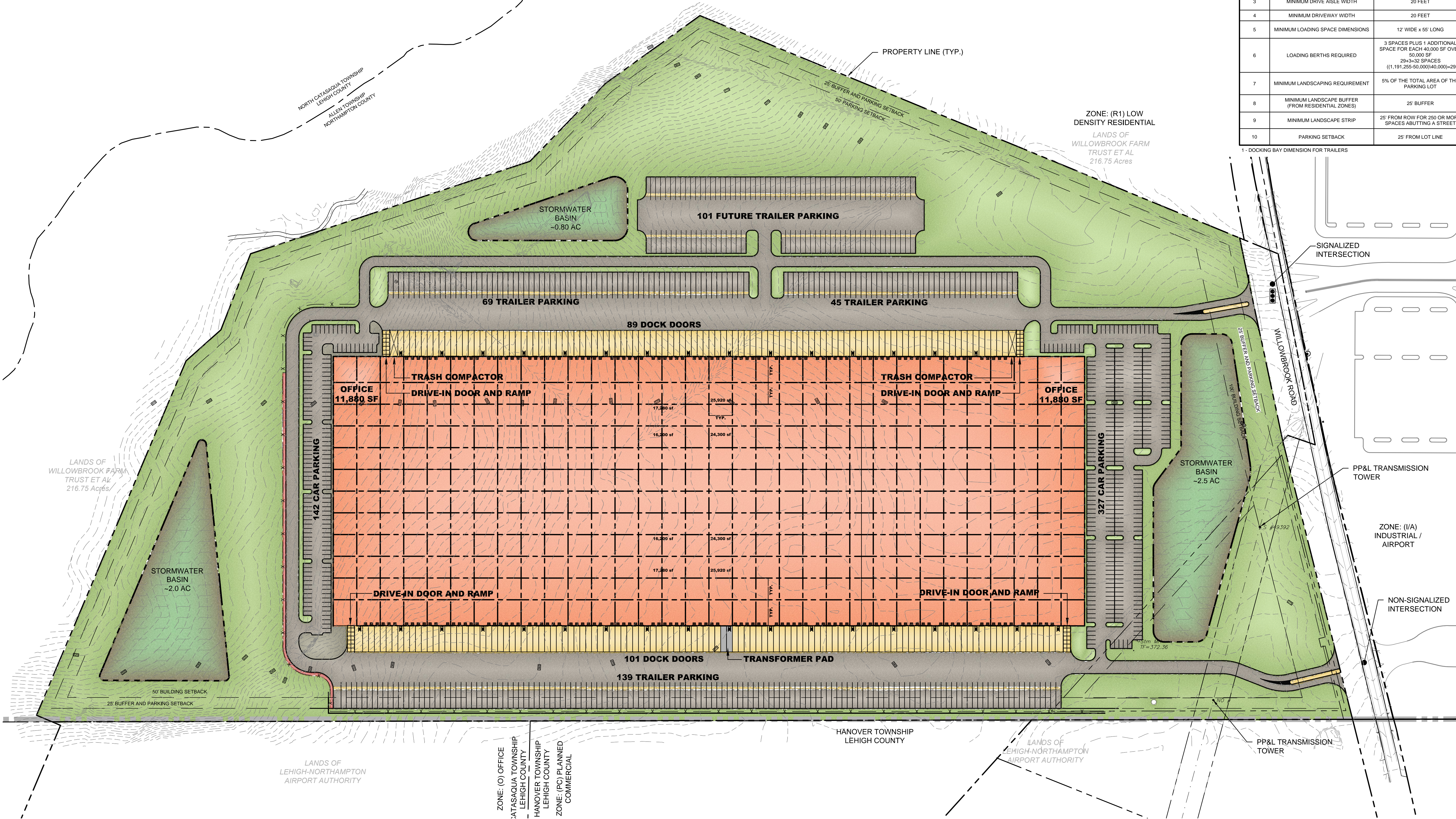


REGIONAL MAP
N.T.S.



BULK AREA ZONING REQUIREMENTS

LOCATION: WILLOWBROOK ROAD ALLEN TOWNSHIP, NORTHAMPTON COUNTY, PA					
ZONE: INDUSTRIAL DISTRICT/AIRPORT ZONING OVERLAY					
USE: PERMITTED USE-WAREHOUSE					
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE	WAIVER
1	MINIMUM LOT AREA	3 ACRES	79.9 ACRES	NO	NO
2	MINIMUM LOT WIDTH	100 FEET AT STREET LINE 200 FEET AT BUILDING SETBACK LINE	> 100 FEET AT STREET LINE > 200 FEET AT BUILDING SETBACK LINE	NO	NO
3	MINIMUM FRONT SETBACK	100 FEET	> 100 FEET	NO	NO
4	MINIMUM SIDE SETBACK	ONE SIDE=50 FEET TOTAL SIDE=100 FEET	> 50 FEET > 100 FEET	NO	NO
5	MINIMUM REAR SETBACK	50 FEET	> 50 FEET	NO	NO
6	MAXIMUM BUILDING HEIGHT	35 FEET ¹	53 FEET	TBD	NO
7	MAXIMUM LOT COVERAGE	70% ²	~61.8%	NO	NO
8	NOISE LEVELS AT LOT LINE (SOUND WALLS)	SECTION 27-1407.E	SOUND STUDY NEEDS TO BE PERFORMED	TBD	TBD
9	ENTRANCES PER LOT	MAXIMUM 2	2	YES	NO

1-MAX BUILDING HEIGHT MAY BE EXTENDED TO 60' SEE REQUIREMENTS IN SECTION 27-1104.1 (REQUIRES LNAA APPROVAL)
2-ASSUMES REZONING FROM 60% TO 70% IMPERVIOUS COVERAGE

PARKING ZONING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE	WAIVER
1	AUTO PARKING STALLS REQUIRED	1 SPACE FOR EVERY EMPLOYEE ON THE COMBINED EMPLOYMENT OF THE TWO LARGEST SUCCESSIVE SHIFTS XX EMPLOYEES/SHIFT=2x XX SPACES	TOTAL SPACES = 469	NO	NO
2	MINIMUM PARKING DIMENSIONS	10' X 20'	10' X 20'	NO	NO
3	MINIMUM DRIVE AISLE WIDTH	20 FEET	24 FEET	NO	NO
4	MINIMUM DRIVEWAY WIDTH	20 FEET	24 FEET	NO	NO
5	MINIMUM LOADING SPACE DIMENSIONS	12' WIDE X 55' LONG	12' WIDE X 60' LONG ¹	NO	NO
6	LOADING BERTHS REQUIRED	3 SPACES PLUS 1 ADDITIONAL SPACE FOR EACH 40,000 SF OVER 50,000 SF 29x3=32 SPACES ((1,191,255-50,000)/40,000)=29	190 SPACES	NO	NO
7	MINIMUM LANDSCAPING REQUIREMENT	5% OF THE TOTAL AREA OF THE PARKING LOT	25% SF	TBD	NO
8	MINIMUM LANDSCAPE BUFFER (FROM RESIDENTIAL ZONES)	25' BUFFER	25' BUFFER	NO	NO
9	MINIMUM LANDSCAPE STRIP	25' FROM ROW FOR 250 OR MORE SPACES ABUTTING A STREET	25' ALONG SPACES ABUTTING A STREET	NO	NO
10	PARKING SETBACK	25' FROM LOT LINE	<25' FROM LOT LINE	NO	NO

1 - DOCKING BAY DIMENSION FOR TRAILERS

PARKING

ITEM	COUNT
NUMBER OF LOADING DOCKS	190
NUMBER OF TRAILER PARKING SPACES	354
NUMBER OF CAR PARKING SPACES	469

LEGEND

Property Line	Property Line
Easement Line	Easement Line
Major Contour	Major Contour
Minor Contour	Minor Contour
Overhead Wires and Towers	Overhead Wires and Towers
Water Line	Water Line
Gas Line	Gas Line
Stormwater Ponds	Stormwater Ponds
Storm Sewer	Storm Sewer
Sanitary Force Main	Sanitary Force Main
Municipal Boundary	Municipal Boundary
County Boundary	County Boundary
8' Cyclone Fencing	8' Cyclone Fencing
Catch Basin	Catch Basin

ZONE: (O) OFFICE	ZONE: (I/A) INDUSTRIAL / AIRPORT
ZONE: (I/A) INDUSTRIAL / AIRPORT	ZONE: (I/A) INDUSTRIAL / AIRPORT

100	50	0	50	100
SCALE IN FEET				