

SITE ZONING INFORMATION

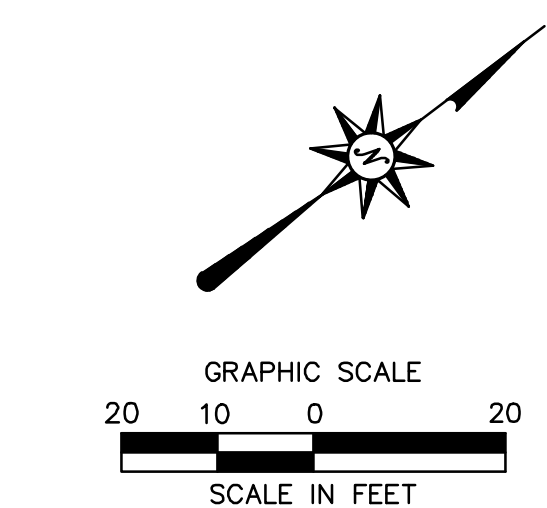
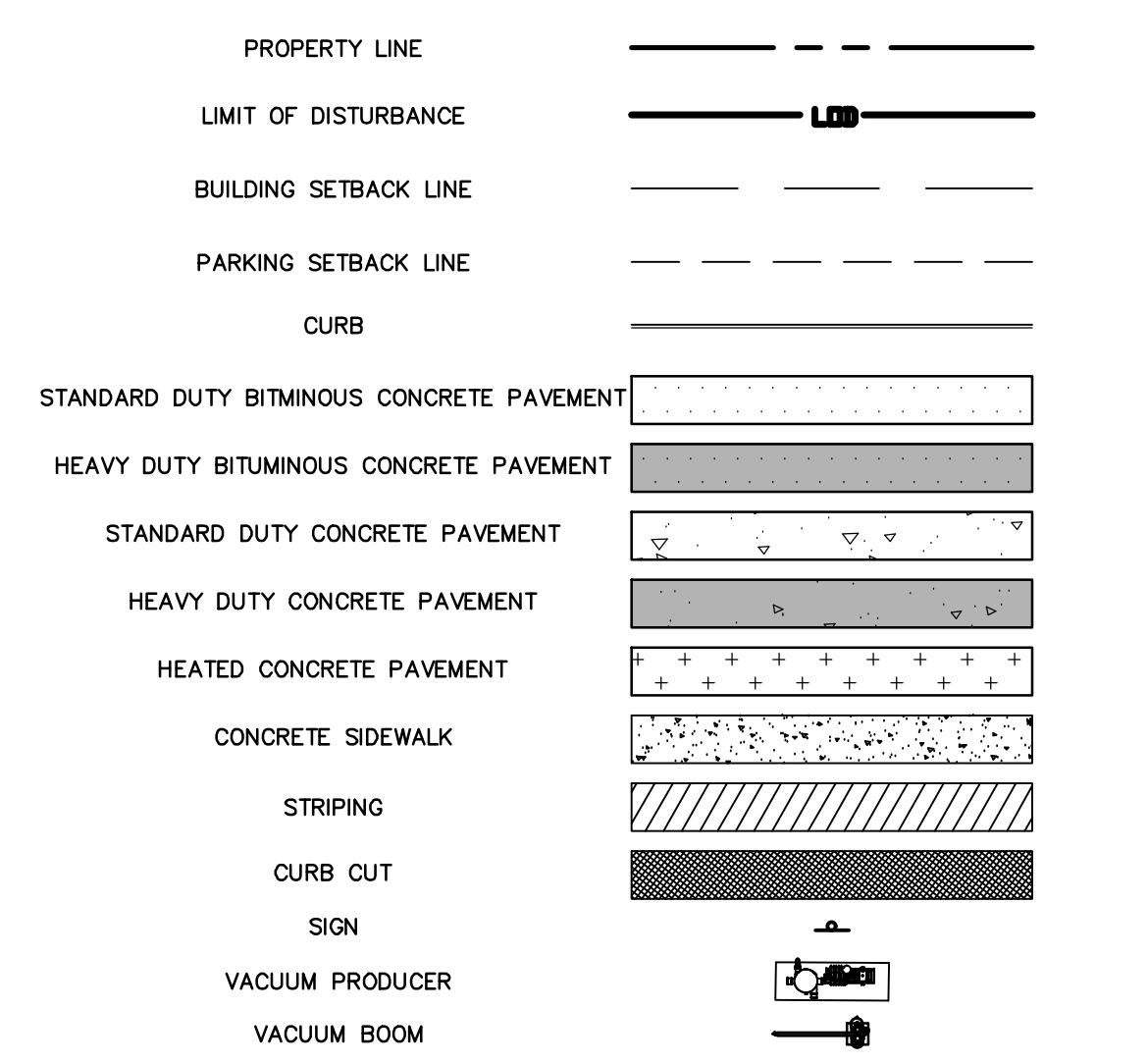
LOCATION: 1377 S TOWNSHIP LINE, LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA				
ZONES: HC (HIGHWAY COMMERCIAL)				
USE: CAR WASH (CLASS 3 USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT SIZE	80,000 SF	109,302 SF (2.51 AC.)	NO
2	MINIMUM LOT WIDTH	150 FEET	315 FEET	NO
3	FRONT YARD SETBACK*	100' WITH PARKING IN FRONT YARD OR 30' WITHOUT PARKING IN FRONT YARD	88 FEET	NO
4	SIDE YARD SETBACK*	20 FEET/60 FEET AGGREGATE OR 75' IF ADJACENT TO RESIDENTIAL DISTRICT	130 FEET	NO
5	REAR YARD SETBACK*	75 FEET IF ADJACENT TO RESIDENTIAL ZONE	108 FEET	NO
6	MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	30 FEET	N/A	NO
7	MAXIMUM BUILDING HEIGHT	35 FEET	<35 FEET	NO
8	MAXIMUM BUILDING COVER	15%	4%	NO
9	MAXIMUM IMPERVIOUS COVERAGE	70%	30%	NO
10	MINIMUM PARKING SETBACK	FROM STREET LINE= 20 FEET FROM RESIDENTIAL DISTRICT=50 FEET FROM PROPERTY BOUNDARY= 20 FEET FROM BUILDING=5 FEET	FROM STREET LINE= 72 FEET FROM RESIDENTIAL DISTRICT=67 FEET FROM PROPERTY BOUNDARY=46 FEET FROM BUILDING=5 FEET	NO
11	MINIMUM PARKING	FULL SERVICE CAR WASH 10 STACKING SPACES PER WASHING SPACE, PLUS ONE PER EMPLOYEE 1 WASHING SPACE AND 3 EMPLOYEES TOTAL STACKING REQUIRED=10 SPACES TOTAL PARKING REQUIRED=3 SPACES	20 VACUUM SPACES 3 EMPLOYEE SPACES 2 BUG PREP SPACES 36 STACKING SPACES	NO
12	MINIMUM STALL SIZE	9.5' X 18'	9.5' X 18'	NO
13	MINIMUM HANDICAP STALL	8' X 18'	13' X 20'	NO
14	MINIMUM DRIVE AISLE WIDTH	25 FEET - 2-WAY & 1-WAY 90' PARKING 20 FEET - 2-WAY 60' PARKING 18 FEET - 1-WAY 60' PARKING	25 FEET - 2-WAY 90' PARKING	NO

* ALL SETBACKS ARE MEASURED FROM THE PROPERTY LINE

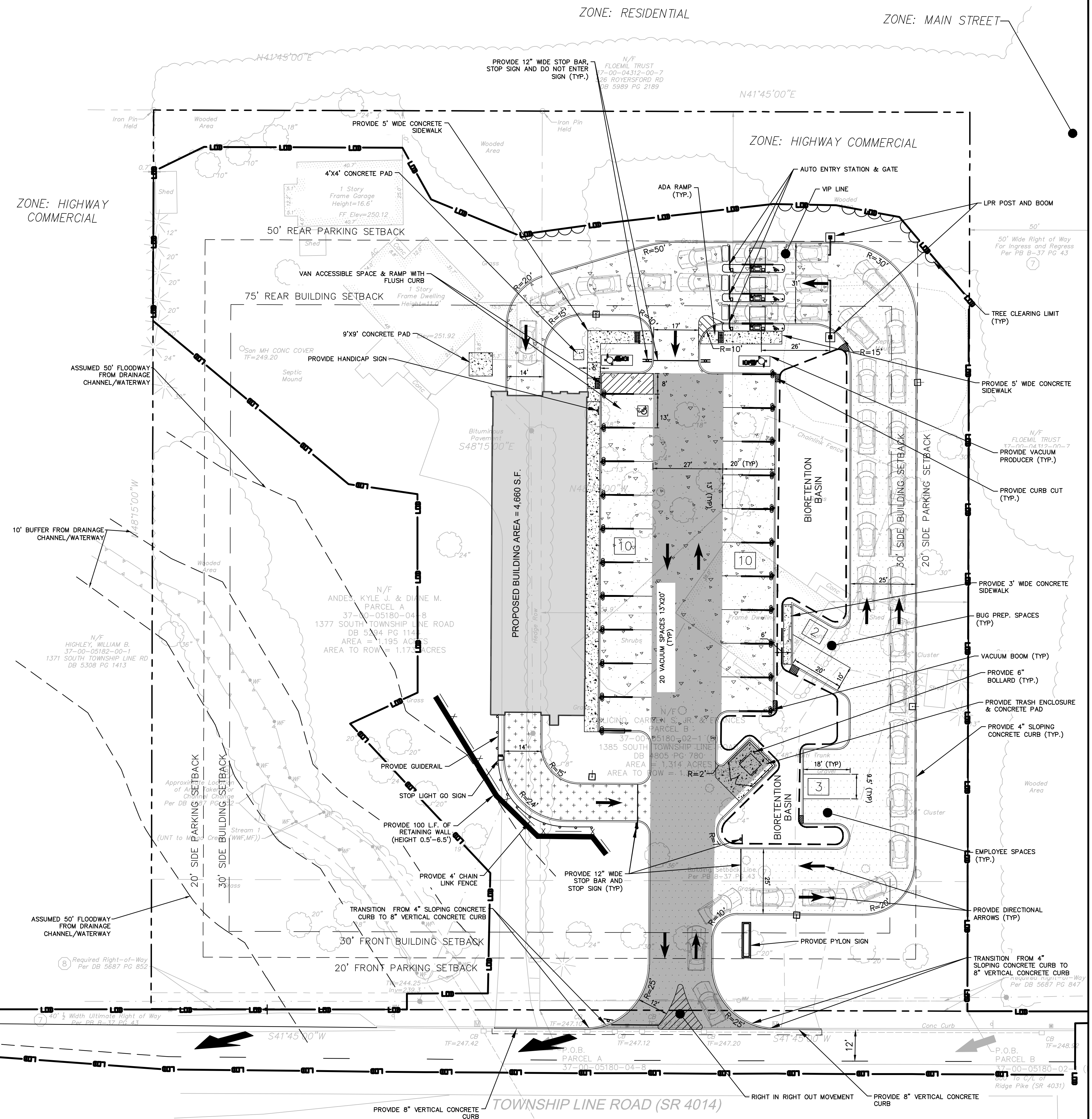
NOTES

- EXISTING BASE MAP AND TOPOGRAPHY BASED ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY BL COMPANIES, DATED FEBRUARY 17, 2022 AND LOT CONSOLIDATION PLAN PREPARED BY BL COMPANIES, DATED JUNE 2, 2022.
- WETLANDS WERE DELINEATED BY BL COMPANIES WETLAND SCIENTISTS AND ARE SHOWN HEREON PER A REPORT DATED NOVEMBER 23, 2021.
- PROPOSED CURBS SHALL BE 4" SLOPING CONCRETE CURB, UNLESS OTHERWISE NOTED.
- SITE LOCATED WITHIN ZONE X PER FEMA FLOOD MAP 42091C0209G, EFFECTIVE 03/02/2016.
- CURB RADII TO BE 5' UNLESS OTHERWISE NOTED.

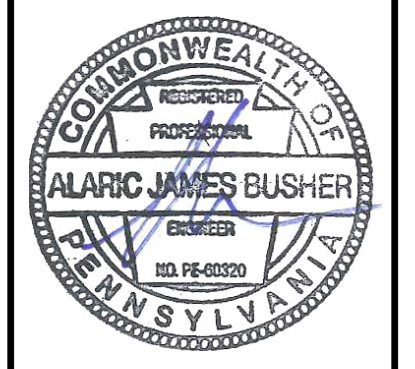
LEGEND



ALL WORK WITHIN STATE DOT ROW SHALL BE IN COMPLIANCE WITH APPROVED HOP DOCUMENTS, UNDER SEPARATE COVER.



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MOD WASH - ROYERSFORD, PA
1377 & 1385 S TOWNSHIP LINE ROAD
LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

Desig.	Date	T.R.J.
Drawn	Date	T.R.J.
Reviewed	Date	E.A.E.
Scale		1"=20'
Project No.		2101805
Date		06/03/2022
CAD File:		SP2101805-01
Title		SITE PLAN
Sheet No.		SP-1