

ZONING PLAN NOTES

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
 - "BOUNDARY & TOPOGRAPHIC SURVEY", FILE NO. 02-170076, BY CONTROL POINT ASSOCIATES INC., DATED 04/25/2017, LAST REVISED 12/26/2018
- LEGAL OWNER
BLOCK 20, LOTS 3, 3A, 4, AND 5: CCAN, LLC.
- APPLICANT
CCAN, LLC
531 5TH AVENUE
BETHLEHEM PA 19018
- ZONING DATA
774-784 HELLERTOWN ROAD, BETHLEHEM
CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA
BLOCK 20, LOT 3; BLOCK 20, LOT 3A; BLOCK 20, LOT 4; BLOCK 20, LOT 5
REQUIREMENTS TAKEN FROM:
- THE CODIFIED ORDINANCES OF THE CITY OF BETHLEHEM, EFFECTIVE 6/15/2012, LAST REVISED 7/17/2018
ZONED: CL (LIMITED COMMERCIAL DISTRICT)
EXISTING USES: RESTAURANT - WITHOUT DRIVE-THROUGH SERVICE
AUTO REPAIR GARAGE
SINGLE FAMILY DETACHED DWELLING
PROPOSED USE: GAS STATION WITH RETAIL STORE (V)
(NOT PERMITTED WITHIN CL (LIMITED COMMERCIAL DISTRICT))

SITE CALCULATION

BLOCK 20, LOT 5:	14,304 SF (0.328 AC.)
BLOCK 20, LOT 4:	+ 12,106 SF (0.278 AC.)
BLOCK 20, LOT 3A:	+ 31,060 SF (0.713 AC.)
BLOCK 20, LOT 3:	+ 22,234 SF (0.510 AC.)

PROPOSED LOT 1 LOT AREA: 79,704 SF (1.829 AC.)

ZONING DISTRICT REQUIREMENTS

	REQUIRED	PROPOSED
MIN. LOT AREA	2,000 SF	79,704 SF (1.829 AC.)
MIN. LOT WIDTH MEASURED AT BUILDING SETBACK LINE	20.0'	191.9'
MAX. BUILDING AREA	80.0%	7.0% (5,585 SF)
MAX. IMPERVIOUS AREA	90.0%	71.9% (57,277 SF)
MIN. YARD SETBACKS		
FRONT	0.0'	0.0'
SIDE YARD (EA)	4.0'	N/A
REAR	10.0'	83.1'
MAX. BUILDING HEIGHT	60.0' / 5 STORIES	33.0' / 1 STORY
MIN. CANOPY FRONT YARD SETBACK	20.0'	29.4'
MIN. FUEL DISPENSER SETBACK	30.0'	43.5'
MAX. CANOPY HEIGHT	20.0'	20.7' (V)

5. PARKING

PARKING REQUIREMENTS

TOTAL REQUIRED PARKING SPACES

- 1 SPACE PER ALL VEHICLES USED DIRECTLY IN CONDUCT OF BUSINESS
- 4 SPACES FOR EACH VEHICLE BAY
- 1 SPACE PER 1.5 EMPLOYEES AT MAXIMUM EMPLOYMENT ON A SINGLE SHIFT
- 4 SPACES PER 1,000 SF FOR INDOOR RETAIL SALES

- 0 SPACES (FOR VEHICLE USED DIRECTLY IN CONDUCT OF BUSINESS)
- 0 SPACES (4 X 0 VEHICLE BAYS)
- 8 SPACES (12 EMPLOYEES AT MAXIMUM EMPLOYMENT ON A SINGLE SHIFT / 1.5)
- 23 SPACES (4 SPACES X 5,585 SF / 1,000 FOR INDOOR RETAIL SALES)
- 31 SPACES

TOTAL PROVIDED PARKING SPACES

55 SPACES (INCLUDING 3 ADA ACCESSIBLE SPACES)

TOTAL REQUIRED LOADING SPACES

- 1 SPACE OF AT LEAST 11' X 35' FOR ESTABLISHMENTS CONTAINING BETWEEN 4,000 AND 25,000 SQUARE FEET OF FLOOR AREA

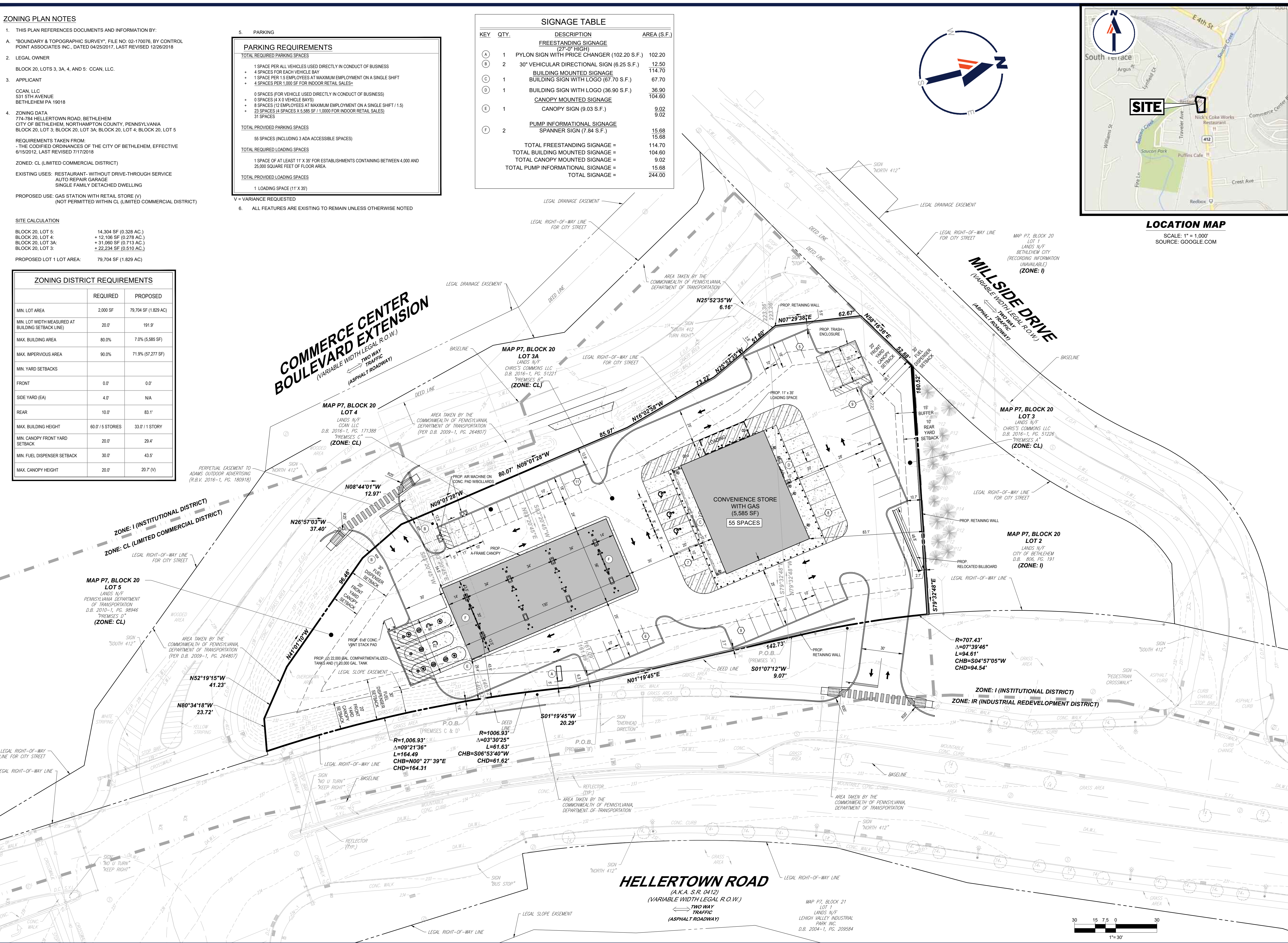
TOTAL PROVIDED LOADING SPACES

- 1 LOADING SPACE (11' X 35')

V = VARIANCE REQUESTED

6. ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED

KEY	QTY.	DESCRIPTION	AREA (S.F.)
FREESTANDING SIGNAGE			
(A)	1	PYLON SIGN WITH PRICE CHANGER (102.20 S.F.)	102.20
(B)	2	30" VEHICULAR DIRECTIONAL SIGN (6.25 S.F.)	12.50
(C)	1	BUILDING MOUNTED SIGNAGE	114.70
(D)	1	BUILDING SIGN WITH LOGO (67.70 S.F.)	67.70
(E)	1	BUILDING SIGN WITH LOGO (36.90 S.F.)	36.90
(F)	1	CANOPY MOUNTED SIGNAGE	104.60
(E)	1	CANOPY SIGN (9.03 S.F.)	9.02
PUMP INFORMATIONAL SIGNAGE			
(F)	2	SPANNER SIGN (7.84 S.F.)	15.68
		TOTAL FREESTANDING SIGNAGE =	114.70
		TOTAL BUILDING MOUNTED SIGNAGE =	104.60
		TOTAL CANOPY MOUNTED SIGNAGE =	9.02
		TOTAL PUMP INFORMATIONAL SIGNAGE =	15.68
		TOTAL SIGNAGE =	244.00



LOCATION MAP

SCALE: 1" = 1,000'
SOURCE: GOOGLE.COM

REVISIONS

REV	DATE	COMMENT	DRAWN BY



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CHECKED BY: SRM
DATE: 06/10/2020
CAD ID: PC171026-SKETCH-0

PROJECT:

SKETCH PLAN

FOR

CCAN, LLC

774-784 HELLERTOWN ROAD
CITY OF BETHLEHEM
16TH WARD
NORTHAMPTON COUNTY
PENNSYLVANIA
18015



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C.J. BOCK

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE078132
NEW JERSEY LICENSE NO. 24G05193800
FLORIDA LICENSE NO. 63062

SHEET TITLE:

SKETCH
PLAN-0

SHEET NUMBER:

1
OF 1

ORG. DATE - 06/10/2020