

ZONING

LIMERICK TOWNSHIP
R-1 - RESIDENTIAL - AGRICULTURAL DISTRICT
LOT AVERAGING

MINIMUM REQUIREMENTS	R-1	EX.	LOT 1	LOT 2
DENSITY	0.45 LOTS PER NET ACRE	N/A	N/A	N/A
LOT AREA	40,000 SQ FT	197,673.5 SQ FT	95,661.7 SQ FT	102,011.8 SQ FT
AVERAGE LOT AREA	75,000 SQ FT	197,673.5 SQ FT	95,661.7 SQ FT	98,836.75 SQ FT
LOT WIDTH	125 FEET	388.01 FEET	125 FEET	265.75 FEET
BUILDING SETBACK LINE	50 FEET	23.8 FEET (E.N.C.)	50 FEET	24.6 FEET (E.N.C.)
REAR YARD	50 FEET	205.9 FEET	50 FEET	204.4 FEET
SIDE YARD, EACH	25 FEET	44.0 FEET	25 FEET	42.3 FEET
COMMON OPEN SPACE	10 PERCENT	N/A	0 PERCENT	0 PERCENT
MAXIMUM REQUIREMENTS				
BUILDING COVERAGE	10 PERCENT	3.4 PERCENT	<10 PERCENT	6.1 PERCENT
BUILDING HEIGHT	35 FEET	<35 FEET	<35 FEET	<35 FEET

NET BUILDING ACREAGE

GROSS TRACT AREA	4.54 ACRES
ULTIMATE ROAD RIGHTS-OF-WAY	0.00 ACRES
NONCONTIGUOUS LAND	0.00 ACRES
100% OF FLOODPLAIN LAND	0.00 ACRES
100% OF WETLANDS	0.00 ACRES
100% OF PONDS OR LAKES	0.07 ACRES
50% OF SLOPES FROM 15% TO 25 %	0.00 ACRES
85% OF SLOPES OVER 25%	0.00 ACRES
50% OF EXISTING UTILITY RIGHTS-OF-WAY	0.00 ACRES
NET BUILDABLE ACREAGE (NBA)	4.47 ACRES

MAXIMUM DENSITY

0.45 (DENSITY) X 4.47 ACRES (NBA) = 2.012 DWELLING UNITS
MAXIMUM 2 LOTS ALLOWED

LIMERICK TWP. PLANNING COMMISSION:

CHAIRPERSON _____
LIMERICK TWP. BOARD OF SUPERVISORS:

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
ON THIS, THE _____ DAY OF _____, 20____,
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED TODD BOWERS AND TIMOTHY GLASS, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT THEY ARE THE REGISTERED OWNERS OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.
WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

OWNER _____ NOTARY PUBLIC _____
OWNER _____
MY COMMISSION EXPIRES _____

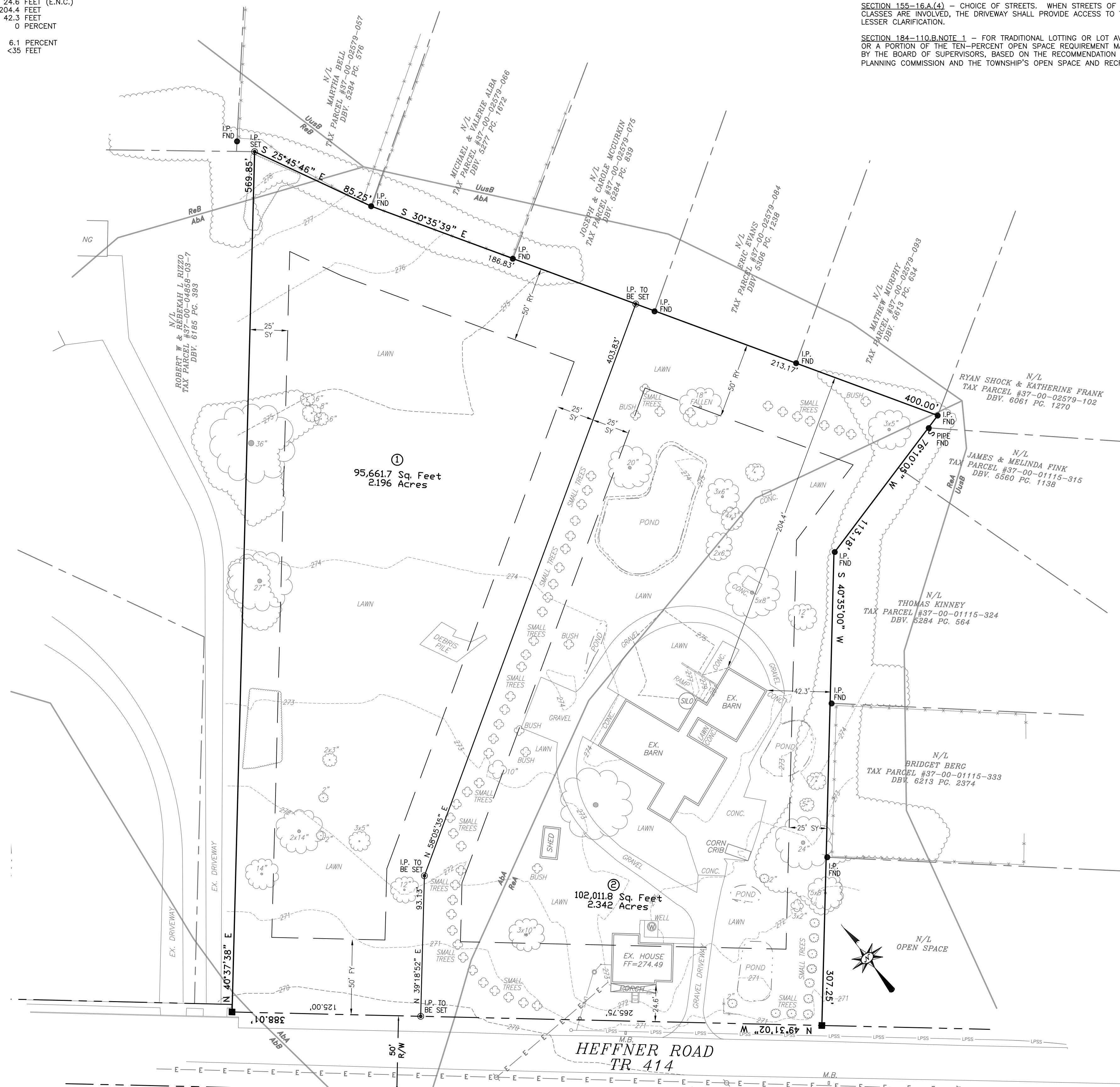
CERTIFICATION:

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED, THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

KRISTOPHER L. PHILLIPS
REG. NUMBER SU044564E

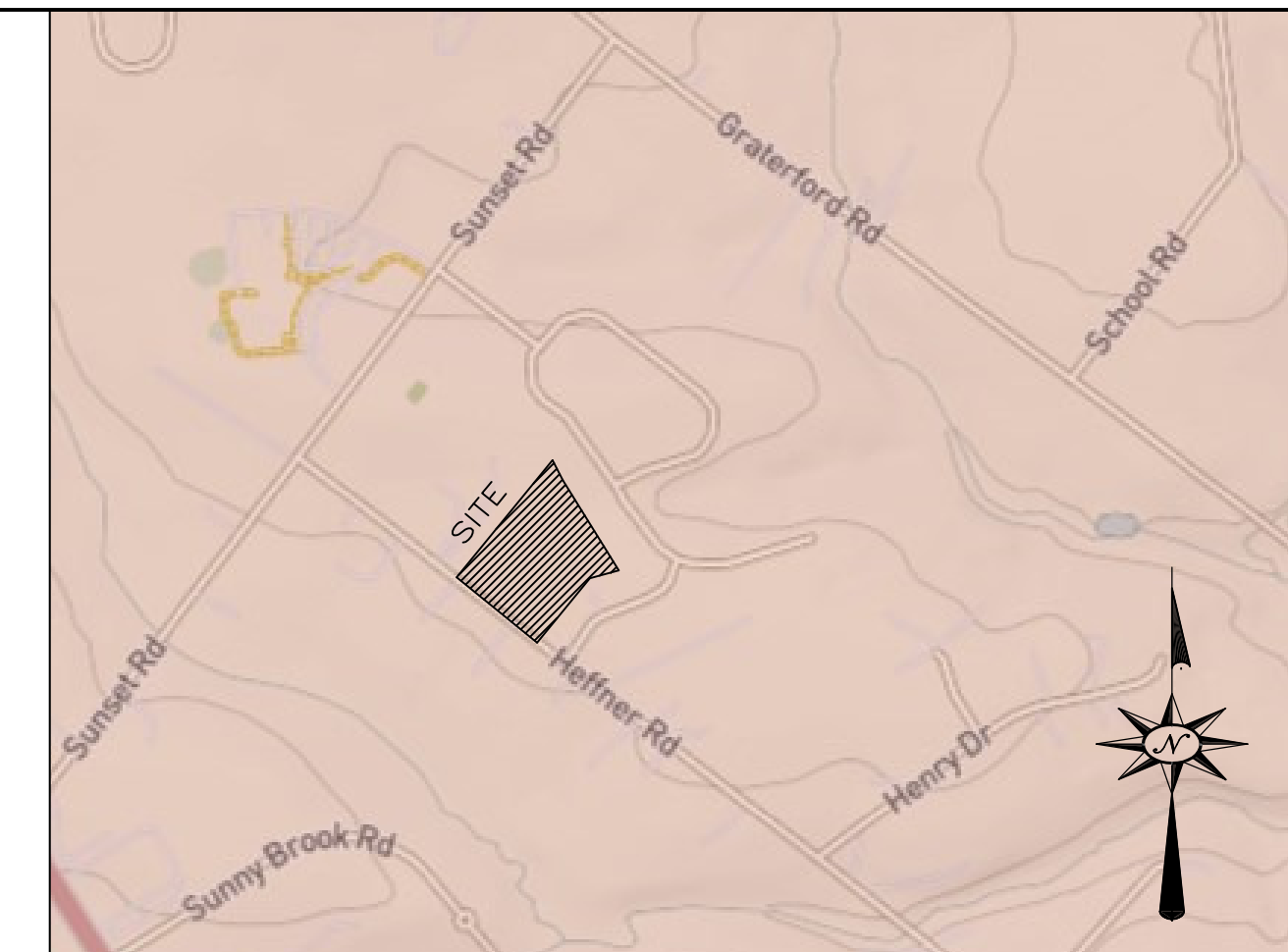
DATE _____

FOR USE BY MCPC ONLY
MCPC NO. XXX
PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date _____
for the Director
MONTGOMERY COUNTY PLANNING COMMISSION



WAIVERS FROM LIMERICK TOWNSHIP S.A.L.D.O.:

GRANTED BY THE LIMERICK TOWNSHIP BOARD OF SUPERVISORS AT A REGULARLY HELD MEETING HELD ON _____
SECTION 155-15.B.(4)(b) - MINIMUM CARTWAY: 32 FEET; CURB REQUIRED
SECTION 155-15.B.(6)(b) - MINIMUM CARTWAY: 30 FEET; CURB REQUIRED
SECTION 155-15.C. - CURBS AND SHOULDERS
SECTION 155-16.A.(b) - DRIVEWAY ACCESS SHALL BE AT LEAST 200 FEET APART WHEREVER POSSIBLE. DRIVEWAYS SHALL BE LOCATED TO PROVIDE THE GREATEST POSSIBLE SIGHT DISTANCE IN ACCORDANCE WITH PENNDOT STANDARDS.
SECTION 155-16.A.(4) - CHOICE OF STREETS. WHEN STREETS OF DIFFERENT CLASSES ARE INVOLVED, THE DRIVEWAY SHALL PROVIDE ACCESS TO THE STREET OF LESSER CLARIFICATION.
SECTION 184-110.B.NOTE 1 - FOR TRADITIONAL LOTTING OR LOT AVERAGING, ALL OR A PORTION OF THE TEN-PERCENT OPEN SPACE REQUIREMENT MAY BE WAIVED BY THE BOARD OF SUPERVISORS, BASED ON THE RECOMMENDATION OF THE PLANNING COMMISSION AND THE TOWNSHIP'S OPEN SPACE AND RECREATION PLAN



LOCATION MAP

N.T.S.

TAX # 37-00-01147-00-4
D.B.V.# 6146 PC# 2292
LOT AREA = 197,673.5 SQ.FT. (4.54 ACRES)

BOUNDARY:
THE BOUNDARY SHOWN HERON TAKEN FROM FIELD SURVEY BY ACA, MARCH 2022.

TOPOGRAPHY:
THE TOPOGRAPHY SHOWN HEREON TAKEN FROM FIELD SURVEY BY ACA, MARCH 2022.

FLOODPLAIN:
THERE ARE NO FEMA FLOODPLAINS ON THE PROPERTY PER FEMA FLOOD MAP #4209100210G.

LOT USE:
SINGLE-FAMILY RESIDENTIAL

WATER AND SEWER:
PUBLIC SEWER AND ON-SITE WATER

SOILS
ABA - ABBOTTSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES
ABH - ABBOTTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES
ReA - READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES
ReB - READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES
UuaB - URBAN LAND-UDORTHERENTS, SHALE AND SANDSTONE COMPLEX, 0 TO 8 PERCENT SLOPES

DATUM:
VERTICAL DATUM: NAVD 88

BENCHMARK:
FIRST FLOOR ELEVATION OF EXISTING HOUSE
ELEV. = 274.49

SOURCE OF TITLE:
BEING THE SAME PROPERTY IN WHICH BRADFORD M. WINSLOW GRANTED AND CONVEYED UNTO DOMINIC MARTORANA AND CONSTANCE J. HERRING BY DEED DATED JULY 8, 2019, RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE, DBV. 6146 PG. 2292.

LEGEND

	PROPERTY LINE
	PROP. LOT LINE
	BUILDING SETBACK LINE
	ADJOURNER LINE
	REQUIRED R/W LINE
	ELECTRIC
	EDGE OF PAVING
	DRIVEWAY
	SOILS LINE
	LOW PRESSURE SEWER
	EX. CONTOUR LINE
	FENCE
	I.P. FOUND
	I.P. SET TO BE SET
	CONCRETE MONUMENT TO BE SET
	EX. TREES

GRAPHIC SCALE

DATE	REVISIONS	BY

OWNER & CLIENT
DOMINIC MARTORANA & CONSTANCE J. HERRING
190 HEFFNER ROAD
LIMERICK, PA 19468
610-551-9132

PROJECT
MARTORANA - 190 HEFFNER
190 HEFFNER ROAD
LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

ALL COUNTY AND ASSOCIATES, INC.
SURVEYING | ENGINEERING | ENVIRONMENTAL
P.O. BOX 472 | 1841 POTTSTOWN PIKE, ST. PETERS, PA 19470
PHONE: 610-469-3830 | FAX: 610-469-6385
E-MAIL: INFO@BALL-COUNTY-ASSOC.COM

FIELD PERSONNEL	SHEET TITLE
WFWS/VJP	SITE PLAN
DESIGNED BY	PROJECT NO.
DRAWN BY	CHECKED BY
JDP	RFB/WFW
DATE	MARTD00001
3/1/2022	
PLAN SCALE	CADD FILE
1" = 40'	MARTORANA - 190 HEFFNER MODEL
	SHEET NO.
	1 OF 1