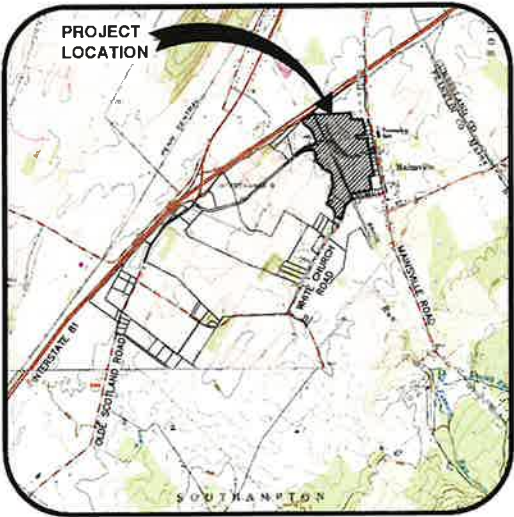


CONDITIONAL USE PLAN - OPTION 2
FOR
MATRIX SHIPPENSBURG LOTS 11 AND 12, LLC
SOUTHAMPTON TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA
MAY 25, 2022

GENERAL NOTES

1. PURPOSE OF THIS PLAN
- THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE PROPOSED USES ON THE SUBJECT SITE WHICH INVOLVE A WAREHOUSING/DISTRIBUTION USE. PURSUANT TO ARTICLE X OF THE SOUTHAMPTON TOWNSHIP ZONING ORDINANCE #17-002 AND ALL APPLICABLE AMENDMENTS TO THIS ZONING ORDINANCE AS OF THE FILING DATE OF THIS CONDITIONAL USE APPLICATION.
2. PERMITTED AND CONDITIONAL USES
- THE BUILDINGS SHOWN ON THIS PLAN MAY BE ANY USE AS DESCRIBED IN THE SOUTHAMPTON TOWNSHIP ZONING ORDINANCE #17-002 AND ALL APPLICABLE AMENDMENTS TO THIS ZONING ORDINANCE AS OF THE FILING DATE OF THIS CONDITIONAL USE APPLICATION.
3. BUILDING SIZE / LOCATION
- THE ACTUAL SIZE AND/OR LOCATION OF BUILDINGS MAY BE CHANGED PROVIDED THAT THE TOTAL BUILDING COVERAGE DOES NOT EXCEED 50% OF THE LOT AREA. IN ADDITION, THE AFORESAID CHANGES SHALL NOT BE DEEMED TO BE SUBSTANTIAL CHANGES FOR PURPOSES OF THIS CONDITIONAL USE APPLICATION AND ANY OTHER SUBSEQUENT SUBDIVISION AND/OR LAND DEVELOPMENT PLANS SUBMITTED IN FURTHERANCE OF THIS CONDITIONAL USE APPLICATION. USES MAY BE RECONSIDERED SUCH THAT THE MAXIMUM BUILDING COVERAGE DOES NOT EXCEED 50% OF THE TOTAL LOT AREA IN ACCORDANCE WITH APPLICABLE SOUTHAMPTON TOWNSHIP ZONING ORDINANCE #17-002.
4. PARKING CONFIGURATION
- THE PARKING AS SHOWN MAY BE MODIFIED AS REQUIRED BY ACTUAL USERS. PARKING SHALL BE IN ACCORDANCE WITH SOUTHAMPTON TOWNSHIP ZONING ORDINANCE #17-002 SECTION 304 AND ANY APPLICABLE AMENDMENTS TO THIS ZONING ORDINANCE WHICH EXISTED AS OF THE FILING DATE.
5. IMPERVIOUS COVERAGE
- THE AMOUNT OF IMPERVIOUS COVERAGE SHOWN ON THIS PLAN MAY BE REDUCED OR RECONFIGURED. SUCH COVERAGE SHALL NOT EXCEED 50% TOTAL IMPERVIOUS COVERAGE AND BUILDING COVERAGE SHALL NOT EXCEED 50% CONSISTENT WITH APPLICABLE SOUTHAMPTON TOWNSHIP ZONING ORDINANCE #17-002. SUCH RECONFIGURATION SHALL NOT BE DEEMED TO BE SUBSTANTIAL CHANGES FOR PURPOSES OF THE CONDITIONAL USE APPLICATION AND/OR ANY SUBSEQUENT OR LAND DEVELOPMENT PLANS SUBMITTED IN FURTHERANCE OF THE CONDITIONAL USE APPLICATION.
6. ACCESS ROADS
- ACCESS TO THE PROPERTY WILL BE PROVIDED BY TWO ACCESS POINTS FROM EXTENSION OF UNITED DRIVE TO HANCOCK ROAD.
7. IMPLEMENTATION AND PHASING SCHEDULE
- THE APPLICANT SHALL HAVE UP TO THREE (3) YEARS FROM THE DATE OF THE APPROVAL OF THIS CONDITIONAL USE APPLICATION TO SUBMIT SUBDIVISION AND/OR LAND DEVELOPMENT PLANS IN FURTHERANCE OF THIS CONDITIONAL USE APPLICATION AND THE PHASING SCHEDULE BELOW.
- A. YEARS 0-1 - PREPARATION AND SUBMITTAL OF SUBDIVISION AND/OR LAND DEVELOPMENT PLANS.
- B. YEARS 1-10 - DEVELOPMENT OF RETAIL/COMMERCIAL/WAREHOUSING AND DISTRIBUTION USES.
- THE PHASING SCHEDULE SHALL INDICATE BE INCORPORATED INTO THE CONDITIONAL USE APPROVAL AND ANY CHANGES TO THE ZONING ORDINANCE OR SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OR OTHER MUNICIPAL ORDINANCE ADOPTED AFTER THE DATE OF SUBMITTAL OF THIS CONDITIONAL USE APPLICATION SHALL NOT APPLY TO ANY SUBDIVISION AND/OR LAND DEVELOPMENT PLANS SUBMITTED BY THE APPLICANT IN FURTHERANCE OF THIS CONDITIONAL USE APPLICATION AND SHALL NOT APPLY DURING THE TEN (10) YEAR PHASING SCHEDULE AND/OR THE TIME PERIODS AS PROVIDED BY ACTS 46 AND 67.
- THE SEQUENCE OF PHASED DEVELOPMENT PURSUANT TO THE PHASING SCHEDULE MAY BE ALTERED BY THE APPLICANT BASED UPON MARKET DEMANDS AND/OR FUTURE ECONOMIC FEASIBILITY. AN AMENDED PHASING SCHEDULE WILL BE SUBMITTED TO SOUTHAMPTON TOWNSHIP IF SUCH ALTERATION IS DEEMED NECESSARY BY THE APPLICANT.
8. SCREENING, LANDSCAPING, CURBS AND EXTERIOR LIGHTING
- SCREENING, LANDSCAPING, CURBS AND EXTERIOR LIGHTING WILL BE SHOWN ON LAND DEVELOPMENT PLANS IN ACCORDANCE WITH APPLICABLE SOUTHAMPTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS AND IN ACCORDANCE WITH SOUTHAMPTON TOWNSHIP ZONING ORDINANCE #17-002, SUBJECT TO ANY MODIFICATION THAT MAY BE APPROVED BY THE BOE.



LOCATION MAP
SHIPPENSBURG AND SCOTLAND QUADRANGLE
SCALE: 1" = 2,000'

OWNER/DEVELOPER

MATRIX SHIPPENSBURG LOTS 11 AND 12, LLC
FORSGATE DRIVE, CN4000
CRANBURY, NJ 08512

CONTACT PERSON

DAVID THOMAS, VP INDUSTRIAL DEVELOPMENT
MATRIX SHIPPENSBURG LOTS 11 AND 12, LLC
FORSGATE DRIVE, CN4000
CRANBURY, NJ 08512
PHONE: 732-521-2900
EMAIL: DTHOMAS@MATRIXCOMPANIES.COM

SITE LOCATION

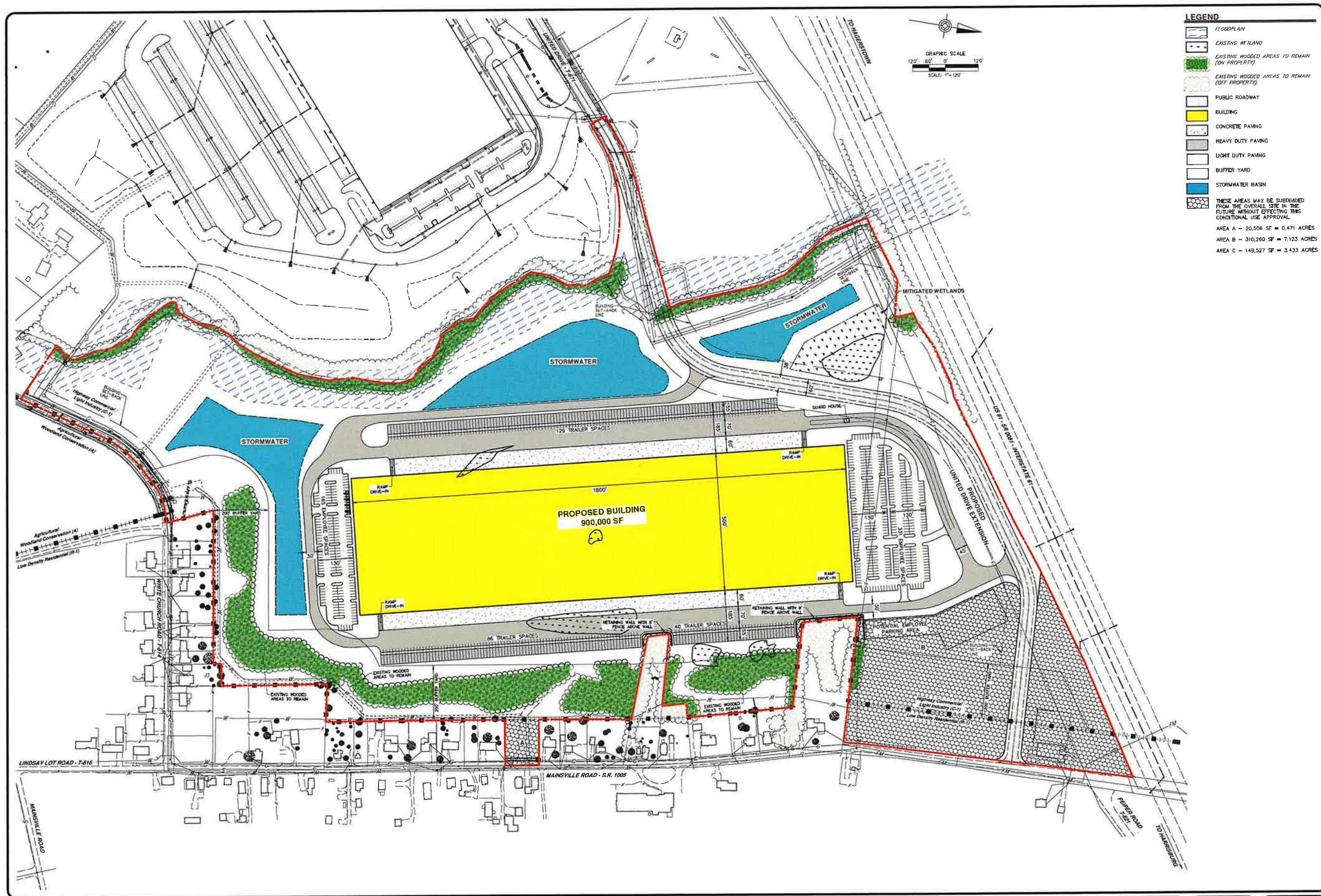
UNITED DRIVE EXTENDED
SHIPPENSBURG, PA 17257

SITE NOTES:

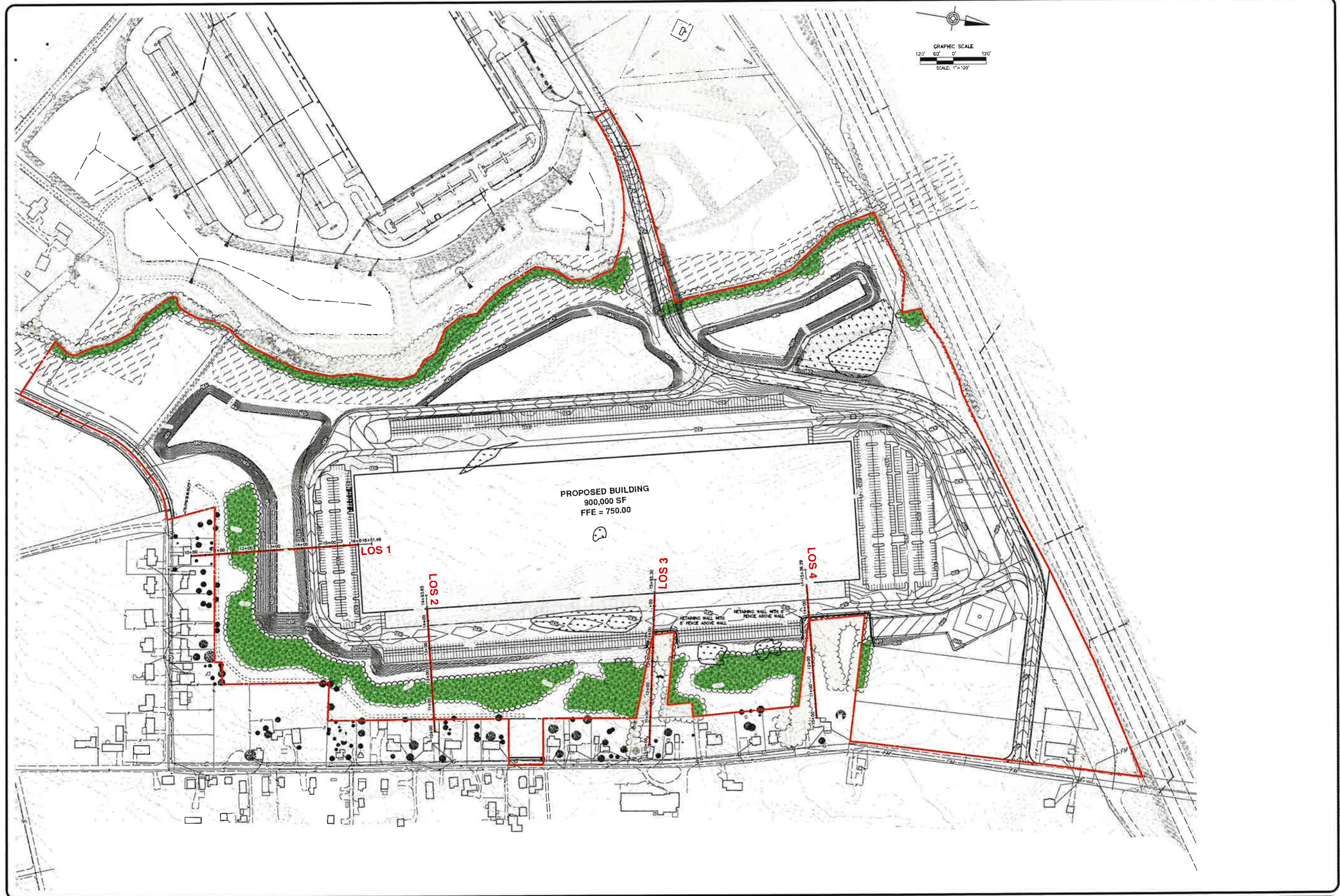
1. MINIMUM LOT AREA: 2 ACRES
2. EXISTING / PROPOSED LOT AREA: 107.812 ACRES (4,696,290 SF)
LOT 11: 104.879 ACRES
UNITED DRIVE EXTENDED R/W: 2.933 ACRES
3. MAXIMUM BUILDING HEIGHT: 65 FEET
4. MAXIMUM BUILDING COVERAGE: 50%
5. PROPOSED BUILDING COVERAGE:
TOTAL (LOT 11 AND ROW): 19.2% (900,000 SF)
LOT 11 ONLY: 19.7% (900,000 SF)
6. MAXIMUM LOT COVERAGE: 80%
7. PROPOSED LOT COVERAGE:
TOTAL (LOT 11 AND ROW): 43.4% (2,036,782 SF)
LOT 11 ONLY: 38.5% (1,911,800 SF)
8. MINIMUM LOT WIDTH: 250 FEET
9. PROPOSED LOT WIDTH: 1,500 FEET
10. MINIMUM BUILDING SETBACKS:
FRONT: 50 FEET
SIDE: 30 FEET
REAR: 50 FEET
11. SETBACKS FOR ADJOINING RESIDENTIAL USE OR ZONE:
COMMERCIAL / INDUSTRIAL BUILDINGS, STRUCTURES, OFF-STREET PARKING LOTS, LOADING AREAS AND OUTDOOR STORAGE AREAS: 200 FEET*
* LESS THAN 200' WHERE REQUESTED FOR MODIFICATION OF SALDO SECTION 31-908 C.
12. PARKING REQUIRED: 1 SPACE FOR EACH EMPLOYEE ON AN AVERAGE WORKING SHIFT, PLUS CUSTOMER PARKING AS DETERMINED BY THE COMMISSION. (SECTION 304 A)
- PARKING PROVIDED:
VEHICULAR SPACES: 496
TRAILER SPACES: 255

SHEET LIST TABLE

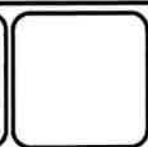
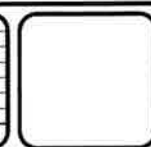
SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE
1	CV	COVER SHEET
2	CU1-1	CONCEPTUAL SITE PLAN
3	CU1-2	LINE OF SIGHT PLAN
4	CU1-3	LINE OF SIGHT PROFILES
5	EC	EXISTING CONDITIONS PLAN



- LEGEND**
- FLOODPLAIN
 - EXISTING WETLAND
 - EXISTING WOODED AREAS TO REMAIN (ON PROPERTY)
 - EXISTING WOODED AREAS TO REMAIN (OFF PROPERTY)
 - PUBLIC ROADWAY
 - BUILDING
 - CONCRETE PAVING
 - HEAVY DUTY PAVING
 - LIGHT DUTY PAVING
 - BUFFER YARD
 - STORMWATER BASIN
- THESE AREAS MAY BE SUBDIVIDED FROM THE OVERALL SITE IN THE FUTURE WITHOUT EXPECTING THIS CONDITIONAL USE APPROVAL.
- AREA A - 20,506 SF = 0.471 ACRES
AREA B - 310,280 SF = 7.123 ACRES
AREA C - 149,527 SF = 3.433 ACRES



NO.	REVISION	DATE	BY



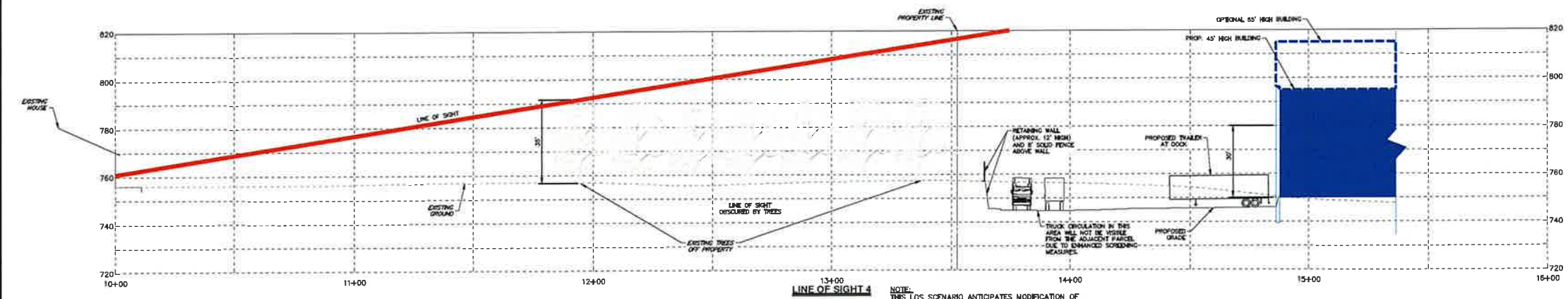
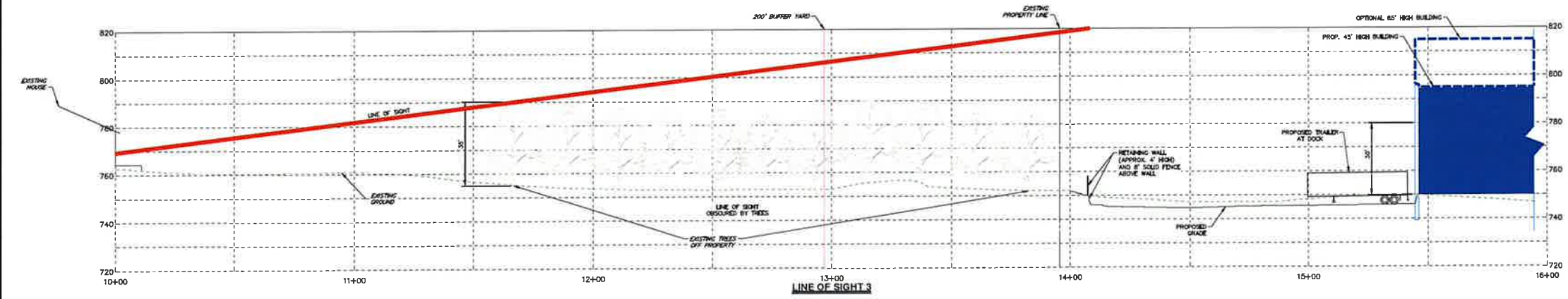
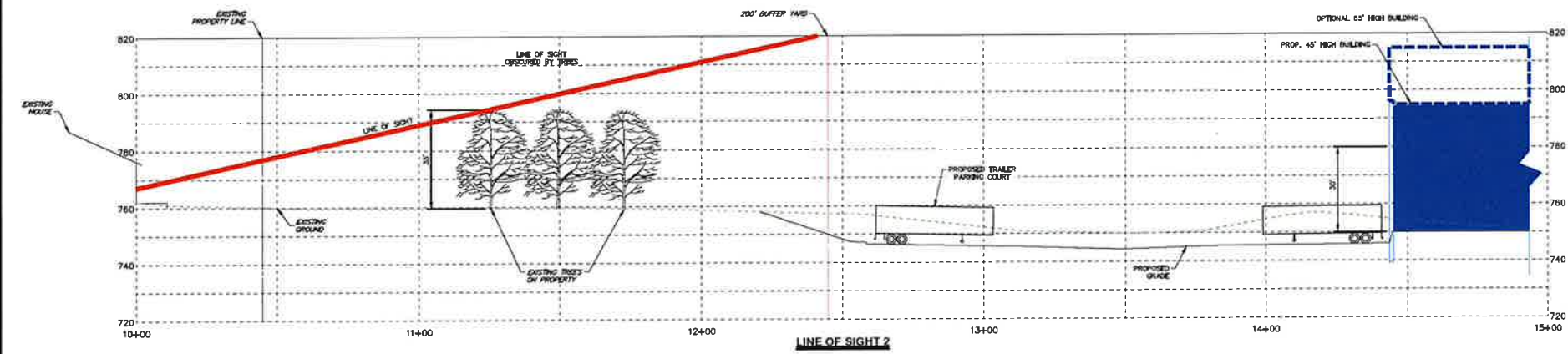
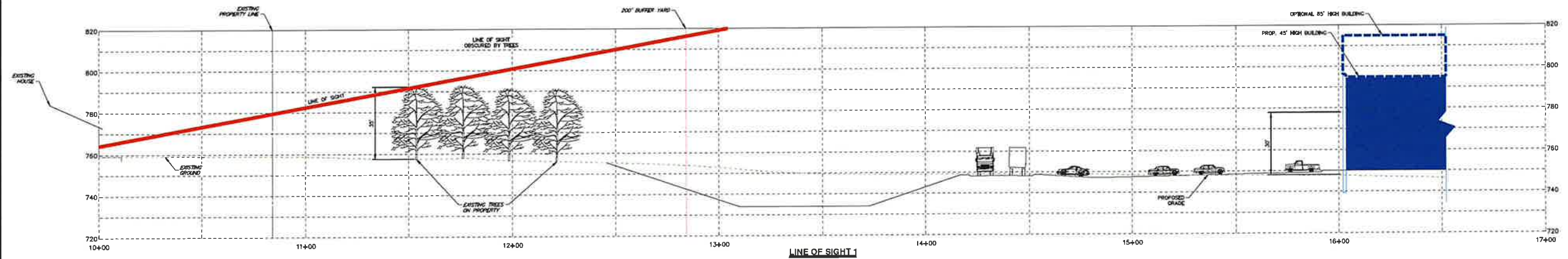
HRG
207 Grant Street
Chambersburg, PA 17201
(717) 263-2070
hrghrg-inc.com
www.hrg-inc.com
AN EMPLOYEE-OWNED COMPANY

MATRIX SHIPPENSBURG LOTS 11 AND 12, LLC
CN4000 FORSGATE DRIVE
CRANBURY, NJ 08512
732-521-2900 OFFICE

GRADING PLAN
FOR
MATRIX SHIPPENSBURG LOTS 11 AND 12, LLC
SOUTHAMPTON TOWNSHIP FRANKLIN COUNTY PENNSYLVANIA

PROJ. MGR. - SBB
DESIGN - SBB
CADD - TLB
CHECKED - SBB
SCALE - AS SHOWN
DATE - 2022.05.25

DRAWING NO.
CU2-2
SHEET NO.
3 OF 5
PROJECT R007448 0435



NOTE:
THIS LOS SCENARIO ANTICIPATES MODIFICATION OF
SALDO SECTION 31-908.C AND UTILIZES THE SHOWN 6'
SOLID FENCE, RETAINING WALL AND SUNKEN PARKING
AREA AS PART OF ENHANCED SCREENING MEASURES.

HORIZ: 20' 10' 0' 20'
VERT: 2' 1' 0' 1'
SCALE IN FEET

NO.	REVISION	DATE	BY

HRG
207 Grant Street
Chambersburg, PA 17201
(717) 263-2070
hr@hr-inc.com
www.hr-inc.com
AN EMPLOYEE-OWNED COMPANY

MATRIX SHIPPENSBURG LOTS 11 AND 12, LLC
CN4000 FORSGATE DRIVE
CRANBURY, NJ 08512

732-521-2900 OFFICE

LINE OF SIGHT PROFILES
FOR
MATRIX SHIPPENSBURG LOTS 11 AND 12, LLC

SOUTHAMPTON TOWNSHIP FRANKLIN COUNTY PENNSYLVANIA

PROJ. MGR. - SBB	DRAWING NO.
DESIGN - SBB	CU2-3
CADD - TLB	SHEET NO.
CHECKED - SBB	4 OF 5
SCALE - AS SHOWN	PROJECT R007448 0435
DATE - 2022.05.25	

LEGEND

	Monument		Existing Sign
	Property Corner		Existing Flag Pole
	Iron Pipe		Existing Lamp Post
	Iron Pin		Existing Mailbox
	Benchmark		Existing Above Ground Telephone and Cable TV Line
	Property Line		Existing Utility Pole
	Legal Right-of-Way Line		Existing Above Ground Electric and Telephone Line
	Setback Line		Existing Above Ground Electric Line and Cable TV Line
	Zoning Boundaries		Existing Above Ground Electric, Telephone and Cable TV Line
	Soil Boundaries		Existing Guy Wire
	Floodplain		Existing Electrical Box
	Existing Contour Major		Existing Gas Line
	Existing Contour Minor		Existing Storm Sewer Line
	Lot A Design Contour Major		Existing Sanitary Sewer Line
	Existing Stream Line		Existing Sanitary Sewer Manhole
	Existing Ground Elevation		Existing Cleanout
	Existing Shrub		Existing Water Line
	Existing Canorous Tree		Existing Water Valve
	Existing Deciduous Tree		Existing Fire Hydrant
	Tree/Brush Line		Existing Water Meter
	Shrub Row		
	Existing Edge of Road		
	Existing Edge of Gravel		
	Existing Guide Rail		
	Existing Fence		
	Existing Fence Post		

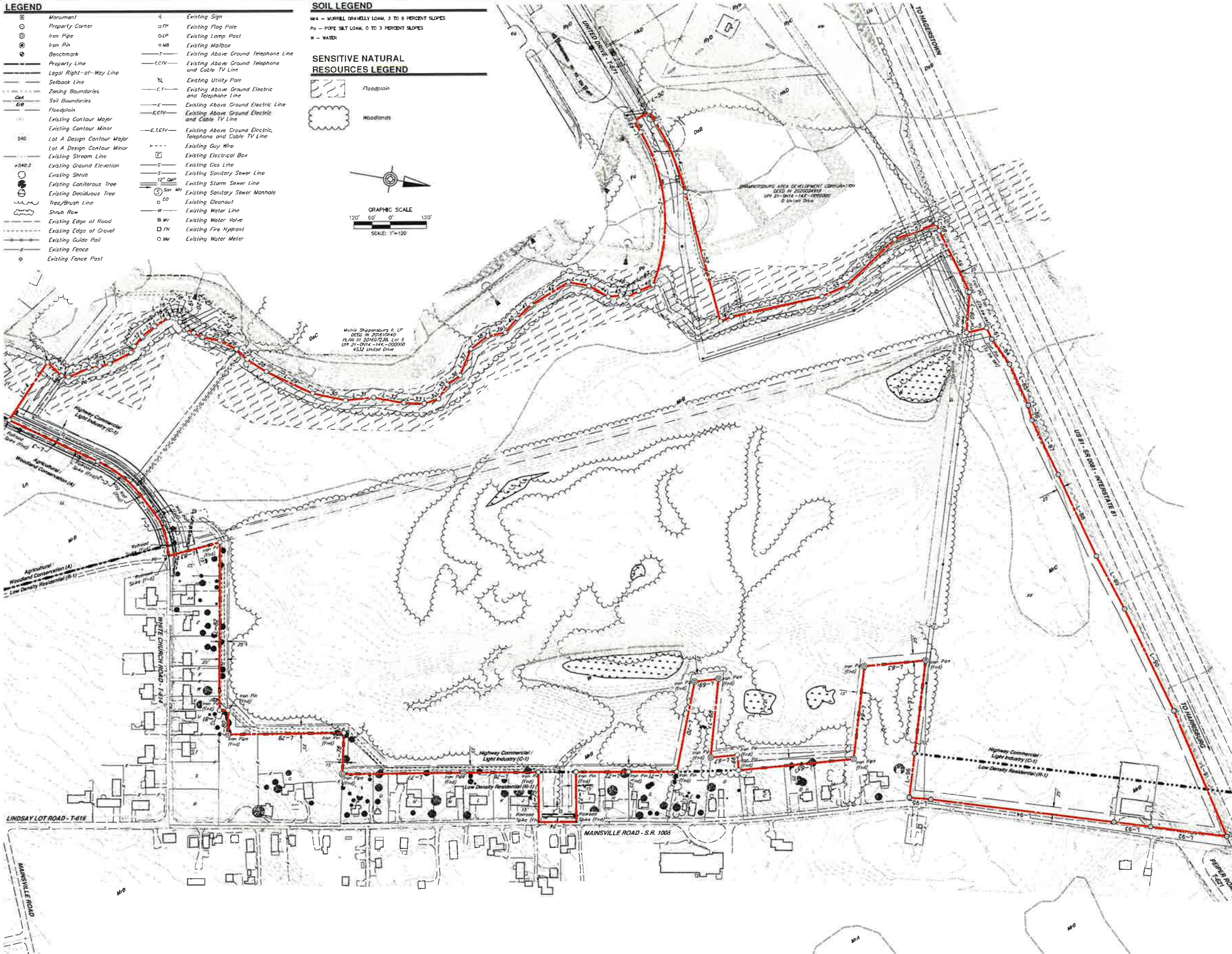
SOIL LEGEND

MHA - MURKILL GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES
Po - POPE SILT LOAM, 0 TO 3 PERCENT SLOPES
W - WATER

SENSITIVE NATURAL RESOURCES LEGEND



GRAPHIC SCALE
1"=120'



CURVE	RADIUS	LENGTH	CHORD BEARING	DISTANCE
C-1	217.93'	116.61'	S58°22'50"W	115.23'
C-2	380.00'	184.69'	S29°07'39"W	182.88'
C-3	570.00'	528.01'	S79°38'46"W	509.33'
C-4	900.81'	251.33'	N57°06'31"E	250.51'
C-5	5744.60'	68.67'	N23°24'35"W	68.67'

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L-1	S73°42'36"W	35.18'	L-21	N43°13'11"E	16.18'
L-2	S43°03'04"W	73.08'	L-22	N24°55'14"E	17.06'
L-3	S15°12'13"W	326.94'	L-23	N22°34'22"E	25.54'
L-4	N65°59'26"W	229.86'	L-24	N16°40'10"E	32.45'
L-5	N33°45'12"E	65.69'	L-25	N0°39'32"E	58.82'
L-6	N0°48'54"E	23.59'	L-26	N17°44'10"E	62.60'
L-7	N33°28'42"W	74.55'	L-27	N34°08'37"E	49.28'
L-8	N18°58'15"W	35.81'	L-28	N22°37'49"E	76.14'
L-9	N24°24'47"W	34.05'	L-29	N15°33'58"E	169.04'
L-10	N37°39'45"W	78.33'	L-30	N21°15'2"E	112.13'
L-11	N71°06'43"W	23.24'	L-31	N15°09'53"W	94.00'
L-12	N62°04'50"W	40.88'	L-32	N0°37'15"E	100.74'
L-13	N48°04'34"W	53.56'	L-33	N8°01'30"W	68.19'
L-14	N44°28'25"W	53.18'	L-34	N27°46'12"W	49.37'
L-15	N40°28'11"W	17.79'	L-35	N67°19'57"W	54.91'
L-16	N26°43'07"W	10.08'	L-36	N45°43'54"W	52.83'
L-17	N3°28'25"E	10.98'	L-37	N77°13'35"W	95.54'
L-18	N27°14'25"E	4.14'	L-38	N47°03'07"W	70.46'
L-19	N66°14'48"E	12.87'	L-39	N21°01'28"W	58.51'
L-20	N89°02'41"E	9.88'	L-40	N59°29'08"W	61.12'

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L-41	N52°51'18"W	65.29'	L-61	N55°46'12"E	41.53'
L-42	N41°21'32"W	142.85'	L-62	S15°01'46"E	204.44'
L-43	N0°06'24"E	66.20'	L-63	N86°42'38"E	309.96'
L-44	N19°41'14"E	74.86'	L-64	S15°19'40"E	383.88'
L-45	N15°11'54"W	41.14'	L-65	S74°57'18"W	51.00'
L-46	N6°24'18"E	22.18'	L-66	S15°17'37"E	88.70'
L-47	N39°00'48"W	43.68'	L-67	S85°46'00"W	262.82'
L-48	N31°41'06"W	51.81'	L-68	S16°22'24"E	78.24'
L-49	S49°06'31"W	43.03'	L-69	S88°34'47"E	305.73'
L-50	N40°53'29"W	60.00'	L-70	S9°39'32"E	161.32'
L-51	N49°06'31"E	43.03'	L-71	S9°57'25"E	174.08'
L-52	N65°06'31"E	444.49'	L-72	N79°45'57"E	165.06'
L-53	N33°35'35"W	39.82'	L-73	S9°54'38"E	124.17'
L-54	N22°05'55"W	307.33'	L-74	S79°42'32"W	165.00'
L-55	N33°31'11"W	90.44'	L-75	S9°57'04"E	250.00'
L-56	N53°20'41"W	220.70'	L-76	S10°21'20"E	401.62'
L-57	N30°14'57"W	147.94'	L-77	S82°19'13"W	137.34'
L-58	N58°12'23"E	25.27'	L-78	S10°27'01"E	385.11'
L-59	N53°51'39"E	227.05'	L-79	S80°33'27"W	80.66'
L-60	N84°29'20"E	135.30'			

LINE	BEARING	LENGTH
L-81	S10°31'58"E	29.04'
L-82	S80°18'17"W	559.18'
L-83	S24°38'59"E	176.85'
L-84	N44°27'36"E	101.98'
L-85	N55°46'12"E	150.00'
L-86	N67°04'47"E	50.99'
L-87	N54°20'16"E	200.06'
L-88	N54°48'54"E	300.04'
L-89	N52°03'24"E	200.42'
L-90	N54°20'22"E	376.27'
L-91	N57°28'42"E	452.11'
L-92	S20°53'E	253.58'
L-93	S2°39'46"E	122.74'
L-94	S2°36'14"E	614.51'
L-95	S4°53'28"E	72.41'
L-96	S87°01'11"W	146.73'
L-97	S86°49'46"W	311.42'

NO.	REVISION	DATE	BY



207 Grant Street
Chambersburg, PA 17201
(717) 263-2070
hr@hr-inc.com
www.hr-inc.com

MATRIX SHIPPENSBURG LOTS 11 AND 12, LLC
CN4000 FORSGATE DRIVE
CRANBURY, NJ 08512

732-521-2900 OFFICE

EXISTING CONDITIONS PLAN

FOR

MATRIX SHIPPENSBURG LOTS 11 AND 12, LLC

SOUTHAMPTON TOWNSHIP

FRANKLIN COUNTY

PENNSYLVANIA

PROJ. MOR. - SBB
DESIGN - SBB
CADD - TJB
CHECKED - SBB
SCALE - AS SHOWN
DATE - 2022.05.25

DRAWING NO.
EC
SHEET NO.
5 OF 5
PROJECT R007/448.0435