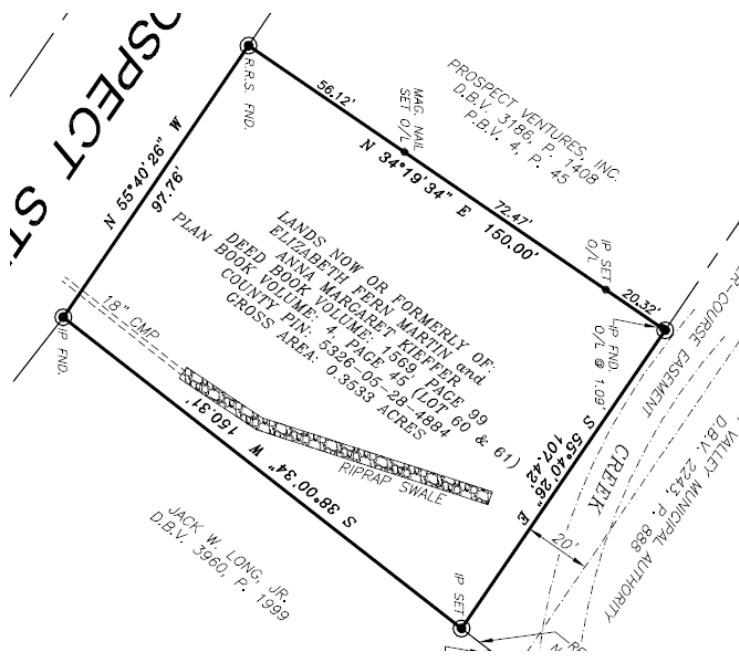


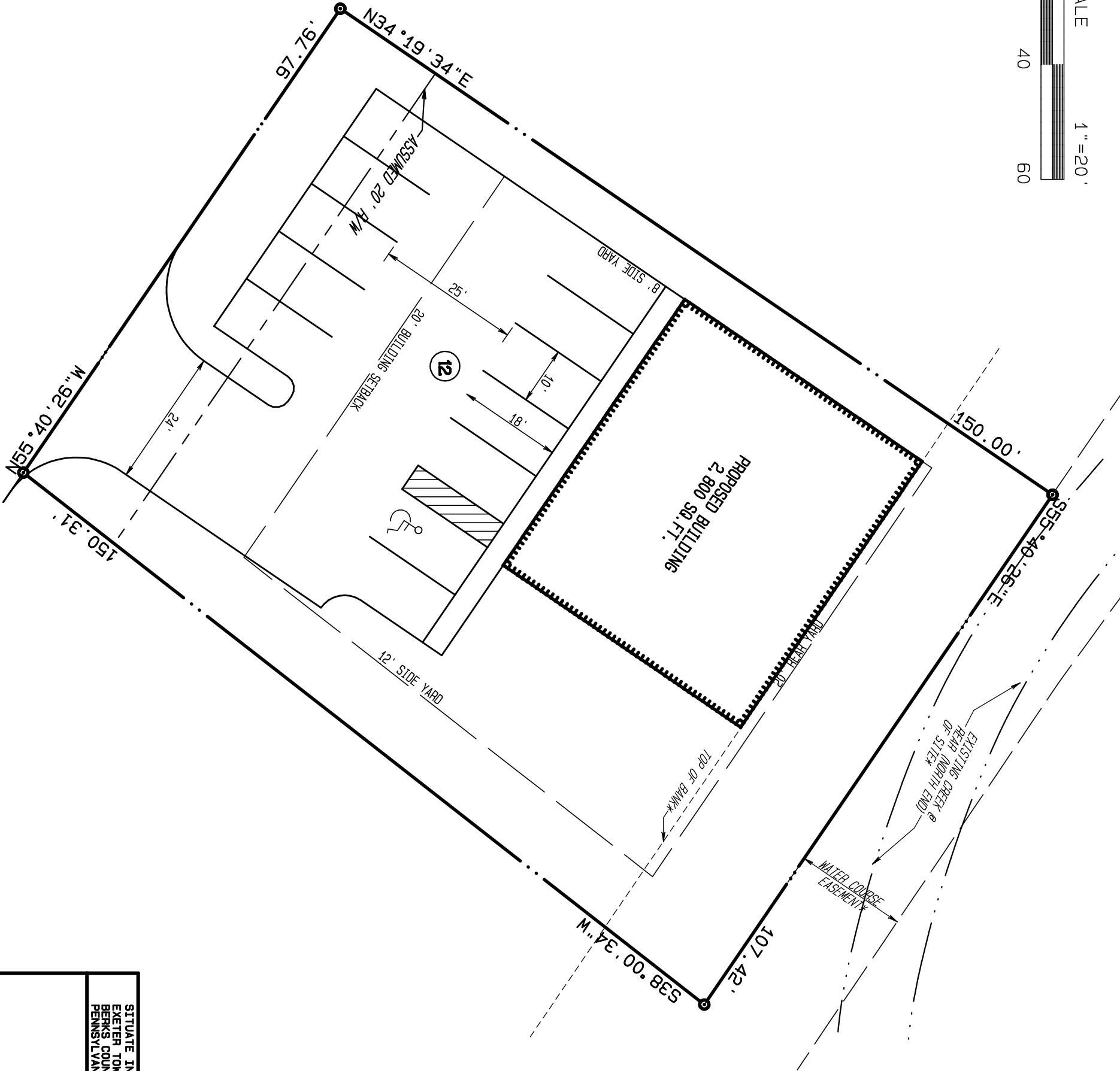
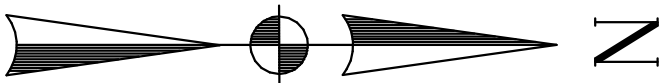
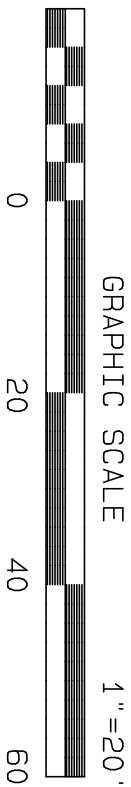
235 N. Prospect Street Exeter Township 19606



Almost a half acre of Raw land
Zoned for business
can also live above your business
Public Gas and Sewer Available
Only \$ 47500 Owner will Finance
with \$ 5000 down
0% Interest \$300.00/ month
3 year balloon.
\$ 31700 due after 3 years.



Doug Hayward Real Estate * 610-780-9821



* LOCATION OF WATERCOURSE AND TOP OF BANK PER BOUNDARY SURVEY FOR DOUG HAYWARD REAL ESTATE BY HUCK SURVEYING, INC. DATED 4-3-09.
 * LOCATION OF STREAM AND TOP OF BANK MUST BE VERIFIED IN THE FIELD.

ZONING: NC NEIGHBORHOOD COMMERCIAL DISTRICT

ITEM	REQUIRED	PROPOSED
LOT SIZE	12,000 SQ. FT.	15,388 SQ. FT.
-PER SEPARATELY DEEDED PARCEL OR COMBINATION OF PARCELS		N/A
-PER LEASED PAD	4,000 SQ. FT.	
MIN. LOT WIDTH	60 FT.	98 FT.
-AT STREET LINE	60 FT.	103 FT.
-AT BUILDING SETBACK	20 FT.	80 FT.
BUILDING SETBACK		
SIDE YARD		
-TOTAL	20 FT.	38 FT.
-ONE SIDE	12 FT.	19 FT.
REAR YARD	20 FT.	20 FT.
BUILDING HEIGHT	50 FT.	
LOT COVERAGE	50%	18%
PAVED AREA	60%	35%
BUILDING LENGTH	70% OF LOT WIDTH	65 FT.
IMPROVEMENT SETBACK	20%	47%
OPEN AREA		
DISTANCE BETWEEN BUILDINGS	10 FT.	13 FT.
DISTANCE BETWEEN HIGHWAY ACCESS POINTS	20 FT.	
	50 FT.	

PARKING RETAIL USE (ASSUMED)
 REQUIRED: 4 SPACES/1000 SQ. FT. @ 2,800 SQ. FT. = 12 REQUIRED SPACES
 PROVIDED: 12 SPACES (INCLUDES 1 ADA SPACE)

CONCEPT PLAN

PROSPECT STREET

Ludgate Engineering Corporation
 ENGINEERS SURVEYORS PLANNERS
 ENVIRONMENTALISTS

LINCOLN CORPORATE CENTER
 10 VANGUARD DRIVE, SUITE 90
 PHOENIX, AZ 85004
 PHONE 610/404-7390
 FAX 610/404-7371

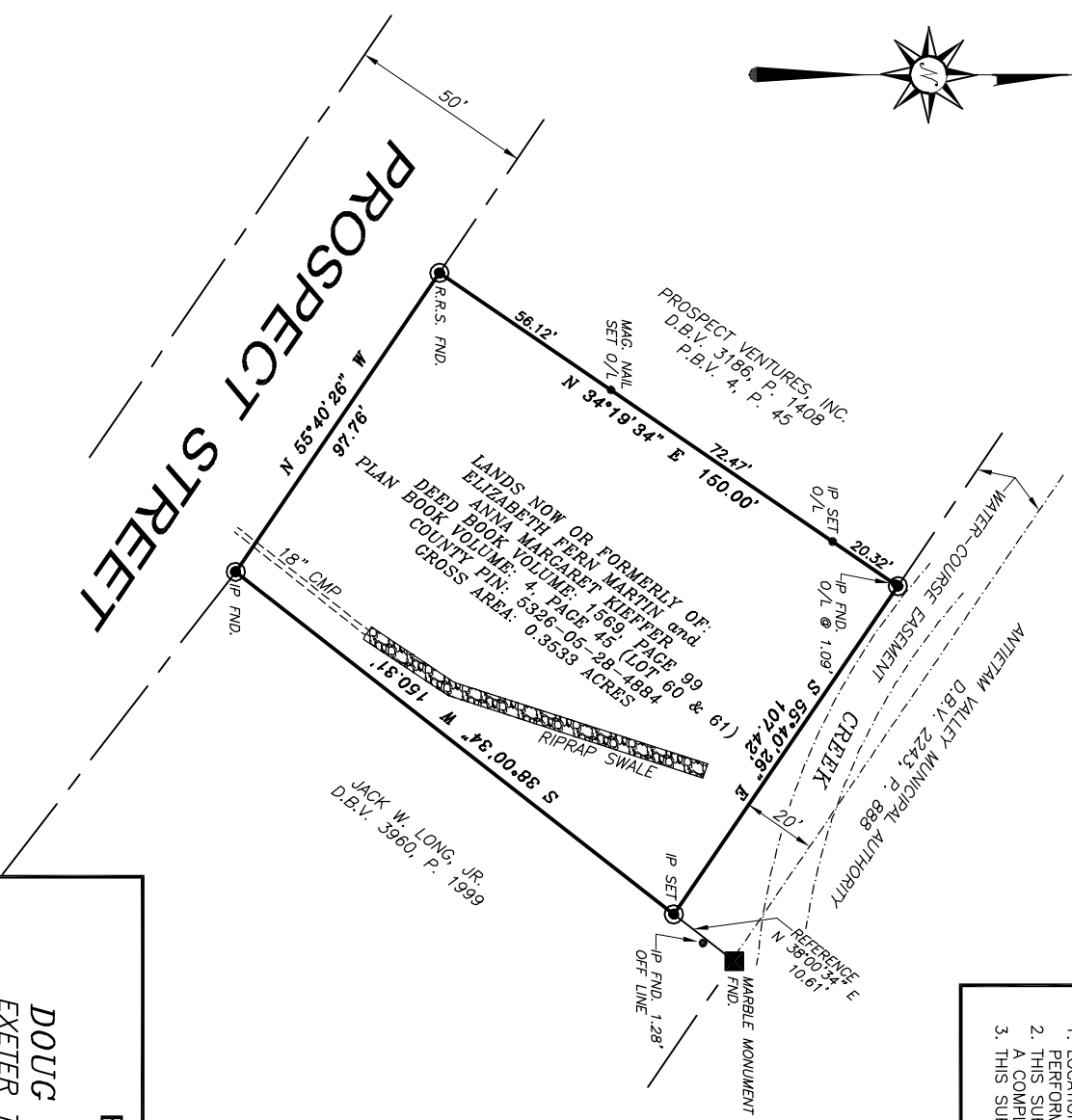
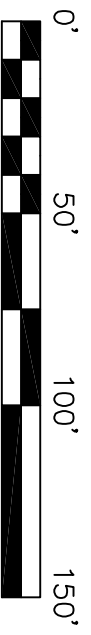
SITUATE IN:
 EXETER TOWNSHIP,
 BERKS COUNTY,
 PENNSYLVANIA

REVISION	DATE	DESCRIPTION

DATE	DESCRIPTION	FILE NAME
11-2-09	SCALE	PROSPECT STREET.PHO
1-20	TAX MAP PARCEL	DRAWING NUMBER
		D-0000000



PROSPECT STREET



- PROJECT NOTES:**
1. LOCATIONS SHOWN ON THIS PLAN ARE BASED ON A FIELD SURVEY PERFORMED BY HUCK SURVEYING, INC.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF HAVING A COMPLETE TITLE SEARCH.
 3. THIS SURVEY WAS PERFORMED USING DEEDS AND PLANS OF RECORD.

LEGEND

—	PROPERTY LINE
○	PERIMETER PROPERTY CORNER
●	MISC. POINT (as labeled)
■	MONUMENT
O/L	= ON-LINE
IP	= IRON PIN
FND.	= FOUND
D.B.V.	= DEED BOOK VOLUME
P.B.V.	= PLAN BOOK VOLUME
P.	= PAGE
R.R.S.	= RAILROAD SPIKE

BOUNDARY SURVEY
FOR

DOUG HAYWARD REAL ESTATE
EXETER TOWNSHIP, BERKS COUNTY, PA

DATE: 04/03/2009

HUCK SURVEYING, INC.
1173 BROWNSVILLE ROAD
WERNERSVILLE, PA. 19365 ph(610) 693-6447 fax(610) 693-8318
dwg no. PS-09-08

Part 5

Commercial and Industrial Zoning Districts

500. NC - Neighborhood Commercial District.

1. Specific Intent. It is the purpose of this District to provide an area for commercial uses which service the day to day needs of surrounding residential areas and which will not have adverse effects on those residential areas.
2. Uses Permitted by Right. Land and buildings served by public water and public/community sewer in an NC District may be used for the following purposes and no others, unless a Special Exception as provided for in Section 500(3) or Conditional Use as provided for in Section 500(4) is granted:
 - A. Retail sales (except adult book stores).
 - B. Business, professional or governmental office or studio.
 - C. Banks, savings and loan associations, finance companies or similar types of businesses.
 - D. Restaurants, taverns or similar types of establishments, except cabarets.
 - E. Personal and household service establishments, such as, but not limited to, barber shops, beauty shops, laundromats, laundry and dry cleaning shops, tailor and seamstress shops, and shoe and appliance repair shops.
 - F. Municipal use.
 - G. Forestry activities including, but not limited to, Timber Harvesting per Section 629.
 - H. Accessory uses and structures to the above permitted uses when on the same lot as the permitted use per Section 602 and 603.
 - I. Yard Sale per Section 637.
3. Uses Permitted by Special Exception. The following uses are permitted when Special Exceptions are granted by the Zoning Hearing Board in accordance with Section 902(8):
 - A. State licensed nursery school, public school, elementary school, middle school, junior high school, senior high school, charter school, or day care center
 - (1) Schools shall be allowed a height limit of 50'.
 - B. Convenience Store (no fueling stations).
 - C. Accessory uses and structures to the above permitted uses when on the same lot as the permitted use per Section 602 and 603.
4. Uses permitted by Conditional Use. The following uses are permitted when a Conditional Use is approved by the Board of Supervisors in accordance with Section 808.

- A. Bed and Breakfast per Section 636
- B. Accessory uses and structures to the above permitted uses when on the same lot as the permitted use per Section 602 and 603.

5. Area, Yard and Height Regulations.

Neighborhood Commercial District	MAXIMUM PERMITTED
BUILDING HEIGHT – PRINCIPAL BUILDING	50 feet
LOT COVERAGE	50 percent of lot area
PAVED AREA	60 percent of lot area
BUILDING LENGTH	70 percent of Lot Width
MINIMUM REQUIREMENTS	
LOT SIZE Per separately deeded parcel or combination of parcels	12,000 square feet
Per leased pad site	4,000 square feet
BUILDING SETBACK	20 feet
LOT WIDTH At Street Line At Building Setback	60 feet 60 feet
OPEN AREA	20 percent of lot area
SIDE YARD Total One Side	20 feet 12 feet
REAR YARD	20 feet
IMPROVEMENT SETBACK	10 feet
DISTANCE BETWEEN BUILDINGS	20 feet
DISTANCE BETWEEN HIGHWAY ACCESS POINTS	50 feet

6. Performance Standards. In addition to the applicable performance standards of Section 608, the following performance standards shall apply:

- A. No more than ten percent (10%) of the floor area devoted to retail sales shall be permitted on display outside a building.

7. Design Standards. The design standards defined in Section 607 shall apply to all uses in an NC District.