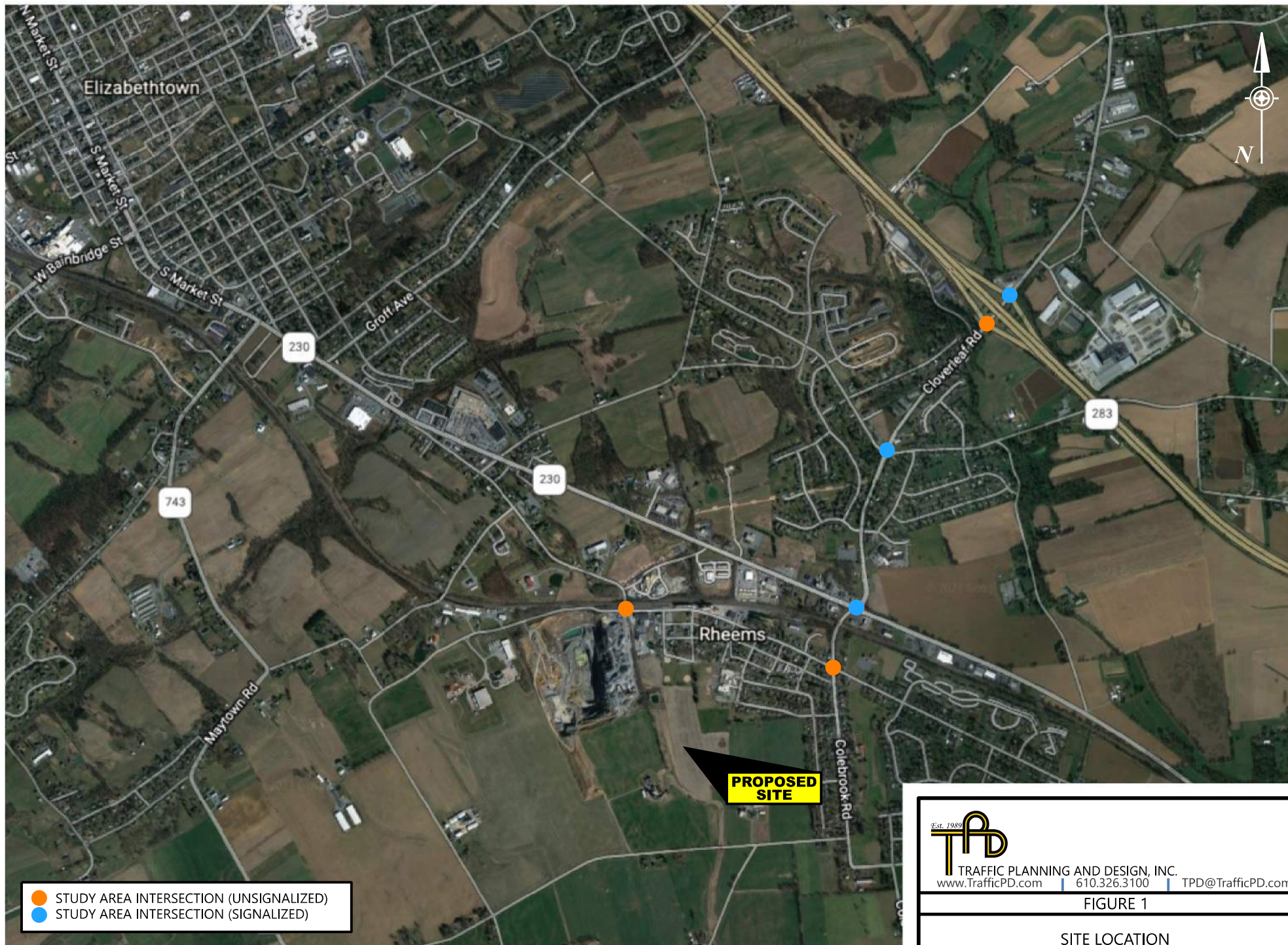




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FIGURE 1

SITE LOCATION

Site Data (West Donegal Township, Lancaster County)

Total Tract Area 42.45 Acres
Total No. of Lots 6 Lots
Existing Use Flex (Trees/Cooper, Office, Ware house, Misc.)
Proposed Use Warehouse (Existing to remain)

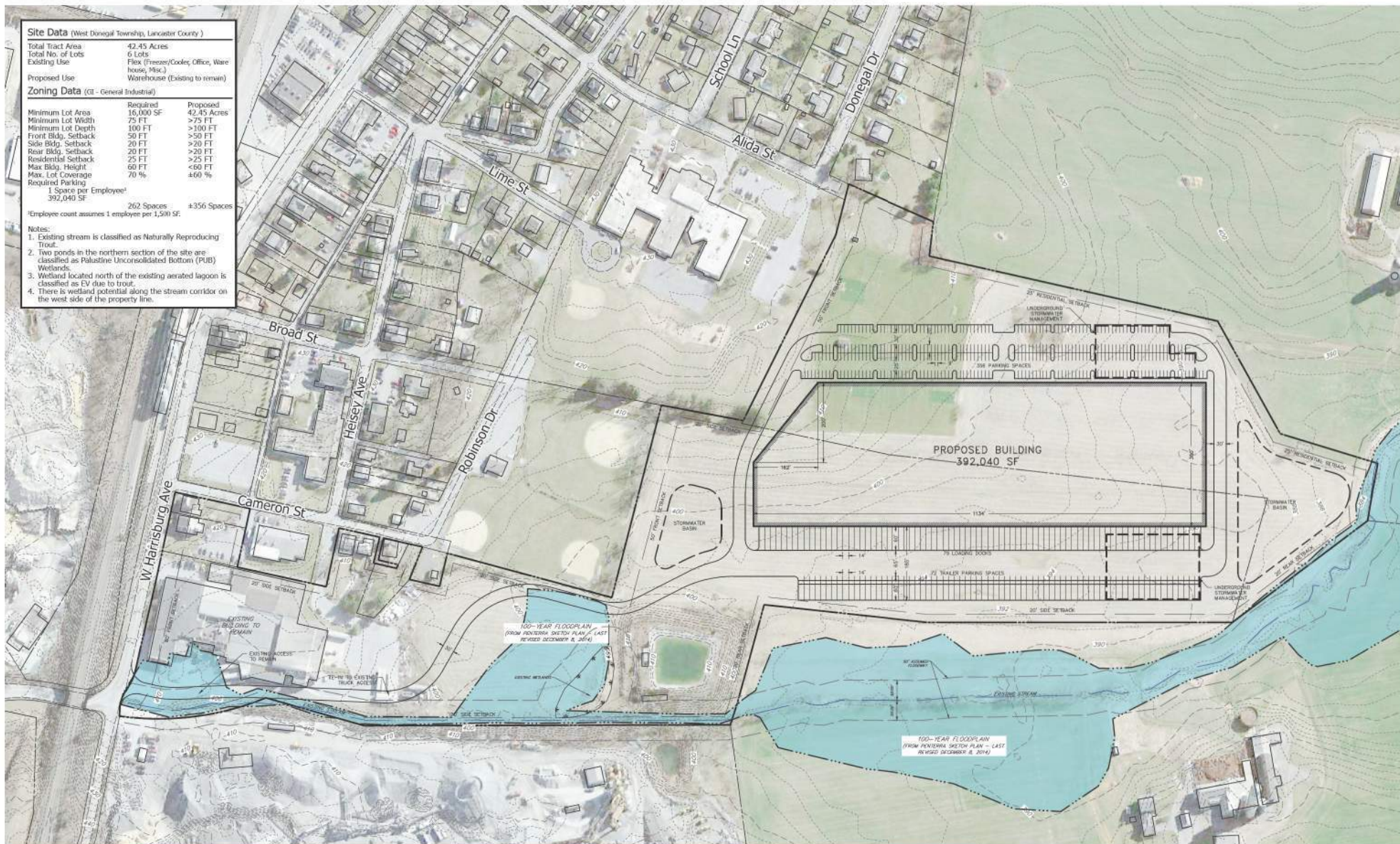
Zoning Data (C1 - General Industrial)

	Required	Proposed
Minimum Lot Area	16,000 SF	42.45 Acres
Minimum Lot Width	75 FT	>75 FT
Minimum Lot Depth	100 FT	>100 FT
Front Bldg. Setback	50 FT	>50 FT
Side Bldg. Setback	20 FT	>20 FT
Rear Bldg. Setback	20 FT	>20 FT
Residential Setback	25 FT	>25 FT
Max Bldg. Height	60 FT	<60 FT
Max. Lot Coverage	70 %	460 %

Required Parking 1 Space per Employee
392,040 SF
262 Spaces ±350 Spaces
Employee count assumes 1 employee per 1,500 SF.

Notes:

- Existing stream is classified as Naturally Reproducing Trout.
- Two ponds in the northern section of the site are classified as Palustrine Unconsolidated Bottom (PUB) Wetlands.
- Wetland located north of the existing aerated lagoon is classified as EV due to trout.
- There is wetland potential along the stream corridor on the west side of the property line.



Date: September 8, 2021

Project #: 111902033

Scale: 1"=100'-0"



RETTEW

Catalyst - 156 W Harrisburg Ave
Concept Plan

Est. 1989
TPD

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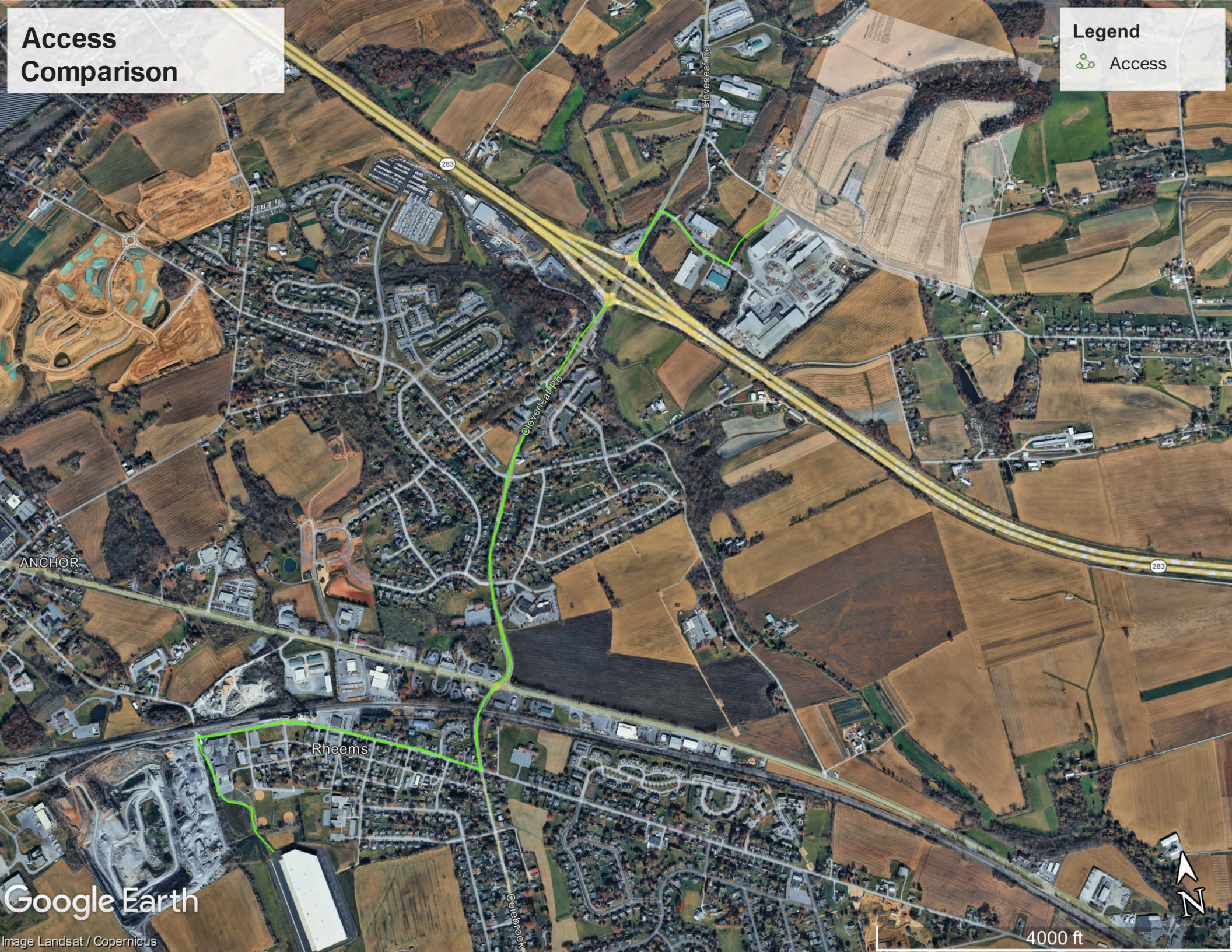
FIGURE 2

SITE PLAN

Access Comparison

Legend

 Access



ANCHOR

Rheems

Cloverleaf Rd

