

PARCEL INFO:
 ADDRESS: 1077 MAIN ST, LINFIELD, PA 19468
 PID: #37-00-02683-00-7
 ZONE: R-3 MEDIUM DENSITY RESIDENTIAL

GROSS LOT AREA: 5.29 AC
 EXISTING ROW: 0.13 AC
 ULTIMATE ROW: 0.03 AC
 NONCONTIGUOUS LAND: -
 100% OF FLOODPLAIN AREA: -
 100% OF WETLANDS AREA: -
 100% OF PONDS & LAKES AREA: -
 50% SLOPES 15-25% AREA: 0.112 AC
 85% SLOPES 25+% AREA: 2.105 AC
 50% EXITING UTILITY ROW AREA: -

NET BUILDABLE ACREAGE: 2.92 AC

NOTE: NO STEEP SLOPE AREAS ARE PROPOSED TO BE DISTURBED AS PART OF THIS PROJECT.

ZONING COMPLIANCE SUMMARY
 LIMERICK ZONING ORDINANCE, ZONED R-3: MEDIUM DENSITY RESIDENTIAL DISTRICT
 INTENDED USE: FIRE STATION (PER §184-109 USE R-1 CONDITIONAL USE STANDARDS)

| AREA REQUIREMENTS | REQUIRED | EXISTING | PROPOSED |
|--------------------------------------------------------|---------------|-----------------|-----------------|
| MINIMUM GROSS LOT AREA (AC) | 2 | 5.29 | 5.29 |
| NET LOT AREA (AC) | - | 5.14 | 5.14 |
| MINIMUM LOT WIDTH MEASURED FROM SETBACK LINE (FT)* | 225 | 220.0 +/- | 220.0 +/- |
| MAXIMUM BUILDING COVERAGE (OF NET ACREAGE, %) | 20 | 4.6 | 6.4 |
| MAXIMUM IMPERVIOUS COVERAGE (OF NET BUILDABLE ACREAGE) | 50% (1.46 AC) | 29.2% (0.85 AC) | 40.8% (1.19 AC) |
| BUILDING SETBACK REQUIREMENTS | | | |
| FRONT YARD SETBACK (FT)* | 75 | 58.4 +/- | 60.4 +/- |
| REAR YARD SETBACK (FT) | 75 | >>75 | >>75 |
| SIDE YARD SETBACK (FT)* | 50 | 25.6 +/- | 25.6 +/- |
| MAXIMUM BUILDING HEIGHT (FT) | 35 | <=35 | 32.25 |
| MINIMUM PARKING, LOADING AREA SETBACK | | | |
| FRONT LOT LINE (FT)* | 25 | -4.06 +/- | -4.06 +/- |
| SIDE OR REAR LOT LINE (FT)* | 25 | 5.28 +/- | 5.28 +/- |
| PARKING REQUIREMENT | | | |
| 1 SPACE/500 SF GFA | 28 | 47 | 39 |

*EXISTING NONCONFORMING.

IMPERVIOUS AREA CALCULATIONS

| | EXISTING | PROPOSED |
|---------------------------------|---------------|---------------|
| BUILDING (SF) | 10,293 | 14,400 |
| ASPHALT/CONCRETE (SF) | 26,866 | 37,517 |
| GRAVEL (SF) | - | - |
| TOTAL (SF/AC) | 37,158 / 0.85 | 51,917 / 1.19 |
| TOTAL (% OF NBA) | 29.2% | 40.8% |
| NET IMPERVIOUS ADDED (SFI/AC) | - | 14,759 / 0.34 |
| NET IMPERVIOUS ADDED (% OF NBA) | - | 11.6% |

PARKING CALCULATION:
 REQUIRED: 1 SPACE/500 SF GFA (SECTION 184-87 - COMMUNITY CENTER, LIBRARY, OR PUBLIC BUILDING)
 (NOTE: GROSS FLOOR AREA (GFA) EXCLUDES INTERIOR VEHICLE PARKING/LOADING AREAS)

EXISTING CONDITION:
 8,416 SF X 1 SPACE/500 SF = 17 SPACES REQUIRED
 47 SPACES EXISTING

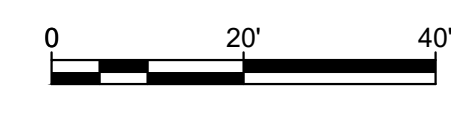
PROPOSED CONDITION:
 14,000 SF X 1 SPACE/500 SF = 28 SPACES REQUIRED
 39 SPACES PROPOSED

LEGEND:

- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- CONCRETE MONUMENT PROPOSED
- PROPOSED BUILDING ENTRANCE
- PROPOSED DOUBLE-HEADED LIGHT
- PROPOSED SINGLE-HEADED LIGHT
- PROPERTY LINE
- ULTIMATE RIGHT-OF-WAY
- LEGAL RIGHT OF WAY
- ADJACENT PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- ▨ PROPOSED BUILDING
- ▨ PROPOSED ASPHALT PAVING
- ▨ PROPOSED CONCRETE PAVING - HEAVY DUTY X-SEC.
- ▨ PROPOSED CONCRETE SIDEWALK
- ▨ PROPOSED GRASS/LANDSCAPED AREA
- ▨ STEEP SLOPES 15-25%
- ▨ STEEP SLOPES 25%+

- WAIVERS/DEFERRALS REQUESTED:
- §151-20.B.(1) - FOR RELIEF FROM PROVIDING AN EXISTING RESOURCE AND SITE ANALYSIS MAP (ERSAM).
 - §151-26.A.(8)(b) - FOR RELIEF FROM PROVIDING A STORMWATER BASIN EMBANKMENT TOP WIDTH OF TEN (10) FEET.
 - §155-12.A. - TO ALLOW PRELIMINARY AND FINAL PLAN APPROVAL TO OCCUR CONCURRENTLY.
 - §155-15.B.(3)(b)[2] & 155-15.C. - FOR RELIEF FROM PROVIDING CURB ALONG MAIN STREET.
 - §155-15.D. - FOR DEFERRAL FROM PROVIDING SIDEWALK ALONG MAIN STREET.
 - §155-16.B.(10) - FOR RELIEF FROM PROVIDING CURB WITHIN INTERIOR PARKING AREAS.
 - §155-16.C.(2)(a) - FOR PARTIAL RELIEF FROM THIS SECTION, TO OMIT CURBING FOR PLANTING ISLANDS.
 - §155-27.C.(1) - FOR RELIEF FROM PLANTING STREET TREES A MINIMUM DISTANCE OF 5 FEET AND A MAXIMUM DISTANCE OF 15 FEET FROM THE ULTIMATE RIGHT-OF-WAY LINE OF MAIN STREET.
 - §155-27.1.C.(1)(a) - FOR RELIEF FROM THE PROPERTY LINE BUFFER REQUIREMENT ALONG PORTIONS OF THE EASTERN AND WESTERN PROPERTY BOUNDARIES.
 - §155-33.C.1. - FOR RELIEF FROM SHOWING EXISTING CONDITIONS WITHIN 400 FEET OF THE PROPERTY BOUNDARY.

N/F EWING CHARLES F & HELEN MILL LN
 PIN: 37-00-03041-00-9
 0.45 AC
 USE: VACANT LAND (RESIDENTIAL)



N/F NONAMAHER RONALD SR REVOCABLE TRUST
 1067 MAIN ST
 PIN: 37-00-02776-00-4
 3.79 AC
 USE: COMMERCIAL

N/F NONAMAHER RONALD SR REVOCABLE TRUST
 1071 MAIN ST
 PIN: 37-00-02776-50-8
 5.19 AC
 USE: RESIDENTIAL

N/F ROBERTO JOSEPH P & JOANNE
 1087 MAIN ST
 PIN: 37-00-02689-00-1
 1.85 AC
 USE: RESIDENTIAL

MAIN STREET (S.R. 4022)

RECORDER OF DEEDS
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MONTGOMERY COUNTY AT NORRISTOWN, PENNSYLVANIA IN THE PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____ 20____.

RECORDER OF DEEDS _____

MCPC NO. _____

PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODES.

CERTIFIED THIS DATE _____

FOR THE DIRECTOR _____

MONTGOMERY COUNTY PLANNING COMMISSION

LIMERICK TOWNSHIP PLANNING COMMISSION:
 AT A MEETING HELD ON THE _____ DAY OF _____, 20____, THE LIMERICK TOWNSHIP PLANNING COMMISSION, BY MOTION, APPROVED THE _____ PLAN, AS SHOWN AND DESCRIBED HEREON.

CHAIRPERSON _____ DATE _____

OWNERS CERTIFICATION:
 LIMERICK FIRE COMPANY DOES HEREBY CERTIFY THAT IT IS THE SOLE REGISTERED OWNER(S) OF THE LAND HEREIN AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT LIMERICK FIRE COMPANY DOES HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.

PRINT NAME AND TITLE _____ OWNER _____

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF MONTGOMERY

ON THE _____ DAY OF _____, A.D. 20____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF-HERSELF TO BE THE _____ OF _____ A CORPORATION, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF-HERSELF. WITNESS, MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

TOWNSHIP ENGINEER:
 I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED BY AND APPROVED BY THE LIMERICK TOWNSHIP ENGINEER.

TOWNSHIP ENGINEER (SIGNATURE & SEAL) PE# _____ DATE _____

LIMERICK TOWNSHIP BOARD OF SUPERVISORS:
 AT A MEETING HELD ON THE _____ DAY OF _____, 20____, THE LIMERICK TOWNSHIP BOARD OF SUPERVISORS, BY MOTION, APPROVED THE _____ PLAN, AS SHOWN AND DESCRIBED HEREON.

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

Pennonni

PENNONNI ASSOCIATES, INC.
 3100 Horizon Drive, Suite 200
 King of Prussia, PA 19406
 T 610.277.2402 F 610.277.7449

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

LIMERICK FIRE DEPARTMENT
 LINFIELD FIRE STATION
 1077 MAIN STREET
 LINFIELD, PA 19468

RECORD PLAN

| NO. | DATE | REVISIONS | BY |
|-----|------|-----------|----|
| | | | |
| | | | |
| | | | |
| | | | |

PROJECT: LMFCT19001
 DATE: 2019-12-13
 DRAWING SCALE: 1"=20'
 DRAWN BY: EPP
 APPROVED BY: KRH

CS1001

SHEET 2 OF 16

PROJECT STATUS: _____
 PROJECT NO.: _____
 DRAWING NO.: _____
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____
 PROJECT: _____
 SHEET: _____ OF _____