

Site Statistics

*Note: All areas to Ultimate Right-of-Way, includes both sides of Sajeack Pike.

Lot Area - by Location	Size (Acres)
* Total Tract Area:	51.82
Gross Tract Area:	68.08

Land Area - by Zoning Use	
Commercial:	4.28
Residential:	47.54
Total Area:	51.82

Developed Area Calculations	Size (Acres)	Percent of Total
Residentially Developed Area (including streets):	18.04	29.0%
Commercially Developed Area:	4.28	8.3%
Total Developed Area:	19.32	37.3%

Open Space Calculations:		
Residential		
Neighborhood Open Space:	1.84	3.55%
General Open Space:	29.18	56.31%
Corner Open Space:	1.49	2.9%
Total Open Space:	32.51	62.7%
*Total Tract Area:	51.82	100.0%

Residential Density Calculations		
Residential Area (including streets and Open Space):	47.54	Acres
Number of Developed Units (D.U.):	87	D.U.
Residential Density:	1.83	D.U. Per Acre

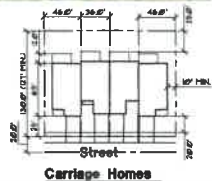


- BASIC INFORMATION NOTES:**
- This plan does not represent an actual field survey. Elements depicted by this plan have been provided per available data as outlined below. This plan is for planning purposes only.
 - Site Data:
 Current Owner: Palmer, Stephen T., Jr. & Bruce S. & Wayne L. and
 Betty Roberts, Care of Palmer Products.
 Address: E. Olden 315, Shippensburg, PA, 17252.
 3. The project area falls within designated 100 year flood zones AE and X as shown on the Flood Insurance Rate Map, Map Number 420910022J E, effective date December 19, 1996.
 4. This drawing was made without the benefit of a site report.
 5. Plan References: Google Imagery
 Boundary and Topographic Survey as prepared by Corbett Point Associates, last revised July 15, 2017.
 Viewshed Study Plan prepared by Soble Engineers, dated October 23, 2017.

Palmer Village - Conceptual Master Plan with Aerial Photo

Scale: 1" = 100'-0"

Carriage Homes (3 Wide):	39	= 45%
Carriage Homes (4 Wide):	48	= 55%
Carriage Homes Total:	87	= 100%



Author Description

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Palmer Village
 Skippack Pike & Valley Forge Road
 Worcester Township, PA
 Montgomery County, PA

Sheet Title

Master Plan
 Scale: 1" = 100'-0"
 Date: 10/20/17
 Drawn By: [Signature]
 Project No.: **MP-1**