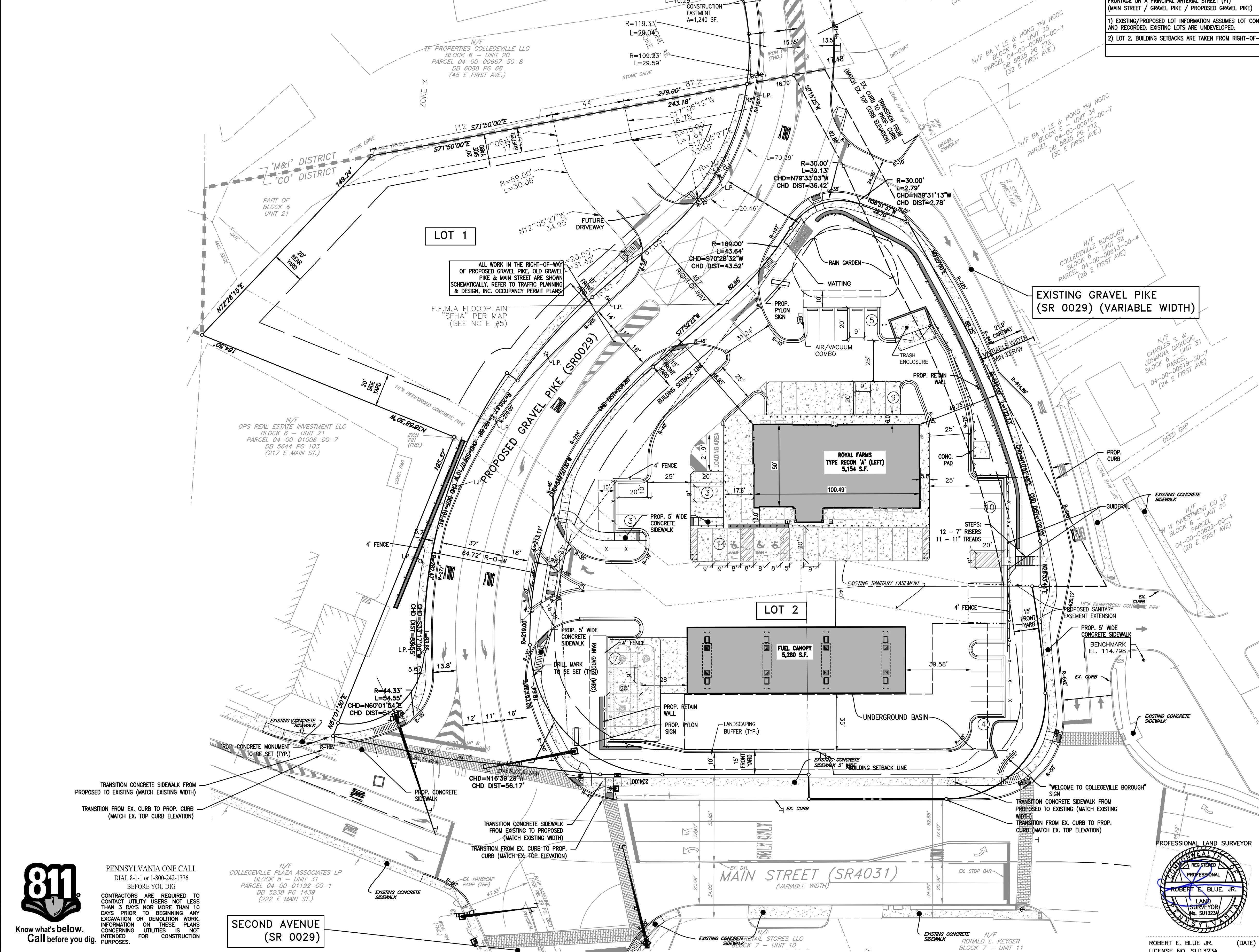


LEGEND

- ADJACENT PROPERTY LINE
- LEGAL R/W
- BUILDING SETBACK LINE
- EASEMENT LINE
- EX EDGE OF ROAD
- EX FENCELINE
- PROPOSED BUILDING
- CONCRETE PAD
- PROP. EDGE OF PAVE
- PROP. WALL
- 10' WIDE LANDSCAPING BUFFER



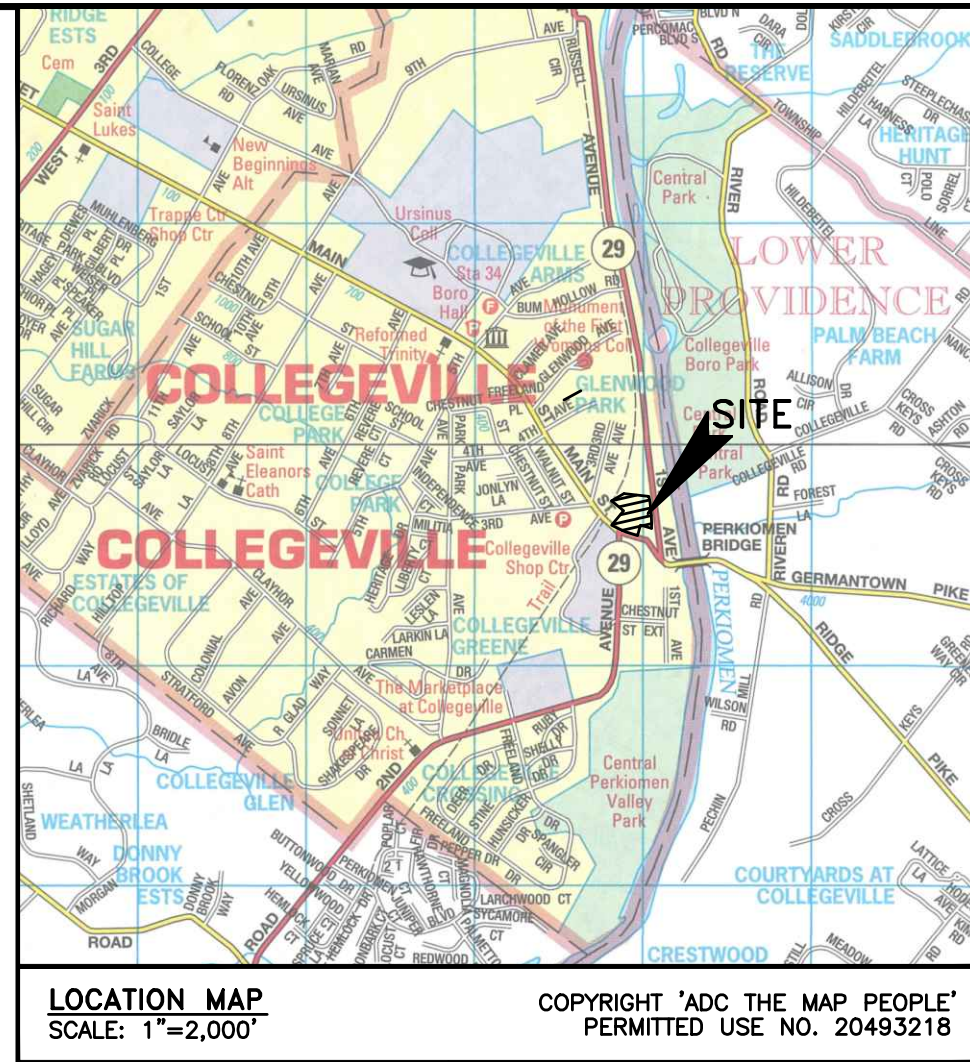
ZONING DATA FOR LOT 2:

C-O PLANNED COMMERCIAL-OFFICE DISTRICT: ARTICLE 21, 14-2102.15. CONVENIENCE STORE.

DESCRIPTION	REQ.	EXISTING	PROPOSED
MINIMUM LOT SIZE (SF)	20,000		82,906
MAXIMUM BUILDING COVERAGE (%)	20	N/A	6.55
MAXIMUM IMPERVIOUS SURFACE (%)	75	N/A	74.14
MAXIMUM HEIGHT OF BUILDING (FT)	35	N/A	<30
MINIMUM BUILDING SETBACK			
FROM STREET ULTIMATE R/W (FT)	15	15	49.73
FROM PROPERTY LINE (FT)	20	20	N/A
PROPERTY ABUTS A RESIDENTIAL DISTRICT (FT)	30	N/A	N/A
BUFFER ALONG A ZONING DISTRICT LINE (FT)	15	N/A	N/A
FRONTAGE ON A PRINCIPAL ARTERIAL STREET (FT)			
(MAIN STREET / GRAVEL PIKE / PROPOSED GRAVEL PIKE)	150	236 / 394 / 458	

1) EXISTING/PROPOSED LOT INFORMATION ASSUMES LOT CONSOLIDATION AND SUBDIVISION OF ALL PARCELS HAS BEEN COMPLETED AND RECORDED. EXISTING LOTS ARE UNDEVELOPED.

2) LOT 2, BUILDING SETBACKS ARE TAKEN FROM RIGHT-OF-WAY LINES.



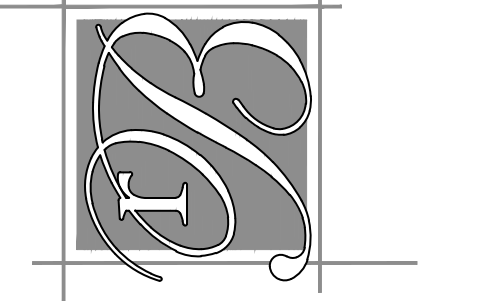
TRACT AREA

LOT	AREA
LOT #1	38,651 S.F. OR 0.8873 ACRES
LOT #2	82,906 S.F. OR 1.9033 ACRES
RIGHT-OF-WAY	31,080 S.F. OR 0.7135 ACRES

SHEETS 1-2 OF 42 SHALL BE CONSIDERED THE COMPLETE RECORD PLAN FOR THE PROJECT. REFER TO SHEET 1 FOR CERTIFICATIONS, NOTES AND REQUIREMENTS, ALONG WITH PCSM SHEETS 24-32 OF 42.

- REVISIONS
- 1. 2018-04-10: REV. PER TOWNSHIP REVIEW LETTER
 - 2. 2018-05-11: REV. TO LANDSCAPING PLAN
 - 3. 2018-05-11: REV. TO LANDSCAPING PLAN
 - 4. 2018-11-26: REV. PER MOD REVIEW LETTER
 - 5. 2018-12-04: REV. PER MOD REVIEW LETTER
 - 6. 2018-12-12: REV. PER MOD REVIEW LETTER
 - 7. 2018-12-12: REV. PER MOD REVIEW LETTER
 - 8. 2018-09-06: REV. PER MOD REVIEW LETTER
 - 9. 2019-09-06: REV. PER MOD REVIEW LETTER
 - 10. 2019-09-06: REV. PER MOD REVIEW LETTER

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FINAL LAND DEVELOPMENT PLANS
ROYAL FARMS #234
COLLEGEVILLE BOROUGH, MONTGOMERY COUNTY
PENNSYLVANIA

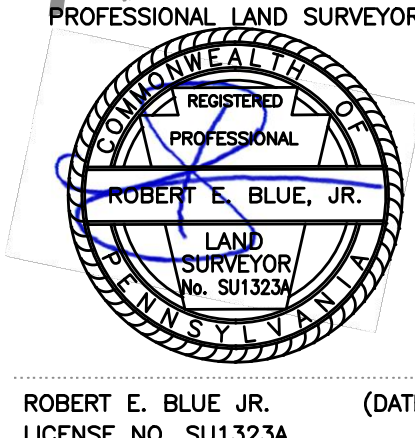
PREPARED FOR
TWO FARMS INC. (A MARYLAND CORP.)
3611 ROLAND AVENUE
BALTIMORE, MD 21211

DRAWN BY:	CHECKED BY:	SCALE:
DUG	REB	"=30"
DATE:	DATE:	SHEET NUMBER:
1/30/2018	1344-131E	2 of 42

811
Know what's below.
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DIAL 8-1-1 or 1-800-242-1776
BEFORE YOU DIG

CONTRACTORS ARE REQUIRED TO CONTACT UTILITY USERS NOT LESS THAN 3 DAYS NOR MORE THAN 10 DAYS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION WORK. INFORMATION ON THESE PLANS CONCERNING UTILITIES IS NOT INTENDED FOR CONSTRUCTION PURPOSES.



ENGINEER'S CERTIFICATION

I, ROBERT E. BLUE, JR., A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS MY ENGINEERING DESIGN, AND THAT THE DIMENSIONAL AND TECHNICAL DETAILS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE & BELIEF.

9/10/2019

ENGINEER

