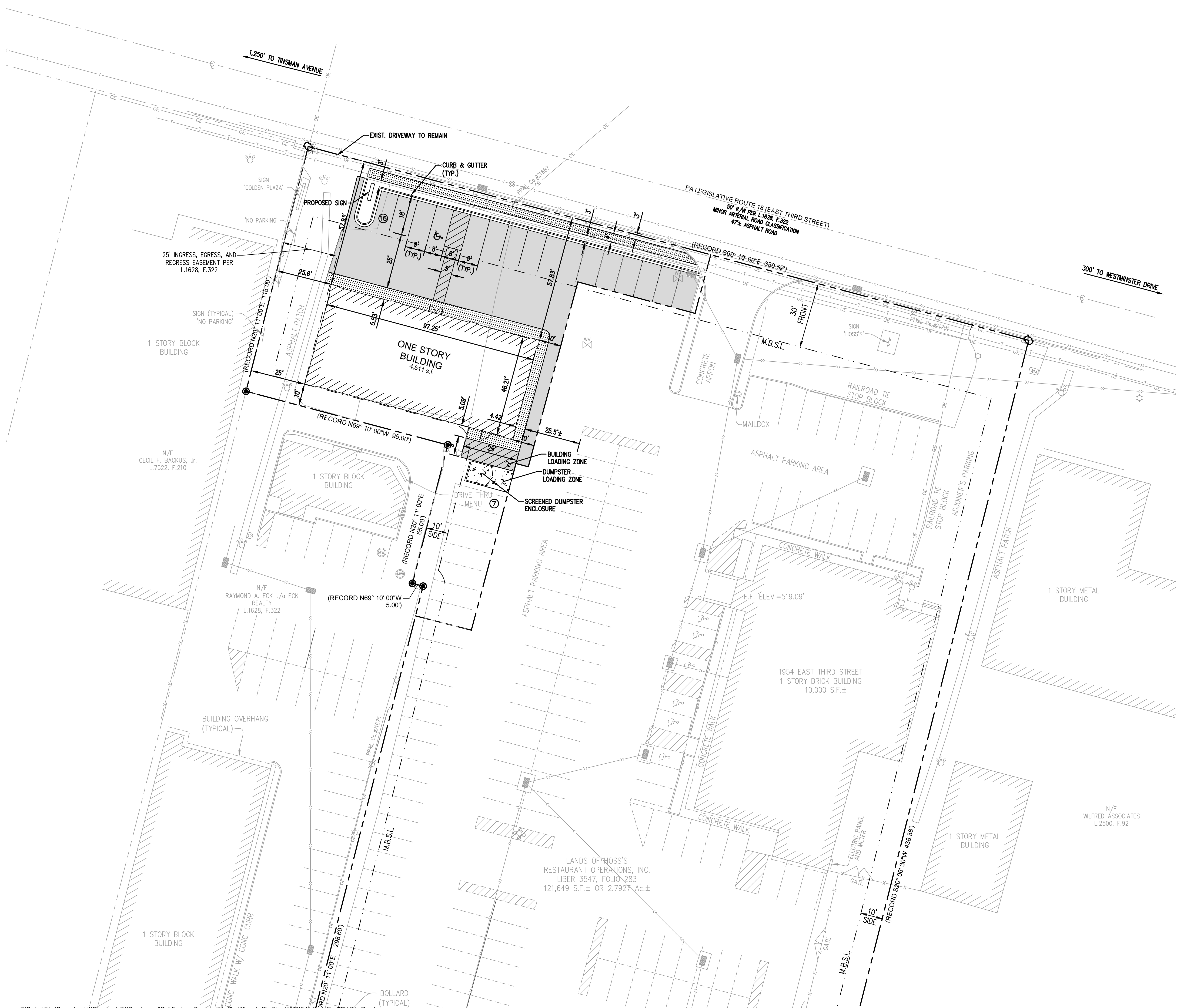
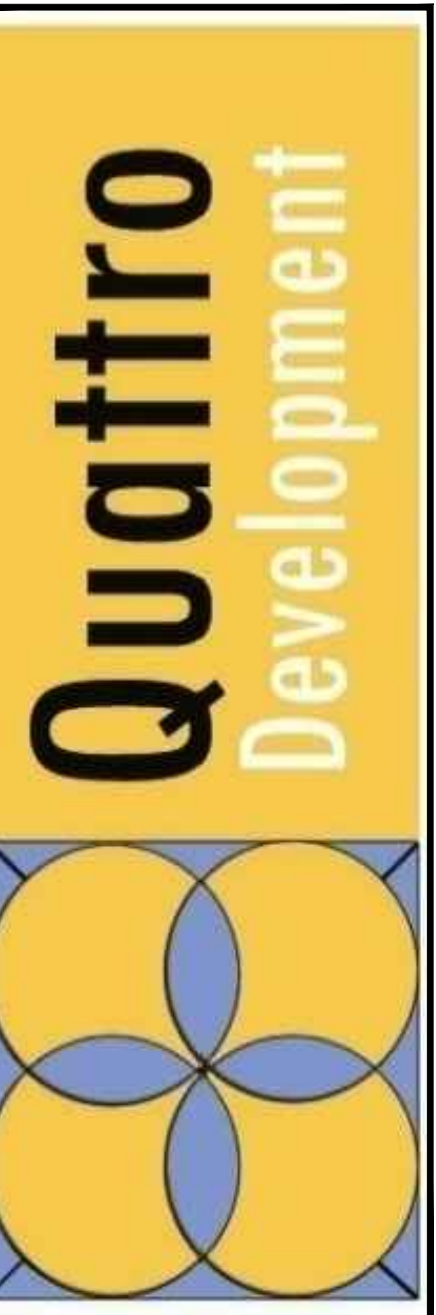


VICINITY MAP  
N.T.S.



**SITE DATA**


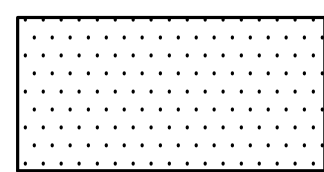
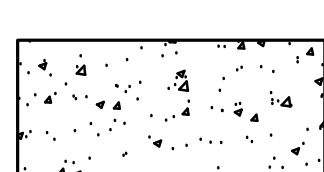
Zoning: C (Commercial)  
 Site Area: 19,320 S.F. (0.44 Acres)  
 Proposed Building: 4,511 S.F. Gross Floor Area  
 3,906 S.F. Public Use Area  
 Proposed Building Use: Mattress Sales (Retail)  
 Floor Area Ratio: 4,511 SF / 19,320 SF = 0.233

**Parking - Proposed Building:**  
 Required Parking: 1 / 200 Public Use Area + 1 / Employee  
 23 Parking Spaces Required  
 23 Parking Spaces Provided (22 Standard & 2 Accessible)

**Parking - Existing Building (Hoss's Steak & Sea House):**  
 Required Parking: 1 / 2 Seats + 1 / Employee  
 324 Seats & 10 Employees  
 172 Parking Spaces Required  
 174 Parking Spaces Provided (168 Standard & 6 Accessible)

**Landscaping:**  
 Green Space Area: 2,256 SF (11.7%)

**SURFACE LEGEND**

-  ASPHALT PAVEMENT
-  CONCRETE SIDEWALK
-  CONCRETE PAVEMENT

**PROPOSED DEVELOPMENT**  
 1954 E. 3rd STREET  
 WILLIAMSPORT, PA

Project Title:  
 Seal:  
 Date:  
 Expires:

Rev.	Date	Description

Project #: Williamsport, PA  
 Drawn By: BJD  
 Checked By: RW / ML  
 Issue Date: 06.18.15

Sheet Title:  
**SITE PLAN**

**SP1.0**  
 Sheet: 1 of 1

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