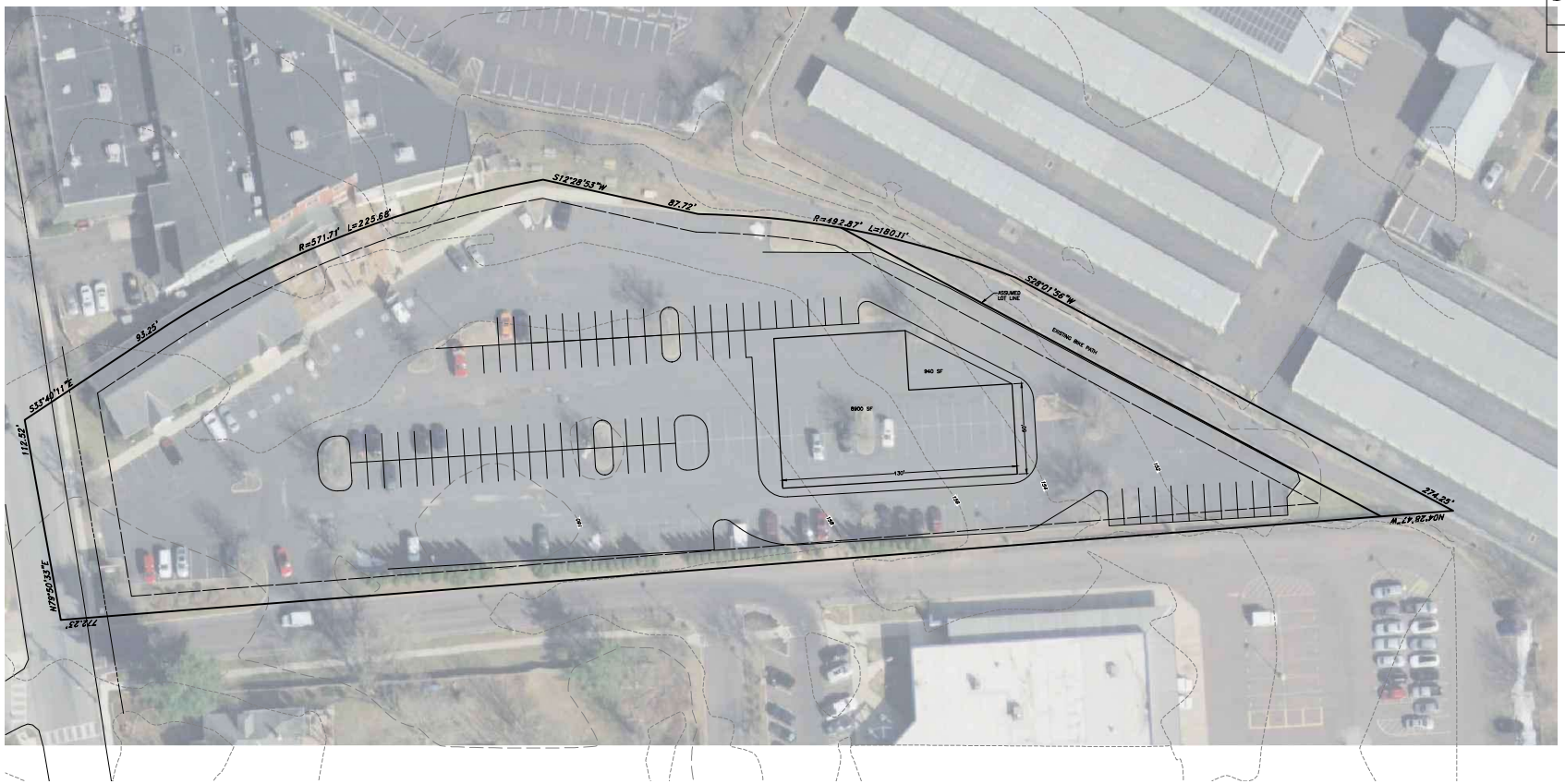

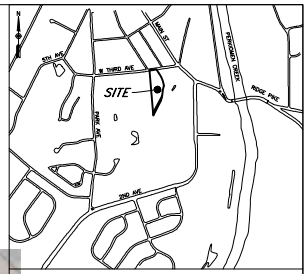

LOCATION MAP
SCALE: 1"=800'

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
4. 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%	

0 15 30 60 120
SCALE:1"=30'

NO.	REVISION	DATE	BY	APP.
2.				
1.				

SEAL

SEAL

CLIENT

COLLEGEVILLE STATION, LLC.
50 WEST THIRD AVENUE
COLLEGEVILLE, PA 19426

SUBJECT

CONCEPT PLAN

COLLEGEVILLE STATION DAYCARE

COLLEGEVILLE BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

1860 WEAVERTOWN ROAD, SUITE 100
DOUGLASSVILLE, PA 19518
PHONE: 610-689-8021
FAX: 610-689-4538

PROJECT NO.	23-485
DWG. NO.	SK123485
SHEET NO.	1 OF 1
DESIGN	BDB
CHKD. BY	BDB
DRAWN BY	WJD
CHKD. BY	
DATE	2023-04-07
SCALE	1"=30'

P:\PROJECTS\23-485 Collegeville Station (JV)\dwg\Base 23-485.dwg, 2023-04-07 9:44:58 PM