

PROPOSED INFRASTRUCTURE

- WATER SERVICE (PA AMERICAN)**
- ABANDON/REMOVE EXISTING
 - PROPOSED FIRE LINE
 - PROPOSED DOMESTIC LINE
 - PROPOSED LATERALS
 - PROPOSED HYDRANTS
- ELECTRIC AND GAS (PECO)**
- REMOVE/RELOCATE EXISTING OVERHEAD ELECTRIC AND CONSTRUCT UNDERGROUND
 - GAS LATERAL TO SERVE PROPOSED RIVERFRONT AT ROYERSFORD
- SANITARY SEWER**
- PROPOSED SEWER MAIN TO SERVE PROPOSED RIVERFRONT AT ROYERSFORD

ZONING INFORMATION - BOROUGH OF ROYERSFORD

I - INDUSTRIAL DISTRICT/ADAPTIVE REUSE
ZONING ORDINANCE §1405

STANDARD	REQUIRED
MIN. LOT AREA	20,000 SQ. FT.
MIN. LOT WIDTH AT THE BUILDING LINE	80 FT.
MIN. FRONT YARD MEASURED FOR THE ULTIMATE RIGHT-OF-WAY LINE - BOTH STREETS FOR CORNER LOTS	20 FT.
MIN. SIDEYARD	15 FT. EACH
MIN. REAR YARD	25 FT.
MAX. BUILDING COVERAGE (% OF TOTAL AREA)	50%
MAX. IMPERVIOUS COVERAGE, INCLUDING BUILDINGS, PARKING AREAS, VEHICULAR ACCESS WAYS, AND ALL OTHER IMPERVIOUS SURFACES (PERCENT OF TOTAL LOT AREA)	75%
MAX. BUILDING HEIGHT MEASURED FROM THE REGULATORY FLOOD ELEVATION AS DEFINED IN THE ROYERSFORD BOROUGH BUILDING CODE	55 FT.

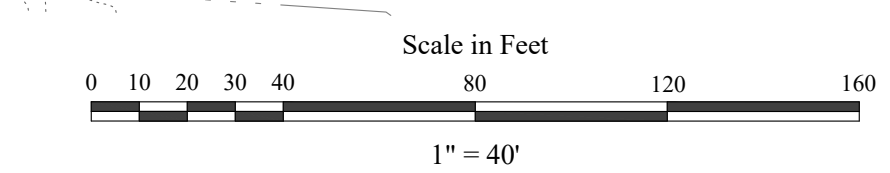
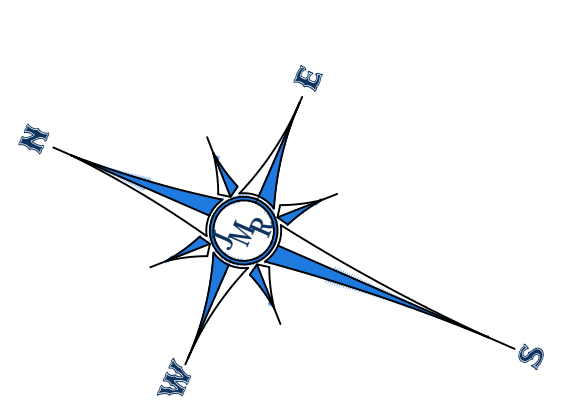
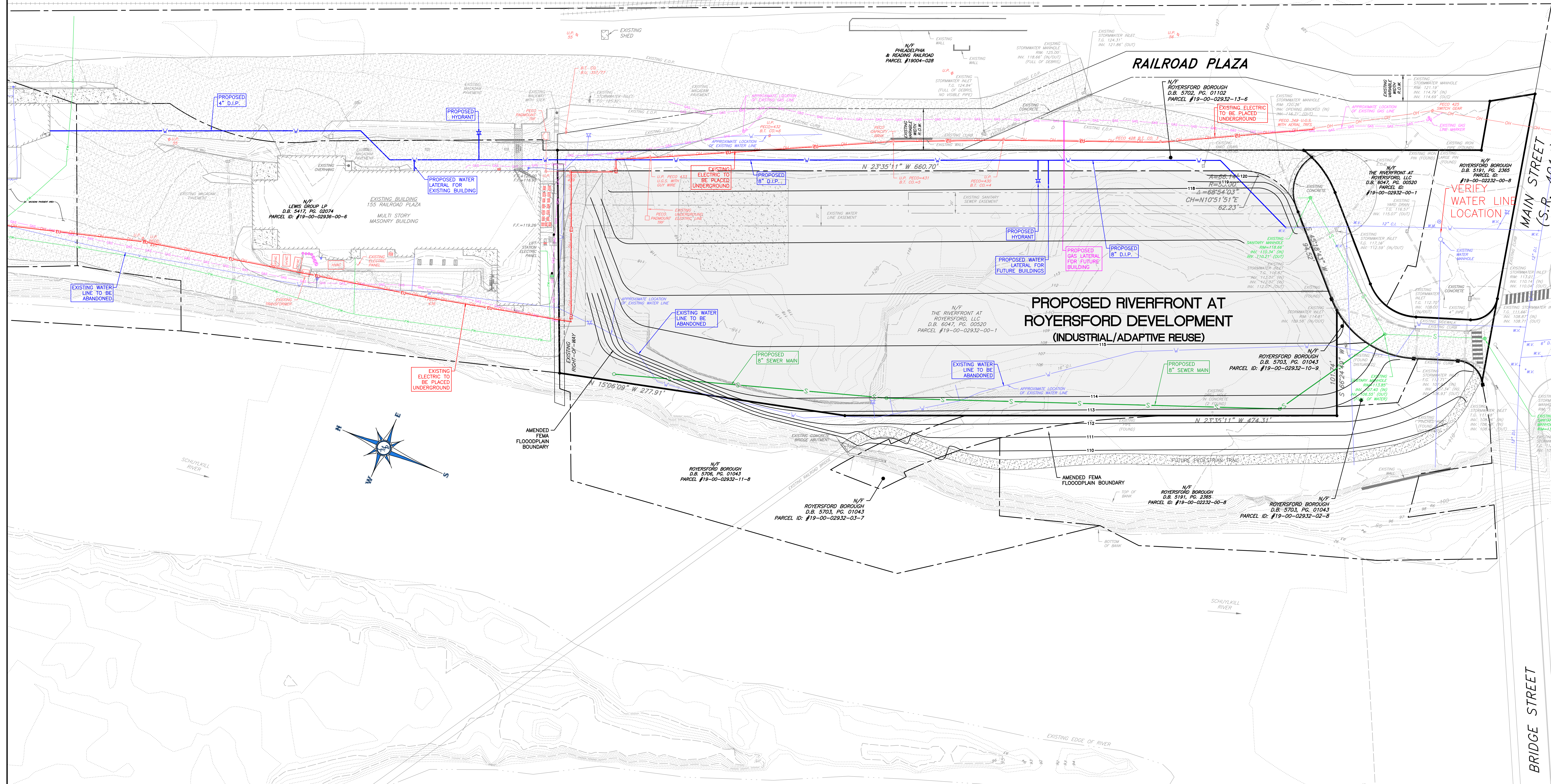
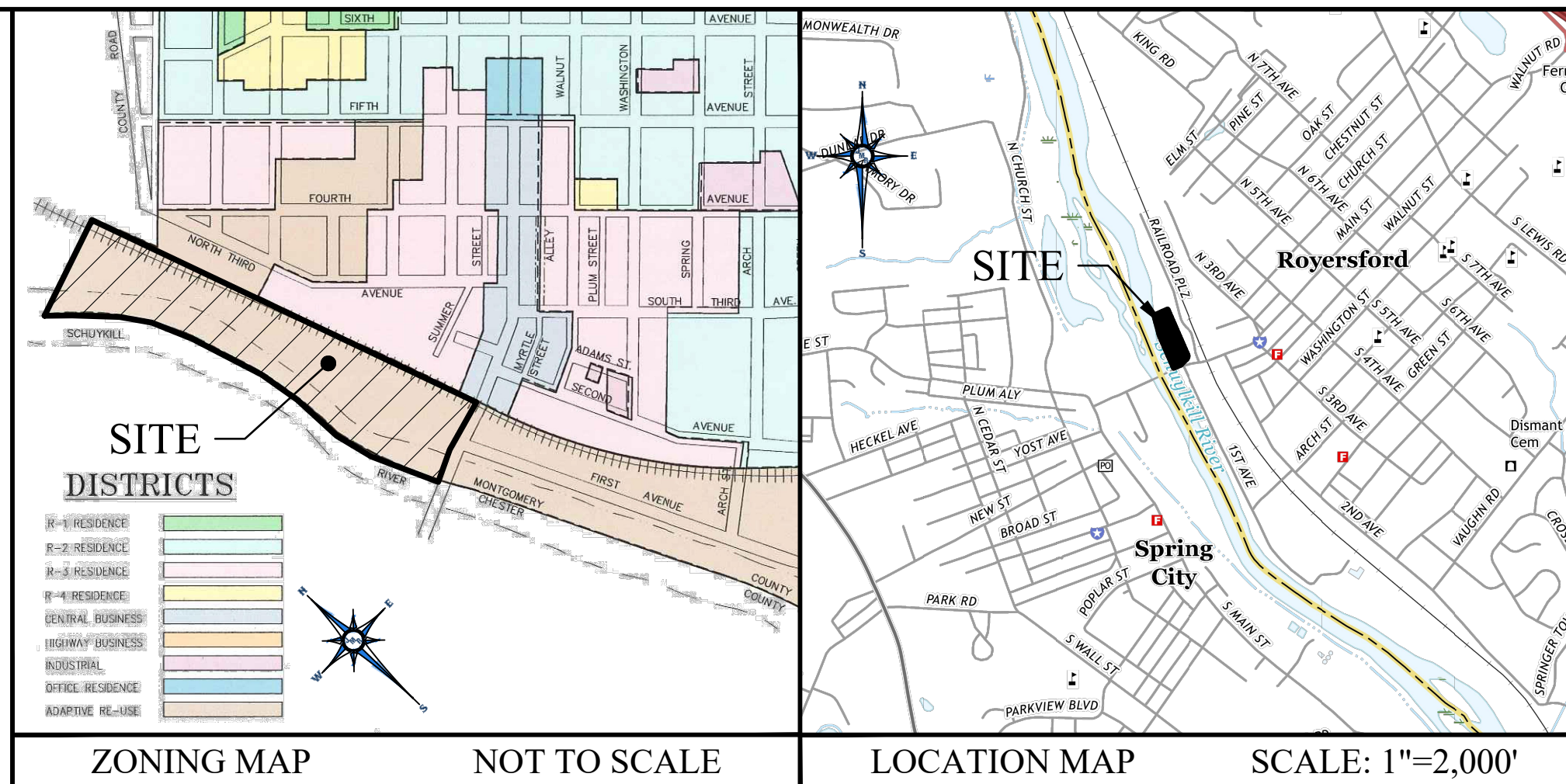
GENERAL NOTES

- BOUNDARY TOPOGRAPHY AND IMPROVEMENTS WITHIN THE DEVELOPMENT AREA SHOWN ON THIS PLAN BASED ON A FIELD SURVEY PREPARED BY JMR ENGINEERING, LLC, MAY 2015. BENCHMARK DATUM BASED ON USGS NAVD 1989, AND WERE ESTABLISHED THRU STATIC OBSERVATIONS COLLECTED ON SITE AND RESOLVED USING THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE (OPUS).
- PROPERTY ADDRESS IS: 155 RAILROAD PLAZA, ROYERSFORD, PENNSYLVANIA.
- BOUNDARY INFORMATION SHOWN ON THIS PLAN SUPPLEMENTED FROM DEED INFORMATION AND MONTGOMERY COUNTY TAX MAP DATA.
- RIVERFRONT AT ROYERSFORD PROPERTY HAS BEEN APPROVED BY FEMA FOR FILL WITHIN THE 100-YEAR FLOODPLAIN WITH A CLOMA-F, CASE NO. 18-03-0876C.

ROYERSFORD BOROUGH I - INDUSTRIAL DISTRICT

PERMITTED USES - BY RIGHT

- SCIENTIFIC OR INDUSTRIAL RESEARCH, ENGINEERING, TESTING OR EXPERIMENTAL LABORATORY OR SIMILAR ESTABLISHMENT FOR RESEARCH, TRAINING OR PRODUCT DEVELOPMENT.
- OFFICE, CORPORATE HEADQUARTERS, AND ADMINISTRATIVE BUILDINGS OR CENTERS.
- PUBLIC OR GOVERNMENTAL UTILITY BUILDING OR USE, INCLUDING STORAGE YARD, REPAIR SHOP OR SIMILAR USE.
- PRINTING, PUBLISHING, LITHOGRAPHY AND SIMILAR PROCESSES.
- MANUFACTURING, FABRICATION, ASSEMBLY, PROCESSING AND PACKAGING OF NATURAL AND MAN-MADE MATERIALS, CHEMICALS, SYNTHETICS AND OTHER ORGANIC AND INORGANIC PRODUCTS, EXCEPT THOSE USES SPECIFICALLY PROHIBITED IN §1401(b) HEREIN.
- WHOLESALE WAREHOUSE, STORAGE OR DISTRIBUTION CENTER.
- MATERIALS STORAGE AREA, EITHER OPEN OR ENCLOSED.
- ANY USE OF THE SAME GENERAL CHARACTER AS THE ABOVE PERMITTED USES, EXCEPT THAT IN NO CASE SHALL THE FOLLOWING USES OR ANY SUBSTANTIALLY SIMILAR THERE TO BE PERMITTED: ABATOR; BULK STORAGE OF EXPLOSIVES; FAT RENDERING OPERATION; WOOD OR WOOD PULP PROCESSING; PETROLEUM REFINING; LEATHER PROCESSING; MANUFACTURE OF ASPHALT, EXPLOSIVES, FERTILIZER, LINOLEUM OR RUBBER; DUMP, INCINERATION OR REDUCTION OF GARBAGE, EXCEPT A SANITARY LANDFILL OPERATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL RESOURCES.



LEGEND

	BOUNDARY LINE		EXISTING SANITARY SEWER
	LEGAL RIGHT-OF-WAY LINE		EXISTING WATER MAIN
	ADJAINER PROPERTY LINE		EXISTING OVERHEAD UTILITY
	EXISTING CURB		EXISTING GAS UTILITY
	EXISTING EDGE OF PAVING		EXISTING FORCE MAIN
	EXISTING STORM SEWER		EXISTING HYDRANT
	EXISTING 2' CONTOURS		PROPOSED SANITARY SEWER
	PROPOSED CONTOUR		PROPOSED WATER MAIN
	EXISTING MACADAM PAVEMENT		PROPOSED UNDERGROUND ELECTRIC
	PROPOSED FUTURE TRAIL		PROPOSED GAS UTILITY
			PROPOSED HYDRANT

JMR ENGINEERING, LLC
PROFESSIONAL CIVIL ENGINEERING & LAND PLANNING SERVICES
55 COUNTRY CLUB DRIVE, SUITE 201 - DOWNTOWN, PA 19335
PHONE: (484) 880-7342 - FAX: (610) 584-8668
EMAIL: ADMIN@JMREENGINEERING.COM
WEBSITE: WWW.JMREENGINEERING.COM

JOHN M. ROBINSON
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE006971

UTILITY USERS LIST

USERS	RESPONSES
CHRYSLER	NO CONFLICT
AT&T	NO CONFLICT
FEED FILMS	NO CONFLICT
M&M	NO CONFLICT
ZAVO/PPL/FABNET	NO CONFLICT
CENTRALINK ON	NO CONFLICT
ROYERSFORD SBR	NO CONFLICT
COMCAST CABLE	NO CONFLICT
PAR HOME	NO CONFLICT
VERIZON EASTERN	NO CONFLICT

CALL BEFORE YOU DIG!
1-800-242-1776
POCS SERIAL NUMBER: 2017260981

PLAN REVISIONS

REV. DATE	DESCRIPTION OF CHANGES

JMR ENGINEERING, LLC
INNOVATIVE PLANNING - PRACTICAL DESIGNS
PROFESSIONAL CIVIL ENGINEERING & LAND PLANNING SERVICES
55 COUNTRY CLUB DRIVE
DOWNTOWN, PA 19335
PHONE: (484) 880-7342
FAX: (610) 584-8668
EMAIL: ADMIN@JMREENGINEERING.COM
WEBSITE: WWW.JMREENGINEERING.COM

PROJECT:
PLAN OF PROPERTY
FOR
RIVERFRONT AT ROYERSFORD
LOCATION:
125 MAIN STREET
ROYERSFORD, PA 19468
ROYERSFORD BOROUGH
MONTGOMERY COUNTY, PA

PARCELS:
TAX PARCEL NUMBER:
19-00-02936-00-6 &
19-00-02940-00-2

CLIENT:
RIVERFRONT AT ROYERSFORD, LLC.
125 MAIN STREET
ROYERSFORD, PA 19468

PROJECT No.: 1087
SURVEY REF.: 1087-B (DSS)
DRAWN BY: E.C.R./S.R.H.
CHECKED BY: J.M.R.
PLAN DATE: JANUARY 23, 2019
PLAN SCALE: 1" = 40'

SHEET TITLE:
UTILITY INFRASTRUCTURE PLAN

SHEET NUMBER:
1 OF 1

Plot Date: Tue, Sep. 03, 2019
File: UTILITY INFRASTRUCTURE PLAN.DWG