

Site Statistics

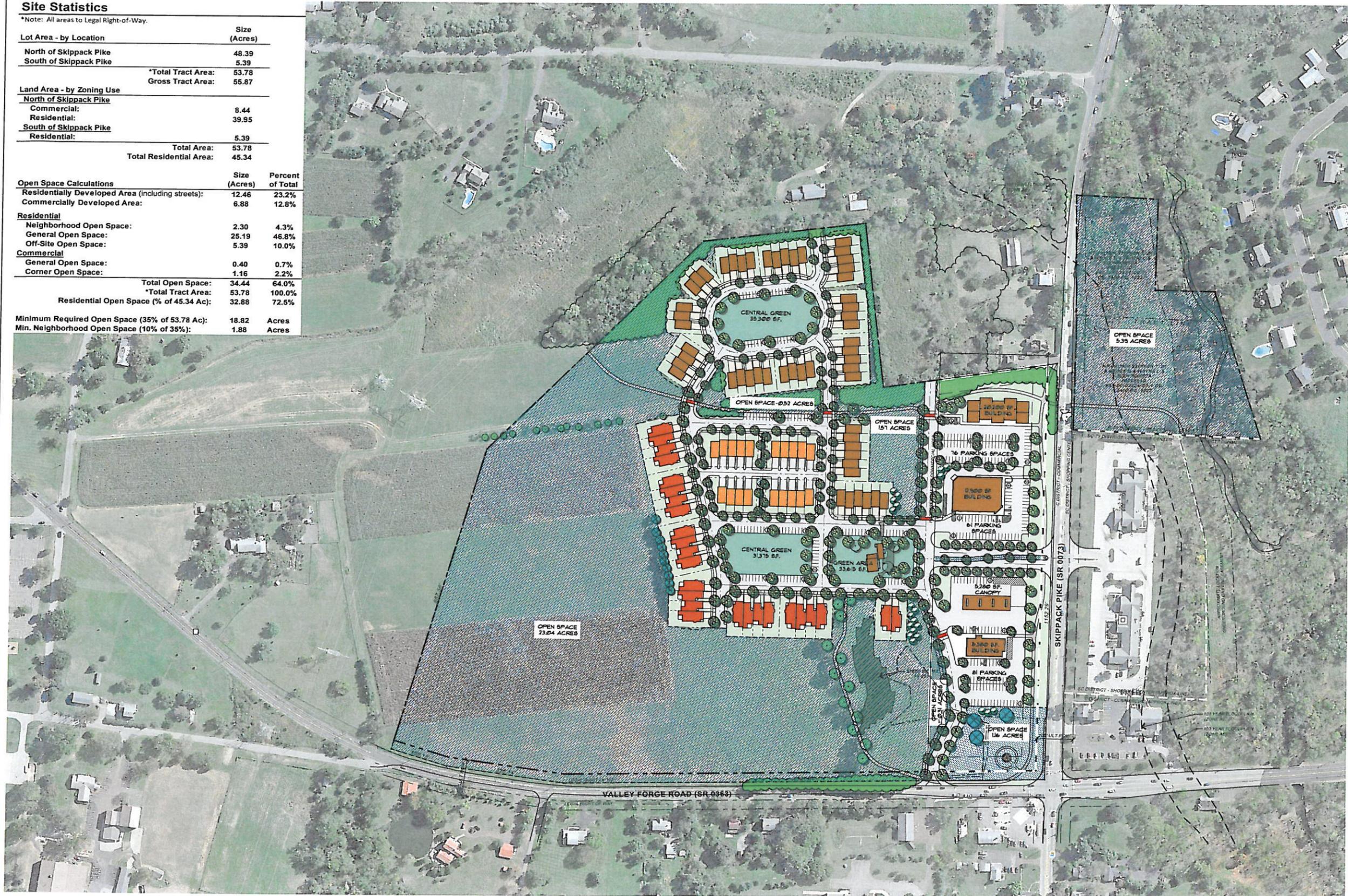
*Note: All areas to Legal Right-of-Way.

Lot Area - by Location	Size (Acres)
North of Skippack Pike	48.39
South of Skippack Pike	5.39
*Total Tract Area:	53.78
Gross Tract Area:	55.87

Land Area - by Zoning Use	Size (Acres)
North of Skippack Pike	
Commercial:	8.44
Residential:	39.95
South of Skippack Pike	
Residential:	5.39
Total Area:	53.78
Total Residential Area:	45.34

Open Space Calculations	Size (Acres)	Percent of Total
Residentially Developed Area (including streets):	12.46	23.2%
Commercially Developed Area:	6.88	12.8%
Residential		
Neighborhood Open Space:	2.30	4.3%
General Open Space:	25.19	46.8%
Off-Site Open Space:	5.39	10.0%
Commercial		
General Open Space:	0.40	0.7%
Corner Open Space:	1.16	2.2%
Total Open Space:	34.44	64.0%
*Total Tract Area:	53.78	100.0%
Residential Open Space (% of 45.34 Ac):	32.88	72.5%

Minimum Required Open Space (35% of 53.78 Ac):	18.82	Acres
Min. Neighborhood Open Space (10% of 35%):	1.88	Acres



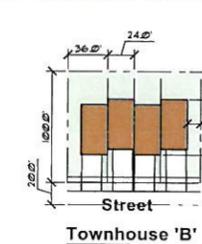
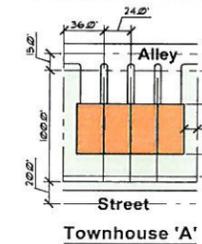
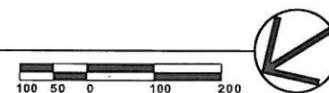
BASE INFORMATION NOTES

- This plan does not represent an actual field survey. Elements depicted by this plan have been provided per available data as outlined below. This plan is for planning purposes only.
- Site Data:
Current Owner: Palmer, Stephen T. Jr. & Bruce B. & Wayne L. and Body Roberts, Care of Palmer Products
Address: P.O. Box 315, Skippack, PA 19474
- The project area falls within designated 100 year flood zones AE and X as shown on the Flood Insurance Rate Map, Map Number 42091C0253 E, effective date December 19, 1999.
- This drawing was made without the benefit of a title report.
- Plan References: Google Imagery
Base Plan prepared by Robert E. Blue Consulting Engineers, Sheet 1 of 1, dated January 1, 2012

Center Point Mixed Use - Conceptual Master Plan

Scale: 1" = 100'-0"

Carriage Homes:	26	=	26.3%
Townhouse 'A':	19	=	19.2%
Townhouse 'B':	54	=	54.5%
Total:	99	=	100%



Revision Description

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Center Point Mixed Use
Skippack Pike & Valley Forge Road
Worcester Township
Montgomery County, PA

Sheet Title
Master Plan
Scale: 1" = 100' Sheet No.
Date: 8/15/2016
Drawn By: CBI
Project No.: 1455
MP-1