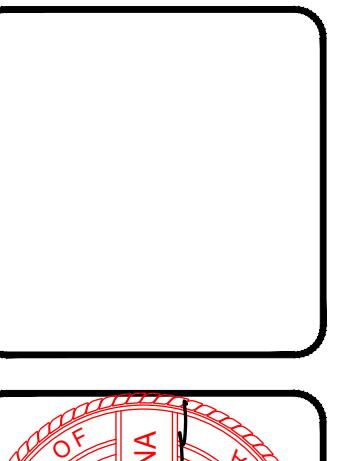


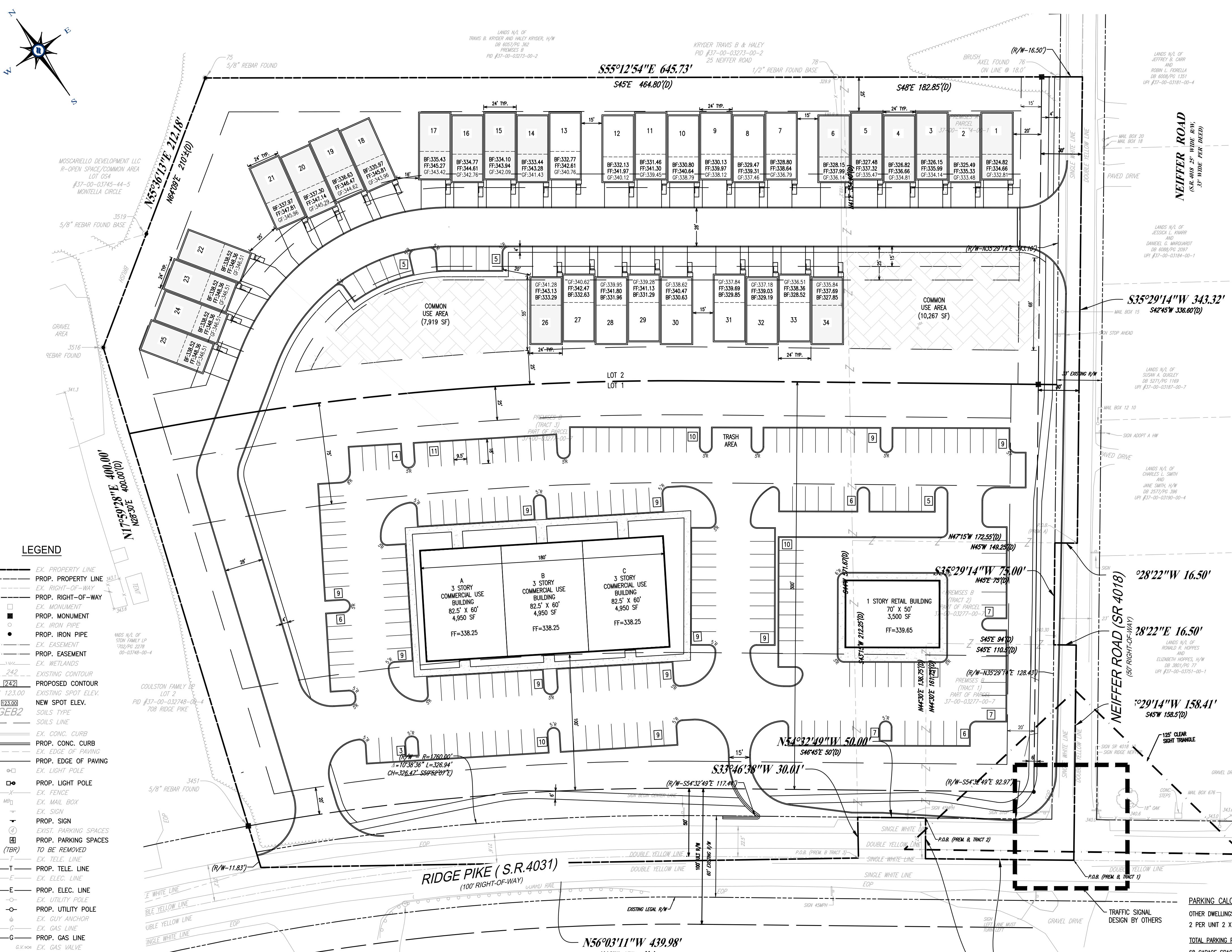
DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003

REVIEWED	REVISION	DATE
8	7	05/05/2023
7	6	05/05/2023
6	5	05/05/2023
4	3	05/05/2023
2	1	05/05/2023
		RE-REVIEWED

PRELIMINARY/FINAL TITLE PLAN	
CLIENT:	NEIFFER RD DEVELOPMENT, LLC.
PROJECT:	NEIFFER RD
LOCATION:	MIXED USE DEVELOPMENT - LOTS 1 & 2 LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PA

DATE:	06/30/2021
SCALE:	1"=40'
DRAWN BY:	DPM
CHECKED BY:	DPM
PROJECT NO.:	3626
CAD FILE:	02 TITLE PLATING
PLOTTED:	05/05/2023
DRAWING NO.:	C01.1
SHEET	02 of 18



NET BUILDABLE ACREAGE CALCULATIONS	
TOWNSHIP OF LIMERICK ZONING ORDINANCE CHAPTER 184, ARTICLE X: PERFORMANCE STANDARDS	
\$184-78 CALCULATION OF SITE CAPACITY	
GROSS SITE ACREAGE	8.781 Acres
- EX. ROAD RIGHTS OF WAY	0.543 Acres
- ULTIMATE RIGHTS OF WAY OF EX. ROAD	0.439 Acres
- NONCONTIGUOUS LAND	0.000 Acres
- 100% OF FLOODPLAIN LAND	0.000 Acres
- 100% OF WETLANDS	0.000 Acres
- 100% OF PONDS OR LAKES	0.000 Acres
- 50% OF SLOPES FROM 15% TO 25%	0.000 Acres
- 85% OF SLOPES OVER 25%	0.000 Acres
- 50% OF EX. UTILITY RIGHTS OF WAY	0.000 Acres
= NET BUILDABLE ACREAGE (NBA)	7.799 Acres

ZONING DATA TABULATION LOT 1

TOWNSHIP OF LIMERICK ZONING ORDINANCE
CHAPTER 184, ARTICLE XXXIII: MS MAIN STREET DISTRICT
\$184-231 CONDITIONAL USES - NON-RESIDENTIAL USE

REQUIRED	PROPOSED
MIN. GROSS LOT AREA	20,000 SF 187,475 SF (GROSS)
MIN. LOT WIDTH	100 FT 593.46 FT
MIN./MAX. FRONT YARD BUILDING SETBACK	30 FT MIN / 100 FT MAX >30 FT / <100 FT
MIN. SETBACK FOR AREA SUBDIVIDED FOR RESIDENTIAL USE	300 FT FROM RIDGE PIKE 300 FT
MIN. BUFFER FROM RESIDENTIAL USES	75 FT >75 FT
MIN. SIDE YARD FOR BLDGS. W/HEIGHTS 35' OR LESS	15 FT EACH 15 FT
MIN. REAR YARD FOR BLDGS. W/HEIGHTS 35' OR LESS	30 FT >20 FT
MAX. BUILDING GROSS FLOOR AREA	65,000 SF (44,550 SF BUILDING MAX)
MAX. BUILDING HEIGHT	35 FT <35 FT
MAX. BUILDING COVERAGE (% OF NET LOT AREA = 187,475 SF)	20% (37,495 SF) 9.8% (18,350 SF)
MAX. IMPERVIOUS COVERAGE (% OF NET LOT AREA = 187,475 SF)	65% (121,859 SF) 57.8% (108,448 SF)
MIN. DISTANCE BETWEEN BUILDINGS	25 FT >25 FT
PARKING SETBACKS	
FRONT LOT LINE	20 FT >20 FT
SIDE OR REAR LINE (NON-RESIDENTIAL DISTRICT)	10 FT >10 FT
SIDE OR REAR LINE (RESIDENTIAL DISTRICT)	25 FT >25 FT
FROM BUILDING	10 FT 10 FT
PARKING SPACES	1 PER 250 SF GROSS FLOOR AREA (48,050 / 250 = 192.2 = 193 SPACES) 198 PROVIDED

ZONING DATA TABULATION LOT 2

TOWNSHIP OF LIMERICK ZONING ORDINANCE
CHAPTER 184, ARTICLE XXXIII: MS MAIN STREET DISTRICT
\$184-231 CONDITIONAL USES - SINGLE-FAMILY ATTACHED (TOWNHOUSE)

REQUIRED	PROPOSED
RESIDENTIAL DENSITY	1,200 SF OF NON-RESIDENTIAL PER UNIT (34 UNITS X 1,200 SF = 40,800 SF)
MIN. GROSS LOT AREA	1,800 SF PER UNIT (34 UNITS X 1,800 SF = 61,200 SF)
MIN. LOT WIDTH	24 FT PER UNIT 152,166 SF (GROSS)
MIN./MAX. FRONT YARD BUILDING SETBACK	24 FT MIN / 25 FT MAX FROM ROADWAYS >15 FT / <25 FT
MIN. SETBACK FOR AREA SUBDIVIDED FOR RESIDENTIAL USE	300 FT FROM RIDGE PIKE 300 FT
MIN. BUFFER FROM PROPERTY LINES AND ADJACENT NON-RESIDENTIAL USES	25 FT 25 FT
MIN. SIDE YARD FOR BLDGS. W/HEIGHTS 35' OR LESS	7.5 FT EACH >7.5 FT
MIN. REAR YARD FOR BLDGS. W/HEIGHTS 35' OR LESS	20 FT >20 FT
MAX. BUILDING HEIGHT	35 FT <35 FT
MAX. BUILDING COVERAGE (% OF NET LOT AREA = 152,166 SF)	65% (98,908 SF) 65% (98,908 SF)
MAX. IMPERVIOUS COVERAGE (% OF NET LOT AREA = 152,166 SF)	42.5% (64,715 SF) >15 FT
MIN. DISTANCE BETWEEN BUILDINGS	15 FT 11,000 SF OR 400 SF PER UNIT (34 X 400 = 13,600 SF)
MIN. SIZE OF COMMON USE AREA	50 FT 18,186 SF
MIN. PERIMETER DISTANCE DIMENSION (ANY 1 SIDE) OF COMMON USE AREA	50 FT >50 FT
MIN. 60% OF BUILDINGS PROVIDE FRONTPAGE ON COMMON USE AREA	34 UNITS X 60% = 20.4 UNITS = 20 UNITS

PARKING CALCULATION RESIDENTIAL

OTHER DWELLINGS NOT LISTED SEPARATELY
2 PER UNIT 2 X 34 UNITS = 68 SPACES REQUIRED

TOTAL PARKING PROVIDED = 68 DRIVEWAY SPACES + ADDITIONAL

68 GARAGE SPACES + 10 OFF-STREET SPACES

\$184-231 CONDITIONAL USES - SINGLE-FAMILY ATTACHED IN ACCORDANCE WITH THE FOLLOWING CONDITIONS:

ONE OR THE FOLLOWING USES ARE PERMITTED BY CONDITIONAL USE, PROVIDED THAT ALL STRANDS IN THIS CHAPTER FOR CONDITIONAL USES ARE MET, AS WELL AS THE STANDARDS REQUIRED IN THIS SECTION.

2. SINGLE-FAMILY ATTACHED IN ACCORDANCE WITH THE FOLLOWING CONDITIONS:

(A) ONE RESIDENTIAL DWELLING UNIT IS PERMITTED FOR EVERY 1,200 SQUARE FEET OF NONRESIDENTIAL GROSS FLOOR AREA CONSTRUCTED, PROVIDED THAT BULK AND AREA REQUIREMENTS HEREIN ARE MET. THE NONRESIDENTIAL GROSS FLOOR AREA CANNOT BE USED TO PERMIT THIS USE IF IT IS USED TO MEET REQUIREMENTS FOR SINGLE-FAMILY ATTACHED, APARTMENTS OR TWO-FAMILY USES.

(B) THE RESIDENTIAL AREA MUST BE SUBDIVIDED SEPARATELY FROM THE COMMERCIAL AREA FOR THE PURPOSES OF CALCULATING STORMWATER MANAGEMENT, AREA AND BULK REQUIREMENTS.

(C) THE ENTIRE AREA SUBDIVIDED FOR RESIDENTIAL USES SHALL BE SET BACK 300 FEET FROM RIDGE PIKE ULTIMATE RIGHT-OF-WAY. THIS SETBACK SHALL NOT APPLY TO STORMWATER MANAGEMENT FACILITIES THAT ARE SHARED BETWEEN RESIDENTIAL AND NONRESIDENTIAL USES.

(D) THE PERIMETER OF THE AREA SUBDIVIDED FOR RESIDENTIAL USES SHALL CONTAIN A TWENTY-FIVE-FOOT WIDE BUFFER IN ACCORDANCE WITH § 155.27.1 ALONG ALL PROPERTY LINES AND ADJACENT TO NONRESIDENTIAL USES.

(E) TWO-FAMILY USES SHALL ESTABLISH THE APPLICABLE FRONT YARD SETBACKS FROM AN INTERNAL ROADWAY OR EXISTING ROADWAYS OTHER THAN RIDGE PIKE.

(F) FOR DEVELOPMENTS WITH 30 OR MORE DWELLING UNITS: 400 SQUARE FEET OF COMMON USE AREA SHALL BE PROVIDED FOR EACH DWELLING UNIT IN ACCORDANCE WITH THE FOLLOWING:

1. THE COMMON USE AREA SHALL NOT OVERLAP THE REQUIRED BUFFER AREA EXCEPT TO CONNECT TO OPEN SPACE ON CONJUGUE PARCELS.

2. THE COMMON USE AREA SHALL BE ACCESSIBLE TO RESIDENTIAL UNITS AND CONSIST OF A CONJUGUE AREA OF AT LEAST 11,000 SQUARE FEET. THE PERIMETER OF THE COMMON USE AREA SHALL NOT HAVE A DIMENSION LESS THAN 50 FEET ON ANY ONE SIDE.

3. THE COMMON USE AREA SHALL CONNECT TO ADJACENT OPEN SPACE PARCELS.

4. RESIDENTIAL BUILDINGS LOCATED ADJACENT TO A COMMON USE AREA OR RESIDENTIAL BUILDINGS LOCATED ALONG A STREET ADJACENT TO A COMMON USE AREA SHALL PROVIDE SIDE OR REAR LOADED GARAGES.

(G) SINGLE-FAMILY ATTACHED USES SHALL ESTABLISH THE APPLICABLE YARD SETBACKS FROM AN INTERNAL ROADWAY OR EXISTING ROADWAYS OTHER THAN RIDGE PIKE.

(H) NO ONE BUILDING MAY CONSIST OF MORE THAN EIGHT DWELLING UNITS.

(I) HORIZONTAL ARTICULATION: ALL DWELLING UNITS SHALL CONTAIN A MINIMUM ONE-FOOT HORIZONTAL ROOF OFFSET FROM ROOFS OF NEIGHBORING DWELLING UNITS TO VARY THE MASSING OF A BUILDING AND RELIEVE THE EFFECT OF A SINGLE, LONG ROOF.

(J) VERTICAL ARTICULATION: ALL DWELLING UNITS SHALL CONTAIN A MINIMUM TWO-FOOT VERTICAL FRONT FAÇADE OFFSET FROM FRONT FAÇADES OF NEIGHBORING DWELLING UNITS TO VARY THE MASSING OF A BUILDING AND RELIEVE THE EFFECT OF A SINGLE, LONG WALL.

(K) ALL RESIDENTIAL BUILDINGS SHALL HAVE PITCHED ROOFS.

TITLE PLAN

SCALE: 1"=40'

GRAPHIC SCALE

1 inch = 40 feet

40 0 20 40 80

SURVEY NOTES

1. RECORD OWNER/MAILING ADDRESS: LAWRENCE LOSTY & ESTHER B18 KENNETH PL SE LEESBURG VA 20175
2. SITE ADDRESS: 1 & 15 NEIFFER RD ROVERSIDE, PA 19086
3. UPI #: 37-00-0327707, 37-00-03274-00-1
4. SOURCE OF TITLE: RECORD BOOK 5536, PAGE 01871 RECORD BOOK 5790, PAGE 01335
5. LOT AREA: 8.781 ACRES (GROSS)
8.238 ACRES (NET OF R/W)
6. BOUNDARY, TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC. PERFORMED IN SEPTEMBER 2016 AND OCTOBER 2019.
7. CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL KLINE SURVEYING, LLC. DATUM: NAVD 88 (COMPUTED USING GEOD12A) & NAD 83 (2011) (EPOCH:2010.0000). THE PROPERTY HAS ACCESS TO NEIFFER RD (S.R. 4018) VIA THE GRAVEL DRIVES ON PREMISES A (PARCEL 37-00-03274-00-1).
8. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.

EQUITABLE OWNER/APPLICANTNEIFFER ROAD DEVELOPMENT, LLC
PO BOX 428
VILLANOVA, PA 19085

PARCEL 37-00-0327707 D.B. 5536 PAGE 01871

PARCEL 37-00-03274-00-1 D.B. 5790 PAGE 01335