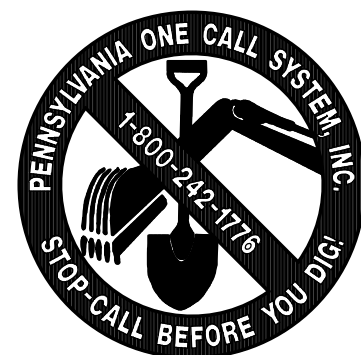


CONDITIONAL USE PLANS FOR MILFORD WAREHOUSE FACILITY

MILFORD TOWNSHIP PIKE COUNTY, PENNSYLVANIA

PENNSYLVANIA ACT 287 OF 1974 AS AMENDED UTILITY USERS LIST

PENCOR SERVICES
COLUMBIA GAS TRANSMISSION
PIKE COUNTY L&P
MET ED



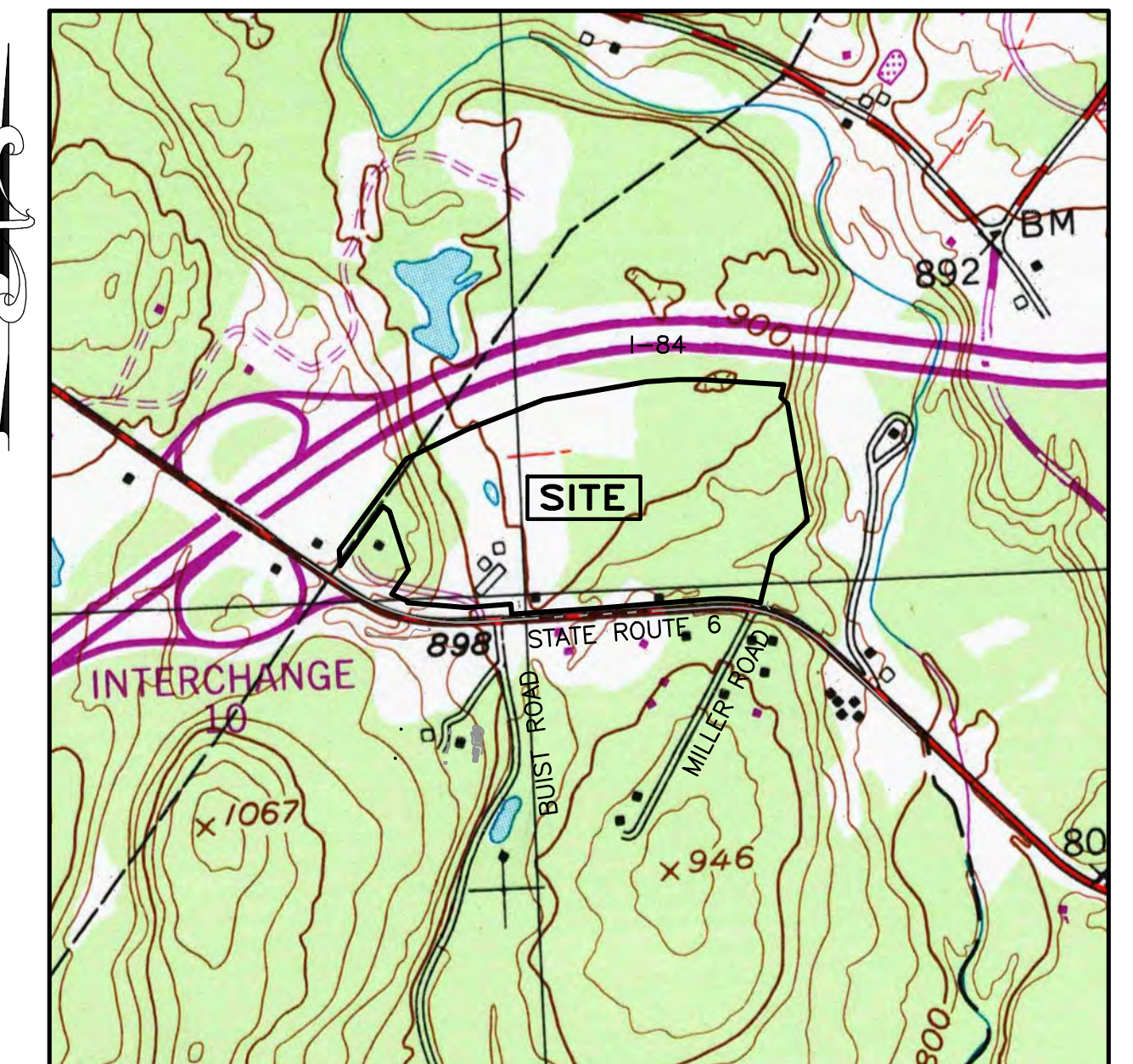
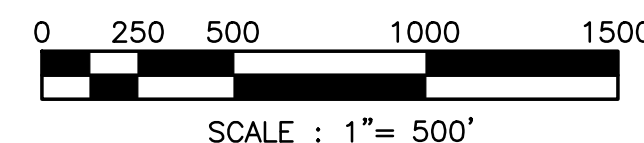
BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAWS REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH

20220412410

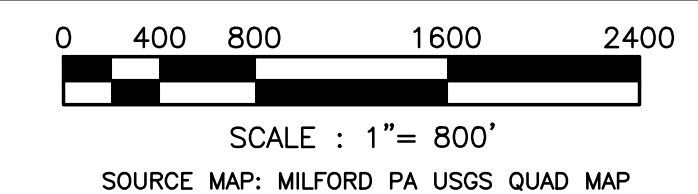
THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF
ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.



OVERALL SITE



LOCATION MAP



DRAWING INDEX

SHEET NO.	TITLE
1 OF 5	COVER SHEET
2 OF 5	CONDITIONAL USE SITE PLAN
3 OF 5	EXISTING FEATURES PLAN
4 OF 5	GRADING AND UTILITY PLAN
5 OF 5	LIGHTING AND LANDSCAPING PLAN

CIVIL ENGINEERS



559 MAIN STREET, SUITE 230
BETHLEHEM, PA 18018

(610) 419-9407

lvlengineers.com

APPLICANT/EQUITABLE OWNER NATIONAL LAND DEVELOPERS, LLC

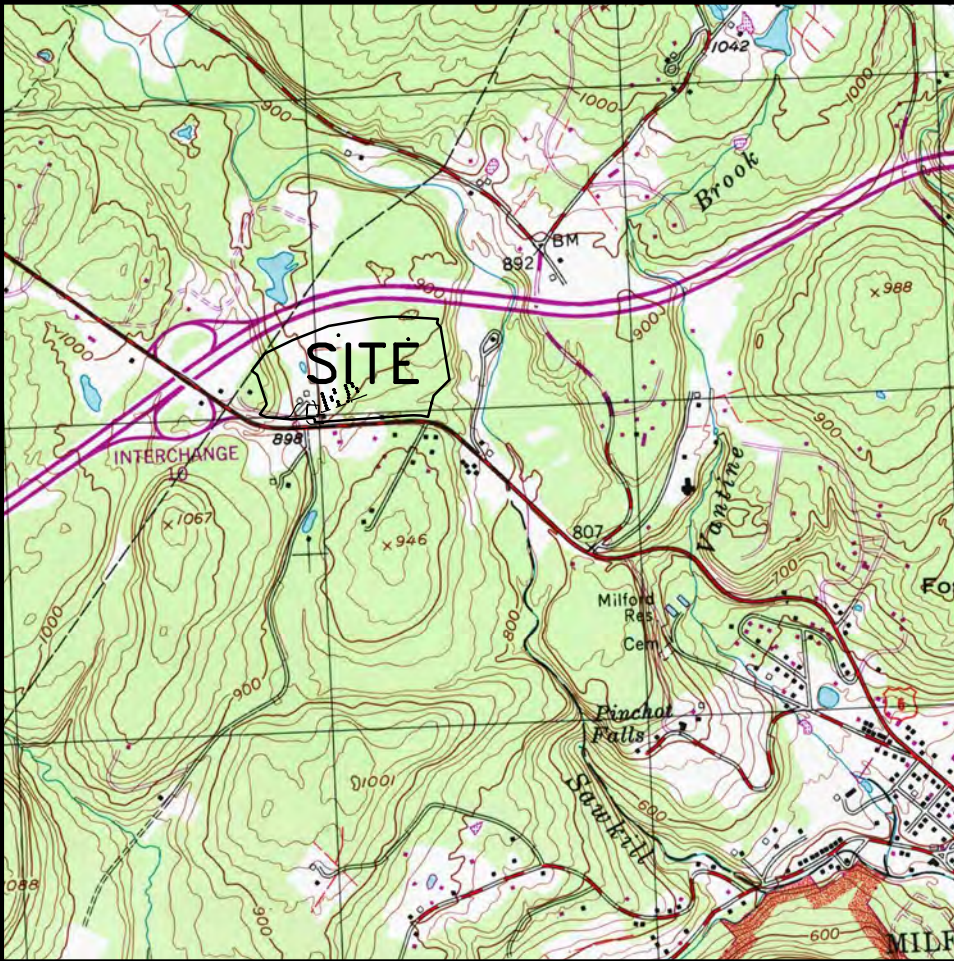
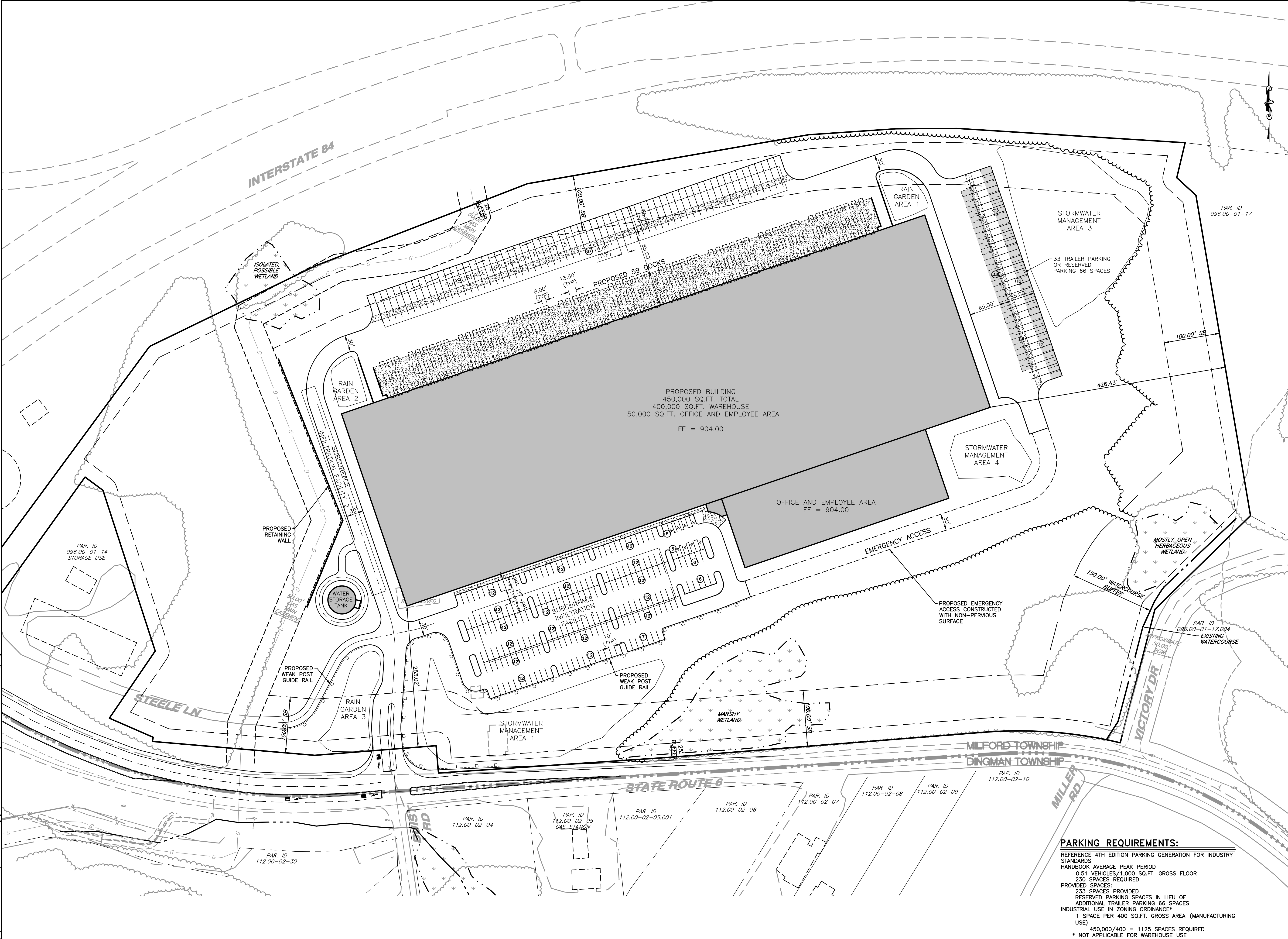
1010 WILSON AVENUE
GLEN MILLS, PA 19342
(610) 655-7250

CONDITIONAL USE PLAN FOR MILFORD WAREHOUSE FACILITY

CONDITIONAL USE PLAN

JOB NO. 218686
APRIL 29, 2022
REVISED JULY 1, 2022
SHEET 1 OF 5

S:\2021\218686\Drawings\Final\Drawings\Conditional Use Plans\02_Site Plan.dwg | Tabname: SITE PLAN | Jul 01, 2022 - 11:23am | mgoble



LOCATION MAP

SCALE: 1"=2000'
SOURCE: MILFORD PA USGS QUAD MAP

SITE DATA:

EXISTING OWNER: MILPROP ASSOC. II, LIMITED
ADDRESS: 1306 MILLER ST NE APT A, PALM BAY, FL 32905

APPLICANT/EQUITABLE OWNER: NATIONAL LAND DEVELOPERS, LLC
ADDRESS: 1010 WILSON AVENUE, GLEN MILLS, PA. 19342

PARCEL ID: 096.00-01-16
PARCEL AREA: 44.48 AC.

UTILITIES:
WATER: ON-LOT
SEWER: ON-LOT

USE: WAREHOUSE IS A CONDITIONAL USE IN THE DD ZONING DISTRICT

GENERAL NOTES:

- TOPOGRAPHIC AND BOUNDARY INFORMATION TAKEN FROM PIKE COUNTY GIS AND WWW.PASDA.PSU.EDU WEBSITE
- FLOOD PLAIN INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP, PIKE COUNTY, PA PANEL 330 OF 530, MAP 42103C0330C, IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- THERE ARE WETLANDS ON THE PROPERTY PER A WETLAND REVIEW BY C&H ENVIRONMENTAL, INC. IN FEBRUARY 2022 AND JUNE OF 2022.

ZONING DATA:

ZONING DISTRICT:	DD – DEVELOPMENT DISTRICT	
EXISTING USE:	COMMERCIAL USE	
PROPOSED USE:	WAREHOUSE	
DD DISTRICT	<u>REQUIRED/PERMITTED</u>	<u>PROVIDED</u>
MIN. LOT AREA:	1 ACRES	44.48 AC
MIN. LOT WIDTH:	150 FT.	1,800± FT.
MAX. LOT COVERAGE:		
SECTION 414.4		
NON–RESIDENTIAL LOT COVERAGE	65%	42.4% (821,219 SF) PR 14.4% (278,269 SF) EX
MAX. BLDG. COVERAGE:	25%	23.22 (450,000 SF) PR 0.3 % (4,958 SF) EX
MIN. YARD SETBACKS		
SECTION 414.4		
NON–RESIDENTIAL LOT YARD	100 FT.	253.02' PR 22.45' EX
BUILDING HEIGHT:	45 FT.	<45 FT.

LEGEND

	ADJONER LINE
	EXISTING BOUNDARY
	EXISTING BUILDINGS
	EXISTING BUILDING SETBACK LINES
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING LEGAL RIGHT-OF-WAY
	EXISTING TREELINE
	EXISTING WETLANDS
	PROPOSED BUILDING
	PROPOSED EDGE OF PAVEMENT
	PROPOSED PARKING SPACES
	PROPOSED ROAD STRIPING

PARKING REQUIREMENTS:

REFERENCE 4TH EDITION PARKING GENERATION FOR INDUSTRY STANDARDS HANDBOOK AVERAGE PEAK PERIOD
0.51 VEHICLES/1,000 SQ.FT. GROSS FLOOR
230 SPACES REQUIRED

PROVIDED SPACES:
233 SPACES PROVIDED
RESERVED PARKING SPACES IN LIEU OF ADDITIONAL TRAILER PARKING 66 SPACES
INDUSTRIAL USE IN ZONING ORDINANCE*
1 SPACE PER 400 SQ.FT. GROSS AREA (MANUFACTURING USE)
450,000/400 = 1125 SPACES REQUIRED
* NOT APPLICABLE FOR WAREHOUSE USE

Written dimensions shall have priority over scaled dimensions. All dimensions, elevations, locations, and conditions, shall be verified by the Contractor prior to construction, and the Owner and LVL Engineering Group shall be notified of any discrepancies with the information shown on drawings.

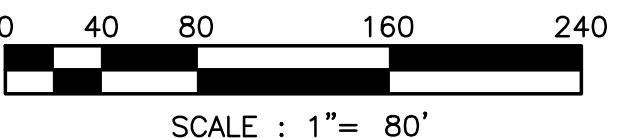
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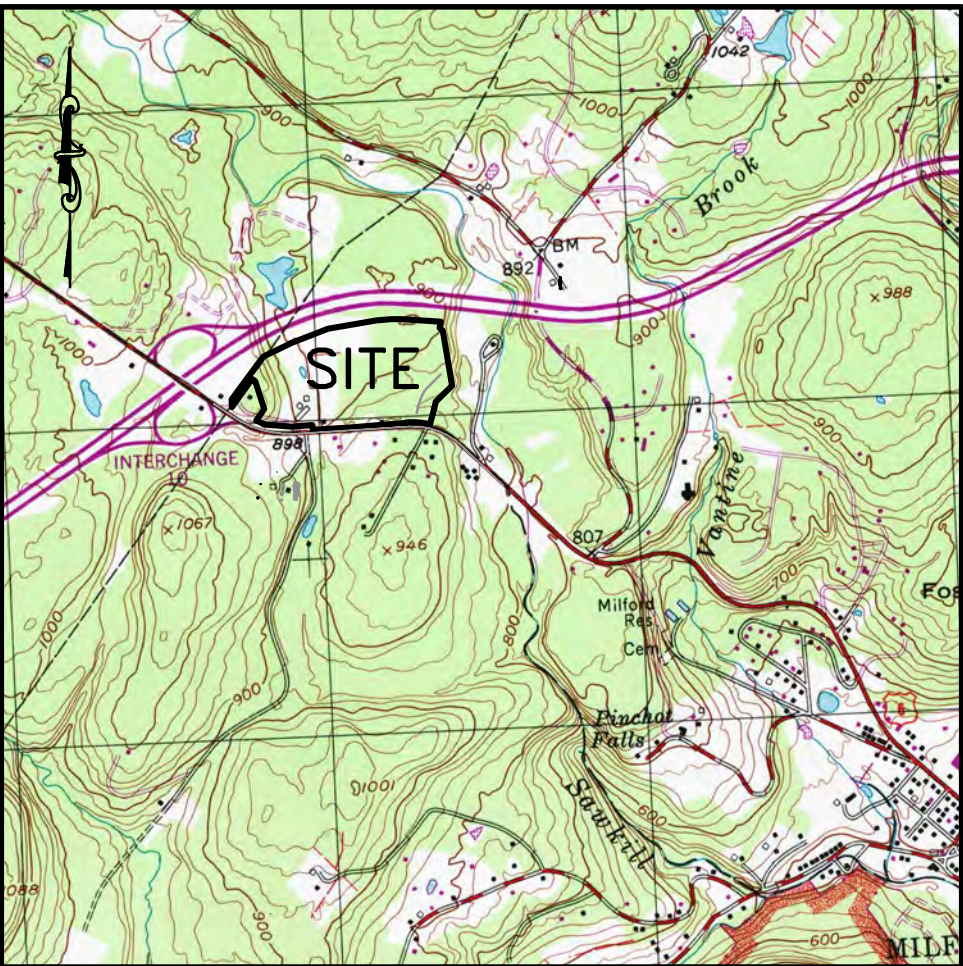
REVISIONS :			
DATE	DESCRIPTION	DATE	DESCRIPTION
07/1/22	REVISED ENTRANCE PER TRAFFIC CONSULTANT STUDY		

PROJECT :
MILFORD DISTRIBUTION FACILITY
MILFORD TOWNSHIP
PIKE COUNTY, PA.

APPLICANT :
NATIONAL LAND DEVELOPERS, LLC
1010 WILSON AVENUE
GLEN MILLS, PA. 19342



JOB NO.: 218686	FILE :
DRAWN BY: ELH	DOYLESTOWN (215) 345-9400
CHECKED BY: KJR/MEG	STROUDSBURG (570) 629-0300 www.lvlengineers.com
SCALE: 1" = 80'	
PLAN STATUS: CONDITIONAL	PROJECT NAME : MILFORD DISTRIBUTION FACILITY
CONDITIONAL USE SITE PLAN	
BETHLEHEM CORPORATE OFFICE 559 MAIN STREET, SUITE 230 BETHLEHEM, PA 18018 (610) 419-9407	
SHEET 2 of 5	DATE: APRIL 29, 2022



LOCATION MAP
SCALE: 1"=2000'
SOURCE: MILFORD PA USGS QUAD MAP

SITE DATA:	
EXISTING OWNER:	MILPROP ASSOC. II, LIMITED
ADDRESS:	1306 MILLER ST NE APT A, PALM BAY, FL 32905
APPLICANT/EQUITABLE OWNER:	NATIONAL LAND DEVELOPERS, LLC
ADDRESS:	1010 WILSON AVENUE, GLEN MILLS, PA. 19342
PARCEL ID:	096.00-01-16
PARCEL AREA:	44.48 AC.
UTILITIES:	ON-LOT
WATER:	ON-LOT
SEWER:	ON-LOT
USE:	WAREHOUSE IS A CONDITIONAL USE IN THE DD ZONING DISTRICT

- GENERAL NOTES:**
- TOPOGRAPHIC AND BOUNDARY INFORMATION TAKEN FROM PIKE COUNTY GIS AND WWW.PASDA.PSU.EDU WEBSITE
 - FLOOD PLAIN INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP, PIKE COUNTY, PA PANEL 330 OF 530, MAP #2103C0330C, IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
 - THERE ARE WETLANDS ON THE PROPERTY PER A WETLAND REVIEW BY C&H ENVIRONMENTAL, INC. IN FEBRUARY 2022

LEGEND	
	ADJOINER LINE
	EXISTING BOUNDARY
	EXISTING BUILDINGS
	EXISTING BUILDING SETBACK LINES
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING LEGAL RIGHT-OF-WAY
	EXISTING TREELINE
	EXISTING WETLANDS

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					CONDITIONAL		3 OF 5																															
					MILFORD DISTRIBUTION FACILITY		DATE:																															
							APRIL 29, 2022																															

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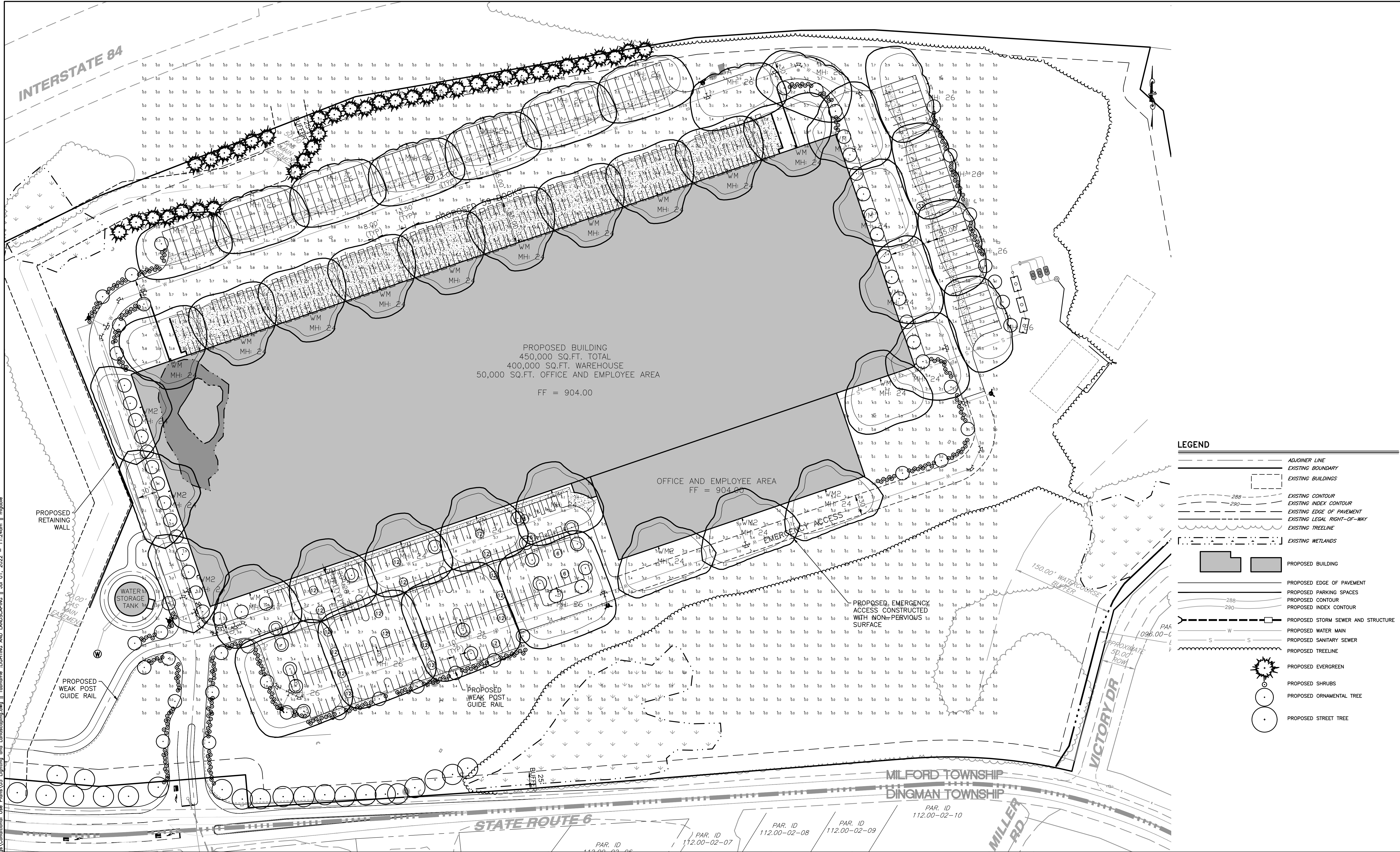


LEGEND

	ADJACENT LINE
	EXISTING BOUNDARY
	EXISTING BUILDINGS
	EXISTING BUILDING SETBACK LINES
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING EDGE OF PAVEMENT
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	DATE	DESCRIPTION	DATE	DESCRIPTION																																	
	07/1/22	REVISED ENTRANCE PER TRAFFIC CONSULTANT STUDY																																			

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LEGEND	
	ADJACENT LINE
	EXISTING BOUNDARY
	EXISTING BUILDINGS
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING LEGAL RIGHT-OF-WAY
	EXISTING TREELINE
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	PROPOSED PARKING SPACES
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
	PROPOSED STORM SEWER AND STRUCTURE
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED TREELINE
	PROPOSED EVERGREEN
	PROPOSED SHRUBS
	PROPOSED ORNAMENTAL TREE
	PROPOSED STREET TREE

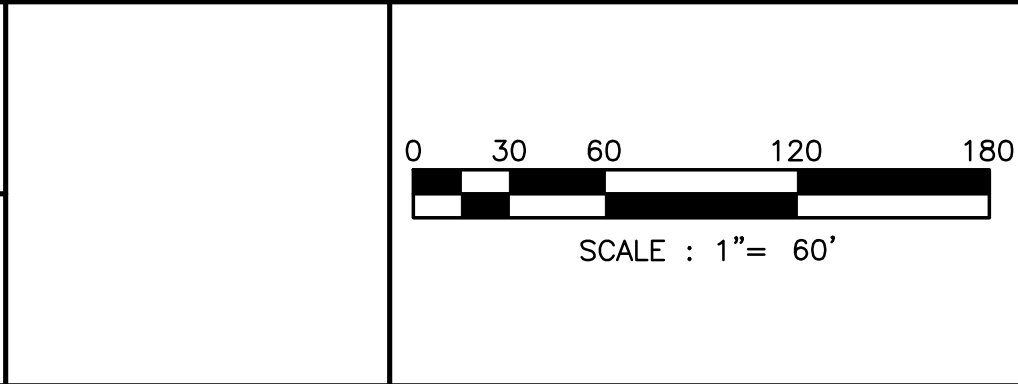
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REVISIONS :			
DATE	DESCRIPTION	DATE	DESCRIPTION
06/20/22	REVISED BY: RYAN CARLIN (AFFIC CONSULTANT STUDY)		

PROJECT :		MILFORD DISTRIBUTION FACILITY MILFORD TOWNSHIP PIKE COUNTY, PA.	
APPLICANT :		NATIONAL LAND DEVELOPERS, LLC 1010 WILSON AVENUE GLEN MILLS, PA. 19342	



JOB NO.: 218686	TITLE: CONDITIONAL USE LIGHTING AND LANDSCAPING PLAN		
DRAWN BY: ELH	DOYLESTOWN (215) 345-9400		
CHECKED BY: KJR/MEG	STROUDSBURG (570) 629-0300 www.lviengineers.com		
SCALE: 1" = 60'		BETHLEHEM CORPORATE OFFICE 559 MAIN STREET, SUITE 230 BETHLEHEM, PA 18018 (610) 419-9407	SHEET 5 OF 5
PLAN STATUS: CONDITIONAL	PROJECT NAME: MILFORD DISTRIBUTION FACILITY	DATE: APRIL 29, 2022	