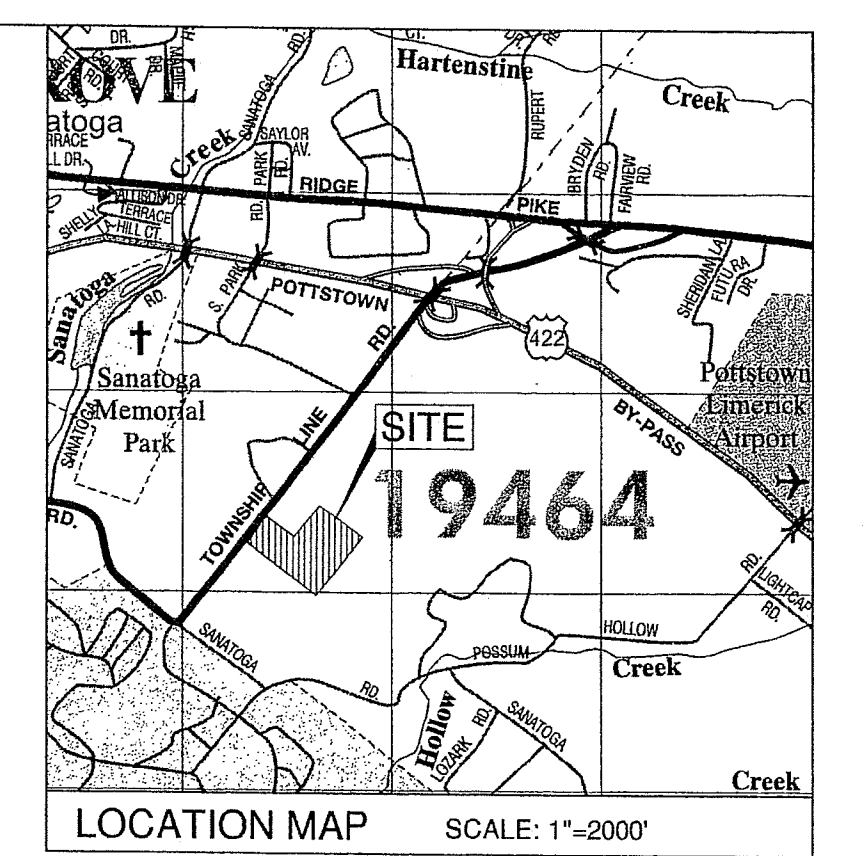


LLI Interchange Overlay District Dimensional Standards

Standard	Class Two Standards	Proposed
Minimum Lot Size (acres)	4	4.0
Minimum Lot Width at building line (feet)	350	454.32
Maximum Impervious Coverage	55% of lot area or NBA, whichever is less	54.88%
Maximum building coverage (Percentage of NBA)	30% for Warehouse/storage uses; 25% for all other uses	19.78%
Minimum green area for all uses (percentage of lot area)	40%	45%
Maximum floor area ratio	0.35	0.20
Building Setbacks (feet)		
From ultimate right-of-way	50 feet	50 feet
From residential or institutional	100 feet	100 feet
From commercial or industrial use or district	50 feet	50 feet
Parking, loading, driveway setbacks (feet)		
From Ultimate Right-of-Way	30 feet	30 feet
From residential or institutional use or district	50 feet	50 feet
From commercial or industrial use or district	25 feet	25 feet
Maximum building height (feet)	35 Feet or 3 stories	<35 feet

SEP 20 2005



CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

On this, the _____ day of _____, 2005, before me, the undersigned officer, personally appeared _____ who being duly sworn according to law, deposes and says that he is the owner or equitable owner of the property shown on this Plan, that the Plan was prepared at his direction, and that he acknowledges the same to be his act and plan, and desires the same to be recorded as such according to law, and that all streets shown and not heretofore dedicated are hereby dedicated to public use.

Notary Public Name/Seal _____ Owner/Equitable Owner _____
 Commission Expiration Date _____

#05-09

CERTIFICATE OF ACCURACY

I hereby certify that the Plan shown and described hereon is true and correct to the accuracy required by the Limerick Township Subdivision and Land Development Ordinance.

Engineer or Surveyor _____ Date _____
 Seal _____

TOWNSHIP ENGINEER

I hereby certify that the Plans shown were reviewed by and approved by the Limerick Township's Engineering Department.

Township Engineer _____ Date _____

CERTIFICATE FOR APPROVAL BY THE PLANNING COMMISSION

At a meeting held on _____, 2005, the Limerick Township Planning Commission, by motion, approved the Evergreen Road Self Storage Facility Development Plan, as shown and described hereon.

CERTIFICATE FOR APPROVAL BY THE BOARD OF SUPERVISORS

At a meeting held on _____, 2005, the Limerick Township Board of Supervisors, by motion, approved the Evergreen Road Self Storage Facility Development Plan, as shown and described hereon.

SITE DATA

Parcel No. 37-00-00700-001
 Block 002, Unit 017
 DB 5193, PG 1758

Applicant

Contact: Thomas C. Lenzi
 TAB Property Management
 P.O. Box 306
 Douglassville, PA 19518
 Phone: 610-705-4950

Owner

Nicholas M. Jones & Patricia Newett
 115 Bobtail Drive
 Phoenixville, PA 19460

SURVEY MONUMENTS

A. Bench Mark. Elevation are based on U.S.C. and GS 1929 sea level datum.

B. Staking Requirements. All lots shall be staked by the registered engineer or surveyor for the subdivider when final grading has been completed. This stakeout shall be visible and shall be completed before an owner or occupant moves into the property. All lot corner markers shall be permanently located and shall be metal pins at least five-eighths (5/8) inch in diameter and at least twenty-four (24) inches in length, located in the ground to the existing grade. Corner markers shall be set to a horizontal control of not less than one (1) part in ten thousand (10,000).

C. Permanent reference monuments constructed of concrete or stone shall be set at all points along the proposed road right-of-way. Monuments shall be not less than four (4) inches square on top and twenty-four (24) inches in depth and shall be set in the ground at the existing grade.

OWNER RESPONSIBILITIES

- Maintenance of the stormwater detention basin shall be the responsibility of the owner. The township shall have the right to access and inspect the basin and to require the owner to perform maintenance which will ensure the proper functioning of the storm drainage and stormwater management facilities.
- In the event that the Township declines to accept the offer of dedication for these areas within the proposed right-of-ways, the maintenance of all improvements within the right-of-ways shall be the responsibility of the owner. Improvements include, but are not limited to the following:
 - Paved Surfaces
 - Street Lighting
 - Stormwater Piping, Inlets and Manholes
 - Curbs and Driveway Aprons
 - Sidewalks

WARNERS

- 155.33.C(1) - Existing features within 400 ft. of the site plan. Aerial photo included to assist in determining whether or not a waiver may be granted.

Parking Requirements

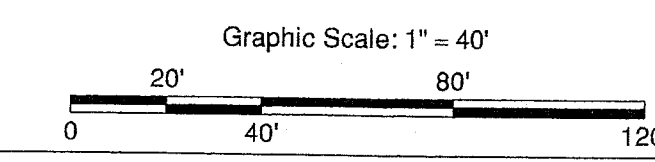
Office:	Office:
1 per 300 square feet of gross floor area	360 sq.ft./300 = 1.2
Self Storage:	
Requirements: Undefined by Ordinance	
Number Proposed:	
11 + 1 H.C. = 12 Spaces	

Net Buildable Acreage Calculations:

From the gross acreage of the site,	TOTAL PARCEL: 4.24 acres
subtract the following:	
Existing road rights-of-way	0.14 acres
Noncontiguous land	0.00 acres
100% of floodplain land	0.00 acres
100% of wetlands	0.00 acres
100% of ponds or lakes	0.00 acres
50% of slopes from 15% to 25%	0.00 acres
85% of slopes over 25%	0.00 acres
50% of existing utility rights-of-way	0.00 acres
The result of net buildable acreage (NBA)	4.10 acres

DRAWING SCHEDULE

1 - Record Plan
2 - Existing Features Plan
3 - Construction Plan
4 - Stormwater Profiles
5 - Landscape Plan
6 - Landscape Details
7 - Lighting Plan
8 - Details
9 - E and S Plan
10 - E and S Details
11 - Photo Plan
12 - Penn Dot Plan
13 - Penn Dot Details



SOIL CLASSIFICATIONS

Rsb2 - Reville shaly silt loam, 3 to 8 percent slopes, moderately eroded.
 Rsb3 - Reville shaly silt loam, 3 to 8 percent slopes, severely eroded.

User Notice

Any user of these plans is responsible for contacting the appropriate agency in the event of discrepancies between the plan, plan details, shop drawings, construction standards, and field conditions. The applicable agency must be contacted and discrepancies resolved before proposed improvements are constructed. The preparer of these plans and all reviewing agencies are not liable for any discrepancies.

This document, and all reports, plans, specifications, field data, notes and other documents, including all documents on electronic media, prepared by LANDMARK Engineers, Inc. as instruments of service shall remain the sole and exclusive property of LANDMARK Engineers, Inc. The information contained herein is licensed only for limited use by the intended recipient, and no license, permission or authority is extended, directly or implied, to any party without the written authorization of LANDMARK Engineers, Inc.

General Notes

- All utilities shall be placed underground. All sanitary sewer crossings shall maintain a minimum of 18" vertical clearance.
- Nothing shall be permitted to be planted, placed, set or put within the area of an easement. The area shall be maintained as lawn.
- The site shall be served by on-site water and a holding tank for sewage disposal.
- All construction shall be performed in accordance with PADOT specifications, publication 408, Montgomery County and Limerick Township standards, whichever is more strict.
- - indicates concrete monuments to be set. Concrete monuments to be set in accordance with Township

standards. All property corners to be marked with iron pins after final grading.

- On street parking is not permitted.
- Any tree or shrub which dies within 18 months of planting shall be replaced. Any tree or shrub which, within 18 months of planting or replanting, is deemed, in the opinion of the township, not to have survived or to have grown in a manner uncharacteristic of its type shall be replaced. Substitutions for certain species of plants may be made only when approved by the township.
- In the event that PADOT declines to accept the offer of dedication for the area within the proposed right-of-way, sold right-of-way shall contain an easement for the installation, operation and maintenance of sanitary sewers

and other public utilities. The easement shall cover the entire length and width of the right-of-way as depicted on the Record Plan.

- Soils shown on the plan are plotted from the Montgomery County Soil Survey Map of the United States Department of Agriculture Soil Conservation Service.
- All sanitary sewer construction will be in strict compliance with the rules and regulations of the Limerick Municipal Authority, upon completion of sewer construction the service mains and easements shall be dedicated to the Limerick Municipal Authority.
- Basin Maintenance Schedule: The basin shall be mowed only once a year in late fall or very early spring.

- A PennDOT Highway Occupancy Permit is required pursuant to Section 420 of the June 1, 1945 (P.L. 1242, No. 428) known as the State Highway Law, before driveway access to a state highway is permitted.

No.	Revision/Issue	Date
2	Revised Per Township Engineers Letter Dated August 22, 2005	08-31-05
1	Revised Per Township Engineers Letter Dated June 23, 2005	07-01-05

Firm Name and Address

LANDMARK ENGINEERS, INC.
 555 SOUTH SECOND AVENUE
 BUILDING B, SUITE 300
 COLLEGEVILLE, PA 19426
 TEL: (610)489-4010 FAX: (610)489-5510

Sheet No. 1 of 13
 Drawn By A.T.S.
 Checked By T.A.K.
 Drawing Title **Record Plan**

THEODORE A. KOCHEN
 REGISTERED PROFESSIONAL ENGINEER
 No. 10000
 Theodore A. Kochen - PE-46750-e

Project Name and Address
Evergreen Road Self Storage
Limerick Township
Montgomery County, PA

Project LO68.001 Drawing No. 1
 Date 4-08-05
 Scale 1"=40'