

Via Email

March 27, 2026
Ref: #9714-10

Towamencin Township
1090 Troxel Road
Lansdale, PA 19446

Attention: David Kraynik, Township Manager

Reference: RB Distribution
Philadelphia Suburban Development Corporation
Forty Foot Rd & Tomlinson Rd. (SLD #849)
TMP Nos. 53-00-08496-02-7, 53-00-08496-01-8, & 53-00-08496-00-9)
Conditional Use Application: Use I-5 Manufacturing

Dear David:

We have received the Conditional Use Application pertaining to the above referenced property that was recently forwarded to our office for review by the Township. The information submitted consists of a completed Conditional Use Application and a set of plans consisting of twenty-one (21) sheets prepared by Cornerstone Engineers & Design Services, Inc., dated February 18, 2026, with no revisions.

Relative to this matter, the applicant is requesting Conditional Use approval for the proposed use as Use I-5 – Manufacturing in the “LI – Limited Industrial” Zoning District. The existing buildings are approved for Use B-2 – Office and Use I-10 Warehouse which are permitted uses in the “LI- Limited Industrial” Zoning District. The current plans also propose that up to 15,000 SF of the buildings will be used for Use I-5 – Manufacturing which requires Conditional Use approval.

We have reviewed the Conditional Use Application submitted by the applicant based upon the requirements of the Towamencin Township Zoning Ordinance (Z.O.) and thereby offer the following comments:

1. The applicant should address the general Conditional Use criteria contained within the Zoning Ordinance as it applies to the current application to the satisfaction of the Township. (Z.O. Section 153-1003 and 153-1004)
2. Note 4 on Sheet 1 of 21 lists the Use I-5 – Manufacturing as a permitted continuation of an existing non-conforming use. First, prior submissions for the overall tract included in the “ELO – Entertainment Lifestyle Overlay” Zoning District have not listed the use for this building as Use I-5 – Manufacturing. It should be clearly noted what part of the proposed use would be an existing non-conformity. (Z.O. Section 153-414.A.2)
3. The applicant should confirm that the proposed use of the building will not include any of the prohibited uses listed in Section 153-414.A.4.

4. It must be shown that adequate parking is provided for the overall tract including the proposed development of the pad sites and other uses on the shopping center parcel that are collectively part of the "ELO – Entertainment Lifestyle Overlay" Zoning District. (Z.O. Section 153-414.F)
5. The items in the ARRO Consulting, Inc. review letters dated March 27, 2026 for Preliminary and Final Plans for the subject property should be addressed. (Copy attached)

If you should have any questions concerning the comments as outlined above, please do not hesitate to contact me.

Very truly yours,
ARRO CONSULTING, INC.
Township Engineers



Mary R. Stover, P.E.

MRS/paf
Enclosure

cc: Robert J. Iannozzi, Jr., Esq., Township Solicitor
Department of Planning, Zoning and Code Enforcement
Chad Dixson, Bowman
Mark Nicoletti, Philadelphia Suburban Development Corporation
Joseph Ferrier, Philadelphia Suburban Development Corporation
Edward J. Hughes, Esq., Wisler Pearlstine
John B. Anderson, P.E., Cornerstone Engineers & Design Services, Inc.
File

GENERAL NOTES

- THIS PLAN REFERENCES A SURVEY PLAN BY: CORNERSTONE CONSULTING ENGINEERS AND DESIGN SERVICES, INC. 213 WEST MAIN STREET LANSDALE, PA 19446 PLAN ENTITLED: "PLAN OF SURVEY" PLAN DATED: 6/04/2020
- OWNER/APPLICANT: PHILADELPHIA SUBURBAN DEVELOPMENT CORPORATION 100 ROSS ROAD, SUITE 200 KING OF PRUSSIA, PA 19406
- PROJECT LOCATION INFORMATION: T.M.P. 53-00-08496-02-7, 53-00-08496-01-8, 53-00-08496-00-9 FORT FORT ROAD AND TOMLANSON ROAD TOWNSHIP, MONTGOMERY COUNTY COMMONWEALTH OF PENNSYLVANIA
- ZONING INFORMATION: ZONING DISTRICT: LI - LIMITED INDUSTRIAL EXISTING USE: B-2 OFFICE (PERMITTED), I-10 WAREHOUSE (PERMITTED), I-5 MANUFACTURING (PERMITTED CONTINUATION OF A NON-CONFORMING USE)

THE PROPOSED ASSEMBLY/MANUFACTURING USE WOULD COMPOSE NOT MORE THAN 15,000 SF OF THE WAREHOUSE AREA. THE USE WOULD CONSIST OF REMOVING BEARINGS (THAT ARE RECEIVED FROM OTHER LOCATIONS) INTO SPECIAL CONFIGURATIONS. THIS REMOVING WOULD INCLUDE REFITTING BEARINGS WITH SILICON NITRIDE (CERAMIC) BALLS, SURFACE GRINDING OPERATION, MARKING BEARINGS (THROUGH CHEMICAL ETCH PROCESS), GREASING BEARINGS, CLEANING BEARINGS (THROUGH ULTRASONIC VAPOR DEGREASER), MEASURING BEARINGS FOR SIZE, BOX LABELING, AND REPACKING.

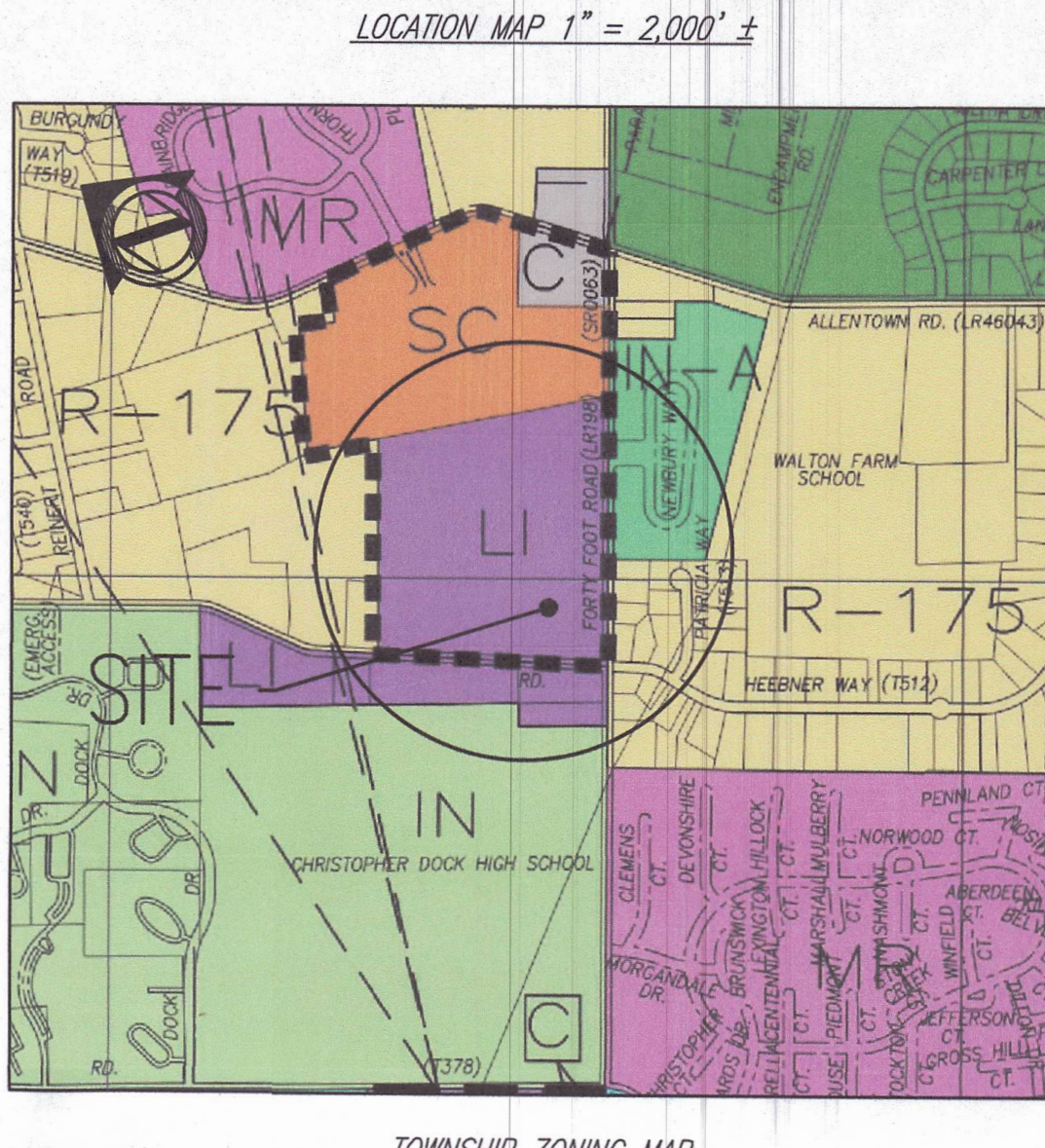
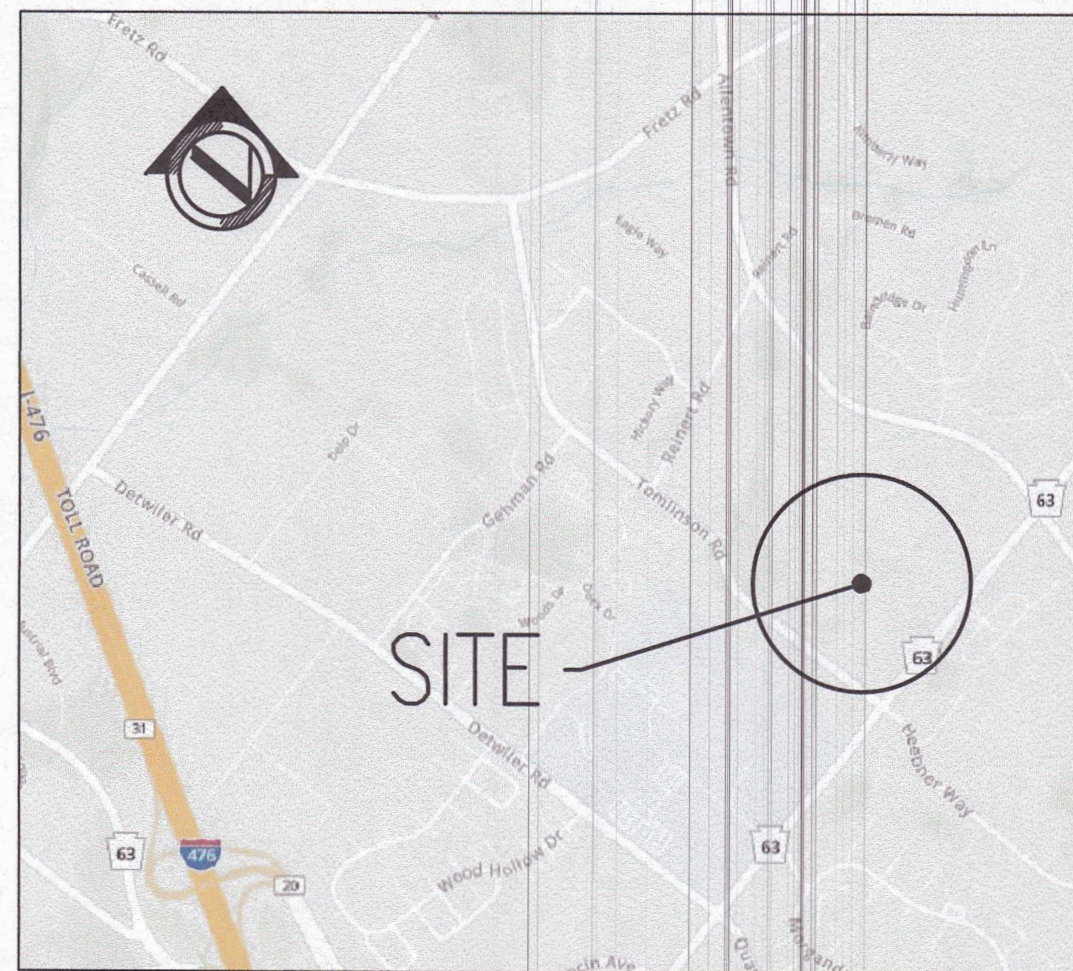
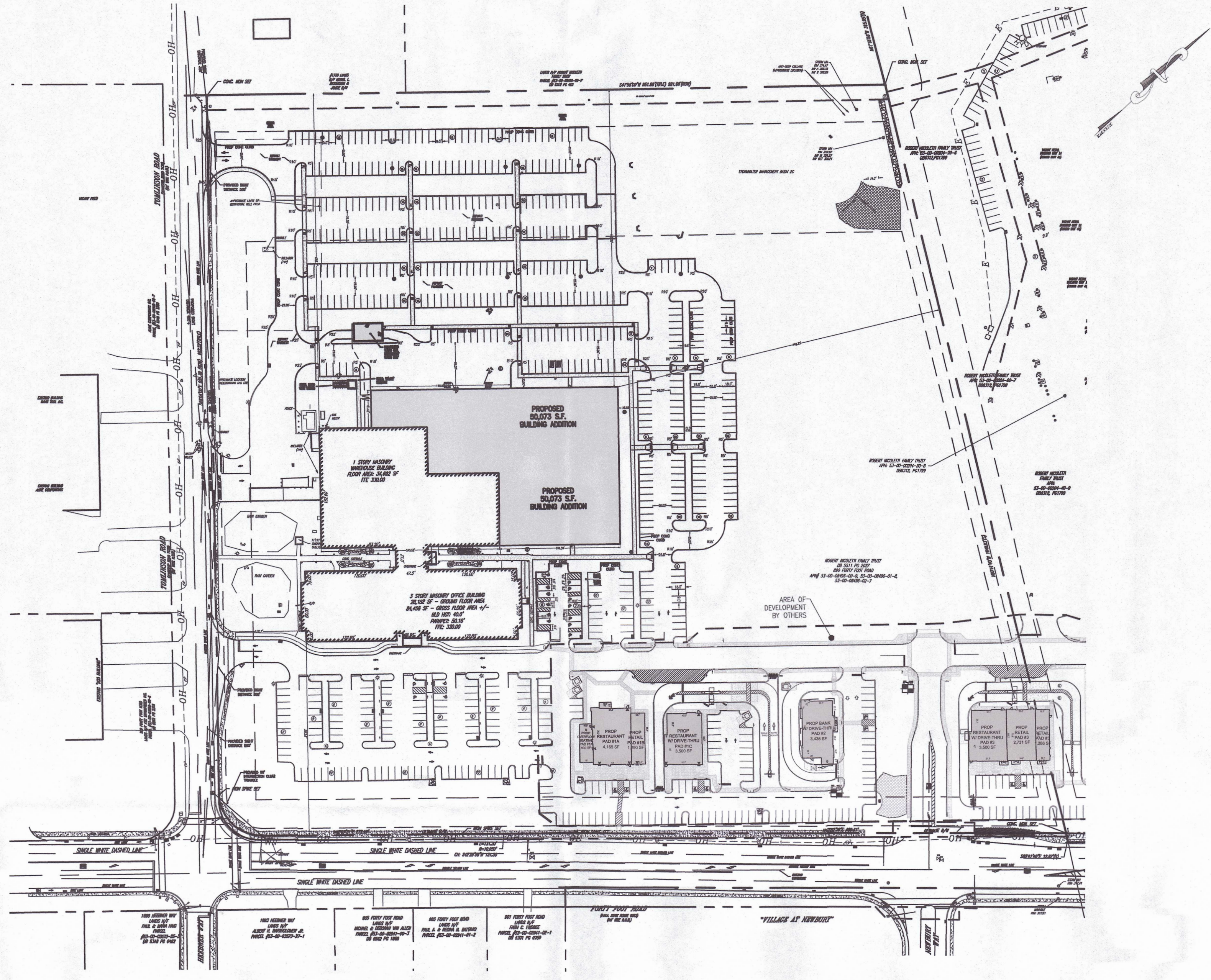
PROPOSED USE: B-2 OFFICE (PERMITTED), I-10 WAREHOUSE (PERMITTED), I-5 MANUFACTURING (PERMITTED AS A CONDITIONAL USE)
- ZONING BULK AND AREA REQUIREMENTS: CURRENT LI LIMITED INDUSTRIAL ZONING DISTRICT:

MINIMUM LOT REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	3 AC	1,056,180 SF/24.25 AC	1,056,180 SF/24.25 AC
MIN. LOT WIDTH:	300 FT	1,088.75 FT	1,088.75 FT
MIN. FRONT YARD:	75 FT	116.1 FT	116.1 FT/263.5 FT
MIN. SIDE YARD:	20 FT	835.3 FT	835.3 FT
MIN. REAR YARD:	50 FT(200 FT)	456.2 FT	405.4 FT
MAX. BUILDING HEIGHT:	40 FT**	5.98 (22,844 SF)	10.7% (112,917 SF)
MAX. BUILDING COVERAGE:	20%***	28.6% (312,113 SF)	51.6% (544,955 SF)
MAX. IMPERVIOUS COVERAGE:	50%****	70%	16.0% (166,197 SF)
MAX. FLOOR AREA RATIO:	70%	11.3% (119,124 SF)	16.0% (166,197 SF)

MIN. PARKING/DRIVEWAY SETBACK:
FRONT YARD: 10 FT
SIDE YARD: 50 FT****
REAR YARD: 10 FT
MIN. OPEN SPACE: 10% (104,818 SF)

* IF A YARD ADJUTS A RESIDENTIAL ZONING DISTRICT THE YARD SHALL NOT BE LESS THAN 200 FT. IN DEPTH.
** THE ZONING HEARING BOARD MAY APPROVE A MAXIMUM HEIGHT OF 85 FT. FOR SUCH STRUCTURES AS WATER TOWERS, CHIMNEYS, STACKS, RADIO ANTENNAE AND TRANSMISSION TOWERS, PROVIDED FOR EVERY FOOT OF HEIGHT INCREASE THERE SHALL BE ONE FOOT ADDED TO EACH YARD REQUIREMENT.
*** AN ADDITIONAL 2.5% OF LOT AREA MAY BE OCCUPIED FOR EACH FULL ACRE OF FRACTION THEREOF IN EXCESS OF 3 ACRES, UP TO A MAXIMUM LOT COVERAGE OF 35% FOR A 9+ ACRE LOT.
**** IMPERVIOUS COVERAGE MAY BE INCREASED BY THE ABOVE CORRESPONDING PERCENTAGE, UP TO A MAXIMUM IMPERVIOUS COVERAGE OF 65%.
***** A LOT ADJUTING A RESIDENTIAL ZONING DISTRICT SHALL NOT HAVE PARKING WITHIN 50 FEET OF THE PROPERTY LINE.
- PARKING REQUIREMENTS:
REQUIRED PARKING: WAREHOUSE USE = ONE (1) SPACE PER 1000 SF OF GFA PLUS ONE (1) SPACE PER VEHICLE STORED ON THE PREMISES.
OFFICE USE = ONE (1) SPACE PER 250 SF OF GFA.
OFFICE USE: 84,432 SF / 250 SF = 337.73 PARKING SPACES
MANUFACTURING USE: 84,765 SF OF GFA/500 SF=169.53

TOTAL = 507.26 OR 508 PARKING SPACES
PROPOSED PARKING: 603 TOTAL PARKING SPACES (INCLUDING 13 ACCESSIBLE SPACES)
- PROPERTY IS LOCATED OUTSIDE THE 500 YEAR FLOOD PLAIN PER MAP ENTITLED "FLOOD INSURANCE PROGRAM FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS) PANEL 139 OF 451" MAP NUMBER 42091C0139 C AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN (EFFECTIVE DATE: MARCH 2, 2016).
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.
- THE BUILDING FOOTPRINTS ARE CONCEPTUAL ONLY AND ESTABLISH BUILDING ENVELOPES IN WHICH THE FINAL BUILDING FOOTPRINTS WILL BE GENERALLY LOCATED. THE FINAL BUILDING FOOTPRINTS SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE AND SHALL BE GENERALLY AS CONFIGURED ON THE APPROVED RECORD PLAN WITH AN OVERALL SQUARE FOOTAGE NOT TO EXCEED THE TOTAL SHOWN ON THE APPROVED RECORD PLAN. ANY RESULTING MINOR MODIFICATIONS TO GRADING OR IMPERVIOUS COVERAGE SHALL BE REVIEWED AND APPROVED BY THE TOWNSHIP ENGINEER.
- A WETLAND ANALYSIS WAS PERFORMED BY WATERSHED ECO, LLC, AND FIELD SURVEY BY CORNERSTONE CONSULTING ENGINEERS & ARCHITECTURAL, INC., DATED MARCH 2021.
- CONCRETE MONUMENTS SHOWN THIS SHALL BE PLACED WHERE INDICATED. IRON PINS SHOWN SHALL BE PLACED WHERE INDICATED. IN INSTANCES WHERE IRON PINS CANNOT BE SET AT LOT CORNERS DUE TO INLET OR MANHOLE STRUCTURE PLACEMENTS, A PERMANENT MARKING SHALL BE MADE ON SAID STRUCTURE FOR LOT DEEDS TO REFERENCE.
- CONTRACTOR SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO CONSTRUCTION IN ACCORDANCE WITH ACTS 287, 172 AND 38 (AND ALL OTHER APPLICABLE AMENDMENTS), AS WELL AS CONFORM TO ALL APPLICABLE REGULATIONS OF SAID ACTS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
- ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYER'S LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME CORNERSTONE CONSULTING, INC., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH CORNERSTONE CONSULTING, INC. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS CORNERSTONE CONSULTING, INC. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
- NEITHER THE PROFESSIONAL ACTIVITIES OF CORNERSTONE CONSULTING, INC., NOR THE PRESENCE OF CORNERSTONE CONSULTING, INC., OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY HEALTH OR SAFETY AGENCIES AND ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. CORNERSTONE CONSULTING, INC. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
- CORNERSTONE CONSULTING, INC. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CORNERSTONE CONSULTING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT CORNERSTONE CONSULTING, INC. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. CORNERSTONE CONSULTING, INC. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF CORNERSTONE CONSULTING, INC. IN WRITING BY THE CONTRACTOR. CORNERSTONE CONSULTING, INC. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THEREOF AND ALL COMPENSATION AND PLUNIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PLUNIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
- THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OSHA 1970 GUIDELINES AND ALL RULES AND REGULATIONS THAT APPLICABLE.
- NO DEBRIS OR TRASH SHALL BE BURIED ON SITE.
- THE PROPERTY OWNER SHALL HAVE THE RESPONSIBILITY FOR THE PERPETUAL MAINTENANCE OF ALL STORMWATER FACILITIES INCLUDING RAIN GARDENS WHICH ARE LOCATED ON THEIR PROPERTY. ADDITIONALLY THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MAINTENANCE OF ALL PLANTINGS WITHIN THE RANGING AREAS AND DETENTION BASINS. NO CHANGES SHALL BE MADE TO THE STRUCTURES, PIPES OR FINISH GRADING WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWNSHIP. A BLANKET EASEMENT IS HEREBY GRANTED GIVING THE TOWNSHIP THE RIGHT, BUT NOT OBLIGATION, TO ENTER THE LOT TO PERFORM ANY REQUIRED MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED OR CARRIED OUT IN A TIMELY MANNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP. THE TOWNSHIP SHALL LEASE THE PROPERTY FOR SAID COSTS UNTIL THE TOWNSHIP HAS BEEN REIMBURSED IN FULL. THE BASINS AND RAIN GARDENS MUST, AT A MINIMUM BE INSPECTED ONCE A YEAR AND AFTER EACH STORM EVENT GREATER THAN 100-YEARS TO ENSURE NONE OF THE ORIFICES ARE CLOGGED. GRATES SHALL BE REMOVED TO ACCESS THE INSIDE OF THE OUTFALL STRUCTURES FOR SEDIMENT REMOVAL WITH A SHOVEL. MOWING OF THE BASINS SHALL OCCUR ONCE PER YEAR IN THE EARLY SPRING OR LATE FALL. FERTILIZATION AND SEEDING OF THE BASINS ARE REQUIRED AS NECESSARY TO MAINTAIN A 100% VEGETATIVE COVER.
- ON ANY LOT, NO WALL, FENCE, OR OTHER STRUCTURE SHALL BE CREATED, ALTERED OR MAINTAINED AND NO HERBICIDE, PESTICIDE, TREE, SHRUB OR OTHER GROWTH SHALL BE PLANTED OR MAINTAINED OVER TWO FEET IN HEIGHT, WHICH WILL INTERFERE WITH OR OBSTRUCT VEHICULAR OR PEDESTRIAN VISION AT ANY INTERSECTION OF STREETS OR ANY STREET AND CROSSWALK.
- ALL PROPOSED SIGNS SHALL COMPLY WITH ZONING ORDINANCE ARTICLE VII, UNLESS OTHERWISE APPROVED BY THE ZONING HEARING BOARD.
- ALL BUILDINGS WILL NEED TO BE SPRINKLERED AND ALL MULTI-STORY BUILDINGS SHALL HAVE STANDPIPES.
- THE FIRE COMPANY SHALL RECEIVE DIRECTLY FROM THE OWNER A COPY OF THE SITE AND UTILITY PLANS IN AUTOCAD CIVIL 3D V2023 FORMAT WITHIN 3 DAYS AFTER THE PLANS HAVE BEEN RECORDED ALONG WITH ANY AS-BUILT OR CHANGED PLANS AFTER THAT TIME.
- THE FIRE COMPANY SHALL RECEIVE A COPY OF THE FINAL BUILDING PLANS FROM THE PROPERTY OWNERS OR THE PERSON REQUESTING THE COMMERCIAL STRUCTURE'S ARCHITECT(S) AND HAVE A MINIMUM OF 10 BUSINESS DAYS TO COMMENT ON THE BUILDING PLANS PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FROM THE TOWNSHIP. THE FIRE COMPANY WILL SUBMIT COMMENTS IN WRITING TO THE TOWNSHIP AND THE PROPERTY OWNER OR PERSON REQUESTING THE COMMERCIAL STRUCTURE'S ARCHITECT(S) FOR CHANGES. THE FIRE COMPANY WILL REVIEW THE CHANGES AND GIVE THEIR ACCEPTANCE OF THE PLANS.
- THE GROSS LEASABLE AREA OF EACH BUILDING IS EQUAL TO THE GROSS FLOOR AREA.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PROPOSED WALKING PATH/BIKE TRAIL ALONG FORTY FOOT ROAD AND THE SIDEWALK ALONG TOMLANSON ROAD.
- TRUCK TURNING MOVEMENTS ARE INCLUDED IN THIS PLAN SET AND INCLUDE WB-50, WB-67 AND AN EMERGENCY FIRE VEHICLE.
- A KNOX BOX SHALL BE PROVIDED FOR THE FIRE DEPARTMENT.
- PERMISSION MUST BE OBTAINED FROM ANY ADJACENT PROPERTY OWNERS PRIOR TO ENCROACHMENT ONTO ADJACENT PROPERTIES.



ROBERT NICOLETTI FAMILY TRUST OWNER'S CERTIFICATION

ROBERT NICOLETTI FAMILY TRUST, THE OWNER OF PARCELS: 53-00-08496-00-9, 53-00-08496-01-8, AND 53-00-08496-02-7, THE LAND INVOLVING THE ACCOMPANYING PLANS, BEING DULY SWORN ACCORDING TO THE LAW, STATES THAT IT IS THE SOLE OWNER OF THIS PROPERTY AND IS IN PEACEFUL POSSESSION OF IT, AND THAT THERE ARE NO SUITS PENDING AFFECTING TITLE OF THE SAME, AND THAT OWNER ACKNOWLEDGES AND ENDORSES THE ACCOMPANYING PLANS AND WILL PROPOSE A RECORD PLAN FOR RECORDING (AS APPLICABLE), AFTER RECEIVING ALL REQUIRED MUNICIPAL APPROVALS.

ROBERT NICOLETTI FAMILY TRUST
BY: JOSEPH J. FERRIER, TRUSTEE

ROBERT NICOLETTI FAMILY TRUST NOTARY ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS, THE _____ DAY OF _____, 2026, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED, JOSEPH J. FERRIER, WHO ACKNOWLEDGED TO BE THE TRUSTEE FOR ROBERT NICOLETTI FAMILY TRUST, AND AS SUCH, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF ROBERT NICOLETTI FAMILY TRUST AS TRUSTEE.

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

APPROVAL / BLOCK

REVIEWED BY THE TOWNSHIP ENGINEER.

THIS _____ DAY OF _____, 2026.

TOWNSHIP ENGINEER _____

APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF TOWNSHIP OF _____

_____ DAY OF _____, 2026.

SECRETARY _____

CHAIRMAN _____

MCPC No. 22-0097-001
PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date _____
MONTGOMERY COUNTY PLANNING COMMISSION

RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, MONTGOMERY COUNTY, PENNSYLVANIA IN THE PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____, 2026.

PLAN PREPARER'S STATEMENT

I CERTIFY THAT THIS PLAN IS IN CONFORMITY WITH ZONING, BUILDING, SANITATION, SUBDIVISION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS. IN ANY INSTANCE WHERE SUCH PLANS DO NOT CONFORM, EVIDENCE HAS BEEN PRESENTED THAT AN EXCEPTION OR WAIVER HAS BEEN AUTHORIZED.

JOHN B. ANDERSON, P.E. NO. PD655536

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL OTHER DRAWINGS WHICH ARE A PART OF THIS PLAN SET, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MONTGOMERY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND WERE PREPARED BY ME OR UNDER MY DIRECTION. THE EXISTING PERMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY AND ALL OTHER PROPOSED PERMETER MONUMENTS SHALL BE SET.

DATE _____ STEVEN J. ROMICH, P.L.S. NO. SU057592Z

CLIENT DATA

P.S.D.C.
Professional Surveying & Design Corporation

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-962-2600 Fax: 215-962-8400
www.cornerstone-engineer.com

Philadelphia Region
215-362-2600

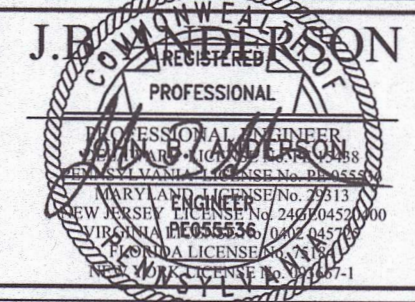
Pocono Region
570-839-1770

NO.	BY	DESCRIPTION	DATE

PENNSYLVANIA
ONE CALL SYSTEM, INC.
925 Swin Road
West Mifflin, Pennsylvania
15122-1078



BEFORE YOU DID ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776



PROJECT LOCATION

PHILADELPHIA SUBURBAN DEVELOPMENT CORPORATION
PRESENTS
RB DISTRIBUTION
PRELIM/FINAL LAND DEV.

TAX PARCEL 53-00-08496-00-1
890 FORTY FOOT RD
& TOMLANSON RD
MONTGOMERY COUNTY
PENNSYLVANIA 19446

TITLE

**SITE PLAN
(RECORD PLAN
1 OF 4)**

PROJ. #	25-0360	DATE	2-18-2026
CAD ID.	25-0360	DRN BY	RTH
SCALE	AS NOTED	CHK BY	JBA

SHEET 2 OF 21

REVISION 0



RB Distribution
MCPC#260045001

Montgomery
County
Planning
Commission
100 West 11th Street, Columbus, Georgia 31904-4301
(706) 376-3752 or (706) 376-3841
www.montgomeryplanning.com
Aerial photography provided by Aerialmap



TOWAMENCIN TOWNSHIP

1090 Troxel Road
PO Box 303
Kulpsville, PA 19443-0303
215/368-7602 FAX: 215/368-7650 info@towamencin.org

**APPLICATION
TO THE
TOWAMENCIN TOWNSHIP
BOARD OF SUPERVISORS
CONDITIONAL USE**

1. APPLICANT

A. Name: _____ E-Mail: _____

B. Address: _____ Phone No: _____

Applicant's interest in property: Legal Owner _____ Equitable Owner _____ Tenant _____

Other (specify): _____

2. OWNER

A. Name: _____ E-Mail: _____

B. Address: _____ Phone No: _____

3. PROPERTY

A. Address: _____

B. Block: _____ Unit: _____ Parcel No.: _____
53-00-08496-00-9

C. Zoning Classification: _____

D. Public Water: Yes _____ No _____ Public Sewer: Yes _____ No _____

E. Present improvements to property: _____

F. Present use of property: _____

G. Proposed improvements to property: _____

H. Proposed use of property: _____

I. Previous Conditional Use Board action relative to this property? Yes _____ No Application No: _____

Nature of above action: _____

4. ATTORNEY:

Representation by legal counsel? Yes _____ No _____

Name: _____ E-Mail: _____

Address: _____ Phone No: _____

