

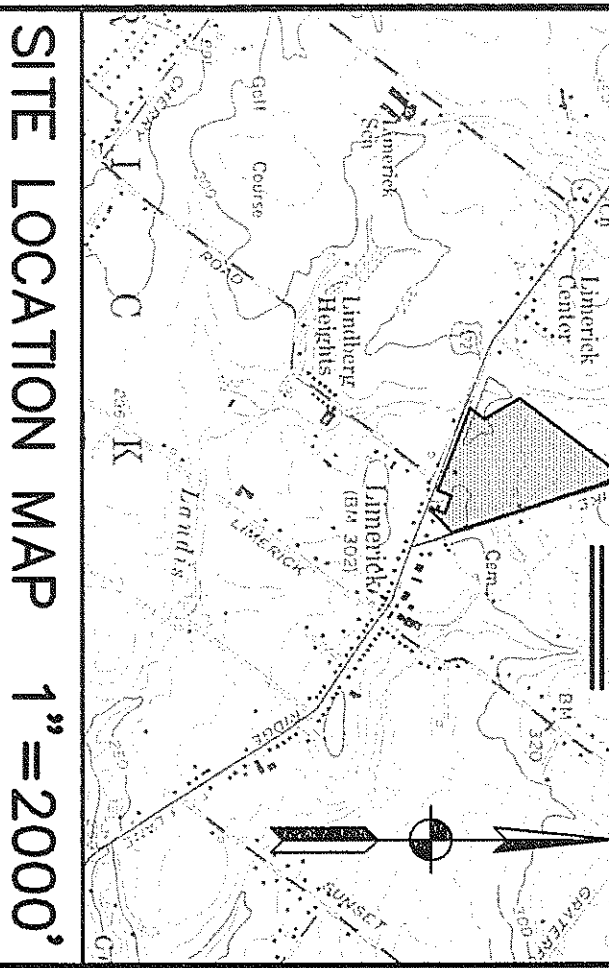
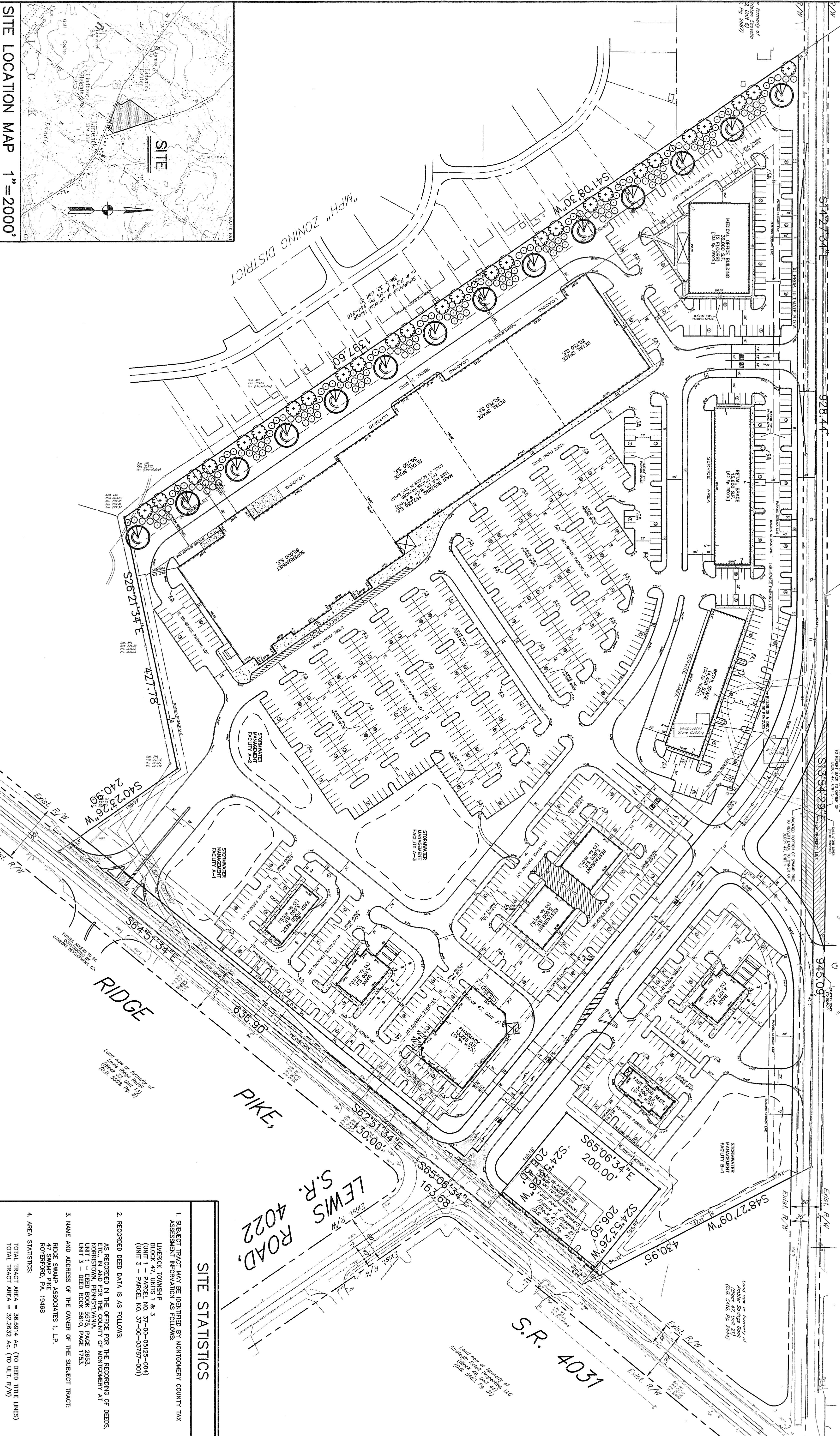
**PARKING CALCULATIONS**

PERMITTED USES	PARKING REQUIREMENTS PER 100 SF OF GFA	STRUCTURE REQUIRED	SURFACE SERVICES	AS PROVIDED
1. RETAIL USES				
a. STOREFRONT	1 Space per 250 SF GFA	65,000 SF	267	277
b. MAIN BUILDING	1 Space per 250 SF GFA	92,250 SF	369	399
c. SANITABLE BUILDINGS	1 Space per 250 SF GFA	30,000 SF	120	148
d. PHARMACY	1 Space per 250 SF GFA	13,225 SF	53	53
2. BUNKS	6 Sp. per 100 SF GFA	5 Units (1000)	60	103
3. RESTROOMS	1 Space per 100 SF GFA	10,000 SF (1000)	100	228
4. MEDICAL OFFICE BUILDING	7 Sp. per doctor office	12,000 SF (1200)	120	146
		12,000 SF (1200)	120	
		6,410 (7' x 7' x 13')	64	
		TOTAL PARKING REQUIRED	1,188	
		TOTAL PARKING PROVIDED	1,343	

**DIMENSIONAL STANDARDS**

DATA OBTAINED FROM ARTICLE XXX	CRITERIA	REQUIREMENTS	AS PROVIDED
1. MINIMUM LOT AREA:	40,000 SF	32,567 AC.*	
2. MINIMUM LOT WIDTH:	200 FT.	474.8 FT.	
3. MINIMUM FRONT YARD:	10 FT.	60 FT.	
4. MINIMUM REAR YARD:	10 FT.	84.3 FT.	
5. MAXIMUM BUILDING HEIGHT:	35 FT. (3 STY.)	42.5 FT. (4 STY.)	
6. MAXIMUM INVERTED COVERAGE:	70%	70.5% (22,332 AC.)	
7. MINIMUM BUILDING SETBACK FROM RESIDENTIAL DISTRICT:	100 FT.	100 FT.	
8. MINIMUM BUILDING SETBACK FROM RESIDENTIAL DISTRICT:	50 FT.**	50 FT.	
9. MINIMUM BUILDING SETBACK FROM RIGHT OF WAY:	30 FT.	10 FT.	

SWAMP  
(County Highway)



SITE LOCATION MAP 1"=2000'

**SITE STATISTICS**

- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:  
LIMERICK TOWNSHIP & 3  
UNIT 1 - DEED BOOK 5575, PAGE 2853  
UNIT 2 - DEED BOOK 5575, PAGE 2853  
UNIT 3 - PARCEL NO. 37-00-03787-001
- RECORDED DEED DATA IS AS FOLLOWS:  
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, MONTGOMERY COUNTY, PENNSYLVANIA, AT  
UNIT 1 - DEED BOOK 5575, PAGE 2853  
UNIT 2 - DEED BOOK 5575, PAGE 2853  
UNIT 3 - PARCEL NO. 37-00-03787-001
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:  
RIDGE SWAMP ASSOCIATES 1, L.P.  
47 SWAMP PIKE  
ROVERFORD, PA. 19468
- AREA STATISTICS:  
TOTAL TRACT AREA = 36.5914 AC. (TO DEED TITLE LINES)  
TOTAL TRACT AREA = 32.2832 AC. (TO U.T. R/W)

**OVERALL LAND DEVELOPMENT PLAN**  
OF  
**THE SANKNEY TRACT**  
TO BE CONVEYED BY  
**RIDGE SWAMP ASSOCIATES 1, L.P.**  
SHE SINKNEY TRACT  
LIMERICK TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

**Stout, Tacconelli & Associates, Inc.**  
CIVIL ENGINEERING AND LAND SURVEYING  
PRINCIPALS: PA 18073 PH: (215) 679-0200

PLANNING SCALE: 1"=80'  
HORIZONTAL: 4184  
VERTICAL: 4184SK2  
PROJECT NUMBER: 4184  
DRAWING SHEET NUMBER: 1 OF 3

**GRAPHIC SCALE**

0 40 80 120 240

NO.	REVISIONS	DATE
1	PER 3/20/08 STAFF MEETING	APR. 1, 2008
	PLAN REVISIONS DATES	JAN. 23, 2008

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN MONTGOMERY COUNTY, PENNSYLVANIA, AT MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MONTGOMERY COUNTY PLANNING CODE. CERTIFIED THIS DATE \_\_\_\_\_

FOR THE DIRECTOR  
MONTGOMERY COUNTY PLANNING COMMISSION

RECEIVED BY THE LIMERICK TOWNSHIP ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008.

TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF SUPERVISORS OF LIMERICK TOWNSHIP MONTGOMERY COUNTY OF PENNSYLVANIA ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008.

CHAIRMAN  
SECRETARY

APPROVED BY THE LIMERICK TOWNSHIP PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008.

CHAIRMAN  
SECRETARY

NOTARY PUBLIC (SEAL)

MY COMMISSION EXPIRES \_\_\_\_\_

WE, RIDGE SWAMP ASSOCIATES 1, L.P., HAVE HAD OUR OWN SURVEY MADE AND THAT THE AS SHOWN BEING AUTHORIZED TO DO SO, EXECUTED NAME OF THE LIMITED PARTNERSHIP BY HIMSELF AS WITNESS WHEREOF, I HAVE HERETOBY SET MY HAND AND OFFICIAL SEAL.

COMMONWEALTH OF PENNSYLVANIA) SS. 2008. BEFORE ME, \_\_\_\_\_ DAY OF \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF MONTGOMERY) SS. \_\_\_\_\_ OF RIDGE SWAMP ASSOCIATES 1, L.P., A PA LIMITED PARTNERSHIP, AND THAT HE, AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED NAME OF THE LIMITED PARTNERSHIP BY HIMSELF AS WITNESS WHEREOF, I HAVE HERETOBY SET MY HAND AND OFFICIAL SEAL.