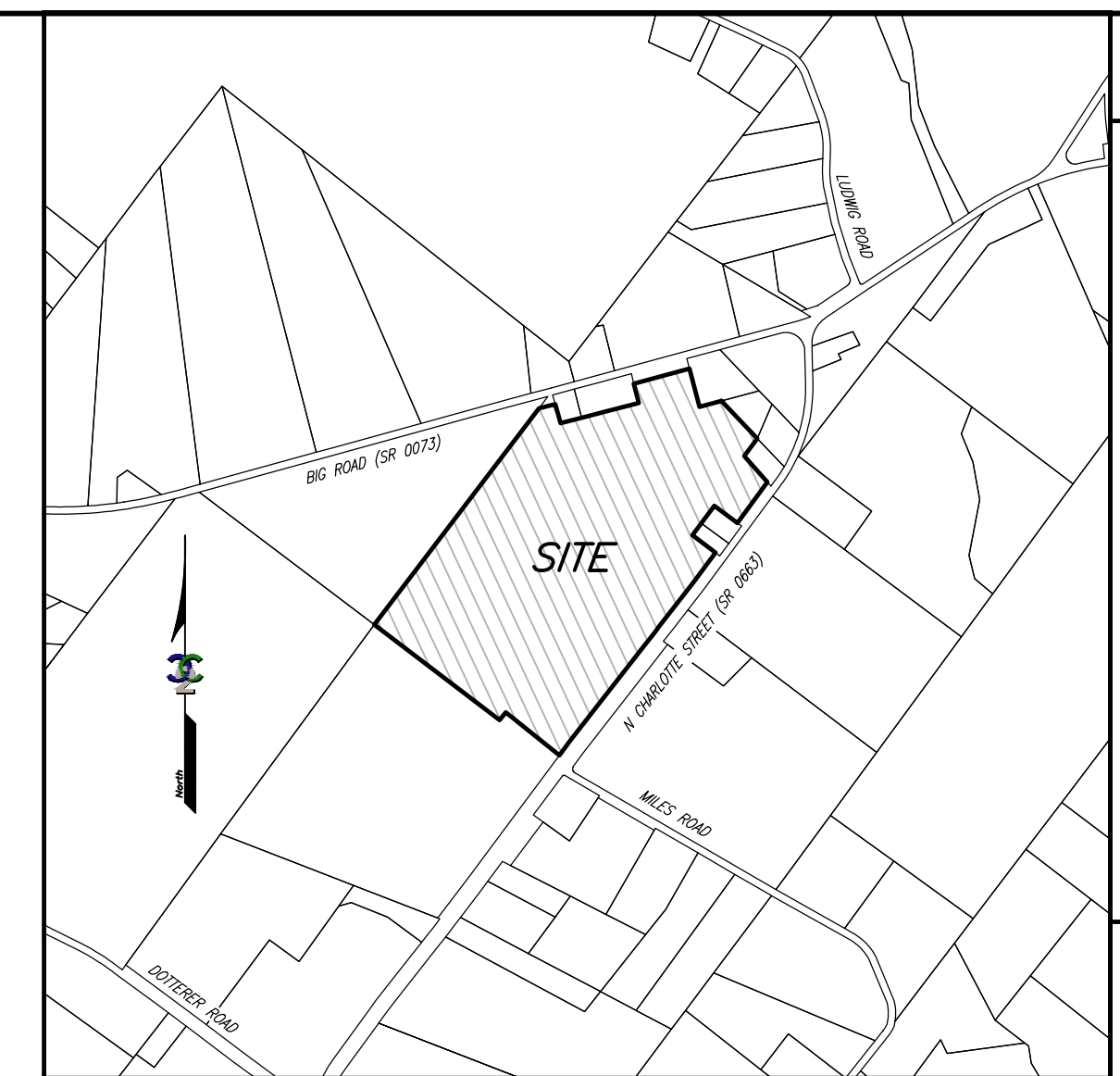
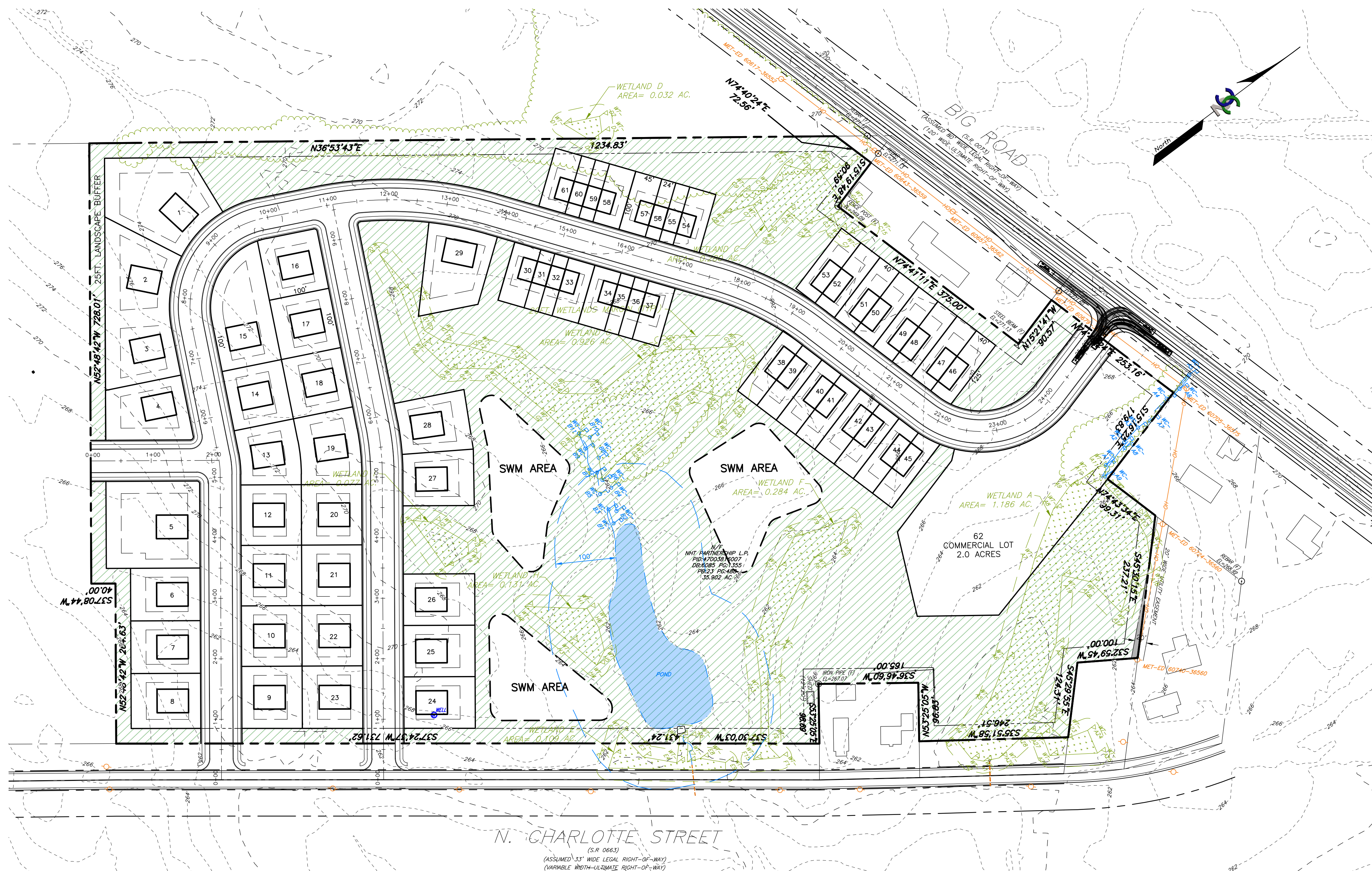




LOCATION MAP
SCALE: 1"=800'

NOTES

1. OWNER
NHT PARTNERSHIP LP
2005 S EASTON ROAD, SUITE 307
DOYLESTOWN PA, 18901
2. APPLICANT
PARAMOUNT REALTY NJ LLC
1195 ROUTE 70, SUITE 2000
LAKEWOOD, NJ 08701
3. PROPERTY DATA
TAX MAP ID 47036 012
PARCEL ID 47-00-03816-00-7
DEED BOOK AND PAGE 6085-01355
BEING LOT 2 OF PBW 23, P 488
AREA = 35.902 ACRES
4. FLOODPLAIN
THERE IS NO FLOODPLAIN LOCATED WITHIN THE PROJECT SITE AS TAKEN FROM FEMA FIRM MAP NUMBER 42091C0087G, EFFECTIVE DATE 3/2/2016.
5. WETLANDS
THE WETLAND AREAS AND REGULATED WATERS SHOWN ARE BASED ON AN AQUATIC RESOURCE INVESTIGATION CONDUCTED BY C2C DESIGN GROUP ON MARCH 30 TO 31, 2026, AND ON APRIL 2, 2026. ALL APPROPRIATE PERMITS FROM PADEP WILL BE OBTAINED FOR ALL IMPACTS TO REGULATED WATERWAYS AND WETLANDS.
6. SOILS
Aa - ABBOTTSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES
Abw - ABBOTTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES
BwA - BUCKINGHAM SILT LOAM, 0 TO 3 PERCENT SLOPES
Cra - CROTON SILT LOAM, 0 TO 3 PERCENT SLOPES
Ra - READING SILT LOAM, 0 TO 3 PERCENT SLOPES
Rea - REAVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES

THERE ARE HYDRIC SOILS LOCATED WITHIN THE LIMITS OF DISTURBANCE ON THE PROJECT SITE.
7. KARST GEOLOGY
THE PROJECT SITE IS NOT UNDERLAIN BY KARST GEOLOGY.
8. WATER SUPPLY
WATER SUPPLY TO BE PROVIDED BY CONNECTION TO EXISTING PUBLIC FACILITIES LOCATED IMMEDIATELY ADJACENT TO THE PROPERTY.
9. SEWAGE DISPOSAL
SEWAGE DISPOSAL TO BE PROVIDED BY CONNECTION TO EXISTING PUBLIC FACILITIES LOCATED IMMEDIATELY ADJACENT TO THE PROPERTY.

2. APPLICANT

- PARAMOUNT REALTY NJ LLC
1195 ROUTE 70, SUITE 2000
LAKEWOOD, NJ 08701

3. PROPERTY DATA

- TAX MAP ID 47036 012
PARCEL ID 47-00-03816-00-7
DEED BOOK AND PAGE 6085-01355
BEING LOT 2 OF PBV 23, P 488
AREA = 35.902 ACRES

4. FLOODPLAIN

- THERE IS NO FLOODPLAIN LOCATED WITHIN THE PROJECT SITE AS TAKEN FROM FEMA FIRM MAP NUMBER 42091C0087G, EFFECTIVE DATE 3/2/2016.

5. WETLANDS

- THE WETLAND AREAS AND REGULATED WATERS SHOWN ARE BASED ON AN AQUATIC RESOURCE INVESTIGATION CONDUCTED BY C2C DESIGN GROUP ON MARCH 30 TO 31, 2026, AND ON APRIL 2, 2026. ALL APPROPRIATE PERMITS FROM PADEP WILL BE OBTAINED FOR ALL IMPACTS TO REGULATED WATERWAYS AND WETLANDS.

6. SOIL

- AbA - ABBOTTSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES
AbB - ABBOTTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES
BwA - BUCKINGHAM SILT LOAM, 0 TO 3 PERCENT SLOPES
CrA - CROTON SILT LOAM, 0 TO 3 PERCENT SLOPES
ReA - READING SILT LOAM, 0 TO 3 PERCENT SLOPES
RhA - REAVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES

THERE ARE HYDRIC SOILS LOCATED WITHIN THE LIMITS OF DISTURBANCE ON THE PROJECT SITE.

7. KARST GEOLOGY

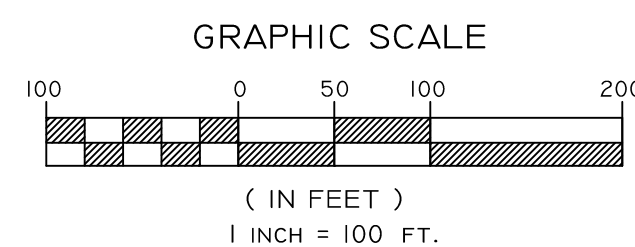
- THE PROJECT SITE IS NOT UNDERLAIN BY KARST GEOLOGY.

8. WATER SUPPLY

- WATER SUPPLY TO BE PROVIDED BY CONNECTION TO EXISTING PUBLIC FACILITIES
LOCATED IMMEDIATELY ADJACENT TO THE PROPERTY.

9. SEWAGE DISPOSAL

- SEWAGE DISPOSAL TO BE PROVIDED BY CONNECTION TO EXISTING PUBLIC FACILITIES
LOCATED IMMEDIATELY ADJACENT TO THE PROPERTY.



MIXED USE DISTRICT UNIT COUNT

SINGLE FAMILY DETACHED	29 (48%)
TWIN DWELLING	16 (26%)
TOWNHOUSE DWELLING	<u>16 (26%)</u>
TOTAL UNITS	61

1 COMMERCIAL LOT

OPEN SPACE

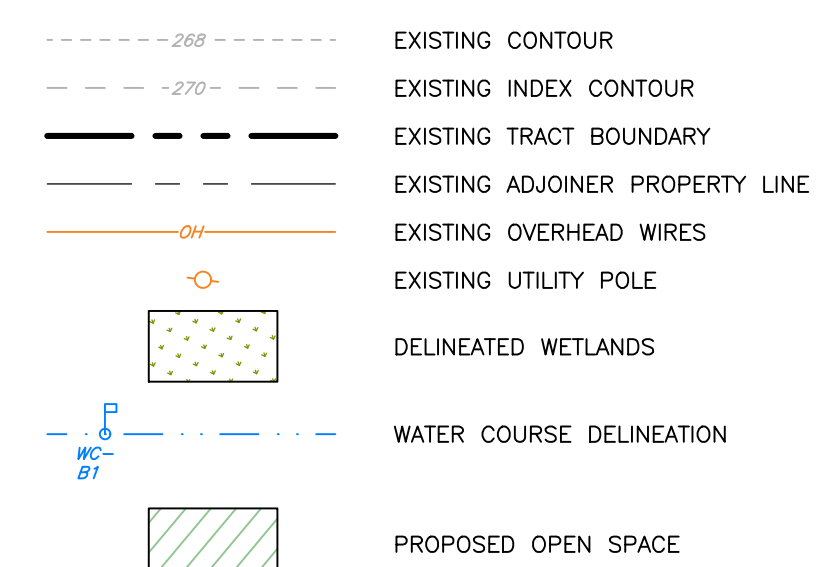
12.56 ACRES REQUIRED
15.68 ACRES PROPOSED

NEW HANOVER TOWNSHIP ZONING DATA		
VILLAGE MIXED USE DISTRICT B2, DETACHED DWELLING		
MINIMUM	REQUIRED	PROPOSED
LOT AREA (SF)	10,000	10,000
LOT WIDTH (FT)	80	100
FRONT YARD (FT)	20-30	20
SIDE YARD EACH (FT)	15	15
REAR YARD (FT)	25	25
MAXIMUM	ALLOWED	PROPOSED
BUILDING COVERAGE (%)	20	<20
IMPERVIOUS COVERAGE (%)	30	<30
BUILDING HEIGHT (FT)	35	<35

NEW HANOVER TOWNSHIP ZONING DATA VILLAGE MIXED USE DISTRICT R2 TWIN DWELLING		
MINIMUM	REQUIRED	PROPOSED
LOT AREA (SF)	5,000	5,000
LOT WIDTH (FT)	40	40
FRONT YARD (FT)	20-30	20
SIDE YARD EACH (FT)	12	12
REAR YARD (FT)	25	25
MAXIMUM	ALLOWED	PROPOSED
BUILDING COVERAGE (%)	25	<25
IMPERVIOUS COVERAGE (%)	40	<40
BUILDING HEIGHT (FT)	35	<35

NEW HANOVER TOWNSHIP ZONING DATA		
VILLAGE MIXED USE DISTRICT		
<u>B2 TOWNHOUSE DWELLING</u>		
MINIMUM	REQUIRED	PROPOSED
LOT AREA (SF)	2,400	2,400
INTERIOR UNIT LOT WIDTH (FT)	24	24
END UNIT LOT WIDTH (FT)	45	45
FRONT YARD (FT)	20-30	20
END UNIT SIDE YARD (FT)	12	12
REAR YARD (FT)	25	25
MAXIMUM	ALLOWED	PROPOSED
BUILDING COVERAGE (%)	45	<45
IMPERVIOUS COVERAGE (%)	65	<65
BUILDING HEIGHT (FT)	35	<35

LEGEND



ALTERNATE SKETCH PLAN
SHOWING CONNECTION TO
BIG ROAD (SR 0073)

CDC DESIGN GROUP
37 E. Penn Avenue 601 E. High Street
Wernersville, PA 19565 Pottstown, PA 19464
610.860.6050 www.c2cdg.com

N. CHARLOTTE STREET

NEW HANOVER TOWNSHIP
MONTGOMERY COUNTY, PA

PROJECT #:	PRM-NHT-01
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SCALE: 1"=100'

DRAWN BY: CAD

CHECKED BY:

DATE: 4/14/2026

DWG. NO.: 1 OF 1

SHEET NO.:

C-01