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|  STACKHOUSE BENSINGER INC. A WILKINSON APEX COMPANY | CHECKED (PM) AJO, JMM | 2022-18 |
| | DATE 10-20-2022 | SHEET # 1 OF |
| 374 CIRCLE OF PROGRESS DRIVE POTTSTOWN, PA 19646 / 610-323-3400 COPYRIGHT: 2022 | | |

| ZONE R-4 - TOWNHOUSE STANDARDS | | |
|---|------------------|------------|
| MIN. LOT SIZE (TOWNHOUSE) | 1,800 S.F.DU | \$1,800 SF |
| MAX. DU PER GROUPING (TOWNHOUSE) | 6 DU + | 6 DU |
| MIN. TOWNHOUSE SEPARATION FROM SINGLE FAMILY DETACHED | 5'0" | ≥ 5' |
| MIN. FRONT YARD SETBACK (TOWNHOUSE) | 20' | ≥ 20' |
| MIN. LOT WIDTH (TOWNHOUSE) | 20' | ≥ 20' |
| MIN. LOT DEPTH (TOWNHOUSE) | 90' | 90' |
| MAX. BUILDING HEIGHT (TOWNHOUSE) | 50' | ≤ 50' |
| FRONT REAR WALL TO FRONT REAR WALL SEPARATION | 2X BLDG HEIGHT | ≥ 75' |
| FRONT REAR WALL TO SIDE WALL SEPARATION | 1.5X BLDG HEIGHT | ≥ 52.5' |
| SIDE WALL TO SIDE WALL SEPARATION | 30' | ≥ 30' |

[illegible]

*** SLIGHT ADDITION DISCREPANCIES ARE DUE TO ROUNDING ERRORS OF SIGNIFICANT DIGITS OF INDIVIDUAL AREAS, THE TRUE TOTAL AREA AND ITS ACREAGE EQUIVALENT ARE PROVIDED.

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| PROJECT: | MAGNOLIA GREENE CAIRNVIEW/ON TOWNSHIP BERKS COUNTY PENNSYLVANIA | PLAN TITLE: | PLANNED RESIDENTIAL DEVELOPMENT |
| PREPARED FOR: | BERKS HOMES | SHEET TITLE: | LAYOUT PLAN (WEST) |

