

ORCHARD ST.
PARKVIEW ROAD
ORCHARD CT.

S25°02'02"E
108.89'

S25°24'35"E 99.04'
542.28'

S82°11'53"E 43.29'

R=256.66' A=199.88'
R=626.65' A=281.11' Δ=25°42'07"

N66°28'19"E 105.00'

N78°04'34"E 117.76'

S18°44'07"E 137.89'

S25°29'48"E 55.35'

PARKVIEW VILLAGE

ST. LAWRENCE BOROUGH, BERKS CO., PA.

LINE	ARC	RADIUS	DELTA
C1	28.21'	60.00'	26°56'30"
C2	24.18'	60.00'	23°04'28"
C3	21.69'	60.00'	20°42'57"
C4	20.09'	60.00'	19°11'17"
C5	17.51'	60.00'	16°43'10"
C6	20.31'	60.00'	19°23'56"
C7	20.43'	60.00'	19°30'34"
C8	24.16'	60.00'	23°04'28"
C9	21.75'	60.00'	20°46'03"
C10	37.21'	60.00'	35°31'51"
C11	39.01'	626.65'	3°33'59"
C12	24.03'	626.65'	2°11'50"
C13	24.10'	626.65'	2°12'12"

CURRENT ZONING:
R-6, URBAN RESIDENTIAL DISTRICT

TOWNHOUSE REGULATIONS

MAXIMUM DENSITY = 6 D.U./AC.

MINIMUM SETBACK FROM DEVELOPMENT FOR PARKING AREAS AND ACCESS DRIVES = 20 FEET

MAXIMUM COVERAGE BY BUILDINGS = 30%

MAXIMUM BUILDING HEIGHT = 30FT/3 STORY

MINIMUM LOT SIZE TO BE DEVELOPED = 2 ACRES

MAXIMUM PAVED AREA FOR DEVELOPMENT = 30%

MINIMUM DISTANCE BETWEEN TWO BUILDINGS = 30FT

MAXIMUM NUMBER OF TOWNHOUSE UNITS IN A ROW = 6

MAXIMUM NUMBER OF TOWNHOUSE UNITS WITH SAME FRONT SETBACK = 3

MINIMUM VARIATIONS IN FRONT SETBACK = 2FT

MINIMUM PARCEL WIDTH AT BUILDING SETBACK LINE AND STREET LINE = 150FT.

MINIMUM BUILDING SETBACK FROM PROPERTY LINE OF DEVELOPMENT OR STREET R-O-W = 30FT

MINIMUM NON-COMMERCIAL COMMON OPEN SPACE = 25%

MINIMUM TOWNHOUSE LOT SIZE = 2000 SF

MAXIMUM TOWNHOUSE LOT BUILDING COVERAGE = 50%

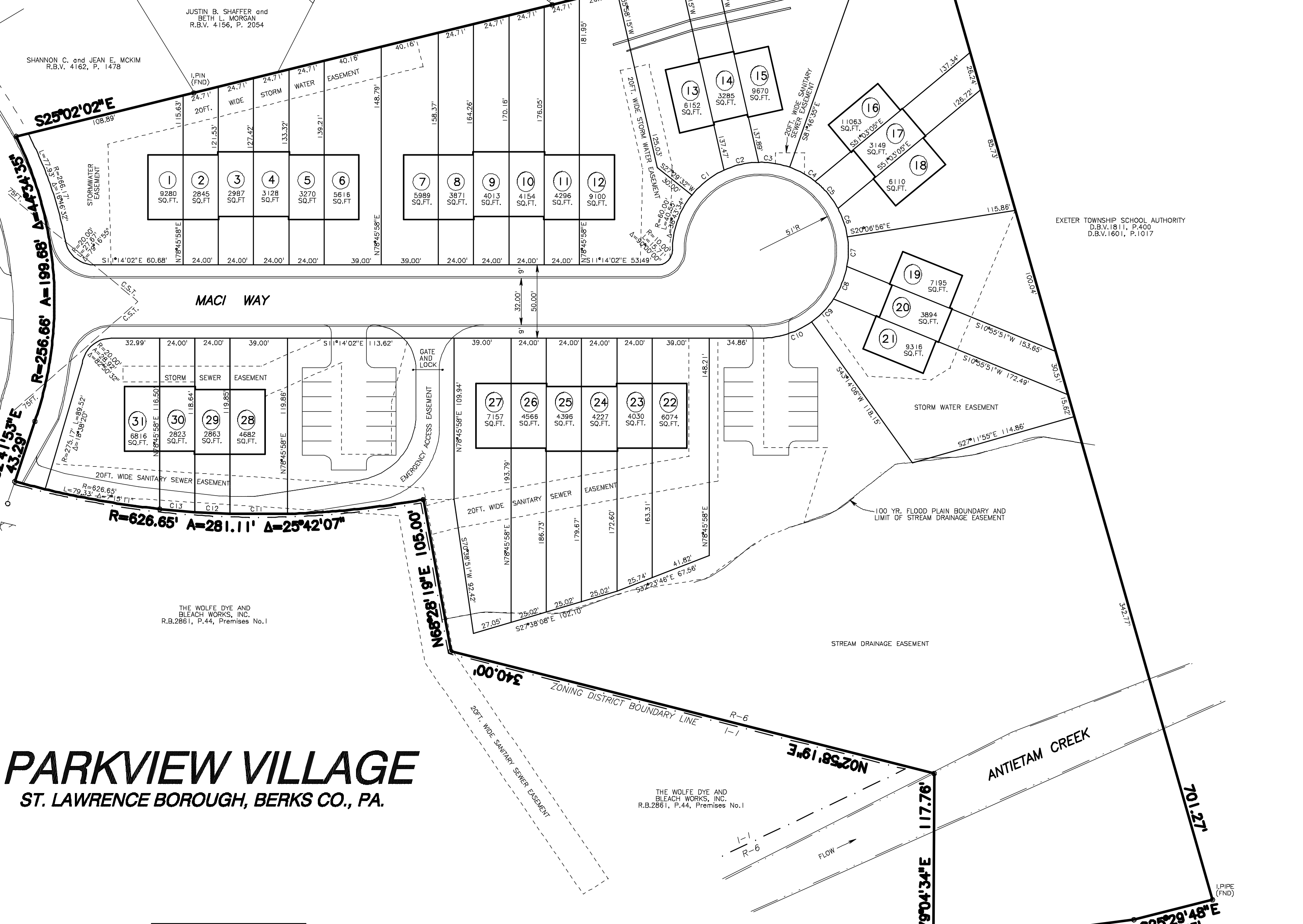
MINIMUM TOWNHOUSE LOT WIDTH = 20FT

MINIMUM TOWNHOUSE LOT REAR YARD = 30FT

MINIMUM TOWNHOUSE END UNIT SIDE YARD = 15FT

NOTES

- NO LANDSCAPE PLANTINGS, OTHER THAN GRASS, SHALL BE PERMITTED WITHIN THE EASEMENT FOR THE INFILTRATION SWALE AT THE REAR OF LOTS 1-7.
- NO PLANTINGS, SUCH AS TREES OR SHRUBS, SHALL BE PLANTED WITHIN 10 FEET OF THE SANITARY SEWER MAINS AND LATERALS.
- PROPERTY OWNERS MAY NOT ERECT STRUCTURES, NOR PLANT TREES AND SHRUBS WITHIN THE CONFINES OF THE SANITARY SEWER EASEMENT.
- EACH TOWNHOUSE UNIT SHALL PROVIDE A ONE CAR GARAGE AND AN ADDITIONAL OFF-STREET PARKING SPACE IN THE DRIVEWAY EXCEPT FOR LOTS 1, 6, 7, 12, 13, 15, 16, 18, 19, 21, 22, 27, AND 28 WHICH SHALL HAVE A ONE CAR GARAGE AND TWO ADDITIONAL OFF-STREET PARKING SPACES IN THE DRIVEWAY. THERE SHALL BE A DEED RESTRICTION FOR EACH TOWNHOUSE LOT PREVENTING THE CONVERSION OF GARAGES TO USE OTHER THAN PARKING IN THE FUTURE TO MAINTAIN TWO OR THREE PARKING SPACES ON EACH LOT.
- THE OPEN SPACE AREA, INCLUDING THE PARKING LOTS, SHALL BE OWNED AND MAINTAINED BY THE PARKVIEW VILLAGE HOME OWNERS ASSOCIATION.
- ALL STORM DRAINAGE FACILITIES LOCATED WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE BOROUGH OF ST. LAWRENCE. ALL STORM DRAINAGE FACILITIES LOCATED OUTSIDE OF THE ROAD RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE PARKVIEW VILLAGE HOME OWNERS ASSOCIATION.
- ALL TOWNHOUSE UNITS SHALL BE CONSTRUCTED WITH FIRE SPRINKLER SYSTEMS.



DWG: \PARKVIEW VILLAGE
FILE NAME: BOX PLAN
DRAWN BY: LCH
CHECK BY:
FLD. BK.:
SCALE: 1" = 50'
DATE: 06/28/06
PLAN NO.:

**PARKVIEW VILLAGE
BUILDING BOX PLAN**

BOROUGH OF ST. LAWRENCE, BERKS COUNTY, PENNSYLVANIA

FORINO CO., L.P.
555 MOUNTAIN HOME ROAD * SINKING SPRING, PA 19608
OFFICE 610-670-2200 * FAX 610-670-2608



EXETER TOWNSHIP SCHOOL AUTHORITY
D.B.V.1811, P.400
D.B.V.1601, P.1017

THE WOLFE DYE AND BLEACH WORKS, INC.
R.B.2861, P.44, Premises No.1

EXETER TOWNSHIP SCHOOL AUTHORITY
D.B.V.1811, P.400
D.B.V.1601, P.1017

PARKVIEW REALTY
R.B.V. 2748, P. 1711

WENDLE P. and JANICE M. MERTZ
R.B.V. 2796, P. 730

JUSTIN B. SHAFFER and
BEITH L. MORGAN
R.B.V. 4156, P. 2054

GEORGE KASSAS
R.B.V. 3621, P. 1533

JOHN P. and ANDREA H. GEORGE
R.B.V. 4826, P. 115

SIMON G. and POLLY JO KASSAS
R.B.V. 3737, P. 1640

EXETER TOWNSHIP SCHOOL AUTHORITY
D.B.V.1811, P.400
D.B.V.1601, P.1017

SHANNON C. and JEAN E. MCKIM
R.B.V. 4162, P. 1478