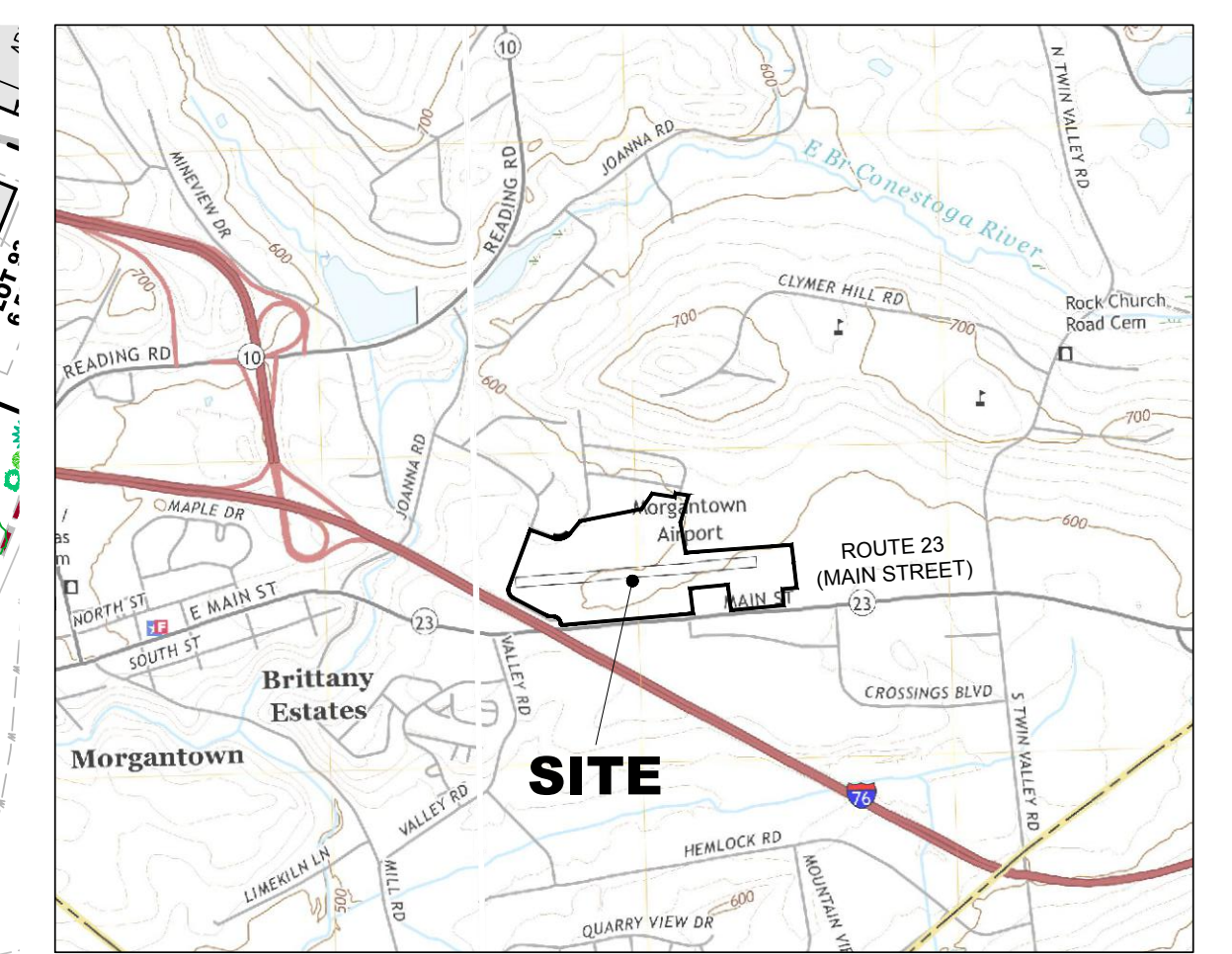
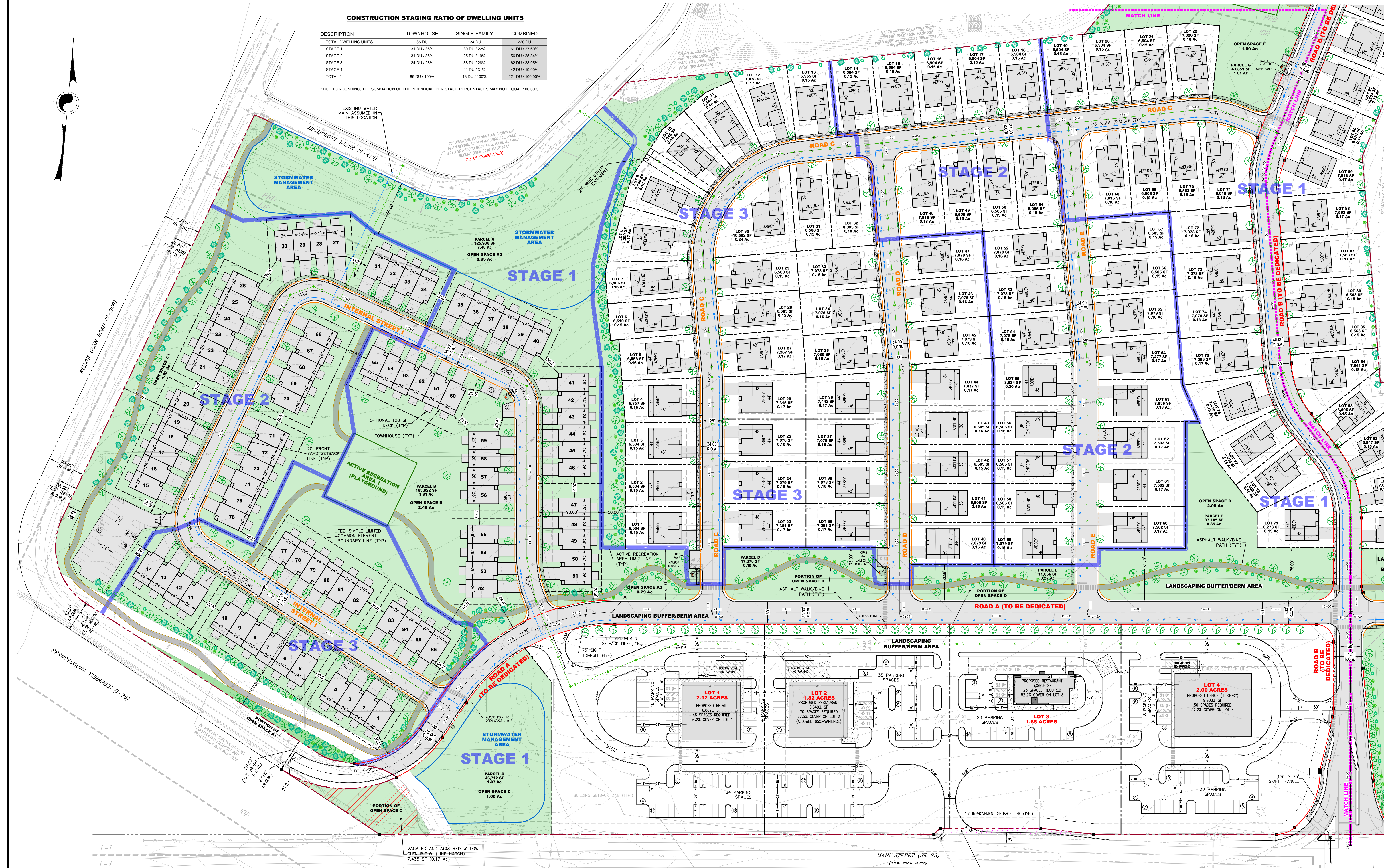




USGS LOCATION MAP
SCALE: 1" = 1/2 MILE

EXISTING SITE DATA
USE: AIRPORT
RECORD OWNER: VERNON K. AND BETTY J. BELER
RECORD BOOK: 19543
SOURCE OF TITLE: BEING THE SAME PREMISES WHICH VERNON K. AND BETTY J. BELER, BY DEED DATED APRIL 11, 2008 AND RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS, IN RECORD BOOK VOLUME 5584 PAGE 681, BERKS COUNTY RECORDS, GRANTED AND CONVEYED UNTO VERNON K. AND BETTY J. BELER.
TAX MAP: 5200-55-2778 AND 5500-51-45-3550
TOTAL TRACT AREA: 56.674 ACRES
SOURCE OF DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) PER: ALTANSIPS LAND TITLE SURVEYING, INC. (LTSI) PREPARED BY: VERNON K. AND BETTY J. BELER
LAST REVISED MAY 1, 2017

REFERENCES USED TO PREPARE PLANS:
1. BELER PRD RESIDENTIAL SUBDIVISION, RECORDED IN PLAN BOOK 305, PAGE 483, BERKS COUNTY RECORDS.
2. FARMEN HILL SUBDIVISION, RECORDED IN PLAN BOOK 247, PAGE 24, BERKS COUNTY RECORDS.
3. VERNON K. BELER SUBDIVISION, RECORDED IN PLAN BOOK 237, PAGE 31, BERKS COUNTY RECORDS.

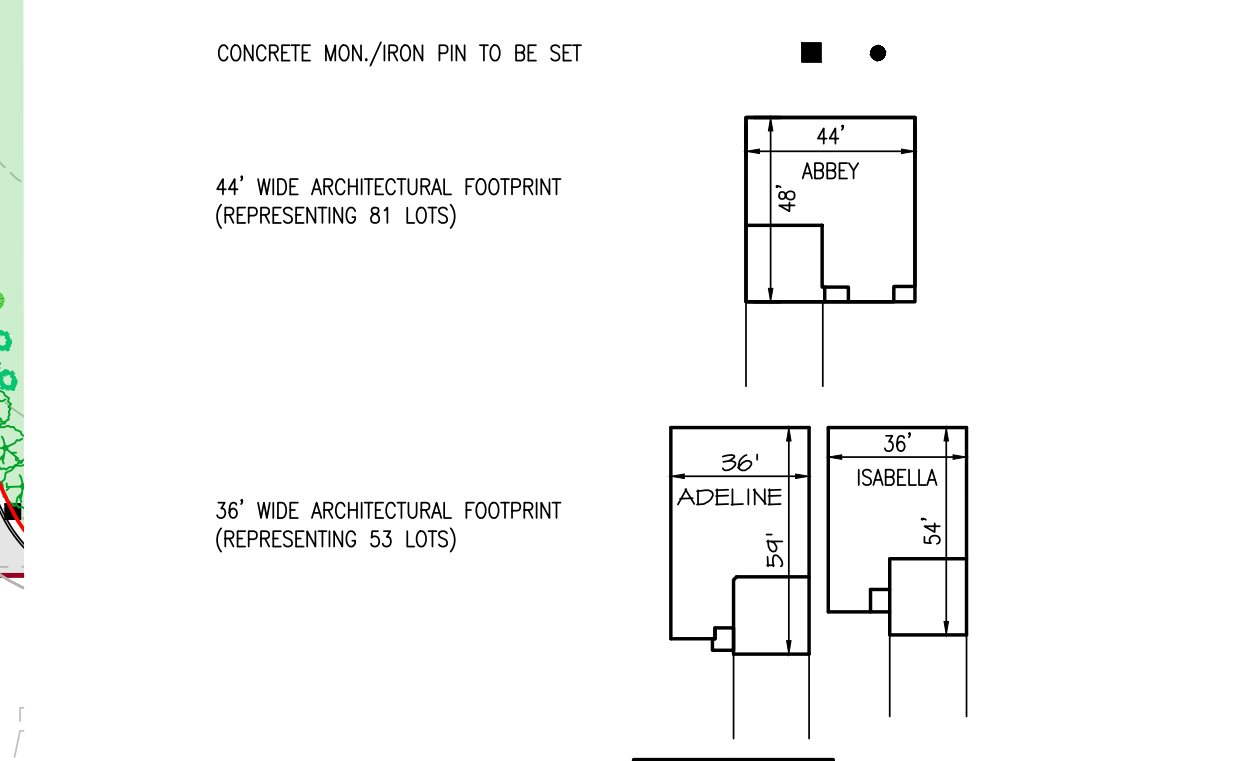
PROPOSED SITE DATA
USES: RESIDENTIAL USES: MIX OF SINGLE FAMILY LOTS AND TOWNHOUSES.
COMMERCIAL USES: COMMERCIAL USES WITHIN THE PROPOSED I-O-P PARCEL.

SITE NOTES
1. PARKING SHALL BE PERMITTED ON ONE SIDE OF THE STREET WITHIN ALL STREETS EXCEPT ROAD A.
2. ALL PROPOSED I-O-P PARCELS SHALL CONSIST OF MAXIMUM IMPERVIOUS LOT COVERAGE AS GOVERNED BY THE APPLICABLE ZONING CODE.
3. OPEN SPACE AREAS ARE NOT INTENDED TO BE DEDICATED.

SURVEY NOTES
1. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION AND EXISTING DATA PROVIDED BY UTILITIES. STACKHOUSE BENSINGER INC. (SBI) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. SBI DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION THEREFORE, SBI SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. SBI HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.
2. THE PROPERTY SHOWN HERE IS LOCATED WITHIN A ZONE X AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NO. 420110063G AND 420110065G, WITH AN EFFECTIVE DATE OF JULY 3, 2012.
3. PER A TITLE REPORT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY (FILE NO. HE17-1158 WITH A COMMITMENT DATE OF JULY 4, 2017), RIGHTS WERE GRANTED TO PPL ELECTRIC UTILITIES CORPORATION IN RECORD BOOK 3035, PAGE 2034 BUT THE EXACT LOCATION OR IMPACT ON THE PROPERTY IS UNKNOWN.

PROPOSED & DESIGN FEATURES LEGEND
(NOT ALL ITEMS SHOWN IN THE LEGEND MAY APPEAR ON PLAN SHEET)

EXISTING TRACT LINE
PROPOSED TRACT LINE
PUBLIC RIGHT-OF-WAY LINE
PRIVATE RIGHT-OF-WAY LINE
STAKES LINE
LOT LINE
EASEMENT LINE
BUILDING SETBACK LINE
EDGE OF PAVEMENT
CURB
CENTERLINE
STREETING
WATER LINE
SANITARY SEWER LINE
COMMON OPEN SPACE



ZONING REQUIREMENTS FOR INDUSTRIAL OFFICE PARK MIXED-USE RESIDENTIAL HOUSING OVERLAY DISTRICT				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	
GENERAL	N/A	N/A	2,488,720 SF (56.67 AC)	
ZONING DISTRICT	N/A	N/A	2,488,720 SF (56.67 AC)	
MIN TRACT AREA	25 AC	N/A	56.67 AC	
MAX G.W.M. AREA PER TOTAL OPEN SPACE	25%	N/A	25.00%	

ZONING REQUIREMENTS FOR INDUSTRIAL OFFICE PARK MIXED-USE RESIDENTIAL HOUSING OVERLAY DISTRICT				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	
GENERAL	N/A	N/A	2,488,720 SF (56.67 AC)	
ZONING DISTRICT	N/A	N/A	2,488,720 SF (56.67 AC)	
MIN TRACT AREA	25 AC	N/A	56.67 AC	
MAX G.W.M. AREA PER TOTAL OPEN SPACE	25%	N/A	25.00%	

ZONING REQUIREMENTS FOR INDUSTRIAL OFFICE PARK MIXED-USE RESIDENTIAL HOUSING OVERLAY DISTRICT				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	
GENERAL	N/A	N/A	2,488,720 SF (56.67 AC)	
ZONING DISTRICT	N/A	N/A	2,488,720 SF (56.67 AC)	
MIN TRACT AREA	25 AC	N/A	56.67 AC	
MAX G.W.M. AREA PER TOTAL OPEN SPACE	25%	N/A	25.00%	

CREDITED OPEN SPACE AREA TABLE				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	
GENERAL	N/A	N/A	2,488,720 SF (56.67 AC)	
ZONING DISTRICT	N/A	N/A	2,488,720 SF (56.67 AC)	
MIN TRACT AREA	25 AC	N/A	56.67 AC	
MAX G.W.M. AREA PER TOTAL OPEN SPACE	25%	N/A	25.00%	

LANDSCAPING REQUIREMENTS FOR INDUSTRIAL OFFICE PARK MIXED-USE RESIDENTIAL HOUSING OVERLAY DISTRICT				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	
GENERAL	N/A	N/A	2,488,720 SF (56.67 AC)	
ZONING DISTRICT	N/A	N/A	2,488,720 SF (56.67 AC)	
MIN TRACT AREA	25 AC	N/A	56.67 AC	
MAX G.W.M. AREA PER TOTAL OPEN SPACE	25%	N/A	25.00%	

PARKING REQUIREMENTS FOR INDUSTRIAL OFFICE PARK MIXED-USE RESIDENTIAL HOUSING OVERLAY DISTRICT				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	
GENERAL	N/A	N/A	2,488,720 SF (56.67 AC)	
ZONING DISTRICT	N/A	N/A	2,488,720 SF (56.67 AC)	
MIN TRACT AREA	25 AC	N/A	56.67 AC	
MAX G.W.M. AREA PER TOTAL OPEN SPACE	25%	N/A	25.00%	

PARKING REQUIREMENTS FOR INDUSTRIAL OFFICE PARK MIXED-USE RESIDENTIAL HOUSING OVERLAY DISTRICT				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	
GENERAL	N/A	N/A	2,488,720 SF (56.67 AC)	
ZONING DISTRICT	N/A	N/A	2,488,720 SF (56.67 AC)	
MIN TRACT AREA	25 AC	N/A	56.67 AC	
MAX G.W.M. AREA PER TOTAL OPEN SPACE	25%	N/A	25.00%	

ACREAGE TABLES				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	
GENERAL	N/A	N/A	2,488,720 SF (56.67 AC)	
ZONING DISTRICT	N/A	N/A	2,488,720 SF (56.67 AC)	
MIN TRACT AREA	25 AC	N/A	56.67 AC	
MAX G.W.M. AREA PER TOTAL OPEN SPACE	25%	N/A	25.00%	

ACREAGE TABLES				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	
GENERAL	N/A	N/A	2,488,720 SF (56.67 AC)	
ZONING DISTRICT	N/A	N/A	2,488,720 SF (56.67 AC)	
MIN TRACT AREA	25 AC	N/A	56.67 AC	
MAX G.W.M. AREA PER TOTAL OPEN SPACE	25%	N/A	25.00%	

ZONING REQUIREMENTS FOR INDUSTRIAL OFFICE PARK MIXED-USE RESIDENTIAL HOUSING OVERLAY DISTRICT				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	
GENERAL	N/A	N/A	2,488,720 SF (56.67 AC)	
ZONING DISTRICT	N/A	N/A	2,488,720 SF (56.67 AC)	
MIN TRACT AREA	25 AC	N/A	56.67 AC	
MAX G.W.M. AREA PER TOTAL OPEN SPACE	25%	N/A	25.00%	

ZONING REQUIREMENTS FOR INDUSTRIAL OFFICE PARK MIXED-USE RESIDENTIAL HOUSING OVERLAY DISTRICT				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	
GENERAL	N/A	N/A	2,488,720 SF (56.67 AC)	
ZONING DISTRICT	N/A	N/A	2,488,720 SF (56.67 AC)	
MIN TRACT AREA	25 AC	N/A	56.67 AC	
MAX G.W.M. AREA PER TOTAL OPEN SPACE	25%	N/A	25.00%	

ZONING REQUIREMENTS FOR INDUSTRIAL OFFICE PARK MIXED-USE RESIDENTIAL HOUSING OVERLAY DISTRICT				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	
GENERAL	N/A	N/A	2,488,720 SF (56.67 AC)	
ZONING DISTRICT	N/A	N/A	2,488,720 SF (56.67 AC)	
MIN TRACT AREA	25 AC	N/A	56.67 AC	
MAX G.W.M. AREA PER TOTAL OPEN SPACE	25%	N/A	25.00%	

ZONING REQUIREMENTS FOR INDUSTRIAL OFFICE PARK MIXED-USE RESIDENTIAL HOUSING OVERLAY DISTRICT				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	
GENERAL	N/A	N/A	2,488,720 SF (56.67 AC)	
ZONING DISTRICT	N/A	N/A	2,488,720 SF (56.67 AC)	
MIN TRACT AREA	25 AC	N/A	56.67 AC	
MAX G.W.M. AREA PER TOTAL OPEN SPACE	25%	N/A	25.00%	

ZONING REQUIREMENTS FOR INDUSTRIAL OFFICE PARK MIXED-USE RESIDENTIAL HOUSING OVERLAY DISTRICT				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	
GENERAL	N/A	N/A	2,488,720 SF (56.67 AC)	
ZONING DISTRICT	N/A	N/A	2,488,720 SF (56.67 AC)	
MIN TRACT AREA	25 AC	N/A	56.67 AC	
MAX G.W.M. AREA PER TOTAL OPEN SPACE	25%	N/A	25.00%	

ZONING REQUIREMENTS FOR INDUSTRIAL OFFICE PARK MIXED-USE RESIDENTIAL HOUSING OVERLAY DISTRICT				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	
GENERAL	N/A	N/A	2,488,720 SF (56.67 AC)	
ZONING DISTRICT	N/A	N/A	2,488,720 SF (56.67 AC)	
MIN TRACT AREA	25 AC	N/A	56.67 AC	
MAX G.W.M. AREA PER TOTAL OPEN SPACE	25%	N/A	25.00%	

ZONING REQUIREMENTS FOR INDUSTRIAL OFFICE PARK MIXED-USE RESIDENTIAL HOUSING OVERLAY DISTRICT				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	
GENERAL	N/A	N/A	2,488,720 SF (56.67 AC)	
ZONING DISTRICT	N/A	N/A	2,488,720 SF (56.67 AC)	
MIN TRACT AREA	25 AC	N/A	56.67 AC	
MAX G.W.M. AREA PER TOTAL OPEN SPACE	25%	N/A	25.00%	

ZONING REQUIREMENTS FOR INDUSTRIAL OFFICE PARK MIXED-USE RESIDENTIAL HOUSING OVERLAY DISTRICT				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	
GENERAL	N/A	N/A	2,488,720 SF (56.67 AC)	
ZONING DISTRICT	N/A	N/A	2,488,720 SF (56.67 AC)	
MIN TRACT AREA	25 AC	N/A	56.67 AC	
MAX G.W.M. AREA PER TOTAL OPEN SPACE	25%	N/A	25.00%	



THE PROPOSED OPEN SPACE,
TORMWATER MANAGEMENT AREAS,
AND RECREATION PATHS WILL BE
MAINTAINED BY AN HOA

$1^\circ = 50'$