

Summary of Key Design Elements

- Site designed so all truck traffic enters and exits the site using Archers Lane and not Mount Pleasant Road.
- The truck entrance is surrounded by existing industrial operations.
- The truck entrance is located as far as possible away from closest residential homes east of the site (2,000 feet).
- Secondary access into the site is limited to two-axle vehicles (no trucks) and is positioned across from property located within the Township's Light Industrial zoning district
- Buildings are designed so that no loading docks face residential homes east of the site but rather face towards existing industrial operations.
- All buildings will be constructed with concrete walls, will be sprinkled and will comply with all building code requirements.
- Public utilities will be provided to the site.
- Lot 3 provides additional buffering and will remain as open space.
- Landscaping / buffering designed per Ordinance requirements and will provide visual barriers for residential properties to the east.
- Lighting is designed per Ordinance requirements and plans demonstrate that no light will leave the site.
- Specific studies have been completed by experts showing that the development meets all performance standards and requirements of the Ordinance.