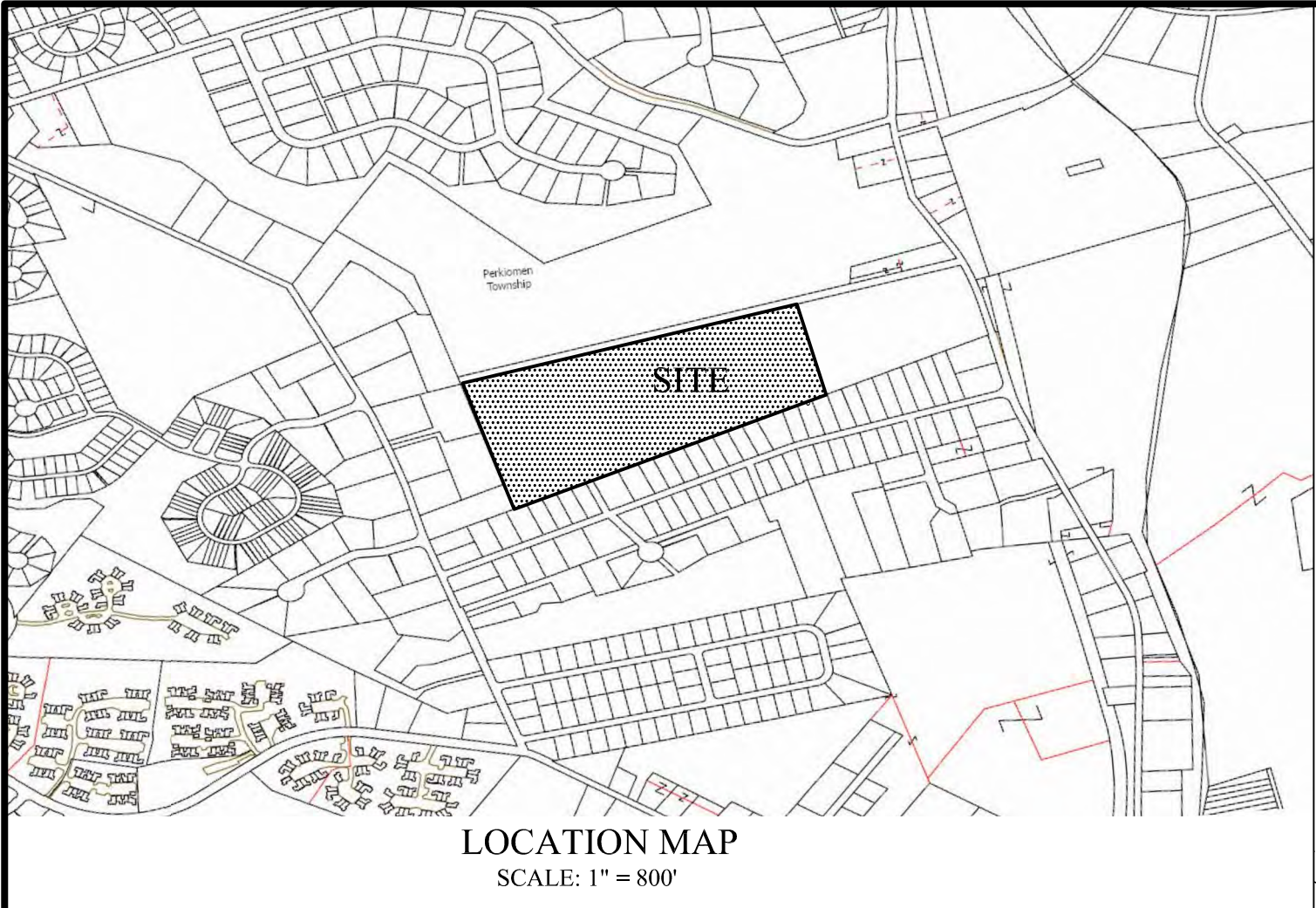




OWNER OF RECORD
P V ASSOCIATES REALTY LP
345 JUNE DRIVE SUITE 200
HARLEYSVILLE, PA 19438

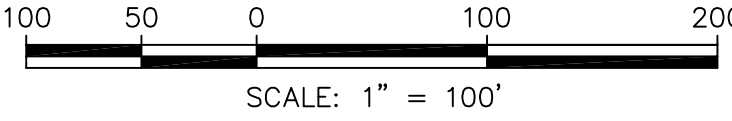
APPLICANT
SPRING HILL REALTY
BRYAN HUNSEBERGER
528 MAIN STREET
HARLEYSVILLE, PA 19438

SITE STATISTICS
PARID 40001255002
DEED BOOK 5514 PAGE 0365
GROSS TRACT AREA 1,560,520 S.F.
35.8246 ACRES
ER-2 PARCEL:
GROSS TRACT AREA - 1,126,473 S.F. (25.8603 AC.)
NET TRACT AREA - 1,085,650 S.F. (24.9231 AC.)
SITE ADDRESS:
841 GRAVEL PIKE
COLLEGEVILLE, PA 19426

DEVELOPMENT STATISTICS

NET SITE AREA	24.9231 ACRES	
ZONING	ER2-ELDERLY RESIDENTIAL 2	
PROPOSED DEVELOPMENT		
TWIN UNITS	74	60%
MULTIFAMILY UNITS	50	40%
TOTAL UNITS	124	100%
ER2 DESIGN STANDARDS		
MIN. TRACT SIZE	20 ACRES	24.9231 AC.
MAX. DENSITY	5.0 D.U./ACRE	4.98 D.U./AC.
MAX. TRACT IMPERVIOUS	45%	35.6%
MAX. BUILDING COVER	20%	13.9%
MIN. GREEN AREA	55%	64.4%
OPEN SPACE:		
VILLAGE GREEN(S)	1 MINIMUM	3
MINIMUM VILLAGE GREEN AREA	10,000 S.F. MIN. EACH	1.0206 AC. (44,457 S.F.)
PRIMARY PARK	30,000 S.F.	1.7873 AC. (77,857 S.F.)
TRAIL EASEMENT	NA	1.9286 AC.
BMP	0.41 AC.	13.9%
MIN. COMMON OPEN SPACE	4.96 AC. (20%)	5.1514 AC. (20.7%)
PARKING:		
TWIN UNITS	2 SP/D.U. (148)	148 SP*
MULTIFAMILY UNITS	2 SP/D.U. (100)	100 SP**
GUEST PARKING	1 SP/5 DU (25)	26 SP
CLUBHOUSE PARKING	NA	16 SP
TOTAL PARKING	273 SP	290 SP

*EXCLUDES GARAGE SPACES IN TWIN UNITS
**4 SPACES ARE UNDER MULTIFAMILY BUILDING



"ARBOUR GREEN AT PERKIOMEN"

REVISION DATE:	DESCRIPTION:
CONCEPTUAL SKETCH PLAN	
PREPARED FOR	
SPRING HILL REALTY, INC.	
SITUA	
PERKIOMEN TOWNSHIP	
MONTGOMERY COUNTY PENNSYLVANIA	
DATE:	SEPTEMBER 18, 2025
MANAGER:	RFI
DRAWN BY:	MB
SCALE:	1" = 100'
JOB NUMBER:	21-39/3008
FILE NAME:	21-39 BASE
SHEET:	1 OF 3

Land Use Consultants
Land Planning • Engineering • Landscape Architecture • Land Surveying
Suite Three
2771 Gaywille Pike
Pottsville, PA 18673
610-541-4626
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