/04/23	REVISED PLAN PER TWP ENGINEER REVIEW DTD 10/27/23 & TWP TRAFFIC ENGINEER REVIEW DTD 10/25/23

PROPOSED IMPERVIOUS COVERAGE:

NET LOT AREA = 150,491.9 SF / 3.455 AC

PROPOSED BUILDING COVERAGE:

PROPOSED BUILDING 1 COVERAGE	=	15,375.0 SF
PROPOSED BUILDING 2 COVERAGE	=	22,000.0 SF
TOTAL PROPOSED BUILDING COVERAGE	=	37,375.0 SF
PERCENT PROPOSED BUILDING COVERAGE	=	24.84%

TOTAL PROPOSED IMPERVIOUS COVERAGE:

TOTAL PROPOSED BUILDING COVERAGE	=	37,375.0 SF
PROPOSED PAVEMENT AREA	=	36,835.0 SF
PROPOSED CONCRETE SIDEWALK AREA	=	781.7 SF
PROPOSED CONCRETE DUMPSTER PAD AREA	=	64.2 SF
PROPOSED RETAINING WALL AREA	=	491.4 SF
TOTAL PROPOSED IMPERVIOUS COVERAGE	=	75,547.3 SF
PERCENT PROPOSED IMPERVIOUS COVERAGE	=	50.20%

SELF STORAGE PARKING REQUIREMENTS:

TYPE OF USE:	PARKING REQUIREMENT:	PROPOSED DESIGN:	TOTAL SPACES REQUIRED
MINI-WAREHOUSE (USED FOR SELF STORAGE)	1 SPACE/1,500 SF OF BUILDING	59,755.0 SF	39.84 SPACES
	TOTAL SPACES PROVIDED:		40 SPACES

STORMWATER FACILITY MAINTENANCE:

THE OWNER(S) OF THE PROPERTIES SHOWN IN THIS PLAN SHALL BE RESTRICTED FROM REMOVING OR ALTERING THE PERMANENT STORMWATER MANAGEMENT DETENTION BASIN OR APPURTENANT STRUCTURES WITHOUT THE CONSENT OF THE TOWNSHIP. THE OWNER(S) SHALL BE RESPONSIBLE FOR MAINTAINING THE GRASS IN AND AROUND THE BASIN AREAS AND FOR GENERAL MAINTENANCE OF ALL APPURTENANT STRUCTURES.

IN THE EVENT THE OWNERS OF THE PROPERTIES SHOWN ON THIS PLAN FAIL TO PROPERLY MAINTAIN STORMWATER MANAGEMENT FACILITIES, AFTER NOTICE TO THE PROPERTY OWNER(S) OF ITS INTENT TO DO SO, WHICH NOTICE SHALL NOT BE REQUIRED IN EMERGENCY SITUATIONS, THE TOWNSHIP MAY ENTER UPON THE PREMISES DEDICATED HEREIN AND PERFORM THE REPAIR AND CHARGE THE COST THEREOF, INCLUDING ANY FEES BEARING INTEREST, TO THE FACILITY OWNER. THE TOWNSHIP MAY PLACE A LIEN ON ANY PROPERTY INCLUDING PROPERTY OWNERS, TO RECOUP THE COSTS AND ANY COLLECTION FEES AND INTEREST. THESE RESTRICTIONS SHALL BE PLACED IN THE FIRST DEED OF CONVEYANCE.

OVERHEAD POWER LINE NOTICE:

CONTACT WITH POWER LINES CAN RESULT IN DEATH OR SERIOUS BURNS. TREAT ALL OVERHEAD POWER LINES AS ENERGIZED AND POTENTIALLY DANGEROUS. CONTRACTORS & SUBCONTRACTORS MUST OBTAIN COPIES OF PECO ENERGY ELECTRIC CONSTRUCTION STANDARD S-7070, "CONDITIONS FOR WORKING IN THE VICINITY OF ELECTRIC TRANSMISSION LINES OF PECO ENERGY AND ITS SUBSIDIARIES" AND COMPLY WITH ITS PROVISIONS.

PROPOSED UTILITY NOTICE:

ALL UTILITY LINES INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, CABLE TV, STREET LIGHT SUPPLY AND TELEPHONE SHALL BE PLACED UNDERGROUND. INSTALLATION OF ALL UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP, AUTHORITY OR PUBLIC UTILITY CONCERNED. ALL UTILITIES SHALL BE LOCATED AT A MINIMUM DEPTH OF 24 INCHES.

STREET SIGN NOTES:

1. UNLESS SPECIFIED OTHERWISE, MATERIALS, SIGN DIMENSIONS, LETTERING & INSTALLATION SHALL MEET THE REQUIREMENTS OF PaDOT TITLE 67, CHAPTER 211.
2. STREET SIGNS SHALL BE REFLECTORIZED WITH WHITE LEGEND ON A GREEN BACKGROUND.
3. STREET SIGN POSTS SHALL BE HOT DIPPED GALVANIZED STEEL OR ALUMINUM TUBING, SCHEDULE 40 PER ASTM A-53 WITH A MINIMUM WEIGHT OF MINIMUM 2 LBS PER FOOT.
4. ALL FITTINGS SHALL BE ALUMINUM AND/OR STAINLESS STEEL.
5. EACH POST SHALL HAVE TWO SIGNS, NAMING EACH STREET.
6. WHERE NEW STREETS ARE CONSTRUCTED, STREET SIGNS SHALL BE INSTALLED IMMEDIATELY AFTER INSTALLATION OF THE ROAD BINDER COURSE OR PRIOR TO ISSUANCE OF THE FIRST NEW BUILDING OCCUPANCY PERMIT, WHICHEVER OCCURS FIRST.

SENSITIVE ENVIRONMENTAL FEATURES NOTICE:

THERE ARE AREAS OF BRUSH AND THE OCCASIONAL TREE LOCATED ALONG THE PERIPHERY OF THE SUBJECT TRACT, AND SEVERAL AREAS THAT MAY BE POTENTIALLY UTILIZED FOR INFILTRATION PURPOSES. THERE ARE NO OTHER ENVIRONMENTALLY SENSITIVE AREAS ON THIS PROPERTY, INCLUDING BUT NOT LIMITED TO STEEP SLOPES, PONDS, LAKES, STREAMS, WETLANDS, HYDRIC SOILS, VERNAL POOLS, OR STREAM BUFFERS. THE BOWMANSVILLE-KNAUERS SOILS LOCATED IN THE SOUTHWEST CORNER OF THE SITE MAY HAVE POTENTIAL HYDRIC INCLUSIONS; HOWEVER, NO CONSTRUCTION ACTIVITY IS PROPOSED IN THE AREA THESE SOILS ARE LOCATED.

TOPSOIL REMOVAL & REPLACEMENT NOTICE:

1. DURING ACTUAL CONSTRUCTION ON PREMISES, THAT PORTION OF THE TOPSOIL PRESENT WHICH OVERLIES AREAS 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.
2. 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 EIGHT INCHES) TO THE AREAS OF THE PARCEL UPON WHICH REGRADING OPERATIONS WERE CONDUCTED MAY BE REMOVED BY THE OWNER.

TOPSOIL PRESERVATION NOTICE:

NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPOIL. TOPSOIL MUST BE REMOVED FROM THE AREAS OF CONSTRUCTION AND STORED SEPARATELY. UPON A COMPLETION OF THE CONSTRUCTION, THE TOPSOIL MUST BE UNIFORMLY REDISTRIBUTED ON THE SITE. ALL AREAS OF THE SITE SHALL BE STABILIZED BY SEEDING OR PLANTING ON THE SLOPES OF LESS THAN 7% AND SHALL BE STABILIZED BY SODDING ON SLOPES OF 7% OR MORE, AND PLANTED IN ENCORED COVER ON SLOPES OF 20%, PROVIDED THAT RIPRAP SHALL BE UTILIZED FOR BANKS EXCEEDING 25%.

INDUSTRIAL STANDARDS NOTICE:

THE APPLICANT IS REQUIRED TO COMPLY WITH THE REQUIREMENTS FOR INDUSTRIAL STANDARDS AS DETAILED IN ZONING ORDINANCE SECTION 184-83.A REGARDING VISIBLE EMISSIONS, PARTICULATE, VAPOROUS, AND GASEOUS EMISSIONS, HAZARDOUS AIR EMISSIONS, ODOR, NOISE CONTROL, VIBRATION CONTROL, GLARE OR HEAT CONTROL, ELECTRIC OR INDACTIVE DISTURBANCE, FIRE AND EXPLOSIVE HAZARDS, OUTDOOR STORAGE, AND WASTE DISPOSAL.

NET BUILDABLE TRACT AREA CALCULATION:

GROSS TRACT AREA	=	158,031.9 SF/3.628 AC
WEST LINFIELD-TRAPPE ROAD RIGHT-OF-WAY AREA	=	7,540.0 SF/0.173 AC
NONCONTIGUOUS LANDS	=	0.0 SF/0.000 AC
FLOODPLAINS	=	0.0 SF/0.000 AC
WETLANDS	=	0.0 SF/0.000 AC
UTILITY RIGHTS-OF-WAY	=	0.0 SF/0.000 AC
AREAS OF STEEP SLOPE	=	0.0 SF/0.000 AC
NET BUILDABLE TRACT AREA	=	150,491.9 SF/3.455 AC

FLOOR AREA RATIO CALCULATION:

NET BUILDABLE TRACT AREA	=	150,491.9 SF/3.455 AC
BUILDING No.1 GROSS SQUARE FOOTAGE	=	15,375.0 SF/0.353 AC
BUILDING No.2 GROSS SQUARE FOOTAGE	=	44,000.0 SF/1.010 AC
TOTAL PROPOSED BUIDING AREA	=	59,375.0 SF/1.363 AC
FLOOR AREA RATIO TO NET TRACT AREA	=	0.395 SF/AC

HANDICAP BUILDING ACCESS NOTICE:

HANDICAP ACCESSIBLE ACCESS TO THE PROPOSED BUILDING IS SHOWN ON THESE LAND DEVELOPMENT PLANS FOR FEASIBILITY ONLY. COMMONWEALTH ENGINEERS NEITHER GUARANTEES NOR IS DEMONSTRATING THAT THE ACCESS POINTS SHOWN ON THIS PLAN SATISFY FEDERAL AMERICAN DISABILITES ACT REQUIREMENTS. FINAL HANDICAP ACCESS DESIGN SHALL BE INCORPORATED INTO THE ARCHITECTURAL BUILDING PLANS FOR THE PROPOSED SITE.

PoDOT PERMIT REQUIREMENT:

HIGHWAY OCCUPANCY PERMIT No.06119006 WAS ISSUED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION ON OCTOBER 2, 2024, FOR THE PROPOSED DRIVEWAY ENTRANCE.

FINAL PLAN RECORDING NOTICE:

THE APPLICANT ACKNOWLEDGES THAT THE FINAL PLANS CONSIST OF TWENTY-TWO (22) SHEETS. ONLY SHEETS 5 & 8 OF THE FINAL PLANS SHALL BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY COUNTY, ALTHOUGH ALL TWENTY-TWO (22) SHEETS SHALL CONSTITUTE THE "FINAL PLANS" AS THAT TERM IS USED IN THESE PLANS OR IN THE DEVELOPER'S AGREEMENT.

PCSM RECORDING NOTICE:

FOR ANY PROPERTY CONTAINING A PCSM BMP, THE PERMITTEE OR CO-PERMITTEE SHALL RECORD AN INSTRUMENT WITH THE RECORDER OF DEEDS WHICH WILL ASSURE DISCLOSURE OF THE PCSM BMP AND THE RELATED OBLIGATIONS IN THE ORDINARY COURSE OF A TITLE SEARCH OF THE SUBJECT PROPERTY. THE RECORDED INSTRUMENT MUST DESCRIBE THE PCSM BMP, PROVIDE THE NECESSARY ACCESS RELATED TO INSPECTIONS AND MAINTENANCE FOR PCSM BMPS AND NOTIFY PROSPECTIVE PURCHASERS OF THE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE PCSM BMP IS A COVENANT THAT RUNS WITH THE LAND THAT IS BINDING UPON AND ENFORCEABLE BY SUBSEQUENT GRANTEES, AND PROVIDE PROOF OF FILING WITH THE NOTICE OF TERMINATION UNDER PA SECTION 102.7(B)(5) (RELATING TO PERMIT TERMINATION).

OFFER OF BLANKET EASEMENT:

A BLANKET EASEMENT IS GRANTED TO LIMERICK TOWNSHIP GIVING THEM OR THEIR ASSIGNEE(S) THE RIGHT TO ENTER THESE PROPERTIES AT ANY TIME TO PERFORM ROUTINE INSPECTIONS OR MAINTENANCE ON THESE PERMANENT UTILITY FACILITIES.

TRAFFIC CONTROL SIGNAGE NOTICE:

1. ALL TRAFFIC CONTROL SIGNS SHALL BE POSTED IN ACCORDANCE WITH THE 2009 MUTCD AND THE MOST RECENT VERSION OF PENNDOT PUBLICATION 236M, "HANDBOOK OF APPROVED SIGNS.
2. TRAFFIC CONTROL SIGNS MUST BE POSTED ON PENNDOT APPROVED breakaway POSTS IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE TC-8700 SERIES IN PENNDOT PUBLICATION 113.
3. ALL SIDEWALKS & PEDESTRIAN FACILITIES REFLECTED ON THESE PLANS SHALL BE CONSTRUCTED TO COMPLY WITH THE FOLLOWING STANDARDS:
   a. PENNDOT DESIGN MANUAL 2, CHAPTER 6;
   b. PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72M, RC-67M.
   c. US ACCESS BOARD, PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG).
4. ALL UTILITY POLES MUST BE LOCATED A MINIMUM OF FOUR (4) FEET FROM THE EDGE OF TRAVEL LANE OR SHOULDER WHICHEVER IS GREATER OR AS CLOSE TO THE LEGAL RIGHT-OF-WAY AS POSSIBLE. THE POLES MUST BE SET BACK A MINIMUM OF TWO (2) FEET BEHIND CURBLINES.

NOTICE OF SIDEWALK DEFERRAL:

ON OCTOBER 15, 2024, THE LIMERICK TOWNSHIP BOARD OF SUPERVISORS APPROVED A DEFERRAL FROM SALDO SECTION 155-15.D.(1) REGARDING THE INSTALLATION OF SIDEWALK ALONG THE PROJECT FRONTAGE OF LINFIELD TRAPPE ROAD. THE SIDEWALK SHOWN ON THE PLANS REPRESENTS THE DESIGN OF ANY FUTURE SIDEWALK THAT MAY BE INSTALLED. A PEDESTRIAN ACCESS EASEMENT FOR PORTIONS OF THE SIDEWALK OUTSIDE OF THE PUBLIC RIGHT-OF-WAY IS PROPOSED TO FACILITATE SIDEWALK CONSTRUCTION AND TO PROVIDE PUBLIC ACCESS TO THE SIDEWALK.

EXISTING WATER SUPPLY NOTICE:

THE EXISTING WATER SERVICE LINE TO THE EXISTING RESIDENC SHALL BE CAPPED & ABANDONED IN ACCORDANCE WITH PWMC SPECIFICATIONS.

ZONING: O/LI OFFICE/LIMITED INDUSTRIAL DISTRICT

	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA (ACRES)	3.000 AC (MIN)	3.628 AC (GROSS) 3.455 AC (NET)	3.628 AC (GROSS) 3.455 AC (NET)
MINIMUM LOT WIDTH	300.00' (MIN)	210.65' (MIN)[1]	210.65' (MIN)[1]
MAXIMUM IMPERVIOUS COVERAGE	70.00% (MAX)	4.20% (6,320.1 SF)	50.20% (75,547.3 SF)
MAXIMUM BUILDING COVERAGE	35.00% (MAX)	0.53% (2,307.3 SF)	24.84% (37,375.0 SF)
MAXIMUM FLOOR AREA RATIO	0.400 (MAX)	0.015 (2,307.3 SF)	0.395 SF/AC (59,375.0 SF)
BUILDING SETBACKS			
FROM LINFIELD TRAPPE RIGHT-OF-WAY	50.00' (MIN)	50.00' (MIN)	50.00' (MIN)
FROM LOT BOUNDARY ABUTTING RESIDENTIAL DISTRICT	100.00' (MIN)	100.00' (MIN)[2]	100.00' (MIN)[2]
FROM LOT BOUNDARY ABUTTING NONRESIDENTIAL DISTRICT	30.00' (MIN)	30.00' (MIN)	30.00' (MIN)
PARKING & INTERNAL DRIVEWAY SETBACKS			
FROM ULTIMATE RIGHT-OF-WAY	30.00' (MIN)	30.00' (MIN)	30.00' (MIN)
FROM LOT BOUNDARY ABUTTING RESIDENTIAL DISTRICT	50.00' (MIN)	50.00' (MIN)[2]	50.00' (MIN)[2]
FROM LOT BOUNDARY ABUTTING NONRESIDENTIAL DISTRICT	12.00' (MIN)	12.00' (MIN)	12.00' (MIN)
FROM A BUILDING (EXCEPT LOADING DOCKS)	10.00' (MIN)	10.00' (MIN)	10.00' (MIN)
MAXIMUM BUILDING HEIGHT	35.00' (MIN)	35.00' (MIN)	17.47' (MIN)
MAXIMUM NUMBER OF STORIES	3 STORIES (MAX)	2 STORIES	2 STORIES

ZONING NOTES:
1. THE EXISTING LOT WIDTH OF 210.65 FEET IS AN EXISTING NON-CONFORMITY WITH ZONING THAT WILL NOT BE INCREASED WITH THIS PROPOSAL.
2. BECAUSE THERE ARE NO RESIDENTIAL ZONING DISTRICTS ADJOINING THE SUBJECT PARCEL, THE SETBACK REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS DO NOT APPLY.

COMMONWEALTH OF PENNSYLVANIA COUNTY OF MONTGOMERY

ON THIS, _____ DAY OF _____, A.D., 20_____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED RAY BROWN, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGING MEMBER OF387 LINFIELD, LLC, A CORPORATION, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF.

_____ (RAY BROWN)

WITNESS, MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

NOTARY SEAL

_____ (NOTARY PUBLIC OR OTHER OFFICER)

MY COMMISSION EXPIRES_____, 20_____

AT A MEETING HELD ON THE _____ DAY OF _____, 20_____, THE LIMERICK TOWNSHIP BOARD OF SUPERVISORS, BY MOTION, APPROVED THE LAND DEVELOPMENT PLAN FOR 387 LINFIELD, LLC, AS SHOWN AND DESCRIBED HEREON.

_____ (CHAIRPERSON)

_____ (SECRETARY)

AT A MEETING HELD ON THE _____ DAY OF _____, 20_____, THE LIMERICK TOWNSHIP PLANNING COMMISSION, BY MOTION, APPROVED THE LAND DEVELOPMENT PLAN FOR 387 LINFIELD, LLC, AS SHOWN AND DESCRIBED HEREON.

_____ (CHAIRPERSON)

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED BY AND APPROVED BY THE LIMERICK TOWNSHIP ENGINEER.

_____ (TOWNSHIP ENGINEER)

_____ (P.E. NUMBER)

_____ (DATE)

THE MONTGOMERY COUNTY PLANNING COMMISSION CERTIFICATION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR MONTGOMERY COUNTY, PENNSYLVANIA, IN SUBDIVISION PLAN BOOK _____ VOLUME _____, PAGE _____, WITNESS BY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

_____ (RECORDER)

STATEMENT OF COMPLIANCE (ENGINEER):

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LIMERICK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

JANUARY 16, 2025

(VICTOR KELLY, JR., PE) (DATE)

STATEMENT OF COMPLIANCE (STORMWATER):

I, VICTOR KELLY, JR., PE, ON THE BELOW DATE, HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LIMERICK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

JANUARY 16, 2025

(VICTOR KELLY, JR., PE) (DATE)

OWNER CERTIFICATION

WE DO HEREBY CERTIFY THAT WE ARE THE SOLE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDE AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT WE DO HERE BY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.

_____ (RAY BROWN, 387 LINFIELD, LLC) (DATE)

OWNER STATEMENT OF COMPLIANCE:

I HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED STORMWATER MANAGEMENT SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY AND PaDEP, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY, THE CONSERVATION DISTRICT OR MUNICIPALITY AS APPLICABLE FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVIS