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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 5, 2024

Ms. Emily Niskala
GIS and Planning Administrator
Limerick Township
646 West Ridge Pike
Limerick, Pennsylvania 19468

Re: MCPC #24-0010-001
Proposal Name: Sanatoga Springs- Lots 2 Phase 2- Retail 7A
(1 lot comprising 3.75 acres)
14 W. Lightcap Road
Limerick Township

Dear Ms. Niskala:

We have reviewed the above-referenced land development application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 10, 2024. We forward this letter as a report of our review.

BACKGROUND

MCD 1, LLC has submitted a land development application to build five commercial buildings for retail and restaurant uses totaling 22,255 SF on property at 14 W. Lightcap Road in Limerick Township. According to the Applicant Request for County Review form, the site consists of one parcel (Tax ID# 37-00-00667-00-7) that totals 8.02 acres. However, according to the Montgomery County's Board of Assessment three tax parcels would be impacted by this development (Tax ID# 37-00-00667-00-7, # 37-00-00668-00-6, and # 37-00-00670-00-4). The proposal forms part of a larger commercial development along Lightcap Road.

The site is located in the LLI - Interchange Overlay District. According to the Master Record Plan, the proposal meets the standards as set out in the zoning district and per the Conditional Use Approval CU #08-04, granted February 26, 2009. A variance for the location of refuse areas (Section 184-66.A) and the expiration of permits (Section 184-18) are pending. Furthermore, the following waivers have been requested:

- Section 155-16.C.(2)(e): The applicant requests partial relief from providing minimum sized parking islands and/or their hardscape/landscape requirements.
- Section 155-17.1.(G)(1): The applicant wishes to erect a light pole height of 25-feet.
- Section 155-19.B.(7): The applicant requests relief from providing grading no closer than three feet of the property line or right-of-way line to waive the required 10ft by 100ft planted median at vehicular entrances.
- Section 155-27.1.C.(4)(A): The applicant seeks relief from providing a minimum buffer area of 25-feet along all property lines.
- Section 155-27.1.C.(5): The applicant seeks partial relief from providing every one hundred linear feet of property line to be buffered.
- Section 155-34.C.(3)(B) and (C): The applicant wishes to waive their signature and that of the Township Supervisors, Engineer, and Planning Commission on the Landscape Plan.
- Section 151-26.B.(2)(n): The applicant wishes to waive matching pipe crowns at junctions.

COMPREHENSIVE PLAN COMPLIANCE

The land development plan is generally in compliance with Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*. In particular, it encourages development where infrastructure already exists.

Similarly, the proposal is generally in compliance with Limerick Township Comprehensive Plan, adopted March 2009. Specifically, it encourages economic development in areas with existing transportation and utility infrastructure.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and municipality may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPE PLAN

A. <u>Buffer along Evergreen Road and Lightcap Road</u>

1. As noted on the Landscape Plan, four existing frontage trees and the existing high intensity buffer along Evergreen Road and Lightcap Road are to remain, and hence, form part of the application's overall landscape plan. It is recommended that the Township make assurances with the applicant to protect the existing frontage trees and high intensity buffer during construction and that any damaged trees should be replaced.
2. Furthermore, it is recommended that additional plantings be added to the existing landscape plan in the buffer along Evergreen Road and Lightcap Road. From aerial maps, there appears to be gaps

in the existing high intensity buffer, particularly around the intersection of Evergreen Road and Lightcap Road.

B. Planting islands in parking lot

1. The parking lot landscaping standards in Section 155-16.C. are set, in essence, to provide ample shade trees that will help reduce the potential heat island effect in parking lots and help create a more sustainable parking lot design as set out in the Montgomery County Planning Commission's Sustainable Green Parking Lots Guidebook (https://www.montgomerycountypa.gov/DocumentCenter/View/9735/Green-Sustainable-Parking-Guide-2_10_2016-Web?bidId=). The applicant should provide at least one shade tree plus shrubs and/or ground cover to cover the entire area of each parking island to adhere with the township's standards.
2. Moreover, parking islands with sidewalk connections should be enlarged to be able to retain the proposed sidewalk while accommodating at least one shade tree plus shrubs and/or ground cover to cover the entire area of each parking island. We believe there is scope to reconfigure the parking lots to meet both landscaping and parking regulation standards.

MULTIMODAL TRANPORTATION INFRASTRUCTURE

A. Sidewalk installation and crosswalk

1. The applicant should be commended on their inclusion of ADA-accessible sidewalk linking the application site with existing development and creating safe pedestrian linkages within the proposed development. However, sidewalks should also be included to run along Evergreen Road, between the intersection with Lightcap and the existing one-way egress that links to Costco. This sidewalk should then connect to the proposed sidewalk around Unit 2A. This will provide a more direct route through the parking lots to existing and potential SEPTA and PART transit stops.
2. The existing crosswalk over Lightcap Road is depicted on the wrong side of the intersection with Evergreen Road on the Record Plan. The applicant should amend their plans to depict existing features accurately.

B. Transit coordination

1. The applicant should reach out and coordinate with SEPTA and PART to discuss bus access to the site and the potential allocation of a bus stop at Evergreen Road and Lightcap Road.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Limerick Township's planning objectives.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number #24-0010-001 on any plans submitted for final recording.

Sincerely,



Andrew Turner, AICP, MRTPI, Transportation Planner
andrew.turner@montgomerycountypa.gov – 610-278-3638

c: John Tallman, Director of Development, Moutus Development
Jennifer Warren, Langan Engineering
Daniel Kerr, Mgr., Limerick Township
Greta Martin Washington, Dir. Comm. Plng., Limerick Township
Christopher J. Haring, Chair Limerick Township Planning Commission
Kourtney High, PART
Dan Nemiroff, SEPTA

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Master Record Plan

ATTACHMENT A: AERIAL – 14 WEST LIGHTCAP ROAD



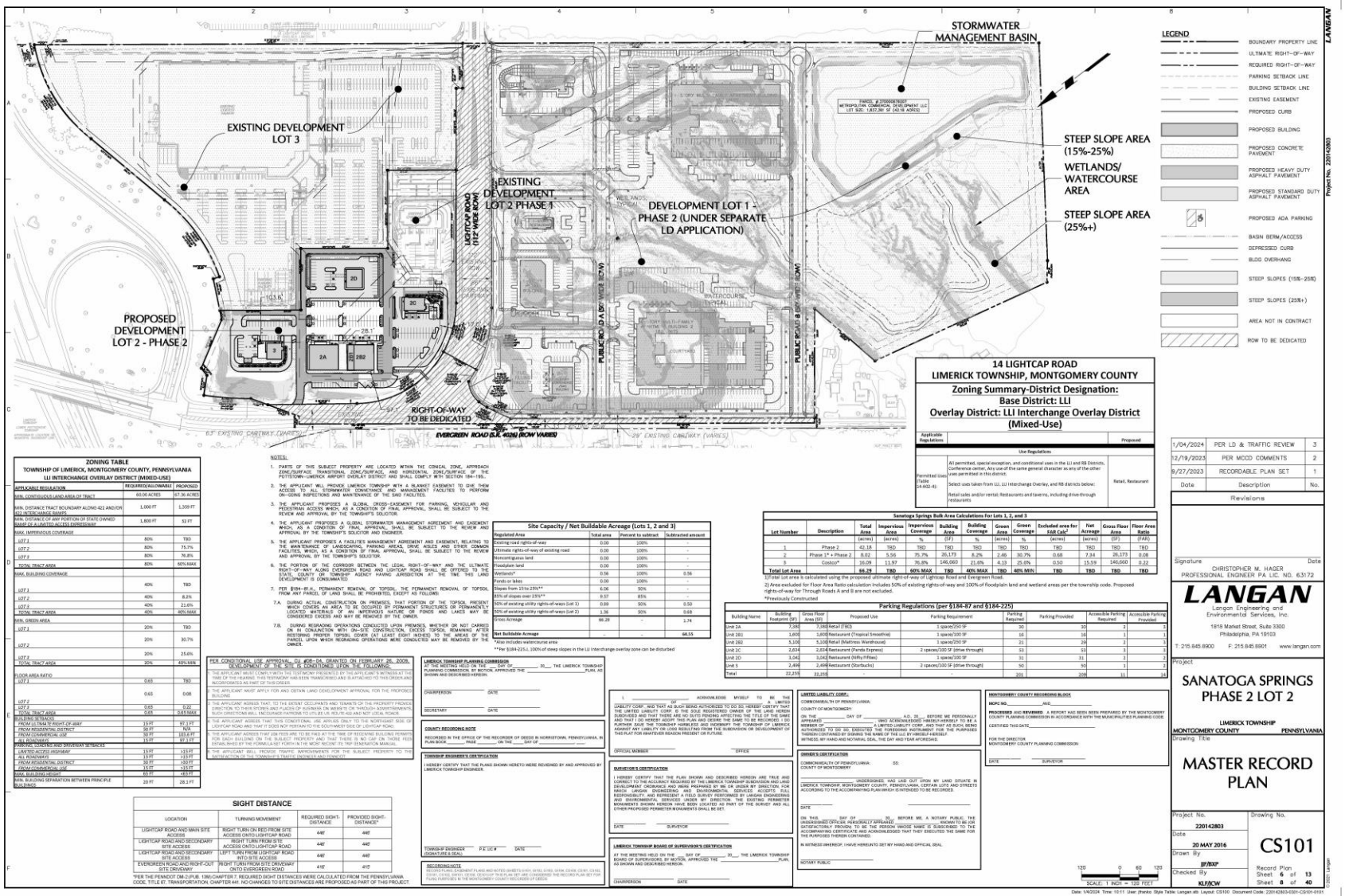
Sanatoga Springs
Lot 2 Phase 2 Retail 7A
MCPC#240010001

Montgomery County Planning Commission

0 100 200 400 Feet

N

ATTACHMENT B: MASTER RECORD PLAN



14 LIGHTCAP ROAD
LIMERICK TOWNSHIP, MONTGOMERY COUNTY

Zoning Summary-District Designation:
Base District: LLI
Overlay District: LLI Interchange Overlay District (Mixed-Use)

Applicable Regulations		Proposed
Use Regulations		
Permitted Uses Table 14-402-4):	All permitted, special exception, and conditional uses in the LLI and RB Districts, Conference center. Any use of the same general character as any of the other uses permitted in this district. Select uses taken from LLI, LLI Interchange Overlay, and RB districts below: Retail sales and/or rental: Restaurants and taverns, including drive-through restaurants	Retail, Restaurant

No.	Date	Description
3	1/04/2024	PER LD & TRAFFIC REVIEW
2	12/19/2023	PER MCCD COMMENTS
1	9/27/2023	RECORDABLE PLAN SET

Revisions

Signature Date
CHRISTOPHER M. HAGER
PROFESSIONAL ENGINEER PA LIC. NO. 63172

LANGAN
Langan Engineering and Environmental Services, Inc.
1818 Market Street, Suite 3300
Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com

Project
SANATOGA SPRINGS PHASE 2 LOT 2
LIMERICK TOWNSHIP
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title
MASTER RECORD PLAN

Project No.	220142803
Date	20 MAY 2016
Drawn By	BF/BXP
Checked By	KLF/CW
Drawing No.	CS101
Record Plan Sheet	6 of 13
Sheet	9 of 40

SCALE: 1 INCH = 120 FEET

ZONING TABLE
TOWNSHIP OF LIMERICK, MONTGOMERY COUNTY, PENNSYLVANIA
LLI INTERCHANGE OVERLAY DISTRICT (MIXED-USE)

APPLICABLE REGULATION	REQUIRED/ALLOWABLE	PROPOSED
MIN. CONTIGUOUS LAND AREA OF TRACT	60.00 ACRES	67.36 ACRES
MIN. DISTANCE TRACT BOUNDARY ALONG 422 AND/OR LLI INTERCHANGE RAMPS	1,000 FT	1,359 FT
MIN. DISTANCE OF ANY PORTION OF STATE-OWNED RAMP OF A LIMITED-ACCESS EXPRESSWAY	1,800 FT	52 FT
MAX. IMPERVIOUS COVERAGE		
LOT 1	80%	TBD
LOT 2	80%	75.7%
TOTAL TRACT AREA	80%	76.8%
MAX. BUILDING COVERAGE		60% MAX
LOT 1	40%	TBD
LOT 2	40%	8.2%
LOT 3	40%	21.6%
TOTAL TRACT AREA	40%	40% MAX
MIN. GREEN AREA		
LOT 1	20%	TBD
LOT 2	20%	30.7%
LOT 3	20%	25.6%
TOTAL TRACT AREA	20%	40% MIN
FLOOR AREA RATIO		
LOT 1	0.65	TBD
LOT 2	0.65	0.08
LOT 3	0.65	0.22
TOTAL TRACT AREA	0.65	0.63 MAX
BUILDING SETBACKS		
FROM ULTIMATE RIGHT-OF-WAY	15 FT	97.1 FT
FROM RESIDENTIAL DISTRICT	50 FT	N/A
FROM COMMERCIAL USE	50 FT	101.6 FT
ALL ROADWAYS	15 FT	97.1 FT
PARKING, LOADING AND DRIVEWAY SETBACKS		
LIMITED-ACCESS HIGHWAY	15 FT	>15 FT
ALL ROADWAYS	15 FT	>15 FT
FROM RESIDENTIAL DISTRICT	30 FT	>30 FT
FROM COMMERCIAL USE	15 FT	>15 FT
MAX. BUILDING HEIGHT	60 FT	<60 FT
MIN. BUILDING SEPARATION BETWEEN PRINCIPLE BUILDINGS	30 FT	28.1 FT

SIGHT DISTANCE

LOCATION	TURNING MOVEMENT	REQUIRED SIGHT-DISTANCE	PROVIDED SIGHT-DISTANCE*
LIGHTCAP ROAD AND MAIN SITE ACCESS	RIGHT TURN ON RED FROM SITE ACCESS ONTO LIGHTCAP ROAD	440'	440'
LIGHTCAP ROAD AND SECONDARY SITE ACCESS	RIGHT TURN FROM SITE ACCESS ONTO LIGHTCAP ROAD	440'	440'
LIGHTCAP ROAD AND SECONDARY SITE ACCESS	LEFT TURN FROM LIGHTCAP ROAD INTO SITE ACCESS	440'	440'
EVERGREEN ROAD AND RIGHT-OUT SITE DRIVEWAY	RIGHT TURN FROM SITE DRIVEWAY ONTO EVERGREEN ROAD	410'	410'

*PER THE PENNDOT DM-2/PUB. 13M/CHAPTER 7, REQUIRED SIGHT DISTANCES WERE CALCULATED FROM THE PENNSYLVANIA CODE, TITLE 67, TRANSPORTATION, CHAPTER 441. NO CHANGES TO SITE DISTANCES ARE PROPOSED AS PART OF THIS PROJECT

NOTES:
1. PARTS OF THIS SUBJECT PROPERTY ARE LOCATED WITHIN THE CONICAL ZONE, APPROACH ZONE/SURFACE TRANSITIONAL ZONE/SURFACE, AND HORIZONTAL ZONE/SURFACE OF THE POTTSTOWN—LIMERICK AIRPORT OVERLAY DISTRICT AND SHALL COMPLY WITH SECTION 184—185.
2. THE APPLICANT WILL PROVIDE LIMERICK TOWNSHIP WITH A BLANKET EASEMENT TO GIVE THEM ACCESS TO ALL STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES TO PERFORM ON-GOING INSPECTIONS AND MAINTENANCE OF THE SAID FACILITIES.
3. THE APPLICANT PROPOSES A GLOBAL CROSS-EASEMENT FOR PARKING, VEHICULAR AND PEDESTRIAN ACCESS WHICH, AS A CONDITION OF FINAL APPROVAL, SHALL BE SUBJECT TO THE REVIEW AND APPROVAL BY THE TOWNSHIP'S SOLICITOR.
4. THE APPLICANT PROPOSES A GLOBAL STORMWATER MANAGEMENT AGREEMENT AND EASEMENT WHICH, AS A CONDITION OF FINAL APPROVAL, SHALL BE SUBJECT TO THE REVIEW AND APPROVAL BY THE TOWNSHIP'S SOLICITOR AND ENGINEER.
5. THE APPLICANT PROPOSES A FACILITIES MANAGEMENT AGREEMENT AND EASEMENT, RELATING TO THE MAINTENANCE OF LANDSCAPING, PARKING AREAS, DRIVE AISLES AND OTHER COMMON FACILITIES, WHICH, AS A CONDITION OF FINAL APPROVAL, SHALL BE SUBJECT TO THE REVIEW AND APPROVAL BY THE TOWNSHIP'S SOLICITOR.
6. THE PORTION OF THE CORRIDOR BETWEEN THE LEGAL RIGHT-OF-WAY AND THE ULTIMATE RIGHT-OF-WAY ALONG EVERGREEN ROAD AND LIGHTCAP ROAD SHALL BE OFFERED TO THE STATE, COUNTY OR TOWNSHIP AGENCY HAVING JURISDICTION AT THE TIME THIS LAND DEVELOPMENT IS CONSUMMATED.
7. PER §184—81.A., PERMANENT REMOVAL OF TOPSOIL, THE PERMANENT REMOVAL OF TOPSOIL FROM ANY PARCEL OF LAND SHALL BE PROHIBITED, EXCEPT AS FOLLOWS:
7.A. DURING ACTUAL CONSTRUCTION ON PREMISES, THAT PORTION OF THE TOPSOIL PRESENT WHICH COVERS AN AREA TO BE OCCUPIED BY PERMANENT STRUCTURES OR PERMANENTLY LOCATED MATERIALS OF AN IMPERVIOUS NATURE OR PONDS AND LAKES MAY BE CONSIDERED EXCESS AND MAY BE REMOVED BY THE OWNER.
7.B. DURING REGRADING OPERATIONS CONDUCTED UPON PREMISES, WHETHER OR NOT CARRIED ON IN CONJUNCTION WITH ON-SITE CONSTRUCTION, EXCESS TOPSOIL REMAINING AFTER RESTORING PROPER TOPSOIL COVER (AT LEAST EIGHT INCHES) TO THE AREAS OF THE PARCEL UPON WHICH REGRADING OPERATIONS WERE CONDUCTED MAY BE REMOVED BY THE OWNER.

Site Capacity / Net Buildable Acreage (Lots 1, 2 and 3)

Regulated Area	Total area	Percent to subtract	Subtracted amount
Existing road rights-of-way	0.00	100%	-
Ultimate rights-of-way of existing road	0.00	100%	-
Nonconforming land	0.00	100%	-
Floodplain land	0.00	100%	-
Wetlands*	0.56	100%	0.56
Ponds or lakes	0.00	100%	-
Slopes from 15 to 25%**	6.06	50%	-
85% of slopes over 25%**	8.57	85%	-
50% of existing utility rights-of-ways (Lot 1)	0.99	50%	0.50
50% of existing utility rights-of-ways (Lot 2)	1.36	50%	0.68
Gross Acreage	68.29	-	1.74
Net Buildable Acreage	-	-	**66.55**

*Also includes watercourse area
** Per §184-225.1, 100% of steep slopes in the LLI Interchange overlay zone can be disturbed

Sanatoga Springs Bulk Area Calculations For Lots 1, 2, and 3

Lot Number	Description	Total Area	Impervious Area	Impervious Coverage	Building Area	Building Coverage	Green Area	Green Coverage	Excluded area for FAR Calc[2]	Net Acreage	Gross Floor Area	Floor Area Ratio
		(acres)	(acres)	%	(SF)	%	(acres)	%	(acres)	(acres)	(SF)	(FAR)
1	Phase 2	42.18	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
2	Phase 1* + Phase 2	8.02	5.56	75.7%	26,173	8.2%	2.46	30.7%	0.68	7.34	26,173	0.08
3	Costco*	16.09	11.97	76.8%	146,660	21.6%	4.13	25.6%	0.50	15.59	146,660	0.22
Total Lot Area		**66.29**	**TBD**	**60% MAX**	**TBD**	**40% MAX**	**TBD**	**40% MIN**	**TBD**	**TBD**	**TBD**	**TBD**

1) Total Lot area is calculated using the proposed ultimate right-of-way of Lightcap Road and Evergreen Road.
2) Area excluded for Floor Area Ratio calculation includes 50% of existing rights-of-way and 100% of floodplain land and wetland areas per the township code. Proposed rights-of-way for Through Roads A and B are not excluded.
*Previously Constructed

Parking Regulations (per §184-87 and §184-225)

Building Name	Building Footprint (SF)	Gross Floor Area (SF)	Proposed Use	Parking Requirement	Parking Required	Parking Provided	Accessible Parking Required	Accessible Parking Provided
Unit 2A	7,380	7,380	Retail (TBD)	1 space/250 SF	30	30	2	3
Unit 2B1	1,600	1,600	Restaurant (Tropical Smoothie)	1 space/100 SF	16	16	1	1
Unit 2B2	5,100	5,100	Retail (Mattress Warehouse)	1 space/250 SF	21	28	2	3
Unit 2C	2,014	2,014	Restaurant (Panda Express)	2 spaces/100 SF (drive through)	53	53	3	3
Unit 2D	3,042	3,042	Restaurant (Nifty Fifties)	1 space/100 SF	31	31	2	3
Unit 3	2,499	2,499	Restaurant (Starbucks)	2 spaces/100 SF (drive through)	50	50	1	2
Total	22,255	22,255	-	-	201	208	11	15

PER CONDITIONAL USE APPROVAL CU #08-3A GRANTED ON FEBRUARY 26, 2009, DEVELOPMENT OF THE SITE IS CONDITIONED UPON THE FOLLOWING:
1. THE APPLICANT MUST COMPLY WITH THE TESTIMONY PRESENTED BY THE APPLICANT'S WITNESS AT THE TIME OF THE HEARING. THIS TESTIMONY HAS BEEN TRANSCRIBED AND IS ATTACHED TO THIS ORDER AND INCORPORATED AS PART OF THIS ORDER.
2. THE APPLICANT MUST APPLY FOR AND OBTAIN LAND DEVELOPMENT APPROVAL FOR THE PROPOSED BUILDING.
3. THE APPLICANT AGREES THAT, TO THE EXTENT OCCUPANTS AND TENANTS OF THE PROPERTY PROVIDE DIRECTION TO THEIR STORES AND PLACES OF BUSINESS ON WEBSITE OR THROUGH ADVERTISEMENTS, SUCH DIRECTIONS WILL ENCOURAGE PATRONS TO UTILIZE US ROUTE 422 AND NOT LOCAL ROADS.
4. THE APPLICANT AGREES THAT THIS CONDITIONAL USE APPLIES ONLY TO THE NORTHWEST SIDE OF LIGHTCAP ROAD AND THAT IT DOES NOT PERTAIN TO THE SOUTHWEST SIDE OF LIGHTCAP ROAD.
5. THE APPLICANT AGREES THAT 208 FEES ARE TO BE PAID AT THE TIME OF RECEIVING BUILDING PERMITS FOR EACH BUILDING ON THE SUBJECT PROPERTY AND THAT THERE IS NO CAP ON THOSE FEES ESTABLISHED BY THE FORMULA SET FORTH IN THE MOST RECENT ITE TRIP GENERATION MANUAL.
6. THE APPLICANT WILL PROVIDE TRAFFIC IMPROVEMENTS FOR THE SUBJECT PROPERTY TO THE SATISFACTION OF THE TOWNSHIP'S TRAFFIC ENGINEER AND CONSULTANT.

LIMERICK TOWNSHIP PLANNING COMMISSION
AT A MEETING HELD ON THE ____ DAY OF _____, 20__, THE LIMERICK TOWNSHIP PLANNING COMMISSION, BY MOTION, APPROVED THE _____ PLAN, AS SHOWN AND DESCRIBED HEREON.
CHAIRPERSON DATE
SECRETARY DATE

COUNTY RECORDING NOTE
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____

TOWNSHIP ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED BY AND APPROVED BY LIMERICK TOWNSHIP ENGINEER.
TOWNSHIP ENGINEER (SIGNATURE & SEAL) P.E. LIC.# DATE

RECORDING NOTE
RECORDATION OF EASEMENT PLANS AND NOTES SHEETS (SHEETS 4 OF 9, 5 OF 9, 6 OF 9, 7 OF 9, 8 OF 9, AND 9 OF 9) OF THIS PLAN SET ARE CONSIDERED THE RECORD PLAN SET FOR PLANS PURPOSES IN THE MONTGOMERY COUNTY RECORDER OF DEEDS.

I, _____ OF _____ ACKNOWLEDGE MYSELF TO BE THE _____ OF _____, A LIMITED LIABILITY CORP., AND THAT AS SUCH BEING AUTHORIZED TO DO SO, HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED, LAID OUT AND PLOTTED AS SHOWN ON THIS PLAN, THE LAND SUBDIVIDED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED. I DO FURTHER SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF LIMERICK AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT OF THIS PLAT FOR WHATEVER REASON PRESENT OR FUTURE.
OFFICIAL MEMBER OFFICE

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN SHOWN AND DESCRIBED HEREON 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, FOR VARGA LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES ACCEPTS FULL RESPONSIBILITY, AND REPRESENT A FIELD SURVEY PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. ON _____. ALL OF THE EXISTING PERIMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY AND ALL OTHER PROPOSED PERIMETER MONUMENTS SHALL BE SET.
DATE SURVEYOR

LIMERICK TOWNSHIP BOARD OF SUPERVISOR'S CERTIFICATION
AT THE MEETING HELD ON THE ____ DAY OF _____, 20__, THE LIMERICK TOWNSHIP BOARD OF SUPERVISORS, BY MOTION, APPROVED THE _____ PLAN, AS SHOWN AND DESCRIBED HEREON.
CHAIRPERSON DATE

LIMITED LIABILITY CORP.:
COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY:
ON THE _____ DAY OF _____ A.D., 2__ BEFORE ME PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF-HERSELF TO BE A MEMBER OF _____, A LIMITED LIABILITY CORP., AND THAT AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE LLC BY HIMSELF-HERSELF.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC

OWNER'S CERTIFICATION
COMMONWEALTH OF PENNSYLVANIA: SS:
COUNTY OF MONTGOMERY:
I, _____, UNDERSIGNED, HAS LAID OUT UPON MY LAND SITUATE IN LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.
DATE
ON THIS _____ DAY OF _____, 20__ BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ KNOWN TO ME (OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ACCOMPANYING CERTIFICATE AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC

MONTGOMERY COUNTY RECORDING BLOCK
MCPC NO. _____ PLAN _____
PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE _____
FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION
DATE SURVEYOR

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