

WESTERN INDUSTRIAL PARK ZONING ANALYSIS

AMTIY TOWNSHIP – SEPT 2009

- **Mapping / Site Analysis**
- **Employment & Fiscal Impact Analysis**
- **Ordinance Development**

OLEY TOWNSHIP

LEGEND

 SUBJECT PARCELS

EARL TOWNSHIP

EXETER TOWNSHIP

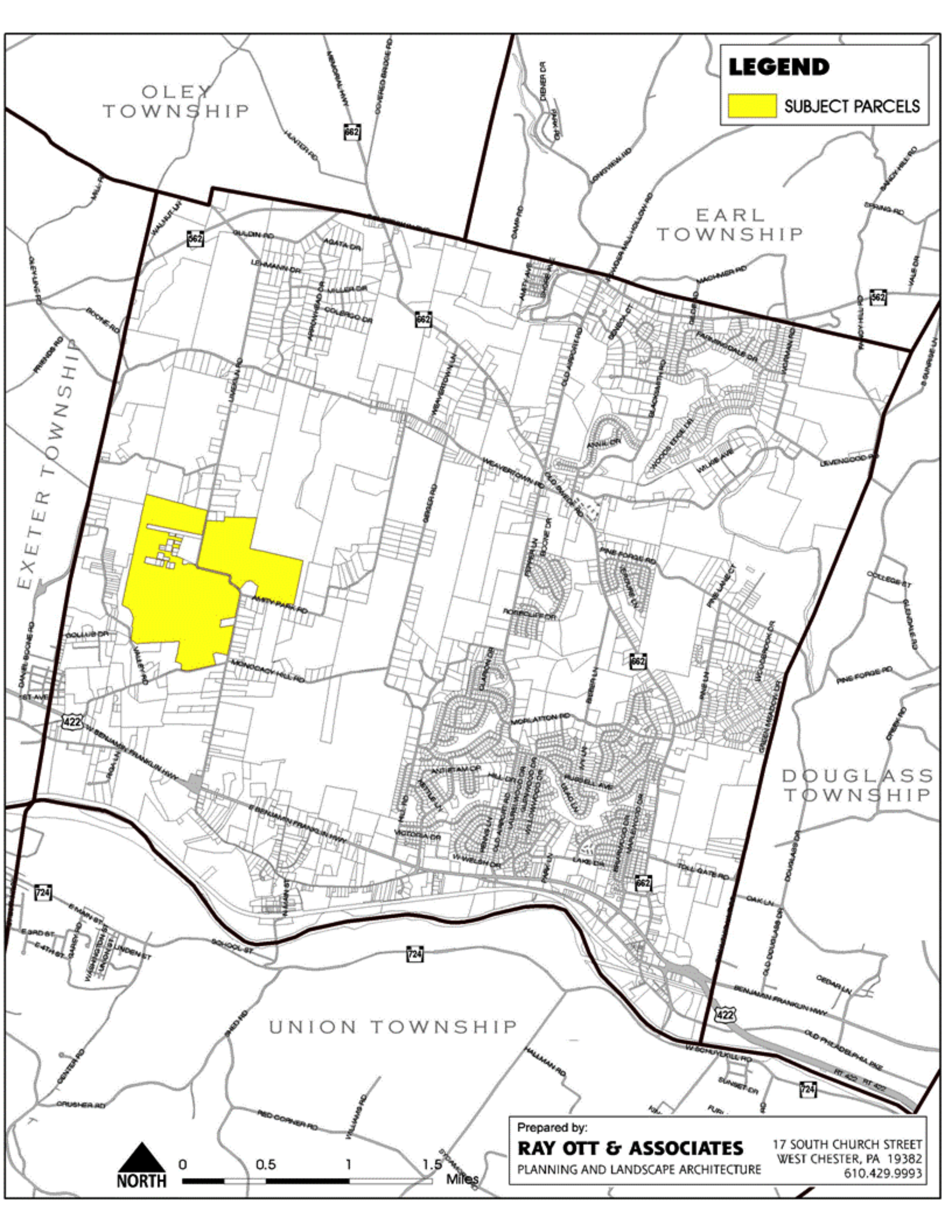
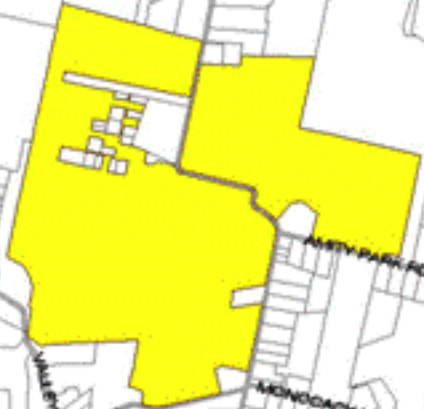
DOUGLASS TOWNSHIP

UNION TOWNSHIP











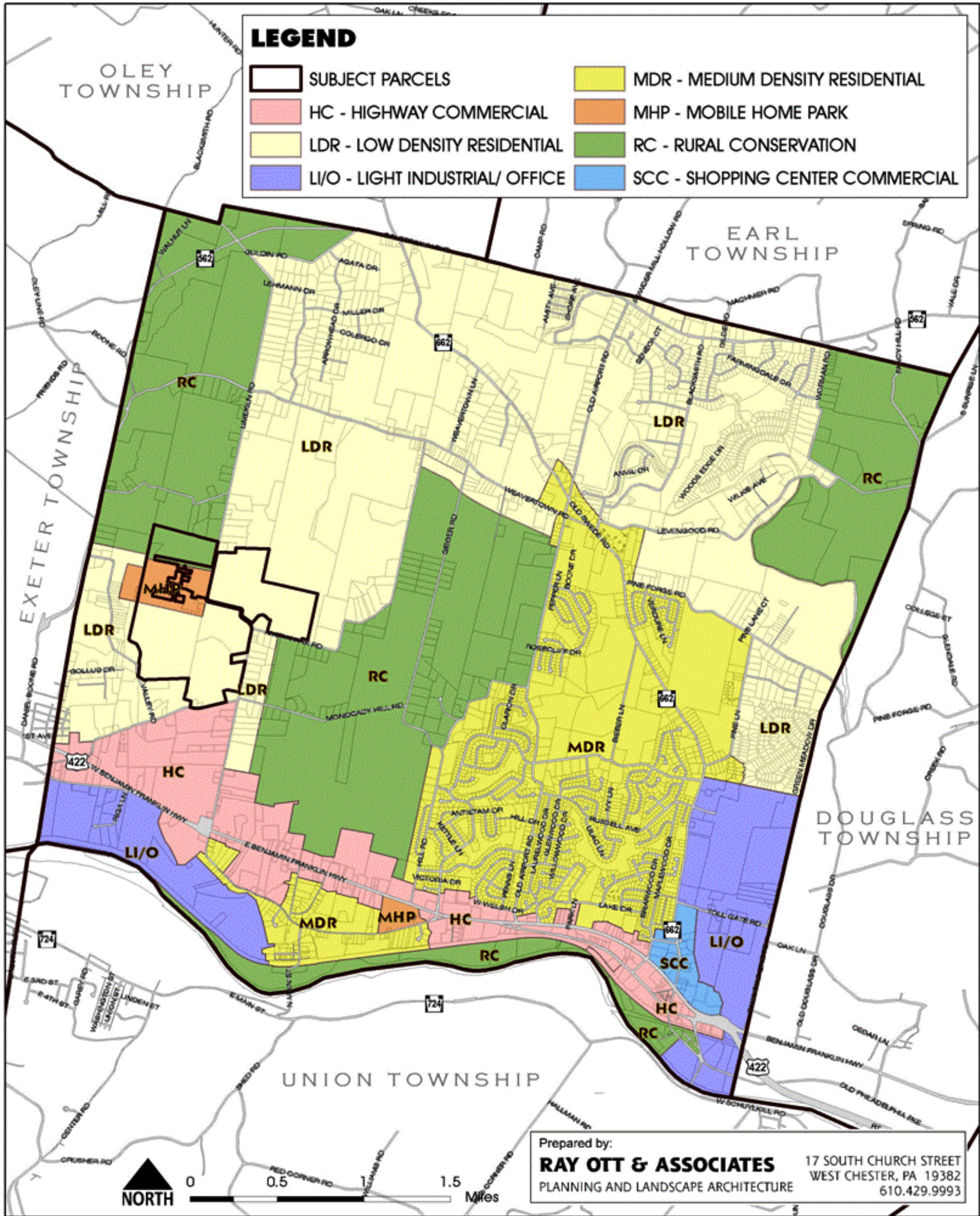
0 0.5 1 1.5 Miles

Prepared by:
RAY OTT & ASSOCIATES
PLANNING AND LANDSCAPE ARCHITECTURE
17 SOUTH CHURCH STREET
WEST CHESTER, PA 19382
610.429.9993



LEGEND

- | | | | |
|---|---------------------------------|---|----------------------------------|
|  | SUBJECT PARCELS |  | MDR - MEDIUM DENSITY RESIDENTIAL |
|  | HC - HIGHWAY COMMERCIAL |  | MHP - MOBILE HOME PARK |
|  | LDR - LOW DENSITY RESIDENTIAL |  | RC - RURAL CONSERVATION |
|  | LI/O - LIGHT INDUSTRIAL/ OFFICE |  | SCC - SHOPPING CENTER COMMERCIAL |






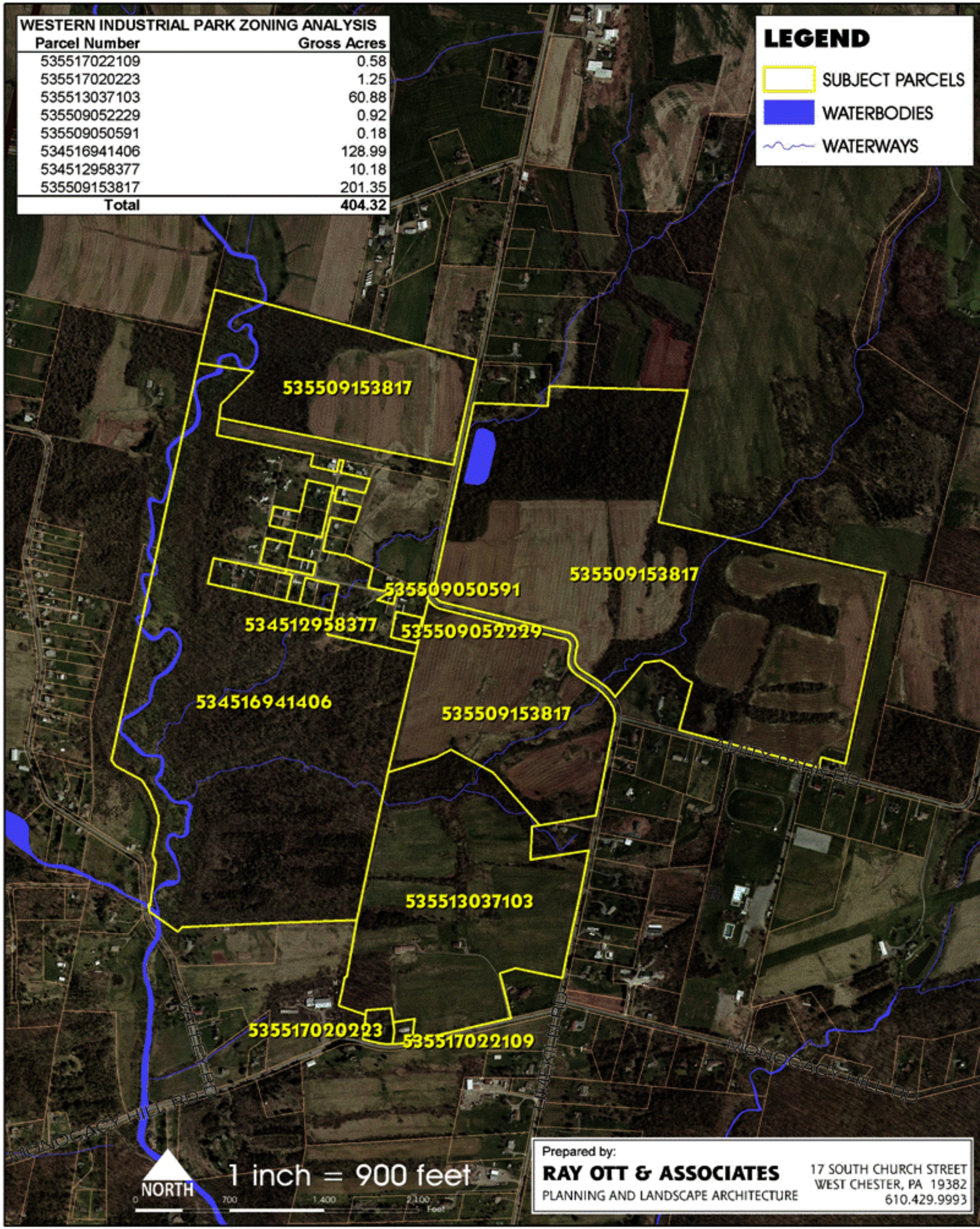
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WESTERN INDUSTRIAL PARK ZONING ANALYSIS

Parcel Number	Gross Acres
535517022109	0.58
535517020223	1.25
535513037103	60.88
535509052229	0.92
535509050591	0.18
534516941406	128.99
534512958377	10.18
535509153817	201.35
Total	404.32

LEGEND

-  SUBJECT PARCELS
-  WATERBODIES
-  WATERWAYS







NORTH
 1 inch = 900 feet
 0 700 1,400 2,100 Feet

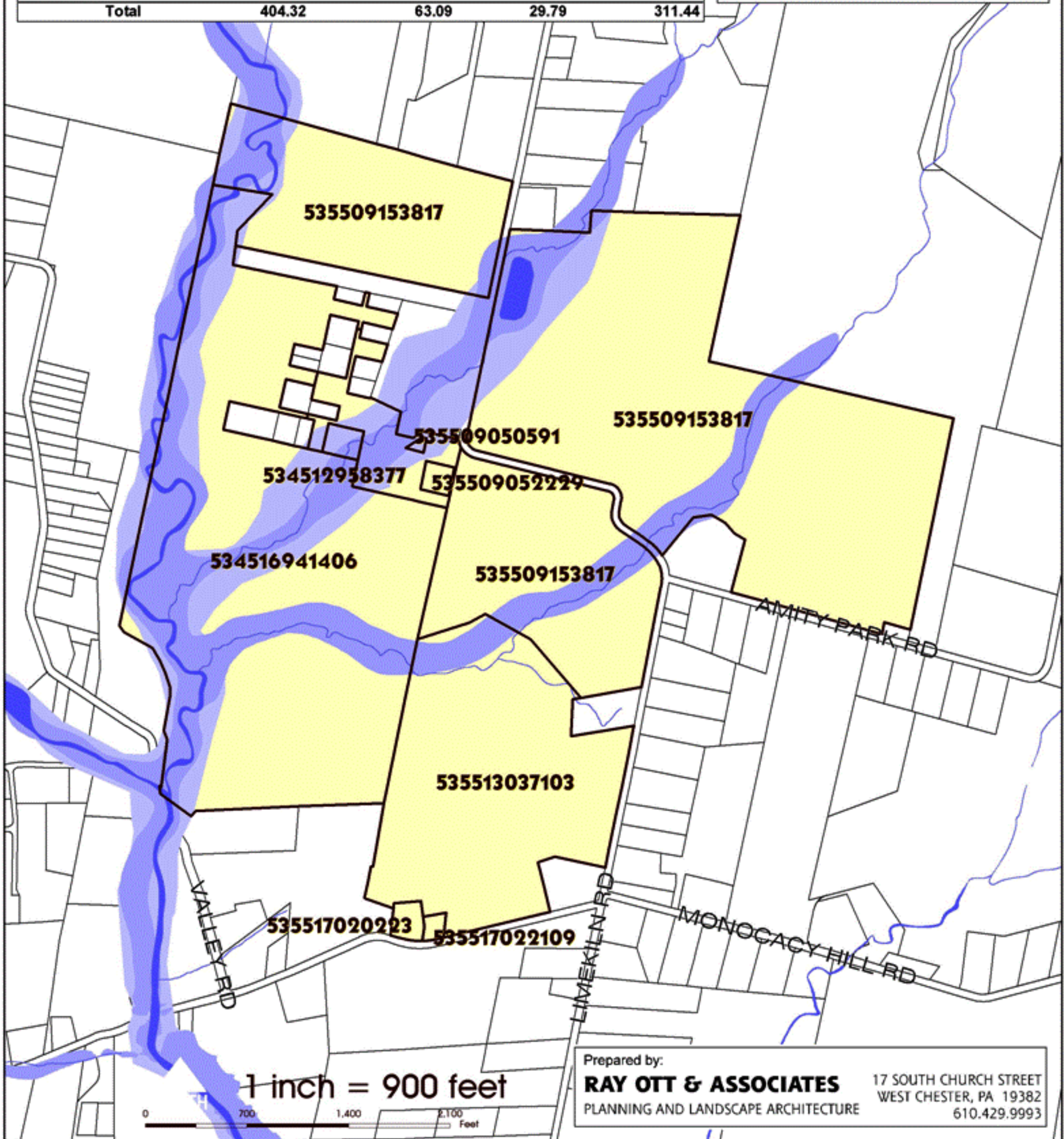
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WESTERN INDUSTRIAL PARK ZONING ANALYSIS - CALCULATION OF NET ACRES

Parcel Number	Gross Acres	100 Yr. Floodplain	Hydric soils (net of floodplain)	Net Acres
535517022109	0.58	0.00	0.00	0.58
535517020223	1.25	0.00	0.00	1.25
535513037103	60.88	3.27	0.00	57.61
535509052229	0.92	0.00	0.00	0.92
535509050591	0.18	0.01	0.17	0.00
534516941406	128.99	34.52	18.37	76.10
534512958377	10.18	2.32	3.06	4.80
535509153817	201.35	22.96	8.19	170.20
Total	404.32	63.09	29.79	311.44

LEGEND

-  SUBJECT PARCELS
-  WATERWAYS
-  WATERBODIES
-  FEMA - 100 YR. FLOODPLAIN



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WESTERN INDUSTRIAL PARK ZONING BUILD OUT ANALYSIS

Parcel Number	Net Acres*	Impervious Coverage	Potential Building Floor Area (SF)		
			1 Floor	2 Floors	3 Floors
535517022109	0.58	60%	5,474	6,691	7,227
535517020223	1.25	60%	11,880	14,520	15,684
535513037103	57.61	60%	547,506	669,175	722,824
535509052229	0.92	60%	8,722	10,660	11,515
535509050591	0.00	60%	0	0	0
534516941406	76.10	60%	723,216	883,931	954,798
534512958377	4.80	60%	45,609	55,744	60,213
535509153817	170.20	60%	1,617,552	1,977,008	2,135,511
Total	311.44		2,959,960	3,617,729	3,907,772
Parking	5.0 /1,000 s.f.		14,800	18,089	19,539

** Net Acres = gross acres less floodplains and hydric soils.*

09/23/09