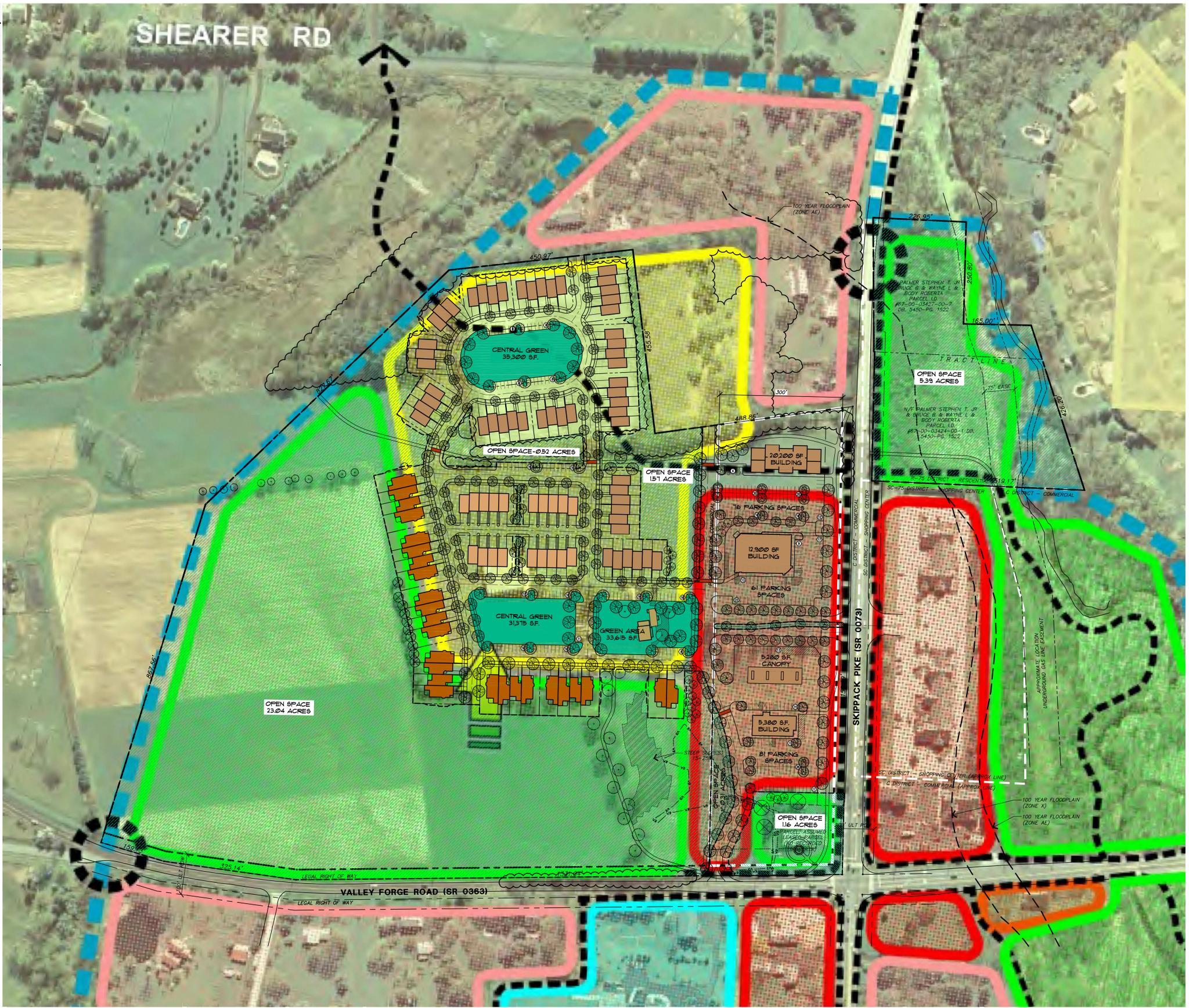


Site Statistics		
*Note: All areas to Legal Right-of-Way.		
Lot Area - by Location	Size (Acres)	
North of Skippack Pike	48.39	
South of Skippack Pike	5.39	
*Total Tract Area:	53.78	
Gross Tract Area:	55.87	
Land Area - by Zoning Use		
North of Skippack Pike		
Commercial:	8.44	
Residential:	39.95	
South 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

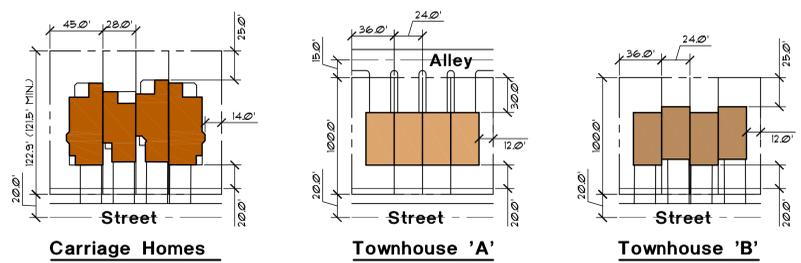


**Center Point Mixed Use - Conceptual Master Plan
Overlaid over 'Final Land Use Bubble Plan' dated April 15, 2014**

Scale: 1" = 100'-0"



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



- 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, P.O. Box 315, Skippack, PA 19474
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, 1996.
 - This drawing was made without the benefit of a title report.
 - Plan References: Base Plan prepared by Robert E. Blue Consulting Engineers, Sheet 1 of 1, dated January 1, 2012.
'Final Land Use Bubble Plan' prepared by Kennedy and Associates, dated April 15, 2014.

Revision	Description

E. VAN RIEKER, AICP
Professional Land Planner
215 OLD CHURCH ROAD, NORTH WALKER, PA 19464 215-898-4070
PLANNER-IN-CHARGE PAVENHURST REGISTERED PROFESSIONAL PLANNER - PA.

McCloskey & Faber, P.C.
Landscape Architecture
Land Planning
831 DeKalb Pike, Blue Bell, PA 19422-1271
(610) 277-9200 FAX (610) 277-9203
Fees for this service and drawings shall be subject to change and the Commission reserves the right to discontinue service without notice.

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

Sheet Title
Master Plan Land Uses
Scale 1" = 100'
Date 9/15/2016
Drawn By CBI
Project No. 1455

Sheet No.
MP-L