

Zoning Data from Site Plan

SITE DATA (PROPOSED LOT 1)		SITE DATA (PROPOSED LOT 2)		SITE DATA (PROPOSED LOT 3)	
LOT AREA (NET):	2,040,447 S.F. (46.84 ACRES)	LOT AREA (NET):	2,467,018 S.F. (56.63 ACRES)	LOT AREA (NET):	71,270 S.F. (1.64 ACRES)
LOT WIDTH:	1,109 FT	LOT WIDTH:	1,071 FT	LOT WIDTH:	185 FT
LOT DEPTH:	>125 FT	LOT DEPTH:	>125 FT	LOT DEPTH:	>125 FT
BUILDING AREA:	603,200± S.F. (BUILDING 1)	BUILDING AREA:	624,580± S.F. (BUILDINGS 2 & 3)	BUILDING AREA:	N/A
BUILDING COVERAGE:	29.56%	BUILDING COVERAGE:	25.32% (BUILDINGS 2 & 3)	BUILDING COVERAGE:	N/A
BUILDING HEIGHT:	48± FT	BUILDING HEIGHT:	47± FT (BUILDING 2)	BUILDING HEIGHT:	N/A
IMPERVIOUS COVERAGE:	68.12%	BUILDING HEIGHT:	43± FT (BUILDING 3)	IMPERVIOUS COVERAGE:	0.00%
		IMPERVIOUS COVERAGE:	48.25%		
ZONING INFORMATION:		PARKING DATA (BUILDING 1)		PARKING DATA (BUILDING 2)	
ZONING DISTRICT:	LIGHT INDUSTRIAL	PROPOSED USE:	WAREHOUSING / MANUFACTURING	PROPOSED USE:	WAREHOUSING / MANUFACTURING
EXISTING USE:	AGRICULTURAL	TOTAL EMPLOYEES	395± (ASSUMES WAREHOUSE USE)	TOTAL EMPLOYEES	405± (ASSUMES WAREHOUSE USE)
PROPOSED USE:	WAREHOUSING (PROPOSED LOT 1) & INDUSTRIAL PARK (PROPOSED LOT 2)*	NUMBER OF EMPLOYEES ON THE LARGEST SHIFT:	316±	NUMBER OF EMPLOYEES ON THE LARGEST SHIFT:	324±
		REQUIRED PARKING:	ONE SPACE PER EMPLOYEE ON THE LARGEST SHIFT	REQUIRED PARKING:	ONE SPACE PER EMPLOYEE ON THE LARGEST SHIFT
*NOTE:	BOTH USES REQUIRE A SPECIAL EXCEPTION	NUMBER OF REQUIRED PARKING SPACES:	316	NUMBER OF REQUIRED PARKING SPACES:	324
MIN. LOT AREA:	40,000 S.F. (10 AC. FOR INDUSTRIAL PARK)	NUMBER OF PARKING SPACES PROVIDED:	319 (SEE PARKING NOTES BELOW)	NUMBER OF PARKING SPACES PROVIDED:	335 (SEE PARKING NOTES BELOW)
MIN. LOT WIDTH:	90 FT (150 FT FOR INDUSTRIAL PARK)	NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED:	12	NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED:	8
MAX. IMPERVIOUS SURFACE COVERAGE:	70 %	NUMBER OF TRAILER PARKING SPACES PROVIDED:	145	NUMBER OF TRAILER PARKING SPACES PROVIDED:	68
MAX. BUILDING COVERAGE:	60 %	NUMBER OF DOCK POSITIONS PROVIDED:	132±	NUMBER OF DOCK POSITIONS PROVIDED:	59±
MIN. FRONT YARD:	40 FT (75 FT FOR INDUSTRIAL PARK)**	TRUCK COURT DEPTH:	190 FT	TRUCK COURT DEPTH:	190 FT
MIN. SIDE YARD:	15 FT (75 FT FOR INDUSTRIAL PARK)**	PARKING DATA (BUILDING 3)			
MIN. REAR YARD:	30 FT (75 FT FOR INDUSTRIAL PARK)**	PROPOSED USE:	WAREHOUSING / MANUFACTURING		
**NOTE:	80 FT WHEN ADJACENT TO RESIDENTIAL USE	TOTAL EMPLOYEES	200± (ASSUMES WAREHOUSE USE)		
MAX. BUILDING HEIGHT:	50 FT	NUMBER OF EMPLOYEES ON THE LARGEST SHIFT:	160±		
MIN. BUILDING SPACING:	100 FT (INDUSTRIAL PARK)	REQUIRED PARKING:	ONE SPACE PER EMPLOYEE ON THE LARGEST SHIFT		
MIN. BUILDING SETBACK FROM INTERNAL STREETS:	50 FT (INDUSTRIAL PARK)	NUMBER OF REQUIRED PARKING SPACES:	160		
PROPOSED WATER SUPPLY:	PUBLIC (ELIZABETHTOWN REGIONAL WATER AUTHORITY)	NUMBER OF PARKING SPACES PROVIDED:	161 (SEE PARKING NOTES BELOW)		
PROPOSED SEWER FACILITY:	PUBLIC (ELIZABETHTOWN REGIONAL SEWER AUTHORITY)	NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED:	8		
		NUMBER OF TRAILER PARKING SPACES PROVIDED:	45		
		NUMBER OF DOCK POSITIONS PROVIDED:	40±		
		TRUCK COURT DEPTH:	190 FT		
		PARKING NOTES			
		1. PARKING CALCULATIONS AS DEPICTED ABOVE FOR TYPICAL WAREHOUSE USES ARE BASED ON THE ESTIMATED MAXIMUM NUMBER OF EMPLOYEES THAT MAY OCCUR ON THE LARGEST SHIFT, INCLUDING CUSTOMARY SHIFT OVERLAPS THAT TYPICALLY OCCUR DURING THE PRECEDING SHIFT IN A MULTI-SHIFT SCENARIO. GIVEN THE SPECULATIVE NATURE OF THE DEVELOPMENT, SPECIFIC EMPLOYEE COUNTS, PARKING DEMANDS AND SHIFTS MAY VARY, EITHER INITIALLY OR OVERTIME, BETWEEN INDIVIDUAL TENANTS SO ONE, TWO, OR THREE SHIFT OPERATIONS MUST BE ACCOMMODATED.			
		2. PARKING FOR INDUSTRIAL USES OTHER THAN WAREHOUSES WITH POSSIBLE HIGHER PARKING DEMANDS, MAY UTILIZE TRUCK COURT AREAS AS REQUIRED TO MEET SPECIFIC TENANT PARKING DEMANDS AS WELL AS APPLICABLE TOWNSHIP PARKING REQUIREMENTS FOR THE VARIOUS USERS THAT MAY OCCUPY THE SITE.			