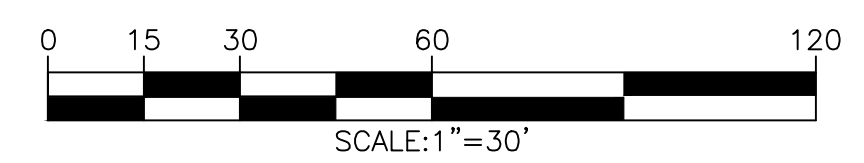


LOCATION MAP  
SCALE: 1"=800'



- NOTES:**
1. THE BOUNDARY SHOWN IS TAKEN FROM DEEDS OF RECORD.
  2. BEARING BASE IS BASED UPON DEEDS OF RECORD ROTATED TO STATE PLANE COORDINATES.
  3. DATUM IS NAD83
  4. TOPOGRAPHY TAKEN FROM LIDAR INFORMATION
  5. THE ENTIRE PROJECT AREA IS LOCATED WITHIN ZONE X AS SHOWN ON FEMA FIRM PANEL 42091C0237G LAST REVISED 3/2/2016.

ZONING -- GC -- GENERAL COMMERCIAL		
REQUIREMENT	REQUIRED	PROPOSED
LOT AREA	10,000 SF	
LOT WIDTH	50'	
BUILDING SETBACK	15'	
REAR YARD	15'	
SIDE YARD	10'	
BUILDING HEIGHT	35'	
BUILDING COVERAGE	45%	
IMPERVIOUS COVERAGE	60%	



CLIENT		SUBJECT	
COLLEGEVILLE STATION, LLC. 50 WEST THIRD AVENUE COLLEGEVILLE, PA 19426		CONCEPT PLAN  COLLEGEVILLE STATION DAYCARE  COLLEGEVILLE BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA	
SEAL		SEAL	
		1860 WEAVERTOWN ROAD, SUITE 100 DOUGLASSVILLE, PA 19518 PHONE: 610-689-8021 FAX: 610-689-4538	
		PROJECT NO. <b>23-485</b>	DWG. NO. <b>SK123485</b>
DESIGN BOB	CHKD. BY BOB	SHEET NO. <b>1 OF 1</b>	
DRAWN BY WJD	CHKD. BY	DATE 2023-04-07	SCALE 1"=30'

NO.	REVISION	DATE	BY	APP.

P:\PROJECTS\23-485\Collegeville Station\_LIDAR.dwg, 2023-04-07 3:46:56 PM