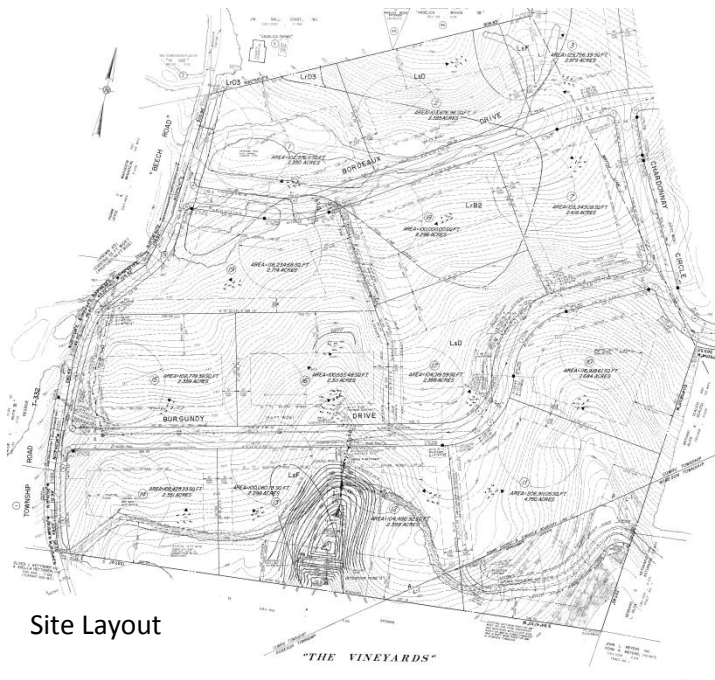




Residence at The Vineyards



Site Layout

This residential development project took approximately eighteen (18) months for design from conception to completion. The township ordinance required that this upscale residential project have a minimum of three acres per lot. The approximately 76-acre parcel included nineteen lots. The project scope contained the following services:

- Site Planning
- Vehicular and Pedestrian Circulation Patterns
- Storm Drainage
- Grading
- Erosion and Sediment Control Design
- Utility Design
- Subdivision Plans
- Traffic Impact Study
- Roadway Permit Plans
- Access Management
- Construction Documents
- Municipal Approvals

The project included the design of approximately one mile of internal roadways, located to allow the lots to be combined to provide larger lots if desired by purchasers. This project has on-lot sewer and water.

## The Vineyards

Cumru and Robeson Townships, Berks County, PA