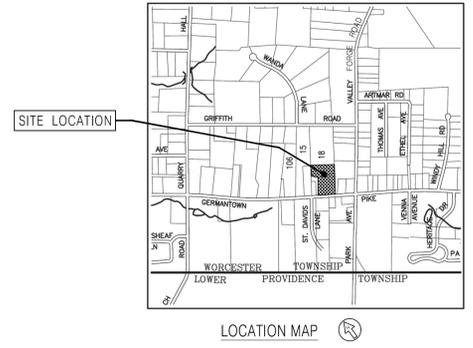


GENERAL NOTES:

- METES AND BOUNDS FOR BLOCK 3, UNIT 18, AS SHOWN HEREIN, TAKEN FROM DEED AS RECORDED IN MONTGOMERY COUNTY RECORDED DEEDS OFFICE IN DEED BOOK 6145 PAGES 00531 TO 00535.
- ALL OTHER METES AND BOUNDS INFORMATION SHOWN HEREIN ARE REFERENCED FROM SHEET 1 PLAN, PREPARED BY CSK ENGINEERS, DATED 10/26/2009.



BLUE EAGLE PROPERTY LLC
 BLOCK 3, UNIT 18
 99,685 S.F.
 2.28 ACRES
 (PARCEL NO. 67-00-01486-00-4)

OWNER / APPLICANT:
 BLUE EAGLE PROPERTY LLC
 3019 WEST GERMANTOWN PIKE
 NORRISTOWN, PA 19403

LAND DEVELOPMENT NAME:
 BLUE EAGLE PROPERTY LLC RENOVATION

NUMBER OF LOT: 1
TOTAL TRACT AREA = 2.28 ACRES = 99,685 SF

ZONING REQUIREMENTS: 3019-3021 WEST GERMANTOWN PIKE, WORCESTER TOWNSHIP, PA

R-100 RESIDENTIAL DISTRICT	REQUIRED	PROPOSED
MINIMUM LOT AREA	30,000 SF	99,685 SF
MINIMUM LOT WIDTH	100 FT	229 FT
MINIMUM FRONT YARD	50 FT	19 FT***
MINIMUM REAR YARD*	100 FT	100 FT
MINIMUM SIDE YARD	25 FT	25 FT
MAXIMUM BUILDING COVERAGE	20%	3.6%
MAXIMUM IMPERVIOUS COVERAGE	40%**	19.1%
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT
* AGR MINIMUM REAR YARD	100 FT	
** FOR NON-RESIDENTIAL USE		
***EXISTING NON-CONFORMITY, VARIANCE GRANTED		

3019 WEST GERMANTOWN PIKE: RENOVATION SF DETAIL

EXISTING SF (1ST FLOOR) (SF) = 2063 INCLUDES EXISTING PATIOS AND EXTERIOR PADS
 EXISTING SF (2ND FLOOR) (SF) = 1546
 PROPOSED NEW SPACE 1ST FLOOR (SF) = 525
 PROPOSED NEW SPACE 2ND FLOOR (SF) = 877 EXCLUDES PROPOSED EXTERIOR SPACE AT BALCONY
 PROPOSED NEW SPACE 2ND FLOOR BALCONY = 157 SF
 TOTAL SF = 3609 SF EXISTING + 1559 SF PROPOSED = 5168 SF

PARKING REVIEW

3019-3021 WEST GERMANTOWN PIKE OFFICE SF = 3723 (EXCLUDES HALLS, COMMON LAVATORIES, STAIRS AND SHAFTS)
 3015 WEST GERMANTOWN PIKE OFFICE SF = 1500 (EXCLUDES HALLS, COMMON LAVATORIES, STAIRS AND SHAFTS)
 TOTAL PARCEL OFFICE SF = 5223
 REQUIRED PARKING SPACES = 5223 / 250 SF = 21 SPACES
 EXISTING PARKING SPACES = 27

LEGEND

	EXISTING BUILDING
	PROPOSED BUILDING EXPANSION
	EXISTING PORCH
	EXISTING CONCRETE SLAB
	EXISTING DECK
	METES AND BOUNDS (DEED)
	EXISTING PROPERTY LINE
	ZONING BOUNDARY

**COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF MONTGOMERY:**

ON THE _____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THE ACCOMPANYING PLAN TO BE THE OFFICIAL PLAN OF HIGHWAYS AND/OR SUBDIVISIONS SITUATE IN THE TOWNSHIP OF WORCESTER, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THE ACCOMPANYING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

 NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

I _____ HAVE LAID OUT UPON MY LAND SITUATE IN THE TOWNSHIP OF WORCESTER, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

BOARD OF SUPERVISOR'S CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____, BY THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

ATTEST:

 SIGNATURE, CHAIRMAN

 DATE SIGNED

 SIGNATURE, SECRETARY

 DATE SIGNED

 TOWNSHIP NOTARY SEAL

PLANNING COMMISSION CERTIFICATE

REVIEWED THIS _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

ATTEST:

 SIGNATURE

 DATE SIGNED

TOWNSHIP ENGINEER CERTIFICATE

REVIEWED BY THE TOWNSHIP ENGINEER OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

TOWNSHIP ENGINEER: _____
 DATE: _____

MONTGOMERY COUNTY PLANNING COMMISSION APPROVAL

RECORDED IN THE MONTGOMERY COUNTY COURT HOUSE THIS _____ DAY OF _____, 20____, IN PLAN BOOK _____, PAGE _____.

MPC 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

0	11-26-19	CD/PERMITZONING		
1	01-28-20	LAND DEVELOPMENT		
PROJECT: BLUE EAGLE PROPERTY LLC RENOVATION PARCEL NO. 67-00-01486-00-4, Block 3, Unit 18			3019 West Germantown Pike, Norristown, PA 19403 (610) 241-8522	CYNTHIA TERESA GALLO: PE091358
DRAWING TITLE: SITE CIVIL AND GRADING PLAN				
PROJECT LOCATION: 3019 West Germantown Pike Norristown, PA 19403	DATE: 11.26.2019	SCALE: 1" = 20'	DRAWN BY: XM	PROJECT NO. 19051
			CHECKED BY: CG	SHEET NO. C0.01

1 SITE CIVIL AND GRADING PLAN
 SCALE: 1" = 20'-0"

MONTGOMERY COUNTY PLANNING COMMISSION FILE NUMBER: _____