

OWNER/APPLICANT
 TUNNEL HILL ROAD, LLC
 29 N. CHARLES ST.
 EPHRATA, PA. 17522
 CONTACT: REID MYERS
 REID@CUSTOMCOMPUTER.COM
 717-615-9263

SOURCE OF TITLE
 DEED BOOK: 2336-4324
 PIN: 27-2329551-374134-0000
 AREA: 59,254 S.F.; 1.360 ACRES

ZONING COMPLIANCE CHART
 GENERAL COMMERCIAL (C-2A)

REQUIRED

TOTAL GROSS FLOOR AREA	0 TO 20,000 S.F.
MIN. LOT AREA	= 1 ACRE
MIN. LOT WIDTH	= 200'
MAX. LOT COVERAGE	= 50%
FRONT YARD	= 60'
SIDE YARD	= 50'
REAR YARD	= 30'

BUILDING HEIGHT
 NO BUILDING SHALL EXCEED TWO (2) AND ONE-HALF (1-1/2) STORIES OR THIRTY FIVE (35) FEET IN HEIGHT UNLESS AUTHORIZED AS A SPECIAL EXCEPTION.

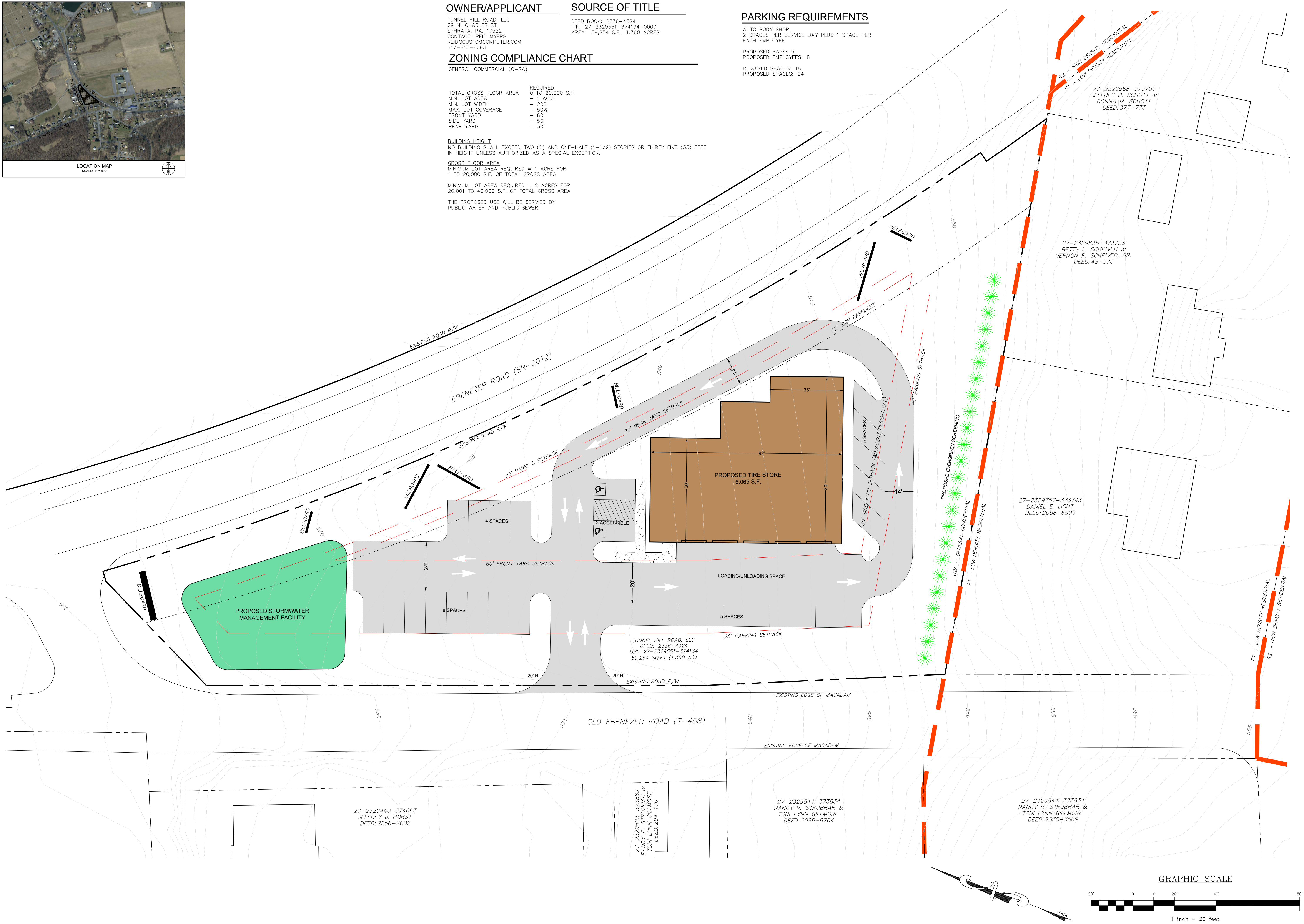
GROSS FLOOR AREA
 MINIMUM LOT AREA REQUIRED = 1 ACRE FOR 1 TO 20,000 S.F. OF TOTAL GROSS AREA
 MINIMUM LOT AREA REQUIRED = 2 ACRES FOR 20,001 TO 40,000 S.F. OF TOTAL GROSS AREA

THE PROPOSED USE WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.

PARKING REQUIREMENTS
 AUTO BODY SHOP
 2 SPACES PER SERVICE BAY PLUS 1 SPACE PER EACH EMPLOYEE

PROPOSED BAYS: 5
 PROPOSED EMPLOYEES: 8

REQUIRED SPACES: 18
 PROPOSED SPACES: 24



PROGRESS
 PRINT -
 NOT FOR
 CONSTRUCTION

BY	DATE	REVISION

COMMERCIAL ZONING SKETCH PLAN
 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
 for
 TUNNEL HILL ROAD, LLC
 located in
 North Lebanon Township
 Lebanon County, Pennsylvania



FIELD CREW: LIDAR
 BASE MAP: AK
 DRAWN: CDS
 DESIGN: CDS
 CHECKED: CDS
 DATE: 2/14/26
 SCALE: 1"=20'
 PROJECT #2414-24-001

