

## SITE DESCRIPTION

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The subject site consists of one parcel and has 20,473 SF (0.4700 AC) of land area. The size of the site area was estimated based on the assessor's parcel map. It is perceived that there is no surplus or excess land at the subject. If a professional survey is provided, then precise measurements may be available. Unless otherwise noted, the usable site area has been utilized herein.

**Address** 5005 Kutztown Rd, Temple, Pennsylvania.

**Census Tract** 42-011-012400

|                                  |                       |       |
|----------------------------------|-----------------------|-------|
| <b>Number of Parcels</b>         | 1                     |       |
| <b>Assessor Parcel</b>           | 5309-08-97-4937       |       |
| <b>Land Area</b>                 | Square Feet           | Acres |
| <b>Total Land Area</b>           | 20,473                | 0.47  |
| <b>Excess/Surplus Land</b>       | No                    |       |
| <b>Corner</b>                    | Yes; Signalized       |       |
| <b>Permitted Building Height</b> | 35 Feet               |       |
| <b>Floor Area Ratio (FAR)</b>    | Not Available         |       |
| <b>Site Topography</b>           | Level At street grade |       |
| <b>Site Shape</b>                | Generally Rectangular |       |
| <b>Site Grade</b>                | At street grade       |       |
| <b>Site Quality</b>              | Average               |       |
| <b>Site Access</b>               | Average               |       |
| <b>Site Exposure</b>             | Above Average         |       |
| <b>Site Utility</b>              | Average               |       |
| <b>Utilities</b>                 | All available         |       |

**Comments** 5309-08-97-4937 - The subject site is a level site that has frontage along two roadways at a lighted intersection. The site includes concrete sidewalks around the perimeter with a macadam paved parking lot. The site includes about 40 marked parking spaces in total. The site includes access to all public utilities;

### Adjacent Properties

|       |                      |
|-------|----------------------|
| North | Residential          |
| South | Commercial Mixed-Use |
| East  | Commercial           |
| West  | Commercial           |

**Accessibility** Access to the subject site is considered average overall.

**STREET & TRAFFIC DETAIL**

| <b>Street Improvements</b> |  | Type  | Direction | Lanes                   | Lights | Curbs | Sidewalks | Signals | Median | Parking | Center Lane | Bike Lane    |
|----------------------------|--|---|-----------|-------------------------|--------|-------|-----------|---------|--------|---------|-------------|--------------|
| Kutztown Road              |  | Minor Arterial                                    | Two-Way   | 2                       | x      |       | x         | x       |        |         |             |              |
| Mt. Laurel Avenue          |  | Neighborhood Street                               | Two-Way   | 2                       | x      | x     | x         | x       |        |         |             |              |
| <b>Frontage</b>            |  |   |           |                         |        |       |           |         |        |         |             |              |
| Kutztown Road              |  | 182 feet; . Kutztown Road is an arterial roadway. |           |                         |        |       |           |         |        |         |             |              |
| Mt. Laurel Avenue          |  | 109 feet; .                                       |           |                         |        |       |           |         |        |         |             |              |
| <b>Traffic Counts</b>      |  | Location  | Date      | Source                  | Count  |       |           |         |        |         |             |              |
| Kutztown Road              |  | 100 feet south of Tuckert                         | Oct-17    | PennDOT Traffic Informa | 7,377  |       |           |         |        |         |             |              |
|                            |  | <b>TOTAL</b>                                      |           |                         |        |       |           |         |        |         |             | <b>7,377</b> |

**Exposure & Visibility**

Exposure of the subject is above average being at the lighted intersection of Kutztown Rd, Leesport Ave and Mt Laurel Rd.

**Zoning**

Village Commercial District (C-1); Zoning District generally contains areas with low-profile commercial uses as well as municipal, governmental, institutional, and medium- to high-density residential uses within developed neighborhoods.

| ZONING                        |  |
|-------------------------------|--|
| Designation                   | Village Commercial District (C-1)  |
| Zoning Authority              | Muhlenberg Township  |
| Permitted Uses                | Single-family detached dwelling units, Single-family semidetached dwelling unit, Multifamily townhouse unit development containing 10 or fewer townhouse units, Public utilities, Municipal and governmental uses, no-impact home-based business, Retail business establishments, Business and professional offices, Restaurants without drive-through service lanes, Taverns and taprooms, Club or lodge, Personal service establishments, Banks and financial establishments, Funeral homes, Certain wireless communications facilities, Forestry                                    |
| Prohibited Uses               | All uses not expressly permitted   |
| Current Use                   | Mixed Use Commercial   |
| Current Use Legally Permitted | Yes  |
| Conforming Use                | Based upon a review of the zoning requirements of the C-1 zoning district it appears that the building improvements are in conformity with the bulk requirements for the district. A restaurant use and hair salon are permitted by right within the C-1 zoning district. However, the use of the second floor as weekly rentals is not a permitted use by right. However, the subject property was constructed prior to the enactment of the current zoning code and is assumed to be a legally grandfathered non-conforming use. The subject site benefits from this non-conformity. |
| Conforming Lot                | The improvements conform to the bulk and parking requirements of the ordinance.  |
| Zoning Change                 | No   |
| Max Permitted Height          | 35   |
| Maximum Building Area         | 40%  |
| Parking Spaces Provided       | 40   |
| Max Permitted Site Coverage   | 60%  |
| Min Permitted Site Area (SF)  | 20,000   |
| Min Lot Width                 | 100  |
| Min Permitted Yard Setbacks   |  |
| Front (Feet)                  | 40   |
| Rear (Feet)                   | 20   |
| Side (Feet)                   | 10   |

Source: Muhlenberg Township Planning & Zoning Department

**Parking Requirements**

The subject provides 40 parking spaces and is conforming to zoning requirements.

**Flood Plain**

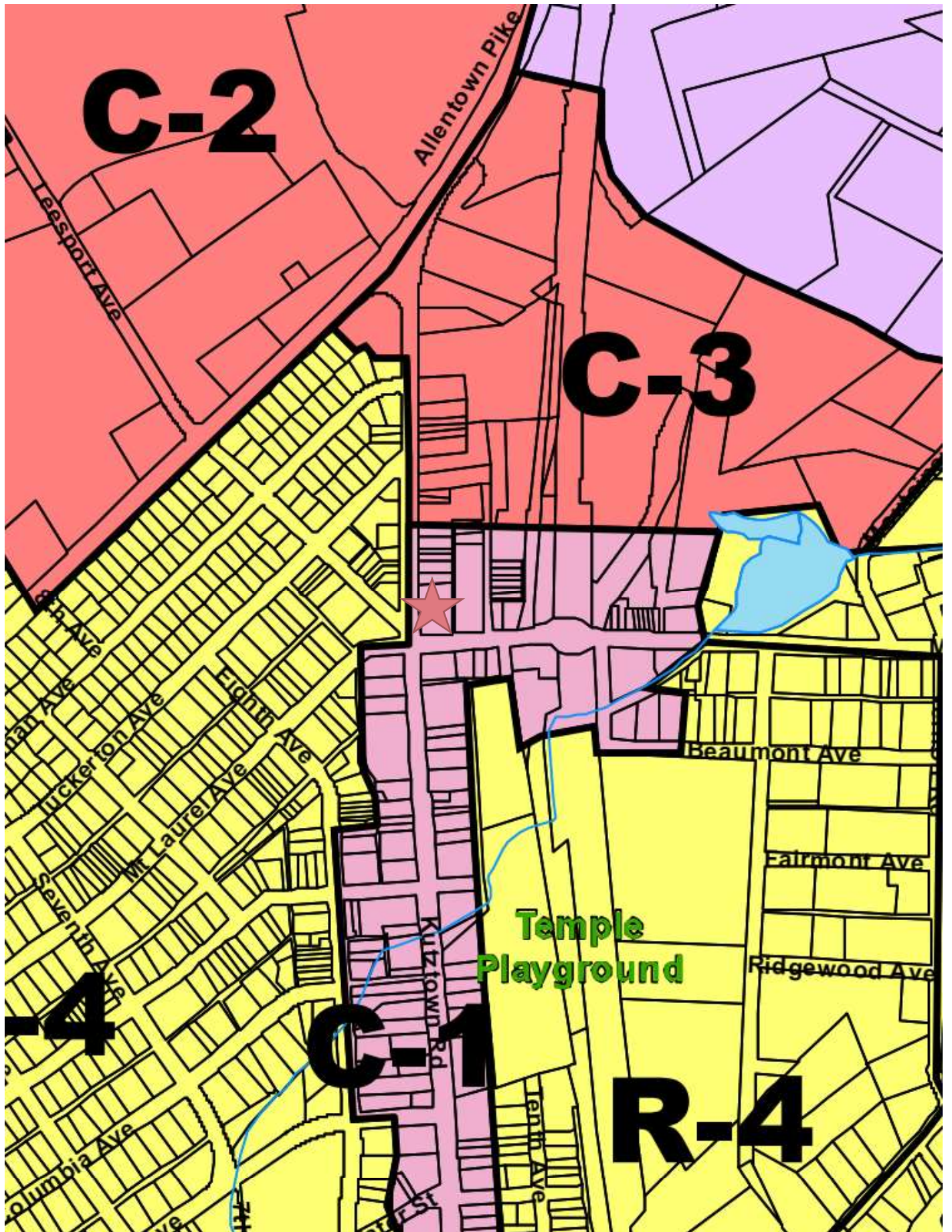
Zone X (Unshaded). This is referenced by Panel Number 42011C0366G, dated July 03, 2012. Zone X (unshaded) is a moderate and minimal risk area. Areas of moderate or minimal hazard are studied based upon the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local storm water drainage systems are not normally considered in a community's flood insurance study. The failure of a local drainage system can create areas of high flood risk within these zones. Flood insurance is available in participating communities, but is not required by regulation in these zones. Nearly 25% of all flood claims filed are for structures located within these zones. Minimal risk areas outside the 1% and 0.2% annual chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)

|                        |   |
|------------------------|---|
| <b>Easements</b>       | A preliminary title report was not available for review. During the property inspection, no adverse easements or encumbrances were noted. This appraisal assumes that there are no adverse easements present. If questions arise, further research is advised.  |
| <b>Soils</b>           | A detailed soils analysis was not available for review. Based on the development of the subject, it appears the soils are stable and suitable for the existing improvements.  |
| <b>Hazardous Waste</b> | We have not conducted an independent investigation to determine the presence or absence of toxins on the subject property. If questions arise, the reader is strongly cautioned to seek qualified professional assistance in this matter. Please see the Assumptions and Limiting Conditions for a full disclaimer. |
| <b>Site Rating</b>     | Overall, the subject site is considered average as a commercial site in terms of its location, exposure and access to employment, education and shopping centers, recognizing its location along minor arterial.  |

# PLAT MAP



ZONING MAP



# FLOOD MAP



RiskMeter

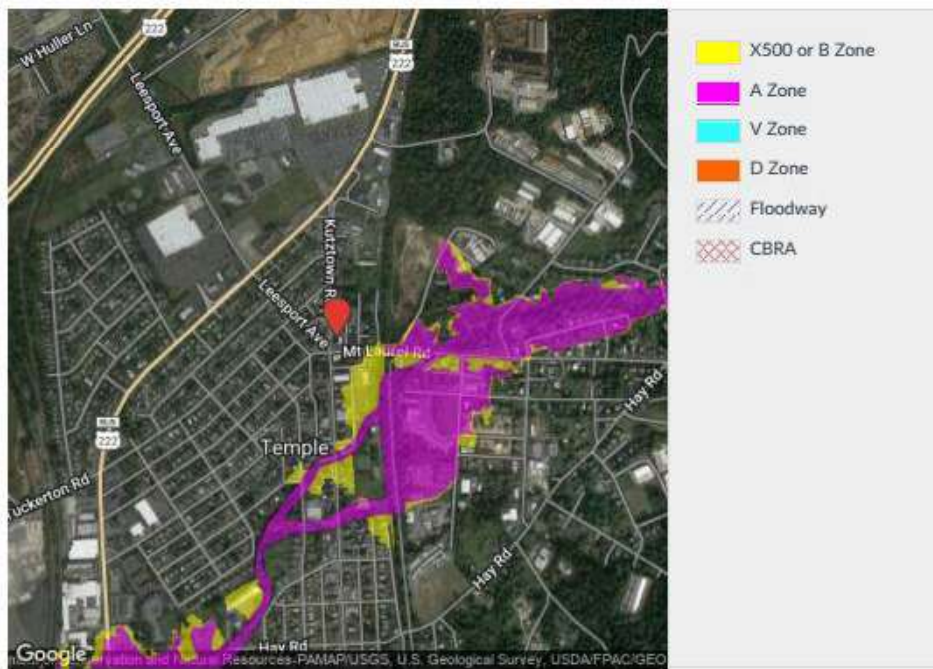
5005 KUTZTOWN RD TEMPLE, PA 19560-1232

LOCATION ACCURACY: 9 Excellent

## Flood Zone Determination Report

Flood Zone Determination: **OUT**

|            |               |            |             |
|------------|---------------|------------|-------------|
| COMMUNITY  | 420144        | PANEL      | 0366G       |
| PANEL DATE | July 03, 2012 | MAP NUMBER | 42011C0366G |



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