



FEMA FLOOD ZONE
(1% ANNUAL CHANCE
FLOOD HAZARD)
VERIFY WITH CIVIL

NORFOLK SOUTHERN RAILROAD

COLEBROOK AVE

CHESTNUT ST

PROJECT DATA:

ZONING ORDINANCE:	BOROUGH OF EMMAS	
ZONED:	I-L LIGHT INDUSTRIAL DISTRICT	
FRONT YARD SETBACK:	40 FT	
SIDE YARD SETBACK:	15 FT	
REAR YARD SETBACK:	15 FT	
MAX BUILDING COVERAGE:	60%	
MAX IMPERVIOUS COVERAGE:	90%	

SITE DATA & COVERAGE:

SITE AREA GROSS:	9.97 AC 434,427 SF	
BUILDING:	@ 23%	100,000 SF
FUTURE EXPANSION:	@ 5%	20,000 SF
PAVED:	@ 27%	118,735 SF
FUTURE PAVED:	@ 2%	8,170 SF
TOTAL IMPERVIOUS:	246,905 SF	
BUILDING COVERAGE:	27.62%	
LANDSCAPE COVERAGE:	43.17%	
IMPERVIOUS COVERAGE:	56.83%	

PARKING REQUIRED:

INDUSTRIAL:	1.3 PER EMPLOYEE	
OFFICE:	1/300 SQFT	

PARKING PROVIDED:

AUTO	130 STALLS	
REQ. ACCESSIBLE	@ 1.3/1000 SF 5 STALLS	

TRUCK DOCKS:

▲ DOCK-HIGH DOORS	25	
○ GRADE-LEVEL DOORS	2	

SCALE 1" = 40'

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

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ARCO DESIGN/BUILD | 142 ARCHITECTURE

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PRELIMINARY SITE PLAN

CRESA EMMAS | 4591 COLEBROOK AVE, EMMAS, PA 18049

