

Required Parking Calculations
Existing Parking Spaces = 30 (Includes 2 Handicap Spaces)

Lot 1 Use: Medical Office (Physical Therapy)
Required Parking Spaces: 7 Per Technician, Plus 1 Per Additional Employee
5 Technicians = 5 X 7 = 35 Spaces Required
3 Additional Employees = 3 Spaces Required
Total Parking Spaces Required = 38

Lot 2 Use: Retail Store (Proposed Distillery)
Required Parking Spaces: 1 Per 250 Square Feet of Gross Floor Area
Gross Floor Area = 1,368/250 = 5.47 (5 Parking Spaces Required)

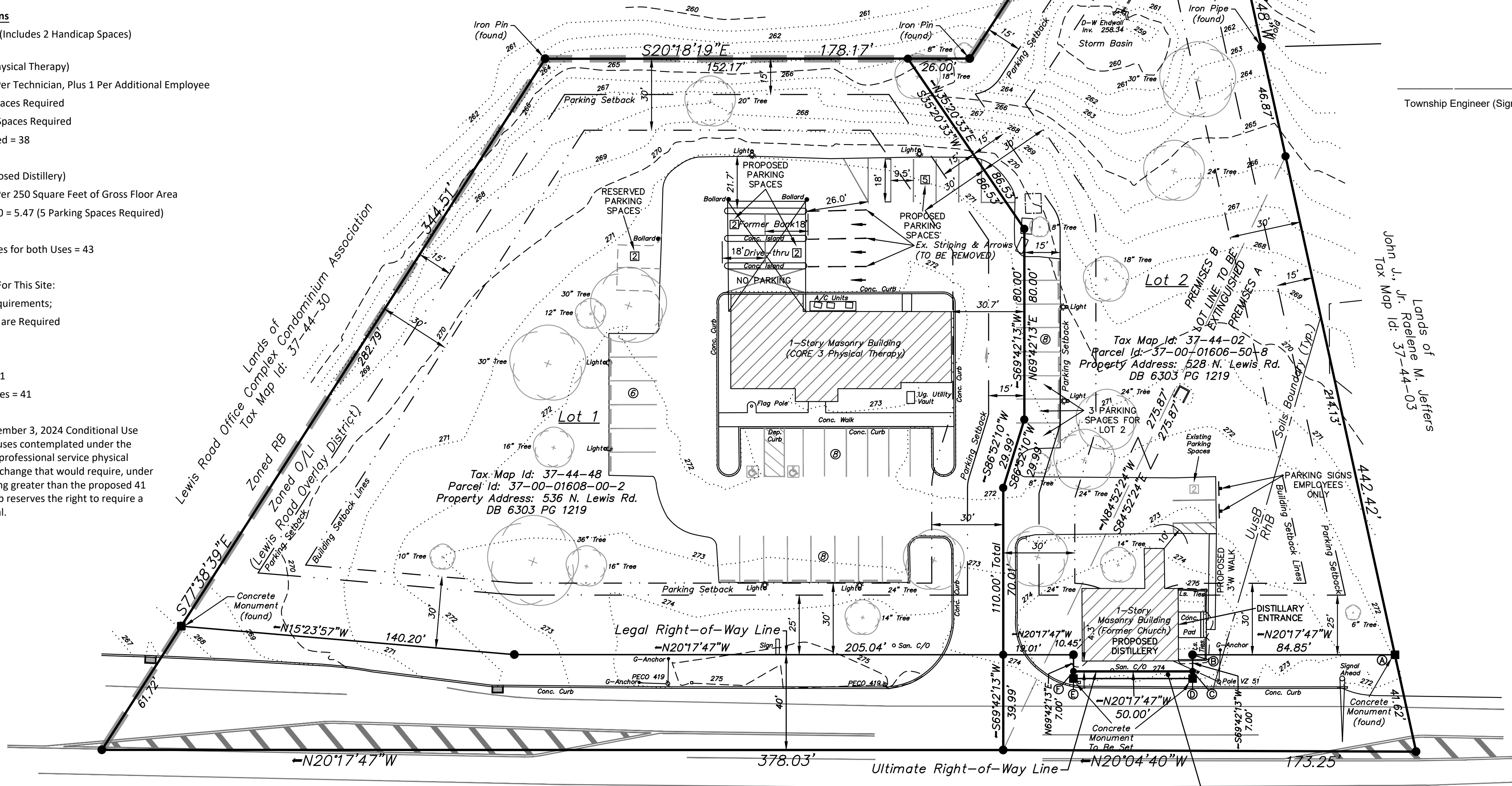
Total Required Parking Spaces for both Uses = 43

Shared Parking is Proposed For this Site:
Based on Shared Parking Requirements;
A Total of 41 Parking Spaces are Required

Existing Parking Spaces = 30
Proposed Parking Spaces = 11
Total Proposed Parking Spaces = 41

In accordance with the September 3, 2024 Conditional Use Decision (CU #24-05), if the uses contemplated under the conditional use application (professional service physical therapy and retail distillery) change that would require, under the Zoning Ordinance, parking greater than the proposed 41 parking spaces, the Township reserves the right to require a new conditional use approval.

LEGEND	
	PROPERTY BOUNDARY
	PROPERTY CORNER
	EXISTING PREMISES LINE TO BE EXTINGUISHED
	BUILDING SETBACK LINES
	PARKING SETBACK
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING CURB
	EXISTING GRAVEL
	EXISTING UTILITY POLE
	EXISTING LIGHT
	EXISTING STORM INLET
	EXISTING TREES
	ZONING BOUNDARY



NORTH LEWIS ROAD S.R. 4013

ZONING REGULATIONS O/LI (OFFICE/LIMITED DISTRICT) WITH LEWIS ROAD CONDITIONAL USE OVERLAY SEC. 184-227.B CLASS II

	(REQUIRED)	(PROPOSED LOT 1)	(PROPOSED LOT 2)
MIN. LOT AREA	1 AC.	1.5366 AC.±	1.0006 AC.±
MAX. LOT AREA	7.99 AC.	1.8921 AC.±	1.1488 AC.±
MIN. LOT WIDTH	100'	345.24'	164.31'
MIN. BUILDING SETBACK			
ULT. R/W OF STREET	30'	30'	4.3' **
LOT LINE ZONED RES.	50'	50'	50'
LOT LINE OTHER USE	15'	15'	15'
LOT LINE ZONED NON-RES.	30'	30'	30'
BETWEEN BUILDINGS	30'	30'	30'
MIN. PARKING, SERVICE AREA OR DRIVEWAY SETBACK			
ULT. R/W OF STREET	25'	25'	25'
LOT LINE ZONED RES.	25'	25'	25'
LOT LINE OTHER USE	15'	15'	15'
DRIVEWAY FROM LOT LINE FROM A BUILDING	15' UNLESS SHARED	SHARED	SHARED
	< 10' *	< 10' *	< 10' *
MAX. BUILDING COVERAGE	35%	4.8%	3.1%
MAX. IMP. COVERAGE	60%	38.6% ***	12.5%
MAX. BLDG. HEIGHT	35'	< 35'	< 35'
MAX. STORIES	3	< 3	< 3

* EXISTING NON-CONFORMING
** NON-CONFORMING
*** INCLUDES IMP. COVERAGE OF THE RESERVED PARKING

RIGHT-OF-WAY TO BE DEDICATED TO LIMERICK TOWNSHIP:

TIE:

A - B N20°17'47"W - 84.85'
B - C S69°42'13"W - 7.00'

RIGHT-OF-WAY:

C - D S69°42'13"W - 3.00'
D - E N20°17'47"W - 50.00'
E - F N69°42'13"E - 3.00'
F - C S20°17'47"E - 50.00'
CONTAINS - 150 S.F.±

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 _____

Limerick Township Board of Supervisors:

At a 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 _____

Secretary _____ Date _____

Township Engineer:

I hereby certify that the Plans shown hereto were reviewed by and approved by the Limerick Township Engineer.

Township Engineer (Signature & PE#) _____ Date _____

COMMONWEALTH OF PENNSYLVANIA COUNTY OF MONTGOMERY

On the _____ day of _____, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ personally appeared _____, who acknowledged them self to be the _____ of Core Property Group 2, LLC, a Pennsylvania Limited Liability Company and they as the _____, being authorized to do so and sworn according to law deposes and says that Core Property Group 2, LLC is the record owner of the property shown hereon and all rights which are necessary to implement the plan, that all necessary approvals of the plan have been obtained and is endorsed thereon, and that they desire that the foregoing plan be recorded according to law.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public _____ My Commission Expires _____

Core Property Group 2, LLC

By: _____ (Signature) _____ (Printed Name)

(Printed Title)

NOTES:

- Record Owner :**
Core Property Group 2, LLC
740 Troxel Road
Lansdale, PA 19446
Applicant :
Forgotten Chapel LLC
Attention: Clark Rosenberry
702 Haviland Drive
Bryn Mawr, PA 19010
Ph. No. 513-646-1214
Property Addresses :
Lot 1
536 N. Lewis Road
Royersford, PA 19468
Lot 2
528 N. Lewis Road
Royersford, PA 19468
- This property is currently zoned O/LI (Office/Limited Industrial District with Lewis Road Conditional Use Overlay, Sec. 184-227.B Class II).
- The purpose of this plan is to adjust the lot line between the lots and operate a Limited Distillery out of the building on Lot 2. There is no construction or development proposed as part of this Lot Line Adjustment Plan.
- All bearings, distances and elevations shown hereon are based on the Pennsylvania State Plane Coordinate System - South Zone.
Horizontal Datum: North American Datum of 1983 (NAD83).
Vertical Datum: North American Vertical Datum of 1988 (NAVD88).
- Soils taken from Web Soil Survey prepared by the USDA, on December 21, 2023.
RnB - Reaville silt loam, 3 to 8 percent slopes.
UuSB - Urban land-Udorthents, shale and sandstone complex, 0 to 8 percent slopes.
- This property is not located within the 100-year flood boundary per FEMA Flood Insurance Rate Map # 42091C0208G, dated March 2, 2016.
- The boundary survey as shown hereon was based on current deeds of record as noted. This survey was done without the benefit of a title search and the properties shown hereon may be subject to easements, right of ways and restrictions not shown hereon.
- Source of Title:**
BEING the same premises which Avanti Development, LLC, by deed dated September 22, 2022 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 6303, page 1219, granted and conveyed unto Core Property Group 2, LLC, in fee, BEING Tax Map 37-44-02; Parcel Id. 37-00-01606-50-8 (Premises A) & Tax Map 37-44-48; Parcel Id. 37-00-01608-00-2 (Premises B).
- Reference Plans:**
a. Plan for First Federal Savings & Loan Association of Pottstown, last revised July 11, 1988, recorded in Montgomery County Recorder of Deeds as plan number A-50, page 360, recording date January 18, 1989.
- Ex. Lot Area:**
0.4963 Ac.± Total Premises A
2.5446 Ac.± Total Premises B
Combined Premises
3.0409 Ac.± Gross to Title Line
2.5407 Ac.± Net to Legal Right-of-way Line
- Ex. Lot Coverage:**
Building coverage = 4,627 s.f.± (4.1%)
Impervious coverage = 30,968 s.f.± (27.9%)
- Prop. Lot Area:**
Lot 1
1.8921 Ac.± Gross to Title Line
1.5366 Ac.± Net to Legal Right-of-way Line
Lot 2
1.1488 Ac.± Gross to Title Line
1.0006 Ac.± Net to Ultimate Right-of-way Line
- Prop. Lot Coverage:**
Lot 1
Building coverage = 3,259 s.f.± (4.8%)
Impervious coverage = 25,863 s.f.± (38.6%)
Lot 2
Building coverage = 1,368 s.f.± (3.1%)
Impervious coverage = 5,461 s.f.± (12.5%)
- Conditional use approval was granted on September 20, 2022 (CU 22-05) permitting the professional service use (CORE 3 Physical Therapy) on Lot 1.
- The proposed distillery on Lot 2 is a permitted use in the O/LI District under manufacturing of materials, goods, foodstuffs or products..
- Conditional Use is required to allow shared parking per Z.O. § 184-89.A.
- There is to be no outdoor storage proposed for the distillery shown hereon.

Rev. November 21, 2024 : per Township Engineers review letter dated 11/7/24.

Rev. October 22, 2024 : per meeting with Township staff dated 10/7/24.

BA BERCEK & ASSOCIATES

112 N. Lewis Road - Royersford, PA 19468 - Phone : 610-948-8947 - Email : mbercek@bercekkassociates.com

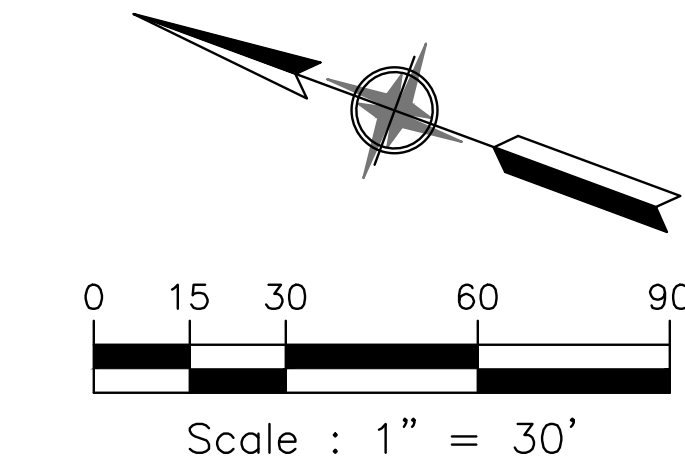
Lot Line Adjustment Plan for

FORGOTTEN CHAPEL LLC

Limerick Township - Montgomery County, PA
April 22, 2024 Plan No. C-23-143

Professional Land Surveyor

Date



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 Bercek & Associates 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 Bercek & Associates.

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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.

BERCEK & ASSOCIATES

	Existing Conditions			Proposed Conditions	
	Premises A	Premises B	Combined	Lot 1	Lot 2
Gross Tract Area (Ac)	0.4963	2.5446	3.0409	1.8921	1.1488
Net Lot Area (Ac)			2.5407	1.5366	1.0006
Building Coverage			4,627 SF (4.1%)	3,259 SF (4.8%)	1,368 SF (3.1%)
Impervious Coverage			30,968 SF (27.9%)	25,863 SF (38.6%) *	5,461 SF (12.5%)

* Includes impervious coverage of the reserved parking should it be installed