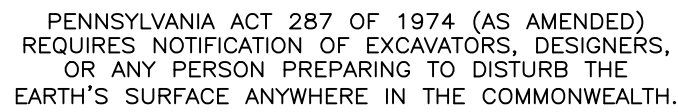


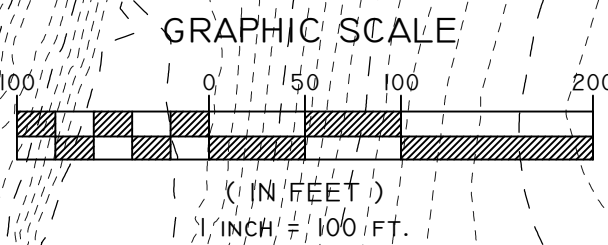
EAST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA



DESIGN SERIAL NUMBER: 20231443684  
DATE OF CALL: JUNE 08, 2023

DESIGN CONFLICT. PLEASE EMAIL OR SEND  
PLANS TO:  
KURT.ZIELASKOWSKI@BENTLEY.COM

## SECTION 194-46.B(3): FEE IN LIEU OF DEDICATION



THIS PLAN, BEARING LPC FILE NO. 86-212-2, WAS REVIEWED BY STAFF OF THE LANCASTER COUNTY PLANNING DEPARTMENT ON \_\_\_\_\_, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247, OF 1968, AS AMENDED. THIS CERTIFICATE DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

TI-1	1 OF 4	TITLE SHEET*	
EX-1	2 OF 4	EXISTING FEATURES	PLAN*
LO-1	3 OF 4	LAYOUT	PLAN*
DE-1	4 OF 4	DETAIL	PLAN*

\*PLANS TO BE RECORDED



4. **INTENT OF PLAN**  
THE EXISTING USE IS A WELDING FABRICATION AND REPAIR FACILITY.

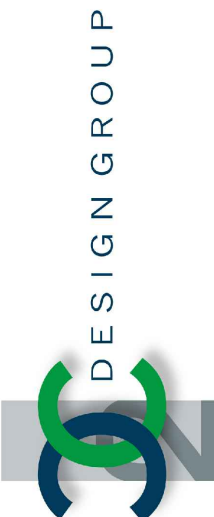
THE APPLICANT IS PROPOSING TO LEASE APPROXIMATELY 0.9 ACRES FROM THE PROPERTY OWNER. THE INTENDED USE OF THE LEASE AREA IS TO STORE NEW EMPTY PROPANE FUEL TANKS AND PARK APPROXIMATELY 5 TO 7 TRUCKS OVERNIGHT. NO FUEL WILL BE BROUGHT ON SITE. NO NEW ACCESS TO THE PROPERTY IS BEING PROPOSED. EMPTY TANKS WILL BE BROUGHT ON SITE VIA A PLATED TRUCK, AND REMOVED FROM THE SITE BY A SMALLER DELIVERY TRUCK.

NO EARTH DISTURBANCE IS BEING PROPOSED WITH THIS PLAN, AND THERE WILL BE NO INCREASE IN IMPERVIOUS SURFACES (THE EXISTING SURFACE IS COMPACTED AGGREGATE).

I-1 - LIGHT INDUSTRIAL ZONE

	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
MINIMUM LOT SIZE	1 ACRE	4.783 AC	4.783 AC
MINIMUM LOT WIDTH	200 FEET	264 FT.	264 FT.
FRONT YARD SETBACK	40 FEET	172 FT.	172 FT.
PARKING SETBACK	20 FEET	45 FT.	45 FT.
SIDE YARD SETBACK	30 FEET	34 FT.	34 FT.
REAR YARD SETBACK	30 FEET	190 FT.	190 FT.
MAXIMUM BLDG HEIGHT	50 FEET	≤50 FT.	≤50 FT.

10. TRIP GENERATION  
THE NUMBER OF VEHICULAR TRIPS  
ESTIMATED TO BE 13 TRIPS.

Civil Engineering and Surveying  
Solutions from Concept to  
Construction

TITLE SHEET

Wentersville, PA 19383  
610.860.6050 [www.c2cdg.com](http://www.c2cdg.com)

NAL LAND DEVELOPMENT  
PLAN FOR  
935 STONE HILL ROAD

EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA

**PROJECT NAME:**

PROJECT #: WSE-ECT-0

SCALE: AS SHOW

DRAWN BY: CAD

CHECKED BY: BSF

DATE: 7/28/2021

DWG. NO.: 1 OF 4

SHEET NO.:

TI-1

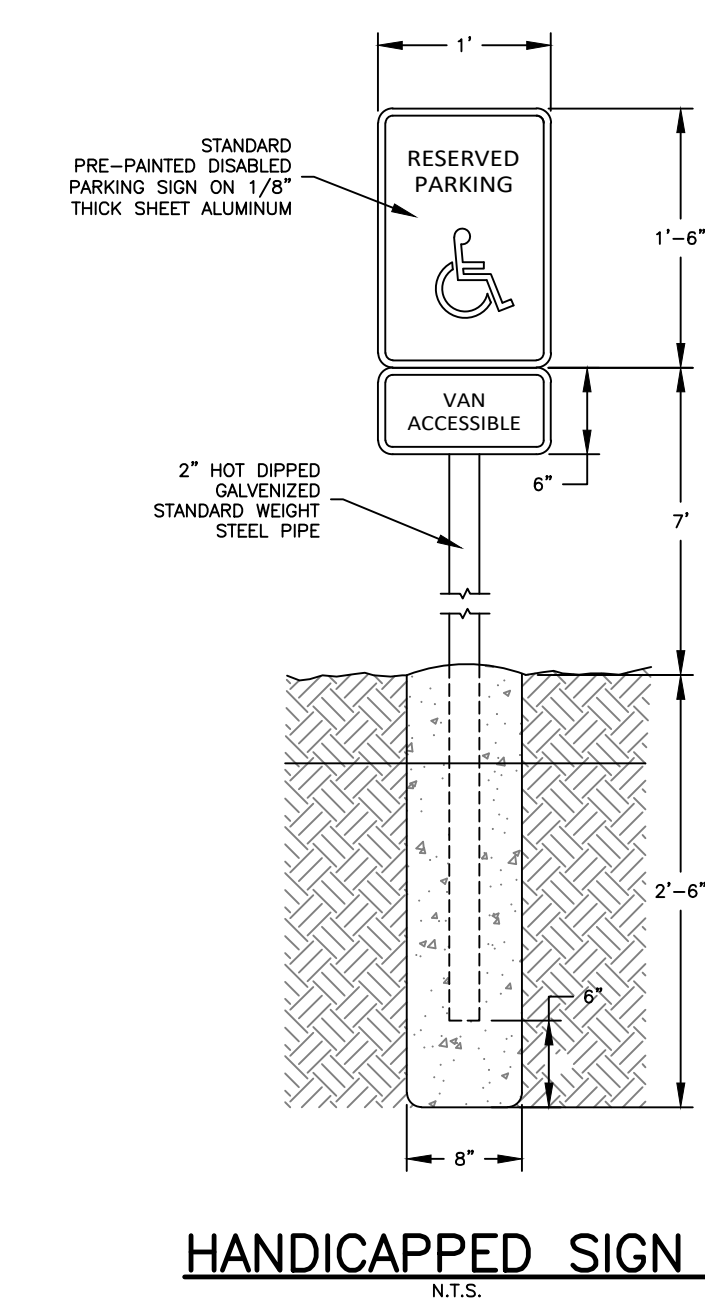
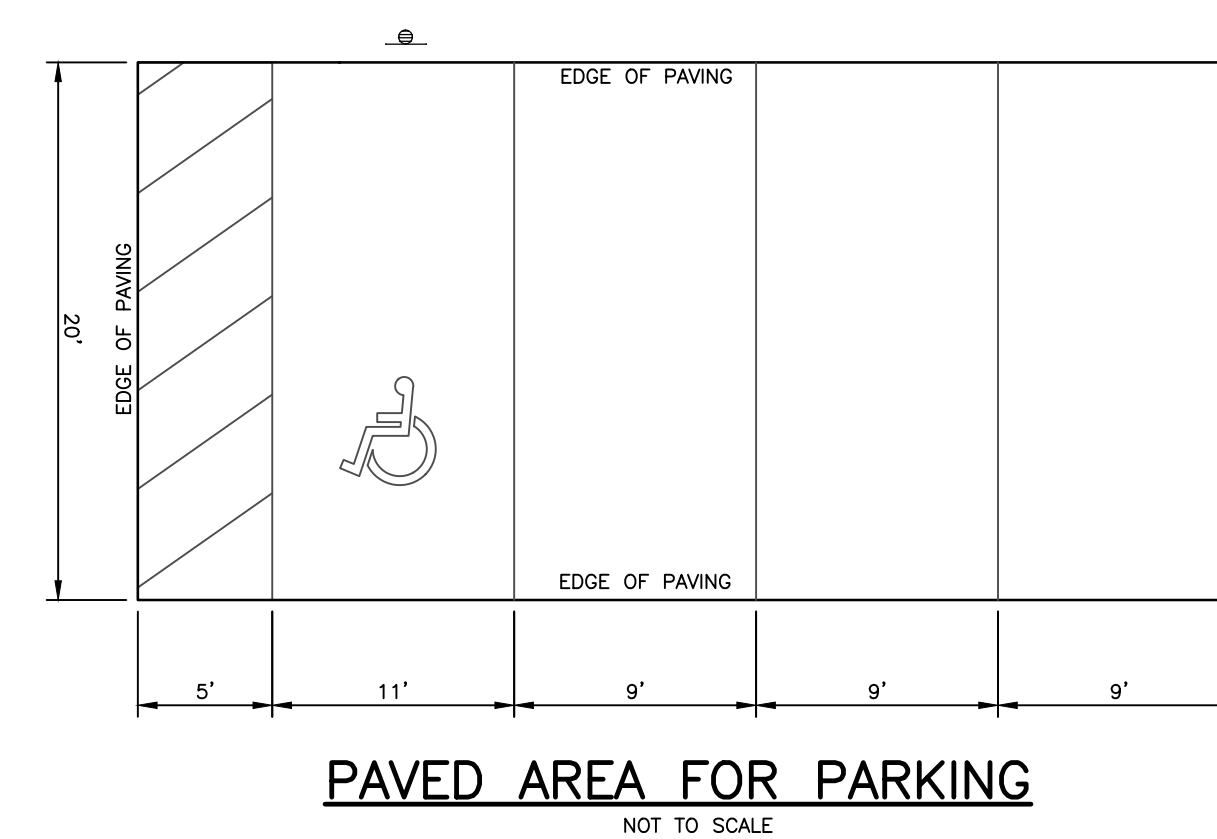
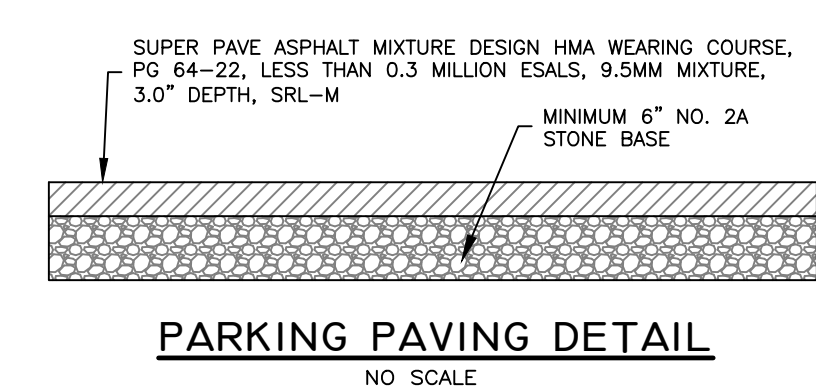
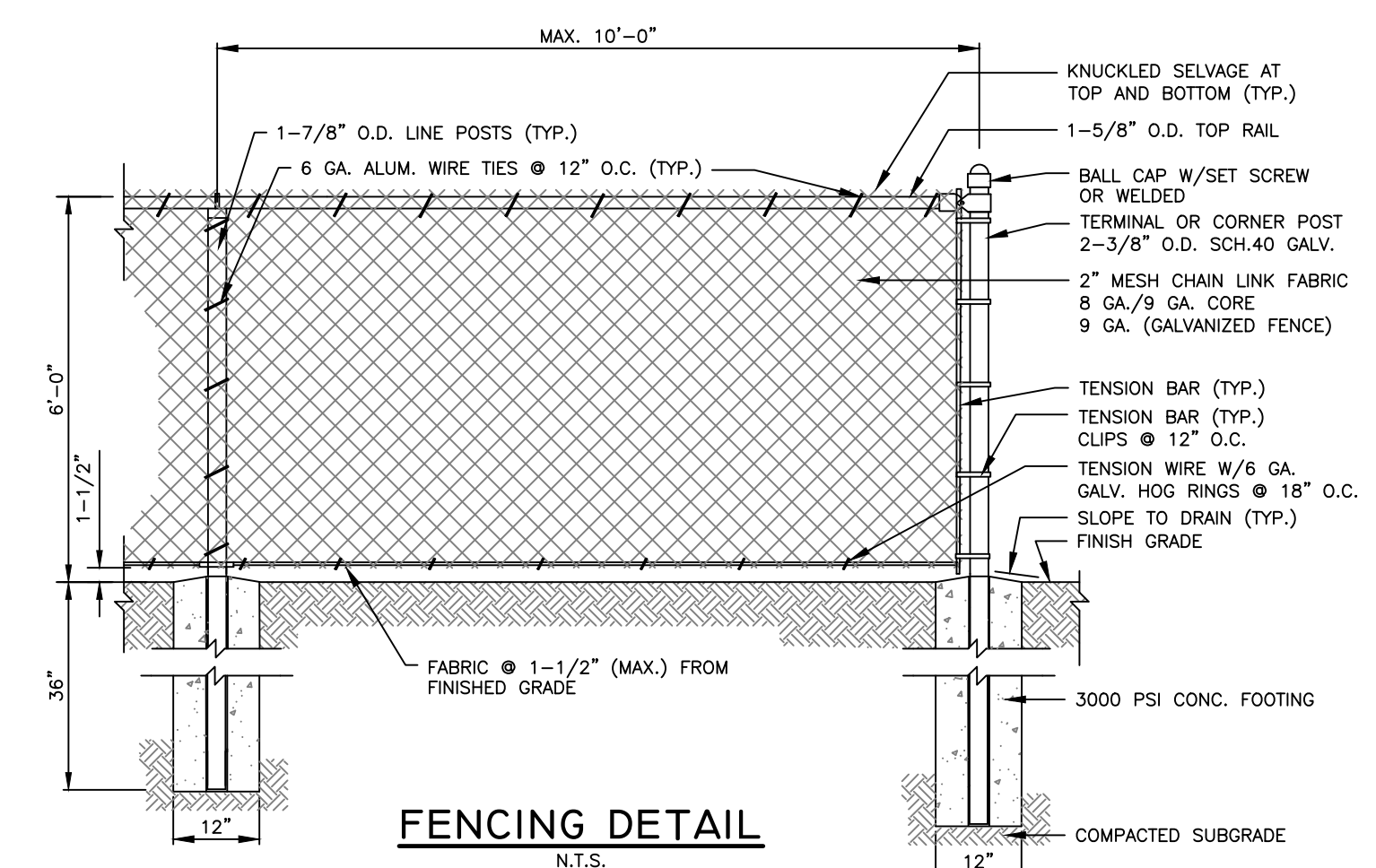
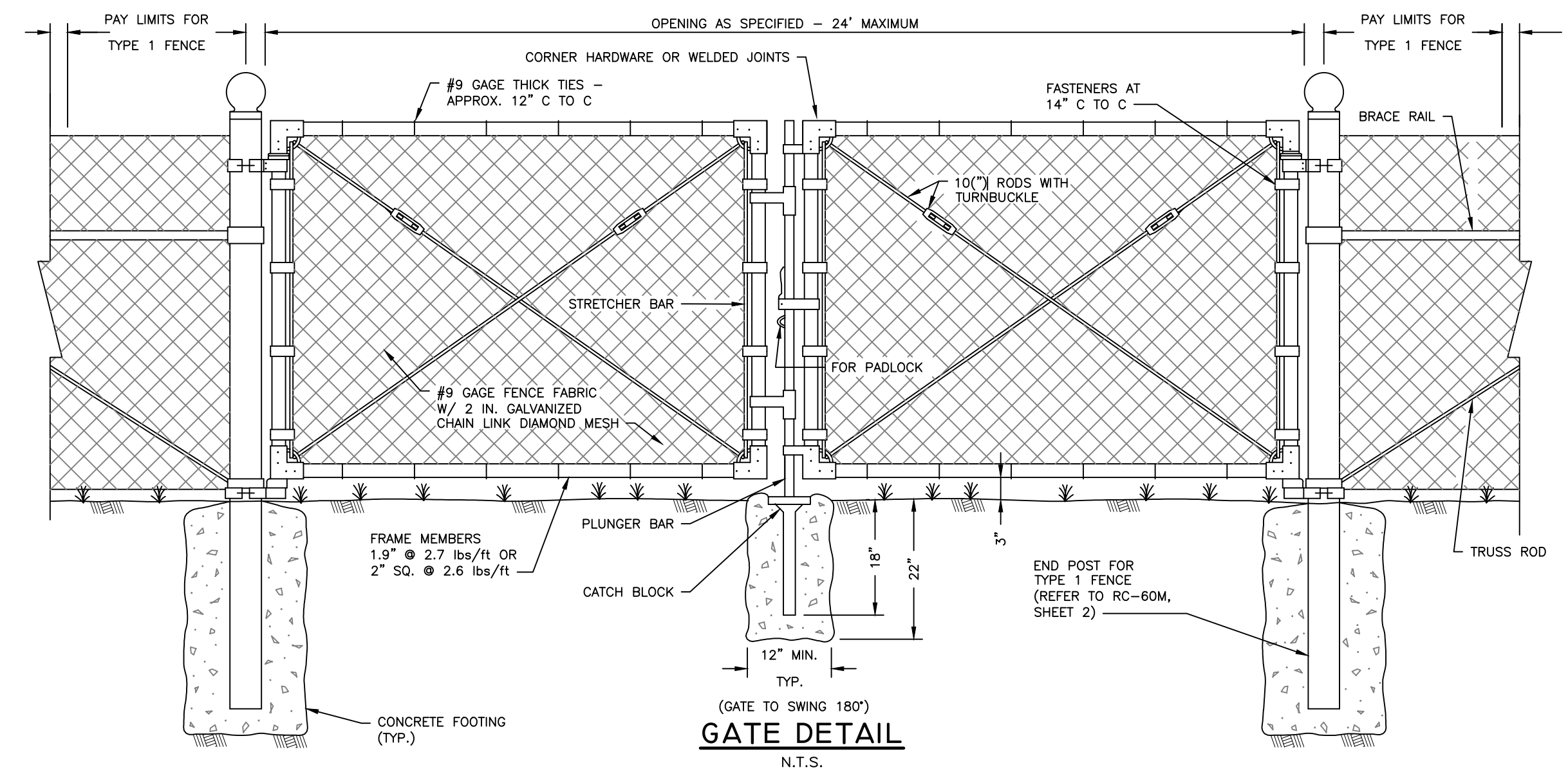










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