



ZONING DATA:

C-COMMERCIAL ZONING DISTRICT

- PERMITTED USE:**
- STORAGE AND WAREHOUSING ESTABLISHMENTS (§470-20.B(1)(q))
 - LIGHT MANUFACTURING (§470-20.B(1)(ee))

- CONDITIONAL USE:**
- TRUCK AND MOTOR FREIGHT TERMINALS (§470-20.B(3)(i))

PRINCIPLE BUILDINGS	REQUIRED (*)	PROVIDED
MINIMUM LOT SIZE	1 ACRE (5 ACRES)	±86.7 AC
MINIMUM LOT WIDTH	100 FT (300 FT)	> 300 FT
MINIMUM LOT DEPTH	- FT (500 FT)	> 500 FT
MAXIMUM IMPERVIOUS COVERAGE	80% NON-RES (70-75%)	34.58 AC (40%)
MINIMUM SETBACKS		
FRONT	75 FT (150 FT)	> 150 FT
REAR	25 FT (50 FT)	> 75 FT
SIDE	20 FT (50 FT)	> 75 FT
WELL	15 FT	> 15 FT
SEPTIC	10 FT	> 10 FT
MAXIMUM BUILDING COVERAGE	- FT (60%)	18.6%
MAXIMUM BUILDING HEIGHT	50 FT	TBD
BUILDING SEPARATION	75 FT NON-RES FROM EX RES	> 75 FT
MINIMUM LANDSCAPE AREA	- % (>25-30%)	

(*) DEPENDING ON THE INTERPRETATION OF THE PROPOSED USE BY THE TOWNSHIP, THE PROPOSED INDUSTRIAL USE COULD BE CONSIDERED A REGIONAL IMPACT DEVELOPMENT WHICH HAS STRICTER ZONING REQUIREMENTS. THESE REGIONAL IMPACT DEVELOPMENT REQUIREMENTS ARE SHOWN IN PARENTHESES ABOVE. THE PROPOSED CONCEPTUAL DESIGN HAS BEEN DESIGNED CONSIDERING THESE REGIONAL IMPACT DEVELOPMENT REQUIREMENTS.

PARKING DATA:

REQUIRED PARKING SPACES

MANUFACTURING AND INDUSTRIAL: 1 FOR EACH EMPLOYEE ON THE PEAK SHIFT PLUS 1 FOR EACH COMPANY BASED VEHICLE.
BUILDING - MAX 413 EMPLOYEES AND COMPANY VEHICLES

WAREHOUSING: 1 FOR EACH 1,000 SF OF GROSS FLOOR AREA, PLUS 1 FOR EACH EMPLOYEE ON THE PEAK SHIFT.
BUILDING - 702,000 SF / 1,000 SF = +702 SPACES (VARIANCE NECESSARY)

PROVIDED PARKING SPACES

BUILDING - 303 + 110 = 413 SPACES (INCLUDES 13 ADA SPACES)

LOADING SPACES:

REQUIRED LOADING SPACES

GROSS FLOOR AREA (SQUARE FEET)	SPACE REQUIRED
0 TO 5,000	1
-EACH ADDITIONAL 10,000	1 ADDITIONAL

BUILDING - 1 + [(702,000 SF - 5,000 SF) / 50,000 SF] = 70 SPACES

PROVIDED LOADING SPACES

BUILDING - 337 TOTAL SPACES
(77 + 77 = 154 LOADING DOCKS, 35 + 50 + 98 = 183 TRAILER SPACES)

SEALS

NO.	DATE	DESCRIPTION
1	05/22/2020	REVISED PER CLIENT COMMENTS

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

DRAWING TITLE & PROJECT NAME

FINAL CONCEPT LAYOUT (AERIAL)
CORE5 INDUSTRIAL PARTNERS
WARNER ROAD WAREHOUSE
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA

DRAWN BY	MRB
CHECKED BY	AMS
DATE	05/22/2020
PROJECT NO.	2020-4764-001
DRAWING NO.	

PRELIMINARY
NOT FOR CONSTRUCTION



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