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TICKET #: 2023335208

PAVEMENT HATCH LEGEND	
	REGULAR DUTY ASPHALT
	HEAVY DUTY ASPHALT
	ASPHALT MILL & OVERLAY
	CONCRETE
	OUTDOOR PATIO

- SHEETZ LAYOUT NOTES:**
- CONTRACTOR SHALL REFER TO THE SHEETZ ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
 - ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB, OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
 - ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C.
 - ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE SHEETZ MAIN FREESTANDING SIGN WITH THE SHEETZ CONSTRUCTION MANAGER.
 - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
 - ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY SHEETZ REPRESENTATIVE AND DESIGN ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS AT THE PROJECT SITE.
 - SEE DETAIL SHEETS FOR ADDITIONAL CONSTRUCTION INFORMATION.
 - CONTRACTOR SHALL NEATLY SAW-CUT ALL JOINTS WHERE THE PROPOSED CONSTRUCTION MEET EXISTING PAVEMENT AND CONCRETE.

BULK REQUIREMENTS					
ZONING DISTRICT: MS - MAIN STREET		EXISTING USE: VACANT			
PROPOSED USE: CONVENIENCE STORE WITH DRIVE-THRU (CONDITIONAL USE)					
REQUIREMENT	REQUIRED	EXISTING	PROPOSED CONDO 4B	PROPOSED CONDO 4A	SECTION
BUILDING REQUIREMENTS					
MINIMUM GROSS LOT AREA	(SF)	80,000 (CS W/ DT) 20,000 (USES OTHER THAN SFA / SFD / TF)	145,366	106,895	38,471 §184-232
MINIMUM LOT WIDTH	(FT)	100	627.5	460.1	158.4 §184-232
MINIMUM YARD SETBACKS					
FRONT YARD	(FT)	30	-	101	- §184-232
SIDE YARD	(FT)	15	-	N/A	- §184-232
REAR YARD	(FT)	30	-	N/A	- §184-232
REFUSE (NONRESIDENTIAL ZONE)	(FT)	10	-	34.9	- §184-66
REFUSE (RESIDENTIAL ZONE / ULTIMATE ROW)	(FT)	75	-	75	- §184-66
MAXIMUM IMPERVIOUS COVERAGE (PERCENTAGE OF NET LOT AREA)	(%)	65%	3.5%	65.0%	2.2% §184-232
MAXIMUM BUILDING COVERAGE (PERCENTAGE OF NET LOT AREA)	(SF)	20%	0.0%	5.7%	- §184-232
MAXIMUM BUILDING COVERAGE (PERCENTAGE OF NET LOT AREA)	(SF)	0	6,139	-	- §184-232
MAXIMUM BUILDING GROSS FLOOR AREA	(SF)	65,000	-	6,139	- §184-232
MAXIMUM BUILDING HEIGHT	(FT)	35	-	26	- §184-232
PARKING REQUIREMENTS					
MINIMUM STALL SIZE STANDARD VEHICLE	(FT)	9'5" x 18'	-	9'5" x 20'	- §155-16(B)(9)
MINIMUM STALL SIZE OVERSIZED VEHICLE	(FT)	14' x 50'	-	14' x 50'	- §184-76(B)(4)
MINIMUM PARKING AND LOADING AREA SETBACKS					
FRONT YARD	(FT)	20	-	21	- §184-232
FROM BUILDING	(FT)	10	-	10	- §184-232

SITE DATA	
PARCEL DATA	
ADDRESS	454 WEST RIDGE PIKE (CONDO UNIT #4)
MUNICIPALITY	LIMERICK TOWNSHIP
COUNTY, STATE	MONTGOMERY COUNTY, PENNSYLVANIA 19468
TAX MAP NO. / PARCEL ID	TAX MAP #10747050 / PARCEL #37-00-05126-03-6 INSTRUMENT #2019015236
OWNER	
NAME	RIDGE SWAMP ASSOCIATES L.P.
ADDRESS	300 WELSH ROAD BLDG 1 SUITE 100 HORMAN, PA 19044
APPLICANT	
NAME	SHEETZ, INC.
ADDRESS	1100 SIXTH AVENUE ALTOONA, PA 16602
PLAN REFERENCE	
PLAN TITLE	BOUNDARY & TOPOGRAPHIC SURVEY
DATED	12/22/2023
SURVEYOR	BLUE MARSH ASSOCIATES, INC. 2380 JADIANA DRIVE WARRINGTON, PA 18076-2370 FILE NO. 23-A-410

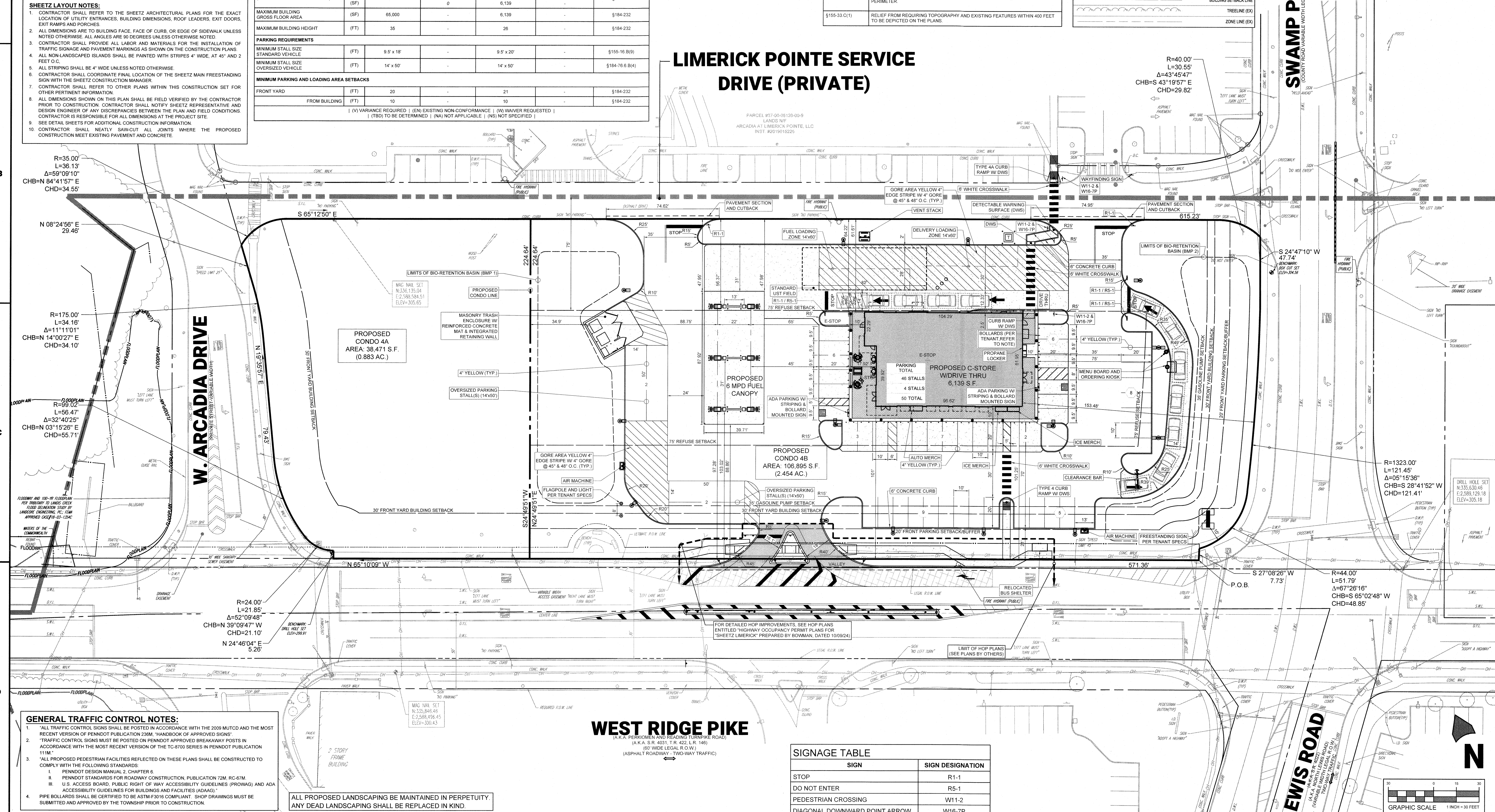
PARKING REQUIREMENTS		
CALCULATION BY USE	REQUIRED	PROPOSED
"CONVENIENCE STORE" (§184-76.6(B)(1))		
9 PER 1,000 SF OF GROSS FLOOR AREA (EXCLUSIVE OF PARKING AT GASOLINE DISPENSERS AND ELECTRIC VEHICLE CHARGING STATIONS)	50	50
TOTAL PARKING SUMMARY	50	50

WAIVER RELIEF GRANTED	
THE FOLLOWING WAIVERS FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND STORMWATER MANAGEMENT ORDINANCE WERE APPROVED BY THE BOARD OF SUPERVISORS OF LIMERICK TOWNSHIP AT THEIR PUBLIC MEETING HELD ON JUNE 3, 2024.	
SECTION	DESCRIPTION
§155-16 C(2)(e)	RELIEF FROM REQUIRING PLANTING ISLANDS TO CONTAIN ONE SHADE TREE PLUS SHRUBS OR GROUND COVER
§155-23(B)	RELIEF FROM REQUIRING 18-INCH MINIMUM COVER OVER STORM DRAINS
§155-23(C)	RELIEF FROM REQUIRING A MINIMUM STORM PIPE DIAMETER OF 12-INCHES, AND A MINIMUM PIPE SLOPE OF 0.50%
§155-27 C(3)	RELIEF FROM REQUIRING TREES TO BE A MINIMUM OF 15 FEET FROM OVERHEAD UTILITIES
§155-27 C(5)	TO PERMIT A NON-LISTED SPECIES ALONG WEST RIDGE PIKE, WHERE (B) JAPANESE LILACS ARE PROPOSED
§155-27.1A	RELIEF FROM REQUIRING BUFFER PLANTINGS BE LOCATED ALONG THE PROPERTY'S PERIMETER
§155-33 C(1)	RELIEF FROM REQUIRING TOPOGRAPHY AND EXISTING FEATURES WITHIN 400 FEET TO BE DEPICTED ON THE PLANS

SITE / RECORD PLAN LEGEND	
	BUILDING EAVE (PR)
	CANOPY (PR)
	WALL (EX)
	DEPRESSED CURB (PR)
	EASEMENT (EX)
	EASEMENT - DRAINAGE (PR)
	FENCE CHAIN LINK (PR)
	FENCE POST & RAIL (PR)
	100 YEAR FLOOD LIMITS (EX)
	OVERHEAD WIRES (EX)
	ADJACENT PROPERTY LINE
	CONDO LINE (EX)
	CONDO LINE (PR)
	LEGAL RIGHT-OF-WAY LINE (EX)
	ULTIMATE RIGHT-OF-WAY LINE (EX)
	RIGHT-OF-WAY CENTERLINE (EX)
	BUILDING SETBACK LINE
	TREE LINE (EX)
	ZONE LINE (EX)

- GENERAL NOTES**
- THE TOWNSHIP ENGINEER OR DESIGNATED PERSON SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY CONSTRUCTION OPERATION, IN ORDER THAT PROVISION MAY BE MADE FOR INSPECTION BY THE TOWNSHIP IN ACCORDANCE WITH SECTION 155-9 A.
 - IMPROVEMENT CONSTRUCTION REQUIREMENTS WILL BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS CONSISTENT WITH ALL OTHER REQUIREMENTS OF THIS CHAPTER AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, THE PENNSYLVANIA DEPARTMENTS OF ENVIRONMENTAL PROTECTION, THE MONTGOMERY COUNTY CONSERVATION DISTRICT OR OTHER APPROPRIATE AGENCIES OR THE SPECIFICATIONS INCLUDED IN THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, CHAPTER 155, WHICHEVER SPECIFICATIONS SHALL RESULT IN MORE STRINGENT REQUIREMENTS BEING APPLIED TO THE APPLICANT IN ACCORDANCE WITH SECTION 155-13.1.
 - ALL PROPOSED UTILITIES SHALL BE LOCATED UNDERGROUND.
 - FLOODPLAIN: THE SITE DOES NOT LIE WITHIN THE 100-YR FLOODPLAIN LIMIT AS SHOWN ON A FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 429010210G, EFFECTIVE DATE 03/02/2016.
 - ALL WALLS GREATER THAN FOUR (4) FEET SHALL INCLUDE SUBMISSION OF PLANS, DETAILS AND CALCULATIONS FOR REVIEW BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
 - NO RIGHTS-OF-WAYS ARE TO BE OFFERED FOR DEDICATION.
 - BASED ON WETLAND EVALUATION PERFORMED BY VALLEY ENVIRONMENTAL SERVICES, INC. DATED 12/13/2023, THERE ARE NO WETLANDS IDENTIFIED ON THE PROPERTY.
 - ALL CONCRETE WORK LOCATED WITHIN RIGHTS-OF-WAY SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI, A MAXIMUM WATER/CEMENT RATIO OF 0.45, AIR-ENTRAINED OF 5%-8% AND CURING COMPOUND.
 - SEE GENERAL NOTES (SHEET NT) FOR ADDITIONAL NOTES AND INFORMATION PERTAINING TO SITE.

LIMERICK POINTE SERVICE DRIVE (PRIVATE)



- GENERAL TRAFFIC CONTROL NOTES:**
- "ALL TRAFFIC CONTROL SIGNS SHALL BE POSTED IN ACCORDANCE WITH THE 2009 MUTCD AND THE MOST RECENT VERSION OF PENNDOT PUBLICATION 235M, "HANDBOOK OF APPROVED SIGNS".
 - "TRAFFIC CONTROL SIGNS MUST BE POSTED ON PENNDOT APPROVED BREAKAWAY POSTS IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE T-6700 SERIES IN PENNDOT PUBLICATION 111M".
 - "ALL PROPOSED PEDESTRIAN FACILITIES REFLECTED ON THESE PLANS SHALL BE CONSTRUCTED TO COMPLY WITH THE FOLLOWING STANDARDS:
I. PENNDOT DESIGN MANUAL 2, CHAPTER 6.
II. PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72M, RC-67M.
III. U.S. ACCESS BOARD, PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG)."
 - PIPE BOLLARDS SHALL BE CERTIFIED TO BE ASTM-F3016 COMPLIANT. SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED BY THE TOWNSHIP PRIOR TO CONSTRUCTION.

ALL PROPOSED LANDSCAPING BE MAINTAINED IN PERPETUITY. ANY DEAD LANDSCAPING SHALL BE REPLACED IN KIND.

WEST RIDGE PIKE

(A.K.A. PERKOWEN AND READING TURNPIKE ROAD)
(A.K.A. S.R. 4031, T.R. 422, L.R. 146)
(80' WIDE LEGAL R.O.W.)
(ASPHALT ROADWAY - TWO-WAY TRAFFIC)

SIGNAGE TABLE	
SIGN	SIGN DESIGNATION
STOP	R1-1
DO NOT ENTER	R5-1
PEDESTRIAN CROSSING	W11-2
DIAGONAL DOWNWARD POINT ARROW	W16-7P

LANDCORE
40 WEST EVERGREEN AVENUE | SUITE 101
PHILADELPHIA, PENNSYLVANIA 19118
PHONE | 215-836-2510
LANDCORECONSULTING.COM

CJ BOCK
REGISTERED PROFESSIONAL ENGINEER
No. PE076132
PENNSYLVANIA LICENSE No. 076132
PROFESSIONAL ENGINEER

REV.	DATE	BY	REVISION
5	2025-06-06	AAK	MINOR AMENDMENT/RECORD PLANS
4	2025-05-06	AAK	TOWNSHIP COMMENTS
3	2025-04-10	JES	PER SEWER COMMENTS
2	03-31-2025	JES	TOWNSHIP, MCD, AND PENNDOT COMMENTS
1	12-05-2024	JES	CLIENT / TOWNSHIP COMMENTS

PROJECT No. **230024**
FILE **RECORD**
DRAWN BY **J. SHAULIS**
CHECKED BY **B. NAGENGAST**

SHEETZ, INC.
PROJECT: LIMERICK POINTE SERVICE DRIVE, CONDO UNIT #4
APPLICANT: LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PA 19468

RECORD PLAN
TITLE: LIMERICK POINTE SERVICE DRIVE, CONDO UNIT #4

DATE **2024-08-30**
RP **5**
SHEET **07 OF 43** REV. No.