



LIMERICK TOWNSHIP  
FINAL GRADING PERMIT APPROVAL

Application Number: \_\_\_\_\_

Property Address or  
Lot Number:

LOT # 107 / 260 MASTERS

Date of Inspection:

07.26.2007

Builder, Developer,  
Or Subcontractor:

RAVENS CRAW / DEWEY.

Name of Inspector:

J.T. PATRICK

Approved by:

J.T. PATRICK 

Remarks and/or  
Conditions:

ALL HAS BEEN APPROVED.  
FOR GRADING @ THE  
ABOVE MENTIONED LOT.

RECEIVED

JAN 10 2007

LIMERICK TOWNSHIP

For Departmental Use Only

Permit Number: GA - No. GP07-01

Date Issued: \_\_\_\_\_

Permit Fee: \$ 60.00

**LIMERICK TOWNSHIP**  
Grading Permit Application

**I. LOCATION OF GRADING**

Address: 260 Masters Drive City: Pottstown, PA 19464

Subdivision: The Links @ Raven's Claw Parcel #: \_\_\_\_\_

**II. IDENTIFICATION** - To be completed by all applicants

Owner Name: DHLP Limerick Golf Community, LP Phone: 610-535-6002

Address: 435 Devon Park Drive, Bldg 200

City: Wayne, PA Zip Code: 19087

Email: nancy.yost@deweyhomes.com

Contractor Name: SAME AS ABOVE Phone: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Email: \_\_\_\_\_

Design Professional Name: E.B. Walsh: Assoc. Phone: 610-903-0060

Address: 125 Dowlin Forge Road

City: Exton, PA Zip Code: 19341

Email: ddaley@ebwalshinc.com

**III. GRADING PLAN** (Two Copies of Application and Grading Plan Required)

Plan Title: Building Permit Plan for Raven's Claw Lot #107

Date: 12-8-06 Last Revision: \_\_\_\_\_

Registered Design Professional: E.B. Walsh: Associates

**NOTE:** The plan shall show all of the following information with the application: present contours; proposed contours; all lot lines; minimum building setback lines; streets; driveways; building(s) with finished floor and garage floor elevations (basement floor if a walk-out basement); trees over 8" in diameter; description of soil type; and classification details with location of proposed drainage facilities. All plans **shall be** dated with all revisions and must bear the names of: (1) the Person who Prepared the Plan; (2) the Applicant; and (3) the Owner of the Land.

**IV. EROSION AND SEDIMENTATION PLAN**

If an erosion and sedimentation control plan has not previously been approved, it **must** accompany this application.

Erosion and Sedimentation Control Plan has been previously approved. Yes  No

Title: Susan Greth, Environmental Control Technician

Date: 7/30/03 Date Approved: 7/30/03

Erosion and Sedimentation Control Plan attached. Yes  No

Estimated Start Date: 3-20-07 Estimated Completion Date: \_\_\_\_\_

**V. PURPOSE**

State the purpose for the Grading Application: Construction of a single family detached dwelling

**VI. FILL MATERIAL**

No Grading Permit shall be issued for the filling of materials other than clean fill.

**VII. PERMIT FEES**

Permit fees **must be** submitted with the permit application. Compute the appropriate permit fee and engineering escrow amount from the schedule below and remit **TWO (2)** separate checks with this application – One each for the Permit Fee and the Engineering Escrow Fee.

Both checks must be made payable to "Limerick Township". Please be advised, deposit of the checks representing the permit fee and engineering escrow fee amounts for this application **does not** constitute approval or granting of same by Limerick Township.

$$\begin{array}{r}
 \$ \underline{600.00} \quad + \quad \$ \underline{275.00} \quad = \quad \$ \underline{335.00} \\
 \text{Permit Fee} \qquad \qquad \qquad \text{Engineering Escrow Fee} \qquad \qquad \qquad \text{TOTAL}
 \end{array}$$

**Grading Permit Fee Schedule**

(As Per Chapter 147 of the Limerick Township Code)

	Permit Fee	Engineering Review/Insp. Escrow
Residential	\$60.00	\$275.00
Multi-Use Residential	\$120.00	\$750.00
Non-Residential/Commercial/Industrial		
0 – 5 Acres	\$75.00	\$1,000.00
5 or More Acres	\$75.00 + \$12.00/Acre	\$1,000.00

**VIII. SIGNATURE**

I hereby certify the above information to be correct and hereby state that the work to be performed will be as presented herein.

Signature of Applicant: Nancy L. Yost

Name of Applicant: Nancy L. Yost, Dewey Homes, LP

Address: 435 Devon Park Drive, Bldg 200, Wayne, PA 19087

Phone: 610-535-6002 Email: nancy.yost@deweyhomes.com

Date: 1/9/07

**IX. VALIDATION (For Department Use Only)**

Permit Number: \_\_\_\_\_

**APPROVED BY**

Date Issued: \_\_\_\_\_

Permit Fee: \$ 60 + \$275 escrow

Check Nos. 11792 / 11794

\_\_\_\_\_  
**TITLE**

Date: \_\_\_\_\_

Required Information: Yes \_\_\_\_\_ No \_\_\_\_\_

Township Engineer Approval: Yes \_\_\_\_\_ No \_\_\_\_\_

**END APPLICATION**

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# INTER-OFFICE RECEIPT TRANSMITTAL

Name: Dewey Horned Date: 1/10/07  
 Development: Raven's claw Lot #: 107  
 Location: 260 Masters Dr. B U  
 Check #: 11792 / 11794

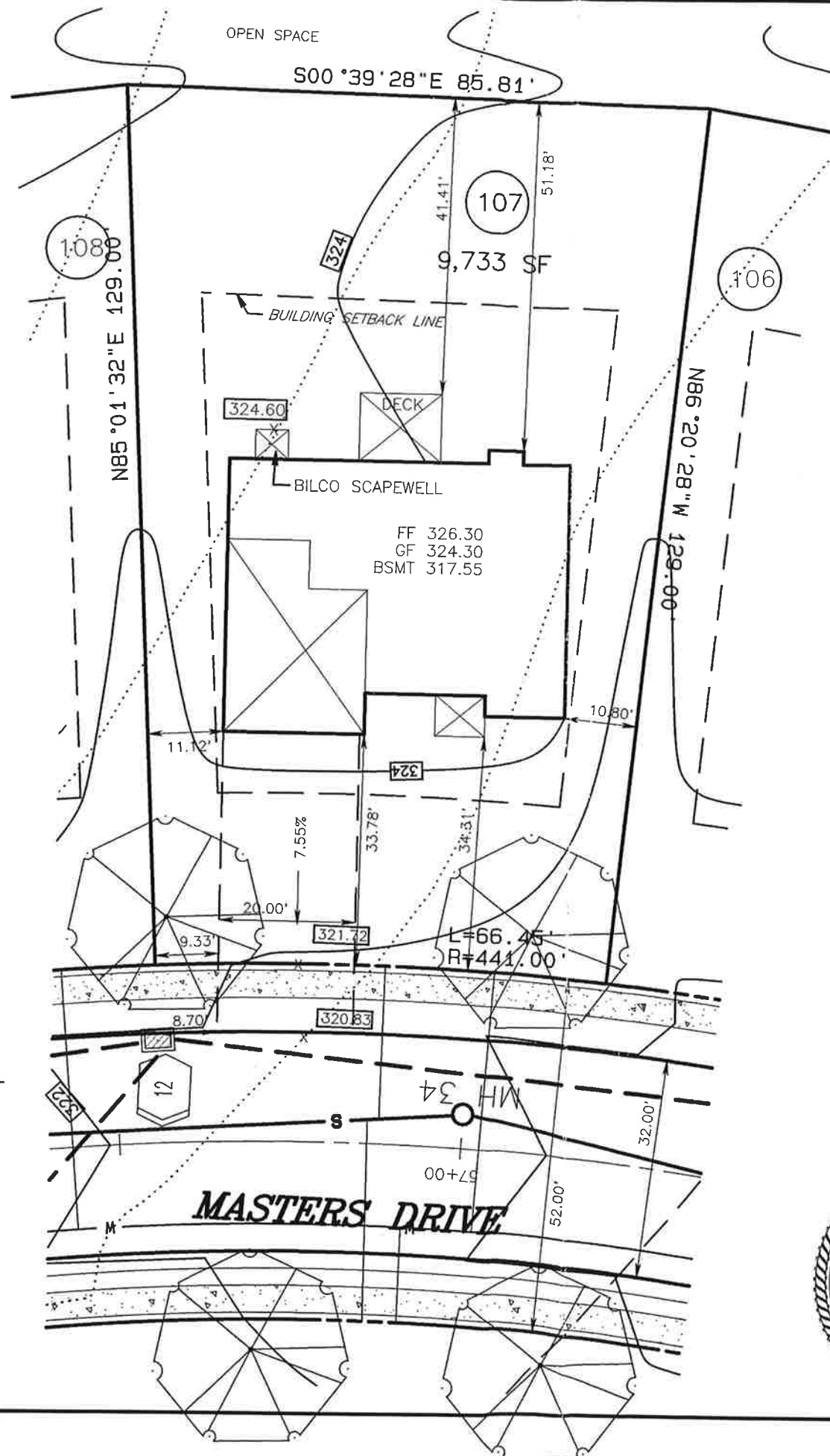
- |  |   |
|--|---|
| 107 - Cont. Reg. _____<br>113 - Solicitation _____<br>109 - Home Occup. Permit _____<br>114 - Trailer Park _____<br>801 - Highway Occup. Permit _____<br>115 - Zoning Permit _____<br>108 - Sign Permit _____<br>110 - Zoning Hearing _____<br>116 - Petition to Re-Zone _____<br>904 - Conditional Use Hearing _____<br>111 - Sale of Codes/Maps _____<br>_____<br>901 - Copying Fees _____<br>117 - Alarm Permit _____<br>106 - Grading Permit <u>\$ 60.00</u> | Commercial or <u>Residential</u> <u>SFD</u><br>Sq. Ft.: _____<br>Cost of Improvement: _____<br>101 - Building Permit _____<br>Cost for Electrical _____<br>102 - Electrical Permit _____<br>Number of Plumbing Fixtures: _____<br>103 - Plumbing Permit _____<br>104 - Use & Occup. Permit _____<br>Cost for Mechanical: _____<br>105 - Mechanical Permit _____<br>122 - Training Fee: _____<br>119 - Building Plan Review: _____<br>Other _____<br>716 - Grading Application Escrow <u>\$ 275.00</u> |
|--|---|

Money Received for the funds listed below MUST be on separate Checks.

- |                               |                          |
|-------------------------------|--------------------------|
| 701 - Road Improvement: _____ | 702 - Act 209: _____     |
| 703 - Lewis Road: _____       | 708 - Open Spaces: _____ |

TOTAL \$ 335.00





GENERAL NOTES:

1. BASE PLAN INFORMATION TAKEN FROM FINAL SITE PLANS PREPARED FOR HERITAGE HILLS GOLF CLUB, PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, DATED SEPTEMBER 12, 2000, LAST REVISED JULY 27, 2003.

BUYERS ACKNOWLEDGEMENT  
LOT GRADING

I (WE) AM/ARE THE PURCHASER'S OF LOT NO. 107 IN THE RAVEN'S CLAW COMMUNITY IN LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA. I (WE) HEREBY ACKNOWLEDGE THAT I (WE) HAVE REVIEWED THE LOCATION OF THE HOUSE AS SHOWN ON THE PLOT PLAN AND ARE SATISFIED THAT THE GRADING OF THE LOT SHALL BE CONSISTENT WITH THE PLOT PLAN THAT WE HAVE BEEN PROVIDED BY THE DEVELOPER, DEWEY HOMES LP.

DATE: \_\_\_\_\_

BUYERS SIGNATURE \_\_\_\_\_

BUYERS SIGNATURE \_\_\_\_\_

GOLF COURSE RESIDENTIAL  
COMMUNITY OPTION ZONING DATA

MIN. FRONT YARD	25 FT.
MIN. SIDE YARD	10 FT.
MIN. REAR YARD	30 FT.
MAX. BLDG. COVER	35%

APPLICANT

DEWEY HOMES  
435 DEVON PARK DRIVE  
SAFEGUARD CAMPUS  
BUILDING 200  
WAYNE, PA 19087

LOT 107 - RAVEN'S CLAW  
260 MASTERS DRIVE  
AUGUSTA MODEL  
COLONIAL ELEVATION  
BLDG. COVERAGE: 19.7%



GRAPHIC SCALE

Edward B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does E. B. Walsh & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1-800-242-1776.



3. 01/25/07 REVISE PORCH PER DEWEY HOMES.
2. 01/17/07 CHANGE ELEVATION, DECK, BSMT ELEV & BILCO PER DEWEY REQUEST.
1. 12/08/06 ADJUST DRIVEWAY LOCATION & ADD DIMENSIONS PER DEWEY REQUEST.

BUILDING PERMIT PLAN  
FOR  
THE LINKS AT RAVEN'S CLAW  
LOT 107

LIMERICK TOWNSHIP

CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.  
CIVIL ENGINEERS & SURVEYORS

Lionville Professional Center  
125 Dowlin Forge Road  
Exton, PA 19341  
Phone (610) 903-0060  
Fax (610) 903-0080



Project-	2806
Date-	11-28-06
Scale-	1" = 20'
Drawn-	CE
Checked-	DHD
Sheet-	1 OF 1

Plotted: Thu Jan 25, 2007

File: F:\JB\2806\2806-B6.pro