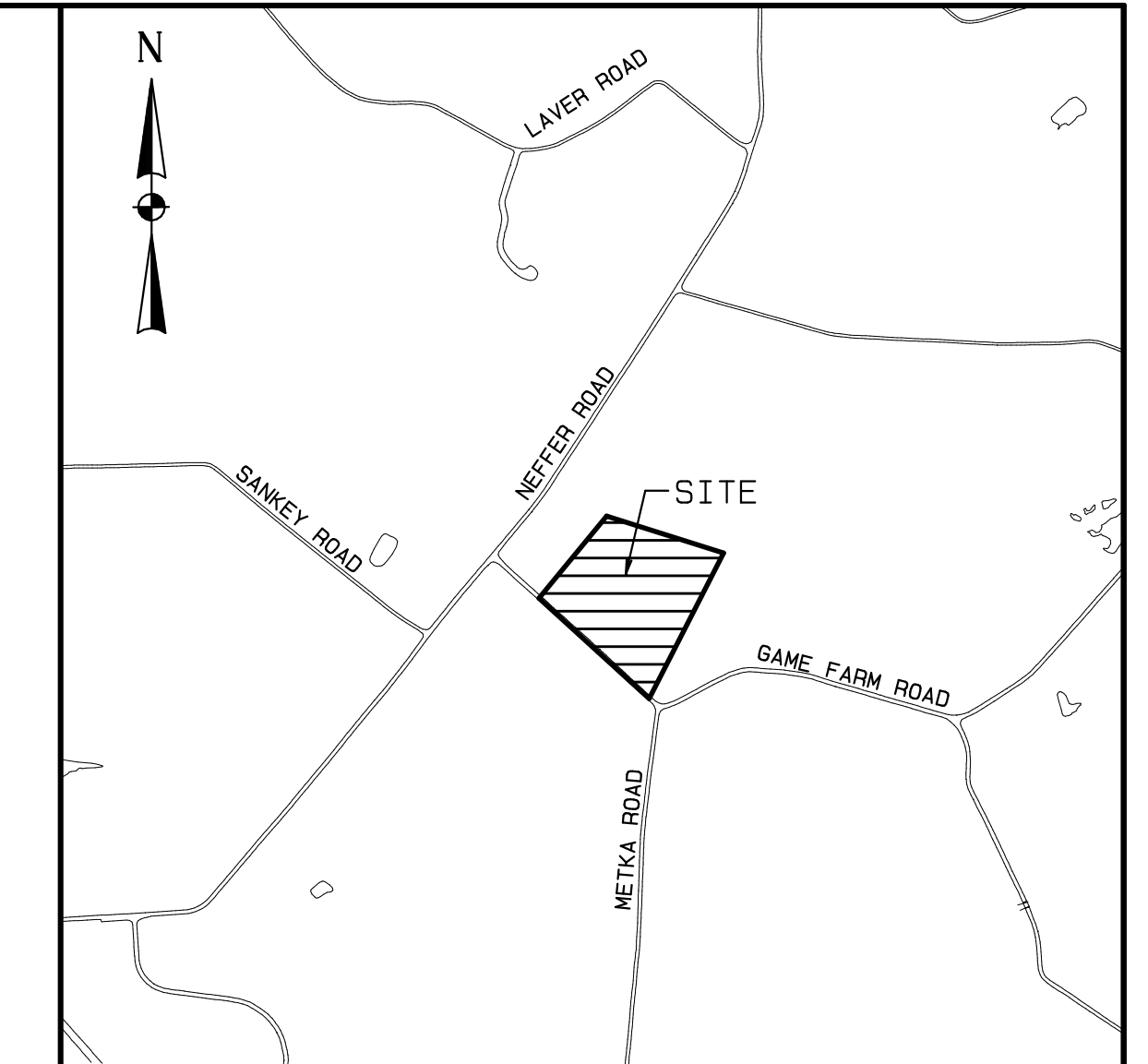
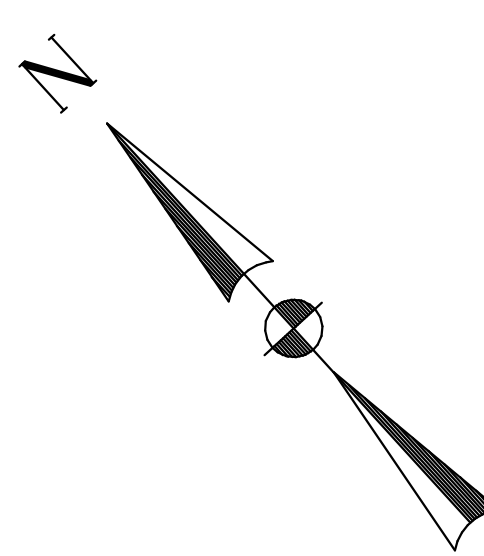
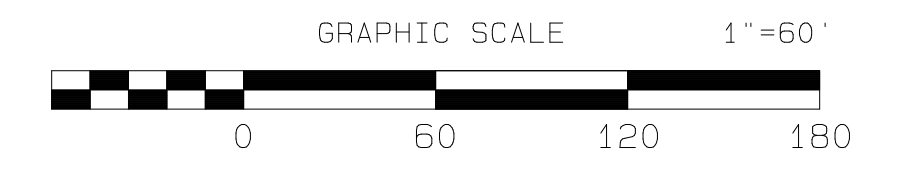


LEGEND

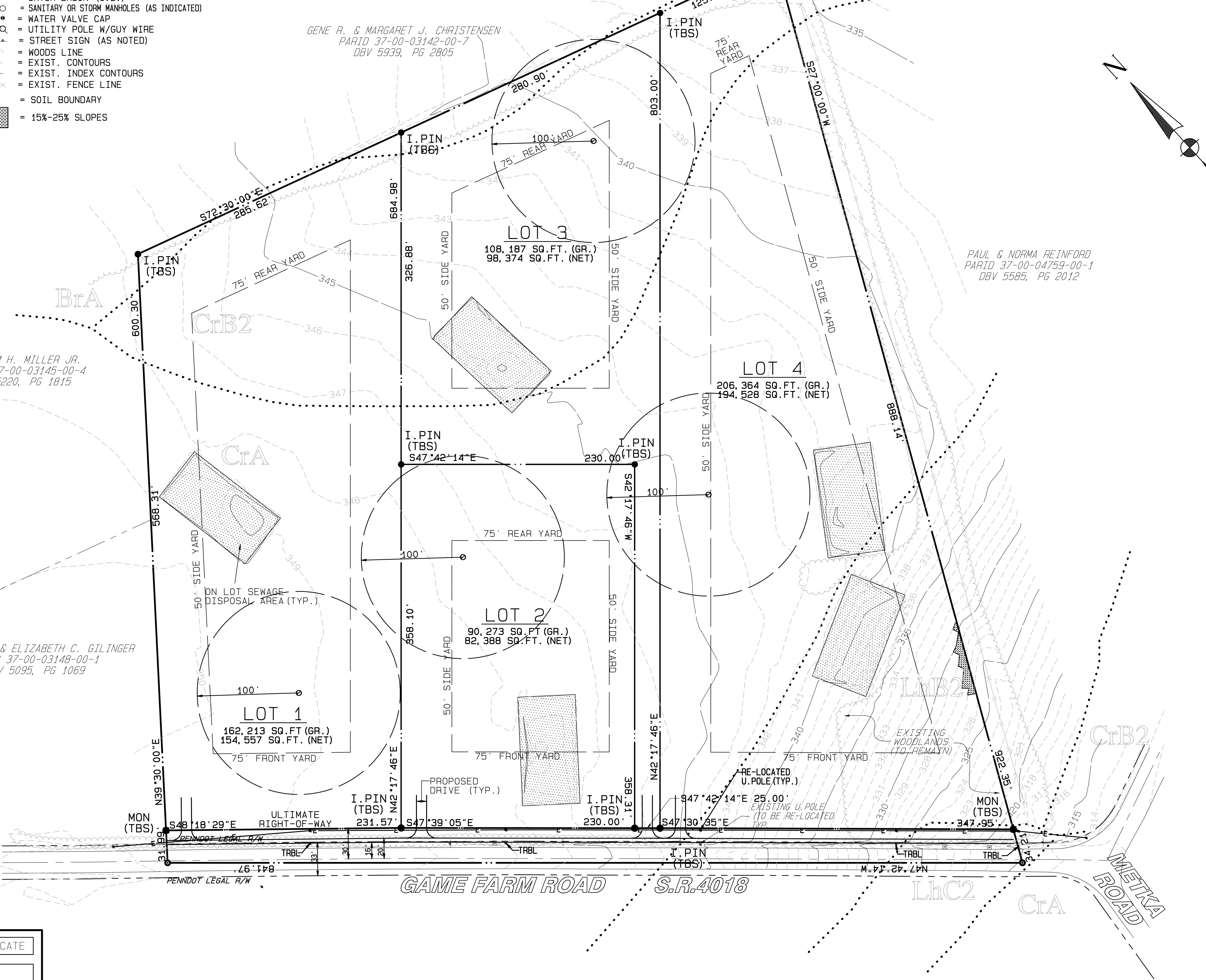
- = MAILBOX
- = CATCH BASIN (C.B.)
- = SANITARY OR STORM MANHOLES (AS INDICATED)
- = WATER VALVE CAP
- = UTILITY POLE W/GUY WIRE
- = STREET SIGN (AS NOTED)
- = WOODS LINE
- = EXIST. CONTOURS
- = EXIST. INDEX CONTOURS
- = EXIST. FENCE LINE
- = SOIL BOUNDARY
- ▨ = 15%-25% SLOPES



GENERAL NOTES:

1. RECORD OWNER: NORTHPOINTE COMMUNITY CHURCH, 456 N. RIDGE PIKE, LIMERICK, PA 19468, TAX# 37-00-04751-00-9, DBV 5690, PG 86. EQUITABLE OWNER/DEVELOPER: RML CONSTRUCTION INC., 21 RAND DRIVE, READING, PA 19606.
2. ZONING: R1 - RESIDENTIAL/AGRICULTURAL.

	TRADITIONAL	CLUSTER	LOT AVERAGING
MIN. TRACT SIZE (AC.)	0	10	0
MAX. DENSITY (DWELLING UNITS PER NET BUILDING ACRE)	0.45	0.50	0.45
MIN. LOT AREA (SQ. FT.)	80,000	40,000	40,000
MIN. AVG. LOT AREA (SQ. FT.)	-	-	75,000
MIN. LOT WIDTH (FEET)	225	125	125
FRONT YARD (FEET)	75	50	50
REAR YARD (FEET)	75	50	50
SIDE YARD (FEET)	50	25	25
MIN. COMMON OPEN SPACE (% OF NET AC.)	10%*	20%	10%*
MAX. BUILDING HEIGHT (FEET)	35	35	35
MAX. BUILDING COVERAGE (% OF INDIVIDUAL LOT)	10	20	10
3. Any lot of at least four acres that is held in single and separate ownership at the time this chapter becomes effective may be subdivided into two building lots, in compliance with all the other development standards of this article.
4. 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.
5. MIN. LOT AREA (SQ. FT.): 80,000 (TRADITIONAL), 154,537 (NET) (LOT 1), 82,388 (NET) (LOT 2), 98,374 (NET) (LOT 3), 194,528 (NET) (LOT 4). MIN. AVG. LOT AREA (SQ. FT.): 162,213 (GR) (TRADITIONAL), 231.57 (LOT 1), 230 (LOT 2), 108.187 (GR) (LOT 3), 206.364 (GR) (LOT 4). MIN. LOT WIDTH (FEET): 225 (TRADITIONAL), 75 (LOT 1), 75 (LOT 2), 75 (LOT 3), 75 (LOT 4). FRONT YARD (FEET): 75 (TRADITIONAL), 75 (LOT 1), 75 (LOT 2), 75 (LOT 3), 75 (LOT 4). REAR YARD (FEET): 75 (TRADITIONAL), 75 (LOT 1), 75 (LOT 2), 75 (LOT 3), 75 (LOT 4). SIDE YARD (FEET): 50 (TRADITIONAL), 50 (LOT 1), 50 (LOT 2), 50 (LOT 3), 50 (LOT 4). MIN. COMMON OPEN SPACE (% OF NET AC.): 10%* (TRADITIONAL), 10%* (LOT 1), 10%* (LOT 2), 10%* (LOT 3), 10%* (LOT 4). MAX. BUILDING HEIGHT (FEET): 35 (TRADITIONAL), 35 (LOT 1), 35 (LOT 2), 35 (LOT 3), 35 (LOT 4). MAX. BUILDING COVERAGE (% OF INDIVIDUAL LOT): 10 (TRADITIONAL), 10 (LOT 1), 10 (LOT 2), 10 (LOT 3), 10 (LOT 4).
6. LOTS TO USE ON-LOT WATER AND SEWER.
7. DRIVEWAYS SUBJECT TO PENNDOT PERMIT.
8. DATUM: NAVD 88.
9. FLOOD STATEMENT: *Said described property is located within an area having a Zone Designation X (Areas determined to be outside 0.2 annual chance floodplain. Flood Insurance Rate Map No. 42091C0094 G with a date of identification of March 2, 2016 in the Township of Limerick, Montgomery County, State of Pennsylvania, which is the current Flood Insurance Rate Map for the community in which said property is situated).
10. THE AREA BETWEEN AN EXISTING RIGHT-OF-WAY LINE AND THE ULTIMATE RIGHT-OF-WAY LINE SHALL BE OFFERED FOR DEDICATED TO LIMERICK TOWNSHIP.
11. LOTS INTENDED FOR SINGLE FAMILY DETACHED DWELLINGS.
12. LOTS NOT TO BE FURTHER SUBDIVIDED.
13. NET BUILDING AREA: GROSS ACRES: 13.01 AC. (567,036 SQ. FT.) x 1.00=13.010 AC. (567,036 SQ. FT.). EXISTING ROAD RIGHT-OF-WAY: 0.39 AC. (17,089 SQ. FT.) x 1.00=0.390 AC. (17,089 SQ. FT.). ULTIMATE RIGHT-OF-WAY: 0.26 AC. (11,142 SQ. FT.) x 1.00=0.260 AC. (11,142 SQ. FT.). NONCONTIGUOUS LAND: 0.00 x 1.00=0.000 AC. 100% OF FLOODPLAIN LAND: 0.00 x 1.00=0.000 AC. 100% OF WETLANDS: 0.00 x 1.00=0.000 AC. 100% OF PONDS OR LAKES: 0.00 x 1.00=0.000 AC. 50% OF 15%-25% SLOPES: 0.01 AC. (491 SQ. FT.) x 0.50=0.005 AC. (246 SQ. FT.). 50% OF 25%+ SLOPES: 0.00 x 0.50=0.000 AC. 50% OF EXISTING UTILITY RIGHT-OF-WAY: 0.00 x 0.50=0.000 AC. NET BUILDING ACRES: 12.360 AC. (538,559 SQ. FT.).
- NOTE: THERE ARE NO FLOODPLAINS, WETLANDS OR 25%+ STEEP SLOPES ON SITE.
- 12.360 AC. @ 0.45 UNITS/AC. = 5.5 UNITS, 4 UNITS PROPOSED



TOWNSHIP ENGINEER'S CERTIFICATE

TOWNSHIP ENGINEER _____ DATE _____

REVISION	DATE	DESCRIPTION

MONTGOMERY COUNTY PLANNING COMMISSION

MCPD No. _____ 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

RECORDER OF DEEDS

CERTIFICATE OF MUNICIPAL APPROVAL

At a meeting held on _____ 20____, the Board of Supervisors of the Township of Limerick, by resolution duly enacted, approved the subdivision plan of the property of _____ as shown hereon.

CHAIRPERSON _____

SECRETARY _____

PLANNING COMMISSIONS' CERTIFICATE

At a meeting held on _____ 20____, the planning commission of the Township of Limerick, by resolution duly enacted, approved the subdivision plan of the property of _____ as shown hereon.

CHAIRPERSON _____

CERTIFICATION OF ACCURACY

I hereby certify that the plan shown and described hereon, as well as all drawings bearing my seal, are true and correct to the accuracy required by the land subdivision ordinance, and were prepared by me or under my direction and for which I accept full responsibility.

THOMAS BRYAN LUDGATE
REGISTERED PROFESSIONAL ENGINEER
PE076995

Notary Public
My Commission Expires: _____

OWNER STATEMENT OF INTENT

ROUSE/CHAMBERLIN, LTD. UNDERSIGNEE, HAS Laid OUT UPON THIS LAND SITUATED IN THE TOWNSHIP OF LIMERICK, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, A SUBDIVISION ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS OUR HAND THIS _____ DAY OF _____ 2020, TO BE EFFECTIVE THE _____ DAY OF _____ 2020.

JONATHAN PENDERS, PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF _____) SS.

On this, the _____ day of _____, 2020, before me, the undersigned, a Notary Public, personally appeared Jonathan Penders, who acknowledged himself to be the President of R/C Management Corp., the general partner of Rouse/Chamberlin, LTD, a Pennsylvania limited partnership, and that he as such President executed the foregoing instrument for the purpose contained therein by signing the name of the general partner by his signature as President.

In Witness Whereof, I hereunto set my hand and official seal.

SHEET INDEX

SUBDIVISION PLAN	SHEET 1
GAME FARM ROAD IMPROVEMENT PLAN	SHEET 2

SITUATE IN:
LIMERICK TOWNSHIP,
MONTGOMERY COUNTY,
PENNSYLVANIA

PRELIMINARY SUBDIVISION PLAN

RML: GAME FARM ROAD

Ludgate Engineering Corporation
ENGINEERS SURVEYORS PLANNERS ENVIRONMENTAL SCIENTISTS
© 2021

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READING, PA 19606
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DRAWN	COMP (BNDY)	COMP (LOTS)	PA ONE CALL DATE	COMPUTER FILE
TCD				C:\Users\tdm\da\on\Des
4-26-21				
SCALE	TAX MAP PARCEL	DRAWING NUMBER		
1"=60'		D-7801521	SHEET 1 OF 2	