

TOPTON BOROUGH
COMMUNITY PARK
MASTER PLAN

Topton Borough
Berks County, Pennsylvania

Site Plan
March 13, 2017

SITE DATA

OWNER: TOPTON BOROUGH
DEED REFERENCE:
TAX MAP: BLOCK
LOT TOTAL AREA: 10.54 ACRES
NUMBER OF LOTS: 2
MAXIMUM BUILDING HEIGHT:
PARKING SPACES:
SEWER:
WATER:
DATUM:

ZONING DATA

DISTRICT: IG-INSTITUTIONAL DISTRICT
PROPOSED USE: MULTI-USE GOVERNMENT
MINIMUM LOT SIZE: 5,000 SF
MINIMUM YARDS:
FRONT: 30'
SIDE: 15'
REAR: 25'
MAXIMUM BLDG. HEIGHT: 40'
MAXIMUM BLDG. COVERAGE: 50%
REQUIRED PARKING:

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
BUILDING SETBACK	---	---
CURBING	DEPRESSED CURB	DEPRESSED CURB
BUILDING	EXIST. BUILDING	PROP. BUILDING
PAVEMENT		
CONCRETE WALKWAY		
ZONING BOUNDARY	SMC	HC
SOIL BOUNDARY		
UTILITY POLE	U/P	O/L
OVERHEAD WIRES	O/L	U/E
UNDERGROUND ELECTRIC	U/E	U/E
CHAIN-LINK FENCE	CHAIN-LINK FENCE	CHAIN-LINK FENCE
SIGN		
DECIDUOUS TREE	6" MAPLE	1 AR
EVERGREEN TREE	6" PINE	1 PS
TREE ROW		
CONTOUR	-50	-50
STREAM		
100 YEAR FLOODPLAIN		
RAINGARDEN PLANTING MIX		
BITUMINOUS	BIT. (TYP.)	BIT. (TYP.)
TYPICAL		
TO BE REMOVED		(T.B.R.)
TO REMAIN		(REM.)
TO BE REPLACED		(REP.)
RELOCATE		(REL.)

NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

PARKING TABULATION

NON-ACCESSIBLE SPACES	ACCESSIBLE SPACES	TOTAL
162	14	176

NOTE:
ALL NON-ACCESSIBLE PARKING SPACES SHALL BE 20'X10'
PER BOROUGH ZONING ORDINANCE.

ALL ACCESSIBLE PARKING SPACES ARE VAN ACCESSIBLE MEETING SIZING
REQUIREMENTS OF 11' WIDTH WITH MINIMUM 5' WIDE ACCESS AISLE.

6 ACCESSIBLE PARKING SPACES REQUIRED PER TOTAL NUMBER OF SPACES.



0 60' 120' 180'
SCALE: 1"=60'

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