MONTGOMERY COUNTY
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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 27, 2024

Mr. Timothy Haas
Assistant to the Manager
Limerick Township
646 West Ridge Pike
Limerick, Pennsylvania 19468

Re: MCPC #16-0107-002
Proposal Name: Training Facilities Improvements
(1 lot comprising 36.7 acres)
560 Royersford Road
Limerick Township

Dear Mr. Haas:

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 March 4, 2024. We forward this letter as a report of our review.

BACKGROUND

West-Mont United Soccer Association, LLC has submitted a land development application to improve their existing facilities on their property at 560 Royersford Road in Limerick Township. According to the Existing Resources and Site Analysis Map the site consists on one parcel (Tax ID# 37-00-04315-00-4) that totals 36.7 acres. Specifically, the proposal includes two new synthetic turf fields and associated lighting, 72 new parking spaces, new ADA-compliant parking and access, a new bathroom and club facility, and new PCSM BMP vegetative filter strips and native planting areas. A previous version of this proposal was reviewed by the MCPC on May 25, 2016.

It should be noted, a conditional use variance was approved on February, 20 2001 to allow for soccer fields and associated lighting on the site. Subsequent deferrals and waivers were granted October 18, 2016, mainly related to open space requirements, buffers, access, and parking. These deferrals and waivers, coupled with the inclusion of ADA-accessible parking spaces and paths, for the most part, satisfy our previous review comments.

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 and more opportunities for residents to exercise and have healthy lifestyles.

Similarly, the proposal is generally in compliance with the Limerick Township Comprehensive Plan, adopted March 2009. Specifically, it encourages 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

POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN AND DETAILS

A. Native Plant List

1. As noted on the Native Plant List, Box-elder trees (acer negundos) are recommended as a shade tree option for the native planting areas. We would not recommend planting box-elder trees in the native planting areas due to potential infestation issues associated with the box-elder bug and their possible encroachment into buildings. We encourage the applicant to consider eliminating the box-elder tree from the Native Plant List as a proactive measure to reduce the likelihood of box-elder bug infestation and the need for pesticides and insecticides.

B. Native Planting Area

1. The applicant should be commended on incorporating a native planting area as part of their PCSM BMP. However, to enhance the PCSM even further, we recommend extending the 25 foot native planting strip, as noted on PCSM BMP 5 and 6, to connect, where possible, with the existing riparian buffer to the east.
2. Similarly, we also recommend adding a native planting strip to the bottom edge of PCSM BMP 6 and connecting this, where possible, with the existing riparian buffer to the east.
3. Further, these native planting strips, where possible, should also connect with each other, effectively increasing the riparian buffer on the western side of the existing stream.

C. Conflict Between Relocated Field 6 and PCSM BMP 5 Native Planting Area

1. It would appear that part of the proposed Relocated Field 6 is within the PCSM BMP 5 Native Planting Area. We appreciate that the larger vegetated filter strips associated with the PCSM BMPs could accommodate a suitable vegetative medium that can both act as a filter and be conducive to playing soccer, however, the proposed shrubs, shade trees, and flowering understudy trees proposed for the native planting area may cause some issues for prospective soccer players, particularly those playing on the wing. The applicant should clarify where the boundaries of the Relocated Field 6 are in relation to the PCSM BMP 5 Native Buffer Strip and amend the plans accordingly.

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 #16-0107-002 on any plans submitted for final recording.

Sincerely,



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

c: Glenn Richardson, President, West-Mont United Soccer Association, Inc
Anthony J. Hibbeln, P.E. Gorski Engineering, Inc
Daniel Kerr, Mgr., Limerick Township
Greta Martin Washington, Dir. Comm. Plng., Limerick Township
Christopher J. Haring, Chair Limerick Township Planning Commission

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

ATTACHMENT A: AERIAL – 560 ROYERSFORD ROAD



Training Facility Improvements
MCPC#160107002

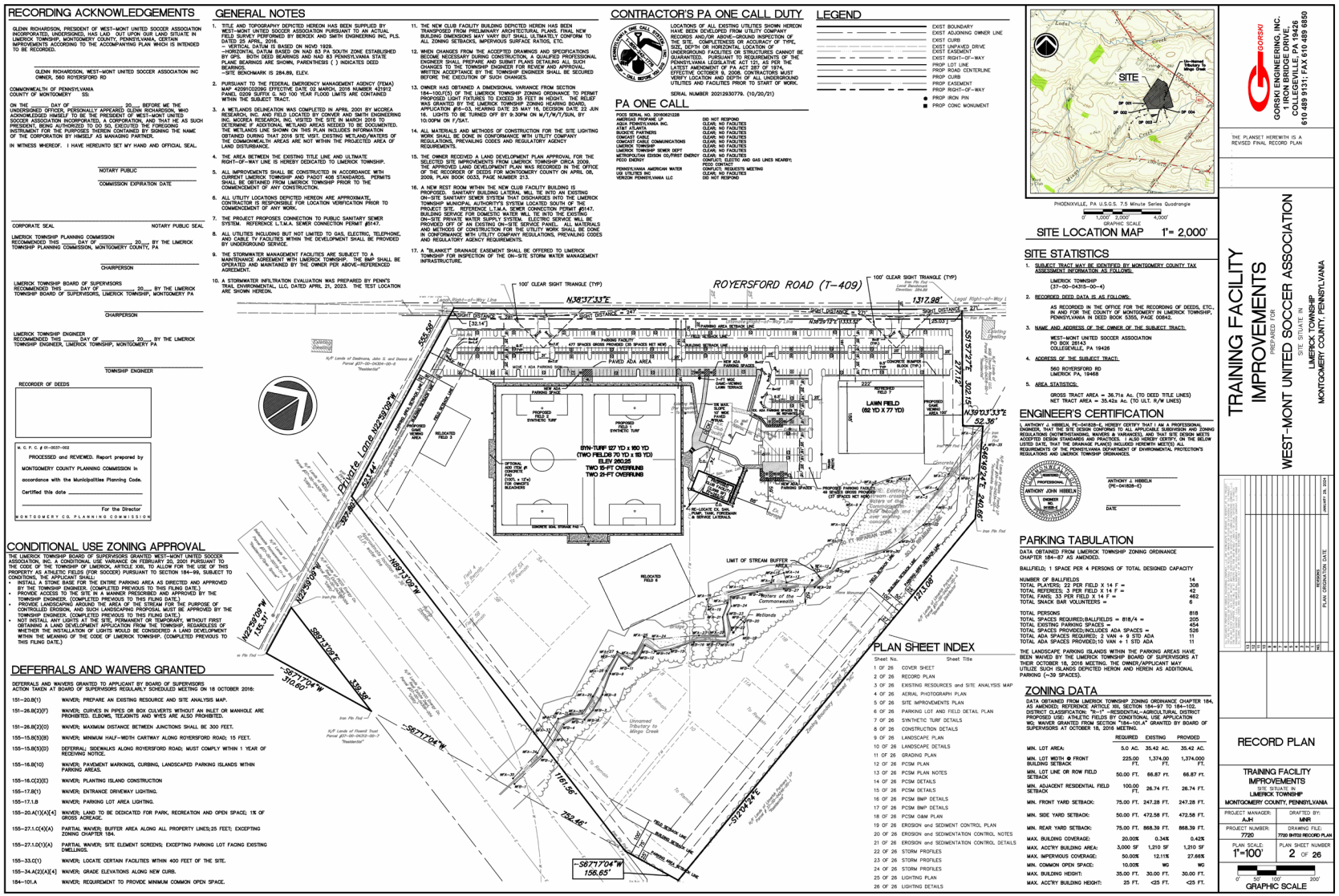
Montgomery County Planning Commission

0 150 300 600 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap

ATTACHMENT B: RECORD PLAN



RECORDING ACKNOWLEDGEMENTS

GLENN RICHARDSON, PRESIDENT OF WEST-MONT UNITED SOCCER ASSOCIATION INCORPORATED, UNDERSIGNED, HAS LAID OUT UPON OUR LAND SITUATE IN LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, CERTAIN IMPROVEMENTS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.

GLENN RICHARDSON, WEST-MONT UNITED SOCCER ASSOCIATION INC
OWNER, 560 ROYERSFORD RD

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY SS:

ON THE _____ DAY OF _____ 20____ BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED GLENN RICHARDSON, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF WEST-MONT UNITED SOCCER ASSOCIATION INCORPORATED, A CORPORATION, AND THAT HE AS SUCH PRESIDENT, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS MANAGING PARTNER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

COMMISSION EXPIRATION DATE

CORPORATE SEAL NOTARY PUBLIC SEAL

LIMERICK TOWNSHIP PLANNING COMMISSION
RECOMMENDED THIS _____ DAY OF _____ 20____ BY THE LIMERICK TOWNSHIP PLANNING COMMISSION, MONTGOMERY COUNTY, PA

CHAIRPERSON

LIMERICK TOWNSHIP BOARD OF SUPERVISORS
RECOMMENDED THIS _____ DAY OF _____ 20____ BY THE LIMERICK TOWNSHIP BOARD OF SUPERVISORS, LIMERICK TOWNSHIP, MONTGOMERY PA

CHAIRPERSON

LIMERICK TOWNSHIP ENGINEER
RECOMMENDED THIS _____ DAY OF _____ 20____ BY THE LIMERICK TOWNSHIP ENGINEER, LIMERICK TOWNSHIP, MONTGOMERY PA

TOWNSHIP ENGINEER

RECORDER OF DEEDS

M. C. P. C. # 01-0037-002

PROCESSED and REVIEWED. Report prepared by MONTGOMERY COUNTY PLANNING COMMISSION in accordance with the Municipalities Planning Code.

Certified this date _____

For the Director
MONTGOMERY CO. PLANNING COMMISSION

GENERAL NOTES

1. TITLE AND TOPOGRAPHY DEPICTED HEREON HAS BEEN SUPPLIED BY WEST-MONT UNITED SOCCER ASSOCIATION PURSUANT TO AN ACTUAL FIELD SURVEY PERFORMED BY BERCEK AND SMITH ENGINEERING INC, PLS. DATED 25 APRIL, 2016.
   - VERTICAL DATUM IS BASED ON NGVD 1929.
   - HORIZONTAL DATUM BASED ON NAD 83 PA SOUTH ZONE ESTABLISHED BY GPS. BOTH DEED BEARINGS AND NAD 83 PENNSYLVANIA STATE PLANE BEARINGS ARE SHOWN, PARENTHESIS ( ) INDICATES DEED BEARINGS.
   - SITE BENCHMARK IS 284.89, ELEV.
2. PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 42091C0209G EFFECTIVE DATE 02 MARCH, 2016 NUMBER 4219I2 PANEL 0209 SUFFIX G, NO 100 YEAR FLOOD LIMITS ARE CONTAINED WITHIN THE SUBJECT TRACT.
3. A WETLANDS DELINEATION WAS COMPLETED IN APRIL 2001 BY MCOREA RESEARCH, INC. AND FIELD LOCATED BY CONVER AND SMITH ENGINEERING INC. MCOREA RESEARCH, INC. VISITED THE SITE IN MARCH 2016 TO DETERMINE IF ADDITIONAL WETLAND AREAS NEEDED TO BE DOCUMENTED. THE WETLANDS LINE SHOWN ON THIS PLAN INCLUDES INFORMATION OBTAINED DURING THAT 2016 SITE VISIT. EXISTING WETLAND/WATERS OF THE COMMONWEALTH AREAS ARE NOT WITHIN THE PROJECTED AREA OF LAND DISTURBANCE.
4. THE AREA BETWEEN THE EXISTING TITLE LINE AND ULTIMATE RIGHT-OF-WAY LINE IS HEREBY DEDICATED TO LIMERICK TOWNSHIP.
5. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT LIMERICK TOWNSHIP AND PADOT 408 STANDARDS. PERMITS SHALL BE OBTAINED FROM LIMERICK TOWNSHIP PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
6. ALL UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR LOCATION VERIFICATION PRIOR TO COMMENCEMENT OF ANY WORK.
7. THE PROJECT PROPOSES CONNECTION TO PUBLIC SANITARY SEWER SYSTEM. REFERENCE L.T.M.A. SEWER CONNECTION PERMIT #0147.
8. ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, AND CABLE TV FACILITIES WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE.
9. THE STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO A MAINTENANCE AGREEMENT WITH LIMERICK TOWNSHIP. THE BMP SHALL BE OPERATED AND MAINTAINED BY THE OWNER PER ABOVE-REFERENCED AGREEMENT.
10. A STORMWATER INFILTRATION EVALUATION WAS PREPARED BY PENN'S TRAIL ENVIRONMENTAL, LLC, DATED APRIL 21, 2023. THE TEST LOCATION ARE SHOWN HEREON.
11. THE NEW CLUB FACILITY BUILDING DEPICTED HEREIN HAS BEEN TRANSPOSED FROM PRELIMINARY ARCHITECTURAL PLANS. FINAL NEW BUILDING DIMENSIONS MAY VARY BUT SHALL ULTIMATELY CONFORM TO ALL ZONING SETBACKS, IMPERVIOUS SURFACE RATIOS, ETC.
12. WHEN CHANGES FROM THE ACCEPTED DRAWINGS AND SPECIFICATIONS BECOME NECESSARY DURING CONSTRUCTION, A QUALIFIED PROFESSIONAL ENGINEER SHALL PREPARE AND SUBMIT PLANS DETAILING ALL SUCH CHANGES TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL. WRITTEN ACCEPTANCE BY THE TOWNSHIP ENGINEER SHALL BE SECURED BEFORE THE EXECUTION OF SUCH CHANGES.
13. OWNER HAS OBTAINED A DIMENSIONAL VARIANCE FROM SECTION 184-100.F(5) OF THE LIMERICK TOWNSHIP ZONING ORDINANCE TO PERMIT PROPOSED LIGHT FIXTURES TO EXCEED 35 FEET IN HEIGHT. THE RELIEF WAS GRANTED BY THE LIMERICK TOWNSHIP ZONING HEARING BOARD, APPLICATION #16-03, HEARING DATE 25 MAY 16, DECISION DATE 22 JUN 16. LIGHTS TO BE TURNED OFF BY 9:30PM ON M/T/W/T/SUN, BY 10:00PM ON F/SAT.
14. ALL MATERIALS AND METHODS OF CONSTRUCTION FOR THE SITE LIGHTING WORK SHALL BE DONE IN CONFORMANCE WITH UTILITY COMPANY REGULATIONS, PREVAILING CODES AND REGULATORY AGENCY REQUIREMENTS.
15. THE OWNER RECEIVED A LAND DEVELOPMENT PLAN APPROVAL FOR THE SELECTED SITE IMPROVEMENTS FROM LIMERICK TOWNSHIP CIRCA 2009. THE APPROVED LAND DEVELOPMENT PLAN WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY COUNTY ON APRIL 08, 2009, PLAN BOOK 0033, PAGE NUMBER 213.
16. A NEW REST ROOM WITHIN THE NEW CLUB FACILITY BUILDING IS PROPOSED. SANITARY BUILDING LATERAL WILL TIE INTO AN EXISTING ON-SITE SANITARY SEWER SYSTEM THAT DISCHARGES INTO THE LIMERICK TOWNSHIP MUNICIPAL AUTHORITY'S SYSTEM LOCATED SOUTH OF THE PROJECT SITE. REFERENCE L.T.M.A. SEWER CONNECTION PERMIT #0147. BUILDING SERVICE FOR DOMESTIC WATER WILL TIE INTO THE EXISTING ON-SITE WATER SYSTEM. REFERENCE L.T.M.A. WATER CONNECTION PERMIT #0147. PROVIDED OFF OF AN EXISTING ON-SITE SERVICE PANEL. ALL MATERIALS AND METHODS OF CONSTRUCTION FOR THE UTILITY WORK SHALL BE DONE IN CONFORMANCE WITH UTILITY COMPANY REGULATIONS, PREVAILING CODES AND REGULATORY AGENCY REQUIREMENTS.
17. A "BLANKET" DRAINAGE EASEMENT SHALL BE OFFERED TO LIMERICK TOWNSHIP FOR INSPECTION OF THE ON-SITE STORM WATER MANAGEMENT INFRASTRUCTURE.

CONTRACTOR'S PA ONE CALL DUTY

LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT 121, AS PER THE LATEST AMENDMENT TO BECOME EFFECTIVE AS AN EXECUTIVE OCTOBER 6, 2008, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

SERIAL NUMBER 20212930779. (10/20/21)

PA ONE CALL

POCS SERIAL NO. 20160621228

AMERIGAS PROPANE LP	DID NOT RESPOND
AT&T PENNSYLVANIA INC.	CLEAR; NO FACILITIES
AT&T ALASCOM	CLEAR; NO FACILITIES
BLUEVIEW PARTNERS	CLEAR; NO FACILITIES
COMCAST CABLE	CLEAR; NO FACILITIES
LIGHTPATH COMMUNICATIONS	CLEAR; NO FACILITIES
LIMERICK TOWNSHIP	CLEAR; NO FACILITIES
LIMERICK TOWNSHIP SEWER DEPT	CLEAR; NO FACILITIES
METROPOLITAN EDISON CO/FIRST ENERGY	CLEAR; NO FACILITIES
PECO ENERGY	CONFLICT, ELECTRIC AND GAS LINES NEARBY; PECO CONTACTED
PENNSYLVANIA AMERICAN WATER	CLEAR; NO FACILITIES MEETING
UGI UTILITIES INC	CLEAR; NO FACILITIES
VERIZON PENNSYLVANIA LLC	DID NOT RESPOND

LEGEND

EXIST BOUNDARY
EXIST ADJOINING OWNER LINE
EXIST CURB
EXIST UNPAVED DRIVE
EXIST EASEMENT
EXIST RIGHT-OF-WAY
PROP LOT LINE
PROP ROAD CENTERLINE
PROP CURB
PROP EASEMENT
PROP RIGHT-OF-WAY
PROP IRON PIN
PROP CONC MONUMENT

PHOENIXVILLE, PA U.S.G.S. 7.5 Minute Series Quadrangle
0' 1,000' 2,000' 4,000'
GRAPHIC SCALE

SITE LOCATION MAP 1"= 2,000'

SITE STATISTICS

1. SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
   LIMERICK TOWNSHIP
   (37-00-04315-00-4)
2. RECORDED DEED DATA IS AS FOLLOWS:
   AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY IN LIMERICK TOWNSHIP, PENNSYLVANIA IN DEED BOOK 5350, PAGE 00842.
3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
   WEST-MONT UNITED SOCCER ASSOCIATION
   PO BOX 39143
   COLLEGEVILLE, PA 19428
4. ADDRESS OF THE SUBJECT TRACT:
   560 ROYERSFORD RD
   LIMERICK PA, 19468
5. AREA STATISTICS:
   GROSS TRACT AREA = 36.71± Ac. (TO DEED TITLE LINES)
   NET TRACT AREA = 35.42± Ac. (TO ULT. R/W LINES)

ENGINEER'S CERTIFICATION

I, ANTHONY J. HIBBELN, PE-041828-E, HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER, THAT THE SITE DESIGN CONFORMS TO ALL APPLICABLE SUBDIVISION AND ZONING REGULATIONS (NOTWITHSTANDING, WAIVERS & VARIANCES), AND THAT SITE DESIGN MEETS ACCEPTED DESIGN STANDARDS AND PRACTICES. I ALSO HEREBY CERTIFY, ON THE BELOW LISTED DATE, THAT THE DRAINAGE PLAN(S) INCLUDED HEREWITH MEETS ALL REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S REGULATIONS AND LIMERICK TOWNSHIP ORDINANCES.

COMMONWEALTH OF PENNSYLVANIA
ANTHONY JOHN HIBBELN
ENGINEER
PE-041828-E

ANTHONY J. HIBBELN
(PE-041828-E)

DATE

CONDITIONAL USE ZONING APPROVAL

THE LIMERICK TOWNSHIP BOARD OF SUPERVISORS GRANTED WEST-MONT UNITED SOCCER ASSOCIATION, INC. A CONDITIONAL USE VARIANCE ON FEBRUARY 20, 2020 PURSUANT TO THE CODE OF THE TOWNSHIP OF LIMERICK, ARTICLE XXII, TO ALLOW FOR THE USE OF THIS PROPERTY AS ATHLETIC FIELDS (FOR SOCCER) PURSUANT TO SECTION 184-99, SUBJECT TO CONDITIONS, THE APPLICANT SHALL:

- INSTALL A STONE BASE FOR THE ENTIRE PARKING AREA AS DIRECTED AND APPROVED BY THE TOWNSHIP ENGINEER. (COMPLETED PREVIOUS TO THIS FILING DATE.)
- PROVIDE ACCESS TO THE SITE IN A MANNER PRESCRIBED AND APPROVED BY THE TOWNSHIP ENGINEER. (COMPLETED PREVIOUS TO THIS FILING DATE.)
- PROVIDE LANDSCAPING AROUND THE AREA OF THE STREAM FOR THE PURPOSE OF CONTROLLED EROSION, AND SUCH LANDSCAPING PROPOSAL MUST BE APPROVED BY THE TOWNSHIP ENGINEER. (COMPLETED PREVIOUS TO THIS FILING DATE.)
- NOT INSTALL ANY LIGHTS AT THE SITE, PERMANENT OR TEMPORARY, WITHOUT FIRST OBTAINING A LAND DEVELOPMENT APPLICATION FROM THE TOWNSHIP, REGARDLESS OF WHETHER THE INSTALLATION OF LIGHTS WOULD BE CONSIDERED A LAND DEVELOPMENT WITHIN THE MEANING OF THE CODE OF LIMERICK TOWNSHIP. (COMPLETED PREVIOUS TO THIS FILING DATE.)

DEFERRALS AND WAIVERS GRANTED

DEFERRALS AND WAIVERS GRANTED TO APPLICANT BY BOARD OF SUPERVISORS ACTION TAKEN AT BOARD OF SUPERVISORS REGULARLY SCHEDULED MEETING ON 18 OCTOBER 2016:

151-20.B(1)	WAIVER; PREPARE AN EXISTING RESOURCE AND SITE ANALYSIS MAP.
151-26.B(2)(F)	WAIVER; CURVES IN PIPES OR BOX CULVERTS WITHOUT AN INLET OR MANHOLE ARE PROHIBITED. ELBOWS, TEEJOINTS AND WYES ARE ALSO PROHIBITED.
151-26.B(2)(O)	WAIVER; MAXIMUM DISTANCE BETWEEN JUNCTIONS SHALL BE 300 FEET.
155-15.B(5)(B)	WAIVER; MINIMUM HALF-WIDTH CARTWAY ALONG ROYERSFORD ROAD; 15 FEET.
155-15.B(5)(D)	DEFERRAL; SIDEWALKS ALONG ROYERSFORD ROAD; MUST COMPLY WITHIN 1 YEAR OF RECEIVING NOTICE.
155-16.B(10)	WAIVER; PAVEMENT MARKINGS, CURBING, LANDSCAPED PARKING ISLANDS WITHIN PARKING AREAS.
155-16.C(2)(E)	WAIVER; PLANTING ISLAND CONSTRUCTION
155-17.B(1)	WAIVER; ENTRANCE DRIVEWAY LIGHTING.
155-17.B	WAIVER; PARKING LOT AREA LIGHTING.
155-20.A(1)(A)[4]	WAIVER; LAND TO BE DEDICATED FOR PARK, RECREATION AND OPEN SPACE; 1% OF GROSS ACREAGE.
155-27.1.C(4)(A)	PARTIAL WAIVER; BUFFER AREA ALONG ALL PROPERTY LINES;25 FEET; EXCEPTING ZONING CHAPTER 184.
155-27.1.D(1)(A)	PARTIAL WAIVER; SITE ELEMENT SCREENS; EXCEPTING PARKING LOT FACING EXISTING DWELLINGS.
155-33.C(1)	WAIVER; LOCATE CERTAIN FACILITIES WITHIN 400 FEET OF THE SITE.
155-34.A(2)(A)[4]	WAIVER; GRADE ELEVATIONS ALONG NEW CURB.
184-101.A	WAIVER; REQUIREMENT TO PROVIDE MINIMUM COMMON OPEN SPACE.

PARKING TABULATION

DATA OBTAINED FROM LIMERICK TOWNSHIP ZONING ORDINANCE CHAPTER 184-87 AS AMENDED.

BALLFIELD; 1 SPACE PER 4 PERSONS OF TOTAL DESIGNED CAPACITY

NUMBER OF BALLFIELDS	14
TOTAL PLAYERS; 22 PER FIELD X 14 F =	308
TOTAL REFEREES; 3 PER FIELD X 14 F =	42
TOTAL FANS; 33 PER FIELD X 14 F =	462
TOTAL SNACK BAR VOLUNTEERS =	6
TOTAL PERSONS	818
TOTAL SPACES REQUIRED;BALLFIELDS = 818/4 =	205
TOTAL EXISTING PARKING SPACES =	454
TOTAL SPACES PROVIDED;INCLUDES ADA SPACES =	526
TOTAL ADA SPACES REQUIRED; 2 VAN + 9 STD ADA	11
TOTAL ADA SPACES PROVIDED;10 VAN + 1 STD ADA	11

THE LANDSCAPE PARKING ISLANDS WITHIN THE PARKING AREAS HAVE BEEN WAIVED BY THE LIMERICK TOWNSHIP BOARD OF SUPERVISORS AT THEIR OCTOBER 18, 2016 MEETING. THE OWNER/APPLICANT MAY UTILIZE SUCH ISLANDS DEPICTED HEREON AND HEREIN AS ADDITIONAL PARKING (~39 SPACES).

ZONING DATA

DATA OBTAINED FROM LIMERICK TOWNSHIP ZONING ORDINANCE CHAPTER 184, AS AMENDED, REFERENCE ARTICLE XXI, SECTION 184-97 TO 184-102.
DISTRICT CLASSIFICATION: "R-1" -RESIDENTIAL-AGRICULTURAL DISTRICT
PROPOSED USE: ATHLETIC FIELDS BY CONDITIONAL USE APPLICATION
WG; WAIVER GRANTED FROM SECTION "184-101.A" GRANTED BY BOARD OF SUPERVISORS AT OCTOBER 18, 2016 MEETING.

	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA:	5.0 AC.	35.42 AC.	35.42 AC.
MIN. LOT WIDTH @ FRONT BUILDING SETBACK	225.00 FT.	1,374.00 FT.	1,374.000 FT.
MIN. LOT LINE OR ROW FIELD SETBACK	50.00 FT.	86.87 FT.	86.87 FT.
MIN. ADJACENT RESIDENTIAL FIELD SETBACK	100.00 FT.	26.74 FT.	26.74 FT.
MIN. FRONT YARD SETBACK:	75.00 FT.	247.28 FT.	247.28 FT.
MIN. SIDE YARD SETBACK:	50.00 FT.	472.58 FT.	472.58 FT.
MIN. REAR YARD SETBACK:	75.00 FT.	868.39 FT.	868.39 FT.
MAX. BUILDING COVERAGE:	20.00%	0.34%	0.42%
MAX. ACC'RY BUILDING AREA:	3,000 SF	1,210 SF	1,210 SF
MAX. IMPERVIOUS COVERAGE:	50.00%	12.11%	27.66%
MIN. COMMON OPEN SPACE:	10.00%	WG	WG
MAX. BUILDING HEIGHT:	35.00 FT.	30.00 FT.	30.00 FT.
MAX. ACC'RY BUILDING HEIGHT:	25 FT.	<25 FT.	<25 FT.

PLAN SHEET INDEX

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24 OF 26	STORM PROFILES
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26 OF 26	LIGHTING DETAILS

THE PLANSET HEREWITH IS A REVISED FINAL RECORD PLAN

NO.	REVISION	DATE
1	PLAN CORRECTIONS	JANUARY 29, 2024

0' 50' 100' 200'
GRAPHIC SCALE