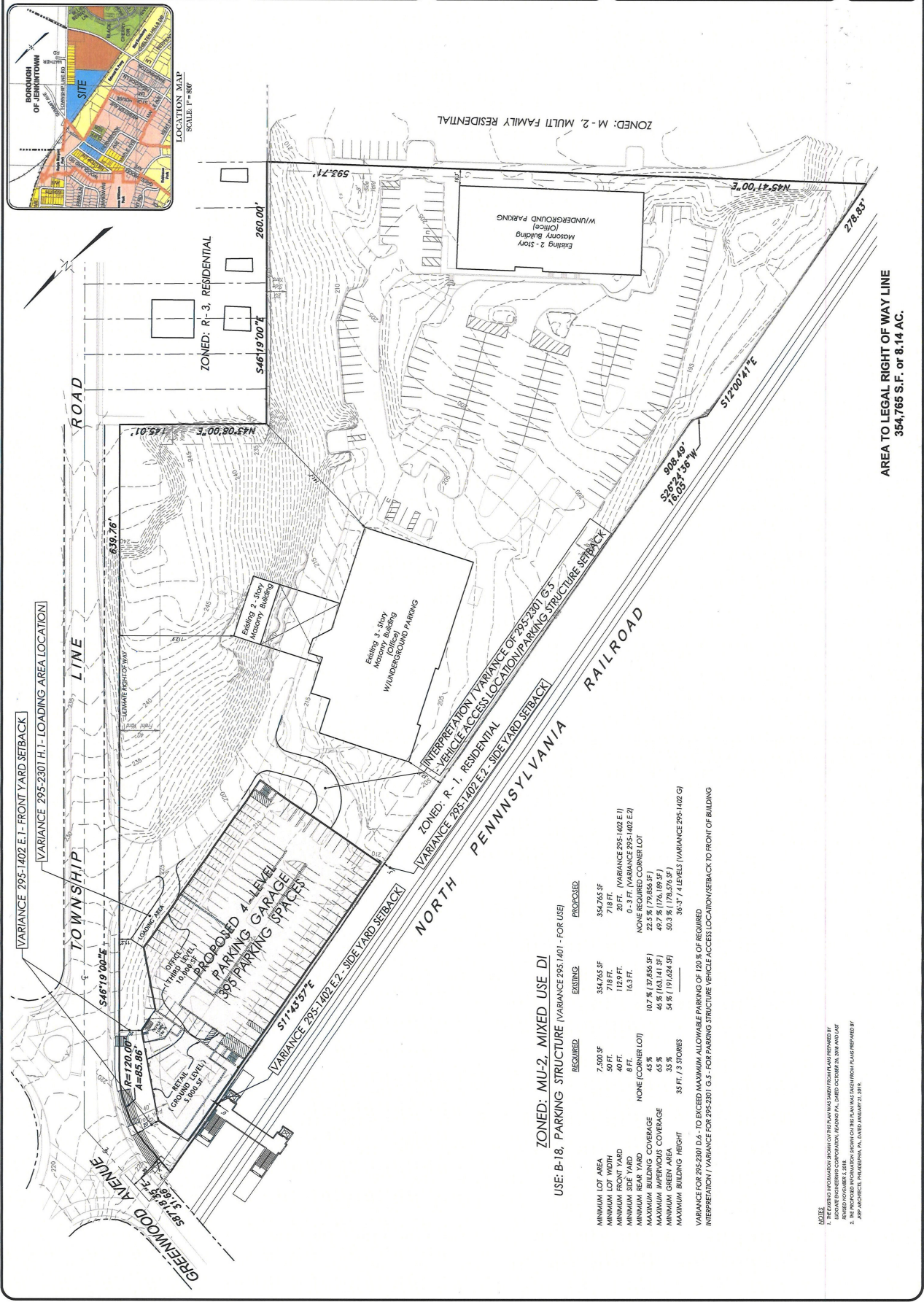


LOCATION MAP
SCALE: 1" = 800'

<p>DATE: OCTOBER 10, 2018 DRAWN BY: C-3-148 JOB NO: 26565 SHEET 1 OF 1</p>	<p>ZONING PLAN FOR PROPOSED PARKING FACILITY CHATELAIN TOWNSHIP, MONTCALM COUNTY, PA. 166 TOWNSHIP LINE ROAD, LLC 1645 AVENUE OF THE AMERICAS 1945 NEW YORK, NY 19105</p>	<p>CHARLES E. SHOEMAKER, INC. ENGINEERS & SURVEYORS 1007 EDGE HILL ROAD ABINGTON, PA. 19001 PHONE: 215-887-2153 FAX: 215-576-7791 E-MAIL: info@ceshoemaker.com SCALE: 1"=40' 40' 0' 40'</p>	<p>REGD. OWNER 165 TOWNSHIP LINE ROAD 165-001 BLOCK = 5000 LOT = 100-4-2882-00-00 COUNTY PARCEL NO.</p> <p>REGD. OWNER JOSS REALTY PARTNERS LLC 1345 AVENUE OF THE AMERICAS JENKINTOWN, PA. 19046 DEED BOOK = MADE 6927/877</p>	<p>DATE: _____ REV: _____ DATE: _____ REV: _____ DATE: _____ REV: _____</p>
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	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	7,500 SF	354,765 SF	354,765 SF
MINIMUM LOT WIDTH	50 FT.	718 FT.	718 FT.
MINIMUM FRONT YARD SETBACK	40 FT.	112.9 FT.	20 FT. (VARIANCE 295-1402 E1)
MINIMUM REAR YARD SETBACK	NONE (CORNER LOT)	163 FT.	NONE (CORNER LOT)
MINIMUM BUILDING COVERAGE	45 %	10.7 % (137,856 SF)	22.5 % (179,856 SF)
MINIMUM IMPERVIOUS COVERAGE	65 %	46 % (163,141 SF)	49.2 % (174,189 SF)
MINIMUM GREEN AREA	35 %	54 % (191,624 SF)	50.3 % (178,376 SF)
MINIMUM BUILDING HEIGHT	35 FT. / 3 STORIES		36-37.4 LEVELS (VARIANCE 295-1402 G)

VARIANCE FOR 295-2301 D.4 - TO EXCEED MAXIMUM ALLOWABLE PARKING OF 120 % OF REQUIRED INTERPRETATION / VARIANCE FOR 295-2301 G.5 - FOR PARKING STRUCTURE VEHICLE ACCESS LOCATION / SETBACK TO FRONT OF BUILDING

NOTES:
1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.