

\\proj\proj\WMA-01324801-20\dwg\LD-Plan\324801-3-Plan\324801-3-Plan.dwg dtd: 2/24/2025 8:38:25 AM

N/L RAYMOND M. WALTZ, WILLIAM G. & BARBARA WALTZ, & WILLIAM O. WALTZ
PARCEL # 37-00-04183-00-1

N/L RYAN & ASHLEY JOHNSON
PARCEL # 37-00-02931-00-1

N/L CHARLENE A. CAPPUCCIO
PARCEL # 37-00-02938-00-4

N/L GLORIA J. BADMAN
PARCEL # 37-00-04165-00-1

N/L RAYMOND M. WALTZ, WILLIAM G. & BARBARA WALTZ, & WILLIAM O. WALTZ
PARCEL # 37-00-04183-00-1

ON-SITE SIGN TABLE LEGEND				
PLAN LABEL	DESCRIPTION	SERIES	SIZE	COMMENTS
(A)	STOP	R1-1	30"X30"	
(B)	DRIVE NAME	D3-1	VAR." X 6"	
(C)	NO PARKING	R8-3	12" X 12"	
(D)	RESERVED PARKING	R7-8	12" X 18"	PHASE 1 - N/A
	RESERVED PARKING PENALTIES	R7-8F	12" X 18"	PHASE 1 - N/A
	VAN ACCESSIBLE	R7-BP	12" X 6"	PHASE 1 - N/A
	SPEED LIMIT-15MPH	R2-1	24" X 30"	

EXISTING FEATURES LEGEND

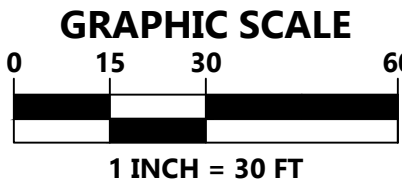
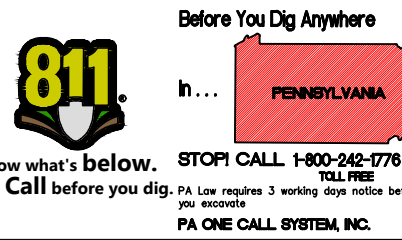
PROPERTY LINE, BY RECORDED DOCUMENTS	
ADJOINER LINE	
LEGAL RIGHT OF WAY	
EASEMENT LINE	
BUILDING	
CURB LINE	
CONC. WALK	
PAINTED LINE	
EDGE OF PAVING	
EDGE OF GRAVEL	
FENCE	
SIGN	
SLANTED TEXT DENOTES EXISTING FEATURE	

PROPOSED FEATURES LEGEND

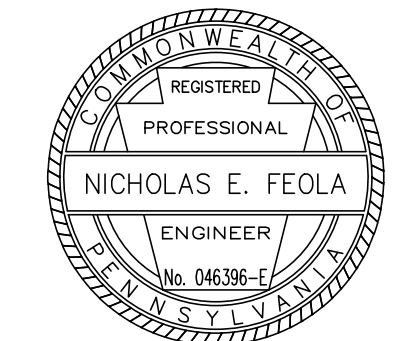
PROPERTY LINE	
RIGHT-OF-WAY LINE	
ROADWAY CENTERLINE	
BUILDING SETBACK LINE	
PARKING SETBACK LINE	
EASEMENT LINE	
BUILDING	
CONCRETE SIDEWALK	
CURB LINE	
DWELLING UNIT NUMBER	(43)
PARKING SPACES	(4)
SIGN	
6 FT. PRIVACY FENCE	
4 FT. SPLIT-RAIL FENCE	

4	PER TOWNSHIP COMMENTS	DPC	12/4/25
3	PER MCD REVIEW	PD	11/19/25
2	PER NPDES SUBMISSION	PD	9/22/25
1	PER TOWNSHIP ENGINEER REVIEWS	DPC	8/6/25
REV	DESCRIPTION	AUTH	DATE

SERIAL NO. 20241651001



PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.



NICHOLAS E. FEOLA
PENNSYLVANIA PROFESSIONAL
ENGINEER NUMBER PE046386



SITE PLAN

FOR
HAWTHORNE SQUARE

DATE: MAY 8, 2025
SCALE: 1"=30'
DESIGNED BY: DPC
DRAWN BY: AUK
CHECKED BY: NEF
JOB NUMBER: 248403-00

CLIENT
W.B. HOMES LAND ACQUISITIONS, L.P.
404 N. SUMMERTOWN PIKE
NORTH WALES, PA 19454

LIMERICK TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

W. RIDGE PIKE (SR 4031) ROADWAY IMPROVEMENTS NOTE:

FOR ALL DESIGN INFORMATION FOR THE ROADWAY IMPROVEMENTS, INCLUDING SIGNAGE AND PAVEMENT MARKINGS WITHIN THE STATE RIGHT OF WAY OF W. RIDGE PIKE (SR 4031), REFER TO THE BOWMAN CONSULTING GROUP, LTD.

Table 4. Sight Distance Evaluation for West Ridge Pike (SR 4031) Accesses

Proposed East Access and West Ridge Pike (SR 4031)						
Movement	Direction	Posted Speed (mph)	Approach Grade	PennDOT Requirements (feet)	Available Sight Distance (feet)	
Exiting	Looking Left	40	+1%	538	309	1,000+
	Looking Right	40	-1%	460	319	420
Left Turn Entering	Looking Ahead	40	+1%	378	309	1,000+
	From the Rear	40	-1%	378	319	1,000+

(1) Based on the desirable sight distance requirements contained in the Pennsylvania Code, Chapter 401, Access to and Occupancy of Highways by Driveways and Local Roads and the posted speed limit, unless otherwise noted.
(2) Based on the safe stopping sight distance requirements contained in the Pennsylvania Code, Chapter 401, Access to and Occupancy of Highways by Driveways and Local Roads and the posted speed limit, unless otherwise noted.

Proposed West Access and West Ridge Pike (SR 4031)						
Movement	Direction	Posted Speed (mph)	Approach Grade	PennDOT Requirements (feet)	Available Sight Distance (feet)	
Exiting	Looking Left	40	+1%	538	309	600+
	Looking Right	40	-1%	460	319	435
Left Turn Entering	Looking Ahead	40	+1%	378	309	600+
	From the Rear	40	-1%	378	319	600+

(1) Based on the desirable sight distance requirements contained in the Pennsylvania Code, Chapter 401, Access to and Occupancy of Highways by Driveways and Local Roads and the posted speed limit, unless otherwise noted.
(2) Based on the safe stopping sight distance requirements contained in the Pennsylvania Code, Chapter 401, Access to and Occupancy of Highways by Driveways and Local Roads and the posted speed limit, unless otherwise noted.

REFERENCE: TRANSPORTATION IMPACT STUDY FOR HAWTHORNE SQUARE, PREPARED BY BOWMAN CONSULTING GROUP, LTD., BOWMAN PROJECT NO. 314181-01-001, REVISED JUNE 3, 2025.