

**TRINITY POINT AT MONROE**  
**PRELIMINARY SITE ANALYSIS AND DESIGN FORM Page 1**

Clarion Trinity Development Co.  
P.O. Box 445, Clarion PA 16214

<b>Buyer / Tenant</b>	<b>Real Estate Mgr.</b>	<b>Date:</b>

<b>Mailing Address</b>	<b>County:</b>	<b>State:</b>	<b>Zip Code</b>

<b>Primary and Secondary Arteries:</b>	<b>I-80 Exit #:</b>	<b>Mile Marker #:</b>
<b>Interstate-80</b>	<b>62</b>	<b>62</b>
<b>SR 68, Trinity Dr. &amp; North Point Dr.</b>		

**PARCEL/LOT INFORMATION:**

<b>Acres:</b>	<b>Sq. Ft:</b>	<b>Frontage:</b>	<b>Depth:</b>

**BUILDING INFORMATION:**

<b>Building Style:</b>	<b>Maximum Height:</b>	<b>Orientation to:</b>

**Building Setbacks:**

<b>Front:</b>	<b>Rear:</b>	<b>Sides:</b>

**Parking Setbacks:**

<b>Front:</b>	<b>Rear:</b>	<b>Sides:</b>

**EASEMENTS:**

Will there be any joint access or parking agreements? Describe:	
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**SITE/PARKING LOT INFORMATION: (Manager to provide rough sketch)**

<b>Curb Cuts: Number allowed and width:</b>	<b>Location and minimum spacing:</b>

**PARKING CODE:**

	Minimum Number	RE Mgr.'s / Tenant Goal	Minimum Size
Standard Cars:	<b>See Clarion County Subdivision Ordinance</b>		
Handicapped:	<b>Per state code</b>		
RV/Bus:	<b>None</b>		

**LANDSCAPING/SCREENING INFORMATION:**

<b>Pervious/Impervious Percentage:</b>	<b>Maximum 70% Impervious</b>	<b>Landscape Island Ratio:</b>	<b>NA</b>
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**ADJACENT PROPERTY USAGE:**

<b>North</b>	
<b>South</b>	

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East	
West	

**ZONING: WHO HAS JURISDICTION?**

Zoning:	<b>None</b>	City?	<b>Monroe Twp</b>	County?	<b>Clarion</b>	Building Code	<b>Statewide Uniform Construction Code</b>
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**OFFICIAL CONTACTS:**

<u>Permitting Officials:</u> <b>Step 1</b> <u>Erosion &amp; Sediment Control Plan</u>	<u>See</u> <u>DEP Northwest Regional Office</u> <u>230 Chestnut Street</u> <u>Meadville, PA 16335-3481</u> <u>Karl M. Gross, P.E.</u> <u>Sr. Civil Engineer</u> <u>Existing Permit No. PAG2061603005</u>	Telephone: 814-332-6942 FAX #: 814-332-6121
<b>Step 2</b> <u>Planning:</u>	<u>County of Clarion, Department of</u> <u>Planning &amp; Development</u> <u>Court House, 421 Main St.</u> <u>Clarion, PA 16214</u> <u>Twila L. Rifemberrick, County Planner</u>	Telephone: 814-226-4000 Ext. 2800 FAX #: 814-226-5275 E-mail: <a href="mailto:trifenberrick@co.clarion.pa.us">trifenberrick@co.clarion.pa.us</a>
<b>Step 3</b> <u>Building:</u>	<u><a href="http://www.pamunicipalitiesinfo.com/counties/Clarion/monroe_twp/Info.htm">http://www.pamunicipalitiesinfo.com/counties/Clarion/monroe_twp/Info.htm</a></u> <u>Township of Monroe</u> <u>17956 Route 68</u> <u>Sligo, PA 16255</u> <u>Sharon M. Gilligan, Sec.</u>	Telephone: 814-745-2819 FAX #: 814-745-3182 E-mail: <a href="mailto:monroetwp@usachoice.net">monroetwp@usachoice.net</a>
<b>Step 2 &amp; 3</b> <u>Should be submitted together.</u>		

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**MISCELLANEOUS:**

Any variance or rezoning issues?	<b>All controls are from project DCR</b>
Is subdivision required?	<b>Per Clarion County Subdivision &amp; Land Development Ordinance as part of Trinity Point.</b>
Road Widening/Condemnations? (Include proposed interchange modifications/closures/relocations.)	<b>Completed by developer</b>
Other requirements per Code, Developer, or other Agency?	<b>Department of Environmental Protection (DEP) for E&amp;S control, Monroe Twp. Building permit and Trinity Point DCR.</b>
Deed restrictions or covenants affecting property are Trinity Point DCR.	
On Site Conditions - Existing improvements, billboards, tenants, general condition and topography:	<b>Project is a master planned mixed-use park. Parcel sold to Tractor Supply; one under agreement with State of PA for regional communications center for PA State Police. Lot 14 planned for Clarion University Biotechnology Business Development Center.</b>
Soils Testing: Is the site wooded, sparsely or heavily?	<b>Rough graded per project drawings and master plan</b>
Is the site sloped?	<b>As shown on project drawings</b>
Is there any rock? How much & what size?	
Are there any wetlands?	<b>No</b>
Describe any conditions that would affect getting equipment on site to perform soils tests, surveys, and any other physical inspections:	<b>None</b>

**UTILITIES:**

<b>Utilities:</b>	<b>At property line?</b>	<b>Who extends?</b>	<b>Details</b>
Electricity	<b>Allegheny Power</b>		
Water	<b>PA American Water Co.</b>		
Sanitary Sewer	<b>Monroe Twp.</b>		
Natural Gas	<b>National Fuel</b>		
Storm Sewer	<b>Trinity Point approved plan.</b>		
On-site Retention?	<b>Only temporary for E&amp;S</b>		<b>As approved by DEP as addition to CTDC existing NPDES Permit No. PAG2061603005</b>

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**SIGNAGE:**

Sign Style:	DCR Requirements:		
	Max. Height	Max. Sq. Foot	Number
High Rise	<b>35'</b>	<b>60 sf</b>	<b>1</b>
Building fascia	<b>35'</b>	<b>60 sf</b>	<b>1</b>
Directional	<b>Being designed</b>	<b>NA</b>	<b>2</b>
Off Premise	<b>To be designed &amp; permit</b>	<b>NA</b>	<b>1</b>
Do highway logo boards exist?	<b>YES</b>	Are any boards available:	<b>YES</b>
What is State bumping policy for Logo Boards? <b>Closest to interchange.</b>	I-80 Available Boards: <b>Wolf Oil Co.</b> 814-745-2001 <b>Lamar Advertising</b> 330-716-1944		