

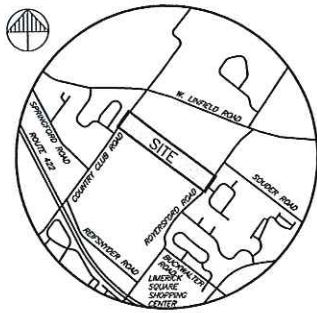


Google earth

feet
meters

3000
900





LOCATION MAP
SCALE: 1"=2,000'

COUNTRY CLUB VIEWS

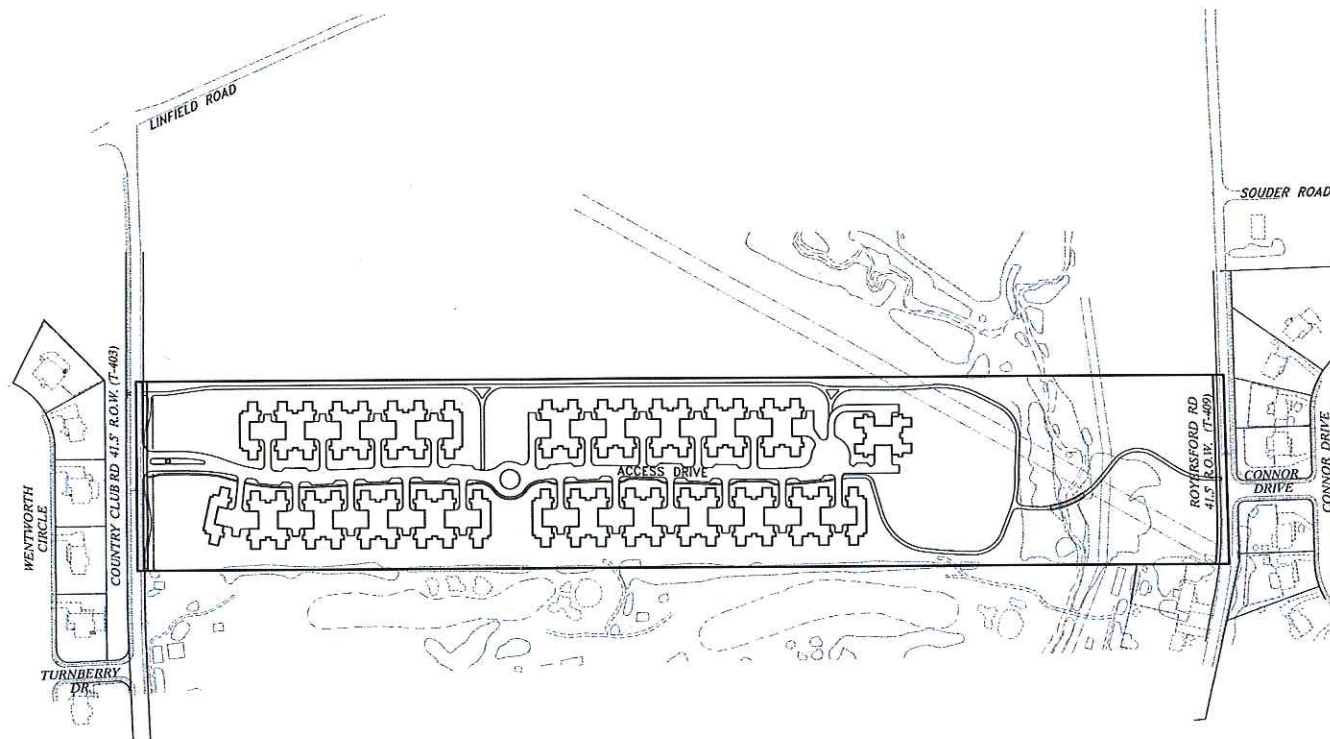
LIMERICK TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA FINAL LAND DEVELOPMENT PLAN

PREPARED FOR: COUNTRY CLUB VIEWS II, LLC
P.O. BOX 50
ROYERSFORD, PA 19468
(610)-495-0200

PREPARED BY: BURSICH ASSOCIATES, INC.
2129 EAST HIGH STREET
POTTSTOWN, PENNSYLVANIA 19464

DATE: MAY 29, 2014
REVISED: OCTOBER 27, 2014
REVISED: JANUARY 9, 2015

SHEET LIST		
SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
1	CO137240	COVER SHEET
2	AE137240	AERIAL SURROUNDING FEATURES PLAN WITHIN 400' OF SITE
3	EF137240	EXISTING FEATURES PLAN
4	GN137240	GENERAL NOTES
5	FP137240	OVERALL SITE LAYOUT PLAN
6	FP237240	SITE LAYOUT PLAN
7	FP337240	SITE LAYOUT PLAN
8	FP437240	SITE LAYOUT PLAN
9	EA137240	OVERALL EASEMENT PLAN
10	EA237240	EASEMENT PLAN
11	EA337240	EASEMENT PLAN
12	EA437240	EASEMENT PLAN
13	OS137240	OPEN SPACE PLAN
14	GR137240	OVERALL GRADING PLAN
15	GR237240	GRADING PLAN
16	GR337240	GRADING PLAN
17	GR437240	GRADING PLAN
18	UT137240	OVERALL UTILITY PLAN
19	UT237240	UTILITY PLAN
20	UT337240	UTILITY PLAN
21	UT437240	UTILITY PLAN
22	PR137240	ACCESS DRIVE PROFILES
23	PR237240	ACCESS DRIVE AND UTILITY PROFILES
24	PR337240	UTILITY PROFILES
25	LA137240	LANDSCAPING PLAN
26	LA237240	LANDSCAPING PLAN
27	LA337240	LANDSCAPING PLAN
28	LA437240	LANDSCAPING DETAILS & NOTES
29	LI137240	LIGHTING PLAN
30	LI237240	LIGHTING PLAN
31	CD137240	CONSTRUCTION DETAILS - SITE
32	CD1A37240	CONSTRUCTION DETAILS - SITE
33	CD237240	CONSTRUCTION DETAILS-LANDSCAPING
34	CD337240	CONSTRUCTION DETAILS-STORMWATER
35	CD437240	CONSTRUCTION DETAILS-STORMWATER
36	CD537240	CONSTRUCTION DETAILS-STORMWATER
37	CD637240	CONSTRUCTION DETAILS-SANITARY SEWER
38	CD737240	CONSTRUCTION DETAILS-WATER
39	CD837240	CONSTRUCTION DETAILS-TRENCHING
40	CD937240	CONSTRUCTION DETAILS-LIGHTING
41	TT137240	TRUCK CIRCULATION PLAN-FIRE TRUCK
42	TT237240	TRUCK CIRCULATION PLAN-FIRE TRUCK
43	ESM137240	OVERALL EROSION AND SEDIMENT CONTROL PLAN
44	ES137240	EROSION AND SEDIMENT CONTROL PLAN
45	ES237240	EROSION AND SEDIMENT CONTROL PLAN
46	ES337240	EROSION AND SEDIMENT CONTROL PLAN
47	ES437240	EROSION AND SEDIMENT CONTROL DETAILS
48	ES537240	EROSION AND SEDIMENT CONTROL DETAILS
49	ES637240	EROSION AND SEDIMENT CONTROL NOTES
50	ES737240	EROSION AND SEDIMENT CONTROL DETAILS AND NOTES
51	PCSM137240	OVERALL POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
52	PCSM237240	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
53	PCSM337240	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
54	PCSM437240	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
55	PCSM537240	POST-CONSTRUCTION STORMWATER MANAGEMENT NOTES & DETAILS



COMMONWEALTH OF PENNSYLVANIA, COUNTY OF MONTGOMERY

ON THE ____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE GENERAL PARTNER OF _____, A PENNSYLVANIA LIMITED PARTNERSHIP, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE PARTNERSHIP BY HIMSELF, AND THAT SAID PARTNERSHIP IS THE OWNER OF THE LAND SHOWN HEREON. ALL NECESSARY APPROVALS OF THIS PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON AND SAID PARTNERSHIP DESIRES THAT THIS PLAN BE DULY RECORDED.

AUTHORIZED SIGNATURE _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

LIMERICK TOWNSHIP PLANNING COMMISSION

THIS PLAN WAS APPROVED AS TO LAYOUT AND LOCATION BY THE PLANNING COMMISSION OF LIMERICK TOWNSHIP AT A MEETING HELD ON THE ____ DAY OF _____, 20____.

CHAIRPERSON _____

LIMERICK TOWNSHIP BOARD OF SUPERVISORS

THIS PLAN WAS APPROVED AS TO LAYOUT AND LOCATION BY THE BOARD OF SUPERVISORS OF LIMERICK TOWNSHIP AT A MEETING HELD ON THE ____ DAY OF _____, 20____.

CHAIRPERSON _____

TOWNSHIP SECRETARY _____

TOWNSHIP ENGINEER REVIEW

REVIEWED THIS ____ DAY OF _____, 20____, BY THE TOWNSHIP ENGINEER FOR THE TOWNSHIP OF LIMERICK, _____.

WETLANDS CERTIFICATION

I DO HEREBY CERTIFY THAT THE DELINEATION OF THE WETLANDS SHOWN ON THIS PLAN IS IN ACCORDANCE WITH THE FINDINGS OF MY FIELD INVESTIGATION AND THAT I HAVE DETERMINED THESE LIMITS BASED UPON THE CORPS OF ENGINEER GUIDELINES.

DATE _____

SIGNATURE _____

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS ____ DAY OF _____, 20____, THIS PLAN AND SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS SECTION OF THE MANUAL OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON JULY 10, 1998, THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT ALL MONUMENTS EXIST OR SHALL BE PLACED OR LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT. I DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE LIMERICK TOWNSHIP SUBDIVISION AND ZONING ORDINANCE.

SIGNATURE OF SURVEYOR _____

REGISTRATION NUMBER _____

RECORDER OF DEEDS

RECORDED THIS ____ DAY OF _____, 20____, IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK _____, PAGE _____.

STORMWATER BMP LANDOWNER ACKNOWLEDGEMENT

THE APPLICANT IS THE OWNER/EQUITABLE OWNER OF THE LAND PROPOSED TO BE DEVELOPED. THE APPLICANT ACKNOWLEDGES THAT THE STORMWATER BMP'S ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY THE TOWNSHIP.

APPLICANT _____ DATE _____

RECORDING NOTE:

SHEETS 1, & 4-13 OF THIS PLAN SET WILL BE CONSIDERED THE COMPLETE RECORD PLAN SET FOR FILING PURPOSES IN THE MONTGOMERY COUNTY RECORDER OF DEEDS

PARCEL INFORMATION:

TAX PARCEL # 37000628001
BLOCK 53 UNIT 1
DEED BOOK 3888 PAGE 019

FOR USE BY MDC ONLY
MDC NO. 14-0032-001

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

BURSICH
Sharing your Vision

Corporate Headquarters
2129 East High Street
Pottstown, PA 19464
610-323-4040

Southampton Office
708 Lakeside Drive
Southampton, PA 18868
215-364-2520

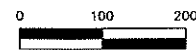
www.bursich.com

RECORD PLAN 1 OF 11

SHEET 1 OF 55

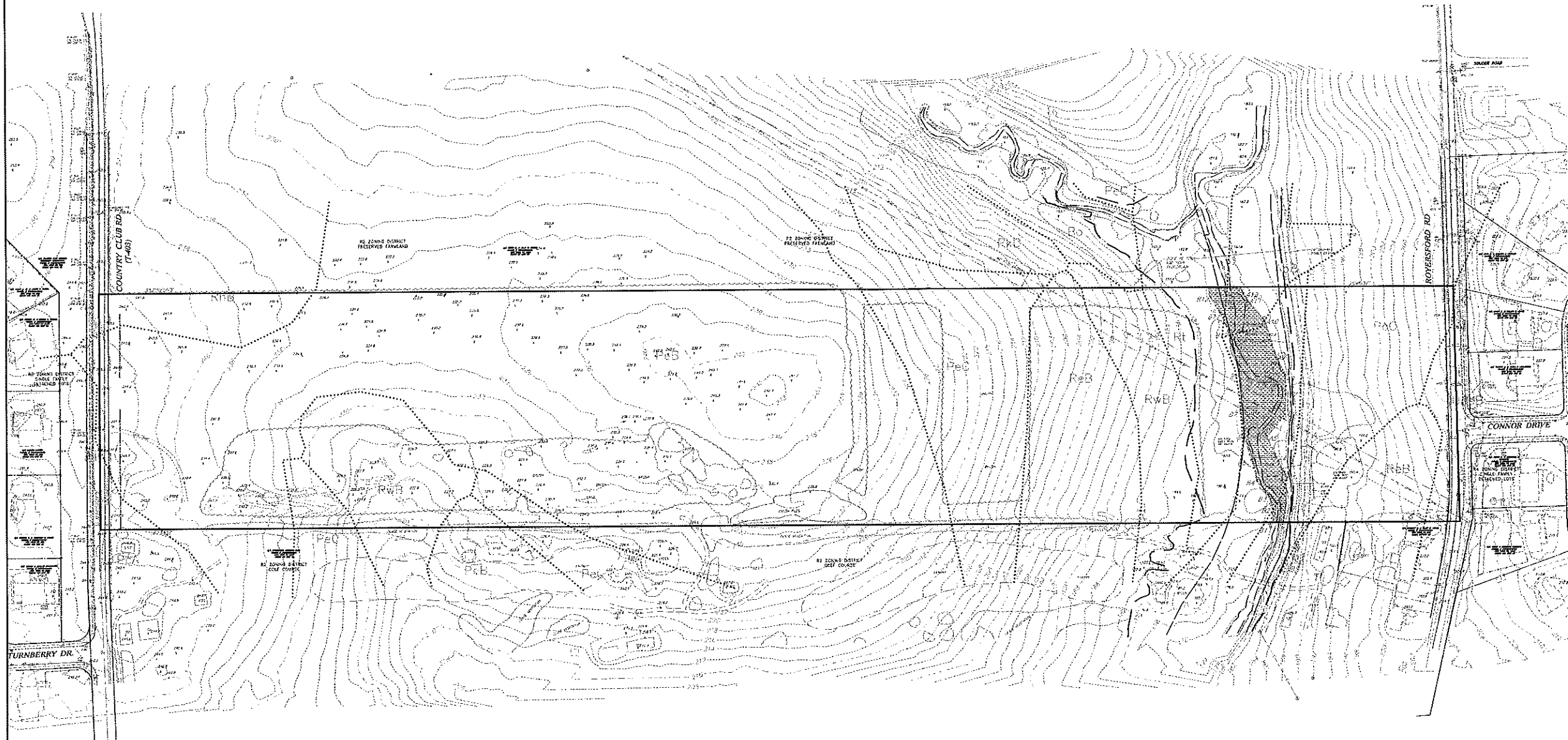


Stop - Call Before You Dig!
Pennsylvania Act 181 (2007) requires notification by excavators, designers, or any person preparing to disturb the earth's surface anywhere in the commonwealth Pennsylvania One Call System, Inc. 811 or 1-800-242-1776
POCS SERIAL NUMBER: 20131271476



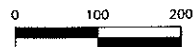
COPYRIGHT BURSICH ASSOCIATES, INC. 2013
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM BURSICH ASSOCIATES, INC.
THIS DOCUMENT IS THE PROPERTY OF BURSICH ASSOCIATES, INC. AND IS LOANED TO YOU FOR YOUR USE ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM BURSICH ASSOCIATES, INC.

		SEAL		SEAL		MANAGER RRK		BURSICH Sharing your Vision		CLIENT COUNTRY CLUB VIEWS II, LLC P.O. BOX 50 ROYERSFORD, PA 19468		SUBJECT AERIAL SURROUNDING FEATURES PLAN WITHIN 400' OF SITE FINAL PLAN COUNTRY CLUB VIEWS LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA		JOB NO. 137240.00	
						DESIGN NRK		CHRD. BY		Corporate Headquarters 2129 East High Street Pottstown, PA 19464 610-323-4043				SHEET NO. 2 OF 55	
						DRAFT AK		CHRD. BY		Southampton Office 706 Lakeside Drive Southampton, PA 18966 215-364-2520				DWG. NO. AE137240	
						FILE		DATE MAY 29, 2014		www.bursich.com					
						NOTES		SCALE AS SHOWN							
NO.		REVISION		DATE		BY									
2		FINAL PLAN SUBMISSION		1/9/15		JC									
1		REVISED PER TOWNSHIP COMMENTS		10/27/14		AK									

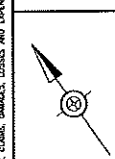


EXISTING FEATURES LEGEND	
CONCRETE MONUMENT FOUND	
IRON PIN FOUND	
PROPERTY LINE	
ADJACENT LINE	
LEGAL RIGHT OF WAY	
EASEMENT LINE	
STREAM	
CENTERLINE OF ROAD	
EDGE OF PAVE	
EDGE OF DRIVE	
FENCE LINE	
WETLANDS	
WOOD LINE	
TREES	
CONTOURS	200
SPOT ELEVATION	200
SANITARY SEWER MAIN	
SANITARY SEWER MANHOLE	
STORM SEWER	
STORM INLET	
WATER MAIN	
FIRE HYDRANT	
WATER VALVE	
WATER SERVICE	
OVERHEAD WIRES	
STREET LIGHT	
UTILITY POLE	
UTILITY GUY	
SIGN	
MAILBOX	
SOILS	ReB
100 YEAR FLOODPLAIN	
SLANTED TEXT DENOTES EXISTING FEATURE	

SOILS	
ALA	ABBOTTSTOWN SILT LOAM, 0-3% SLOPES
Bo	BOHANNONSVILLE-SHARPERS SILT LOAMS
PcA	PENN CHANNERY SILT LOAM, 0-3% SLOPES
PcB	PENN SILT LOAM, 3-8% SLOPES
PcC	PENN SILT LOAM, 8-15% SLOPES
PcD	PENN-KINESVILLE CHANNERY SILT LOAMS, 15-25% SLOPES
RcB	READINGTON SILT LOAM, 3-8% SLOPES
RcC	READINGTON SILT LOAM, 8-15% SLOPES
RcD	READINGTON SILT LOAM, 15-25% SLOPES
UvB	URBAN LAND-DOORHENTS, SHALE AND SANDSTONE COMPLEX, 0-8% SLOPES



© COPYRIGHT BURSICH ASSOCIATES, INC. 2013
THIS DOCUMENT IS THE PROPERTY OF BURSICH ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BURSICH ASSOCIATES, INC. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS STRICTLY PROHIBITED AND WILL BE SUBJECT TO LEGAL ACTION.



NO.	REVISION	DATE	BY
2	FINAL PLAN SUBMISSION	1/9/15	JC
1	REVISED PER TOWNSHIP COMMENTS	10/27/14	AK

SEAL	SEAL
------	------

MANAGER	KRK
DESIGN	KRK
DRAFT	AK
FILE	DATE
NOTES	SCALE

BURSICH
Sharing your Vision

Corporate Headquarters
2129 East High Street
Pottstown, PA 19464
610-323-4040

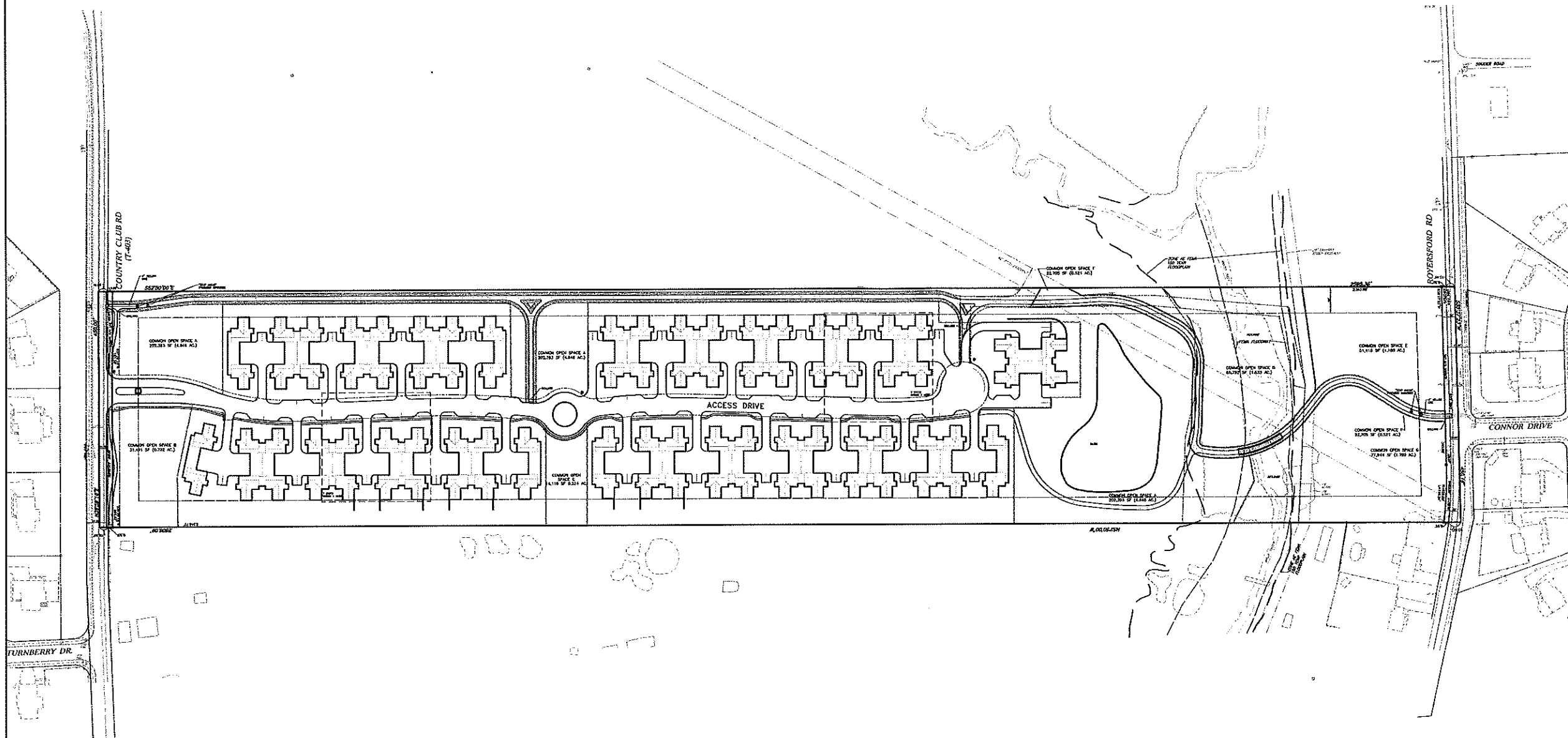
Southampton Office
706 Lakeside Drive
Southampton, PA 18966
215-364-2520

www.bursich.com

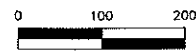
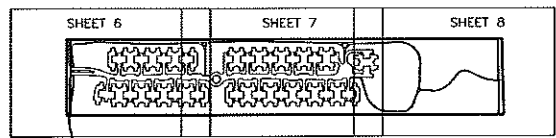
CLIENT	COUNTRY CLUB VIEWS II, LLC
	P.O. BOX 50
	ROYERSFORD, PA 19468

SUBJECT	EXISTING FEATURES PLAN
	FINAL PLAN
	COUNTRY CLUB VIEWS
	LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO.	137240.00
SHEET NO.	3 OF 55
DWG. NO.	EF137240



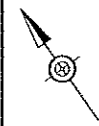
- EXISTING FEATURES LEGEND**
- CONCRETE MONUMENT FOUND
 - IRON PIN FOUND
 - PROPERTY LINE
 - ADJOINER LINE
 - LEGAL RIGHT OF WAY
 - EASEMENT LINE
 - EDGE OF PAVEMENT
 - CURB
 - CURB TO BE REMOVED
- SLANTED TEXT DENOTES EXISTING FEATURE*
- PROPOSED FEATURES LEGEND**
- ROAD OR DRIVE CENTERLINE
 - BUILDING SETBACK LINE
 - ULTIMATE RIGHT-OF-WAY
 - EDGE OF PAVING
 - CONCRETE CURB
 - BITUMINOUS PAVEMENT
 - CONCRETE WALK
 - BUILDING
 - SIGNS AND I.D. LABEL
 - COMMON OPEN SPACE
 - STREET LIGHT
- VERTICAL TEXT DENOTES PROPOSED FEATURE*
- CONCRETE MONUMENT TO BE SET



© COPYRIGHT BURSICH ASSOCIATES, INC. 2013
ALL RIGHTS RESERVED. INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BURSICH ASSOCIATES, INC. AND IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BURSICH ASSOCIATES, INC. THIS DOCUMENT IS THE PROPERTY OF BURSICH ASSOCIATES, INC. AND IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BURSICH ASSOCIATES, INC.

REVISION				MANAGER		BURSICH Sharing your Vision Corporate Headquarters 2129 East High Street Pottstown, PA 19464 610-323-4040 www.bursich.com	CLIENT COUNTRY CLUB VIEWS II, LLC P.O. BOX 50 ROYERSFORD, PA 19468	SUBJECT OVERALL SITE LAYOUT PLAN FINAL PLAN COUNTRY CLUB VIEWS LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA	RECORD PLAN 3 OF 11	
NO.	REVISION	DATE	BY	DESIGN	CHKD. BY				JOB NO.	
2	FINAL PLAN SUBMISSION	1/9/15	JC	DRAFT	CHKD. BY				137240.00	
1	REVISED PER TOWNSHIP COMMENTS	10/27/14	AK	FILE	DATE				SHEET NO.	
				NOTES	SCALE				5 OF 55	
					AS SHOWN				DWG. NO.	
									FP137240	

© COPYRIGHT BURSICH ASSOCIATES, INC. 2013
ALL INFORMATION, INFORMATION, OR OTHER DATA, NOTES AND OTHER DOCUMENTS AND
OF BURSICH ASSOCIATES, INC. AND ITS AFFILIATES, SHALL REMAIN THE PROPERTY OF
BURSICH ASSOCIATES, INC. AND ITS AFFILIATES, AND SHALL NOT BE REPRODUCED,
COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF BURSICH ASSOCIATES, INC.
THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION
OR FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF
BURSICH ASSOCIATES, INC. AND ITS AFFILIATES. THE USER OF THIS PLAN
SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR
COMPLYING WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
FOR ALL CHANGES, AMENDMENTS, CORRECTIONS AND SUPPLEMENTS, PLEASE
CONTACT BURSICH ASSOCIATES, INC. AT THE FOLLOWING ADDRESS:



NO.	REVISION	DATE	BY
2	FINAL PLAN SUBMISSION	1/9/15	JC
1	REVISED PER TOWNSHIP COMMENTS	10/27/14	AK

SEAL	SEAL
------	------

MANAGER	KRK
DESIGN	KRK
DRAFT	AK
FILE	DATE
NOTES	SCALE

BURSICH
Sharing your Vision

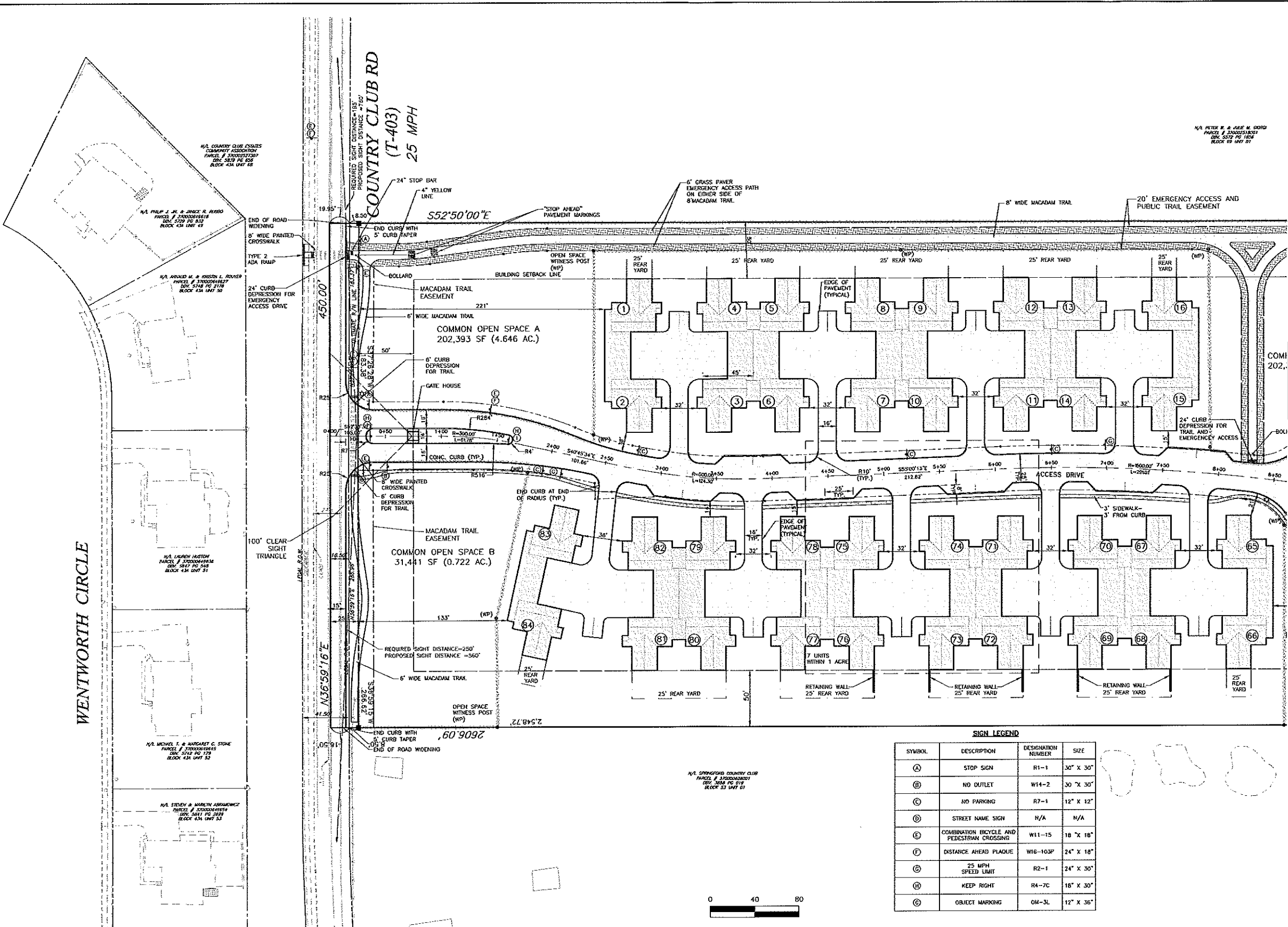
Corporate Headquarters
2128 East High Street
Pottstown, PA 19404
610-323-4040

Southampton Office
706 Lakeside Drive
Southampton, PA 18966
215-364-2520

www.bursich.com

CLIENT	COUNTRY CLUB VIEWS II, LLC
	P.O. BOX 50
	ROYERSFORD, PA 19468

SUBJECT	COUNTRY CLUB VIEWS
RECORD PLAN 4 OF 11	
JOB NO.	137240.00
SHEET NO.	6 OF 55
DWG. NO.	FP237240



EXISTING FEATURES LEGEND

CONCRETE MONUMENT FOUND	■
IRON PIN FOUND	○
PROPERTY LINE	---
ADJACENT LINE	---
LEGAL RIGHT OF WAY	---
EASEMENT LINE	---
EDGE OF PAVEMENT	---
CURB	---
CURB TO BE REMOVED	---

SLANTED TEXT DENOTES EXISTING FEATURE

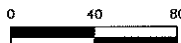
PROPOSED FEATURES LEGEND

ROAD OR DRIVE CENTERLINE	---
BUILDING SETBACK LINE	---
ULTIMATE RIGHT-OF-WAY	---
EDGE OF PAVING	---
PAVEMENT	---
CONCRETE	---
BUILDING	---
MACADAM TRAIL	---
GRASSPAVE2 TURF PAVERS	---
SIGNS	---
COMMON OPEN SPACE	---
LIGHT FIXTURE/POLE	---
VERTICAL TEXT DENOTES PROPOSED FEATURE	---
CONCRETE MONUMENT TO BE SET	---
OPEN SPACE WITNESS POST	---

SIGHT DISTANCE NOTE:
"ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION) SHALL BE REMOVED BY THE APPLICANT TO PROVIDE A MINIMUM OF 250 FEET OF SIGHT DISTANCE TO THE LEFT AND 195 FEET OF SIGHT DISTANCE TO THE RIGHT FOR A DRIVER EXITING THE PROPOSED DRIVEWAY ONTO ROYERSFORD ROAD. THE DRIVER MUST BE CONSIDERED TO BE POSITIONED 10' FROM THE NEAR EDGE OF THE CLOSEST THROUGH TRAVEL LANE AT AN EYE HEIGHT OF THREE FEET INCHES (3'-6") ABOVE THE PAVEMENT SURFACE. THE POINT SIGHTED BY THE EXITING DRIVER SHALL BE THREE FEET INCHES (3'-6") ABOVE THE PAVEMENT SURFACE LOCATED IN THE CENTER OF THE CLOSEST HIGHWAY TRAVEL LANE DESIGNATED FOR USE BY APPROACHING TRAFFIC. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE APPLICANT AND/OR THE APPLICANT'S SUCCESSORS AND ASSIGNS."

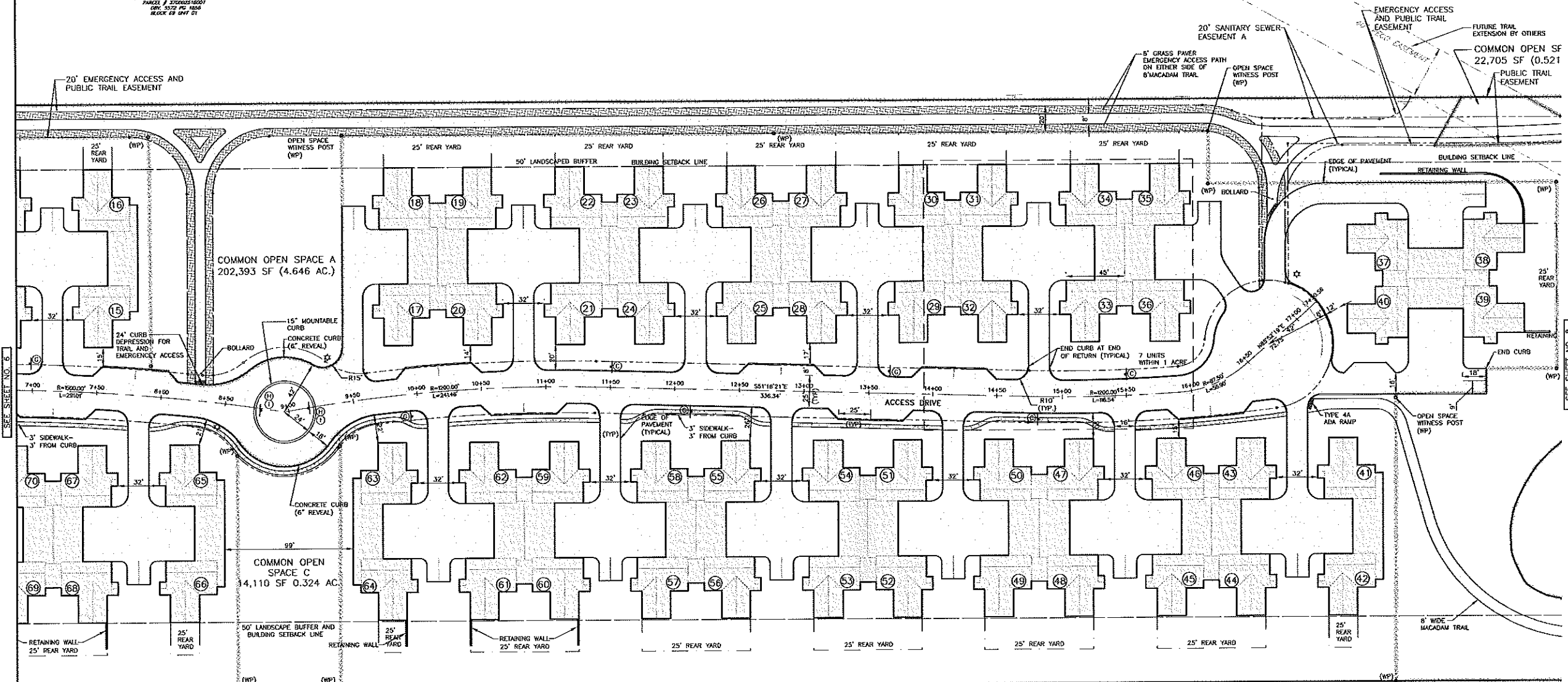
SIGN LEGEND

SYMBOL	DESCRIPTION	DESIGNATION NUMBER	SIZE
Ⓐ	STOP SIGN	R1-1	30" X 30"
Ⓑ	NO OUTLET	W14-2	30" X 30"
Ⓒ	NO PARKING	R7-1	12" X 12"
Ⓓ	STREET NAME SIGN	N/A	N/A
Ⓔ	COMBINATION BICYCLE AND PEDESTRIAN CROSSING	W11-15	18" X 18"
Ⓕ	DISTANCE AHEAD PLAQUE	W16-103P	24" X 18"
Ⓖ	25 MPH SPEED LIMIT	R2-1	24" X 30"
Ⓗ	KEEP RIGHT	R4-7C	18" X 30"
Ⓘ	OBJECT MARKING	OM-3L	12" X 36"



R2 ZONING DISTRICT
PRESERVED FARMLAND

HAL PETER R. & ANNE M. DORR
PARCELS # 37203218001
DOW 3172 TO 1800
BLOCK 18 LOT 11



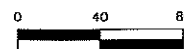
- EXISTING FEATURES LEGEND**
- CONCRETE MONUMENT FOUND
 - IRON PIN FOUND
 - PROPERTY LINE
 - ADJOINER LINE
 - LEGAL RIGHT OF WAY
 - EASEMENT LINE
 - EDGE OF PAVEMENT
 - CURB
 - CURB TO BE REMOVED
 - SLANTED TEXT DENOTES EXISTING FEATURE

- PROPOSED FEATURES LEGEND**
- ROAD OR DRIVE CENTERLINE
 - BUILDING SETBACK LINE
 - ULTIMATE RIGHT-OF-WAY
 - EDGE OF PAVING
 - CURB
 - PAVEMENT
 - CONCRETE
 - BUILDING
 - MACADAM TRAIL
 - GRASSPAVE2 TURF PAVERS
 - SIGNS
 - COMMON OPEN SPACE
 - LIGHT FIXTURE/POLE
 - VERTICAL TEXT DENOTES PROPOSED FEATURE
 - CONCRETE MONUMENT TO BE SET
 - OPEN SPACE WITNESS POST

SIGN LEGEND

SYMBOL	DESCRIPTION	DESIGNATION NUMBER	SIZE
(A)	STOP SIGN	R1-1	30" X 30"
(B)	NO OUTLET	W14-2	30" X 30"
(C)	NO PARKING	R7-1	12" X 12"
(D)	STREET NAME SIGN	N/A	N/A
(E)	COMBINATION BICYCLE AND PEDESTRIAN CROSSING	W11-15	18" X 18"
(F)	DISTANCE AHEAD PLAQUE	W16-103P	24" X 18"
(G)	25 MPH SPEED LIMIT	R2-1	24" X 30"
(H)	KEEP RIGHT	R4-7C	18" X 30"
(I)	OBJECT MARKING	OM-3L	12" X 35"

R2 ZONING DISTRICT
GOLF COURSE



BURSICH
Sharing your Vision

Corporate Headquarters
2129 East High Street
Pottsville, PA 17864
610-323-4040

Southampton Office
708 Lakeside Drive
Southampton, PA 18966
215-384-2520

www.bursich.com

CLIENT

COUNTRY CLUB VIEWS II, LLC
P.O. BOX 50
ROYERSFORD, PA 19468

SITE LAYOUT PLAN
FINAL PLAN

COUNTRY CLUB VIEWS

LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

SUBJECT

RECORD PLAN 5 OF 11

JOB NO.

137240.00

SHEET NO.

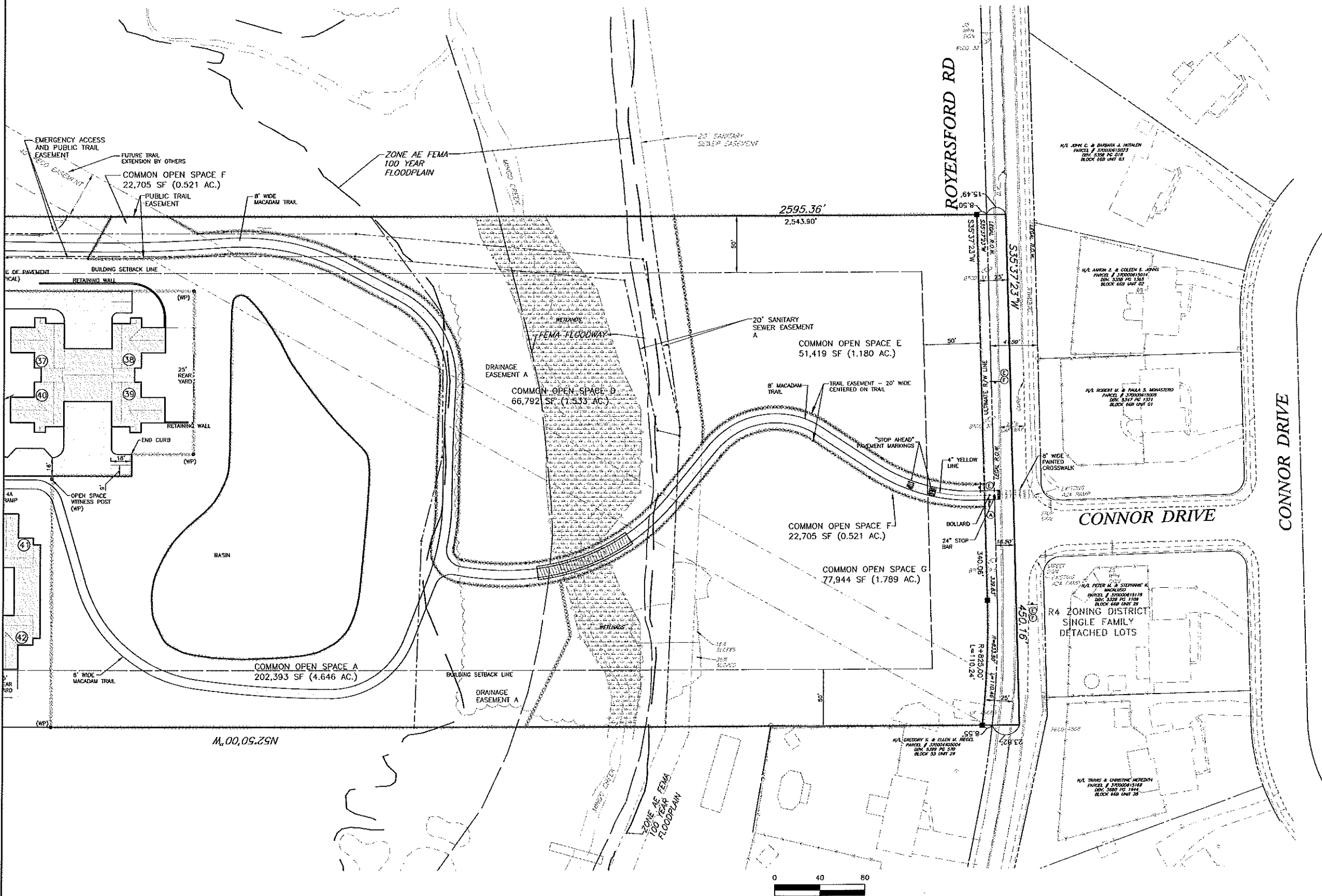
7 OF 55

DWG. NO.

FP337240

COPYRIGHT BURSICH ASSOCIATES, INC. 2013
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM BURSICH ASSOCIATES, INC.
THIS PLAN IS THE PROPERTY OF BURSICH ASSOCIATES, INC. AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BURSICH ASSOCIATES, INC.
THESE PLANS WERE PREPARED BY BURSICH ASSOCIATES, INC. FOR THE CLIENT AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BURSICH ASSOCIATES, INC.
THESE PLANS WERE PREPARED BY BURSICH ASSOCIATES, INC. FOR THE CLIENT AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BURSICH ASSOCIATES, INC.

© COPYRIGHT BURSICH ASSOCIATES, INC. 2013. ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF BURSICH ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BURSICH ASSOCIATES, INC. ANY USE OF THIS PLAN FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE IS STRICTLY PROHIBITED. BURSICH ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.



- EXISTING FEATURES LEGEND**
- CONCRETE MONUMENT FOUND
 - IRON PIN FOUND
 - PROPERTY LINE
 - ADJOINER LINE
 - LEGAL RIGHT OF WAY
 - EASEMENT LINE
 - EDGE OF PAVEMENT
 - CURB
 - CURB TO BE REMOVED
 - SLANTED TEXT DENOTES EXISTING FEATURE

- PROPOSED FEATURES LEGEND**
- ROAD OR DRIVE CENTERLINE
 - BUILDING SETBACK LINE
 - ULTIMATE RIGHT-OF-WAY
 - EDGE OF PAVING
 - CURB
 - PAVEMENT
 - CONCRETE
 - BUILDING
 - MACADAM TRAIL
 - GRASSPAVE/2 TURF PAVERS
 - SIGNS
 - COMMON OPEN SPACE
 - LIGHT FIXTURE/POLE
 - VERTICAL TEXT DENOTES PROPOSED FEATURE
 - CONCRETE MONUMENT TO BE SET
 - OPEN SPACE WITNESS POST

SIGN LEGEND

SYMBOL	DESCRIPTION	DESIGNATION NUMBER	SIZE
(A)	STOP SIGN	R1-1	30" X 30"
(B)	NO OUTLET	W14-2	30" X 30"
(C)	NO PARKING	R7-1	12" X 12"
(D)	STREET NAME SIGN	N/A	N/A
(E)	COMBINATION BICYCLE AND PEDESTRIAN CROSSING	W11-15	18" X 18"
(F)	DISTANCE AHEAD PLAQUE	W16-103P	24" X 18"
(G)	25 MPH SPEED LIMIT	R2-1	24" X 30"
(H)	KEEP RIGHT	R4-7C	18" X 30"
(I)	OBJECT MARKING	OM-3L	12" X 30"

REVISION		DATE	BY	SEAL	SEAL	MANAGER	DESIGN	DRAFT	FILE	NOTES	CLIENT		SUBJECT		JOB NO.	
2		1/9/15	JC			KRK	KRK	AK				COUNTRY CLUB VIEWS II, LLC		COUNTRY CLUB VIEWS		137240.00
1		10/27/14	AK									P.O. BOX 50		8 OF 55		
												ROYERSFORD, PA 19468		DWC NO.		FP437240
												LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA				



Corporate Headquarters
2129 East High Street
Pottstown, PA 19444
610-323-4040
www.bursich.com

Southampton Office
708 Lakeside Drive
Southampton, PA 18856
610-354-2320