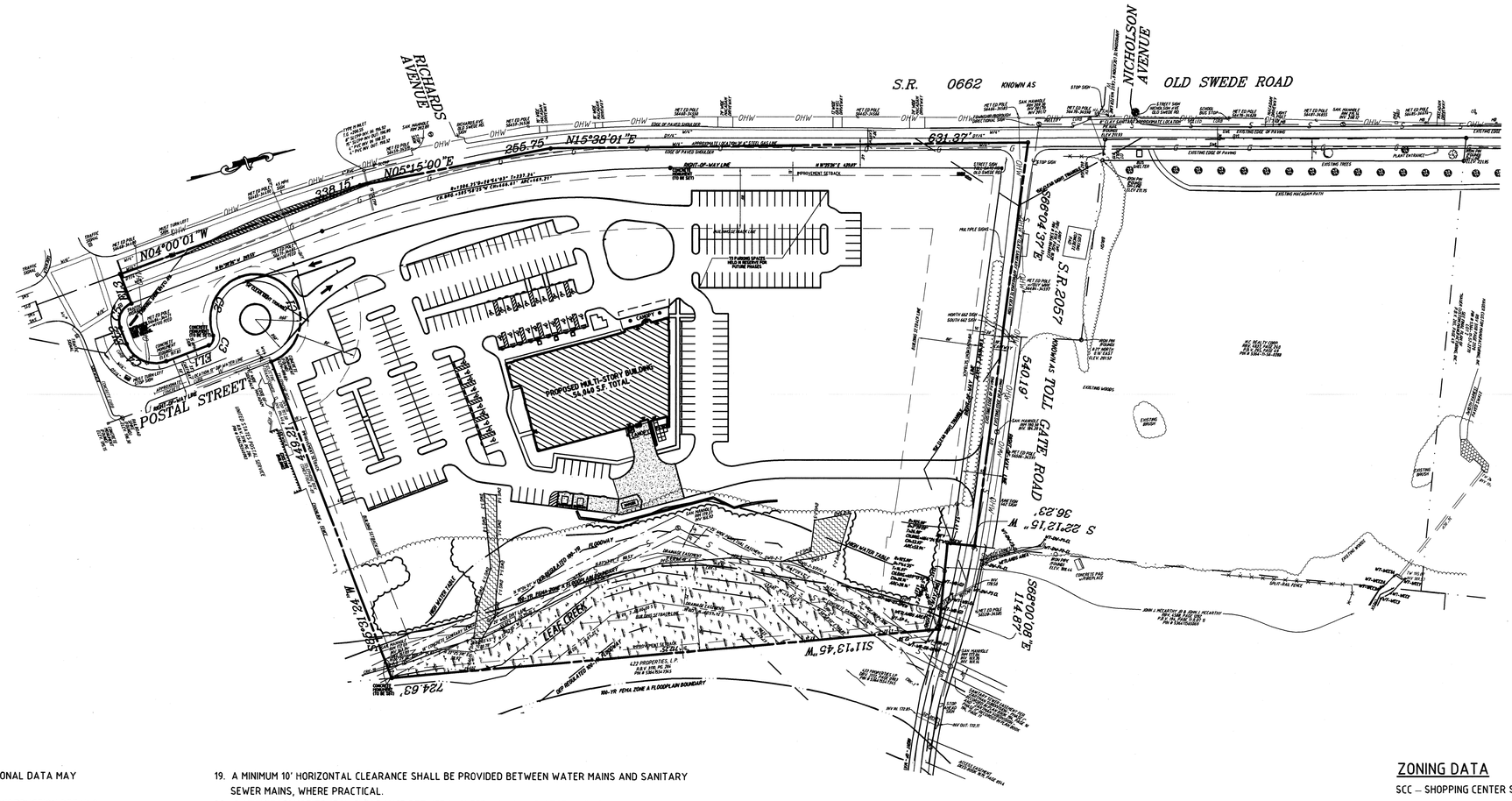
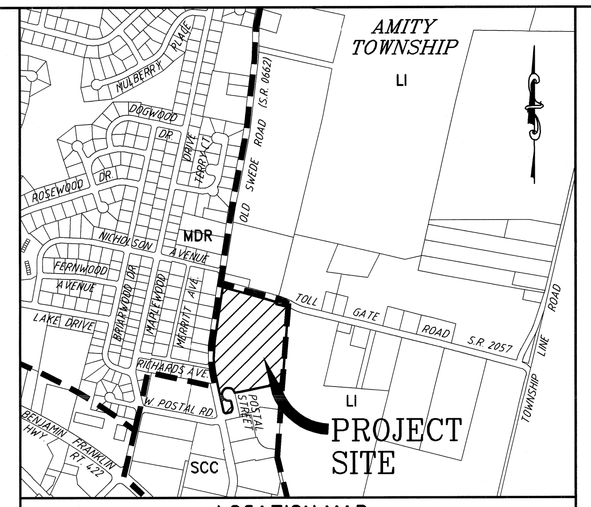
"AMBULATORY CENTER AT AMITY"

AMITY TOWNSHIP BERKS COUNTY PENNSYLVANIA





LOCATION MAP
SCALE:1"=800'

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP-CALL BEFORE YOU DIG!

PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY PA ACT 181 OF NOVEMBER 29, 2006, 73 P.S. 176 et. seq., REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH

SERIAL NUMBER:
2335161-2335175

NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH THE PENNSYLVANIA ACT 181, AND TO CONTACT THE "ONE-CALL SYSTEM" 3 WORKING DAYS PRIOR TO CONSTRUCTION (UNLESS OTHERWISE INDICATED). PA ONE-CALL NUMBER 1-800-242-1776 OR 811.
2. ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS AND MUST BE VERIFIED WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR OPERATION BEING UNDERTAKEN ON THIS SITE.
3. ANY CONSTRUCTION OR OPERATION UNDERTAKEN ON THIS SITE MUST CONFORM TO ANY AND ALL LOCAL, STATE, DEED OR OTHER RESTRICTIONS IN EFFECT AT THE TIME OF OPERATION.

1. AMITY TOWNSHIP
2. D & E COMMUNICATIONS
3. FIRSTENERGY CORP
4. PENNSYLVANIA AMERICAN WATER
5. SERVICE ELECTRIC CABLEVISION INC.
6. UGI UTILITIES INC.
7. UNION TOWNSHIP MUNICIPAL AUTHORITY
8. XO COMMUNICATIONS INC.

SITE DATA

RECORD OWNER & DEVELOPER: READING HOSPITAL & MEDICAL CENTER
P.O. BOX 16052
READING, PA 19612-6052
KENNETH JONES, ASSISTANT DIRECTOR PROJECT MANAGEMENT

RECORD OWNER: THE READING HOSPITAL & MEDICAL CENTER

RECORD BOOK VOLUME: 5193, **PAGE** 25

SOURCE OF TITLE: BEING THE SAME PREMISES WHICH NATIONAL PENN BANK , BY DEED DATED AUGUST 2, 2007 AND RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS, IN RECORD BOOK VOLUME 5193 PAGE 25, BERKS COUNTY RECORDS, GRANTED AND CONVEYED UNTO THE READING HOSPITAL AND MEDICAL CENTER.

PLAN BOOK VOLUME: 302, **PAGE** 32

TAX MAP: 5364-10-45-9075

TOTAL TRACT AREA: 14.048 AC. GROSS, 10.286 AC. NET (SEE LOT AREA TABLE)

SOURCE OF DATUM: BENCHMARK USGS MONUMENT A2 1929, PID KV2240 AT DOUGLASSVILLE ON READING RAILROAD AVD 88. ELEVATION=160.18

REFERENCES USED TO PREPARE PLANS:

1. BOUNDARY INFORMATION TAKEN FROM FINAL PLAN OF "FECERA'S ANNEXATION PLAN" PREPARED BY MCCARTHY ENGINEERING ASSOCIATES, RECORDED IN PLAN BOOK 300, PAGE 103, BERKS COUNTY RECORDS.
2. BOUNDARY INFORMATION TAKEN FROM THOMAS R. GIBBONS & ASSOCIATES, INC. BOUNDARY AND TOPOGRAPHICAL SURVEY PLAN NUMBER TRG-D-6271-2.

NOTES:

1. FLOODPLAIN INFORMATION TAKEN FROM F.I.R.M. 42011C0563 E, DATED DECEMBER 5, 1997.
2. WETLANDS WERE DELINEATED BY LIBERTY ENVIRONMENTAL, INC. IN JANUARY 2007.

INTENDED USE: MEDICAL OFFICES (MULTI-STORY BUILDING, 54,040 S.F. TOTAL)
PROPOSED SANITARY SEWER DISPOSAL: PUBLIC
PROPOSED WATER SUPPLY: PUBLIC
SITE ADDRESS: 10 POSTAL STREET
DOUGLASSVILLE, PA 19518

NOTES:

1. THIS PLAN IS PREPARED FOR LAND DEVELOPMENT PURPOSES ONLY. ADDITIONAL DATA MAY BE NECESSARY FOR CONSTRUCTION.
2. SEE LATEST ARCHITECTURAL DRAWINGS FOR COMPLETE DIMENSIONS AND CONSTRUCTION DETAILS FOR THE PROPOSED BUILDING AND ASSOCIATED EXTERIOR FEATURES.
3. THIS BOUNDARY SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
4. THE BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY STACKHOUE BENSINGER IN AUGUST 2008.
5. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS AND ARE APPROXIMATE. STACKHOUSE BENSINGER INC. (SBI) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. SBI FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH SBI DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THEREFORE, SBI SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN INCORRECTLY ON THE DRAWINGS. SBI HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND LINES.
6. CONTRACTOR(S) SHALL BE RESPONSIBLE TO MAINTAIN DETAILED "AS-BUILT" INFORMATION OF LATERALS, BENDS, VALVES, DROP CONNECTIONS, ETC. OF ALL UTILITY LINE CONSTRUCTION. THIS IS TO INCLUDE DIMENSIONED "TIE-DOWNS" OF ALL FITTINGS, VALVES AND WYE CONNECTIONS.
7. PURSUANT TO PA ACT 181 (2006), NOTIFICATION TO THE "ONE-CALL SYSTEM" IS REQUIRED AT LEAST THREE (3) WORKING DAYS PRIOR TO DISTURBING EARTH WITH ANY TYPE OF POWERED EQUIPMENT. CALL 1-800-242-1776.
8. THE CONTRACTOR(S) IS(ARE) RESPONSIBLE TO CONTACT EACH UTILITY COMPANY OR AUTHORITY AT LEAST 3 DAYS BEFORE ANY EXCAVATION OF EXISTING UTILITIES. PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INVESTIGATE EXISTING UNDERGROUND UTILITY LOCATIONS, RESEARCH PUBLIC AND SITE UTILITY RECORDS, AND DIG TEST PITS IN AREAS TO THE EXTENT NECESSARY TO VERIFY EXISTING UTILITY DEPTHS AND LOCATIONS AND TO VERIFY THAT STORM DRAINAGE AND UTILITY SYSTEMS PIPE, EXCAVATION, FILLING AND GRADING MAY BE INSTALLED IN COMPLIANCE WITH ORIGINAL DESIGN AND REFERENCED STANDARDS. IF THE CONTRACTOR DETERMINES THAT THE ORIGINAL DESIGN IS IN CONFLICT WITH THE EXISTING UTILITIES, HE SHALL IMMEDIATELY NOTIFY THE DESIGN PROFESSIONAL OF SUCH CONFLICT. CONTRACTOR IS CAUTIONED NOT TO ORDER ANY MATERIALS OR PERFORM ANY FURTHER WORK UNTIL SUCH VERIFICATION AND/OR DESIGN PROFESSIONAL CLARIFICATION HAS BEEN PROVIDED. CONTRACTOR WILL BE REQUIRED TO REPAIR ALL DAMAGED UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED MUNICIPAL PERMITS.
9. ALL CONSTRUCTION SHALL BE SUBJECT TO THE REQUIREMENTS OF THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE, AS ADOPTED BY THE MUNICIPALITY.
10. ALL ADA ACCESS ROUTES, RAMPS AND PARKING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT ADAAG (1998), ANSI A117.1-1998 AND BUILDING CODE.
11. THERE ARE WETLANDS PRESENT ON THIS SITE. (REFER TO WETLAND DELINEATION REPORT)
12. THERE ARE EXISTING SLOPES IN EXCESS OF 15 PERCENT ON THIS SITE.
13. THERE ARE NO HYDRIC SOILS PRESENT ON THIS SITE, PER THE BERKS COUNTY SOIL SURVEY.
14. 100-YEAR FLOODPLAIN AND FLOODWAY BOUNDARIES SHOWN ON THIS SITE ACCORDING TO THE FEMA BERKS COUNTY FLOOD INSURANCE RATE MAP PANEL 42011C0563E.
15. THERE ARE NO APPARENT SINKHOLES ON THIS SITE.
16. ALL IMPROVEMENTS SHALL BE LOCATED, DESIGNED, INSTALLED AND/OR CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT STANDARDS SPECIFIED BY AMITY TOWNSHIP. IF NOT COVERED, THEN PennDOT STANDARDS AND SPECIFICATIONS SHALL APPLY.
17. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH AMITY TOWNSHIP CURRENT RULES AND REGULATIONS AND DEP REGULATIONS. CONTRACTOR IS RESPONSIBLE TO APPLY FOR ALL MUNICIPAL PERMITS PRIOR TO CONSTRUCTION. IT IS RECOMMENDED THAT THE PERMIT BE OBTAINED PRIOR TO ORDERING OF MATERIALS IN THE EVENT THE MUNICIPAL SPECIFICATIONS DIFFER FROM INFORMATION SHOWN ON THE DRAWINGS. THE CONTRACTOR MUST MEET THE MUNICIPALITY'S SPECIFICATIONS.
18. ALL WATER LINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNSYLVANIA AMERICAN WATER CO. CURRENT STANDARDS AND SPECIFICATIONS.
19. A MINIMUM 10' HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN WATER MAINS AND SANITARY SEWER MAINS, WHERE PRACTICAL.
20. A MINIMUM 5' HORIZONTAL CLEARANCE BETWEEN WATER MAINS AND STORM SEWERS SHALL BE PROVIDED, WHERE PRACTICAL.
21. A MINIMUM 18" VERTICAL CLEARANCE BETWEEN WATER MAINS AND STORM SEWERS SHALL BE PROVIDED.
22. A MINIMUM 18" VERTICAL CLEARANCE BETWEEN WATER MAINS AND SANITARY SEWER MAINS SHALL BE PROVIDED.
23. GAS, WATER AND SANITARY LATERALS TO HAVE A 10' HORIZONTAL DISTANCE FROM EACH OTHER.
24. THE PROPOSED STORM SEWER AND SANITARY SEWER PIPE LENGTHS ARE FROM INSIDE FACE OF STRUCTURE TO INSIDE FACE OF STRUCTURE, AND INCLUDE TOTAL LENGTH OF END SECTIONS, WHERE APPLICABLE.
25. ROOF DRAINS SHALL BE DIRECTED AWAY FROM STRUCTURES TO PREVENT INFILTRATION NEAR THE STRUCTURE FOUNDATION. THE OUTLETS SHALL HAVE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
26. A MINIMUM 20' WIDE EASEMENT SHALL BE PROVIDED FOR UTILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY.
27. NOTHING SHALL BE PLACED, PLANTED, CONSTRUCTED AND/OR INSTALLED WITHIN ANY UTILITY EASEMENTS WHICH WOULD HINDER THE PURPOSES FOR WHICH SUCH EASEMENTS WERE CREATED.
28. THE OWNERSHIP AND MAINTENANCE OF THE DETENTION BASIN AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE RIGHT TO INSPECT THESE FACILITIES IS RESERVED TO AMITY TOWNSHIP. A BLANKET EASEMENT HAS BEEN PROVIDED BY THE PROPERTY OWNER TO AMITY TOWNSHIP TO ACCESS AND INSPECT ALL STORM WATER FACILITIES.
29. SOLID WASTE STORAGE AND DISPOSAL SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. ADEQUATE AREA SHALL BE PROVIDED FOR RECYCLABLE MATERIAL CONTAINERS.
30. BOUNDARY MONUMENTS TO BE PLACED FOLLOWING FINAL SITE GRADING.
31. NO VISION-OBSTRUCTING OBJECT WHICH EXCEEDS A HEIGHT OF 30" ABOVE THE ELEVATION OF THE INTERSECTING STREETS SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLES.
32. ALL DRIVEWAYS SHALL BE DESIGNED AND CONSTRUCTED TO THE STANDARDS OF AMITY TOWNSHIP.
33. WHEREVER POSSIBLE, NATURAL FEATURES OF THE SITE SUCH AS LARGE TREES, WOODED AREAS AND NATURAL WATERCOURSES AND BODIES OF WATER SHALL BE PRESERVED DURING CONSTRUCTION.
34. ALL LATERALS/BUILDING SEWERS SHALL HAVE A MINIMUM COVER OF FOUR (4) FEET AND A MINIMUM SLOPE OF 1/4" PER FOOT.
35. ALL SIDEWALK DIMENSIONS ARE TAKEN FROM THE BACK OF CURB, UNLESS OTHERWISE NOTED.
36. AS-BUILT/IMPROVEMENTS PLANS SHALL BE PREPARED UPON THE COMPLETION OF ALL IMPROVEMENTS AS REQUIRED UNDER PART 5 (DESIGN STANDARDS AND REQUIRED IMPROVEMENTS) OF THE AMITY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
37. ALL IMPROVEMENTS SHOWN ON THIS PLAN INCLUDING STREETS, STORM SEWERS AND OPEN SPACE, WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
38. THIS TRACT WAS PART OF A PREVIOUS SUBDIVISION AS RECORDED IN PLAN BOOK VOLUME 265, PAGE 649.
39. SEE PLAN NO. 2478-001-E-6.1 FOR THE INTERNAL LIGHTING SYSTEM. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL SECURITY LIGHTING.
40. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANY THE REMOVAL, ABANDONMENT, RELOCATION OR INSTALLATION OF ANY PUBLIC UTILITY (GAS, ELECTRIC, TELEPHONE, CABLE TV AND FIBER OPTIC COMMUNICATIONS).
41. IF UNFORESEEN SUBSURFACE OR GEOLOGIC CONDITIONS ARE ENCOUNTERED, INCLUDING BUT NOT LIMITED TO DUMPS, FOUNDATIONS, ARCHAEOLOGICAL ARTIFACTS OR FEATURES, SPRINGS, ROCK, SINKHOLES, ETC., THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY STACKHOUSE BENSIGNER INC. AND THE OWNER.
42. ALL PROPOSED UTILITY AND MECHANICAL EQUIPMENT LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE BASED ON THE CURRENT PLANS AND INFORMATION OBTAINED FROM THE ARCHITECT, MECHANICAL CONSULTANT AND THE UTILITY COMPANIES AT THE TIME THESE PLANS WERE PREPARED. SBI WILL NOT BE HELD RESPONSIBLE OR LIABLE FOR ANY CHANGES OR MODIFICATIONS TO THE LOCATION OF THE FACILITIES OR OTHER SITE IMPROVEMENTS AFFECTED BY THESE CHANGES AFTER THE PLANS HAVE BEEN APPROVED BY THE MUNICIPALITY AND RECORDED IN THE COUNTY OF BERKS.
43. ANTICIPATED CONSTRUCTION START: WINTER 2008 - COMPLETION: DEC. 2009.
44. PROPOSED SIGNAGE FOR THE PROJECT WILL BE ACCORDANCE WITH THE AMITY TOWNSHIP ZONING ORDINANCE.
45. A CALCULATED TRAFFIC IMPACT FEE OF $172,311.32 OR A FINAL FEE DETERMINED AND NEGOTIATED BETWEEN THE OWNER AND THE TOWNSHIP MUST BE PAID TO AMITY TOWNSHIP PRIOR TO ISSUANCE OF A BUILDING PERMIT.
46. REQUIRED PLANT MATERIAL SHALL BE MAINTAINED FOR THE LIFE OF THE DEVELOPMENT TO ACHIEVE THE REQUIRED VISUAL EFFECT OF THE BUFFER OR SCREEN. IT SHALL BE THE ULTIMATE RESPONSIBILITY OF SUCCESSIVE PROPERTY OWNERS TO ENSURE THAT THE REQUIRED PLANTINGS ARE PROPERLY MAINTAINED. DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED OR TREATED PROMPTLY BY THE PROPERTY OWNER AND REPLACED AS SOON AS POSSIBLE, BUT NO LATER THAN THE NEXT GROWING SEASON.
47. PURSUANT TO SECTION 508(6) OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED, A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (PL 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW." REFER TO HIGHWAY OCCUPANCY PERMIT DRAWINGS PREPARED BY TRAFFIC PLANNING AND DESIGN, INC..
48. A POSSIBLE RECREATION TRAIL FOR USE BY THE PUBLIC MAY BE DESIGNED AND CONSTRUCTED ALONG LEAF CREEK IN THE FUTURE. THE PROPERTY OWNER SHALL PROVIDE AN EASEMENT WHEN THE FINAL LOCATION OF THE TRAIL HAS BEEN DETERMINED. REASONABLE SITE IMPROVEMENTS SHALL BE COORDINATED WITH THE PROPERTY OWNER TO ACCOMMODATE THE PROPOSED TRAIL AND STORMWATER DISCHARGE FROM THE FACILITIES ON THE SITE.
49. THE INLET AND STORM DRAINAGE UPGRADES TO THE EXISTING STORM SEWER SYSTEM LOCATED IN OLD SWEDE ROAD (S.R. 0662) SOUTH OF RICHARDS AVENUE WHICH OUTLETS TO LEAF CREEK SHALL BE DESIGNED AND PERMITTED BY PENNDOT BEFORE OCCUPANCY OF THE BUILDING.
50. THE PROPERTY OWNER WILL COORDINATE WITH THE TOWNSHIP ON THE IMPROVEMENTS RELATED TO THE RELOCATION OF TOLL GATE ROAD (S.R. 2057), INCLUDING POSSIBLE ADDITIONAL RIGHT-OF-WAY DEDICATION AND RELATED STORM DRAINAGE IMPROVEMENTS. ANY HIGHWAY OCCUPANCY PERMITS WILL BE SUBJECT TO OCCUPANCY OF THE BUILDING, NOT A CONDITION OF FINAL PLAN APPROVAL.
51. THE TRASH AREA AND THE MECHANICAL EQUIPMENT SHALL BE PROVIDED WITH A TYPE OF FENCING AND OR WALL TO ENCLOSE THESE AREAS. THE FINAL DESIGN WILL COMPLY WITH ALL APPLICABLE TOWNSHIP REQUIREMENTS.
52. THE TOWNSHIP RESERVES THE RIGHT TO CONDUCT A POST-INSTALLATION NIGHTTIME LIGHTING INSPECTION TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND IF APPROPRIATE, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE TOWNSHIP.

WAIVERS:

THE FOLLOWING WAIVERS OF THE AMITY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE HAVE BEEN REQUESTED:

1. SECTION 304(a) - PRELIMINARY PLAN/FINAL PLAN SUBMISSION
2. SECTION 517(d)(2)(iv) - PARKING LOT LANDSCAPING

I, CRAIG MOMOSE, P.E., ON THIS DATE 12/10/08, HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE AMITY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

Craig Momose
CRAIG MOMOSE, P.E.

I, KENNETH JONES, HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY AMITY TOWNSHIP AND THE CONSERVATION DISTRICT.
(LANDOWNER)

ZONING DATA

SCC – SHOPPING CENTER SHOPPING DISTRICT

MINIMUM REQUIREMENTS:	
LOT AREA:	3 ACRES
LOT WIDTH:	250 FEET
BUILDING SETBACK:	80 FEET
REAR YARD:	50 FEET
SIDE YARD:	
ONE SIDE:	40 FEET
BOTH:	80 FEET
IMPROVEMENTS SETBACK:	30 FEET
BUFFER YARD (DEPTH):	20 FEET
MAXIMUM REQUIREMENTS:	
BUILDING HEIGHT	35 FEET
LOT COVERAGE	40 PERCENT
PAVED AREA	60 PERCENT

LI – LIGHT INDUSTRIAL DISTRICT

MINIMUM REQUIREMENTS:	
LOT AREA:	3 ACRES
LOT WIDTH:	250 FEET
BUILDING SETBACK:	80 FEET
REAR YARD:	50 FEET
SIDE YARD:	
ONE SIDE:	40 FEET
BOTH:	80 FEET
IMPROVEMENTS SETBACK:	30 FEET
BUFFER YARD (DEPTH):	20 FEET
MAXIMUM REQUIREMENTS:	
BUILDING HEIGHT	35 FEET
LOT COVERAGE	40 PERCENT
PAVED AREA	60 PERCENT

HC – HIGHWAY COMMERCIAL DISTRICT (PUBLIC WATER AND SEWER)

MINIMUM REQUIREMENTS:		PROVIDED:
LOT AREA:	30, 0000 SQ FEET	10.286 ACRE
LOT WIDTH:	120 FEET	250 FEET
BUILDING SETBACK:	60 FEET	80 FEET
REAR YARD:	50 FEET	50 FEET
SIDE YARD:		
ONE SIDE:	15 FEET	40 FEET
BOTH:	30 FEET	80 FEET
IMPROVEMENTS SETBACK:	10 FEET	10 FEET
BUFFER YARD (DEPTH):	10 FEET	20 FEET
LANDSCAPED AREA:	30 PERCENT	+30 PERCENT
MAXIMUM REQUIREMENTS:		
BUILDING HEIGHT	50 FEET	50 FEET
LOT COVERAGE	40 PERCENT	4 PERCENT
PAVED AREA	60 PERCENT	32 PERCENT

PARKING REQUIREMENTS

OFF-STREET PARKING REQUIREMENTS:
OFFICE SPACE USE – 1 SPACE PER 200 SQ FT OF GROSS FLOOR AREA

		REQUIRED	PROVIDED
PHASE I	54,040 S.F.	270	300 (INCLUDES 30 ADA)
			ADA PARKING 10% OF TOTAL

32 TEMPORARY PARKING SPACES (TO BE REMOVED FOR PHASE 2)
73 PARKING SPACES HELD IN RESERVE FOR FUTURE PHASES
227 PARKING SPACES TO BE CONSTRUCTED FOR PHASE 1

LOT AREA TABLE:

GROSS LOT AREA:	14.048 AC.
ROAD RIGHT-OF-WAY:	-1.300 AC.
WATERWAY OF THE COMMONWEALTH:	-0.051 AC.
*HIGHWATER TABLE SOILS:	-2.410 AC.
NET LOT AREA:	10.286 AC.

*THE HIGHWATER TABLE SOILS AREA FOR THIS PROJECT ENCOMPASSES THE EXISTING WETLANDS, UTILITY EASEMENTS AND FLOODPLAIN BOUNDARYS

LINE TABLE

LINE	LENGTH	BEARING
L1	60.00	S04°28'36"E
L2	23.00	S85°31'24"W
L3	41.47	S85°31'24"W

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING	ARC
C1	180°00'00"	60.00°	INFINITE	180.50'	S85°31'24"W	120.00'
C2	89°59'46"	60.00'	60.00	94.24'	S49°28'48"E	84.85'
C3	90°03'49"	10.00'	10.01	15.72'	N49°26'54"W	14.15'
C4	90°00'11"	40.00'	40.00	62.83'	N40°31'39"E	56.57'
C5	89°58'58"	25.00'	24.99	39.26'	S49°28'28"E	35.35'

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

PLAN LIST INDEX

PLAN TITLE	PLAN No.	SHEET No.
* OVERALL SITE PLAN (1"=100')	*2478-001-E-1.1	*1 OF 8
EXISTING CONDITIONS PLAN (1"=50')	2478-001-E-2.1	2 OF 8
* LAND DEVELOPMENT PLAN (1"= 50')	*2478-001-E-3.1	*3 OF 8
GRADING & UTILITY PLAN (1"=50')	2478-001-E-4.1	4 OF 8
SANITARY & STORM SEWER PROFILES	2478-001-E-5.1	5 OF 8
LANDSCAPE & LIGHTING PLAN (1"=50')	2478-001-E-6.1	6 OF 8
CONSTRUCTION DETAILS - SHEET 1 OF 2	2478-001-E-7.1	7 OF 8
CONSTRUCTION DETAILS - SHEET 2 OF 2	2478-001-E-7.2	8 OF 8
POST-CONSTRUCTION STORMWATER MANAGEMENT PLANS		
PRE-CONSTRUCTION CONDITIONS PLAN (1"=100')	2478-001-E-PCC	1 OF 1
POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN (1"=50') SHEET 1 OF 4	2478-001-E-PCSM1	1 OF 4
POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN (1"=50') SHEET 2 OF 4	2478-001-E-PCSM2	2 OF 4
PCSM DETAILS AND NOTES - SHEET 3 OF 4	2478-001-E-PCSM3	3 OF 4
PCSM DETAILS AND NOTES - SHEET 4 OF 4	2478-001-E-PCSM4	4 OF 4
EROSION AND SEDIMENT CONTROL PLANS		
EROSION & SEDIMENT CONTROL PLAN (1"=50') - SHEET 1 OF 3	2478-001-E-ESC1	1 OF 3
E & SC DETAILS - SHEET 2 OF 3	2478-001-E-ESC2	2 OF 3
E & SC DETAILS AND NOTES - SHEET 3 OF 3	2478-001-E-ESC3	3 OF 3
STORMWATER CONTROL AND BMP OPERATIONS AND MAINTENANCE PLANS		
STORMWATER CONTROL AND BMP OPERATIONS AND MAINTENANCE PLAN	2478-001-E-SCBOMP1	1 OF 3
STORMWATER CONTROL AND BMP OPERATIONS AND MAINTENANCE PLAN	2478-001-E-SCBOMP2	2 OF 3
STORMWATER CONTROL AND BMP OPERATIONS AND MAINTENANCE PLAN	2478-001-E-SCBOMP3	3 OF 3

NOTE:
* REPRESENTS SHEETS TO BE RECORDED AFTER FINAL PLAN APPROVAL. OVERALL SITE PLAN 2478-001-E-1.1, LAND DEVELOPMENT PLAN 2478-001-E-3.1, TOTAL OF 2 SHEETS.

CERTIFICATE FOR APPROVAL BY THE PLANNING COMMISSION

AT A MEETING HELD ON December 10, 2008 THE AMITY TOWNSHIP PLANNING COMMISSION BY MOTION, APPROVED THE LAND DEVELOPMENT PLAN OF AMBULATORY CENTER AT AMITY , AS SHOWN AND DESCRIBED HEREON.

CERTIFICATE FOR APPROVAL BY THE BOARD OF SUPERVISORS

AT A MEETING HELD ON 12/17 , 2008 THE AMITY TOWNSHIP BOARD OF SUPERVISORS, BY MOTION, APPROVED THE LAND DEVELOPMENT PLAN OF AMBULATORY CENTER AT AMITY , AS SHOWN AND DESCRIBED HEREON.

THE APPROVAL OF THIS PLAN WAS REAFFIRMED AT A MEETING BY THE BOARD OF SUPERVISORS OF Amity Township ON 6/3/09

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BERKS

ON THIS, THE 10 DAY OF December 2008, BEFORE ME,THE UNDERSIGNED OFFICER, PERSONALLY APPEARED KENNETH JONES, ASSISTANT DIRECTOR PROJECT MANAGEMENT OF THE READING HOSPITAL & MEDICAL CENTER. WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN WAS PREPARED AT THEIR DIRECTION, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

KENNETH JONES, ASSISTANT DIRECTOR PROJECT MANAGEMENT

NOTARY

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sylvia A. Connolly, Notary Public
Spring Township, Berks County
My commission expires December 21, 2010
Member, Pennsylvania Association of Notaries

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE AMITY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

SCOTT THOMAS MILLER, L.A. 001181-E

12/10/08
DATE

RECORDER OF DEEDS

BERKS COUNTY PLANNING COMMISSION

"As per the provisions of ACT 247, the Pennsylvania Municipalities Planning Code, and the requirements of Berks County Ordinance No. 1, the Land Subdivision and Land Development Regulations of the County of Berks, the Berks County Planning Commission has review authorization and certification rights. The Berks County Planning Commission has reviewed this Plan on October 17, 2008 and commented on same to the municipality. Signing and certifying its seal and the signature of its Executive Director thereto to signify that such review and comment has occurred. The Berks County Planning Commission assumes no responsibility for this Plan, other than stated above."
4-12-96

STACKHOUSE BENSINGER INC.
LANDSCAPE ARCHITECTURE - CIVIL ENGINEERING - LAND PLANNING
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NO.	DATE	REVISION
4	12-10-08	REVISED PER DAMON CONVERY AND JARRO LETTER DATED 11-24-08
3	12-8-08	REVISED PER TOWNSHIP REVIEW LETTER DATED 11-25-08
2	12-3-08	REVISED PER RECO REVIEW
1	11-21-08	REV. PER TOWNSHIP REVIEW LETTERS DATED 10-8-08, 9-3-08 & 5-5-08

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P.O. BOX 16052 READING, PENNSYLVANIA 19612-6052

AMBULATORY CENTER AT AMITY
AMITY TOWNSHIP BERKS COUNTY PENNSYLVANIA
PRELIMINARY/FINAL - PHASE 1
OVERALL SITE PLAN

P.T.N. No.: 5364-10-45-9075, 5364-11-56-0288	
Field Book: -	Software: AUTOCAD
Calc. By:	Chk'd By:
Drawn By: ALG	
Date: 10-1-08	Scale: 1"=100'
Sheet No.: 1 OF 8	
Filename: 2478-001DGN	Ref. No.: -
Plan No.: 2478-001-E-1.1	

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