

OWNERS/DEVELOPERS:
WASHINGTON COUNTY COUNCIL
ON ECONOMIC DEVELOPMENT
CONTACT PERSON: MAX MORGAN
40 SOUTH MAIN STREET-LOWER LEVEL
WASHINGTON PA 15301
724-225-8223

SITE DATA:
LOT 6 - STARPOINTE INDUSTRIAL PARK PLAN NO. 1
(PB 45/PG 752)

PROPERTY AREA: 7.094 Ac.

ZONE: I-B (INDUSTRIAL AND BUSINESS DISTRICT)

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	40,000 S.F.	7.094 Ac.
MINIMUM LOT WIDTH:	100'	575.33'
FRONT YARD SETBACK:	35'	50'
SIDE YARD SETBACK:	15'	30'
REAR YARD SETBACK:	30'	40'
MAX. BUILDING HEIGHT:	50'	9%
MAX. COVERAGE:	65%	

LEGEND

	PROPERTY LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED INLET (PENNDOT TYPE W)
	PROPOSED END/HEAD WALL (PENNDOT TYPE DW)
	SMOOTHLINE CORRUGATED POLYETHYLENE PIPE (AASHTO M294 TYPE S)
	FILTER FENCE (SIZE AS NOTED)
	PROPOSED CONTOUR
	ROCK CONSTRUCTION ENTRANCE

REVIEWED BY THE PLANNING COMMISSION OF HANOVER TOWNSHIP, THIS _____ DAY OF _____ 2006.

SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

APPROVED BY THE BOARD OF SUPERVISORS OF HANOVER TOWNSHIP, THIS _____ DAY OF _____ 2006.

SECRETARY _____ CHAIRMAN, BOARD OF SUPERVISORS _____

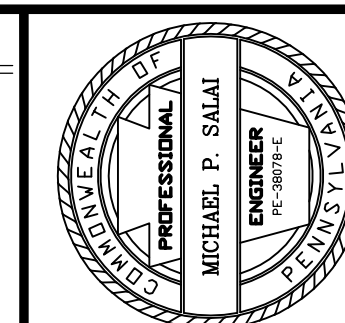
PARKING REQUIREMENTS:

TOTAL FLOOR AREA = 28,800 SF (FLEX BUILDING)

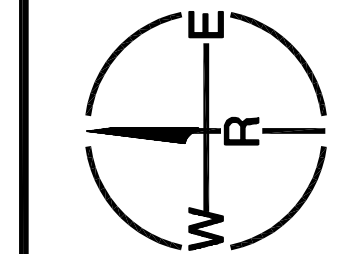
COMPOSITE:		
BUSINESS OFFICE SPACE:	9,600 SF X 1 SPACE/300 SF	= 32 SPACES
RETAIL BUSINESS SPACE:	4,800 SF X 1 SPACE/250 SF	= 19 SPACES
MANUFACTURING FACILITY SPACE:	9,600 SF X 1 SPACE/1500 SF	= 7 SPACES
STORAGE SPACE (4,800 SF):	4 EMPLOYEES X 1 SP/2 EMPLOYEES	= 2 SPACES
		62 SPACES REQUIRED
		TOTAL SPACES PROVIDED = 62 SPACES

HANDICAP SPACES: 4 PROVIDED

NOTE: ALL ADJOINING
PROPERTIES ARE ZONED I-B



WIND RIDGE ENGINEERING CO.
285 FINCH ROAD
WIND RIDGE, PA. 15380
724-426-5266



SITE PLAN
LOT 6 - STARPOINTE INDUSTRIAL PARK PLAN 1
SITUATE
HANOVER TOWNSHIP
WASHINGTON COUNTY - PENNSYLVANIA
PREPARED FOR
WCCD

SCALE: 1"=30'
DATE: OCTOBER 2006
F.B.: 29
DWG. BY: JPY
CAD FILE: \STARPOINTE\06-59.DWG
JOB No.: 06-59
REVISIONS:

SHEET

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