

ZONING TABLE			
ZONE: IN - INDUSTRIAL USE: INDUSTRIAL WAREHOUSE PT. BLOCK 6 LOT 6			
APPLICANT OWNER INFORMATION			
OWNER/APPLICANT: UNITED STATES COLD STORAGE, LLC 100 DOBBS LANE, SUITE 102 CHERRY HILL, NJ 08004-4458			
BULK REQUIREMENTS			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	1.0 AC. (43,560 SF.)	32.56 AC. (1,418,341.44 SF.)	NO CHANGE
MIN. LOT WIDTH	150.0'	743.03'	NO CHANGE
MIN. YARD SETBACKS			
FRONT YARD	20.0'	51.83'	NO CHANGE
SIDE YARD	15.0' (EA.)	50.0'	NO CHANGE
REAR YARD	15.0'	517.15'	252.2'
MAX. BUILDING COVERAGE	65%	32.31% (458,266.11 SF.)	39.3% (557,533.11 SF.)
MAX. IMPERVIOUS COVERAGE	90%	72.85% (1,030,453 SF.)	83.39% (1,182,753 SF.)
MAX. PERMITTED HEIGHT	80.0'	47.6'	112.0'
KEY - VARIANCE REQUIRED			

**PARKING REQUIREMENTS**

ZONED: IN - INDUSTRIAL DISTRICT  
 USE: (40) - WAREHOUSE  
 REQUIRED: 1 SPACE PER 1.5 EMPLOYEES  
 86 EMPLOYEES (ALL PHASES) / 1.5 = 58 SPACES  
 EXISTING PROVIDED: 120 SPACES  
 PROPOSED: 190 SPACES (NET GAIN OF 30 SPACES)

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

**811**  
 Know what's below.  
 Call before you dig.  
 PENNSYLVANIA  
 YOU MUST CALL 811 BEFORE ANY EXCAVATION  
 WHETHER IT'S ON PRIVATE OR PUBLIC LAND.  
 1-800-242-1776  
 www.811.pa.gov

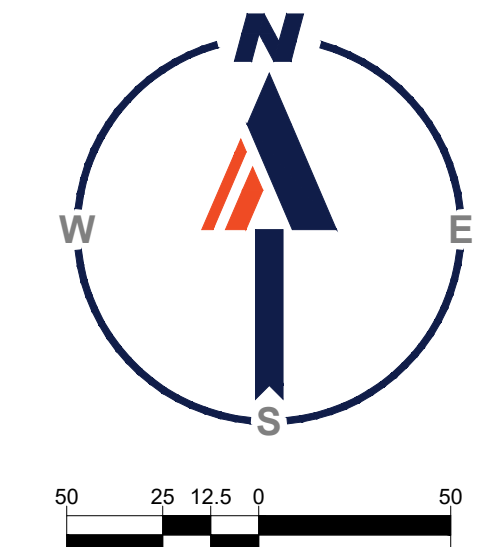
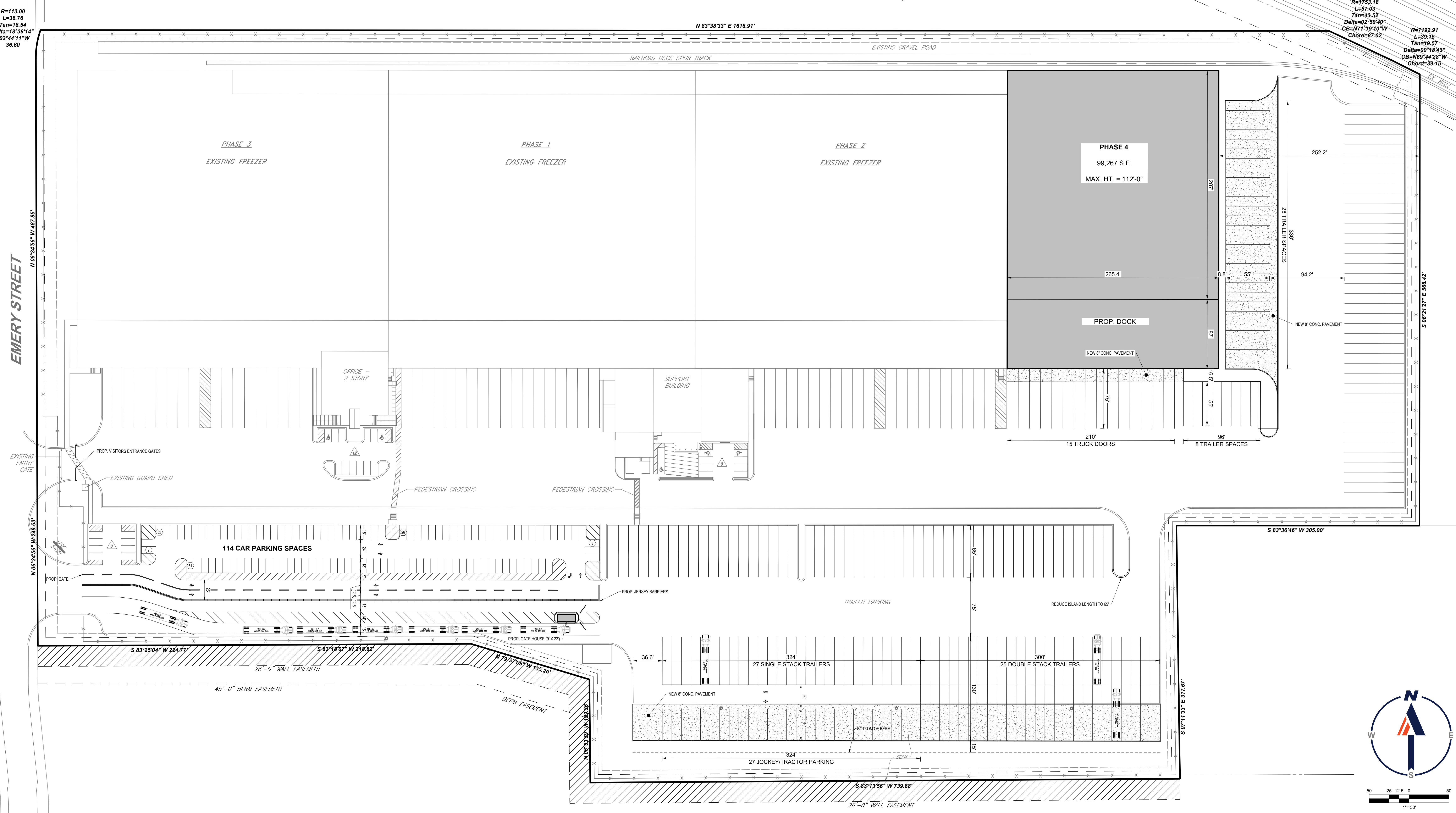
**FOR CONCEPT PURPOSES ONLY**  
 THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.  
 PROJECT No.: PAB220089.00  
 DRAWN BY: ABN  
 CHECKED BY: MJJ  
 DATE: 09/19/2022  
 CAD I.D.: PAB220089.00-CPTA-0A

**CONCEPT PLAN**  
 FOR  
  
 BETHLEHEM WAREHOUSE  
 PHASE 4  
 15 EMERY STREET  
 CITY OF BETHLEHEM  
 NORTHAMPTON COUNTY, PA

**BOHLER**  
 74 W BROAD STREET, SUITE 500  
 BETHLEHEM, PA 18018  
 Phone: (610) 709-9971  
 Fax: (610) 709-9976  
 www.BohlerEngineering.com

**M. J. JEWELL**  
 Professional Engineer  
 MICHAEL J. JEWELL  
 P.E. (0000000000)  
 NEW JERSEY LICENSE # 0000000000  
 DESIGN # 0000000000

SHEET TITLE:  
**SITE PLAN**  
 SHEET NUMBER:  
**C-301**  
 ORG. DATE - 09/19/2022



R=113.00  
 L=36.76  
 Tan=18.54  
 Delta=18°38'14"  
 S02°44'11"W  
 36.60

R=1753.18  
 L=87.02  
 Tan=43.52  
 Delta=02°50'40"  
 CB=171°18'40"W  
 Chord=87.02

R=7192.91  
 L=39.15  
 Tan=19.57  
 Delta=00°16'43"  
 CB=N09°44'28"W  
 Chord=39.15

N 83°38'33" E 1616.91'

N 08°34'56" W 487.85'

N 08°34'56" W 246.63'

S 83°25'04" W 244.77'

S 83°18'07" W 318.92'

N 79°37'06" W 158.40'

N 08°33'38" W 248.25'

S 83°13'56" W 739.69'

S 07°13'3" E 317.67'