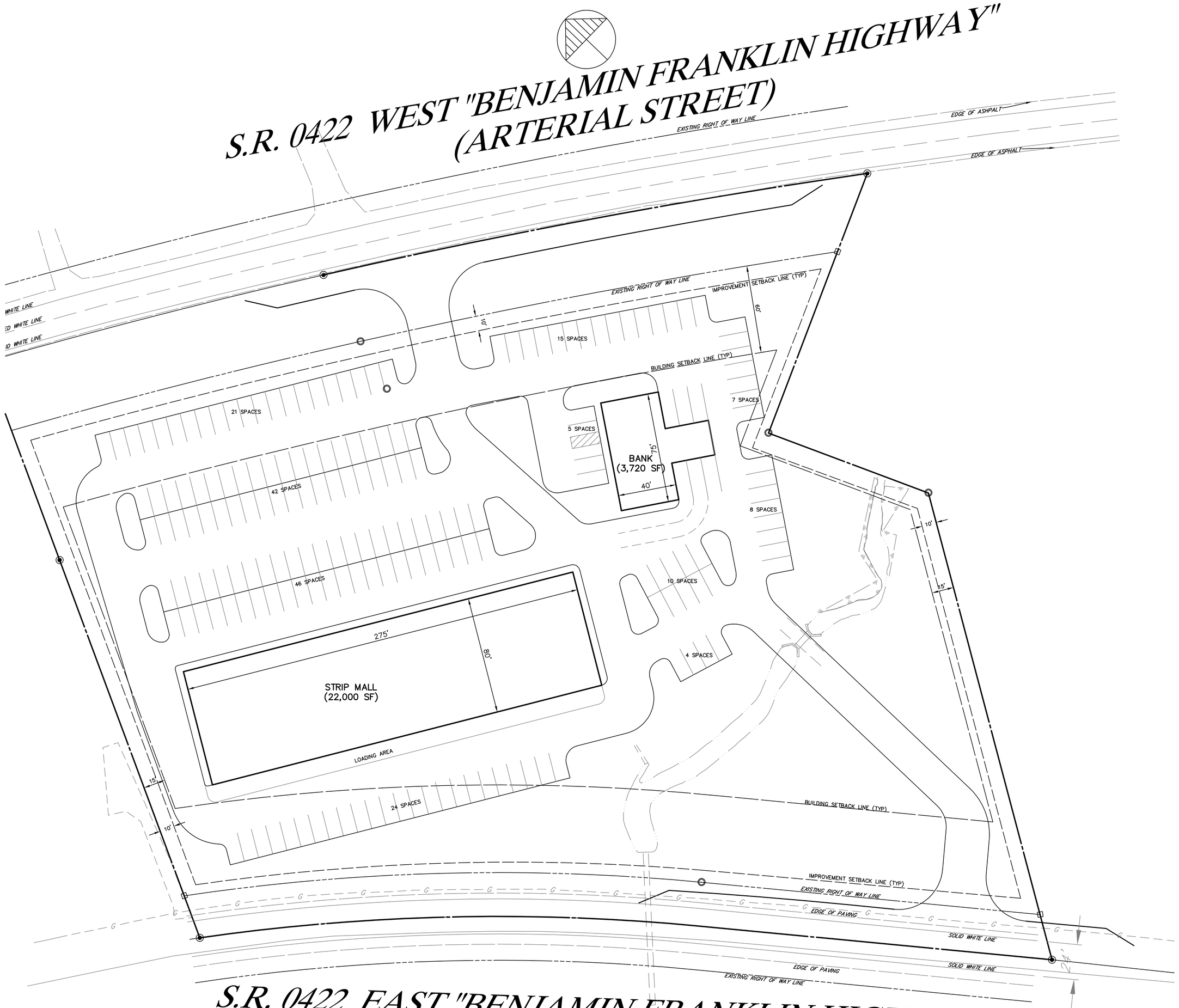
CONCEPT #2

LEGEND

EX. SANITARY SEWER MH
EX. SANITARY SEWER
EX. STORM MH.
EX. STORM ENDWALL
EX. STORM INLET
EX. STORM SEWER
EX. WATERMAIN
EXISTING WOOD LINE
EX. TREE
WETLANDS
ALLUVIAL SOILS
WATERS OF THE COMMONWEALTH
EX. STREET LIGHT
EX. FIRE HYDRANT

SLANTED TEXT DENOTES EX. FEATURE



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ZONING DATA

ZONING DISTRICT– HIGHWAY COMMERCIAL (HC)

MIN. LOT AREA	.... 30,000 SF.
MIN. LOT WIDTH	.... 120 FT.
SETBACKS:	
FRONT YARD	.... 60 FT.
SIDE YARD	.... 15 FT.
REAR YARD	.... 50 FT.
IMPROVEMENTS	.... 10 FT.
MAX. BLDG. COV.	.... 40%
MAX. IMPERVIOUS COV.	.... 60%
MAX. BLDG. HEIGHT	.... 35 FT.
PARKING SP. REQ'D	
RETAIL / SERVICE	.... 1 SPC / 150 SF FLOOR AREA

SITE DATA

TOTAL AREA	.... 6.1 AC.
NET AREA	.... 5.0 AC.
PROP. USE	.... STRIP MALL & BANK
BLDG. COV.	.... 12% (25,720 SF)
IMPERVIOUS COV.	.... 62% (136,549 SF)
NO. OF PARKING SP.	.... 182 (172 REQUIRED)

NO.	REVISION	DATE	BY	APP.
1	REVISED LAYOUT TO REFLECT ADDITIONAL ANNEXED PARCEL	7-7-05	KAB	

SEAL

SEAL

MANAGER B. BOYER	CHKD. BY
DESIGN S. REESER	CHKD. BY
DRAFT S. REESER	CHKD. BY BDB
FILE 044542	DATE 11-14-04
NOTES FLD. BK.	SCALE 1" = 40'

BURSICH Associates inc.
ENGINEERS • PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS

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CLIENT

FLEXIBLE DEVELOPMENT CO., LLC
414 WEST MAIN STREET
LANSDALE, PA 19446-0148

SUBJECT

CONCEPT PLAN #2

NEUBER TRACT

AMITY TOWNSHIP BERKS COUNTY PENNSYLVANIA

JOB NO. 044542

SHEET NO. 2 OF 4

DWG. NO. SK244542