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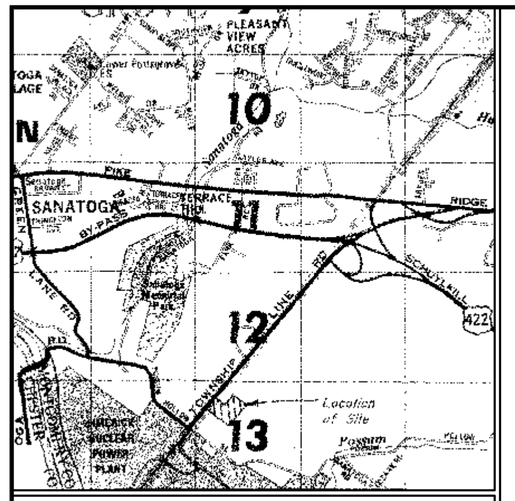

Location Map - Scale : 1"= 2,000'

EVERGREEN ROAD S.R. #4026

SIGHT DISTANCE : 600' TO INTERSECTION (SANATOGA ROAD)

SIGHT DISTANCE : 525'

Posted Speed Limit : 45 MPH

Paving Width : 23.5'± – Condition : Good

Lands of Robert A. & Patricia M. Borneman (MIXED USE – INDUSTRIAL, TRAILER STORAGE, RESIDENTIAL)

Lands of James W. & Shirley E. Reidnauer (RESIDENTIAL USE)

Lands of Lloyd J. & Sara Wagner (RESIDENTIAL USE)

Lands of Robyn B. Pennington (RESIDENTIAL / AGRICULTURAL USE)

Lands of Robert A. & Patricia M. Borneman (VACANT)

Soils Boundary

Legal Right-of-Way Line

Ultimate Right-of-Way Line

White Line (Ex. Edge of Road)

Macadam Drive

PROP. STOP SIGN (R1-1)

75' CLEAR SIGHT TRIANGLE

8' X 8' R-3 ROCK APRON

EMERG. SPILLWAY & TEMP. SPILLWAY FOR SED. TRAP

PERMANENT STORM WATER BASIN & TEMPORARY SEDIMENT TRAP

8' X 10' R-3 ROCK APRON

TEMP. WATER BAR (Typ.)

TOPSOIL STOCKPILE

PROP. WELL

SILT BARRIER FENCE (Typ.)

PROPOSED GARAGE F.F.-229.50

PROPOSED BUILDING (CONTRACTOR STORAGE/FLEX SPACE) F.F.-229.50

Contains : 4.2460 Ac.± Gross or : 4.1025 Ac.± Net

LIMIT OF DISTURBANCE

PROPOSED ELEVATED SAND MOUND SANITARY SEWER SYSTEM

Building Setback Line Residential Use or District (Typ.)

Building Setback Line Commerical or Industrial Use or District (Typ.)

PROP. 10'x10' TRASH ENCLOSURE

CONC. BUMPER BLOCKS (Typical)

SWALE 'A'

ROOF DRAIN

6" ADS (N-12)

15" ADS (N-12)

18" ADS (N-12)

N44°00'00"E 250.00'

S46°00'00"E 502.10'

N46°00'00"W 477.10'

S44°13'00"W 459.39'

N44°00'00"E 204.03'

S47°04'00"E 287.38'

216.50'

191.50'

Old Bolt (found)

SOILS INFORMATION

Soils information has been delineated from the Soil Survey of Montgomery County, Map No. 25, as prepared by the U.S.D.A. - Soil Conservation Service. The following soil types exist within the property:

RsB2 - Reaville shaly silt loam, 3 to 8% slopes, moderately eroded
RsB3 - Reaville shaly silt loam, 3 to 8% slopes, severely eroded

SOIL USE LIMITATIONS

	RsB2	RsB3
CONST. & MAINT. PIPELINES	SHALLOW BEDROCK, FLUCTUATING HIGH WATER TABLE	SHALLOW BEDROCK, FLUCTUATING HIGH WATER TABLE
PONDS/RESERVOIR (PERMEABILITY)	SLOW	SLOW
PONDS, DIKES EMBANKMENTS	COARSE FRAGMENTS	COARSE FRAGMENTS
TERRACES, DIVERSIONS WATERWAYS	SHALLOW BEDROCK	SHALLOW BEDROCK
ROAD FILL	FAIR	FAIR
WINTER GRADING	POOR	POOR
TOPSOIL	POOR	POOR

SOIL TYPE	DEPTH TO WATER TABLE	DEPTH TO WATER TABLE	REACTION (pH)
RsB2	0 - 1	1 - 3	5.0 - 6.5
RsB3	0 - 1	1 - 3	5.0 - 6.5

RESOLUTION NOTES:
- WINTER GRADING ACTIVITIES SHOULD BE MINIMIZED.
- FILL/BACKFILL SHALL BE SUITABLE MATERIAL - CLEAN, DRY EARTH WITH MAXIMUM STONE SIZE OF 4".
- ANY WATER ACCUMULATING IN TRENCHES SHALL BE PUMPED TO THE SEDIMENT TRAP, OR TO A FILTER DEVICE SUCH AS A WETLAND FILTER BAG.

PARKING REQUIREMENTS

USE	REQUIRED	PROPOSED
Office Bldg. : 1 space per 300 sq. ft. (1800 sq.ft./300 = 6)	6	6
Warehouse/Storage : 1 space per 1500 sq. ft. or 1 space per employee on largest shift (9000 sq. ft./1500 = 6) or 10 employees	10	10
Visitor :	0	2
Total Spaces :	16	18

ZONING REQUIREMENTS - LLI

	REQUIRED	EXISTING	PROPOSED
Min. Lot Size	4 Ac.	4.25 Ac.	4.25 Ac.
Min. Lot Width @ B.S.L.	350'	459'	459'
Max. Impervious Coverage	55%	None	26.7%
Max. Building Coverage	30%	None	7.6%
Building Setbacks			
From Ultimate R.O.W.	50'	275'+	275'+
From Res. or Inst. use or district	100'	100'	100'
From Comm. or Ind. use or district	50'	50'	50'
Parking, Loading, Driveway Setbacks			
From Ultimate R.O.W.	30'	275'+	275'+
From Res. or Inst. use or district	50'	50'	50'
From Comm. or Ind. use or district	25'	25'	25'

Scale : 1" = 30'

ACKNOWLEDGMENT AND AGREEMENT FOR ELECTRONIC MEDIA AND PLAN INFORMATION

These documents including plans, specifications, reports and electronic media files were prepared specifically for this project for the individual(s) named on the documents as dated. The documents are not represented to be suitable for reuse on extensions of this project, or for any other project, nor are they to be used by anyone other than the original client named on the plans. Any such reuse or modification is strictly forbidden, and therefore, any use or modification shall be an agreement deemed to indemnify and save harmless Conver and Smith Engineering, Inc. for all claims, damages, losses and expenses arising from the use therefrom. The information contained in the documents is to be verified in the field prior to construction and any user of the information is also obligated to report any discrepancies to Conver and Smith Engineering, Inc.

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COMMONWEALTH OF PENNSYLVANIA)
: SS
COUNTY OF MONTGOMERY)

On the _____ day of _____, A.D., 19____, before me, the Subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in _____, personally appeared to me, the undersigned, who acknowledged (himself/herself) to be the (president or secretary) of _____ a corporation, and that such (president or secretary), being authorized to do so, (he/she) executed the forgoing plan by signing that the said corporation is the registered owner of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon, and that the said corporation desires that the foregoing plan be recorded according to law.

_____ Notary Public

_____ My Commission Expires

(CORPORATE SEAL)

(I/We) do hereby certify that (I/we) (am/are) the registered owner(s) of the land herein subdivided/developed and the (my/our) consent to the approval of this plan has been granted and that (I/we) desire the same to be recorded.

_____ Owner

_____ Owner

Limerick Township Planning Commission

_____ Chairman

_____ Vice Chairman

_____ Member

_____ Member

_____

Approved _____ A.D., 19____

Limerick Township Board of Supervisors

_____ Chairman

_____ Vice Chairman

_____ Member

_____ Secretary

Reviewed by Limerick Township Engineer

_____ Township Engineer

_____ Date

I hereby declare that this plan shown and described hereon represents a survey made by me, as well as all other drawings which are a part of this plan set, are true and correct to the accuracy required by the Limerick Township Subdivision and Land Development Ordinance and were prepared by me or under my direction. That all monuments shown hereon exist or will be placed, and that all dimensional and geodetic details are correct, to the best of my knowledge.

April 14, 1998
Professional Land Surveyor, No. 18389-E — Date

NOTES:

1. *This tract is zoned LLI; however should the area and bulk requirements, in the zoning ordinance, change at some future time, the new area and bulk requirements will apply.*
2. *Contours are by field survey; Bench Mark is the intersection of Evergreen Road and Sanatoga Road. The approximate elevation of 223.00 has been taken from the U.S.G.S. map. Datum is mean sea level.*
3. ■ *Indicates concrete monument placement. All property corners to be marked with iron pins after final grading.*
4. *Source of title: Being the same premises which Wallace, Jr. and Florence M. Jula, by deed dated July 23, 1997, recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5193, page 1758, granted and conveyed unto Nicholas M. and Patricia Newett Jones, in fee. Being tax parcel 37-00-00700-001, block-unit 002-017.*
5. *Conver and Smith Engineering, Inc. has not performed a wetlands analysis of this site. Should wetlands exist, any development or activity planned within any wetland area shall not be conducted without prior consultation with and approval from applicable government agencies including, but not limited to, the Commonwealth of Pennsylvania, Department of Environmental Resources; the County Conservation District; the United States Department of the Interior, Fish and Wildlife Service; and/or U.S. Army Corps of Engineers.*
6. *All existing sewage systems and wells on this property and surrounding properties, which are within 100 feet of the property boundary, the location of which can be determined on the surface of the ground, are shown hereon.*
7. *MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES - The Storm Water Management Facilities shown on these plans are permanent and are not to be removed. The individual lot owner, his successor or assigns shall be responsible for the construction and perpetual maintenance of the said facilities. If the property owner, his successor or assigns fails in any way to maintain the said facilities or causes the facility to be altered or removed, upon written notification by the Municipality, the defect(s) shall promptly be corrected at the expense of the property owner. Upon the owner's failure to correct the defect within the time specified by the Municipality, the owner, his successor or assigns do hereby authorize the Municipality to enter upon the said property and cause the repairs, maintenance, and/or corrections to be made. A lien shall be filed against the property for the costs of all corrections including applicable engineering and/or attorney's fees.*
8. *This site is not located in the 100-year flood boundary per Township Flood Insurance Rate Map.*
9. *The area between the existing legal right-of-way line and the ultimate right-of-way line is here by offered for dedication to the municipal authority having jurisdiction at the time of plan approval.*
10. *The permanent on-lot basin is to be a maintained basin per Section 155.27.2 of the Subdivision and Land Development Ordinance.*
11. *The error of closure of this survey, 1 : 191940 , meets or exceeds the Township minimum requirement.*
12. *These plans are conforming with zoning, building, sanitation and other applicable Township ordinances and regulations to the best of our knowledge.*
13. *All construction shall be performed in accordance with PennDot specifications, Publication 408, Montgomery County, and Limerick Township standards, whichever is more restrictive.*
14. ***PA Act 187 of 1996; POCS Serial No. 0790542.***
    Contractor shall notify ***POCS at 1-800-242-1776****, not less than three nor more than ten working days in advance of beginning excavation or demolition work.*
15. *All roof drains are to be connected to the storm sewer system, as shown.*
16. *Waivers are hereby requested for the following sections of the Subdivision and Land Development Ordinance:*
    Section 155-15 - road widening, curb, and sidewalk along frontage of property.
    Section 155-27.1 - one planting island per ten stalls.
    Section 155-27.1.C.(1)(a) - to provide 15 canopy trees in lieu of a high-intensity buffer along northwestern property line.
17. *All plantings shall be guaranteed for a minimum of 18 months, in accordance with Section 155-27.3.D. of the Subdivision and Land Development Ordinance.*

RECORD OWNER
Nicholas M. & Patricia N. Jones
115 Bobtail Drive
Phoenixville, PA 19460
(610) 458-6300

DEVELOPER
Continental Paving & Sealing
115 Bobtail Drive
Phoenixville, PA 19460
Attn: Mr. Nicholas M. Jones
(610) 458-6300

Rev. March 8, 1999 : per Township Engineer's review letter dated 2/15/99 & M.C.C.D. review letter dated 2/23/99.

Rev. January 25, 1999 : per comments of Township Engineer's review letter dated 12/29/98.

Land Development Plan for

CONTINENTAL PAVING & SEALING, INC.

Limerick Township Montgomery County, PA
Surveyed and Engineered By
Conver and Smith Engineering, Inc.
358 Main Street Royersford, PA
April 14, 1998 Plan No. C-98-020
Sheet 1 of 5

SDR FILE 97072