

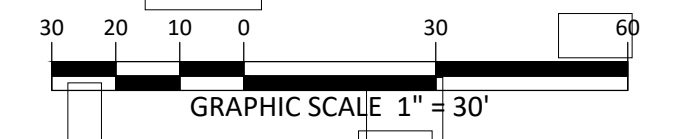
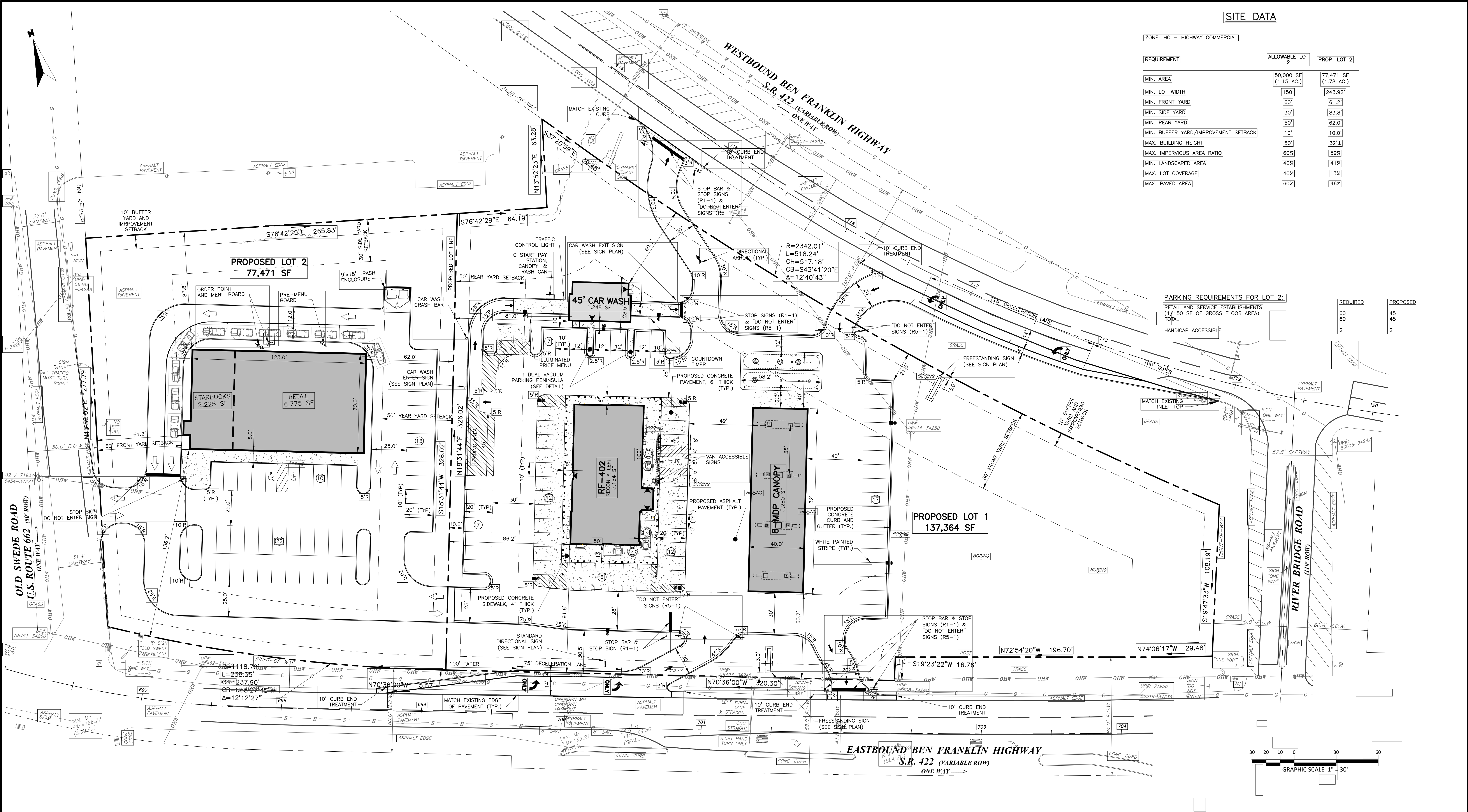
SITE DATA

ZONE: HC - HIGHWAY COMMERCIAL

REQUIREMENT	ALLOWABLE LOT 2	PROP. LOT 2
MIN. AREA	50,000 SF (1.15 AC.)	77,471 SF (1.78 AC.)
MIN. LOT WIDTH	150'	243.92'
MIN. FRONT YARD	60'	61.2'
MIN. SIDE YARD	30'	83.8'
MIN. REAR YARD	50'	62.0'
MIN. BUFFER YARD/IMPROVEMENT SETBACK	10'	10.0'
MAX. BUILDING HEIGHT	50'	32'±
MAX. IMPERVIOUS AREA RATIO	60%	59%
MIN. LANDSCAPED AREA	40%	41%
MAX. LOT COVERAGE	40%	13%
MAX. PAVED AREA	60%	46%

PARKING REQUIREMENTS FOR LOT 2:

RETAIL AND SERVICE ESTABLISHMENTS (17150 SF OF GROSS FLOOR AREA)	REQUIRED	PROPOSED
TOTAL	60	45
HANDICAP ACCESSIBLE	2	2



LEGEND

EXISTING PROPERTY LINES	---	EXISTING CONCRETE	▨
SUBJECT PARCEL	- - - - -	PROPOSED BUILDING SETBACK	---
EXISTING EDGE OF PAVEMENT	---	PROPOSED BUILDING	▨
EXISTING LINK FENCE	x - x - x	PROPOSED CURB	---
EXISTING BUILDING	▨	PROPOSED STRIPING	---
EXISTING CURB	---	PROPOSED EDGE OF PAVEMENT	---

<p>SR3ENGINEERS 100 ESSEX AVENUE, SUITE 201 BELLMAWR NJ, 08031 PH: (856) 933-3323</p>	Project No: 020-027
	Date: SEPTEMBER 15, 2021
Project / Location: ROYAL FARMS #402 BENJAMIN FRANKLIN HIGHWAY UPI: 24-5364-14-42-6625, 24-5364-14-42-7689, 24-5364-14-42-9680, 24-5364-19-52-1467 AMITY TOWNSHIP BERKS COUNTY PENNSYLVANIA	Designed By: SK
	Reviewed By: SR
	Scale: 1" = 30'
Drawing Name: LOT 2 CONCEPT PLAN	Sheet Number: 1