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TICKET # 2023352308

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

SHEETZ LAYOUT NOTES:

1. 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.
2. ALL EXISTING BUILDING FACE, FACE OF CURB, OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
4. ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C.
5. ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
7. CONTRACTOR SHALL NOTIFY SHEETZ REPRESENTATIVE AND DESIGN ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS.
8. CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS AT THE PROJECT SITE.
9. SEE DETAIL SHEETS FOR ADDITIONAL CONSTRUCTION INFORMATION.
10. CONTRACTOR SHALL NEATLY SAW-CUT ALL JOINTS WHERE THE PROPOSED CONSTRUCTION MEET EXISTING PAVEMENT AND CONCRETE.

BULK REQUIREMENTS

REQUIREMENT	REQUIRED	EXISTING	PROPOSED		SECTION
			COND 4B	COND 4A	
BUILDING REQUIREMENTS					
MINIMUM GROSS LOT AREA (SF)	80,000 (SF) 20,000 (SF) 20,000 (USES OTHER THAN SFA / SFD / TF)	145,366	106,895	38,471	\$184-232
MINIMUM LOT WIDTH (AC)	3.337	2,454	0.883		
MINIMUM LOT WIDTH (FT)	100	627.5	469.1	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)	20%	0.0%	5.7%	-	\$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'	-	\$185-16(B9)
MINIMUM STALL SIZE OVERSIZED VEHICLE (FT)	14' x 50'	-	14' x 50'	-	\$184-76(B4)
MINIMUM PARKING AND LOADING AREA SETBACKS					
FRONT YARD (FT)	20	-	21	-	\$184-232
FROM BUILDING (FT)	10	-	10	-	\$184-232
(V) VARIANCE REQUIRED (EN) EXISTING NON-COMFORMANCE (W) WAIVER REQUESTED (TBD) TO BE DETERMINED (NA) NOT APPLICABLE (NS) NOT SPECIFIED					

SITE DATA

PARCEL DATA		CALCULATION BY USE	REQUIRED	PROPOSED
ADDRESS	454 WEST RIDGE PIKE (CONDO UNIT #4)			
MUNICIPALITY	LIMERICK TOWNSHIP			
COUNTY/STATE	MONTGOMERY COUNTY, PENNSYLVANIA 19468			
TAX MAP NO.	TAX MAP #37047000			
PARCEL ID	PARCEL #37-05126-03-6			
OWNER	NAME: RIDGE SWAMP ASSOCIATES I LP ADDRESS: 330 WILSHIRE ROAD BLDG 1 SUITE 100 HORSHAM, PA 19044			
INSTRUMENT	INSTRUMENT #2019015238			
TOTAL PARKING SUMMARY		50	50	

PARKING REQUIREMENTS

CALCULATION BY USE			REQUIRED	PROPOSED
"CONVENIENCE STORE" (S184-78.6 B11)				
8 PER 1,000 SF OF GROSS FLOOR AREA			50	50
FOR GASOLINE STATION (GASOLINE DISPENSERS AND ELECTRIC VEHICLE CHARGING STATIONS)				
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, 2025.

SECTION	DESCRIPTION
\$155-16 C2(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 (8) JAPANESE LILACS ARE PROPOSED.
\$155-27 1.A	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)	
WALL (PR)	
DEPRESSED CURB (PR)	
EASEMENT (EX)	
EASEMENT - DRAINAGE (PR)	
FENCE: CHAN LINK (PR)	
FENCE: POST & RAIL (PR)	
100' YR (EX)	
100' YR FLOOD LIMITS (EX)	
OVERHEAD WIRES (EX)	
ADJACENT PROPERTY LINE	
COND 1 LINE (EX)	
COND 2 LINE (EX)	
LEGAL RIGHT-OF-WAY LINE (EX)	
ULTIMATE RIGHT-OF-WAY LINE	
RIGHT-OF-WAY CENTERLINE (EX)	
BUILDING SETBACK LINE	
TREELINE (EX)	
ZONE LINE (EX)	

GENERAL NOTES	
1. THE TOWNSHIP ENGINEER OR DESIGNATED PERSON SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF THE COMMENCEMENT OF CONSTRUCTION OR ACTIVATION OF THAT PROVISION MAY BE MADE FOR INSPECTION BY THE TOWNSHIP IN ACCORDANCE WITH SECTION 155-9.	
2. IMPROVEMENTS CONSTRUCTION REQUIREMENTS WILL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS CONSISTENT WITH ALL OTHER REQUIREMENTS OF THIS CHAPTER AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION. THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE MONTGOMERY COUNTY CONSERVATION DISTRICT OR OTHER APPROPRIATE AGENCY OR THE SPECIFICATIONS INCLUDED IN THE SHEETZ CONSTRUCTION CONTRACT WHICH ARE CONSISTENT WITH THE SPECIFICATIONS.	
3. ALL PROPOSED UTILITIES SHALL BE LOCATED UNDERGROUND.	
4. PERMITTING: THE SITE DOES NOT LIE WITHIN THE 100-YR FLOODPLAIN LIMIT AS SHOWN ON A FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 42091-002100, EFFECTIVE DATE 03/02/2016.	
5. ALL WALLS GREATER THAN FOUR (4) FEET SHALL INCLUDE SUBMISSION OF PLANS, DETAILS AND CALCULATIONS FOR REVIEW BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.	
6. NO RIGHTS-OF-WAYS ARE TO BE OFFERED FOR DEDICATION.	
7. BASED ON WETLAND EVALUATION PERFORMED BY VALLEY ENVIRONMENTAL SERVICES, INC. DATED 12/12/2023, NO WETLANDS ARE IDENTIFIED ON THE PROPERTY.	
8. ALL CONSTRUCTION WORK LOCATED WITHIN RIGHT-OF-WAY SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI. A MAXIMUM WATER/CEMENT RATIO OF 0.45, AIR-TRAP CONTENT OF 5%-8% AND CURENING COMPOUND.	
9. SEE GENERAL NOTES (SHEETZ NT) FOR ADDITIONAL NOTES AND INFORMATION PERTAINING TO SITE.	

LIMERICK POINTE SERVICE DRIVE (PRIVATE)

PARCEL #37-00-05120-00-9
LOT 1
ARCADIA AT LIMERICK POINTE, LLC
INST #2019015225

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