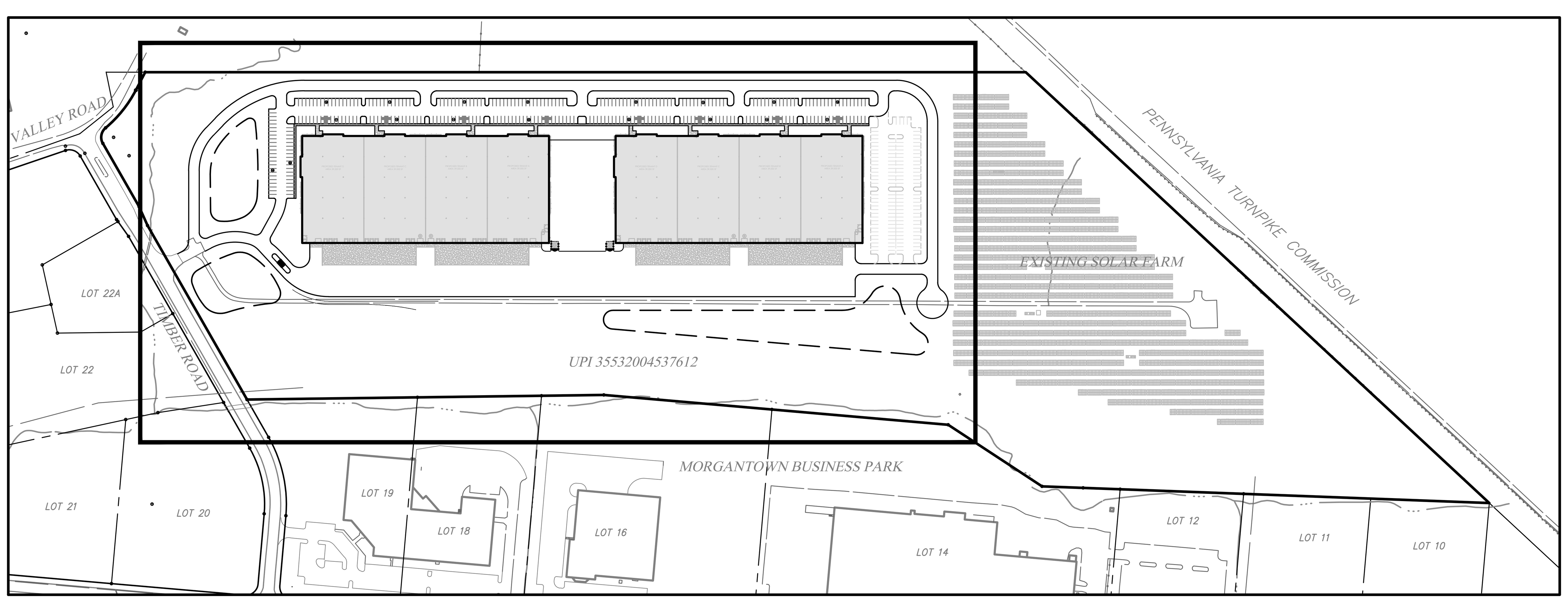

OVERALL SITE PLAN & KEY MAP

0 100 200 400 600 800
SCALE: 1" = 200'

TRIANGLE SUPPORT SERVICES DISCLAIMER FOR USE OF THIS PLAN: THIS PLAN IS INTENDED FOR GRAPHIC LAYOUT AND DESIGN PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE USED AS AN ENGINEERING PLAN OR CERTIFIED PROPERTY SURVEY. ALL INFORMATION PROVIDED ON THIS PLAN WAS PREPARED PER THE PLANS AND DOCUMENTS PROVIDED TO TRIANGLE SUPPORT SERVICES AND SUBJECT TO ANY DISCREPANCIES WHICH MAY HAVE BEEN PRESENT IN THE REFERENCED DOCUMENTS. FURTHERMORE, SITE FEATURES MAY HAVE CHANGED SINCE THIS PLAN WAS PREPARED AND SINCE THE REFERENCED DRAWING WAS PREPARED. ANY ENTITY WHO CHOOSES TO DESIGN, PERMIT, BUILD OR OTHERWISE USED THIS PLAN ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.

N
W E
S

SITE DATA:

OVERALL LOT AREA = 52.17 Acres
PROPOSED BUILDING WAREHOUSE AREA = 312,000 S.F. (7.16 Acres)
BUILDING COVERAGE = 13.72%
IMPERVIOUS COVERAGE = 16.63 Acres, 31.88% (INCLUDES FUTURE PARKING AREA)
PROPOSED PARKING: 312 SPACES (1.0 SPACES / 1,000 S.F.)
FUTURE PARKING IN RESERVE: 131 SPACES
TOTAL PROPOSED PARKING (WITH RESERVE): 443 SPACES (1.42 SPACES / 1,000 S.F.)

0 25 50 100 150 200
SCALE: 1" = 50'

REV	DATE	COMMENT	BY

PROJECT DATA:

MORGANTOWN BUSINESS PARK
UPI 35532004537612

TIMBER ROAD
CARNARVON TOWNSHIP - BERKS COUNTY - PENNSYLVANIA

SHEET TITLE:

SKETCH PLAN

CAD FILE INFORMATION:
G:\14-0010-HANKIN\14-0010-26-MORGANTOWN\DWG\14-0010-26-MORGANTOWN-SKETCH01----->LAYOUT: 30X42

SCALE	DATE	DRAWN BY	CHECKED BY
1" = 50'	10/24/22	S.F.D.	

TSS No: 15-XXX-XX

Triangle Support Services, LLC
257 W. Uwchlan Avenue, Suite 225
Downingtown, PA 19335
(O) 484-593-4330
(F) 484-593-4338
email: info@3anglesupport.com
visit us on the web at: http://triangle.support

SHEET No
C-1
OF: 1

G:\14-0010-Hankin\14-0010-26-Morgantown\DWG\14-0010-26-Morgantown-Sketch01.dwg, 10/24/2022 11:59:48 AM