

LOCATION MAP
SCALE: 1" = 800'

ZONING DATA

ZONING: HC - HIGHWAY COMMERCIAL

ZONING REQUIREMENTS:

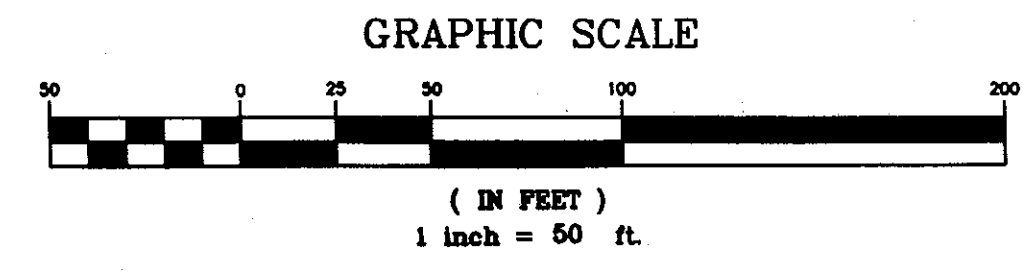
REQUIRED	PROVIDED
MINIMUM LOT AREA:	20,000 S.F.
MINIMUM LOT WIDTH:	120 FT.
MINIMUM FRONT YARD:	60 FT.
MINIMUM SIDE YARD:	
ONE SIDE:	15 FT.
BOTH SIDES:	30 FT.
MINIMUM REAR YARD:	50 FT.
IMPROVEMENT SETBACK:	20 FT.
MAXIMUM LAND COVERAGE BY TOTAL IMPERVIOUS COVER:	60%
MAXIMUM LAND COVERAGE BY BUILDINGS:	40%
MAXIMUM BUILDING HEIGHT:	35 FT.

PARKING REQUIREMENTS

REQUIREMENTS	TOTAL	REQUIRED	AVAILABLE
RETAIL - 1 CAR / 150 S.F. GFA			
PHARMACY - 10,000 S.F.			
BRANCH BANK - 3,500 S.F.			
RETAIL/OFFICE - 23,850 S.F.			
TOTAL	37,350 S.F.	249	249

SITE AREA = 2.8 acres
SITE TAX PARCEL NO. 5354 11 75 4068

NOTE:
This plan is prepared from the County Tax Maps.
No surveying has been performed.

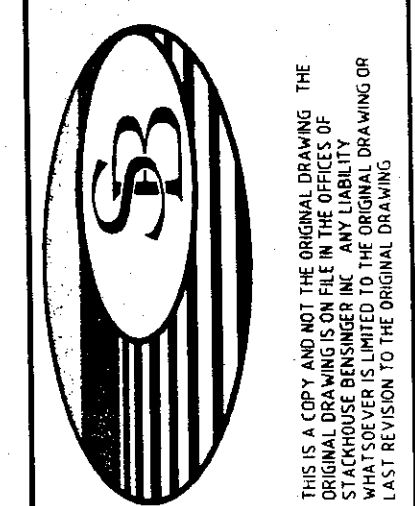


NO.	DATE	REVISION

STACKHOUSE BENSINGER INC.
LANDSCAPE ARCHITECTURE - CIVIL ENGINEERING - LAND PLANNING
MUNICIPAL CONSULTING - TRAFFIC ENGINEERING - SURVEYING

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AMITY DEVELOPMENT
AMITY TOWNSHIP BERKS COUNTY PENNSYLVANIA

CONCEPT PALN

PIN No: 5354 11 75 4068
Field Book: AUTOCAD
Date: 1-18-08 Scale: 1" = 50' Sheet No: 1 OF 1
Plan No: 2463-001CP01 Ref No: 2463-001-D-SK