

PROPOSED BUILDING
1,006,880 S.F.
(620' X 1,624')

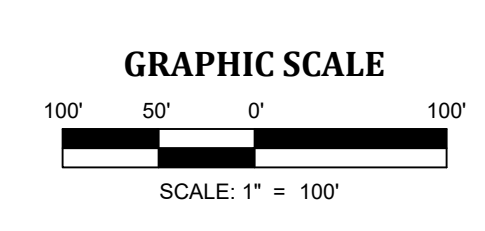
SITE DATA

PROPOSED BUILDING:	1,006,880 S.F. (620 FT. X 1,624 FT.) 40 EMPLOYEE PARKING SPACES 212 TRAILER PARKING SPACES ±154 DOCK POSITIONS
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ZONING DATA

EXISTING ZONING DISTRICT:	LIGHT INDUSTRIAL (LI)
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	WAREHOUSING (SPECIAL EXCEPTION)
TOTAL LOT SIZE:	±106.31 ACRES
MINIMUM LOT WIDTH:	75 FT. AT MEASURE BUILDING SETBACK LINE
PROPOSED LOT WIDTH:	2,583 FT.
MAXIMUM BUILDING COVERAGE:	60%
PROPOSED BUILDING COVERAGE:	21.7%
MAXIMUM IMPERVIOUS COVERAGE:	70%
PROPOSED IMPERVIOUS COVERAGE:	40.2%
MINIMUM YARD REQUIREMENTS:	FRONT: 40 FT. SIDE: 15 FT.* REAR: 30 FT.* *WHEN A LOT USED OR PROPOSED TO BE USED FOR INDUSTRIAL PURPOSES WITHIN THE LI DISTRICT IS ADJACENT TO A RESIDENTIAL DISTRICT OR A LOT USED FOR RESIDENTIAL PURPOSES, THE MINIMUM SIDE YARD AND REAR YARD SETBACK REQUIREMENT SHALL BE INCREASED TO 80 FEET ALONG SUCH ADJACENT SIDE OR REAR PROPERTY LINE.
PARKING BUFFER YARD:	FRONT: 15 FT.

CONCEPTUAL SITE PLAN
FOR
GREINER TRACT
FOR
PDC NORTHEAST LPIV, LLC
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA



LANDWORKS
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DATE: 08/20/2024
 TIME: 10:00 AM
 USER: JACOB
 PROJECT: GREINER TRACT
 DRAWING: CONCEPTUAL SITE PLAN
 SHEET: 01 OF 01
 SCALE: 1" = 100'
 PLOT: 08/20/2024 10:00 AM