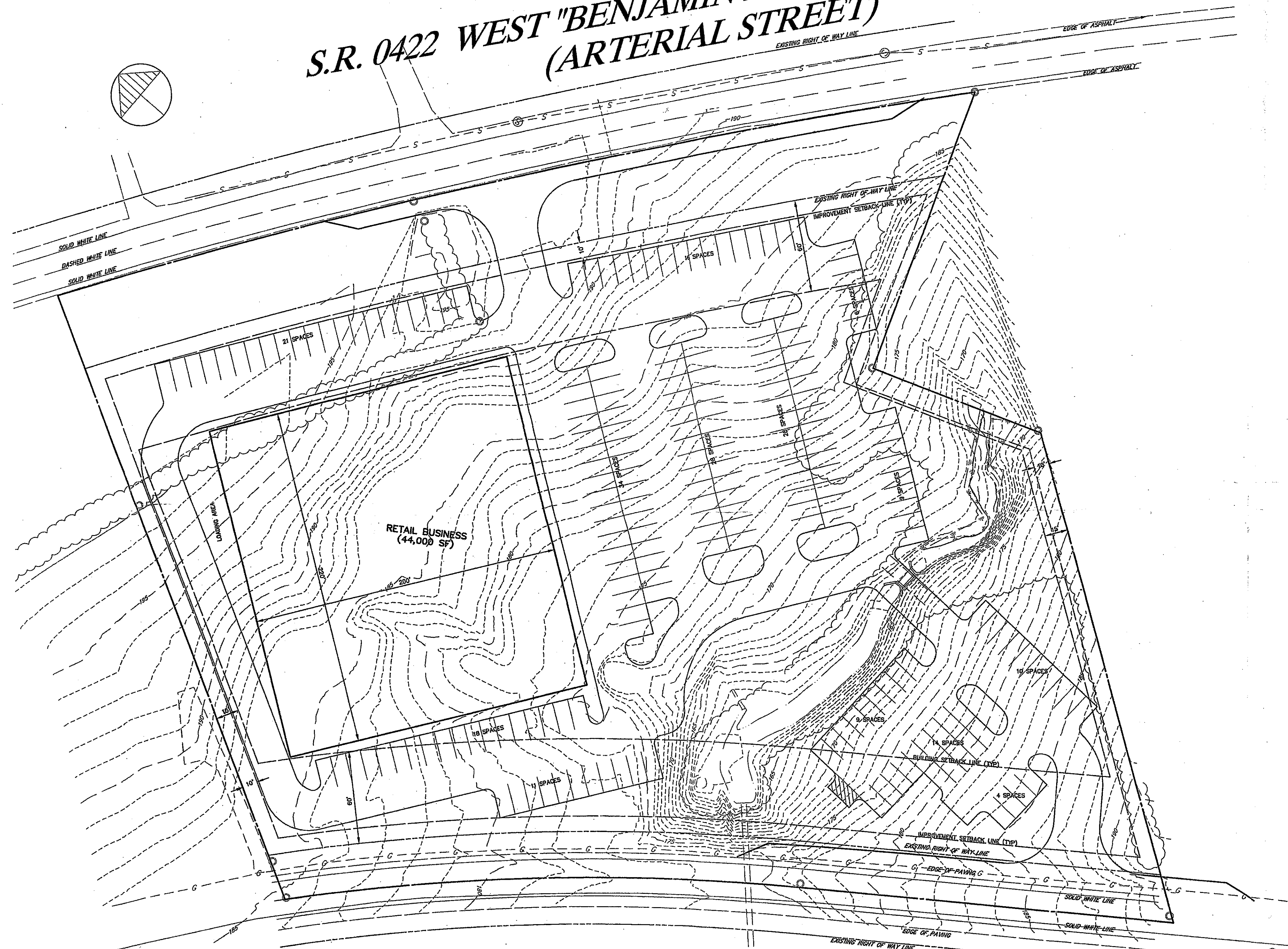


# CONCEPT #5

S.R. 0422 WEST "BENJAMIN FRANKLIN HIGHWAY"  
(ARTERIAL STREET)

S.R. 0422 EAST "BENJAMIN FRANKLIN HIGHWAY"  
(ARTERIAL STREET)

- 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



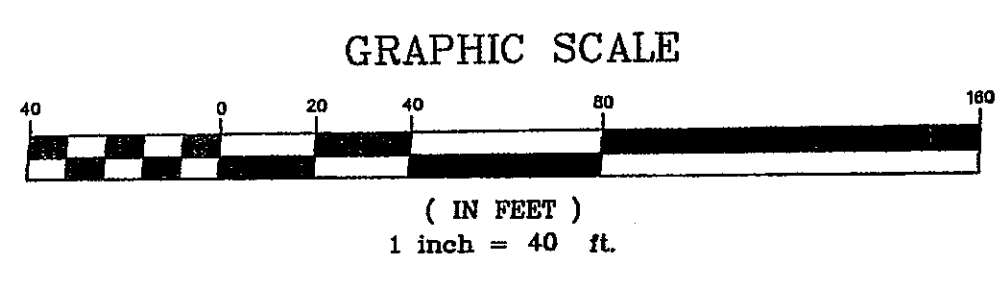
**ZONING DATA**

ZONING DISTRICT-	HIGHWAY COMMERCIAL (HC)
PUBLIC WATER & SEWER	30,000 SF.
MIN. LOT AREA	120 FT.
MIN. LOT WIDTH	60 FT.
SETBACKS:	
FRONT YARD	15 FT.
SIDE YARD	50 FT.
REAR YARD	10 FT.
IMPROVEMENTS	40%
MAX. BLDG. COV.	60%
MAX. BLDG. HEIGHT	35 FT.
PARKING SP. REQ'D	1 SPC / 150 SF FLOOR AREA
RETAIL / SERVICE	

**SITE DATA**

TOTAL AREA	6.1 AC.
NET AREA	5.0 AC.
PROP. USE	RETAIL BUSINESS
BLDG. COV.	16% (44,000 SF)
IMPERVIOUS COV.	58% (157,798 SF)
NO. OF PARKING SP.	208 (283 REQUIRED) *

\* WOULD REQUIRE ZONING RELIEF DUE TO NON-COMPLIANCE WITH REGULATIONS



*Handwritten signature: VASILEVA*

				SEAL	SEAL	MANAGER B. BOYER	CHKD. BY	 <b>B. BURSICH Associates Inc.</b> ENGINEERS • PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS Corporate Office: 2129 East High Street, Pottstown, PA 19464 Leasport Office: Schoolside Plaza, Suite 105, Rt. 61 & Wall Street, P.O. Box 779, Leasport, PA 19533 Office: 610-323-4040 Fax: 610-323-8240 Office: 610-916-7175 Fax: 610-916-7188 <a href="http://www.bursich.com">www.bursich.com</a>	CLIENT	SUBJECT	JOB NO.
						DESIGN S. REESER	CHKD. BY		FLEXIBLE DEVELOPMENT CO., LLC 414 WEST MAIN STREET LANSDALE, PA 19446-0148	CONCEPT PLAN #5	044542
						DRAFT S. REESER	CHKD. BY BDB			NEUBER TRACT	SHEET NO. 5 OF 5
						FILE 044542	DATE 1-18-05			AMITY TOWNSHIP BERKS COUNTY PENNSYLVANIA	DWG. NO. SK544542
						NOTES FLD. BK.	SCALE 1" = 40'				
1	REVISED CONCEPT TO REFLECT ADDITIONAL ANNEXED PARCEL	7-18-05	KAB	APP.							