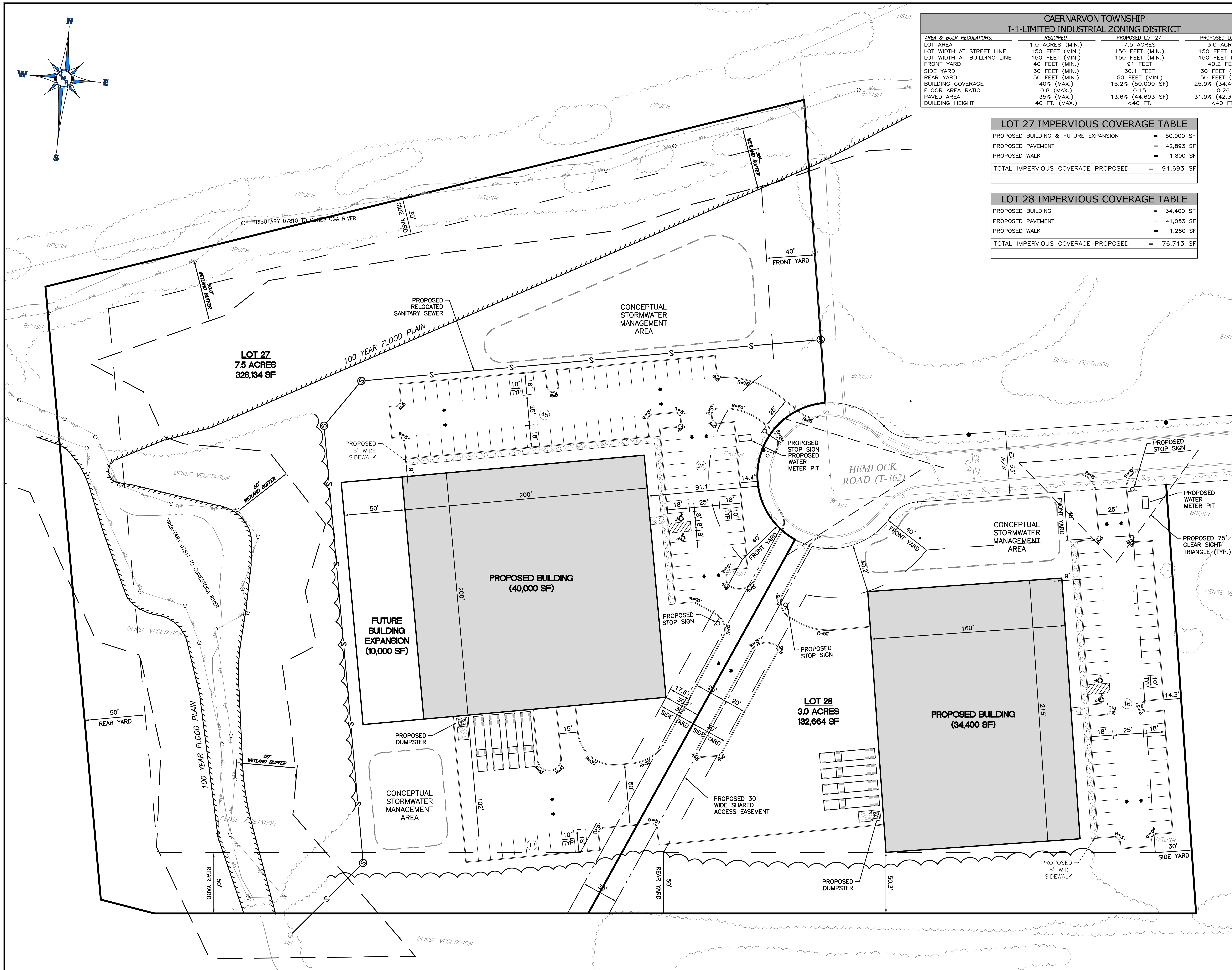

CAERNARVON TOWNSHIP
I-1-LIMITED INDUSTRIAL ZONING DISTRICT

AREA & BULK REGULATIONS:	REQUIRED	PROPOSED LOT 27	PROPOSED LOT 28
LOT AREA	1.0 ACRES (MIN.)	7.5 ACRES	3.0 ACRES
LOT WIDTH AT STREET LINE	150 FEET (MIN.)	150 FEET (MIN.)	150 FEET (MIN.)
LOT WIDTH AT BUILDING LINE	150 FEET (MIN.)	150 FEET (MIN.)	150 FEET (MIN.)
FRONT YARD	40 FEET (MIN.)	91 FEET	40.2 FEET
SIDE YARD	30 FEET (MIN.)	30.1 FEET	30 FEET (MIN.)
REAR YARD	50 FEET (MIN.)	50 FEET (MIN.)	50 FEET (MIN.)
BUILDING COVERAGE	40% (MAX.)	15.2% (50,000 SF)	25.9% (34,400 SF)
FLOOR AREA RATIO	0.8 (MAX.)	0.15	0.26
PAVED AREA	35% (MAX.)	13.6% (44,693 SF)	31.9% (42,313 SF)
BUILDING HEIGHT	40 FT. (MAX.)	<40 FT.	<40 FT.

LOT 27 IMPERVIOUS COVERAGE TABLE

PROPOSED BUILDING & FUTURE EXPANSION	=	50,000 SF
PROPOSED PAVEMENT	=	42,893 SF
PROPOSED WALK	=	1,800 SF
TOTAL IMPERVIOUS COVERAGE PROPOSED	=	94,693 SF

LOT 28 IMPERVIOUS COVERAGE TABLE

PROPOSED BUILDING	=	34,400 SF
PROPOSED PAVEMENT	=	41,053 SF
PROPOSED WALK	=	1,260 SF
TOTAL IMPERVIOUS COVERAGE PROPOSED	=	76,713 SF

LOCATION MAP SCALE: 1"=800' +/-

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	N/A
	ADJACENT PROPERTY LINE	N/A
	IRON PIN	N/A
	CONCRETE MONUMENT	N/A
	RIGHT-OF-WAY LINE	
	ASPHALT PAVEMENT	
	BUILDING	
	SIGN	
	STORM SEWER LINE	
	STORM SEWER INLET	A1
	STORM SEWER MANHOLE	A2
S	SANITARY SEWER LINE	S
	SANITARY SEWER MANHOLE	S6
W	WATER LINE	W
	FIRE HYDRANT	
W.V.	WATER VALVE	N/A
W.M.	WATER METER	N/A
GAS	GAS LINE	N/A
G.V.	GAS VALVE	N/A
OH	OVERHEAD ELECTRIC LINE	N/A
	UTILITY POLE	N/A
X	FENCELINE	X
770	INDEX CONTOUR LINE	770
772	INTERMEDIATE CONTOUR LINE	772
	TREE LINE	
	DECIDUOUS TREE	N/A
	CONIFEROUS TREE	N/A
	SOILS	N/A
TP#1	STORMWATER TEST PIT LOCATION	N/A
RB1	ZONE 1 RIPARIAN BUFFER LINE	N/A
	WETLANDS	N/A
x772.2	SPOT ELEVATION	X 772.2

LOT 27 PARKING & LOADING CALCULATION

PER §612
ORDINANCE REQUIREMENTS
OFFICE USE:
1 SPACE / 200 SF x 4,000 SF = 20 SPACES

WAREHOUSE USE:
1 SPACE PER 2 EMPLOYEES ON THE COMBINED EMPLOYMENT OF THE TWO LARGEST SUCCESSIVE SHIFTS
[50 EMPLOYEES (SHIFT 1) + 30 EMPLOYEES (SHIFT 2)] / 2 = 40 SPACES

PARKING REQUIRED = 60 SPACES
PARKING PROVIDED = 82 SPACES

PER §612 LOADING AREAS
ORDINANCE REQUIREMENTS
1 LOADING SPACE FOR UP TO 60,001 SF
1 LOADING SPACE FOR EVERY 50,000 SF OVER 60,001 SF

PARKING REQUIRED = 1 LOADING SPACE
PARKING PROVIDED = 4 LOADING SPACES

LOT 28 PARKING & LOADING CALCULATION

PER §612
ORDINANCE REQUIREMENTS
OFFICE USE:
1 SPACE / 200 SF x 4,000 SF = 20 SPACES

WAREHOUSE USE:
1 SPACE PER 2 EMPLOYEES ON THE COMBINED EMPLOYMENT OF THE TWO LARGEST SUCCESSIVE SHIFTS
[30 EMPLOYEES (SHIFT 1) + 20 EMPLOYEES (SHIFT 2)] / 2 = 25 SPACES

PARKING REQUIRED = 45 SPACES
PARKING PROVIDED = 46 SPACES

PER §612 LOADING AREAS
ORDINANCE REQUIREMENTS
1 LOADING SPACE FOR UP TO 60,001 SF
1 LOADING SPACE FOR EVERY 50,000 SF OVER 60,001 SF

PARKING REQUIRED = 1 LOADING SPACE
PARKING PROVIDED = 4 LOADING SPACES

PROJECT GENERAL NOTES:

1. RECORD OWNER:
   BERNARD & HENRIETTA HANKIN
   707 EAGLEVIEW BLVD, STE 400
   EXTON, PA 19341
   (610)458-1900
   DEED/INSTRUMENT No. 21182332
2. BOUNDARY DATA TAKEN FROM FINAL PLAN OF SUBDIVISION OF THE MORGANTOWN INDUSTRIAL PARK, DATED 2/10/86 WITH ALL REVISIONS THERETO PRIOR TO 3/5/92. EXISTING FEATURES AND TOPOGRAPHY SHOWN FROM LOT 27 GRADING PLANS FOR THE HANKING GROUP BY CHESTER VALLEY ENGINEERS, INC. DATED 10/2/20 AND LAST REVISED 12/30/20. EXISTING FEATURES AND TOPOGRAPHY SUPPLEMENTED BY PHYSICAL FIELD SURVEY CONDUCTED BY JMR ENGINEERING OF 106 SCHUBERT DRIVE, DOWNINGTOWN, PA. 19335 IN NOVEMBER, 2022. THE HORIZONTAL DATUM IS NAD83 AND VERTICAL DATUM IS NAVD88, THIS WAS ESTABLISHED BY STATIC OBSERVATIONS CORRECTED BY THE USGS ONLINE POSITIONING USER SYSTEM (OPUS).
3. THIS PLAN PROPOSES THE DEVELOPMENT OF LOT 27, PARCEL ID #35-5320-03-32-7341 (7.53 AC) AND LOT 28, PARCEL ID #35-5320-03-42-2202 (3.05 AC).
4. THE PROPOSED USED OF THE SUBJECT TRACTS ARE WAREHOUSE AND OFFICE FACILITY. PLANNED PROJECT COMMENCEMENT: AUGUST 2023. PLANNED PROJECT COMPLETION: NOVEMBER 2024.
5. FEMA FLOOD MAP NUMBER 42011C0644G, EFFECTIVE ON 7/3/2012 INDICATES THAT THE PROPERTY IS LOCATED WITHIN ZONE AE FLOODPLAIN. FLOODPLAIN PLOTTED BASED ON FEMA MAPPING AND TOWNSHIP DETAILED STUDY.
6. THE PROPOSED BUILDINGS WILL BE SERVED BY PUBLIC SEWER AND WATER.
7. SOILS PLOTTED FROM NATIONAL RESOURCES CONSERVATION DISTRICT (NRCS) WEB SOIL SURVEY, BY THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA).
8. THE SITE DRAINS TO TRIBUTARY 07811 TO THE CONESTOGA RIVER WHICH IS CLASSIFIED AS WWF, MF (WARM WATER FISHERY, MIGRATORY FISH) BY PA CODE CHAPTER 93.
9. THE WETLANDS DEPICTED ON THE PLAN WERE DELINEATED BY ENVIRONMENTAL MANAGEMENT & CONSULTING, INC. OF THORNDALE, PA ON ___________ __, 2022.
10. STORMWATER INFILTRATION TESTING WAS CONDUCTED BY ENVIRONMENTAL MANAGEMENT & CONSULTING, INC. OF THORNDALE, PA ON 8/17/2022 IN ACCORDANCE WITH APPENDIX C OF THE PA DEP BMP MANUAL.
11. UTILITY EASEMENTS SHALL BE A MINIMUM OF 20 FEET WIDE.
12. MONUMENTS AND PINS SHOWN ON THE PLAN ARE TO BE PLACED UPON FINAL GRADING.
13. A HIGHWAY OCCUPANCY AND DRIVEWAY PERMIT IS REQUIRED FOR ACCESS TO HEMLOCK ROAD, A TOWNSHIP ROAD.
14. IN ACCORDANCE WITH 2009 INTERNATIONAL FIRE CODE SECTION 506.1, KEY BOXES ARE TO BE INSTALLED ON THE EXTERIOR OF THE BUILDINGS FOR USE BY THE LOCAL FIRE DEPARTMENT. ALL SECURITY ACCESS GATES SHALL COMPLY WITH 2009 IFC SECTION 503.6 AND 506.1.1.
15. THE DEVELOPMENT SHALL FOLLOW THE PERFORMANCE STANDARDS OF THE CAERNARVON TOWNSHIP ZONING ORDINANCE, SECTION 585. ALL SIGNS SHALL CONFORM WITH THE REQUIREMENTS OF THE CAERNARVON TOWNSHIP ZONING ORDINANCE, SECTION 611.
16. OWNERSHIP, MAINTENANCE AND REPAIRS OF THE STORMWATER MANGEMENT FACILITIES ON THE PLAN WHICH RELATE DIRECTLY TO THE PROPERTY SHALL BE THE RESPONSIBILITY OF THE LOT OWNER WHO SHALL MAINTAIN AND REPAIR SAID FACILITIES TO INSURE THAT THE OPERATE PROPERLY. FAILURE OF THE LOT OWNER TO FULFILL SAID RESPONSIBILITIES SHALL GIVE THE TOWNSHIP OF CAERNARVON THE RIGHT, BUT NOT THE RESPONSIBILITY, TO CAUSE ANY NECESSARY MAINTENANCE AND REPAIRSTO BE PERFORMED AT THE EXPENSE OF THE LOT OWNER AND TO COLLECT THE COST OF PERFORMING SAMEFROM THE LOT OWNER BY ANY MEANS, INCLUDING FILING A LIEN AGAINST THE PROPERTY. THE TOWNSHIP HAS THE RIGHT TO INSPECT THESE FACILITIES AT ANY TIME.
17. THE PCSM PLANS SHALL BE RECORDED WITH THE APPROVED LAND DEVELOPMENT PLANS.

JMR ENGINEERING, LLC
PROFESSIONAL CIVIL ENGINEERING • LAND PLANNING SERVICES
106 SCHUBERT DRIVE ~ DOWNINGTOWN, PA 19335
VOICE: (484) 880-7342
EMAIL: ADMIN@JMRENGINEERING.COM
WEBSITE: WWW.JMRENGINEERING.COM

This plan is a reproduction of an original plan that is the property of JMR Engineering, LLC. If this plan does not bear the signature and seal of the Professional Engineer responsible for the project, whose name appears in the adjacent Title Block, it shall be considered an unauthorized copy. Any reuse or adaptation of the plan or the information contained on the plan without the express written consent of JMR Engineering, LLC will be at the user's sole risk and without any liability to JMR Engineering, LLC. Written dimensions on this drawings shall have precedence over scaled dimensions. Contractors shall notify this office of any variations from the dimensions and conditions shown on this plan.

DRAFT

UTILITY USERS LIST

USERS	RESPONSES

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES THE CONTRACTOR TO NOTIFY UNDERGROUND UTILITY USERS AT LEAST 3 DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. JMR ENGINEERING, LLC DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR SUBSURFACE UTILITIES SHOWN ON THE PLAN OR THAT ALL UTILITIES HAVE BEEN SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL SUBSURFACE UTILITIES PRIOR TO STARTING WORK.

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 DIAL 811 BEFORE YOU DIG!

1-800-242-1776
POCS SERIAL NUMBER: ____________

PLAN REVISIONS

REV	DATE	DESCRIPTION OF CHANGES

PROJECT:

SITE PLAN
FOR
LOTS 27 & 28
MORGANTOWN BUSINESS PARK

LOCATION:
MORGANTOWN BUSINESS PARK
HEMLOCK ROAD
CAERNARVON TOWNSHIP
BERKS COUNTY, PA, 19543

PARCELS:
TAX PARCEL ID NUMBERS:
35532003327341
35532003422202

CLIENT:
HANKIN GROUP
c/o: NEAL FISHER
707 EAGLEVIEW BLVD, STE. 400
EXTON, PA 19341

PROJECT No.:	1671-B
SURVEY REF.:	21409(CVE)
DRAWN BY:	ECR
CHECKED BY:	MSB
PLAN DATE:	NOVEMBER 16, 2022
PLAN SCALE:	1" = 40'

SHEET TITLE:
SKETCH PLAN

SHEET NUMBER:
1 OF 1

Plot Date: Fri. Nov. 18, 2022
File: SKETCH.DWG