

# Appendix

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## Appendix 1: List of Recent Home Sales (1/07-1/08) - Limerick/L. Pottsgrove Market Area

Number	Street	City	Type	SF	Sale Price	Price/SF	Sale Date	Township
103	ABBEY DR	ROYERSFORD PA 19468-3310	SFR	1,820	\$305,000	\$168	08/17/07	LIMERICK TWP
129	ABBEY DR	ROYERSFORD PA 19468-3311	SFR	2,012	\$310,000	\$154	03/09/07	LIMERICK TWP
157	ABBEY DR	ROYERSFORD PA 19468-3313	SFR	2,460	\$335,000	\$136	04/14/07	LIMERICK TWP
186	ABBEY DR	ROYERSFORD PA 19468-3316	SFR	1,816	\$299,900	\$165	05/25/07	LIMERICK TWP
189	ABBEY DR	LIMERICK PA 19468-3317	SFR	1,816	\$285,000	\$157	03/23/07	LIMERICK TWP
190	ABBEY DR	LIMERICK PA 19468-3316	SFR	1,612	\$305,000	\$189	11/30/07	LIMERICK TWP
201	ABBEY DR	ROYERSFORD PA 19468-3319	SFR	2,079	\$315,000	\$152	07/09/07	LIMERICK TWP
109	APACHE LN	ROYERSFORD PA 19468-1148	SFR	1,644	\$235,480	\$143	03/29/07	LIMERICK TWP
60	ARBOR CT	ROYERSFORD PA 19468-4274	SFR	2,300	\$352,000	\$153	10/26/07	LIMERICK TWP
317	ARONIMINK DR	ROYERSFORD PA 19468-1151	SFR	1,824	\$255,000	\$140	07/11/07	LIMERICK TWP
37	ASHLEY DR	SCHWENKSVILLE PA 19473-2613	SFR	2,720	\$460,500	\$169	06/14/07	LIMERICK TWP
71	ASHLEY DR	SCHWENKSVILLE PA 19473-2613	SFR	2,936	\$400,000	\$136	12/20/07	LIMERICK TWP
103	AZALEA CIR	LIMERICK PA 19468-1330	SFR	1,320	\$218,000	\$165	07/23/07	LIMERICK TWP
110	AZALEA CIR	LIMERICK PA 19468-1329	SFR	1,515	\$234,900	\$155	05/21/07	LIMERICK TWP
115	AZALEA CIR	ROYERSFORD PA 19468-1330	SFR	1,320	\$229,475	\$174	06/29/07	LIMERICK TWP
193	AZALEA CIR	ROYERSFORD PA 19468-1330	SFR	1,380	\$234,900	\$170	03/05/07	LIMERICK TWP
217	AZALEA CIR	LIMERICK PA 19468-1333	SFR	1,380	\$222,000	\$161	08/21/07	LIMERICK TWP
33	BARTLETT DR	SCHWENKSVILLE PA 19473-2603	SFR	2,444	\$389,900	\$160	02/02/07	LIMERICK TWP
41	BARTLETT DR	SCHWENKSVILLE PA 19473-2603	SFR	2,520	\$425,000	\$169	04/14/07	LIMERICK TWP
113	BAYBERRY DR	LIMERICK PA 19468-1240	SFR	2,452	\$342,500	\$140	05/26/07	LIMERICK TWP
114	BAYBERRY DR	LIMERICK PA 19468-1241	SFR	2,268	\$336,000	\$148	05/29/07	LIMERICK TWP
122	BAYBERRY DR	LIMERICK PA 19468-1241	SFR	1,932	\$334,900	\$173	07/27/07	LIMERICK TWP
141	BAYBERRY DR	LIMERICK PA 19468-1243	SFR	2,056	\$337,000	\$164	05/24/07	LIMERICK TWP
180	BAYBERRY DR	LIMERICK PA 19468-1244	SFR	2,532	\$330,000	\$130	06/29/07	LIMERICK TWP
210	BAYBERRY DR	LIMERICK PA 19468-1251	SFR	1,852	\$305,000	\$165	05/31/07	LIMERICK TWP
49	BENNER RD	ROYERSFORD PA 19468-1126	SFR	2,424	\$318,900	\$132	01/31/07	LIMERICK TWP
22	BORATEN RD	LINFIELD PA 19468-1002	SFR	1,637	\$330,000	\$202	11/01/07	LIMERICK TWP
33	BORATEN RD	ROYERSFORD PA 19468-1002	SFR	2,932	\$426,500	\$145	07/31/07	LIMERICK TWP
42	BORATEN RD	LINFIELD PA 19468-1002	SFR	3,532	\$389,900	\$110	01/30/07	LIMERICK TWP
69	BRADFORD DR	SCHWENKSVILLE PA 19473-2607	SFR	2,792	\$463,900	\$166	03/29/07	LIMERICK TWP
110	BRADFORD DR	SCHWENKSVILLE PA 19473-2610	SFR	2,296	\$390,000	\$170	05/02/07	LIMERICK TWP
185	BRADFORD DR	SCHWENKSVILLE PA 19473-2611	SFR	4,096	\$462,000	\$113	07/13/07	LIMERICK TWP
192	BRADFORD DR	SCHWENKSVILLE PA 19473-2610	SFR	3,028	\$487,000	\$161	05/18/07	LIMERICK TWP
2401	CARRIAGE LN	LIMERICK PA 19468-1363	SFR	1,864	\$276,000	\$148	04/02/07	LIMERICK TWP
9	CASTLE DR	LIMERICK PA 19468-4318	SFR	2,896	\$342,500	\$118	12/13/07	LIMERICK TWP
52	CEDAR CT	LIMERICK PA 19468-1494	SFR	1,680	\$225,000	\$134	02/21/07	LIMERICK TWP
57	CEDAR CT	ROYERSFORD PA 19468-1494	SFR	1,848	\$248,000	\$134	08/31/07	LIMERICK TWP
51	CHURCH RD	LINFIELD PA 19468-1033	SFR	1,320	\$209,000	\$158	05/29/07	LIMERICK TWP
160	COUNTRY CLUB RD	ROYERSFORD PA 19468-1623	SFR	2,304	\$402,500	\$175	09/28/07	LIMERICK TWP

170	DEER RUN CT	LIMERICK PA 19468-1443	SFR	1,636	\$207,900	\$127	05/07/07	LIMERICK TWP
350	DEER RUN CT	LIMERICK PA 19468-1451	SFR	1,636	\$223,000	\$136	08/20/07	LIMERICK TWP
8	DEERFIELD LN	SCHWENKSVILLE PA 19473-1614	SFR	1,295	\$578,000	\$446	08/20/07	LIMERICK TWP
890	DOE CT	LIMERICK PA 19468-1476	SFR	1,636	\$207,000	\$127	02/23/07	LIMERICK TWP
501	DONEGAL CT	ROYERSFORD PA 19468-3334	SFR	2,116	\$310,000	\$147	09/28/07	LIMERICK TWP
5101	DRAWBRIDGE CT	LIMERICK PA 19468-1384	CONDO	1,568	\$197,300	\$126	10/15/07	LIMERICK TWP
5104	DRAWBRIDGE CT	LIMERICK PA 19468-1384	CONDO	1,613	\$194,500	\$121	09/10/07	LIMERICK TWP
5303	DRAWBRIDGE CT	LIMERICK PA 19468-1386	CONDO	1,312	\$197,000	\$150	05/30/07	LIMERICK TWP
5403	DRAWBRIDGE CT	LIMERICK PA 19468-1387	CONDO	1,568	\$198,300	\$126	03/30/07	LIMERICK TWP
5501	DRAWBRIDGE CT	LIMERICK PA 19468-1388	CONDO	1,568	\$196,500	\$125	10/15/07	LIMERICK TWP
5502	DRAWBRIDGE CT	LIMERICK PA 19468-1388	CONDO	1,312	\$178,000	\$136	08/28/07	LIMERICK TWP
5607	DRAWBRIDGE CT	LIMERICK PA 19468-1380	CONDO	1,312	\$195,000	\$149	03/30/07	LIMERICK TWP
5702	DRAWBRIDGE CT	LIMERICK PA 19468-1381	CONDO	1,568	\$195,000	\$124	05/25/07	LIMERICK TWP
5807	DRAWBRIDGE CT	LIMERICK PA 19468-1382	CONDO	1,312	\$195,000	\$149	03/30/07	LIMERICK TWP
5907	DRAWBRIDGE CT	LIMERICK PA 19468-1383	CONDO	1,312	\$190,000	\$145	07/27/07	LIMERICK TWP
5506	DRAWBRIDGE CT G-6	LIMERICK PA 19468-1388	CONDO	1,568	\$188,500	\$120	02/15/07	LIMERICK TWP
1003	DUCHESS CT	LIMERICK PA 19468-1368	SFR	2,595	\$260,000	\$100	06/15/07	LIMERICK TWP
1207	DUCHESS CT	LIMERICK PA 19468-1371	SFR	1,640	\$240,000	\$146	05/23/07	LIMERICK TWP
1307	DUKE CT	LIMERICK PA 19468-1372	SFR	1,681	\$236,500	\$141	11/20/07	LIMERICK TWP
1406	DUKE CT	LIMERICK PA 19468-1374	SFR	1,681	\$232,000	\$138	02/15/07	LIMERICK TWP
1408	DUKE CT	LIMERICK PA 19468-1374	SFR	2,264	\$250,400	\$111	07/27/07	LIMERICK TWP
53	DURHAM CIR	SCHWENKSVILLE PA 19473-1652	SFR	3,575	\$435,700	\$122	08/30/07	LIMERICK TWP
13	E CHERRY LN	ROYERSFORD PA 19468-1305	SFR	1,148	\$230,000	\$200	10/16/07	LIMERICK TWP
57	E CHERRY LN	ROYERSFORD PA 19468-1305	SFR	1,389	\$290,000	\$209	07/13/07	LIMERICK TWP
28	EDMONDS DR	ROYERSFORD PA 19468-3712	SFR	2,368	\$385,000	\$163	08/09/07	LIMERICK TWP
1454	EVANSBROOKE LN	POTTSTOWN PA 19464-3497	SFR	2,904	\$375,700	\$129	05/25/07	LIMERICK TWP
17	FAUST LN	POTTSTOWN PA 19464-3336	SFR	1,019	\$252,000	\$247	10/30/07	LIMERICK TWP
117	FERNDALE LN	LINFIELD PA 19468-1205	SFR	1,760	\$175,000	\$99	03/15/07	LIMERICK TWP
54	FIELDSTONE LN	ROYERSFORD PA 19468-4253	SFR	2,720	\$370,000	\$136	07/10/07	LIMERICK TWP
1509	FINLEY CIR	POTTSTOWN PA 19464-3499	SFR	5,547	\$430,000	\$78	11/20/07	LIMERICK TWP
86	FORREST CT	LIMERICK PA 19468-3401	SFR	1,899	\$246,000	\$130	08/31/07	LIMERICK TWP
94	FORREST CT	ROYERSFORD PA 19468-3403	SFR	1,899	\$239,900	\$126	08/24/07	LIMERICK TWP
101	FORREST CT	ROYERSFORD PA 19468-3404	SFR	1,998	\$226,500	\$113	06/29/07	LIMERICK TWP
406	FOXCROFT CIR	ROYERSFORD PA 19468-1539	CONDO	1,240	\$171,900	\$139	08/31/07	LIMERICK TWP
409	FOXCROFT CIR	ROYERSFORD PA 19468-1539	CONDO	1,092	\$176,000	\$161	09/05/07	LIMERICK TWP
514	FOXCROFT CIR	ROYERSFORD PA 19468-1540	CONDO	1,064	\$184,500	\$173	05/25/07	LIMERICK TWP
611	FOXCROFT CIR	ROYERSFORD PA 19468-1541	CONDO	952	\$176,000	\$185	06/05/07	LIMERICK TWP
2405	FOXMEADOW CIR	ROYERSFORD PA 19468-1574	CONDO	1,267	\$169,000	\$133	10/31/07	LIMERICK TWP
2408	FOXMEADOW CIR	ROYERSFORD PA 19468-1574	CONDO	1,104	\$197,500	\$179	03/26/07	LIMERICK TWP
1603	FOXMEADOW CIR	ROYERSFORD PA 19468-1550	CONDO	756	\$150,000	\$198	08/14/07	LIMERICK TWP
1703	FOXMEADOW CIR	ROYERSFORD PA 19468-1558	CONDO	837	\$150,000	\$179	06/28/07	LIMERICK TWP
1715	FOXMEADOW CIR	ROYERSFORD PA 19468-1558	CONDO	1,092	\$173,000	\$158	05/23/07	LIMERICK TWP

1801	FOXMEADOW CIR	ROYERSFORD PA 19468-1565	CONDO	930	\$155,000	\$167	11/09/07	LIMERICK TWP
1812	FOXMEADOW CIR	ROYERSFORD PA 19468-1565	CONDO	1,287	\$181,000	\$141	07/26/07	LIMERICK TWP
1902	FOXMEADOW CIR	ROYERSFORD PA 19468-1566	CONDO	1,252	\$185,000	\$148	11/14/07	LIMERICK TWP
2306	FOXMEADOW CIR	ROYERSFORD PA 19468-1573	CONDO	1,287	\$199,000	\$155	05/31/07	LIMERICK TWP
2316	FOXMEADOW CIR	ROYERSFORD PA 19468-1573	CONDO	970	\$187,000	\$193	05/29/07	LIMERICK TWP
2514	FOXMEADOW CIR	ROYERSFORD PA 19468-1575	CONDO	1,287	\$197,000	\$153	05/24/07	LIMERICK TWP
806	FOXMEADOW DR	ROYERSFORD PA 19468-1536	CONDO	1,240	\$185,000	\$149	02/23/07	LIMERICK TWP
814	FOXMEADOW DR	ROYERSFORD PA 19468-1536	CONDO	1,064	\$180,000	\$169	04/20/07	LIMERICK TWP
1202	FOXMEADOW DR	ROYERSFORD PA 19468-1555	CONDO	1,068	\$183,000	\$171	08/31/07	LIMERICK TWP
1212	FOXMEADOW DR	ROYERSFORD PA 19468-1555	CONDO	1,120	\$192,000	\$171	04/13/07	LIMERICK TWP
1010	FOXMEADOW DR	ROYERSFORD PA 19468-1553	CONDO	1,068	\$178,000	\$167	01/26/07	LIMERICK TWP
1103	FOXMEADOW DR	ROYERSFORD PA 19468-1554	CONDO	837	\$155,200	\$185	03/23/07	LIMERICK TWP
1305	FOXMEADOW DR	ROYERSFORD PA 19468-1556	CONDO	837	\$152,800	\$183	08/13/07	LIMERICK TWP
1309	FOXMEADOW DR	ROYERSFORD PA 19468-1556	CONDO	1,627	\$219,000	\$135	05/14/07	LIMERICK TWP
2004	FOXMEADOW DR	ROYERSFORD PA 19468-1568	CONDO	1,287	\$198,000	\$154	08/06/07	LIMERICK TWP
2107	FOXMEADOW DR	ROYERSFORD PA 19468-1571	CONDO	923	\$154,900	\$168	12/14/07	LIMERICK TWP
2212	FOXMEADOW DR	ROYERSFORD PA 19468-1572	CONDO	1,287	\$187,500	\$146	09/28/07	LIMERICK TWP
234	FRANKLIN CT	LIMERICK PA 19468-3466	SFR	1,362	\$219,000	\$161	02/16/07	LIMERICK TWP
236	FRANKLIN CT	LIMERICK PA 19468-3466	SFR	1,546	\$225,000	\$146	12/14/07	LIMERICK TWP
90	FYNN DR	ROYERSFORD PA 19468-3340	SFR	2,410	\$376,000	\$156	04/30/07	LIMERICK TWP
224	GAME FARM RD	SCHWENKSVILLE PA 19473-1621	SFR	1,260	\$180,500	\$143	06/13/07	LIMERICK TWP
2902	GATEWAY DR	LIMERICK PA 19468-1353	SFR	1,640	\$230,000	\$140	05/16/07	LIMERICK TWP
2905	GATEWAY DR	LIMERICK PA 19468-1354	SFR	1,681	\$228,500	\$136	12/05/07	LIMERICK TWP
37	GLENEAGLES RD	ROYERSFORD PA 19468-4305	SFR	2,124	\$308,000	\$145	09/28/07	LIMERICK TWP
45	GLENEAGLES RD	LIMERICK PA 19468-4305	SFR	1,552	\$272,000	\$175	06/19/07	LIMERICK TWP
60	GRANDVIEW DR	ROYERSFORD PA 19468-3509	SFR	2,240	\$350,000	\$156	08/27/07	LIMERICK TWP
113	GRATERFORD RD	SCHWENKSVILLE PA 19473	SFR	2,227	\$325,000	\$146	09/20/07	LIMERICK TWP
328	GRATERFORD RD	SCHWENKSVILLE PA 19473-1606	SFR	1,073	\$245,000	\$228	02/26/07	LIMERICK TWP
100	GRISTMILL LN	LINFIELD PA 19468-1237	SFR	2,636	\$363,000	\$138	02/23/07	LIMERICK TWP
413	HEATHER DR	LIMERICK PA 19468-1276	SFR	1,816	\$332,000	\$183	08/27/07	LIMERICK TWP
912	HICKORY GROVE DR	LIMERICK PA 19468-1252	SFR	2,112	\$330,000	\$156	07/24/07	LIMERICK TWP
32	HOMESTEAD LN	LINFIELD PA 19468-1235	SFR	2,141	\$342,000	\$160	11/09/07	LIMERICK TWP
68	JESSICA CIR	SCHWENKSVILLE PA 19473-1695	SFR	3,198	\$380,000	\$119	02/28/07	LIMERICK TWP
104	JESSICA CIR	SCHWENKSVILLE PA 19473-1694	SFR	2,882	\$470,000	\$163	07/26/07	LIMERICK TWP
128	JORDAN CT	LIMERICK PA 19468-4307	SFR	2,562	\$262,000	\$102	09/12/07	LIMERICK TWP
35	KENDALL LN	ROYERSFORD PA 19468-1187	SFR	2,424	\$380,000	\$157	06/22/07	LIMERICK TWP
41	KIBBLEHOUSE DR	SCHWENKSVILLE PA 19473-1670	SFR	1,508	\$332,000	\$220	07/26/07	LIMERICK TWP
537	KING RD	ROYERSFORD PA 19468-1120	SFR	2,048	\$315,000	\$154	05/25/07	LIMERICK TWP
620	KING RD	ROYERSFORD PA 19468-1519	SFR	1,596	\$200,000	\$125	03/20/07	LIMERICK TWP
646	KING RD	ROYERSFORD PA 19468-1519	SFR	1,582	\$275,000	\$174	11/02/07	LIMERICK TWP
58	KURTZ RD	SCHWENKSVILLE PA 19473-1402	SFR	2,384	\$365,000	\$153	05/04/07	LIMERICK TWP
308	LAUREL DR	LIMERICK PA 19468-1334	SFR	1,320	\$212,000	\$161	03/30/07	LIMERICK TWP

309	LAUREL DR	LIMERICK PA 19468-1335	SFR	1,380	\$211,000	\$153	04/16/07	LIMERICK TWP
339	LAUREL DR	LIMERICK PA 19468-1335	SFR	1,284	\$240,000	\$187	11/30/07	LIMERICK TWP
7	LIGHTCAP RD	POTTSTOWN PA 19464-3410	SFR	1,318	N/A	N/A	11/29/07	LIMERICK TWP
297	LIMERICK CENTER RD	ROYERSFORD PA 19468-1209	SFR	1,940	\$330,000	\$170	07/27/07	LIMERICK TWP
576	LIMERICK CENTER RD	LIMERICK PA 19468-1031	SFR	4,007	N/A	N/A	03/01/07	LIMERICK TWP
5	LLEWELLYN LN	LIMERICK PA 19468-1760	SFR	2,424	\$365,000	\$151	06/14/07	LIMERICK TWP
63	LLEWELLYN LN	ROYERSFORD PA 19468-3710	SFR	2,620	\$412,000	\$157	07/02/07	LIMERICK TWP
59	LONG MEADOW RD	ROYERSFORD PA 19468-1853	SFR	3,637	\$429,900	\$118	08/03/07	LIMERICK TWP
45	LONGCROSS RD	LIMERICK PA 19468-1396	SFR	1,644	\$283,000	\$172	07/16/07	LIMERICK TWP
37	LONGVIEW RD	LINFIELD PA 19468-1011	SFR	1,444	\$200,000	\$139	01/31/07	LIMERICK TWP
1146	MAIN ST	LINFIELD PA 19468-1109	SFR	1,129	\$170,000	\$151	10/01/07	LIMERICK TWP
100	MASTERS DR	POTTSTOWN PA 19464-3494	SFR	4,288	\$450,000	\$105	10/04/07	LIMERICK TWP
136	MASTERS DR	POTTSTOWN PA 19464-3494	SFR	2,215	\$372,000	\$168	04/27/07	LIMERICK TWP
13	MCLAUGHLIN LN	LIMERICK PA 19468-1618	SFR	1,320	\$190,000	\$144	09/28/07	LIMERICK TWP
9	MEDAL DR	LIMERICK PA 19468-4313	SFR	1,612	\$283,000	\$176	05/10/07	LIMERICK TWP
115	MERION DR	LIMERICK PA 19468-1350	SFR	1,952	\$239,000	\$122	10/19/07	LIMERICK TWP
133	MERION DR	LIMERICK PA 19468-1350	SFR	1,952	\$254,900	\$131	03/23/07	LIMERICK TWP
151	MERION DR	LIMERICK PA 19468-1350	SFR	1,952	\$251,250	\$129	07/18/07	LIMERICK TWP
22	MILL LN	LINFIELD PA 19468-1115	SFR	1,280	\$133,000	\$104	08/08/07	LIMERICK TWP
330	MULBERRY DR	LIMERICK PA 19468-1274	SFR	1,720	\$250,000	\$145	05/25/07	LIMERICK TWP
339	MULBERRY DR	LIMERICK PA 19468-1272	SFR	1,900	\$309,000	\$163	06/29/07	LIMERICK TWP
350	MULBERRY DR	LIMERICK PA 19468-1274	SFR	2,756	\$357,000	\$130	07/02/07	LIMERICK TWP
496	N 7TH AVE	ROYERSFORD PA 19468-3305	SFR	2,526	\$375,000	\$148	11/15/07	LIMERICK TWP
368	N LEWIS RD	LIMERICK PA 19468-1576	SFR	1,315	\$413,500	\$314	07/30/07	LIMERICK TWP
482	N LEWIS RD	ROYERSFORD PA 19468-1526	SFR	2,032	\$410,000	\$202	10/15/07	LIMERICK TWP
805	N LEWIS RD	LIMERICK PA 19468-4362	SFR	1,362	\$235,000	\$173	06/13/07	LIMERICK TWP
102	N LIMERICK RD	ROYERSFORD PA 19468-1710	SFR	1,523	\$250,000	\$164	05/08/07	LIMERICK TWP
251	N LIMERICK RD	SCHWENKSVILLE PA 19473-1611	SFR	1,040	\$220,000	\$212	09/11/07	LIMERICK TWP
308	N LIMERICK RD	SCHWENKSVILLE PA 19473-1643	SFR	1,710	\$270,000	\$158	11/20/07	LIMERICK TWP
481	N LIMERICK RD	SCHWENKSVILLE PA 19473-1653	SFR	2,246	\$221,000	\$98	06/29/07	LIMERICK TWP
17	N TOWNSHIP LINE RD	ROYERSFORD PA 19468-1723	SFR	2,014	N/A	N/A	09/14/07	LIMERICK TWP
25	N TOWNSHIP LINE RD	ROYERSFORD PA 19468-1723	SFR	1,752	N/A	N/A	09/14/07	LIMERICK TWP
404	NAVAJO DR	ROYERSFORD PA 19468-1153	SFR	1,824	\$257,500	\$141	03/30/07	LIMERICK TWP
108	NEIFFER RD	LIMERICK PA 19468-1431	SFR	1,120	\$238,000	\$213	10/19/07	LIMERICK TWP
2501	NOBLE WAY	LIMERICK PA 19468-1356	SFR	1,864	\$248,000	\$133	09/13/07	LIMERICK TWP
2603	NOBLE WAY	LIMERICK PA 19468-1357	SFR	1,640	\$252,000	\$154	04/12/07	LIMERICK TWP
2701	NOBLE WAY	LIMERICK PA 19468-1359	SFR	1,864	\$276,000	\$148	06/27/07	LIMERICK TWP
2706	NOBLE WAY	LIMERICK PA 19468-1359	SFR	1,767	\$234,000	\$132	04/13/07	LIMERICK TWP
2708	NOBLE WAY	LIMERICK PA 19468-1359	SFR	1,864	\$255,000	\$137	04/10/07	LIMERICK TWP
39	PAR CIR	POTTSTOWN PA 19464-3495	SFR	2,819	\$375,000	\$133	12/20/07	LIMERICK TWP
5	PENN RD	POTTSTOWN PA 19464	SFR	1,465	\$120,000	\$82	09/28/07	LIMERICK TWP
48	PENN RD	POTTSTOWN PA 19464-3301	SFR	1,332	\$182,500	\$137	09/27/07	LIMERICK TWP

1605	PRINCE CT	LIMERICK PA 19468-1364	SFR	1,895	\$265,000	\$140	02/23/07	LIMERICK TWP
1708	PRINCE CT	LIMERICK PA 19468-1366	SFR	1,864	\$275,000	\$148	02/09/07	LIMERICK TWP
5	QUEEN LN	LIMERICK PA 19468-1337	SFR	1,900	\$332,500	\$175	11/30/07	LIMERICK TWP
22	QUEEN LN	LIMERICK PA 19468-1338	SFR	1,728	\$285,000	\$165	08/31/07	LIMERICK TWP
209	RED ROCK CIR	LIMERICK PA 19468-1193	SFR	1,512	\$235,000	\$155	08/16/07	LIMERICK TWP
507	RED ROCK CIR	ROYERSFORD PA 19468-1196	SFR	1,820	\$235,000	\$129	08/17/07	LIMERICK TWP
707	RED ROCK CIR	ROYERSFORD PA 19468-3500	SFR	1,596	\$249,900	\$157	08/21/07	LIMERICK TWP
709	RED ROCK CIR	LINFIELD PA 19468-3500	SFR	1,596	\$239,000	\$150	02/28/07	LIMERICK TWP
1303	RED ROCK CIR	ROYERSFORD PA 19468-3506	SFR	1,596	\$225,000	\$141	07/27/07	LIMERICK TWP
56	REIFSNYDER RD	ROYERSFORD PA 19468-1524	SFR	1,200	\$227,000	\$189	03/13/07	LIMERICK TWP
21	ROSE CT	LIMERICK PA 19468-4316	SFR	2,020	\$325,000	\$161	03/30/07	LIMERICK TWP
2101	ROYAL CT	LIMERICK PA 19468-1379	SFR	2,264	\$264,500	\$117	06/28/07	LIMERICK TWP
11	RUMLER DR	LIMERICK PA 19468-1032	SFR	1,071	\$170,000	\$159	08/03/07	LIMERICK TWP
25	SACCO RD	LINFIELD PA 19468-1029	SFR	1,216	\$140,000	\$115	08/27/07	LIMERICK TWP
10	SAINT ANDREWS BLVD	LIMERICK PA 19468-4301	SFR	2,060	\$294,000	\$143	03/27/07	LIMERICK TWP
25	SAINT ANDREWS BLVD	LIMERICK PA 19468-4300	SFR	2,011	\$310,000	\$154	04/27/07	LIMERICK TWP
13	SAND TRAP DR	LIMERICK PA 19468-1347	SFR	1,966	\$277,500	\$141	08/15/07	LIMERICK TWP
911	SHAMROCK CT	ROYERSFORD PA 19468-3328	SFR	2,012	\$300,000	\$149	12/28/07	LIMERICK TWP
23	SHANNON WAY	ROYERSFORD PA 19468-3301	SFR	2,378	\$375,000	\$158	09/21/07	LIMERICK TWP
54	SMITH RD	POTTSTOWN PA 19464-3305	SFR	1,944	\$137,500	\$71	11/16/07	LIMERICK TWP
7	SOMERSET CIR	ROYERSFORD PA 19468-1858	SFR	2,637	\$404,000	\$153	05/04/07	LIMERICK TWP
823	SPRING ST	ROYERSFORD PA 19468-1821	SFR	1,020	\$195,000	\$191	05/24/07	LIMERICK TWP
827	SPRING ST	ROYERSFORD PA 19468-1821	SFR	950	\$237,000	\$249	03/16/07	LIMERICK TWP
17	SPRINGFORD RD	ROYERSFORD PA 19468-1506	SFR	3,212	\$381,500	\$119	08/29/07	LIMERICK TWP
182	STEINMETZ RD	SCHWENKSVILLE PA 19473-1418	SFR	806	\$180,000	\$223	06/11/07	LIMERICK TWP
305	STONEBACH CT	ROYERSFORD PA 19468-1194	SFR	2,096	\$254,000	\$121	01/22/07	LIMERICK TWP
1414	STRATFORD CT	ROYERSFORD PA 19468-1557	CONDO	1,627	\$205,000	\$126	04/27/07	LIMERICK TWP
1102	SUN VALLEY DR	ROYERSFORD PA 19468-4282	SFR	2,456	\$365,000	\$149	06/02/07	LIMERICK TWP
1107	SUN VALLEY DR	ROYERSFORD PA 19468-4285	SFR	2,556	\$370,000	\$145	05/31/07	LIMERICK TWP
362	SUNSET RD	SCHWENKSVILLE PA 19473-1646	SFR	1,236	\$315,000	\$255	06/29/07	LIMERICK TWP
284	SWAMP PIKE	SCHWENKSVILLE PA 19473-1408	SFR	3,133	\$400,000	\$128	06/29/07	LIMERICK TWP
573	SWAMP PIKE	SCHWENKSVILLE PA 19473-1403	SFR	1,334	\$272,500	\$204	05/30/07	LIMERICK TWP
14	TANGLEWOOD DR	SCHWENKSVILLE PA 19473-2602	SFR	2,590	\$425,000	\$164	03/23/07	LIMERICK TWP
303	TAVISTOCK DR	ROYERSFORD PA 19468-1176	SFR	2,885	\$429,500	\$149	02/23/07	LIMERICK TWP
338	TAVISTOCK DR	ROYERSFORD PA 19468-1175	SFR	2,888	\$435,000	\$151	08/30/07	LIMERICK TWP
202	TROON CT	LIMERICK PA 19468-1315	SFR	1,400	\$216,500	\$155	07/16/07	LIMERICK TWP
216	TROON CT	LIMERICK PA 19468-1316	SFR	1,785	\$234,900	\$132	02/26/07	LIMERICK TWP
222	TROON CT	LIMERICK PA 19468-1317	SFR	1,739	\$215,000	\$124	06/28/07	LIMERICK TWP
223	TROON CT	LIMERICK PA 19468-1317	SFR	2,000	\$216,000	\$108	02/26/07	LIMERICK TWP
229	TROON CT	LIMERICK PA 19468-1317	SFR	1,400	\$205,000	\$146	06/25/07	LIMERICK TWP

5	VICTORY WAY	LIMERICK PA 19468-1346	SFR	2,409	\$352,000	\$146	07/06/07	LIMERICK TWP
18	VICTORY WAY	ROYERSFORD PA 19468-1342	SFR	2,409	\$329,188	\$137	06/20/07	LIMERICK TWP
22	VICTORY WAY	LIMERICK PA 19468-1342	SFR	2,287	\$334,000	\$146	04/27/07	LIMERICK TWP
33	VICTORY WAY	LIMERICK PA 19468-1341	SFR	2,409	\$355,000	\$147	02/13/07	LIMERICK TWP
45	W CHERRY LN	ROYERSFORD PA 19468-1301	SFR	1,260	\$140,000	\$111	02/12/07	LIMERICK TWP
57	W CHERRY LN	ROYERSFORD PA 19468-1301	SFR	1,428	\$310,000	\$217	08/13/07	LIMERICK TWP
8	W LINFIELD RD	ROYERSFORD PA 19468-1810	SFR	3,313	\$315,000	\$95	02/01/07	LIMERICK TWP
77	W LINFIELD RD	ROYERSFORD PA 19468-1807	SFR	2,099	\$275,000	\$131	04/26/07	LIMERICK TWP
26	W RIDGE PIKE	ROYERSFORD PA 19468-1712	SFR	2,074	N/A	N/A	09/14/07	LIMERICK TWP
78	W RIDGE PIKE	LIMERICK PA 19468-1712	SFR	809	\$425,000	\$525	07/27/07	LIMERICK TWP
3334	W RIDGE PIKE	POTTSTOWN PA 19464-3431	SFR	1,267	\$190,000	\$150	05/09/07	LIMERICK TWP
3402	W RIDGE PIKE	POTTSTOWN PA 19464-3428	SFR	1,782	\$185,000	\$104	04/30/07	LIMERICK TWP
59	WALKER RD	LIMERICK PA 19468-4319	SFR	1,862	\$266,500	\$143	02/23/07	LIMERICK TWP
65	WALKER RD	LIMERICK PA 19468-4324	SFR	1,849	\$267,400	\$145	03/07/07	LIMERICK TWP
71	WALKER RD	LIMERICK PA 19468-4324	SFR	1,813	\$239,000	\$132	06/27/07	LIMERICK TWP
74	WALKER RD	LIMERICK PA 19468-4324	SFR	1,862	\$265,000	\$142	08/30/07	LIMERICK TWP
76	WALKER RD	LIMERICK PA 19468-4324	SFR	1,813	\$240,000	\$132	03/29/07	LIMERICK TWP
80	WALKER RD	LIMERICK PA 19468-4324	SFR	1,849	\$260,000	\$141	06/19/07	LIMERICK TWP
97	WALKER RD	LIMERICK PA 19468-4353	SFR	1,813	\$250,000	\$138	04/27/07	LIMERICK TWP
101	WALKER RD	LIMERICK PA 19468-4354	SFR	1,849	\$270,000	\$146	07/13/07	LIMERICK TWP
111	WALKER RD	LIMERICK PA 19468-4354	SFR	1,849	\$272,000	\$147	04/09/07	LIMERICK TWP
4205	WATERFORD WAY	LIMERICK PA 19468-4357	SFR	1,767	\$232,500	\$132	10/05/07	LIMERICK TWP
4207	WATERFORD WAY	LIMERICK PA 19468-4357	SFR	2,152	\$245,000	\$114	03/23/07	LIMERICK TWP
4303	WATERFORD WAY	LIMERICK PA 19468-1391	SFR	1,681	\$235,000	\$140	11/26/07	LIMERICK TWP
4403	WATERFORD WAY	LIMERICK PA 19468-1392	SFR	1,681	\$249,000	\$148	07/31/07	LIMERICK TWP
4405	WATERFORD WAY	LIMERICK PA 19468-1392	SFR	1,895	\$252,000	\$133	05/30/07	LIMERICK TWP
4602	WATERFORD WAY	LIMERICK PA 19468-1394	SFR	1,640	\$245,000	\$149	02/28/07	LIMERICK TWP
4603	WATERFORD WAY	ROYERSFORD PA 19468-1394	SFR	1,681	\$247,000	\$147	11/28/07	LIMERICK TWP
41	WENSEL CIR	SCHWENKSVILLE PA 19473-1699	SFR	2,842	\$425,000	\$150	08/29/07	LIMERICK TWP
2005	WILLOWWOOD DR	ROYERSFORD PA 19468-1630	SFR	4,240	\$536,000	\$126	12/24/07	LIMERICK TWP
102	WINGED FOOT CT	LIMERICK PA 19468-1300	SFR	1,600	\$218,557	\$137	08/29/07	LIMERICK TWP
104	WINGED FOOT CT	LIMERICK PA 19468-1300	SFR	1,785	\$214,000	\$120	03/12/07	LIMERICK TWP
114	WINGED FOOT CT	LIMERICK PA 19468-1300	SFR	1,785	\$228,000	\$128	05/15/07	LIMERICK TWP
117	WINGED FOOT CT	LIMERICK PA 19468-1313	SFR	1,400	\$218,000	\$156	06/08/07	LIMERICK TWP
131	WINGED FOOT CT	LIMERICK PA 19468-1312	SFR	1,600	\$227,900	\$142	06/23/07	LIMERICK TWP
133	WINGED FOOT CT	LIMERICK PA 19468-1312	SFR	1,400	\$210,000	\$150	11/01/07	LIMERICK TWP
143	WINGED FOOT CT	ROYERSFORD PA 19468-1314	SFR	1,600	\$225,000	\$141	06/07/07	LIMERICK TWP
305	WOODCREST CIR	ROYERSFORD PA 19468-4321	SFR	1,952	\$265,000	\$136	03/28/07	LIMERICK TWP
10	AUGUSTA DR	SANATOGA PA 19464-7202	SFR	1,815	\$248,000	\$137	09/19/07	L POTTS GROVE TWP
14	AUGUSTA DR	SANATOGA PA 19464-7202	SFR	2,031	\$284,000	\$140	03/09/07	L POTTS GROVE TWP
18	AUGUSTA DR	SANATOGA PA 19464-7202	SFR	2,004	\$266,000	\$133	04/25/07	L POTTS GROVE TWP
782	BLEIM RD	POTTSTOWN PA 19464-2004	SFR	1,032	\$186,000	\$180	06/28/07	L POTTS GROVE TWP

657	BLUE SPRUCE CT	POTTSTOWN PA 19464-2827	SFR	1,184	\$197,500	\$167	07/03/07	L POTTS GROVE TWP
1051	BRAMBLEWOOD CT	POTTSTOWN PA 19464-9238	SFR	1,400	\$167,000	\$119	09/24/07	L POTTS GROVE TWP
1263	BRAMBLEWOOD CT	POTTSTOWN PA 19464-9240	SFR	1,412	\$164,000	\$116	04/10/07	L POTTS GROVE TWP
1472	BRAMBLEWOOD CT	SANATOGA PA 19464-9242	SFR	1,412	\$170,000	\$120	01/29/07	L POTTS GROVE TWP
1564	BRIARWOOD LN	POTTSTOWN PA 19464-2510	SFR	1,328	\$333,900	\$251	08/29/07	L POTTS GROVE TWP
1678	BRIARWOOD LN	POTTSTOWN PA 19464-2569	SFR	1,814	\$208,000	\$115	04/27/07	L POTTS GROVE TWP
80	BROOKVIEW LN	POTTSTOWN PA 19464-2993	SFR	2,620	\$241,000	\$92	10/01/07	L POTTS GROVE TWP
89	BROOKVIEW LN	POTTSTOWN PA 19464-2992	SFR	1,658	\$246,000	\$148	01/31/07	L POTTS GROVE TWP
743	BUCHERT RD	POTTSTOWN PA 19464-2415	SFR	1,446	\$197,000	\$136	10/26/07	L POTTS GROVE TWP
1511	BUCHERT RD	POTTSTOWN PA 19464-2925	SFR	892	\$130,000	\$146	02/13/07	L POTTS GROVE TWP
2173	BUCHERT RD	SANATOGA PA 19464-3042	SFR	2,140	\$266,000	\$124	12/10/07	L POTTS GROVE TWP
1502	CEDAR HILL RD	POTTSTOWN PA 19464-2524	SFR	2,100	N/A	N/A	06/14/07	L POTTS GROVE TWP
207	CHERRYWOOD CT	POTTSTOWN PA 19464-9230	SFR	1,412	\$170,000	\$120	10/11/07	L POTTS GROVE TWP
14	CREEKSIDE DR	POTTSTOWN PA 19464-2985	SFR	2,620	\$280,000	\$107	01/31/07	L POTTS GROVE TWP
25	CREEKSIDE DR	POTTSTOWN PA 19464-2984	SFR	1,888	\$237,000	\$126	07/11/07	L POTTS GROVE TWP
29	CREEKSIDE DR	POTTSTOWN PA 19464-2984	SFR	1,888	\$248,000	\$131	03/09/07	L POTTS GROVE TWP
233	CREEKSIDE DR	POTTSTOWN PA 19464-2989	SFR	2,620	\$235,000	\$90	08/12/07	L POTTS GROVE TWP
884	CREST VIEW LN	POTTSTOWN PA 19464-2014	SFR	1,308	\$257,000	\$196	09/13/07	L POTTS GROVE TWP
1164	CRESTWOOD DR	POTTSTOWN PA 19464-2932	SFR	2,382	\$260,000	\$109	04/05/07	L POTTS GROVE TWP
1989	DEER RIDGE DR	POTTSTOWN PA 19464-2153	SFR	2,128	\$300,500	\$141	07/27/07	L POTTS GROVE TWP
2016	DEER RIDGE DR	POTTSTOWN PA 19464-2156	SFR	2,232	\$268,500	\$120	07/26/07	L POTTS GROVE TWP
2155	DEER RIDGE DR	POTTSTOWN PA 19464-2143	SFR	2,070	\$275,000	\$133	03/22/07	L POTTS GROVE TWP
37	DOE RUN LN	POTTSTOWN PA 19464-2162	SFR	2,709	\$290,000	\$107	09/28/07	L POTTS GROVE TWP
41	DOE RUN LN	POTTSTOWN PA 19464-2162	SFR	3,000	\$300,000	\$100	04/06/07	L POTTS GROVE TWP
525	DOGWOOD CT	POTTSTOWN PA 19464-9233	SFR	1,400	\$165,000	\$118	09/24/07	L POTTS GROVE TWP
738	DOGWOOD CT	POTTSTOWN PA 19464-9235	SFR	1,400	\$177,000	\$126	02/22/07	L POTTS GROVE TWP
2224	DONNA LN	POTTSTOWN PA 19464-2633	SFR	2,171	\$295,000	\$136	08/22/07	L POTTS GROVE TWP
9	DURHAM CT	SANATOGA PA 19464-7210	SFR	2,004	\$277,000	\$138	06/29/07	L POTTS GROVE TWP
1930	E HIGH ST	POTTSTOWN PA 19464-3210	SFR	1,176	\$175,000	\$149	01/30/07	L POTTS GROVE TWP
1954	E HIGH ST	POTTSTOWN PA 19464-3210	SFR	1,232	\$1,193,695	\$969	02/22/07	L POTTS GROVE TWP
2261	E HIGH ST	SANATOGA PA 19464-3107	SFR	1,586	\$135,600	\$85	10/25/07	L POTTS GROVE TWP
2552	E HIGH ST	SANATOGA PA 19464-3114	SFR	1,986	\$135,000	\$68	06/08/07	L POTTS GROVE TWP
2605	E HIGH ST	POTTSTOWN PA 19464-3115	SFR	955	\$175,000	\$183	04/24/07	L POTTS GROVE TWP
1570	FALCON CIR	POTTSTOWN PA 19464-2150	SFR	2,661	\$289,900	\$109	08/29/07	L POTTS GROVE TWP
2127	FOXTAIL DR	POTTSTOWN PA 19464-2145	SFR	1,738	\$250,000	\$144	09/10/07	L POTTS GROVE TWP
2174	FOXTAIL DR	POTTSTOWN PA 19464-2146	SFR	2,857	\$285,000	\$100	08/31/07	L POTTS GROVE TWP
1884	GLEN EAGLES DR	POTTSTOWN PA 19464-2574	SFR	2,298	\$284,450	\$124	06/15/07	L POTTS GROVE TWP
1904	GLEN EAGLES DR	POTTSTOWN PA 19464-2575	SFR	2,520	\$283,300	\$112	02/13/07	L POTTS GROVE TWP
13	GREEN BRIAR CT	SANATOGA PA 19464-3096	SFR	1,815	\$239,900	\$132	05/16/07	L POTTS GROVE TWP
199	HAUSE AVE	POTTSTOWN PA 19464-2645	SFR	2,285	\$187,000	\$82	08/30/07	L POTTS GROVE TWP
336	HAUSE AVE	SANATOGA PA 19464-2650	SFR	1,116	\$126,000	\$113	07/18/07	L POTTS GROVE TWP
2337	HEATHER LN	SANATOGA PA 19464-2667	SFR	1,699	\$266,000	\$157	08/31/07	L POTTS GROVE TWP

2381	HEATHER LN	POTTSTOWN PA 19464-2667	SFR	1,955	\$297,000	\$152	06/06/07	L POTTS GROVE TWP
1449	HILLTOP RD	POTTSTOWN PA 19464-2527	SFR	1,052	\$128,000	\$122	12/03/07	L POTTS GROVE TWP
1554	HILLTOP RD	POTTSTOWN PA 19464-2530	SFR	2,116	\$251,000	\$119	07/27/07	L POTTS GROVE TWP
104	HOLLYTREE CT	POTTSTOWN PA 19464-3201	SFR	1,360	\$164,000	\$121	09/27/07	L POTTS GROVE TWP
102	JULIE RD	SANATO GA PA 19464-7214	SFR	2,480	\$290,000	\$117	07/27/07	L POTTS GROVE TWP
1316	KAUFFMAN RD	POTTSTOWN PA 19464-2304	SFR	1,544	\$225,000	\$146	06/28/07	L POTTS GROVE TWP
1336	KAUFFMAN RD	POTTSTOWN PA 19464-2304	SFR	2,146	\$235,000	\$110	08/31/07	L POTTS GROVE TWP
1448	KAUFFMAN RD	POTTSTOWN PA 19464-2306	SFR	899	\$135,000	\$150	12/03/07	L POTTS GROVE TWP
973	KENNY RD	POTTSTOWN PA 19464-2813	SFR	2,176	\$287,500	\$132	04/11/07	L POTTS GROVE TWP
1042	KEPLER RD	POTTSTOWN PA 19464-3044	SFR	929	\$310,000	\$334	10/30/07	L POTTS GROVE TWP
1132	KEPLER RD	POTTSTOWN PA 19464-3014	SFR	1,152	\$185,394	\$161	05/01/07	L POTTS GROVE TWP
1147	KEPLER RD	POTTSTOWN PA 19464-3047	SFR	1,476	\$206,000	\$140	06/28/07	L POTTS GROVE TWP
1208	KRISTY CT	SANATO GA PA 19464-2712	SFR	1,892	\$244,000	\$129	01/26/07	L POTTS GROVE TWP
524	MAPLE GLEN CIR	POTTSTOWN PA 19464-3255	SFR	1,188	\$139,000	\$117	12/11/07	L POTTS GROVE TWP
842	MAPLE GLEN CIR	POTTSTOWN PA 19464-3258	SFR	1,188	\$158,000	\$133	07/30/07	L POTTS GROVE TWP
947	MAPLE GLEN CIR	POTTSTOWN PA 19464-3259	SFR	1,624	\$182,000	\$112	08/27/07	L POTTS GROVE TWP
949	MAPLE GLEN CIR	POTTSTOWN PA 19464-3259	SFR	1,360	\$170,000	\$125	01/30/07	L POTTS GROVE TWP
1054	MAPLE GLEN CIR	POTTSTOWN PA 19464-3260	SFR	1,426	\$165,000	\$116	12/14/07	L POTTS GROVE TWP
443	MERVINE ST	POTTSTOWN PA 19464-2309	SFR	1,254	\$204,900	\$163	08/01/07	L POTTS GROVE TWP
3012	MIRKWOOD CT	POTTSTOWN PA 19464-2711	SFR	2,483	\$250,000	\$101	07/13/07	L POTTS GROVE TWP
1309	N ADAMS ST	POTTSTOWN PA 19464-2403	SFR	1,176	\$199,900	\$170	08/17/07	L POTTS GROVE TWP
1392	N ADAMS ST	POTTSTOWN PA 19464-2404	SFR	1,846	\$247,500	\$134	06/29/07	L POTTS GROVE TWP
1574	N ADAMS ST	POTTSTOWN PA 19464-2408	SFR	2,017	\$263,000	\$130	07/20/07	L POTTS GROVE TWP
1770	N ADAMS ST	POTTSTOWN PA 19464-2412	SFR	2,198	\$293,800	\$134	10/30/07	L POTTS GROVE TWP
1912	N CHARLOTTE ST	POTTSTOWN PA 19464-2325	SFR	1,624	\$133,468	\$82	09/05/07	L POTTS GROVE TWP
1632	N KEIM ST	POTTSTOWN PA 19464-2551	SFR	744	\$148,000	\$199	07/24/07	L POTTS GROVE TWP
1989	N KEIM ST	POTTSTOWN PA 19464-2015	SFR	1,356	\$194,900	\$144	03/30/07	L POTTS GROVE TWP
371	N PLEASANTVIEW RD	POTTSTOWN PA 19464-2609	SFR	1,257	\$190,000	\$151	08/15/07	L POTTS GROVE TWP
511	N PLEASANTVIEW RD	POTTSTOWN PA 19464-2611	SFR	1,274	\$209,000	\$164	08/08/07	L POTTS GROVE TWP
1880	N PLEASANTVIEW RD	POTTSTOWN PA 19464-2206	SFR	2,422	\$349,000	\$144	09/21/07	L POTTS GROVE TWP
1954	N PLEASANTVIEW RD	POTTSTOWN PA 19464-2219	SFR	1,421	\$205,000	\$144	10/26/07	L POTTS GROVE TWP
168	N SANATO GA RD	POTTSTOWN PA 19464-2752	SFR	730	\$145,000	\$199	10/31/07	L POTTS GROVE TWP
176	N SANATO GA RD	POTTSTOWN PA 19464-2752	SFR	682	\$103,000	\$151	07/30/07	L POTTS GROVE TWP
1395	N SANATO GA RD	POTTSTOWN PA 19464-2225	SFR	1,410	\$150,000	\$106	08/08/07	L POTTS GROVE TWP
1770	N SANATO GA RD	POTTSTOWN PA 19464-2235	SFR	1,706	N/A	N/A	11/13/07	L POTTS GROVE TWP
1515	N VALLEY RD	POTTSTOWN PA 19464-2459	SFR	2,178	\$247,000	\$113	09/14/07	L POTTS GROVE TWP
1605	N VALLEY RD	POTTSTOWN PA 19464-2443	SFR	1,740	\$249,900	\$144	11/08/07	L POTTS GROVE TWP
2347	NOEL CIR	POTTSTOWN PA 19464-2692	SFR	2,210	\$287,000	\$130	06/26/07	L POTTS GROVE TWP
836	OAK CREST RD	POTTSTOWN PA 19464-2816	SFR	3,634	\$380,790	\$105	05/25/07	L POTTS GROVE TWP
900	OAK DR	POTTSTOWN PA 19464-7102	SFR	1,056	\$197,000	\$187	10/31/07	L POTTS GROVE TWP
1175	OAKDALE DR	POTTSTOWN PA 19464-2782	SFR	1,794	\$220,000	\$123	06/29/07	L POTTS GROVE TWP
1382	OAKDALE DR	POTTSTOWN PA 19464-2713	SFR	1,573	\$206,000	\$131	04/06/07	L POTTS GROVE TWP

417	OAKTREE CT	POTTSTOWN PA 19464-3249	SFR	1,624	\$172,000	\$106	11/30/07	L POTTS GROVE TWP
628	OAKTREE CT	POTTSTOWN PA 19464-3251	SFR	1,188	\$161,500	\$136	07/27/07	L POTTS GROVE TWP
1760	ORLANDO RD	POTTSTOWN PA 19464-2337	SFR	1,692	\$245,000	\$145	06/06/07	L POTTS GROVE TWP
1094	OVERLOOK DR	POTTSTOWN PA 19464-2979	SFR	2,906	\$390,000	\$134	07/31/07	L POTTS GROVE TWP
30	PEBBLE BEACH LN	SANATO GA PA 19464-3098	SFR	1,815	\$247,000	\$136	08/24/07	L POTTS GROVE TWP
44	PEBBLE BEACH LN	POTTSTOWN PA 19464-3098	SFR	1,815	\$269,000	\$148	08/29/07	L POTTS GROVE TWP
47	PEBBLE BEACH LN	SANATO GA PA 19464-7200	SFR	1,815	\$280,000	\$154	04/12/07	L POTTS GROVE TWP
69	PEBBLE BEACH LN	SANATO GA PA 19464-7200	SFR	2,621	\$288,400	\$110	10/05/07	L POTTS GROVE TWP
89	PINE HURST DR	POTTSTOWN PA 19464-7204	SFR	1,820	\$240,000	\$132	03/15/07	L POTTS GROVE TWP
103	PINETREE CT	POTTSTOWN PA 19464-3263	SFR	1,188	\$155,000	\$130	06/29/07	L POTTS GROVE TWP
104	PINETREE CT	POTTSTOWN PA 19464-3263	SFR	1,624	\$166,000	\$102	02/16/07	L POTTS GROVE TWP
1972	QUAIL LN	POTTSTOWN PA 19464-2158	SFR	1,816	\$269,500	\$148	05/15/07	L POTTS GROVE TWP
1296	RANDY DR	POTTSTOWN PA 19464-2942	SFR	1,946	\$220,000	\$113	08/17/07	L POTTS GROVE TWP
2280	RHOADS RD	POTTSTOWN PA 19464-2022	SFR	1,300	\$185,000	\$142	02/26/07	L POTTS GROVE TWP
2336	RHOADS RD	POTTSTOWN PA 19464-2022	SFR	1,833	\$222,000	\$121	08/31/07	L POTTS GROVE TWP
	RINGING ROCKS							
1245	PARK	POTTSTOWN PA 19464-2467	SFR	624	\$114,900	\$184	01/31/07	L POTTS GROVE TWP
501	ROSEDALE DR	POTTSTOWN PA 19464-2909	SFR	1,211	\$197,000	\$163	03/15/07	L POTTS GROVE TWP
1511	ROSEWOOD CT 78	POTTSTOWN PA 19464-9213	CONDO	1,056	\$117,000	\$111	11/07/07	L POTTS GROVE TWP
1613	ROSEWOOD CT 79	POTTSTOWN PA 19464-9251	CONDO	1,127	\$126,900	\$113	03/22/07	L POTTS GROVE TWP
1728	ROSEWOOD CT 86	POTTSTOWN PA 19464-9252	CONDO	1,139	\$125,000	\$110	09/12/07	L POTTS GROVE TWP
1838	ROSEWOOD CT 91	POTTSTOWN PA 19464-9243	CONDO	1,139	\$124,000	\$109	10/12/07	L POTTS GROVE TWP
1840	ROSEWOOD CT 92	POTTSTOWN PA 19464-9243	CONDO	1,139	\$122,000	\$107	02/23/07	L POTTS GROVE TWP
246	RUPERT RD	POTTSTOWN PA 19464-2702	SFR	832	\$460,000	\$553	05/21/07	L POTTS GROVE TWP
291	RUPERT RD	POTTSTOWN PA 19464-2767	SFR	1,800	\$175,000	\$97	08/15/07	L POTTS GROVE TWP
1019	RUPERT RD	POTTSTOWN PA 19464-2774	SFR	1,924	\$149,900	\$78	01/02/08	L POTTS GROVE TWP
1200	RUPERT RD	POTTSTOWN PA 19464-2790	SFR	4,088	\$525,000	\$128	09/30/07	L POTTS GROVE TWP
3048	SHIRE DR	POTTSTOWN PA 19464-2735	SFR	2,086	\$235,000	\$113	10/26/07	L POTTS GROVE TWP
1538	SNELL RD	POTTSTOWN PA 19464-2238	SFR	1,629	\$265,000	\$163	02/23/07	L POTTS GROVE TWP
1013	STUART DR	POTTSTOWN PA 19464-3024	SFR	3,263	\$380,000	\$116	09/06/07	L POTTS GROVE TWP
2023	SUNNYSIDE AVE	POTTSTOWN PA 19464-3026	SFR	2,128	\$265,000	\$125	09/24/07	L POTTS GROVE TWP
2050	SUNNYSIDE AVE	POTTSTOWN PA 19464-3040	SFR	1,920	\$275,000	\$143	06/08/07	L POTTS GROVE TWP
2330	SUNNYSLOPE DR	POTTSTOWN PA 19464-2665	SFR	1,148	\$215,000	\$187	02/10/07	L POTTS GROVE TWP
1415	SUNRISE LN	POTTSTOWN PA 19464-2550	SFR	1,153	\$147,000	\$127	06/12/07	L POTTS GROVE TWP
657	TANGLEWOOD CT	POTTSTOWN PA 19464-2733	SFR	1,710	\$224,000	\$131	05/31/07	L POTTS GROVE TWP
2594	TERRACED HILL CT	POTTSTOWN PA 19464-3146	SFR	1,498	\$166,500	\$111	10/31/07	L POTTS GROVE TWP
2618	TERRACED HILL CT	POTTSTOWN PA 19464-3147	SFR	1,418	\$181,200	\$128	03/15/07	L POTTS GROVE TWP
73	TIMBERVIEW DR	POTTSTOWN PA 19464-2166	SFR	2,876	\$347,900	\$121	04/24/07	L POTTS GROVE TWP
313	VILLAGE LN	POTTSTOWN PA 19464-3016	CONDO	1,152	\$133,000	\$115	03/27/07	L POTTS GROVE TWP
523	VILLAGE LN	SANATO GA PA 19464-3017	CONDO	1,152	\$129,900	\$113	05/07/07	L POTTS GROVE TWP
840	VILLAGE LN	POTTSTOWN PA 19464-7217	CONDO	1,152	\$110,000	\$95	02/15/07	L POTTS GROVE TWP
946	VILLAGE LN	POTTSTOWN PA 19464-3018	CONDO	1,152	\$135,000	\$117	09/27/07	L POTTS GROVE TWP

1054	VILLAGE LN	POTTSTOWN PA 19464-3018	CONDO	1,152	\$135,000	\$117	03/08/07	L POTTS GROVE TWP
1270	VILLAGE LN	SANATO GA PA 19464-3019	CONDO	1,152	\$140,000	\$122	01/31/07	L POTTS GROVE TWP
204	WALNUT RIDGE EST	POTTSTOWN PA 19464-3059	SFR	1,368	\$123,600	\$90	09/18/07	L POTTS GROVE TWP
1104	WALNUT RIDGE EST	POTTSTOWN PA 19464-3063	SFR	1,368	\$144,000	\$105	05/04/07	L POTTS GROVE TWP
1108	WALNUT RIDGE EST	POTTSTOWN PA 19464-3063	SFR	1,368	\$111,000	\$81	05/07/07	L POTTS GROVE TWP
1401	WALNUT RIDGE EST	POTTSTOWN PA 19464-3064	SFR	1,520	\$145,000	\$95	05/25/07	L POTTS GROVE TWP
1404	WALNUT RIDGE EST	POTTSTOWN PA 19464-3064	SFR	1,368	\$136,000	\$99	06/15/07	L POTTS GROVE TWP
1604	WALNUT RIDGE EST	POTTSTOWN PA 19464-3065	SFR	1,368	\$128,500	\$94	12/27/07	L POTTS GROVE TWP
1703	WALNUT RIDGE EST	POTTSTOWN PA 19464-3087	SFR	1,368	\$140,000	\$102	06/07/07	L POTTS GROVE TWP
2002	WALNUT RIDGE EST	POTTSTOWN PA 19464-3088	SFR	1,368	\$120,000	\$88	06/29/07	L POTTS GROVE TWP
2102	WALNUT RIDGE EST	POTTSTOWN PA 19464-3091	SFR	1,368	\$142,200	\$104	09/27/07	L POTTS GROVE TWP
2306	WALNUT RIDGE EST	POTTSTOWN PA 19464-3068	SFR	1,368	\$136,950	\$100	06/15/07	L POTTS GROVE TWP
2403	WALNUT RIDGE EST	POTTSTOWN PA 19464-3069	SFR	1,368	\$139,900	\$102	11/20/07	L POTTS GROVE TWP
2509	WALNUT RIDGE EST	SANATO GA PA 19464-3070	SFR	1,520	\$146,000	\$96	08/15/07	L POTTS GROVE TWP
2707	WALNUT RIDGE EST	POTTSTOWN PA 19464-3094	SFR	1,520	\$148,000	\$97	07/31/07	L POTTS GROVE TWP
3202	WALNUT RIDGE EST	POTTSTOWN PA 19464-3074	SFR	1,368	\$135,860	\$99	01/24/07	L POTTS GROVE TWP
3309	WALNUT RIDGE EST	POTTSTOWN PA 19464-3075	SFR	1,520	\$142,000	\$93	07/27/07	L POTTS GROVE TWP
3401	WALNUT RIDGE EST	POTTSTOWN PA 19464-3076	SFR	1,520	\$145,000	\$95	06/16/07	L POTTS GROVE TWP
3609	WALNUT RIDGE EST	POTTSTOWN PA 19464-3030	SFR	1,520	\$141,000	\$93	03/30/07	L POTTS GROVE TWP
3701	WALNUT RIDGE EST	POTTSTOWN PA 19464-3031	SFR	1,520	\$144,000	\$95	04/11/07	L POTTS GROVE TWP
3808	WALNUT RIDGE EST	POTTSTOWN PA 19464-3032	SFR	1,520	\$145,000	\$95	09/21/07	L POTTS GROVE TWP
3901	WALNUT RIDGE EST	SANATO GA PA 19464-3078	SFR	1,520	\$157,000	\$103	06/29/07	L POTTS GROVE TWP
3903	WALNUT RIDGE EST	POTTSTOWN PA 19464-3078	SFR	1,368	\$152,000	\$111	07/25/07	L POTTS GROVE TWP
3908	WALNUT RIDGE EST	POTTSTOWN PA 19464-3078	SFR	1,520	\$142,000	\$93	06/08/07	L POTTS GROVE TWP
4103	WALNUT RIDGE EST	SANATO GA PA 19464-3045	SFR	1,368	\$126,000	\$92	09/11/07	L POTTS GROVE TWP
4107	WALNUT RIDGE EST	POTTSTOWN PA 19464-3045	SFR	1,368	\$149,000	\$109	10/09/07	L POTTS GROVE TWP
308	WALNUT RIDGE EST L	POTTSTOWN PA 19464-3058	SFR	1,368	\$115,000	\$84	09/24/07	L POTTS GROVE TWP
1302	WALNUT RIDGE EST L	POTTSTOWN PA 19464-3084	SFR	1,368	\$132,700	\$97	06/28/07	L POTTS GROVE TWP
2424	WELSH DR	SANATO GA PA 19464-2644	SFR	2,060	\$262,000	\$127	07/23/07	L POTTS GROVE TWP
789	WENDY DR	POTTSTOWN PA 19464-2445	SFR	1,884	\$243,900	\$129	07/26/07	L POTTS GROVE TWP
723	WHITE PINE LN	POTTSTOWN PA 19464-2447	SFR	1,247	\$185,500	\$149	06/29/07	L POTTS GROVE TWP
636	WOODLAND DR	POTTSTOWN PA 19464-2833	SFR	1,056	\$208,000	\$197	08/30/07	L POTTS GROVE TWP
647	WOODLAND DR	POTTSTOWN PA 19464-2834	SFR	1,056	\$165,000	\$156	11/19/07	L POTTS GROVE TWP
1583	WOODMERE DR	POTTSTOWN PA 19464-2784	SFR	2,126	\$236,900	\$111	04/27/07	L POTTS GROVE TWP
2075	YERGER RD	POTTSTOWN PA 19464-2027	SFR	1,872	\$252,000	\$135	12/03/07	L POTTS GROVE TWP

## Appendix 2: Retail Inventory - Limerick/Lower Pottsgrove Retail Trade Area

Business Name	Number	Suite	Street	Municipality	Type of Business	Square Footage
Home Depot	295		Armand Hammer Blvd	L Pottsgrove	Home Centers	110,000
Aldi	297		Armand Hammer Blvd	L Pottsgrove	Supermarkets	14,000
A.D. Moyer True Value Hardware	300		Armand Hammer Blvd	L Pottsgrove	Hardware Stores	12,800
Getty Mart	1001		Buchert Road	L Pottsgrove	Convenience Stores	800
CVS	1833		E. High Street	L Pottsgrove	Drug Stores/Pharmacies	10,500
Buttercup Beads	2151		E. High Street	L Pottsgrove	Jewelry Stores	2,400
Sunnybrook Cleaners	2151		E. High Street	L Pottsgrove	Laundries; Dry Cleaning	1,600
Sanatoga Dry Cleaners	2174		E. High Street	L Pottsgrove	Laundries; Dry Cleaning	1,200
Sanatoga Thriftway	2190		E. High Street	L Pottsgrove	Supermarkets	30,000
Hollywood Video/Game Crazy	2190		E. High Street	L Pottsgrove	Video Stores	8,100
Ole Towne Jewelers	2190		E. High Street	L Pottsgrove	Jewelry Stores	1,200
Ink Stop	2190		E. High Street	L Pottsgrove	Office Supply/Stationers	1,200
Optima Nail Care	2190		E. High Street	L Pottsgrove	Hair Salons	1,200
Big K	2200		E. High Street	L Pottsgrove	Discount Department Stores	140,000
Rite Aid	2217		E. High Street	L Pottsgrove	Drug Stores/Pharmacies	13,800
Fancy That Beauty Shop	2360		E. High Street	L Pottsgrove	Hair Salons	800
The Silver Shoppe	2451		E. High Street	L Pottsgrove	Jewelry Stores	100
Cutillo's Restaurant	2688		E. High Street	L Pottsgrove	Full-Service Restaurants	8,400
Sanatoga Corporation	2783		E. High Street	L Pottsgrove	Household Appliances	3,600
Lorenzo's Classic Cuts	2805		E. High Street	L Pottsgrove	Hair Salons	1,000
Little Farmhouse Treasures	2813		E. High Street	L Pottsgrove	Gift, Novelty, Souvenir Stores	1,000
Sanatoga Antiques & Collectibles	2933		E. High Street	L Pottsgrove	Antique Stores	3,600
Hilltop Hamburgers	3000		E. High Street	L Pottsgrove	Limited-Service Restaurants	3,600
Turkey Hill	3051		E. High Street	L Pottsgrove	Convenience Stores	3,500
Beijing Garden	600		Heritage Drive	L Pottsgrove	Limited-Service Restaurants	1,600
Parma Pizza	600		Heritage Drive	L Pottsgrove	Limited-Service Restaurants	1,600
Cinderella Nail & Tanning Salon	600		Heritage Drive	L Pottsgrove	Hair Salons	1,600
Five Star Diner	1600		Industrial Highway	L Pottsgrove	Full-Service Restaurants	3,500
Sunoco Mini Mart	1257		N. Charlotte Street	L Pottsgrove	Convenience Stores	800
Palermo Pizza	1263		N. Charlotte Street	L Pottsgrove	Limited-Service Restaurants	3,600
Burger King	1293		N. Charlotte Street	L Pottsgrove	Limited-Service Restaurants	3,600
Redner's Warehouse Market	1300		N. Charlotte Street	L Pottsgrove	Supermarkets	43,200
CVS	1300		N. Charlotte Street	L Pottsgrove	Drug Stores/Pharmacies	9,600
Dollar General	1300		N. Charlotte Street	L Pottsgrove	Dollar Stores/Gen. Merchandise	8,000
Wine & Spirits	1300		N. Charlotte Street	L Pottsgrove	Liquor & Beer Distributors	1,600

Thrift and Home Strategies	1300		N. Charlotte Street	L Pottsgrove	Other Used Merchandise	8,000
Douglas Diamonds Jewelers	1300		N. Charlotte Street	L Pottsgrove	Jewelry Stores	1,600
Styles to Suit	1300		N. Charlotte Street	L Pottsgrove	Men's Clothing	1,600
Frank's Hardware	1300		N. Charlotte Street	L Pottsgrove	Hardware Stores	1,600
Big Daddy's Pizza	1300		N. Charlotte Street	L Pottsgrove	Limited-Service Restaurants	1,600
No. 1 Chinese	1300		N. Charlotte Street	L Pottsgrove	Limited-Service Restaurants	1,600
Pottstown Cleaners	1300		N. Charlotte Street	L Pottsgrove	Laundries; Dry Cleaning	1,600
Nails Express	1300		N. Charlotte Street	L Pottsgrove	Hair Salons	1,600
Brookside Family Restaurant	1338		N. Charlotte Street	L Pottsgrove	Full-Service Restaurants	7,500
North End Beer & Soda	1474		N. Charlotte Street	L Pottsgrove	Liquor & Beer Distributors	8,800
That's Italian Trattoria	1483		N. Charlotte Street	L Pottsgrove	Full-Service Restaurants	4,200
The Spy Place	1483		N. Charlotte Street	L Pottsgrove	Radio/TV/Electronics	1,800
Shorty's Sunflower Café	1494		N. Charlotte Street	L Pottsgrove	Limited-Service Restaurants	2,000
Foresight Optical	1494		N. Charlotte Street	L Pottsgrove	Optical Stores	1,200
Raving Image Salon	1494		N. Charlotte Street	L Pottsgrove	Hair Salons	1,000
Uncle Gene's Pizza	1192		N. Kiem Street	L Pottsgrove	Limited-Service Restaurants	900
Lara's Café	321		10th Avenue	Limerick	Limited-Service Restaurants	3,600
Edible Arrangements	325		10th Avenue	Limerick	Florists	1,500
La Bella Rosa	327		10th Avenue	Limerick	Full-Service Restaurants	1,500
Gina's Best Nails	331		10th Avenue	Limerick	Hair Salons	1,500
Veekoo Asian Cuisine	333		10th Avenue	Limerick	Limited-Service Restaurants	3,600
Outback Steakhouse	22		Anchor Parkway	Limerick	Full-Service Restaurants	6,300
Genuardi's	70		Buckwalter Road	Limerick	Supermarkets	38,000
Rite Aid	70	113	Buckwalter Road	Limerick	Drug Stores/Pharmacies	9,100
Texas Road House	70		Buckwalter Road	Limerick	Full-Service Restaurants	8,100
Chick Fila	70		Buckwalter Road	Limerick	Limited-Service Restaurants	3,600
Applebee's	70		Buckwalter Road	Limerick	Full-Service Restaurants	5,400
Limerick Carpet	70	115	Buckwalter Road	Limerick	Floor Coverings	8,400
Wendy's	70	1050	Buckwalter Road	Limerick	Limited-Service Restaurants	3,200
Hallmark	70		Buckwalter Road	Limerick	Gift, Novelty, Souvenir Stores	3,600
Moritomo Japanese Restaurant	70		Buckwalter Road	Limerick	Full-Service Restaurants	3,600
Palermo's Pizza	70		Buckwalter Road	Limerick	Limited-Service Restaurants	2,400
New Asian Bistro	70		Buckwalter Road	Limerick	Limited-Service Restaurants	2,400
Pet Valu	70	111	Buckwalter Road	Limerick	Pet Supply Stores	2,100
GNC	70	404	Buckwalter Road	Limerick	Health Food Supplements	1,200
Sprint Store	70		Buckwalter Road	Limerick	Radio/TV/Electronics	1,200
Subway	70	323	Buckwalter Road	Limerick	Limited-Service Restaurants	1,200
Goodwill Fashions	70		Buckwalter Road	Limerick	Other Used Merchandise	4,800
Eye to Eye	70	506	Buckwalter Road	Limerick	Optical Stores	1,200
Cleaners	70		Buckwalter Road	Limerick	Laundries; Dry Cleaning	1,200
Cost Cutters	70		Buckwalter Road	Limerick	Hair Salons	1,200
City Nails	70	319	Buckwalter Road	Limerick	Hair Salons	1,200

Rita's	70	Buckwalter Road	Limerick	Limited-Service Restaurants	500
Pizza Hut	1814	E. Ridge Pike	Limerick	Full-Service Restaurants	5,000
Pro Nails	1814	E. Ridge Pike	Limerick	Hair Salons	2,000
Target	1824	E. Ridge Pike	Limerick	Discount Department Stores	110,000
Giant	1824	E. Ridge Pike	Limerick	Supermarkets	60,000
A.C. Moore	1824	E. Ridge Pike	Limerick	Sewing, Needlework	20,000
Pineapple Shop	1835	E. Ridge Pike	Limerick	Other Home Furnishings	2,000
Game Stop	1836	E. Ridge Pike	Limerick	Toys & Hobbies	2,000
California Tortilla	1836	E. Ridge Pike	Limerick	Limited-Service Restaurants	3,600
Sally Beauty Supply	1836	E. Ridge Pike	Limerick	Cosmetics, Beauty Supplies, & Perfume	3,300
Quiznos Subs	1836	E. Ridge Pike	Limerick	Limited-Service Restaurants	2,000
Verizon Wireless	1836	E. Ridge Pike	Limerick	Radio/TV/Electronics	2,000
Fecera's Furniture	1840	E. Ridge Pike	Limerick	Furniture	60,000
Staples	1844	E. Ridge Pike	Limerick	Office Supply/Stationers	18,000
Ross	1844	E. Ridge Pike	Limerick	Family Clothing	18,000
Petco	1844	E. Ridge Pike	Limerick	Pet Supply Stores	10,000
Famous Footwear	1844	E. Ridge Pike	Limerick	Shoe Stores	6,000
Mattress Giant	1844	E. Ridge Pike	Limerick	Furniture	10,000
Wawa	1860	E. Ridge Pike	Limerick	Convenience Stores	4,500
CVS	5	Kugler Road	Limerick	Drug Stores/Pharmacies	9,100
Dunkin' Donuts/Baskin Robbins	7	Kugler Road	Limerick	Limited-Service Restaurants	2,100
Classic Philly Steaks & Hoagies	10	Kugler Road	Limerick	Limited-Service Restaurants	1,800
Pretty Nails	11	Kugler Road	Limerick	Hair Salons	1,600
Ming Garden	15	Kugler Road	Limerick	Limited-Service Restaurants	1,600
Bravo Pizza	21	Kugler Road	Limerick	Limited-Service Restaurants	1,600
Time 2 Party	23	Kugler Road	Limerick	Gift, Novelty, Souvenir Stores	1,600
Apple Basket	25	Kugler Road	Limerick	Gift, Novelty, Souvenir Stores	1,600
Cleaners	27	Kugler Road	Limerick	Laundries; Dry Cleaning	1,600
Corropolese Bakery & Deli	29	Kugler Road	Limerick	Bakeries	1,800
Mane Street Hair Salon	1159	Main Street	Limerick	Hair Salons	1,000
Serendipity - Linfield Deli & Pizzeria	1233	Main Street	Limerick	Limited-Service Restaurants	1,100
Sunoco Mini Mart	300	N. Lewis Road	Limerick	Convenience Stores	1,000
Wine & Spirits	301	N. Lewis Road	Limerick	Liquor & Beer Distributors	5,000
Amelia's Grocery Outlet	301	N. Lewis Road	Limerick	Supermarkets	9,000
Family Dollar	301	N. Lewis Road	Limerick	Dollar Stores/Gen. Merchandise	14,300
Dairy Queen	301	N. Lewis Road	Limerick	Limited-Service Restaurants	4,500
Chic Snyder's Restaurant/Bar	301	N. Lewis Road	Limerick	Full-Service Restaurants	6,300
Rossi's Pizza	301	N. Lewis Road	Limerick	Limited-Service Restaurants	2,700
Arina Inn	301	N. Lewis Road	Limerick	Limited-Service Restaurants	2,700
Royal Nails	301	N. Lewis Road	Limerick	Hair Salons	2,700
McDonald's	308	N. Lewis Road	Limerick	Limited-Service Restaurants	3,600

Park Towne Beverage	310	N. Lewis Road	Limerick	Liquor & Beer Distributors	9,600
Sly Fox	312	N. Lewis Road	Limerick	Full-Service Restaurants	4,000
Dollar Bargains	314	N. Lewis Road	Limerick	Dollar Stores/Gen. Merchandise	9,000
MAB Paints	316	N. Lewis Road	Limerick	Paint & Wallpaper Stores	4,000
Artemis Salon/Spa	320	N. Lewis Road	Limerick	Hair Salons	5,000
Bravo Pizza	324	N. Lewis Road	Limerick	Limited-Service Restaurants	2,500
Cleaners	326	N. Lewis Road	Limerick	Laundries; Dry Cleaning	2,500
Secrets Day Spa	328	N. Lewis Road	Limerick	Hair Salons	3,000
CVS	342	N. Lewis Road	Limerick	Drug Stores/Pharmacies	9,100
Three Peas in a Pod	442	N. Lewis Road	Limerick	Florists	1,200
Lukoil Shop	550	N. Lewis Road	Limerick	Convenience Stores	1,000
Wawa	579	N. Lewis Road	Limerick	Convenience Stores	5,400
Limerick Florist	683	N. Lewis Road	Limerick	Florists	1,200
Achin' Back Garden Center	10	Penn Road	Limerick	Nursery & Garden Centers	4,800
Wawa	934	S. Township Line Road	Limerick	Convenience Stores	4,500
Taco Bell/KFC	947	S. Township Line Road	Limerick	Limited-Service Restaurants	3,600
Velvet Touch Nails	949	S. Township Line Road	Limerick	Hair Salons	1,200
Super Cuts	953	S. Township Line Road	Limerick	Hair Salons	1,800
Blockbuster Video	955	S. Township Line Road	Limerick	Video Stores	4,500
Lakeview Cleaners	959	S. Township Line Road	Limerick	Laundries; Dry Cleaning	1,200
Giant	967	S. Township Line Road	Limerick	Supermarkets	50,000
Marshall's	979	S. Township Line Road	Limerick	Family Clothing	27,300
Kohl's	989	S. Township Line Road	Limerick	Discount Department Stores	81,000
Neiman Marcus Last Call	18	W. Lightcap Road	Limerick	Family Clothing	25,500
Gap Outlet	18	W. Lightcap Road	Limerick	Family Clothing	10,800
Nike Factory Store	18	W. Lightcap Road	Limerick	Shoe Stores	12,600
Banana Republic Factory Store	18	W. Lightcap Road	Limerick	Family Clothing	8,100
Disney Store Outlet	18	W. Lightcap Road	Limerick	Toys & Hobbies	4,500
Tommy Hilfiger	18	W. Lightcap Road	Limerick	Family Clothing	7,700
Ruby Tuesday	18	W. Lightcap Road	Limerick	Full-Service Restaurants	4,500
Ann Taylor Factory Store	18	W. Lightcap Road	Limerick	Women's Clothing	6,300
Charlotte Russe	18	W. Lightcap Road	Limerick	Women's Clothing	6,300
Brooks Brothers Factory Store	18	W. Lightcap Road	Limerick	Family Clothing	6,300
Sony	18	W. Lightcap Road	Limerick	Radio/TV/Electronics	4,500
Adidas	18	W. Lightcap Road	Limerick	Shoe Stores	7,200

Guess	18	W. Lightcap Road	Limerick	Family Clothing	4,500
Eddie Bauer	18	W. Lightcap Road	Limerick	Family Clothing	5,600
Chico's	18	W. Lightcap Road	Limerick	Family Clothing	2,250
Bass	18	W. Lightcap Road	Limerick	Shoe Stores	6,400
Reebok	18	W. Lightcap Road	Limerick	Shoe Stores	6,300
Timberland	18	W. Lightcap Road	Limerick	Shoe Stores	6,300
Calvin Klein	18	W. Lightcap Road	Limerick	Family Clothing	4,500
Lane Bryant/Petite Sophisticate Outlet	18	W. Lightcap Road	Limerick	Women's Clothing	6,300
Liz Claiborne	18	W. Lightcap Road	Limerick	Women's Clothing	4,000
DKNY Jeans	18	W. Lightcap Road	Limerick	Family Clothing	4,000
Coach	18	W. Lightcap Road	Limerick	Luggage & Leatherwork	4,200
Zales Outlet	18	W. Lightcap Road	Limerick	Jewelry Stores	1,200
Esprit	18	W. Lightcap Road	Limerick	Women's Clothing	3,600
Rue21	18	W. Lightcap Road	Limerick	Family Clothing	3,600
White House/Black Market	18	W. Lightcap Road	Limerick	Family Clothing	1,400
Levi's Outlet	18	W. Lightcap Road	Limerick	Family Clothing	2,700
The Children's Place Outlet	18	W. Lightcap Road	Limerick	Children's Clothing	4,500
Stride Rite, Keds, Sperry	18	W. Lightcap Road	Limerick	Shoe Stores	3,600
Puma	18	W. Lightcap Road	Limerick	Shoe Stores	3,500
Harry & David	18	W. Lightcap Road	Limerick	Other Specialty Foods	1,800
Izod	18	W. Lightcap Road	Limerick	Family Clothing	2,700
Movado Company Store	18	W. Lightcap Road	Limerick	Jewelry Stores	1,200
Time Factory Watch Outlet	18	W. Lightcap Road	Limerick	Jewelry Stores	1,200
KB Toy Outlet	18	W. Lightcap Road	Limerick	Toys & Hobbies	2,700
BCBG Max Azria	18	W. Lightcap Road	Limerick	Women's Clothing	2,800
Under Armour	18	W. Lightcap Road	Limerick	Family Clothing	2,800
Carter's	18	W. Lightcap Road	Limerick	Children's Clothing	3,600
OskKosh B' Gosh	18	W. Lightcap Road	Limerick	Children's Clothing	3,600
Le Gourmet Chef	18	W. Lightcap Road	Limerick	Other Home Furnishings	2,700
Pfaltzgraff	18	W. Lightcap Road	Limerick	Other Home Furnishings	2,700
Waterford Wedgewood	18	W. Lightcap Road	Limerick	Other Home Furnishings	2,700
Geoffrey Beene	18	W. Lightcap Road	Limerick	Family Clothing	2,700
Hanes Brands	18	W. Lightcap Road	Limerick	Family Clothing	2,700
J. Crew	18	W. Lightcap Road	Limerick	Family Clothing	2,700
PacSun	18	W. Lightcap Road	Limerick	Family Clothing	2,700
Zumiez	18	W. Lightcap Road	Limerick	Family Clothing	2,700
Van Heusen	18	W. Lightcap Road	Limerick	Men's Clothing	3,600
The Cosmetics Company Store	18	W. Lightcap Road	Limerick	Cosmetics, Beauty Supplies, & Perfume	1,400
Factory Brand Shoes	18	W. Lightcap Road	Limerick	Shoe Stores	3,600
Bali Outlet	18	W. Lightcap Road	Limerick	Women's Clothing	2,400

Sean John	18	W. Lightcap Road	Limerick	Family Clothing	2,400
Wilsons Leather Outlet	18	W. Lightcap Road	Limerick	Family Clothing	2,250
Oakley Vault	18	W. Lightcap Road	Limerick	Clothing Accessories	2,250
Totes/Sunglass World	18	W. Lightcap Road	Limerick	Clothing Accessories	2,250
Gymboree Outlet	18	W. Lightcap Road	Limerick	Toys & Hobbies	2,250
Aldo	18	W. Lightcap Road	Limerick	Shoe Stores	2,800
Clarks Bostonian	18	W. Lightcap Road	Limerick	Shoe Stores	2,800
Sketchers	18	W. Lightcap Road	Limerick	Shoe Stores	2,800
Fragrance Outlet	18	W. Lightcap Road	Limerick	Cosmetics, Beauty Supplies, & Perfume	1,200
Converse	18	W. Lightcap Road	Limerick	Shoe Stores	2,700
Limited Too	18	W. Lightcap Road	Limerick	Children's Clothing	2,800
Rocky Mountain Chocolate Factory	18	W. Lightcap Road	Limerick	Candy & Nuts	1,800
Ultra Diamonds	18	W. Lightcap Road	Limerick	Jewelry Stores	900
Ecko Unlimited	18	W. Lightcap Road	Limerick	Family Clothing	2,100
Jockey	18	W. Lightcap Road	Limerick	Family Clothing	2,100
Michael Kors	18	W. Lightcap Road	Limerick	Family Clothing	2,100
The Luggage Factory	18	W. Lightcap Road	Limerick	Luggage & Leatherwork	2,250
Casual Male XL	18	W. Lightcap Road	Limerick	Men's Clothing	2,700
Starbucks	18	W. Lightcap Road	Limerick	Limited-Service Restaurants	900
Kate Spade	18	W. Lightcap Road	Limerick	Clothing Accessories	1,800
Calphalon Kitchen Outlet	18	W. Lightcap Road	Limerick	Other Home Furnishings	1,800
Elie Tahari	18	W. Lightcap Road	Limerick	Women's Clothing	1,800
Jones New York	18	W. Lightcap Road	Limerick	Women's Clothing	1,800
Kasper	18	W. Lightcap Road	Limerick	Women's Clothing	1,800
Maidenform	18	W. Lightcap Road	Limerick	Women's Clothing	1,800
California Sunshine Swimwear	18	W. Lightcap Road	Limerick	Family Clothing	1,800
Perry Ellis	18	W. Lightcap Road	Limerick	Family Clothing	1,800
Anne Klein	18	W. Lightcap Road	Limerick	Women's Clothing	1,750
Hartstrings	18	W. Lightcap Road	Limerick	Children's Clothing	2,250
Crabtree & Evelyn	18	W. Lightcap Road	Limerick	Cosmetics, Beauty Supplies, & Perfume	900
Perfumania	18	W. Lightcap Road	Limerick	Cosmetics, Beauty Supplies, & Perfume	900
Samsonite Company Store	18	W. Lightcap Road	Limerick	Luggage & Leatherwork	1,800
The Uniform Outlet	18	W. Lightcap Road	Limerick	Other Clothing	2,100
Lancome	18	W. Lightcap Road	Limerick	Cosmetics, Beauty Supplies, & Perfume	800
Brown Shoe Closet	18	W. Lightcap Road	Limerick	Shoe Stores	1,800
Crocs	18	W. Lightcap Road	Limerick	Shoe Stores	1,800
Florsheim	18	W. Lightcap Road	Limerick	Shoe Stores	1,800
Johnston & Murphy	18	W. Lightcap Road	Limerick	Shoe Stores	1,800
Merrell	18	W. Lightcap Road	Limerick	Shoe Stores	1,800

Naturalizer	18	W. Lightcap Road	Limerick	Shoe Stores	1,800
Nine West	18	W. Lightcap Road	Limerick	Shoe Stores	1,800
Robert Wayne Footwear	18	W. Lightcap Road	Limerick	Shoe Stores	1,800
Easy Spirit	18	W. Lightcap Road	Limerick	Shoe Stores	1,750
Miss Sixty/Energie	18	W. Lightcap Road	Limerick	Women's Clothing	1,400
Yankee Candle	18	W. Lightcap Road	Limerick	Gift, Novelty, Souvenir Stores	1,200
Auntie Anne's Soft Pretzels	18	W. Lightcap Road	Limerick	Limited-Service Restaurants	800
Le Creuset	18	W. Lightcap Road	Limerick	Other Home Furnishings	1,200
Lindt Chocolate	18	W. Lightcap Road	Limerick	Candy & Nuts	900
Aerosoles	18	W. Lightcap Road	Limerick	Shoe Stores	1,200
Gold Toe	18	W. Lightcap Road	Limerick	Clothing Accessories	900
Sunglass Hut	18	W. Lightcap Road	Limerick	Clothing Accessories	900
Claire's Accessories	18	W. Lightcap Road	Limerick	Clothing Accessories	1,400
Arthur Treacher's Fish & Chips	18	W. Lightcap Road	Limerick	Limited-Service Restaurants	400
Asian Chao	18	W. Lightcap Road	Limerick	Limited-Service Restaurants	400
Bananas	18	W. Lightcap Road	Limerick	Limited-Service Restaurants	400
Green Leaf's	18	W. Lightcap Road	Limerick	Limited-Service Restaurants	400
Haagen Dazs	18	W. Lightcap Road	Limerick	Limited-Service Restaurants	400
Nathan's Famous	18	W. Lightcap Road	Limerick	Limited-Service Restaurants	400
South Philly Steak & Fries	18	W. Lightcap Road	Limerick	Limited-Service Restaurants	400
Villa Fresh Italian Kitchen	18	W. Lightcap Road	Limerick	Limited-Service Restaurants	400
Lids for Less	18	W. Lightcap Road	Limerick	Clothing Accessories	800
Dairy Queen/Orange Julius	18	W. Lightcap Road	Limerick	Limited-Service Restaurants	400
Sunglass Icon	18	W. Lightcap Road	Limerick	Clothing Accessories	600
Rite Aid	1	W. Ridge Pike	Limerick	Drug Stores/Pharmacies	8,000
Cinnabon/Carvel	7	W. Ridge Pike	Limerick	Limited-Service Restaurants	2,400
Bravo Pizza	9	W. Ridge Pike	Limerick	Limited-Service Restaurants	1,200
AT&T Cellular Concepts	13	W. Ridge Pike	Limerick	Radio/TV/Electronics	1,200
China Garden	15	W. Ridge Pike	Limerick	Limited-Service Restaurants	1,200
Limerick Crossing Cleaners	19	W. Ridge Pike	Limerick	Laundries; Dry Cleaning	1,200
Hair Cuttery	21	W. Ridge Pike	Limerick	Hair Salons	1,200
Valero Gas Station Shop	22	W. Ridge Pike	Limerick	Convenience Stores	800
Sleepy's	27	W. Ridge Pike	Limerick	Furniture	2,400
Acme Market	31	W. Ridge Pike	Limerick	Supermarkets	54,000
Amat Pizza	70	W. Ridge Pike	Limerick	Limited-Service Restaurants	1,200
Majestic Flooring	84	W. Ridge Pike	Limerick	Floor Coverings	3,600
Epps Beverage	85	W. Ridge Pike	Limerick	Liquor & Beer Distributors	5,400
Salon/Day Spa	95	W. Ridge Pike	Limerick	Hair Salons	1,200
Vince & Tony's	112	W. Ridge Pike	Limerick	Limited-Service Restaurants	2,500
Wholesale Produce	120	W. Ridge Pike	Limerick	Fruits and Vegetables	3,000
Dutch Oven Bakery	123	W. Ridge Pike	Limerick	Bakeries	2,700
Focus Cleaners	196	W. Ridge Pike	Limerick	Laundries; Dry Cleaning	2,400

Eden Nails	196	W. Ridge Pike	Limerick	Hair Salons	1,200
Toscanini Pizzeria	198	W. Ridge Pike	Limerick	Limited-Service Restaurants	1,200
Chili Hot Dog Café	200	W. Ridge Pike	Limerick	Limited-Service Restaurants	1,200
Limerick Beverage	202	W. Ridge Pike	Limerick	Liquor & Beer Distributors	2,400
Wine & Spirits	204	W. Ridge Pike	Limerick	Liquor & Beer Distributors	4,800
Sunshine Café	207	W. Ridge Pike	Limerick	Limited-Service Restaurants	1,200
Dollar Market	208	W. Ridge Pike	Limerick	Dollar Stores/Gen. Merchandise	1,200
Tang Garden	210	W. Ridge Pike	Limerick	Limited-Service Restaurants	1,200
Thai Spice	212	W. Ridge Pike	Limerick	Limited-Service Restaurants	2,400
Evolve Salon	214	W. Ridge Pike	Limerick	Hair Salons	3,600
Bruster's Ice Cream	241	W. Ridge Pike	Limerick	Limited-Service Restaurants	1,200
Sonny's Italian Deli	250	W. Ridge Pike	Limerick	Limited-Service Restaurants	1,000
Erin's Salon	250	W. Ridge Pike	Limerick	Hair Salons	800
Peter Lumber Company	270	W. Ridge Pike	Limerick	Retail Lumber Yards	9,800
Java's Brewin'	296	W. Ridge Pike	Limerick	Limited-Service Restaurants	1,500
Sprint/Nextel	300	W. Ridge Pike	Limerick	Radio/TV/Electronics	900
Party Magic Plus	308	W. Ridge Pike	Limerick	Gift, Novelty, Souvenir Stores	1,000
Just Cross Stitch	308	W. Ridge Pike	Limerick	Sewing, Needlework	800
Casa Bella Designs	316	W. Ridge Pike	Limerick	Women's Clothing	1,000
Limerick Diner	411	W. Ridge Pike	Limerick	Full-Service Restaurants	9,000
Sunoco Mini Mart	414	W. Ridge Pike	Limerick	Convenience Stores	1,000
Rite Aid	447	W. Ridge Pike	Limerick	Drug Stores/Pharmacies	12,100
Wawa	455	W. Ridge Pike	Limerick	Convenience Stores	4,500
Casual Gourmet Restaurant/Catering	475	W. Ridge Pike	Limerick	Full-Service Restaurants	3,600
Dylan's Pub at Lakeside Inn	594	W. Ridge Pike	Limerick	Full-Service Restaurants	3,000
Gwendolynn's Salon and Spa	628	W. Ridge Pike	Limerick	Hair Salons	2,000
Alley Gators Sports Bar	653	W. Ridge Pike	Limerick	Bars and Lounges	3,000
Limerick Country Deli	708	W. Ridge Pike	Limerick	Limited-Service Restaurants	3,600
Towne & Country Garden Center	712	W. Ridge Pike	Limerick	Nursery & Garden Centers	6,000
Limerick Furniture	3208	W. Ridge Pike	Limerick	Furniture	3,300
Moore's Furniture	3291	W. Ridge Pike	Limerick	Furniture	4,500
Limerick Inn	3347	W. Ridge Pike	Limerick	Full-Service Restaurants	4,000

**Table 9**  
**Estimated Retail Store Performance**  
**Limerick/Lower Pottsgrove Area Retailers - 2008**

RETAIL CATEGORY	No. of Stores	S.F. GLA	Retail Sales (\$1000)	Sales /SF	Pct. of Stores	Pct. of GLA	Pct. of Sales
<b>TOTAL</b>	306	1,804,200	\$613,920	\$340	100.00	100.00	100.00
<b>COMMUNITY-SERVING GOODS &amp; SERVICES</b>	162	711,400	\$292,164	\$411	52.94	39.43	47.59
Supermarkets, Grocery Stores	8	298,200	\$130,770	\$439	2.61	16.53	21.30
Convenience Stores	11	27,800	\$15,462	\$556	3.59	1.54	2.52
Meat Stores							
Fish Stores							
Fruit & Vegetables	1	3,000	*	*	0.33	0.17	*
Bakeries	2	4,500	\$1,125	\$250	0.65	0.25	0.18
Candy & Nuts	2	2,700	\$1,215	\$450	0.65	0.15	0.20
Other Speciality Foods	1	1,800	*	*	0.33	0.10	*
Liquor & Beer Distributors	7	37,600	\$17,440	\$464	2.29	2.08	2.84
Drug Stores/Pharmacies	8	81,300	\$53,000	\$652	2.61	4.51	8.63
Cosmetics, Beauty Supplies, & Perfume	6	8,500	\$4,564	\$537	1.96	0.47	0.74
Health Food Supplements	1	1,200	*	*	0.33	0.07	*
Limited-Service Restaurants	55	102,300	\$35,610	\$348	17.97	5.67	5.80
Bars and Lounges	1	3,000	*	*	0.33	0.17	*
Dollar Stores & Other General Merchandise Stores	4	32,500	\$5,363	\$165	1.31	1.80	0.87
Jewelry Stores	8	9,800	\$6,410	\$654	2.61	0.54	1.04
Optical Stores	2	2,400	\$672	\$280	0.65	0.13	0.11
Newsstands							
Video Stores	2	12,600	\$2,232	\$177	0.65	0.70	0.36
Gift, Novelty, Souvenir Stores	6	10,000	\$2,890	\$289	1.96	0.55	0.47
Hardware Stores	2	14,400	\$3,488	\$242	0.65	0.80	0.57
Florists	3	3,900	\$1,092	\$280	0.98	0.22	0.18
Hair Salons	23	39,400	\$5,306	\$135	7.52	2.18	0.86
Laundries; Dry Cleaning	9	14,500	\$2,465	\$170	2.94	0.80	0.40
<b>FULL-SERVICE RESTAURANTS</b>	17	87,900	\$27,353	\$311	5.56	4.87	4.46
<b>DEPARTMENT STORES</b>	3	331,000	\$83,710	\$253	0.98	18.35	13.64
Full-Service Department Stores							
Discount Department Stores	3	331,000	\$83,710	\$253	0.98	18.35	13.64
Warehouse Clubs							
<b>APPAREL</b>	83	330,500	\$114,893	\$348	27.12	18.32	18.71
Men's Clothing	3	7,900	\$2,212	\$280	0.98	0.44	0.36
Women's Clothing	14	43,100	\$15,419	\$358	4.58	2.39	2.51
Children's Clothing	5	16,700	\$4,858	\$291	1.63	0.93	0.79
Family Clothing	29	165,800	\$61,836	\$373	9.48	9.19	10.07
Clothing Accesories	8	10,900	\$4,136	\$379	2.61	0.60	0.67
Other Clothing	1	2,100	*	*	0.33	0.12	*
Shoe Stores	23	84,000	\$25,844	\$308	7.52	4.66	4.21
<b>HOME FURNISHINGS &amp; IMPROVEMENT</b>	26	258,700	\$71,604	\$277	8.50	14.34	11.66
Furniture	5	80,200	\$8,694	\$108	1.63	4.45	1.42
Floor Coverings	2	12,000	\$2,880	\$240	0.65	0.67	0.47
Window Treatments							
Other Home Furnishings	6	13,100	\$4,778	\$365	1.96	0.73	0.78
Household Appliances	1	3,600	*	*	0.33	0.20	*
Radio/TV/Electronics	6	11,600	\$4,810	\$415	1.96	0.64	0.78
Home Centers	1	110,000	*	*	0.33	6.10	*
Paint & Wallpaper Stores	1	4,000	*	*	0.33	0.22	*
Retail Lumber Yards	1	9,800	*	*	0.33	0.54	*
Nursery & Garden Centers	2	10,800	\$2,592	\$240	0.65	0.60	0.42
Antique Stores	1	3,600	*	*	0.33	0.20	*
<b>OTHER SPECIALTY GOODS</b>	11	59,800	\$19,784	\$331	3.59	3.31	3.22
Luggage & Leatherwork	3	8,300	\$2,888	\$348	0.98	0.46	0.47
Computer & Software Stores							
Camera, Photo Supply							
General-Line Sporting Goods							
Specialty Sporting Goods							
Toys & Hobbies	4	11,500	\$7,180	\$624	1.31	0.64	1.17
Sewing, Needlework	2	20,800	\$3,800	\$183	0.65	1.15	0.62
Music Stores							
Book Stores							
Record/CD/Tape Stores							
Office Supply/Stationers	2	19,200	\$5,916	\$308	0.65	1.06	0.96
Art Dealers							
Collectors' Items & Supplies							
<b>OTHER RETAIL STORES</b>	4	24,900	\$4,412	\$177	1.31	1.38	0.72
Auto Parts & Accessories Stores							
Pet Supply Stores	2	12,100	\$3,388	\$280	0.65	0.67	0.55
Tobacco Stores							
Other Health & Personal Care							
Other Used Merchandise	2	12,800	\$1,024	\$80	0.65	0.71	0.17
Other Miscellaneous Retail Stores							

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\* Data Suppressed

**Table 12**  
**Estimated Retail Store Purchases**  
**Limerick/Lower Pottsgrove Area - 2008-2015 (2008 Dollars)**

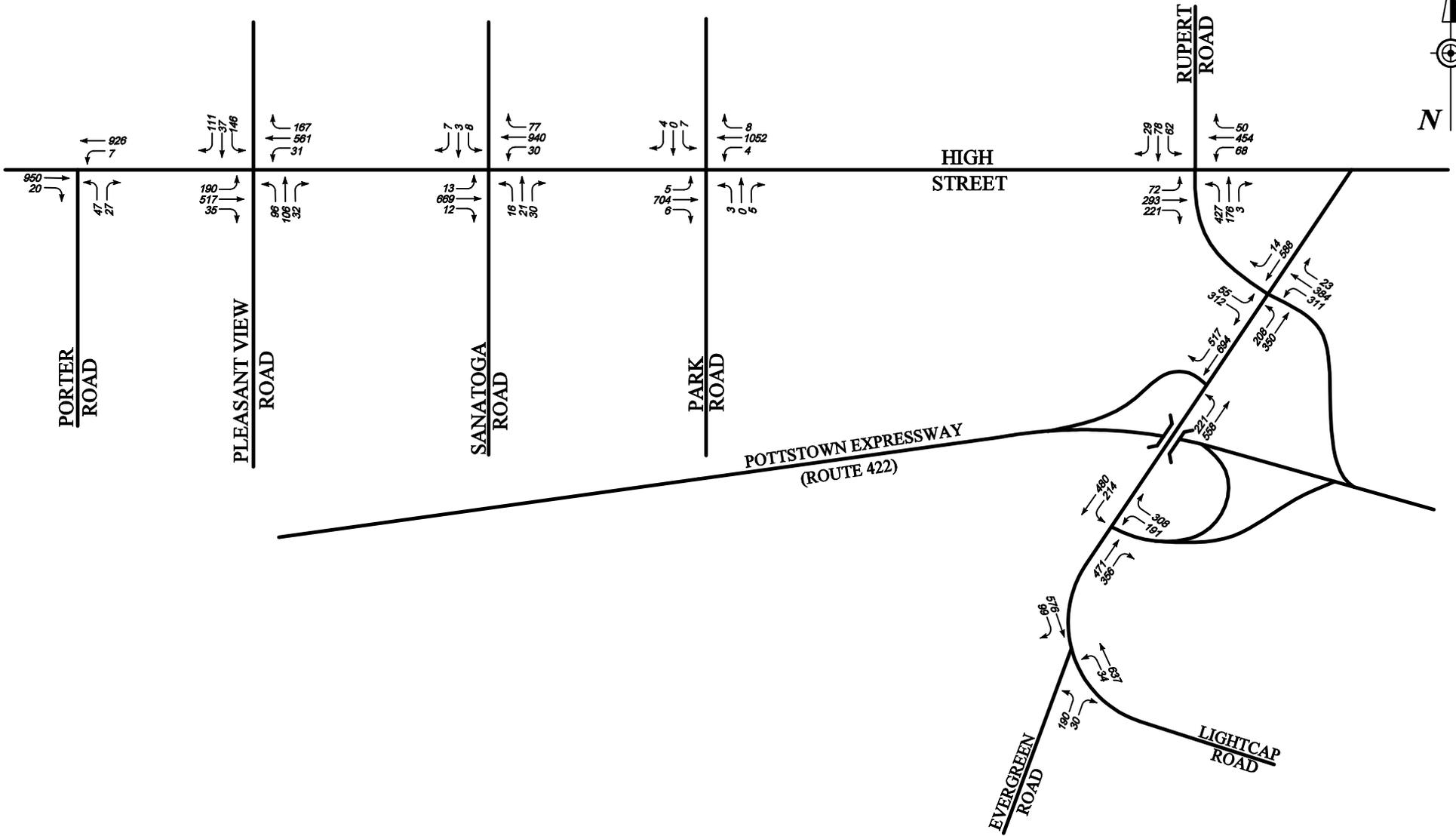
	2008 Purchases By 2000 Population Base	2008 Purchases Estimated Total	2010 Purchases Estimated Total	2015 Purchases Estimated Total
<b>TOTAL POPULATION</b>	<b>24,756</b>	<b>30,145</b>	<b>30,662</b>	<b>33,896</b>
<b>TOTAL INCOME (\$000)</b>	<b>\$804,868</b>	<b>\$980,072</b>	<b>\$996,895</b>	<b>\$1,102,035</b>
<b>TOTAL RETAIL PURCHASES (\$000)</b>	<b>\$350,612</b>	<b>\$426,933</b>	<b>\$434,262</b>	<b>\$480,062</b>
<b>COMMUNITY-SERVING GOODS &amp; SERVICES</b>	<b>\$140,066</b>	<b>\$170,556</b>	<b>\$173,483</b>	<b>\$191,780</b>
Supermarkets, Grocery Stores	\$39,760	\$48,415	\$49,246	\$54,440
Convenience Stores	\$7,234	\$8,809	\$8,960	\$9,905
Meat Stores	\$492	\$599	\$609	\$673
Fish Stores	\$117	\$143	\$145	\$161
Fruit & Vegetables	\$238	\$290	\$295	\$326
Bakeries	\$101	\$123	\$125	\$138
Candy & Nuts	\$139	\$169	\$172	\$190
Other Speciality Foods	\$138	\$168	\$171	\$189
Liquor & Beer Distributors	\$2,567	\$3,125	\$3,179	\$3,514
Drug Stores/Pharmacies	\$36,348	\$44,260	\$45,020	\$49,768
Cosmetics, Beauty Supplies, & Perfume	\$1,629	\$1,983	\$2,017	\$2,230
Health Food Supplements	\$1,286	\$1,566	\$1,593	\$1,761
Limited-Service Restaurants	\$19,433	\$23,663	\$24,069	\$26,607
Bars and Lounges	\$2,217	\$2,699	\$2,746	\$3,035
Dollar Stores & Other General Merchandise Stores	\$3,348	\$4,077	\$4,147	\$4,584
Jewelry Stores	\$6,822	\$8,307	\$8,449	\$9,340
Optical Stores	\$2,370	\$2,886	\$2,936	\$3,245
Newsstands	\$315	\$383	\$390	\$431
Video Stores	\$249	\$304	\$309	\$342
Gift, Novelty, Souvenir Stores	\$5,342	\$6,505	\$6,617	\$7,315
Hardware Stores	\$5,014	\$6,105	\$6,210	\$6,865
Florists	\$2,416	\$2,942	\$2,992	\$3,308
Hair Salons	\$1,364	\$1,661	\$1,690	\$1,868
Laundries; Dry Cleaning	\$1,128	\$1,373	\$1,396	\$1,544
<b>FULL-SERVICE RESTAURANTS</b>	<b>\$20,273</b>	<b>\$24,686</b>	<b>\$25,110</b>	<b>\$27,758</b>
<b>DEPARTMENT STORES</b>	<b>\$35,961</b>	<b>\$43,789</b>	<b>\$44,541</b>	<b>\$49,239</b>
Full-Service Department Stores	\$11,195	\$13,632	\$13,866	\$15,328
Discount Department Stores	\$15,115	\$18,405	\$18,721	\$20,696
Warehouse Clubs	\$9,651	\$11,752	\$11,954	\$13,215
<b>APPAREL</b>	<b>\$42,919</b>	<b>\$52,261</b>	<b>\$53,158</b>	<b>\$58,765</b>
Men's Clothing	\$3,635	\$4,427	\$4,503	\$4,978
Women's Clothing	\$10,045	\$12,232	\$12,442	\$13,754
Children's Clothing	\$1,709	\$2,081	\$2,117	\$2,340
Family Clothing	\$16,508	\$20,102	\$20,447	\$22,603
Clothing Accessories	\$786	\$957	\$973	\$1,076
Other Clothing	\$2,664	\$3,244	\$3,300	\$3,648
Shoe Stores	\$7,571	\$9,219	\$9,377	\$10,366
<b>HOME FURNISHINGS &amp; IMPROVEMENT</b>	<b>\$57,209</b>	<b>\$69,662</b>	<b>\$70,858</b>	<b>\$78,331</b>
Furniture	\$6,162	\$7,504	\$7,632	\$8,437
Floor Coverings	\$2,478	\$3,017	\$3,069	\$3,392
Window Treatments	\$138	\$168	\$170	\$188
Other Home Furnishings	\$2,006	\$2,442	\$2,484	\$2,746
Household Appliances	\$1,517	\$1,847	\$1,878	\$2,077
Radio/TV/Electronics	\$4,839	\$5,892	\$5,993	\$6,625
Home Centers	\$19,026	\$23,168	\$23,565	\$26,051
Paint & Wallpaper Stores	\$2,927	\$3,564	\$3,626	\$4,008
Retail Lumber Yards	\$15,421	\$18,778	\$19,100	\$21,115
Nursery & Garden Centers	\$1,998	\$2,433	\$2,474	\$2,735
Antique Stores	\$698	\$850	\$865	\$956
<b>OTHER SPECIALTY GOODS</b>	<b>\$34,623</b>	<b>\$42,160</b>	<b>\$42,884</b>	<b>\$47,406</b>
Luggage & Leatherwork	\$525	\$639	\$650	\$719
Computer & Software Stores	\$3,619	\$4,407	\$4,482	\$4,955
Camera, Photo Supply	\$339	\$412	\$420	\$464
General-Line Sporting Goods	\$3,432	\$4,179	\$4,250	\$4,699
Specialty Sporting Goods	\$3,955	\$4,816	\$4,899	\$5,415
Toys & Hobbies	\$5,302	\$6,457	\$6,567	\$7,260
Sewing, Needlework	\$1,173	\$1,428	\$1,453	\$1,606
Music Stores	\$1,401	\$1,706	\$1,735	\$1,918
Book Stores	\$4,560	\$5,553	\$5,649	\$6,244
Record/CD/Tape Stores	\$2,465	\$3,002	\$3,054	\$3,376
Office Supply/Stationers	\$6,293	\$7,663	\$7,794	\$8,616
Art Dealers	\$1,106	\$1,347	\$1,370	\$1,514
Collectors' Items & Supplies	\$453	\$552	\$561	\$620
<b>OTHER RETAIL STORES</b>	<b>\$19,561</b>	<b>\$23,820</b>	<b>\$24,228</b>	<b>\$26,784</b>
Auto Parts & Accessories Stores	\$10,260	\$12,494	\$12,708	\$14,049
Pet Supply Stores	\$2,024	\$2,465	\$2,507	\$2,772
Tobacco Stores	\$1,131	\$1,377	\$1,400	\$1,548
Other Health & Personal Care	\$1,743	\$2,123	\$2,159	\$2,387
Other Used Merchandise	\$1,529	\$1,862	\$1,894	\$2,094
Other Miscellaneous Retail Stores	\$2,874	\$3,500	\$3,560	\$3,935

**Table 13**  
**Estimated Retail Sales Capture**  
**Limerick/Lower Pottsgrove Area - 2008-2015**

RETAIL CATEGORY	Sanatoga Area Retailers Sales as Percentage of Estimated 2008 Resident Purchases	Sanatoga Area Retailers Sales as Percentage of Estimated 2015 Resident Purchases
<b>TOTAL</b>	144%	128%
<b>COMMUNITY-SERVING GOODS &amp; SERVICES</b>	171%	152%
Supermarkets, Grocery Stores	270%	240%
Convenience Stores	176%	156%
Meat Stores	0%	0%
Fish Stores	0%	0%
Fruit & Vegetables	More than 100%	More than 100%
Bakeries	917%	816%
Candy & Nuts	718%	639%
Other Speciality Foods	More than 100%	More than 100%
Liquor & Beer Distributors	558%	496%
Drug Stores/Pharmacies	120%	106%
Cosmetics, Beauty Supplies, & Perfume	230%	205%
Health Food Supplements	Between 25% and 50%	Between 25% and 50%
Limited-Service Restaurants	150%	134%
Bars and Lounges	Between 25% and 50%	Between 25% and 50%
Dollar Stores & Other General Merchandise Stores	132%	117%
Jewelry Stores	77%	69%
Optical Stores	23%	21%
Newsstands	0%	0%
Video Stores	735%	653%
Gift, Novelty, Souvenir Stores	44%	40%
Hardware Stores	57%	51%
Florists	37%	33%
Hair Salons	319%	284%
Laundries; Dry Cleaning	180%	160%
<b>FULL-SERVICE RESTAURANTS</b>	111%	99%
<b>DEPARTMENT STORES</b>	191%	170%
Full-Service Department Stores	0%	0%
Discount Department Stores	455%	404%
Warehouse Clubs	0%	0%
<b>APPAREL</b>	220%	196%
Men's Clothing	50%	44%
Women's Clothing	126%	112%
Children's Clothing	233%	208%
Family Clothing	308%	274%
Clothing Accessories	432%	384%
Other Clothing	Between 10% and 25%	Between 10% and 25%
Shoe Stores	280%	249%
<b>HOME FURNISHINGS &amp; IMPROVEMENT</b>	103%	91%
Furniture	116%	103%
Floor Coverings	95%	85%
Window Treatments	0%	0%
Other Home Furnishings	196%	174%
Household Appliances	Between 50% and 100%	Between 25% and 50%
Radio/TV/Electronics	82%	73%
Home Centers	More than 100%	More than 100%
Paint & Wallpaper Stores	Between 25% and 50%	Between 25% and 50%
Retail Lumber Yards	Between 10% and 25%	Less than 10%
Nursery & Garden Centers	107%	95%
Antique Stores	Between 50% and 100%	Between 50% and 100%
<b>OTHER SPECIALTY GOODS</b>	47%	42%
Luggage & Leatherwork	452%	402%
Computer & Software Stores	0%	0%
Camera, Photo Supply	0%	0%
General-Line Sporting Goods	0%	0%
Specialty Sporting Goods	0%	0%
Toys & Hobbies	111%	99%
Sewing, Needlework	266%	237%
Music Stores	0%	0%
Book Stores	0%	0%
Record/CD/Tape Stores	0%	0%
Office Supply/Stationers	77%	69%
Art Dealers	0%	0%
Collectors' Items & Supplies	0%	0%
<b>OTHER RETAIL STORES</b>	19%	16%
Auto Parts & Accessories Stores	0%	0%
Pet Supply Stores	137%	122%
Tobacco Stores	0%	0%
Other Health & Personal Care	0%	0%
Other Used Merchandise	55%	49%
Other Miscellaneous Retail Stores	0%	0%

**Table 14**  
**Future Retail Development Opportunities**  
**Limerick/Lower Pottsgrove Area - 2015**

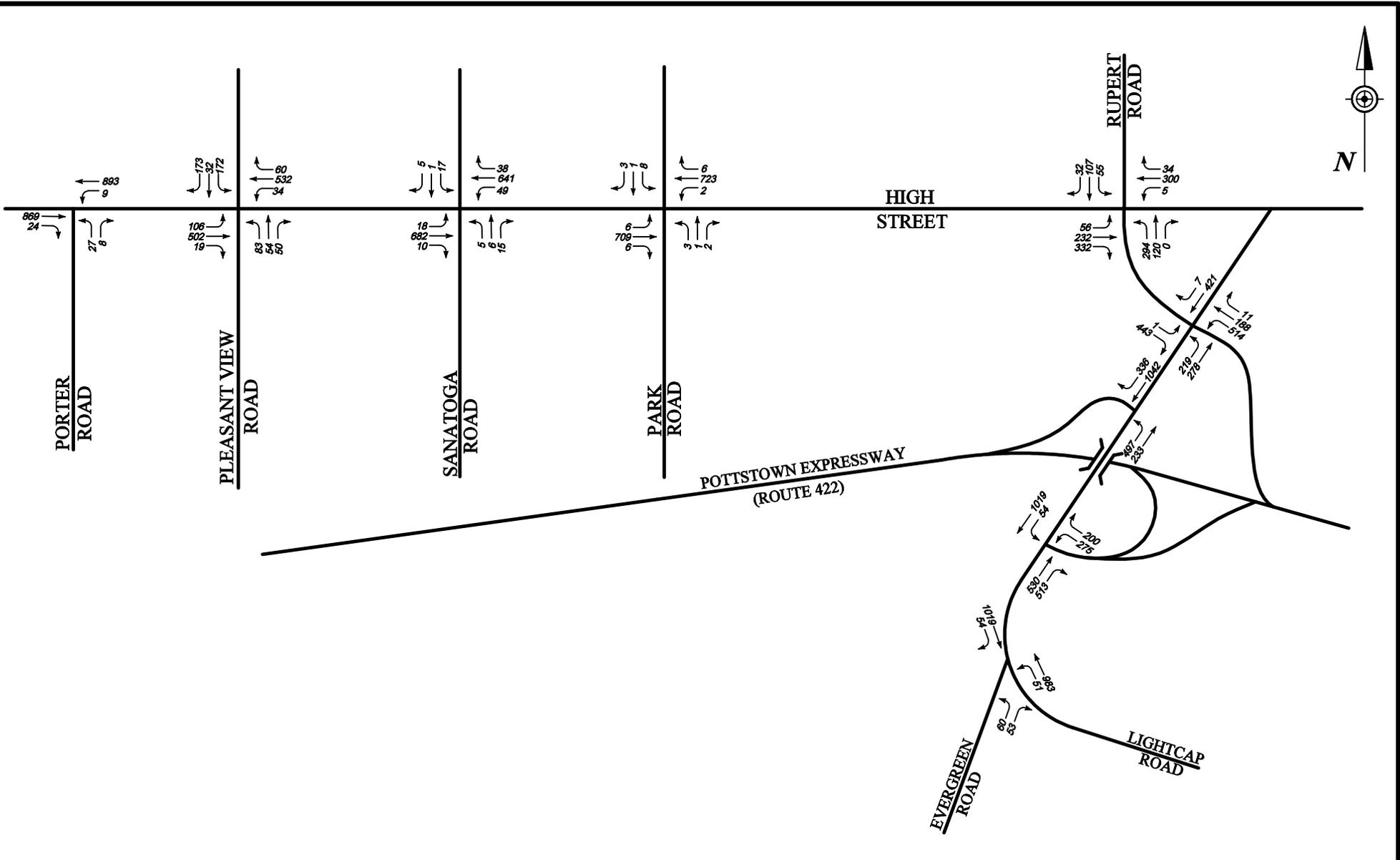
RETAIL CATEGORY	Available Sales Potential In Trade Area--2008 (\$000)	Available Sales Potential In Trade Area--2010 (\$000)	Available Sales Potential In Trade Area--2015 (\$000)	Store Development Potential--2015 (in SF)
<b>TOTAL</b>	(\$186,987)	(\$179,658)	(\$133,858)	399,000
<b>COMMUNITY-SERVING GOODS &amp; SERVICES</b>	(\$121,608)	(\$118,681)	(\$100,384)	70,000
Supermarkets, Grocery Stores	(\$82,355)	(\$81,524)	(\$76,330)	
Convenience Stores	(\$6,653)	(\$6,502)	(\$5,557)	
Meat Stores	\$599	\$609	\$673	
Fish Stores	\$143	\$145	\$161	
Fruit & Vegetables	(\$460)	(\$455)	(\$424)	
Bakeries	(\$1,002)	(\$1,000)	(\$987)	
Candy & Nuts	(\$1,046)	(\$1,043)	(\$1,025)	
Other Speciality Foods	(\$912)	(\$909)	(\$891)	
Liquor & Beer Distributors	(\$14,315)	(\$14,261)	(\$13,926)	
Drug Stores/Pharmacies	(\$8,740)	(\$7,980)	(\$3,232)	
Cosmetics, Beauty Supplies, & Perfume	(\$2,581)	(\$2,547)	(\$2,334)	
Health Food Supplements	\$1,086	\$1,113	\$1,281	4,000
Limited-Service Restaurants	(\$11,947)	(\$11,541)	(\$9,003)	
Bars and Lounges	\$1,949	\$1,996	\$2,285	11,000
Dollar Stores & Other General Merchandise Stores	(\$1,286)	(\$1,216)	(\$779)	
Jewelry Stores	\$1,897	\$2,039	\$2,930	8,000
Optical Stores	\$2,214	\$2,264	\$2,573	9,000
Newsstands	\$383	\$390	\$431	1,000
Video Stores	(\$1,928)	(\$1,923)	(\$1,890)	
Gift, Novelty, Souvenir Stores	\$3,615	\$3,727	\$4,425	16,000
Hardware Stores	\$2,617	\$2,722	\$3,377	13,000
Florists	\$1,850	\$1,900	\$2,216	8,000
Hair Salons	(\$3,645)	(\$3,616)	(\$3,438)	
Laundries; Dry Cleaning	(\$1,092)	(\$1,069)	(\$921)	
<b>FULL-SERVICE RESTAURANTS</b>	(\$2,667)	(\$2,243)	\$405	1,000
<b>DEPARTMENT STORES</b>	(\$39,921)	(\$39,169)	(\$34,471)	
Full-Service Department Stores	\$13,632	\$13,866	\$15,328	
Discount Department Stores	(\$65,305)	(\$64,989)	(\$63,014)	
Warehouse Clubs	\$11,752	\$11,954	\$13,215	
<b>APPAREL</b>	(\$62,632)	(\$61,735)	(\$56,128)	20,000
Men's Clothing	\$2,215	\$2,291	\$2,766	9,000
Women's Clothing	(\$3,187)	(\$2,977)	(\$1,665)	
Children's Clothing	(\$2,777)	(\$2,741)	(\$2,518)	
Family Clothing	(\$41,734)	(\$41,389)	(\$39,233)	
Clothing Accessories	(\$3,179)	(\$3,163)	(\$3,060)	
Other Clothing	\$2,656	\$2,712	\$3,060	11,000
Shoe Stores	(\$16,625)	(\$16,467)	(\$15,478)	
<b>HOME FURNISHINGS &amp; IMPROVEMENT</b>	(\$1,942)	(\$746)	\$6,727	117,000
Furniture	(\$1,190)	(\$1,062)	(\$257)	
Floor Coverings	\$137	\$189	\$512	2,000
Window Treatments	\$168	\$170	\$188	1,000
Other Home Furnishings	(\$2,336)	(\$2,294)	(\$2,032)	
Household Appliances	\$839	\$870	\$1,069	
Radio/TV/Electronics	\$1,082	\$1,183	\$1,815	5,000
Home Centers	(\$19,732)	(\$19,335)	(\$16,849)	
Paint & Wallpaper Stores	\$2,204	\$2,266	\$2,648	8,000
Retail Lumber Yards	\$16,916	\$17,238	\$19,253	100,000
Nursery & Garden Centers	(\$159)	(\$118)	\$143	
Antique Stores	\$130	\$145	\$236	1,000
<b>OTHER SPECIALTY GOODS</b>	\$22,376	\$23,100	\$27,622	110,000
Luggage & Leatherwork	(\$2,249)	(\$2,238)	(\$2,169)	
Computer & Software Stores	\$4,407	\$4,482	\$4,955	14,000
Camera, Photo Supply	\$412	\$420	\$464	1,000
General-Line Sporting Goods	\$4,179	\$4,250	\$4,699	15,000
Specialty Sporting Goods	\$4,816	\$4,899	\$5,415	16,000
Toys & Hobbies	(\$723)	(\$613)	\$80	
Sewing, Needlework	(\$2,372)	(\$2,347)	(\$2,194)	
Music Stores	\$1,706	\$1,735	\$1,918	7,000
Book Stores	\$5,553	\$5,649	\$6,244	26,000
Record/CD/Tape Stores	\$3,002	\$3,054	\$3,376	12,000
Office Supply/Stationers	\$1,747	\$1,878	\$2,700	10,000
Art Dealers	\$1,347	\$1,370	\$1,514	6,000
Collectors' Items & Supplies	\$552	\$561	\$620	3,000
<b>OTHER RETAIL STORES</b>	\$19,408	\$19,816	\$22,372	81,000
Auto Parts & Accessories Stores	\$12,494	\$12,708	\$14,049	54,000
Pet Supply Stores	(\$923)	(\$881)	(\$616)	
Tobacco Stores	\$1,377	\$1,400	\$1,548	4,000
Other Health & Personal Care	\$2,123	\$2,159	\$2,387	9,000
Other Used Merchandise	\$838	\$870	\$1,070	
Other Miscellaneous Retail Stores	\$3,500	\$3,560	\$3,935	14,000



SCHEMATIC - NOT TO SCALE

**TRAFFIC PLANNING & DESIGN, INC.**  
 POTTSTOWN  
 (610)326-3100  
 LEHIGH VALLEY      HARRISBURG      SOUTH JERSEY  
 (610)623-4242      (717)234-1430      (856)966-4242  
 WWW.TRAFFICPD.COM

**FIGURE 1**  
 EXISTING P.M. PEAK HOUR  
 TRAFFIC VOLUMES



SCHEMATIC - NOT TO SCALE

**TRAFFIC PLANNING & DESIGN, INC.**

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 (610)326-3100

LEHIGH VALLEY  
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 (717)234-1430

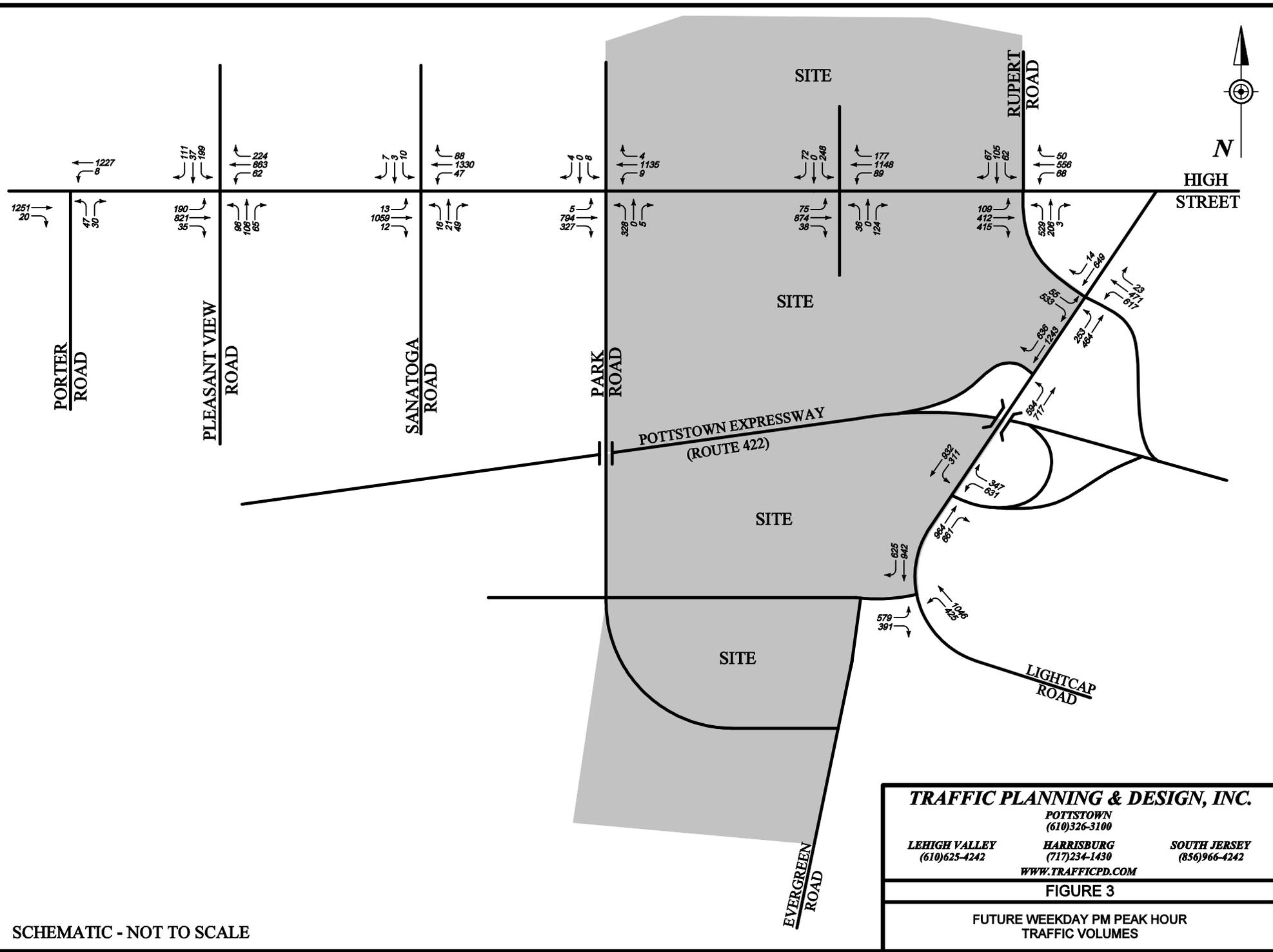
SOUTH JERSEY  
 (856)966-4242

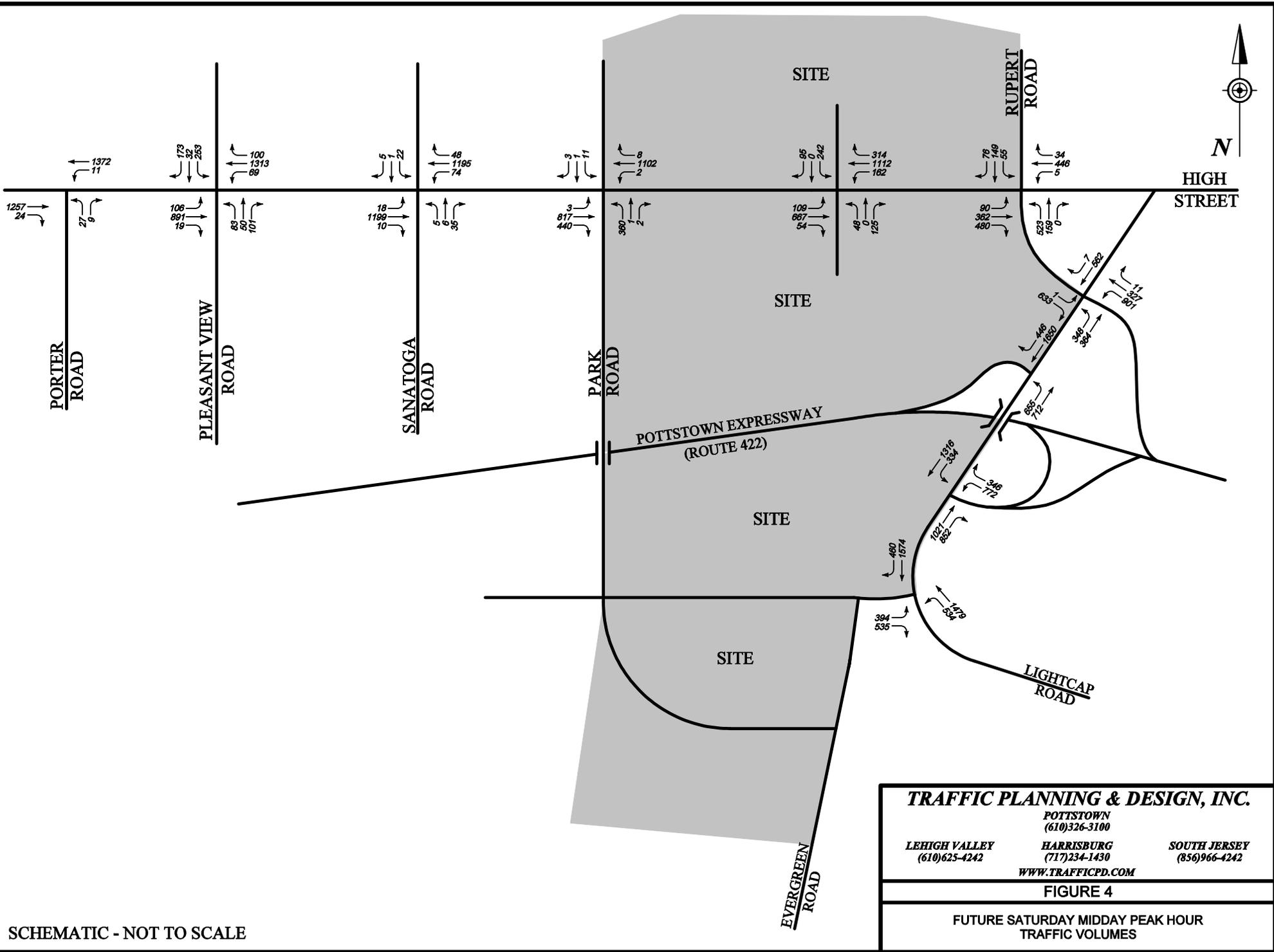
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**FIGURE 2**

EXISTING SATURDAY MIDDAY PEAK HOUR  
 TRAFFIC VOLUMES

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SCHEMATIC - NOT TO SCALE



10/02/07

**Sanatoga Interchange Study**

Lower Pottsgrove Township, Montgomery County  
SC#07020.1

**Kickoff Meeting – Notes**

Date/Time: 9/12/07, 4:00 PM

Location: Lower Pottsgrove Township Municipal Building

In Attendance:

Alyson Elliott - Assistant Manager, Lower Pottsgrove Township (LPT)  
Rod Hawthorne - Manager, LPT  
Jim Hartling - Urban Partners (UP)  
Justin Keller - Simone Collins, Inc. (SC)  
Chris Lankenau - UP  
Pete Simone - SC  
Dave Stauffer - SC

Notes:

1. The meeting began with a brief introduction of the SC team, including the consultants Urban Partners to representatives of LPT. Calendars illustrating tentative meeting dates were distributed, and dates were confirmed by the consultants and representatives of LPT. SC sent this meeting calendar to LPT in PDF format for distribution to members of the Board of Commissioners, and it is included in this document. It was suggested that Board of Commissioners meetings be held at 4:00 pm and Public meetings be held at 7:00 pm. These times were recorded to the aforementioned calendar. It was acknowledged that the October 10 committee meeting worked for everyone except for Jim H.
2. Next, the coordination of the first public meeting was discussed and the date of November 7 was settled upon. The purpose of this meeting is to introduce the public to the project, the consultants, and address any initial concerns. Pete S. commented that LPT should submit a press release to the Pottstown Mercury and the Community Connection papers to inform the public about this meeting as soon as possible. SC will assist in the creation of the press release. He added that property owners located in the study area should be individually notified of the project at least two weeks prior to the public meeting. It is assumed that names and addresses of adjacent property owners will be available through GIS parcel data. Notices are to be sent out by the Township.

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3. It was noted that all correspondence be submitted Alyson E. for review before final distribution. The Township also noted that there is a typically a two week turn around period on their invoices.
4. The Township is currently creating a new park off Evergreen Road that will contain 2 new ball fields and other amenities.
5. LPT representatives explained that the township is being encouraged by developers to build several age restricted and other residential developments in the study area. One of these proposals is located in close proximity to the Township's new park. This proposal by Will Hallman is situated on about 45 acres of mostly wooded steep slopes.
6. Another interested developer in the study area is Nielson Properties. This developer has proposed plans to construct 192 age-restricted quads and town homes near the Quarry.
7. The Developer Tornetta is proposing a 150,000 square foot shopping center near the intersection of Evergreen Road and High Street.
8. The consultants were instructed to limit contact with the developers conducting proposals in the Township. It is hoped that this will allow the consultants to formulate a more unbiased opinion before making recommendations to the Township.
9. The Township made the consultants aware that there are significant development proposals in adjacent Limerick Township in the future. One catalyst to this large-scale development has been the completion of the Philadelphia Premium Outlet Centers. Pete S. suggested that he sit down with Dan Kerr, Limerick Township Manager to get more information on proposed developments in Limerick Township.
10. The idea was proposed to continue the village district along High Street through the study area to Evergreen Road.
11. The dichotomy between the older and newer residents in the Township becoming two different voting blocks was noted.
12. It was noted that LPT has been put on notice by the Department of Environmental Protection (DEP) for sanitary pipes that are in need of repair due to leaks. The Township is working with the DEP to correct this problem and must do so before certain developments take place in the Township. The Township noted that their waste water capacity is able to handle an additional 1.2 million gallons of water. It was stated that once the DEP moratorium is resolved, the Township would be in prime position to embrace more development. LPT will see the development of approximately 300 single-family dwellings once the moratorium is resolved.
13. One of the goals of the project is to have a plan that will guide developments in a responsible manner. Jim H. suggested prohibiting gas stations and drive throughs from the study area. Another goal of the Township was for Evergreen Road to become more of a boulevard with aesthetically pleasing streetscape amenities and raised planting beds. Also suggested was that the entry points of this boulevard could form a gateway for the Township in the form of signage and plantings. Jim H. suggested that there are two styles that development in this

area could take, a highway commercial style or more of the creation of a place or town center. It was noted that the latter was preferred.

14. Urban Partners will organize and conduct the stakeholder meetings. It was suggested that the first one be conducted before the public meeting possibly during the week of 10/29.
15. Alyson E. will make a roster of stakeholders and distribute that information to the consultants.
16. Alyson E. will distribute GIS information to SC once she can obtain it from the Township's consultant. Once SC receives the GIS information, property owner information will be forwarded to UP.

Respectfully Submitted,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE

A handwritten signature in black ink that reads "Justin M. Keller". The signature is written in a cursive, flowing style.

Justin M. Keller

Enc.: Project Calendar



10/24/07

**Sanatoga Interchange Study**

Lower Pottsgrove Township, Montgomery County  
SC#07020.1

**Committee Meeting #1 – Notes**

Date/Time: 10/10/07, 4:00 PM

Location: Lower Pottsgrove Township Municipal Building

In Attendance:

Alyson Elliott - Assistant Manager, Lower Pottsgrove Township (LPG)  
Rod Hawthorne - Manager, LPG  
Patty Abdalla - LPG Parks and Recreation  
Chad Dixon – Traffic Planning and Design (TPD)  
Matthew Edmond – Montgomery County Planning Commission  
Stephen Klotz - LPG Commissioner  
Michael McGroarty - LPG Planning Commission  
Justin Keller - Simone Collins, Inc. (SC)  
Pete Simone - SC  
Dave Stauffer - SC  
Chris Lanckenau - UP

Notes:

1. The meeting began with a brief introduction of the SC team, including the consultants Urban Partners to representatives of Sanatoga Interchange Study steering committee. The purpose of the meeting was to informally gather information about the project. Next, a brief PowerPoint presentation was given and aspects of the project schedule and scope were discussed.
2. Rod H. explained that there would be some potential for positive spin-off effects as a result of proposed commercial development in adjacent Limerick Township.
3. It was noted that Dan Kerr, Limerick Township Manager, is looking for some type of village development that would offer pedestrian amenities along Evergreen Road. Stephen K. suggested that a village district be created that would extend High Street to the Route 422 interchange and continue onto Evergreen Road. He added that with the completion of the retail shops in adjacent Limerick Township Evergreen Road will be packed with traffic. Both Townships agree that an aesthetically pleasing streetscape along Evergreen Road would be a great asset.

4. Rod H. added that he would like to see Evergreen Road become a boulevard with 4-6 travel lanes. Chris L. commented that 4-6 lanes of traffic may not be conducive of pedestrian circulation and that two travel lanes and one turning lane would be more pedestrian friendly. Rod H. stated that adding a green to the design of the boulevard could help to make LPG more distinctive.
5. Members of the committee agreed that a marriage between an urban village and suburban strip type of development would be appropriate for this project. The consultants were encouraged to think outside of the box when generating concepts for this project.
6. It was stated that Township ratables are the most important factor for new development in the Township. One way ratables could be increased is by extending the commercial corridor on High Street to Evergreen Road.
7. The development of the Philadelphia Premium Outlets and the impact they will have on local roads were discussed. It was noted that Lightcap Road is currently 4 lanes. It was stated that the Sanatoga interchange will only be able to accommodate 120,000 square feet of additional retail space once the Philadelphia Premium Outlets are complete. Interchange Improvements will be required if any additional retail is constructed.
8. Pete S. stated that increased development along Evergreen Road would not greatly impact traffic capacity on the interchange since mixed uses, which will have alternating hours of peak traffic, will likely be considered in the plans for Evergreen Road.
9. It was noted that Lightcap Road is a Township Road but, any new improvements will require a Penn DOT Review. Evergreen Road is a state road. It is expected that the two big uses proposed in Limerick Township will force a reassessment of required improvements for the Sanatoga Interchange.
10. Few roadway connections exist between Sanatoga and Limerick Township. The lack of connectivity between the Townships will force many more people to use Sanatoga interchange.
11. It was suggested that the Township talk with Limerick Township about prorating intersection improvements since developments in their Township directly affect the Sanatoga Interchange. A previously proposed development (Boydes Gaming - Casino) was planning to build interchange improvements at the Sanatoga Interchange as a part of their development. This development has been removed from consideration.
12. Plans for the construction of a new baseball and soccer field in the Township were discussed. It was stated that the field will be constructed in two phases. The first phase, which is nearly complete, will consist of the construction of the fields. The second phase calls for stadium seating for up to 3,500 people. Parking will be an issue for this new development as there will likely be a shortage. Pete S. added that if office uses were to be constructed in this vicinity there would be a great opportunity to utilize shared parking. Also, sports fields can provide a great economic draw that would help to support hotels and restaurants. The idea of approaching a minor league baseball team to occupy this new field was also mentioned. Chris L. will look at the regional demands for the previously mentioned uses. **Alyson E. is to send SC a copy of the development plans for the new ballfields.**

13. The idea of eliminating drive troughs as a first step to getting rid of unwanted uses was discussed. After discussion with the Township Solicitor the Township found out that this may be difficult because this use isn't allowed anywhere else in the Township. Pete S. suggested that if these uses were to be eliminated in a zone, the Township could zone sectors where this type of development would be allowed. This method allows the township to determine exactly where they would allow this type of use.
14. The committee asked the consultants to identify linkages that would allow people to travel safely from High Street to new developments along Evergreen Road. Park Road, which travels over Route 422, was mentioned as one possible connection.
15. It was stated that parking will be the limiting factor in the new design for the study area however, shared parking can be implemented to eliminate the need for unused parking lots.
16. It was stated that Evergreen Road and Route 422 are barriers to automobile and pedestrian circulation in the Township.
17. **Chad D. of TPD is to send SC the new road alignment plans for Evergreen Road in AutoCAD format.**

Respectfully Submitted,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Justin M. Keller

Enc.:



12/5/07

**Sanatoga Interchange Study**

Lower Pottsgrove Township, Montgomery County  
SC#07020.1

**Public Meeting #1 – Notes**

Date/Time: 11/07/07, 7:00 PM

Location: Lower Pottsgrove High School

In Attendance:

Alyson Elliott - Assistant Manager, Lower Pottsgrove Township  
(LPG)

Rod Hawthorne - Manager, LPG

Jonathan Spadt - LPG Commissioner

Chad Dixson – Traffic Planning and Design, Inc.

Chris Lankenau – Urban Partners, (UP)

Justin Keller – Simone Collins, Inc. (SC)

Pete Simone – SC

Public Attendees – (See Attached Sign-in Sheet)

Notes:

1. Jonathan Spadt opened the meeting by describing the nature of the project to the public and dispelled any myths that may have been circulating prior to the meeting. For example, apparent rumors that the Township was going to take private land for a casino were false. He added that future development was imminent and that the purpose of this study was to guide the right kind of development in the Township, with input from the residents.
2. Alyson E. introduced the SC team, including the consultants Urban Partners and Traffic Planning and Design, to the members of the public in attendance. She reminded the audience that the purpose of this meeting was to gather public input on the project and encouraged them not to limit their creativity.
3. Pete S. began by highlighting the ±350 acre project area before discussing the project strategy. In general, this project will recommend zoning standards that will aim to improve the aesthetics and viability of the Township. He stated that the proposed land uses established in the Pottstown Metropolitan Regional Comprehensive Plan are only general recommendations. This study will have a more detailed focus and will suggest specific changes to the existing zoning.
4. Pete S. conducted a PowerPoint presentation highlighting the project scope of work which includes a market analysis, developing a strategy for development,

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setting design standards, and outlining a plan of action. The meeting schedule was then reviewed and existing land use and zoning maps were presented and discussed. A brief photo tour of the project area was conducted before the meeting was opened for general discussion.

5. Chad D. briefly discussed the current traffic capacity at the Sanatoga Interchange. He stated that once both phase 1 and 2 of the Premium Outlets are complete, an approximate additional 200,000 square feet of retail could be built before upgrades to interchange capacity would be needed.
6. The attached cards record outlines other ideas/concerns that were expressed during the meeting.

Respectfully Submitted,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE

A handwritten signature in black ink that reads "Justin M. Keller". The signature is written in a cursive, flowing style.

Justin M. Keller

Enc. Cards Record  
Attendance Sheet



12/5/07

### **Sanatoga Interchange Study**

Lower Pottsgrove Township, Montgomery County  
SC#07020.1

#### Public Meeting #1 – Cards Record

##### **GOALS**

- Market Analysis
- Establish a Strategy for Development
- Set Design Standards
- Outline a Plan of Action
- Develop a Vision for Project Area
- Identify Funding Sources
- Identify Needed Infrastructure
- Minimize Construction Delays
- Guide for New Sustainable Development

##### **CONCEPTS**

- Minor League Baseball Team
- Limit Dense and single family Residential
- Blinking Traffic Lights on High Street
- New Route 422 Off ramp at Outlets
- Traffic Light at Cutillo's Restaurant
- Pedestrian and Bike Connections along Roads
- More Road Connections From Evergreen to High Street
- Provide Openspace on Evergreen Road
- New Zoning = Commercial, Mixed Use, Entertainment
- Shared Parking
- Connections to High Street
- Mixed Uses
- Boulevard on Evergreen Road
- Pedestrian Amenities
- Village Type Development
- Streetscape
- Adjust Zoning

##### **FACTS**

- Sanatoga Interchange Improvements
- Premium Outlets
- Development Increases Traffic
- Few Road Connections to Limerick Twp.
- Township Community Revitalization Plans
- 5-10+ Year Process
- Outlet Tax Ratables Only Benefit Limerick
- PennDOT Interchange Study
- Twp. Study Costs Are Mostly Covered By Grants
- D.V.R.P.C is Conducting a Route 422 Study
- More Development = More Demand For Fire and EMS
- Mixed Use=Alternating Traffic Times
- Project Will be Transparent To The Public
- Lightcap Road Connects to Limerick Twp. Roads
- Outlet Traffic Higher on Weekends and Nights
- Focus Area: Evergreen Rd., High St., and Interchange Area
- Development = Increased Water runoff and Service Demands
- Regional Traffic Study
- 500,000 Gal. of Township Extra Sewer Capacity
- PennDOT Bridge Plans

Sanatoga Gateway Interchange Study Sign-in Sheet  
November 7, 2007

	Name	Address	Email
1	Christa Debbia Micelli	1628 Potter Drive	micelli@hotmail.com
2	Bruce & Fally	2436 Sunnylane Dr	BFOU26211@AOL.COM
3	Donna R. Cleaver	2278 Donna Lane	
4	Patty Abdalla	32 Pebble Beach Ln.	patty.abdalla@villanova.edu
5	Evelyn Szell	310 S. Sanatoga rd	
6	Florence Hendrickson	217 Evergreen TR	nickfast@psd.com
7	Carmen Gonzalez	290 S. Sanatoga Rd	
8	Edche Gonzalez	288 S Sanatoga Rd	
9	Rick & Judy Grind	2814 Taylor Ave	jgrind@att.net
10	Countess Nancy Dineen	422 Dogwood Court	nancy1043@comcast.net
11	Tommy Doyle	1745 Kepler Rd.	
12	PJ Mc Gill		
13	Randal Egolf	236 S. Pleasantview Rd.	rdegolf@aol.com
14	Bob Fisher	2905 East High Way 2933	MGfish@comcast.net
15	John Ungerman	2879 E High St	JOHN.UNGERMAN@THRIVENT.COM
16	Carson King Jr	(MOTHER) 203 S. Park Rd.	

Sanatoga Gateway Interchange Study Sign-in Sheet  
November 7, 2007

	Name	Address	Email
20	Laldee Smith	221 S Park Rd. Sanatoga	
21	Jean Kline	203 S. Park Rd Sanatoga	
22	Rich Matthews	807 S. PARK RD	
23	John Watt	207 S. PARK RD	
24 25	James & Julie Ashung	205 S. Park Rd.	
26	ELMER SMITH	218 S. PLEASANT VIEW	
27 28	EISIE & TOM DRAUSCHAK	273 EVERGREEN Rd.	
29	Betty Gephart	377 Evergreen Road.	
30	Jim ARMS	342 SANATOGA RD.	
31	Charles W. Henney et al	2783 E High.	
32 33	Diane Paul Foraker	380 N. Sanatoga Rd.	PFNORRISTOWN FORD@HOTMAIL
34	PAUL W REPPERT	1475 SHELZ RD	
35	HARRY RICHARDS	262 N. SANATOGA ROAD	
36	Pete Long	226 S. Park Rd	
37	Dick G. PARD	2113 SAGABELLA STATION RD	
38	Linda Linsenbigler	3015 E High St	

Sanatoga Gateway Interchange Study Sign-in Sheet  
November 7, 2007

	Name	Address	Email
39	(Bill)		
40	Sandy Shaner +	cr: 3000 E High	<del>Sanatoga</del> R 2 @ AOL.com
41	Gay Shaner	3044 E High	
42	Jack + Sandy McQuaid	284 S. Pleasantview Rd.	Sanatoga, PA 19464
43			Sanatoga Pa 19464
44	Murky + Barbara Stroh	265 S. Pleasantview Rd	
45			
46	Dan + Mary Mahr	2219 Sanatoga Station Rd.	
47			
48	Don + Linda Woodley	209 Evergreen Rd.	
49			
50	William Herbert	219 S. Park Rd	
51	Anne Lombardo	" "	
52	Ernie Macho	297 Evergreen Rd	PMARKS624@comcast.net
53	Pat Marko	" "	
54	Rod + Tina Wentzel	213 S. Park Rd.	twentzel213@comcast.net
55			
56	Frances Kirchhof	199 N. Sanatoga Rd.	
57	Judy Startul	110 N. Sanatoga Rd.	
58			
59	John + Denise Wolf	215 SOUTH PARK RD.	
60		313 BLEIM ROAD	RACE fans 2 @ comcast.net
61	Debbie + Dennis Becker	440 N. Sanatoga Rd	
62			
63	Tim + Marijo Torrey	Po # 1000 PIA	
64	Fayese Leonard	328 S. Sanatoga Rd Pottstown, PA 19464	leonarf@marcor.com

Sanatoga Gateway Interchange Study Sign-in Sheet  
November 7, 2007

	Name	Address	Email
65	Rodney Hawthorne	2199 Buchert Rd	rodhi@PTD.net
66	JONATHAN SPADT	1155 BLEIM RD	jhspadt@ratnerprestia.com
67	Sehlal Garatek	290 S. Sanatoga Rd	
68	Lynn Dewees	1374 Queen St	DeweesL@MARCOF.COM
69	John Kibblehouse Jr	Pottstown Trap Rock	Johnny@HKGropp.com
70	Stan + Connie Dowko	200 S. Park Rd	Eaglenest4@Comcast.net
71	Fernando + Serena Molinaro	1100 Gresh Dr.	molinarotile@gmail.com
72	TOM + DIANE STEVENS	Pottstown PA 19464	
73	WIL HALLMAN	2081 SUNNYSIDE AVE	
74			
75			
76			
			Rod counted 85, excluding staff & consultants



12/20/07

**Sanatoga Interchange Study**

Lower Pottsgrove Township, Montgomery County  
SC#07020.1

**Committee Meeting #2 – Notes**

Date/Time: 12/05/07, 4:00 PM

Location: Lower Pottsgrove Township Municipal Building

In Attendance:

Alyson Elliott - Assistant Manager, Lower Pottsgrove Township (LPG)  
Rod Hawthorne - Manager, LPG  
Patty Abdalla - LPG Parks and Recreation  
Heather Sherk – Traffic Planning and Design (TPD)  
Matthew Edmond – Montgomery County Planning Commission  
Michael McGroarty - LPG Planning Commission  
Justin Keller - Simone Collins, Inc. (SC)  
Pete Simone - SC  
Dave Stauffer - SC  
Chris Lanckenau – Urban Partners (UP)

Notes:

1. The purpose of the second committee meeting was to informally gather the committee members to present more detailed analysis findings, initial concept plans, and to receive feedback and direction from the project committee.
2. A brief power point presentation was conducted by Peter S. which reviewed issues brought up at the first public meeting. Chris L. discussed current development proposals in the study area and briefly touched on the demographic findings of the two mobile home park communities in the study area. **Chris L. will attempt to contact the owners of the mobile home park to get an idea of their future plans.**
3. Future Route 422 plans for on-ramps and off-ramps were elaborated on by Heather S. and Pete S. Pete S. commented that with all of the imminent development in and around the Township, Evergreen Road will most likely be surrounded by big-box retail-requiring many lanes of traffic-making it very unfavorable to pedestrians. He then presented initial concept plans for development of a pedestrian and environmentally friendly development on the Lower Pottsgrove side of Evergreen Road.

4. The meeting was then opened to comments and questions from the committee.
5. Rod H. stated that a specialized sign, fountain, or something that is unique be incorporated into the Sanatoga interchange area. He suggested that this be funded by an interchange fee charged to developers constructing projects in the area of the interchange of Limerick and Lower Pottsgrove Townships. This fee would have to be coordinated and agreed upon by both Townships.
6. **Chris L. will attempt to get development plans for the Tornetta shopping center and the Philly Storage facility.**
7. Rod H. commented that the development plans Chris L. has obtained lacked creativity. He would prefer to see a mix of housing types that are interconnected with tracts of open space and a variety of landscape elements such as trees, fountains, trails, and a community center that would overlook the new stadium. Pete S. commented that these plans purposefully show the maximum development allowed under the ordinance in order to give the developer more bargaining power.
8. Patty A. asked if the proposed roads shown in the concept plan are intended to connect to future roads in Limerick Township. She voiced concern about all the conceptual road alignments emptying out onto Evergreen Road which makes this road subject to heavy congestion. Pete S. assured that attempts can be made to extend proposed roads into Limerick, but that Lower Pottsgrove would have little control over the eventual outcome. He added that Simone Collins has recently been retained by Limerick Township to complete a comprehensive plan, which could incorporate the idea of connecting roads in both Townships. Chris L. added that the provision of the loop, secondary, and tertiary roads shown in the concept plan will help to disburse traffic.
9. Michael M. expressed concern about the two new High Street traffic lights shown on the concept plan "creating a traffic light nightmare". Heather S. commented that the implementation of two traffic lights in this section of High Street may not be approved by PennDOT. Matt E. added that increased traffic is unavoidable with all of the imminent development, but that with proper planning some of this traffic can be managed.
10. Matt E. asked if SC would recommend that the Township put road alignments determined by this study on the official map. Pete S. responded that this would be a method of getting developers to implement the planned roads in the study area as long as the Township Commissioners were in agreement with the proposed roads. He welcomed any suggestions from Montgomery County Planning Commission as to how to best handle this issue.
11. Rod H. stated that the gas station shown on the concept plan was not desired, and asked that a gas station not be shown on the plans. He suggested that a restaurant be provided in its place. Pete S. added that provisions or restrictions for a gas station use could be outlined in the proposed ordinance.
12. SC has mailed a copy of the presentation in PowerPoint and PDF format to the Township and Montgomery County Planning Commission via USPS.
13. Pete S. stated that the consultant team would be willing to hold an executive or public session with the Township Commissioners to ensure that they buy into the plan. Rod H. agreed that this could be done during a public session.

14. **SC is to meet with Triad Associates to coordinate Lower Pottsgrove Township planning studies and to review their plans for the High Street corridor sometime before the end of the year.**

15. **Next steps:**

- **SC/UP to produce development yields based on the revised plans**
- **SC will show preferred areas for buildings, parking, and open space, etc. in the revised plans**
- **TPD to develop conceptual road and turning lane plans**
- **Final plan is to be very illustrative**
- **SC to outline zoning ordinance recommendations**

Respectfully Submitted,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE

A handwritten signature in black ink that reads "Justin M. Keller". The signature is written in a cursive, flowing style.

Justin M. Keller

Enc.: Sign In Sheet



1/21/08

**Sanatoga Interchange Study**

Lower Pottsgrove Township, Montgomery County  
SC#07020.1

**Committee Meeting #3 – Notes**

Date/Time: 1/16/07, 4:00 PM

Location: Lower Pottsgrove Township Municipal Building

In Attendance:

Alyson Elliott - Assistant Manager, Lower Pottsgrove Township (LPG)  
Patty Abdalla - LPG Parks and Recreation  
Chad Dixon – Traffic Planning and Design (TPD)  
Matthew Edmond – Montgomery County Planning Commission  
Michael McGroarty - LPG Planning Commission  
Justin Keller - Simone Collins, Inc. (SC)  
Pete Simone - SC  
Dave Stauffer - SC  
Chris Lanckenau – Urban Partners (UP)

Notes:

1. The meeting began with a brief PowerPoint presentation which included a review of the SC meeting with TRIAD Associates, summaries of the development influences, a conceptual development plan, a concept plan yield analysis, and initial ideas for rezoning the study area.
2. Peter S. elaborated on the concurrent planning study being conducted by TRIAD Associates. In a meeting earlier that day, SC and members of TRIAD Associates discussed coordination of the two planning studies. The future of the former Oxy Chem site was discussed, and it was determined that due to environmental remediation issues, development on this site may not be realized for another 20-30 years. It was assumed by both planning firms that development around the Sanatoga interchange would likely happen before development of the former Oxy Chem site due to current development pressures and the suitability of land for development. Also, interchange improvements at Armand Hammer Boulevard would need to be completed to handle development at the Oxy Chem site. Another item discussed was the creation of a gateway near the existing Turkey Hill at Rupert Road and provisions for directional / informational signage. TRIAD has reviewed SC's concept plans to date, and offered no major comments.

3. Chris L. summarized his recent meeting with owners proposing the Philly Self Storage. Current plans show a proposed climate controlled storage unit, boat and R.V. storage, and a small retail strip along the frontage of the property. Pete S. noted that this might not be the most desirable use for the site, but it could be an interim use that might change in the future as the land becomes more valuable.
4. Chris L. reported initial findings of the market assessment. It was found that the Philadelphia Premium Outlets are a regional draw. It is thought that if smaller retail is proposed in Sanatoga some spill over from the Outlets will be anticipated however, a majority of the patrons to smaller stores will be local residents. In addition to retail, UP will look into the market demand for 1-2 hotels, restaurants, and various other commercial uses. Specific market uses and market absorption rates will be determined in the analysis. The preliminary analysis will be completed in 1 month and an additional 2-3 weeks would be required for revisions resulting in a final analysis.
5. Concurrent with the market analysis, SC will develop plans that show the maximum build out of uses prescribed in the market analysis. Chad D. will generate traffic counts based on the proposed plans.
6. Chad D. added that if proposals in Limerick and Lower Pottsgrove are realized it would most likely require significant improvements to the Sanatoga Interchange. A more likely scenario would be the completion of an additional interchange or ramps east of the Sanatoga Interchange. Under current costs the completion of an additional interchange / ramps would cost in the area of \$25-\$30 million. He also provided a preliminary trip generation which showed a significant increase in traffic volume of 1,314 new external trips per day during peak hours. He added, that this number should be doubled if proposed developments in Limerick Township are realized. The projected volume is comparable to current volumes at the Route 29 / Collegeville interchange.
7. Pete S. added that Limerick Township has an act 209 traffic impact fee which requires developers to pay for required traffic improvements as a result of their development. Chad D. suggested that Lower Pottsgrove reconsider instituting an Act 209 plan if intends to implement the proposals determined by this study. Pete S. suggested that Fran Haney of PennDOT be contacted to open discussions about how the two townships could cooperate with the State to determine improvements for the Sanatoga interchange. **Chad D. will set up this meeting.**
8. Chad D. stated that Limerick is currently conducting a point of access study for the reconfiguration of the Sanatoga interchange. The study will project growth and traffic volumes 20 years in the future and prescribe required infrastructure improvements. This study is being funded by developers and will include projections for the proposed developments in Lower Pottsgrove Township.
9. A plan for an additional 535,000 S.F. of retail in Limerick Township was found online at [www.evergreenroad.com](http://www.evergreenroad.com), and was passed around at the meeting for discussion. This plan consists of two big boxes, a hotel, and various types of restaurants and small retail. Chad D. added that the owner is currently having trouble finding tenants for the two big boxes shown on the plans. He suggested that these big boxes would most likely be something compatible with the outlets such as a furniture store or a wholesale club. In addition to this development, Limerick Township has proposals for an additional 2-3 hotels.

10. Pete S. suggested that the Limerick and Lower Pottsgrove Townships think about hiring a lobbyist to get federal funds earmarked for improvements to the Sanatoga interchange. Matt E. suggested that approaching Fran H. of PennDOT to get an agreement from developers who would commit monies to a traffic impact fee might be another way to fund these improvements.
11. Matt E. suggested that the overlay zones shown on the zoning concept plan be removed and that new base zones be created in their place to avoid confusion and maintain consistency with Montgomery County zoning plans. He added, that SC should meticulously refine the zoning so that the Township gets designs that are consistent with the results of the study when development proposals are implemented. Pete S. added that sectors within the base zoning could be created to encourage certain uses in specific areas. Alyson E. stated that the Township would not be opposed to overlay or sector type of zoning.
12. Matt E. suggested that placing the proposed road alignments on the official map would be the first step to capturing a different market that would be smaller and more walkable than those found in adjacent Limerick Township.
13. Pete S. suggested that before the second public meeting the property owners whose parcels are affected by the proposed development be approached to attend a separate private meeting in an attempt to calm any perceptions of land condemnation. The Township should make it clear that no properties will be taken, but that the market is pushing for development in this area and that individual property owners could be approached by developers who may want to buy their land. **Alyson E. will work on scheduling and setting up this meeting with affected residents.**

Respectfully Submitted,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Justin M. Keller

Enc.: Sign In Sheet



2/26/08

**Sanatoga Interchange Study**

Lower Pottsgrove Township, Montgomery County  
SC#07020.1

**Committee Meeting #4 – Notes**

Date/Time: 2/13/08, 4:00 PM

Location: Lower Pottsgrove Township Municipal Building

In Attendance:

Alyson Elliott - Assistant Manager, Lower Pottsgrove Township (LPG)  
Rod Hawthorne – Manager, LPG  
Patty Abdalla - LPG Parks and Recreation  
Chad Dixon – Traffic Planning and Design (TPD)  
Matthew Edmond – Montgomery County Planning Commission  
Michael McGroarty - LPG Planning Commission  
Justin Keller - Simone Collins, Inc. (SC)  
Pete Simone - SC  
Jim Hartling – Urban Partners (UP)  
Fran Hanney - PennDOT

Notes:

1. Chad D. began the meeting by discussing various traffic issues associated with the project. He stated that with the consultant's proposal for an additional 1 million square feet of commercial uses in Lower Pottsgrove and the possibility of another 1 million square feet of commercial uses adjacent to the project in Limerick Township, significant interchange and roadway improvements would need to take place to support this development. Fran H. added that the addition of only 150 thousand square feet of commercial would trigger the need for an additional ramp at the interchange. Pete S. explained that the proposed loop road shown on the plans help to disperse traffic and allow motorists to circumnavigate the interchange area. Fran H. noted that the proposed grid shown on the plan will help traffic congestion and suggested that the consultants investigate possible connections to roads in Limerick Township. Rod H. added that he has been in discussion with Dan Kerr of Limerick Township regarding additional ramps on 422, and that they intend to work together as things move forward. Pete S. noted that both SC and TPD are currently working in Limerick Township and that the coordination of the proposed road system will be investigated.

2. Fran H. stated that in addition to developer funding, state and federal funding will be required to implement roadway designs shown on the plans. The best way to obtain additional funds is to add the proposed roadway alignments as recommendations in a comprehensive plan; and obtain endorsements from various agencies such as Delaware Valley Regional Planning Commission, Montgomery County, and PennDOT. Plans should show improvements for the present, future, and long term. These plans should be presented to the various funding sources and be accompanied by a matrix which depicts the amount of money already devoted to the project and additional money that would be needed from outside sources.
3. Chad D. added that O'Neil is currently funding a point of access study in Limerick Township that will incorporate long range planning in both Townships. This will be the first step in obtaining additional funding for roadway improvements. **SC is to send Chad D. the numbers for the final yield plan so that he can complete traffic projections. He will need 1 week to complete traffic projections.**
4. Jim H. presented the market analysis for the project. His findings supported the market need for the small village-like retail depicted in SC's initial concepts. He found that although currently there isn't substantial demand for restaurants and hotels, that if new ones are built existing hotels and restaurants would lose market share.
5. Fran H. added that having a longer time frame for the implementation of the planning study will be a positive factor since road and interchange improvements will require extensive planning and costs. He also stated that monies will be harder to extract from individual developers noting the village-type development shown on the plans. Pete S. added that most of the development shown is located on large parcels, allowing one developer to develop an entire section of the village at once.
6. Alyson E. provided an update on the Philly Self Storage plan noting that this plan has fallen through. The developers have stated that they are currently considering plans for a residential development. She encouraged the developers to attend the next public meeting for the Sanatoga interchange study.
7. Jim H. offered the following additional ideas on current market trends:
  - Thrift Way and K-Mart type of retail is struggling in the current economy.
  - He feels that once the market improves there will be demand for cheaper office space in the form of smaller 10 to 15 thousand square foot buildings. Pete S. added that larger office users could be discouraged due to the close proximity of the cooling towers. Limerick Township has experienced this aversion from large office-type developers.
  - Jim H added that offering building ownership can greatly improve maintenance and occupancy issues typical of office buildings due to a vested interest by the owner.
  - Retail condominiums may be a good option for the study area.
8. Alyson E. has been forwarding the consultant's work to date to the Township Commissioners for consideration.

9. **Next Steps:**

- **SC and UP to provide the draft text and plan with zoning suggestions to Alyson E. before the March 5 Township meeting.**

Respectfully Submitted,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE

A handwritten signature in black ink that reads "Justin M. Keller". The signature is written in a cursive, flowing style.

Justin M. Keller

Enc.: Sign In Sheet

# Appendix A

## Select Statutes: Pennsylvania Municipalities Planning Code

Section 1106. Specific Plans.

(a) Participating municipalities shall have authority to adopt a specific plan for the systematic implementation of a county or multi-municipal comprehensive plan for any non-residential part of the area covered by the plan. Such specific plan shall include a text and a diagram or diagrams and implementing ordinances which specify all of the following in detail:

(1) The distribution, location, extent of area and standards for land uses and facilities, including design of sewage, water, drainage and other essential facilities needed to support the land uses.

(2) The location, classification and design of all transportation facilities, including, but not limited to streets and roads needed to serve the land uses described in the specific plan.

(3) Standards for population density, land coverage, building intensity and supporting services, including utilities.

(4) Standards for the preservation, conservation, development and use of natural resources, including the protection of significant open spaces, resource lands and agricultural lands within or adjacent to the area covered by the specific plan.

(5) A program of implementation including regulations, financing of the capital improvements and provisions for repealing or amending the specific plan. Regulations may include zoning, storm water, subdivision and land development, highway access and any other provisions for which municipalities are authorized by law to enact. The regulations may be amended into the county or municipal ordinances or adopted as separate ordinances. If enacted as separate ordinances for the area covered by the specific plan, the ordinances shall repeal and replace any county or municipal ordinances in effect within the area covered by the specific plan and ordinances shall conform to the provisions of the specific plan.

(b) (1) No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with an adopted county or multi-municipal comprehensive plan.

(2) No capital project by any municipal authority or municipality shall be approved or undertaken, and no final plan, development plan or plat for any subdivision or development of land shall be approved unless such projects, plans or plats are consistent with the adopted specific plan.

(c) In adopting or amending a specific plan, a county and participating municipalities shall use the same procedures as provided in this article for adopting comprehensive plans and ordinances.

(d) Whenever a specific plan has been adopted, applicants for subdivision or land development approval shall be required to submit only a final plan as provided in Article V, provided that such final plan is consistent with and implements the adopted specific plan.

(e) A county or counties and participating municipalities are prohibited from assessing subdivision and land development applicants for the cost of the specific plan.

# Appendix B

## Sample Specific Plan Outline

### Introduction

- Purposes of the Specific Plan

### The Area

- Written description
- Regional location map
- Vicinity map
- Area information and environmental description

### Background

#### The Planning Process

- Description of hearings and public involvement
- Consultation with other agencies

#### The Vision

Diagram and description of planned land uses and location of streets and public sites

- Characteristics of each land use designation
- Allowable impervious coverage, intensity and bulk of land uses
- Development standards
  - Lot size
  - Height
  - Bulk
  - Signage
  - Set backs
  - Off street parking ratios

### Waterways

- Delineation of flood prone areas and description of measures to reduce flood hazards
- Delineation of location and extent of wetlands and measures to mitigate any impacts, including stream encroachment

- Storm water sub-basin plans, with calculations of both velocity and volume

- Design for regional or multi-property storm water management systems

- Erosion control and stream restoration and enhancement

### Conservation

- Identification of any significant habitats or presence of rare or endangered plant or animal species

#### Mitigation measures

- Identification of erosive soils or geologic hazards and avoidance measures

- Delineation of probable archeologic sites and measures for avoidance or investigation

### Historic Preservation

- Identification of and significance of historic structures, sites, and landscapes

- Standards for protection, restoration, or rehabilitation

- Design guidelines for new construction

### Transportation

- Transportation and development patterns including diagrams of proposed transportation components

- General circulation policies

- Vehicular circulation and parking

- Truck access and freight rail

- Transit and transit facilities

- Pedestrian circulation

- Bicycle circulation
- Street Design Standards
  - Street cross-sections and material requirements
  - Intersection designs, curb radii, and clear vision areas
- Development Standards
- General Development Policies
- Open Space, Natural Habitat Protection, Parks and Recreation
- Building Design and Energy Conservation
- Water and Wastewater Facilities
  - Availability of water supply, location of well heads, and protection measures
  - Water treatment capacity and location of distribution systems
  - Sewer treatment capacity and location of existing or proposed sewer lines
    - Use of onsite disposal systems and on-lot disposal system maintenance..
- Solid Waste Disposal
- Energy
  - Description and location of transmission lines, sub-stations, and pipelines
  - Description of distributed services including electrical lines, natural gas lines, and communication lines
- Public Services
  - Schools, fire protection, police protection, and parks and recreation facilities
- Implementation
- Regulatory Program
  - Land use regulations
  - Applicability to planning area
  - Statement of relationship to other municipal ordinances
- Implementation Measures
  - Description of regulations and ordinances
- Financing Program
  - Capital improvement program with estimated costs of infrastructure
  - Measures by which each capital project will be financed
- Phasing Program
- Consistency with the Multi-Municipal Comprehensive Plan