

ZONING LEGEND:

DISTRICT - GENERAL BUSINESS (GB)	REQUIRED	EXISTING	PROPOSED (PRE PHASE II)	PROPOSED (POST PHASE II)
MIN. LOT AREA	40,000 SF	36,024 Acres	36,024 Acres	32,963 Acres
MIN. LOT WIDTH	> 200'	> 200'	> 200'	> 200'
LOT FRONTAGE	200'	348.07'	348.07'	1,936.37'
FRONT YARD	80'	N/A	295.60'	401.00'
SIDE YARD	30'	N/A	50.00'	294.61'
REAR YARD	30'	N/A	294.61'	50.00'
BUILDING SETBACK	20'	N/A	15.00'	15.00'
MAX. LOT COVERAGE	25% BLDG	N/A	16.24%	26.44%
OFF-STREET PARKING	PROPERTY LINE SETBACK	N/A	20'	20' MIN.
WAREHOUSE	1 SPACE/900 SQ FT (282 SPACES)	N/A	282 SPACES	282 SPACES
PARKING DESIGN	STALL WIDTH 90'	N/A	10'	10'
STALL LENGTH 90'	ASPHALT, CONCRETE, OR OTHER SIMILAR	N/A	ASPHALT & CONCRETE	ASPHALT & CONCRETE
SURFACE TYPE				

LEGEND:

BIT CONC	CONCRETE	VERTICAL GRANITE CURB	SCLOPED GRANITE CURB	CONCRETE CURB	ASPHALT CURB	CONCRETE CURB	TRANSVERSE GRANITE CURB	HANDICAPPED GRANITE CURB	SINGLE WHITE SOLID LINE	DOUBLE WHITE SOLID LINE	SPEED RAMP	CONCRETE STOP	CURB STOP	CROSSWALK	STONE BOUND/DRILLHOLE	CONCRETE BOUND/PLUG	CATCH-BASIN	DRAIN MANHOLE	REINFORCED CONCRETE PIPE	FOUNDATION DRAIN	INTERCEPTOR DRAIN	PERFORATED POLY-VINYL-CHLORIDE	DOUBLE CATCH BASIN
UD	CO	DI	RD	FE	TE	DEC	TRANS	TELE	TELE	HHO	WG	CV	PV	GG	GG	GG	GG	GG	GG	GG	GG	GG	GG
UNDERDRAIN	CLEAN OUT	DUCTILE IRON	ROOF DRAIN	FLARED END	FRIGID END	FRIGID END	ELECTRIC MANHOLE	TRANSCOMER	TELEPHONE LINE	TELEPHONE MANHOLE	HYDRANT	WATER VALVE	GATE VALVE	POST INDICATOR VALVE	WATER GATE	WATER GATE	WATER GATE	WATER GATE	WATER GATE	WATER GATE	WATER GATE	WATER GATE	WATER GATE

- NOTES & REFERENCES:**
- WORK SHOWN WITHIN THE 100 FOOT BUFFERZONE IS IN NONCOMPLIANCE WITH MHPA CERTIFICATE AND ORDER OF CONDITIONS ISSUED FOR PHASE I ROAD CONSTRUCTION. LEGAL COUNCIL SHALL BE CONSULTED TO AMEND THE CERTIFICATE AND ORDER OF CONDITIONS, TO ALLOW WORK WITHIN THE 100 FOOT BUFFERZONE.
 - CONFORMANCE BY B&M RAILROAD REQUIRED FOR REVERSE SWITCH FOR RAILROAD SPUR.
 - WETLAND FLAG DELINEATED ON THIS PLAN WAS PERFORMED BY ENVIRONMENTAL CONSULTING IN FALL OF 2002.
 - THE WETLAND FLAGS AND WETLAND BOUNDARIES ARE BASED UPON AN ON THE GROUND SURVEY. THE WETLAND FLAGS AND BOUNDARIES REQUIRE CONTRIBUTION BY THE WESTMINSTER CONSERVATION COMMISSION.
 - MONITORING WELL LOCATIONS AS SHOWN ARE VERY APPROXIMATE. MONITORING WELLS SHOULD BE FIELD LOCATED AND REPORTED ON THIS PLAN TO DETERMINE THEIR ACCURACY. GROUNDWATER ELEVATIONS MAY CHANGE BASED UPON FINAL LOCATIONS.
 - ADDITIONAL MONITORING WELLS SHOULD BE INSTALLED IN LOCATIONS IDENTIFIED ON THE PLAN AS "POTENTIAL GROUNDWATER OFFSET CONFLICT" A MINIMUM OF SIX FEET TO IS REQUIRED PURSUANT TO MHPA CERTIFICATE AND WESTMINSTER EARTH BROWAL STANDARDS.
 - DETENTION FACILITIES HAVE NOT BEEN INCLUDED WITHIN THIS SCHEMATIC PLAN. SUBSURFACE STORAGE WILL MOST LIKELY BE REQUIRED TO MITIGATE STORMWATER ISSUES.
 - A SEWER LIFT STATION FOR THE BUILDING WILL BE REQUIRED.
 - A DETERMINATION OF SEWER ISSUES RELATED TO PHASE II HAVE YET TO BE PERFORMED.

