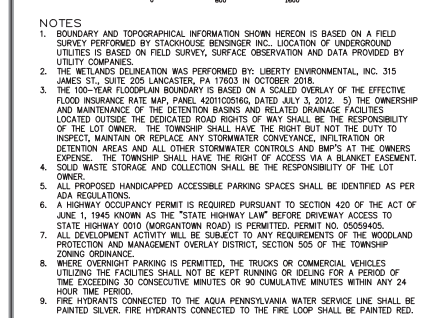




NOTES

1. PRIMARY AND TOPOGRAPHICAL INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY STAQUHOUSE BENINGER INC., LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEY, SURFACE OBSERVATION AND DATA PROVIDED BY THE COMPANIES.
2. THE WETLANDS DELINEATION WAS PERFORMED BY: LIBERTY ENVIRONMENTAL, INC. 315 5TH ST., SUITE 200, WILMINGTON, DE 19801.
3. THE 100- YEAR FLOODPLAIN BOUNDARY IS BASED ON A SCALEY OVERLAY OF THE FIVE FLOOD INSURANCE RATE MAP, PANEL 4201000105, DATED JULY 3, 2012. 50) THE OWNERSHIP AND OCCUPANCY PERMIT IS REQUIRED PRIOR TO ANY DRAINAGE FACILITIES LOCATED OUTSIDE THE DEDICATED ROAD RIGHTS OF WAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNER. THE TOWNSHIP ENGINEER SHALL BE RESPONSIBLE TO INSPECT, MAINTAIN OR REPAIR ANY STORMWATER CONVEYANCE, INFILTRATION, DETENTION AREAS AND ALL OTHER STORMWATER CONVEYANCE AND BMP'S AT THE OWNERS RISK. THE TOWNSHIP ENGINEER SHALL BE RESPONSIBLE FOR A REGULAR, MAINTENANCE, SOLID WASTE STORAGE AND COLLECTION SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
4. PROPOSED HANDICAPPED ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED AS PER ADA REGULATIONS.
5. AN OCCUPANCY PERMIT IS REQUIRED PRIOR TO SECTION 420 OF THE ACT OF JUNE 1, 1945 KNOWN AS THE "STATE HIGHWAY LAW BEFORE DRIVEWAY ACCESS TO STATE HIGHWAY 001 (MORGANTOWN ROAD) IS PERMITTED. PERMIT NO. 005045045.
6. ALL DEVELOPMENT ACTS, ORDINANCES, REGULATIONS, AND ORDINANCES OF THE PROTECTION AND MANAGEMENT OVERLAY DISTRICT, SECTION 505 OF THE TOWNSHIP ORDINANCE.
7. WHERE OVERNIGHT PARKING IS PERMITTED, THE TRUCKS OR COMMERCIAL VEHICLES UTILIZING THE FACILITIES SHALL NOT BE KEPT RUNNING OR IDLING FOR A PERIOD OF 24 HOURS EXCEEDING 30 CONSECUTIVE HOURS.
8. FIRE HYDRANTS CONNECTED TO THE AQUA PENNSYLVANIA WATER SERVICE LINE SHALL BE PAINTED SILVER. FIRE HYDRANTS CONNECTED TO THE FIRE LOOP SHALL BE PAINTED RED.

SOURCE OF TITLE

SOURCE OF TITLE

PARCEL A:
BEING THE SAME PREMISES WH
OCTOBER 28, 2010 AND BECOM

OCTOBER 28, 2019 AND RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS, IN INSTRUMENT NO. 2019037532, BERKS COUNTY RECORDS, GRANTED AND CONVEYED UNTO ROUTE 10 REALTY, LLC.
INSTRUMENT NO. UPI NO. 39-5305-04-94-8160
SITE ADDRESS: MORGANTOWN ROAD, READING, PA 19607

PARCEL B:
BEING THE SAME PREMISES WHICH THE TOWNSHIP OF CUMRU, BY DEED DATED SEPTEMBER
18, 2018 AND RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS, IN INSTRUMENT NO.
2018032492, BERKS COUNTY RECORDS, GRANTED AND CONVEYED UNTO ROUTE 10 REALTY,
LLC INSTRUMENT NO. 2018032492
TAX MAP NO. 39-5305-20-92-2142
SITE ADDRESS: MORGANTOWN ROAD , READING, PA 19607

ZONING DISTRICT
TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT

SINGLE FAMILY DETACHED:		
MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
LOT AREA	4,500 SQ.FT.	6,000 SQ.FT. (MIN.)
LOT WIDTH	45 FT.	65 FT.
FRONT YARD		
MIN.	10 FT.	10 FT.
MAX.	30 FT.	30 FT.
SIDE YARD		
ONE SIDE	5 FT.	5 FT.
BOTH SIDES	10 FT.	10 FT.
REAR YARD		
DWELLING	15 FT.	15 FT.
OUTBUILDING	5 FT.	5 FT.
BUILDING SEPARATION	10 FT.	> 10 FT.

MAXIMUM REQUIREMENTS		
BUILDING HEIGHT	40 FT.	< 40 FT.
IMPERVIOUS COVERAGE	70 %	< 70 %

SINGLE FAMILY ATTACHED: MINIMUM REQUIREMENTS		REQUIRED	PROVIDED
LOT AREA		1,900 SQ.FT.	1,900 SQ.FT. (MIN.)
LOT WIDTH		18 FT.	20 FT.
FRONT YARD			
MIN.		0 FT.	5 FT.
MAX.		10 FT.	10 FT.
SIDE YARD		5 FT.	5 FT.
REAR YARD			
DWELLING		7 FT.	7 FT.
OUTBUILDING		5 FT.	5 FT.
BUILDING SEPARATION		30 FT.	> 30 FT.

MAXIMUM REQUIREMENTS		
BUILDING HEIGHT	50 FT.	< 50 FT.
IMPERVIOUS COVERAGE	90 %	< 70 %

APARTMENT: MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
LOT AREA	2,000 SQ.FT.	149,054 SQ.FT.
LOT WIDTH	20 FT.	320 FT.
FRONT YARD		
MIN. 0 FT.	5 FT.	
MAX.	20 FT.	5 FT.
SIDE YARD	0 FT.	0 FT.
REAR YARD	N.A.	N.A.
BUILDING SEPARATION	10 FT.	> 10 FT.

MAXIMUM REQUIREMENTS		
BUILDING HEIGHT	50 FT.	< 50 FT.
IMPERVIOUS COVERAGE	100 %	< 100 %

NON-RESIDENTIAL: MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
LOT AREA	2,000 SQ.FT.	93,547 SQ.FT.
LOT WIDTH	20 FT.	514 FT.
FRONT YARD		
MIN.	0 FT.	162 FT.
MAX.	20 FT.	162 FT.
SIDE YARD	0 FT.	0 FT.
REAR YARD	N.A.	N.A.
BUILDING SEPARATION	10 FT.	N.A.

MAXIMUM REQUIREMENTS		
BUILDING HEIGHT	50 FT.	< 50 FT.
IMPERVIOUS COVERAGE	100 %	< 100 %

PARKING SPACES
SINGLE FAMILY DETACHED:
REQUIRED SPACES: 2 PER DWELLING UNITS
212 PARKING SPACES (106 UNITS)
PROPOSED SPACES: 212 PARKING SPACES

SINGLE FAMILY ATTACHED:
REQUIRED SPACES: 2 PER DWELLING UNITS
+ 0.5 OVERFLOW PER DWELLING UNITS
438 PARKING SPACES (175 UNITS)
PROPOSED SPACES: 491 PARKING SPACES

APARTMENTS:

REQUIRED SPACES:	2 PER DWELLING UNITS + 0.5 OVERFLOW PER DWELLING UNITS 640 PARKING SPACES (256 UNITS)
PROPOSED SPACES:	640 PARKING SPACES

TRADITIONAL NEIGHBORHOOD AREAS	
CENTER:	8.43 ACRES (9.7 %)
GENERAL:	23.27 ACRES (26.7 %)
EDGE:	25.20 ACRES (28.9 %)
OPEN SPACE:	30.30 ACRES* (34.7 %)
TOTAL TMD AREA:	87.20 ACRES

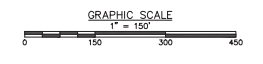
TOTAL TRACT AREA:	171.58 ACRES
<u>* TOTAL OPEN SPACES AREA</u>	
AREA OUTSIDE OF TND AREA:	84.38 ACRES
TOTAL OPEN SPACE PROVIDED:	114.67 ACRES

DENSITY:	
MAXIMUM PERMITTED DENSITY:	6.5 UNITS PER ACRE
	567 UNITS (87.20 ACRES * 6.5)
PROPOSED DENSITY:	537 UNITS

GRAPHIC SCALE
1" = 150'



A horizontal scale bar with tick marks at 0, 150, 300, and 450 feet. The bar is divided into three equal segments of 150 feet each.



SITE DESIGN • SITE CONSTRUCTION
EXCISOR INDUSTRIAL PARK • P.O. BOX 69 • BLANDON, PA 19510
• 7070 • FAX (610) 926 - 7171
WWW.SCHLOUCH.COM
PHONE (610) 926

SCHLOUCH
INCORPORATED

SKETCH PLAN COVER SHEET

ROUTE 10 TND DEVELOPMENT
CUMRU TOWNSHIP
BERKS COUNTY, PENNSYLVANIA

SHEET NAME			JOB NAME		
CLIENT					
ROUTE 10 REALTY					
DRAWN BY MDH / WHP			DATE 8/31/26		
JOB NO. 26403110			SCALE 1"=200'		
FILE NAME RT10-Cumru.dwg					
SHEET #		1 of 4			