

SOURCE OF TITLEOWNER

I&G OF DOUGLASSVILLE
 DEDD-4750-2067
 PLAN BOOK N/A 752859
 I&G OF DOUGLASSVILLE, LLC
 2 MICHELLE DRIVE
 MEDIA, PA 19063
 PHONE: (800) 979-5656

SITE DATA

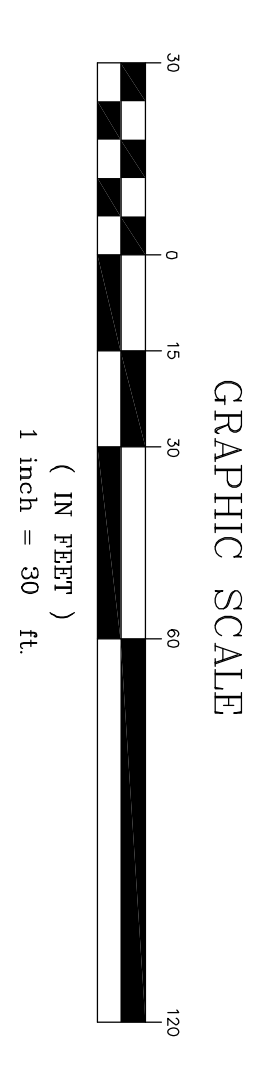
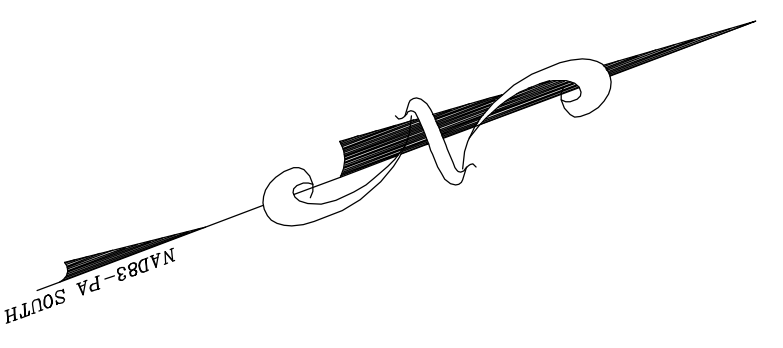
SITE ADDRESS: BENJAMIN FRANKLIN HIGHWAY (SR 422) AND N. MONOCACY CREEK ROAD
 SITE AREA: 1.008 AC.
 ZONING: HIGHWAY COMMERCIAL
 PROPOSED USE: RESTAURANT
 SOURCE OF WATER: PUBLIC
 SOURCE OF SEWER: PUBLIC

LOT COMPLIANCE CHART

ZONING DISTRICT: HC - HIGHWAY COMMERCIAL		REQUIRED LOT 1	REQUIRED LOT 2
LOT AREA	REQUIRED	50,000 SQ. FT.	43,595 SQ. FT.
LOT COVERAGE	120%	192%	150%
BUILDING	40%	18%	7%
FRONT YARD SETBACK	60'	60'	60'
BUILDING SETBACK	15'	15'	15'
REAR YARD SETBACK	15'	15'	15'
BUILDING HEIGHT	50'	50'	50'
BUILDING HEIGHT VARIANCE	50' MAX.	50' MAX.	<50'

PARKING DATA

OFF-STREET PARKING
 REQUIRED: 2 SEATS PLUS 1 FOR EACH FULL-TIME EMPLOYEE ON THE LARGEST SHIFT (10X20)
 50'Z=25 REQUIRED SPACES + 5 FULL-TIME EMPLOYEES
 PROVIDED: 30 SPACES (10X20)



FIELD CREW:	JO/JH
BASE MAP:	M.P.O.
DRAWN:	TMH
DESIGN:	MRS
CHECKED:	MRS
DATE:	1/25/18
SCALE:	1"=30'
PROJECT #:	1782-17-001

SESI
 Steckbeck Engineering & Surveying Inc.
 279 North Zions Mill Road / Suite A
 Lebanon, Pennsylvania 17042
 Phone: (717) 272-7110
 Fax: (717) 272-7348

LAYOUT PLAN
 SKETCH PLAN
 for
I&G INVESTMENTS, LLC.
 located in
 Amity Township
 Berks County, Pennsylvania

REVISION	DATE	BY

OF 1 SHEETS