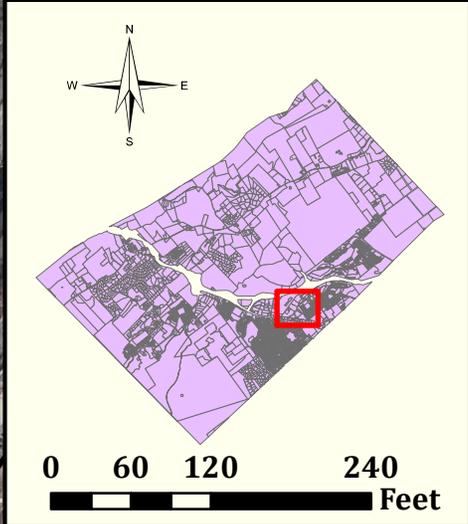
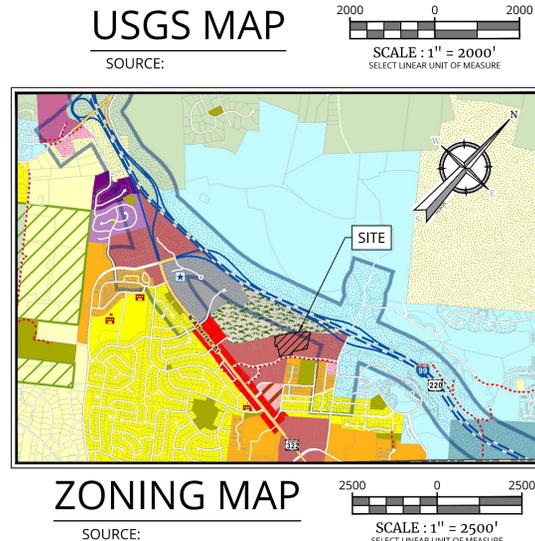
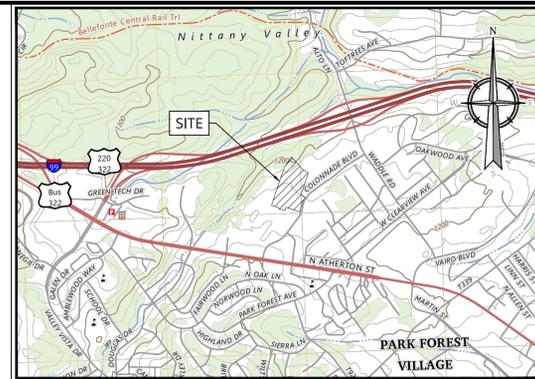
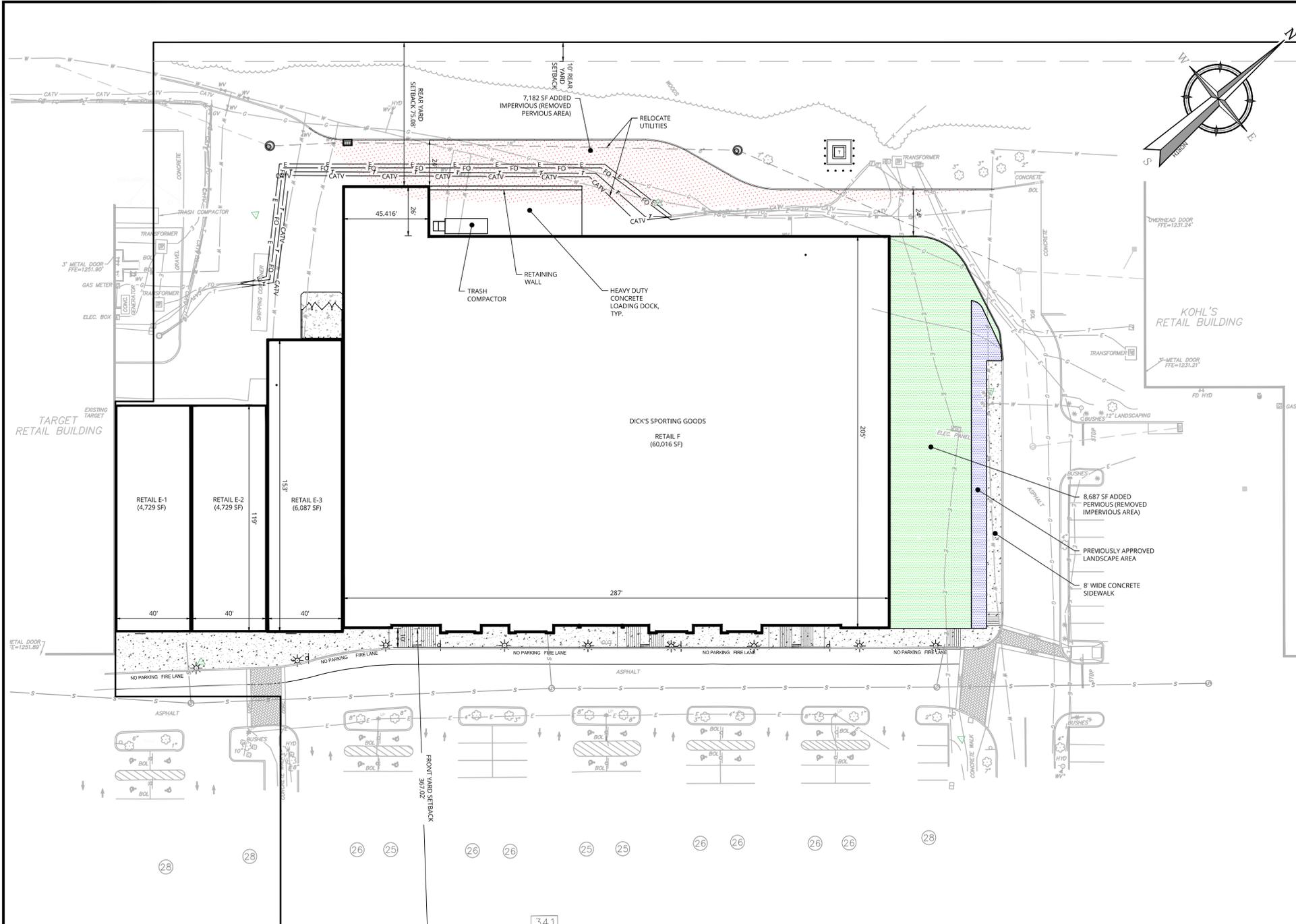


Sketch Plan for Colonnade Retail Stores E & F





- ZONING DISTRICTS**
- A1 Rural District
 - CC General Commercial
 - CD Planned Commercial
 - CT Commercial Traditional
 - I Industrial
 - PAD Planned Airport District
 - PC Planned Community
 - R1 Rural Residence
 - R2 Low Density Residence
 - RM Medium Density Residence
 - RMH Manufactured Home Residence
 - MHP Mobile Home Park
 - UPD University Planned District
 - NR1 Natural Resources
 - NR2 Natural Resources & Recycling
 - OB Office Buffer District
 - OB2 Office Buffer District 2
- OVERLAY DISTRICTS**
- I-69 Interchange Overlay
 - MLO Mixed Use Overlay
- MUNICIPAL FEATURES / ROAD NETWORK**
- Municipal Boundary
 - Open Space
 - Parcels
 - Parks
 - Municipal Building
 - School
 - Bleisure
 - Interstate Highway
 - Interstate Ramp
 - State Route
 - Municipal Road
 - Alley
 - State Forest Road

- SITE LEGEND:**
- PROPERTY SETBACK LINE
 - PROPERTY LINE
 - CONCRETE SIDEWALK
 - PERVIOUS AREA TO BE REMOVED
 - IMPERVIOUS AREA TO BE LAWN
 - PREVIOUSLY APPROVED LANDSCAPE AREA
 - HEAVY-DUTY ASPHALT PAVEMENT SECTION
 - SIDEWALK LIGHT POLE
 - SINGLE SIGN POST
 - EXISTING CURB
 - PROPOSED CURB

SITE DATA CHART			
ZONING DISTRICT: C2 - PLANNED COMMERCIAL			
	EXISTING (S.F.)	PERMITTED* (S.F.)	PROPOSED (S.F.)
TOTAL PROPERTY AREA:	2,717,907	N/A	NO CHANGE
IMPERVIOUS AREA:	1,822,786 (67.07%)	1,902,535 MAX. (70%)	1,900,548 (69.94%)
PERVIOUS AREA:	895,121 (32.93%)	815,372 MIN. (30%)	816,954 (30.06%)

* PER PLAN ENTITLED "PROPOSED RETAIL STORES E, F, & G FOR ALLIED PROPERTIES, INC.", DATED 1/23/2020 LAST REVISED 4/6/2020.

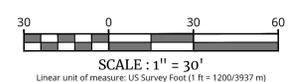
NOTE:

- THIS PLAN WILL REQUIRE REVIEW AND APPROVAL BY THE TOWNSHIP SUPERVISORS AND RE-RECORDED PRIOR TO CONSTRUCTION.

ZONING TABLE			
ZONING DISTRICT: C2 - PLANNED COMMERCIAL			
	TOWNSHIP REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	3 AC	62.39 AC	62.39 AC
FRONT YARD SETBACK	25 FT	N/A	367.02 FT
REAR YARD SETBACK	10 FT	N/A	75.08 FT
BUILDING HEIGHT	50 FT	N/A	<50 FT
MAXIMUM LOT COVERAGE	30%	18%	21%
MAXIMUM IMPERVIOUS COVERAGE	70%	67.30%	69.89%
SIDEWALK	50,000 TO 99,000 SF = 10' MIN SIDEWALK	N/A	10 FT

PROJECT DATA

	OFF-STREET PARKING SECTION 350-49
1. APPLICANT: ALLIED PROPERTIES, INC. 1665 STATE HILL ROAD WYOMISSING, PA 19610	RETAIL STORES (E - F) 1 SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA
2. EXISTING ZONING: C2 - PLANNED COMMERCIAL	TOTAL FLOOR AREA = 75,561 SQUARE FEET
3. PROPOSED USE: RETAIL	75,561 S.F. / 250 S.F. = 296 SPACES REQUIRED + 7 ADA = 303 TOTAL SPACES
4. LOT AREA : 15.10± ACRES	TOTAL SPACES PROVIDED = 300 SPACES + 16 ADA = 316 TOTAL SPACES
5. NO CHANGE TO EXISTING COMMUNITY SPACE	



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REV	DATE	DESCRIPTION

ALLIED PROPERTIES, INC.

SKETCH PLAN

PROPOSED RETAIL STORES E & F
COLONNADE BLVD
PATTON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA



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COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DRAWN BY:
AS SHOWN	JJW
DESIGNED BY:	REVIEWED BY:
JJW	DFW
DATE ISSUED:	PROJECT NUMBER:
12/12/25	25013464B
SHEET NAME:	

SKETCH PLAN

DRAWING NUMBER:
1 OF 1