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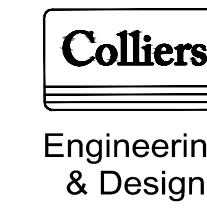
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ANCO Development

CONCEPT PLAN

STATE LINE ROAD
TRUCK TERMINAL

1701 STATE LINE ROAD
CITY OF HERMITAGE
MERCER COUNTY, PA



HAMILTON
1000 Waterview Drive,
Suite 201
Hamilton Township, NJ 08691
Phone: 609.587.8200
COLLIERS ENGINEERING &
DESIGN, INC.

SCALE:
AS SHOWN

DRAWN BY:
J

DESIGNED BY:
JM

REVIEWED
M

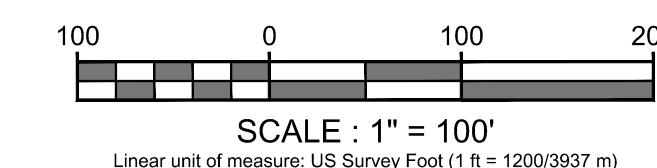
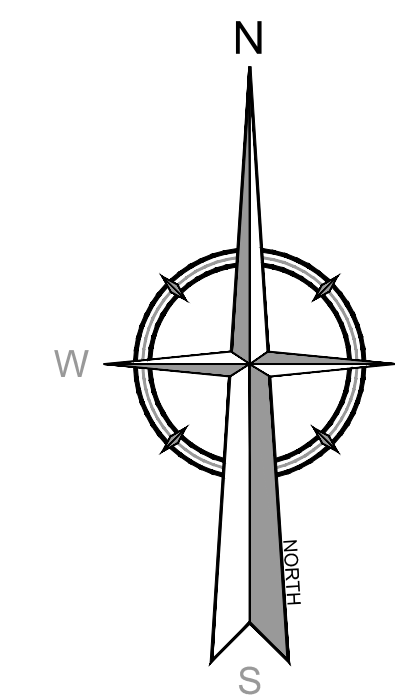
DATE ISSUED _____

PROJECT NUMBER:
25013323A

SHEET NAME:

DRAWING NUMBER

1 of 1

CITY OF HERMITAGE
ZONING DATA: HI HEAVY INDUSTRIAL ZONE DISTRICT

	REQUIRED	PROPOSED
MINIMUM LOT AREA	40,000 SF	21,98 ACRES
MINIMUM LOT WIDTH/FRONTAGE	150 FT	720 FT
MAXIMUM LOT COVERAGE	50%	49.5 %
MINIMUM FRONT YARD (ROW)	40 FT	184 FT
MINIMUM REAR YARD	40 FT	79 FT
MINIMUM SIDE YARD	25 FT	214 FT
MAXIMUM BUILDING HEIGHT	60 FT	<60 FT
PARKING		
1 SPACE/EMPLOYEE, LARGEST SHIFT	44 SPACES	44 SPACES
1 SPACE/10,000 SF (VISITOR) MAX. 10'	10 SPACES	10 SPACES
	54 REQUIRED	54 PROVIDED

- AERIAL MAP SOURCE - MICROSOFT BING MAPS 2025
- PARCEL INFORMATION OBTAINED FROM MERCER COUNTY GIS MAP DATA (ESR

By: JULIA MUESER on 2025-10-14 -- 03:13pm

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.