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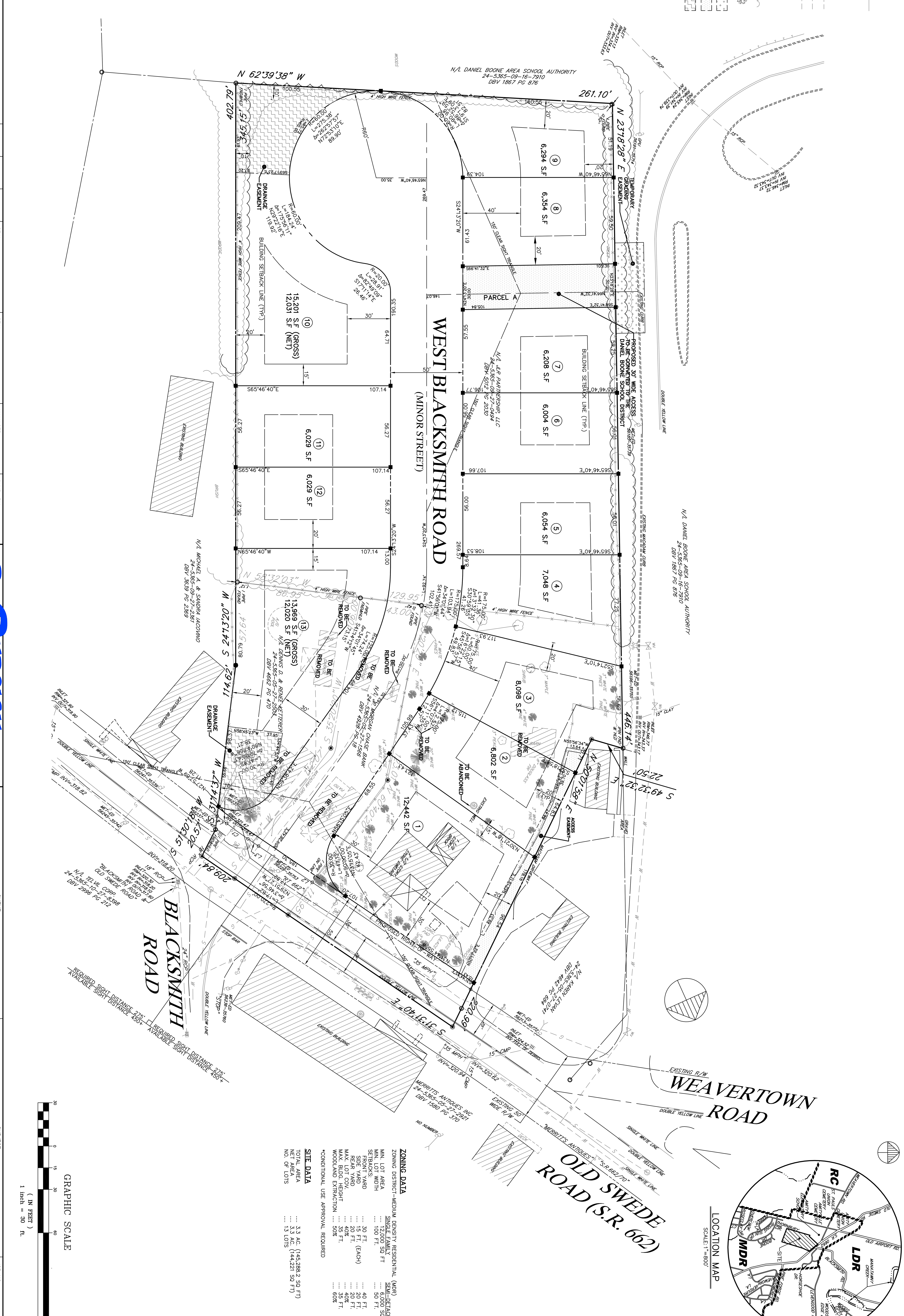

LEGEND

- EX. SANITARY SEWER MH
- EX. SANITARY SEWER
- EX. STORM MH.
- EX. STORM ENDWALL
- EX. STORM INLET
- EX. STORM SEWER
- EX. WATERMAIN
- EX. GAS LINE
- EX. WELL
- EX. UTILITY POLE
- EXISTING WOOD LINE
- EX. TREES
- TEMP. GRADING EASEMENT
- ACCESS EASEMENT
- DRAINAGE EASEMENT
- EX. STREET LIGHT
- EX. FIRE HYDRANT
- CONC. MONUMENT (TO BE SET)

SLANTED TEXT DENOTES EX. FEATURE

ZONING DATA

ZONING DISTRICT–MEDIUM DENSITY RESIDENTIAL (MDR)

	SINGLE FAMILY	SEMI–DETACHED*
MIN. LOT AREA	12,000 SQ FT	6,000 SQ FT
MIN. LOT WIDTH	100 FT.	50 FT.
SETBACKS:		
FRONT YARD	30 FT.	40 FT.
SIDE YARD	15 FT. (EACH)	20 FT.
REAR YARD	20 FT.	20 FT.
MAX. LOT COV.	40%	40%
MAX. BLDG. HEIGHT	35 FT.	35 FT.
WOODLAND EXTRACTION	50%	60%

*CONDITIONAL USE APPROVAL REQUIRED

SITE DATA

TOTAL AREA	3.3 AC. (145,288.2 SQ FT)
NET AREA	3.3 AC. (144,221 SQ FT)
NO. OF LOTS	13 LOTS

NO.	REVISION	DATE	BY	APP.

SEAL

SEAL

MANAGER	N. GREENWAY	CHKD. BY	
DESIGN	K. BAGENSTOSE	CHKD. BY	
DRAFT	K. BAGENSTOSE	CHKD. BY	
FILE	075400	DATE	7-3-07
NOTES	FLD. BK.	SCALE	1"=30'

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www.bursich.com

CLIENT
JLR PARTNERSHIP
50 WEST THIRD AVENUE
COLLEGEVILLE, PA 19426

SUBJECT
SUBDIVISION PLAN: PRELIMINARY PLAN

BLACKSMITH SUBDIVISION

AMITY TOWNSHIP BERKS COUNTY PENNSYLVANIA

JOB NO.	075400
SHEET NO.	2 OF 10
DWG. NO.	FP175400