

PROJECT NARRATIVE

Please provide a detailed description of the proposed construction site plan, landscaping plan, lighting plan, stormwater management plan, property use, hours of operation, number of employees, type of deliveries, etc.:

Proposed redevelopment of a former lumber processing yard that has been vacant for several years. The existing buildings on site will be removed under a separate action. Tax map lots 13 and 14 will be merged into one lot. The development is proposed to include one commercial warehouse building with internal office spaces for up to two tenants and loading docks in the rear. Parking will be focused along the front and sides of the building. The total anticipated building square footage is 68,000 sf +/- . The plans include provisions for a future sidewalk to be constructed along Railroad Avenue although there are no existing sidewalks in the vicinity of the project. The site will be secured by a chain link fence with gates. Access to the rear of the lot will be provided on the east and west of the building.