

SOURCE OF TITLEOWNER

I&G OF DOUGLASSVILLE
 DEED-4750-2067
 PLAN BOOK N/A
 SITE DATA
 BENJAMIN FRANKLIN HIGHWAY (SR 422) AND N. MONACOY CREEK ROAD
 1,008 AC.
 HIGHWAY COMMERCIAL
 RETAIL BUSINESS
 PUBLIC

SITE DATA

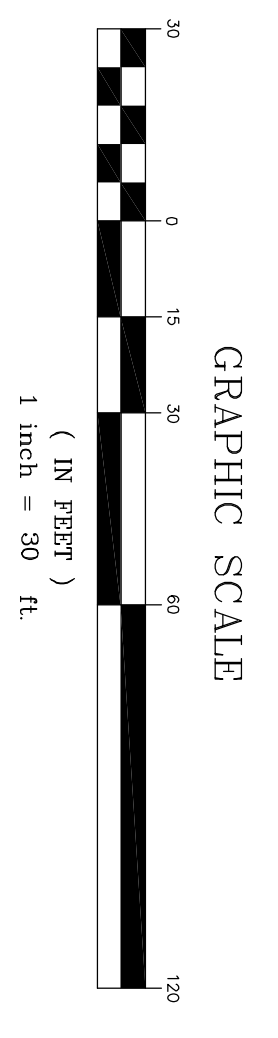
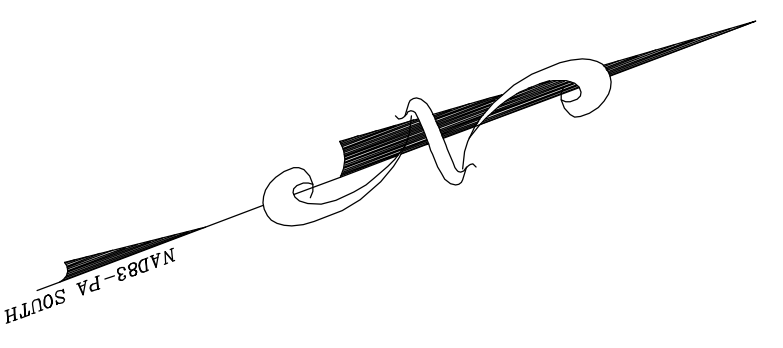
ZONING DISTRICT: HC - HIGHWAY COMMERCIAL
 REQUIRED LOT 1: 50,565 SQ. FT.
 REQUIRED LOT 2: 43,595 SQ. FT.

LOT COMPLIANCE CHART

REQUIRED	LOT 1	LOT 2
LOT AREA	30,000 S.F.	150
LOT COVERAGE	12%	18%
BUILDING	40%	60%
FRONT YARD SETBACK	60'	60'
BUILDING SETBACK	15'	15'
REAR YARD SETBACK	50'	50'
BUILDING HEIGHT	50' MAX.	<50'
VARIANCE APPROVED FOR THE DOLLAR GENERAL LOT ONLY, NOT FOR I&G LOT.		

PARKING DATA

OFF-STREET PARKING
 REQUIRED: PER 150 S.F. GROSS FLOOR AREA (10'X20')
 1,750/150=12 REQUIRED SPACES
 PROVIDED: 12 SPACES (10'X20') INCLUDING 2 H.C. SPACES
RETAIL STORE
 REQUIRED: 1 PER 150 S.F. GROSS FLOOR AREA (10'X20')
 1,500/150=10 REQUIRED SPACES
 PROVIDED: 10 SPACES (10'X20')
FOOD SERVICE STORE
 REQUIRED: 1 PER 2 SEATS PLUS 1 FOR EACH FULL TIME EMPLOYEE ON THE LARGEST SHIFT (10'X20')
 20/2=10 REQUIRED SPACES
 PROVIDED: 14 SPACES (10'X20')
LOADING/UNLOADING
 REQUIRED: 1 SPACE (12'X45')
 PROVIDED: 1 SPACE (12'X45')



REVISION	DATE	BY

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

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

FIELD CREW:	JO/JH
BASE MAP:	M.P.O.
DRAWN:	TMH
DESIGN:	MRS
CHECKED:	MRS
DATE:	12/05/17
SCALE:	1"=30'
PROJECT #:	1782-17-001