

Site Data

PARCELS: P7 - 10 - 1-23 (LOT 23B) 62,637 S.F./1.44 ACRES

WARD: 17
 TAX MAP REFERENCED: MAP P7, BLOCK 10, LOT 23
 DEED REFERENCED: 2004-1-209584

ZONING DISTRICT: IR (INDUSTRIAL REDEVELOPMENT)
 EXISTING USE: RESTAURANT-DRIVE THRU (PERMITTED BY SPECIAL EXCEPTION)
 PROPOSED USE: VACANT LOT
 WATER: PUBLIC
 SEWER: PUBLIC

	REQUIRED/ALLOWED	ALLOWED BY LVP COVENANTS	LOTS 23B
IR DISTRICT	20,000 S.F.	N/A	1.44 ACRES
MAXIMUM BUILDING COVERAGE:	90%	50%	4.35%
MAXIMUM BUILDING HEIGHT:	200 FT.	N/A	450 FT.
MINIMUM LOT WIDTH:	60 FT.	N/A	(50,141 S.F.)
IMPERVIOUS COVERAGE:	90%	70%	80.0%

SETBACKS:
 FRONT YARD: 10 FT / 40 FT / 33.51 FT.(412)
 REAR YARD: 20 FT / 15 FT / 211.30 FT.
 SIDE YARD: 10 FT / 15 FT / 101.28 FT.(WEST)/56.35(EAST)

PARKING SETBACKS:
 FRONT YARD: 10 FT / 25 FT / * 10.0 FT
 REAR YARD: 20 FT / 10 FT / N/A(ACCESS RD.)
 SIDE YARD: 10 FT / 10 FT / N/A(ACCESS RD.)

PARKING REQUIREMENTS:
 MINIMUM SIZE: 9' X 18' / 9' X 19' / 10' X 20'

SPACES REQUIRED:
 INDOOR RETAIL: 4 SPACES PER 1,000 S.F. OF BLDG. 2,722/1,000x=11
 RESTAURANT COMPONENT: 1 SPACE PER 4 SEATS (39 INTERIOR) 47/4=12

TOTAL SPACES REQUIRED: 23 SPACES
ACCESSIBLE PARKING: 2 SPACES

TOTAL SPACES PROVIDED: 32 SPACES
BICYCLE PARKING: 2 SPACES (5% OF 32) 2 MINIMUM
BUILDING COVERAGE: 2,722 SF. / 2 SPACES

TOTAL 62,637 SF. OR 1.44 AC. (2,722 SF. / 62,637 SF.=4.35%)

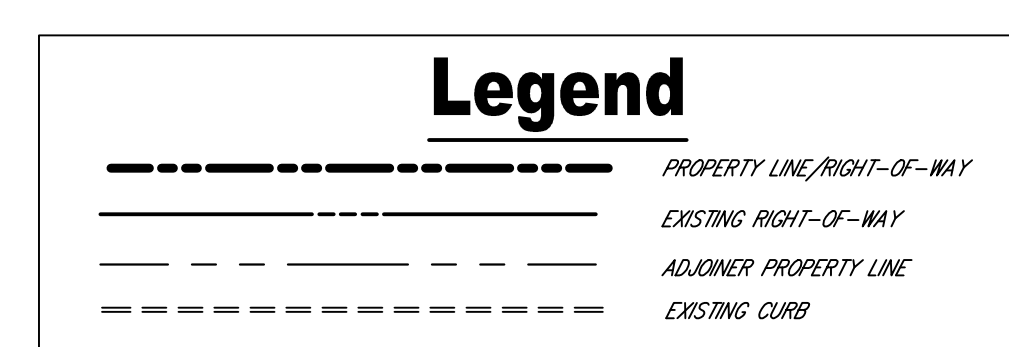
*LVP BUILDING COMMITTEE TO GRANT RELIEF TO ALLOW THE PAVING AREA TO ENCRoACH INTO THE REQUIRED FRONT YARD SETBACK WITHIN THEIR CONSTRAINTS.

Owner
 LVP, INC
 1720 SPILLMAN DRIVE
 BETHLEHEM, PA 18015
 PHONE 610.866.4600

Equitable Owner / Applicant
 TACO BELL
 SUMMERWOOD CORP.
 14 BALLINGONGO ROAD
 CONSHOHOCKEN, PA 19428
 JOE DEPASCALE, DEVELOPMENT
 MANAGER - 215-307-6463

Site Address
 1620 EAST 4TH STREET
 BETHLEHEM, PA 18015

- #### Benchmarks for this Plan
- BENCHMARK-1, CORNER OF EAST ARM LOCATED AT THE SW CORNER OF EMERY SOUTH AND 412, IN THE WEST CONC. ISLAND, ELEVATION=292.22
 - BENCHMARK-2, SW CORNER OF A LIGHT POST LOCATED AT THE SE CORNER OF RTE. 412 AND LYNN AVE. ELEVATION=306.74
 - BENCHMARK-3, SOUTH TOP CURB OF STORM INLET LOCATED ON THE WEST SIDE OF EMERY SOUTH, APPROX. 292 FT. SOUTH OF B.M.-1, ELEVATION=308.50



BACKBONE EXTENSION SIGNS

SYMBOL	QUANTITY	DESCRIPTION	AREA	HEIGHT
SS	7	PENNDOT R1-1 "STOP" TYPE 3-HIGH INTENSITY SHEETING	30"x30"	9'
DNE	2	R5-1 "DO NOT ENTER"	30"x30"	8.5'
NLT	1	R3-2 "NO LEFT TURN"	24"x24"	8.5'
NO	2	W14-2 "NO OUTLET"	30"x30"	8.5'
Y	2	R1-2 "YIELD"	36"x36"	8.5'
R3-7R	2	R3-7R "RIGHT LANE MUST TURN RIGHT"	30"x36"	8.5'
R3-7L	2	R3-7R "LEFT LANE MUST TURN LEFT"	30"x36"	8.5'
R3-9B	1	R3-9B "CENTER LANE- LEFT TURN ONLY"	24"x36"	8.5'
R6-1R	2	R6-1R "ONE WAY"	36"x12"	8.5'
NP	9	R8-3A "NO PARKING"	12"x12"	7.0'
R6-11	1	R6-11 "END ONE WAY"	24"x30"	8.5'

TACO BELL SITE SIGNS

SYMBOL	QUANTITY	DESCRIPTION	AREA	HEIGHT
M	3	PENNDOT R1-1 "STOP" TYPE 3-HIGH INTENSITY SHEETING	30"x30"	9'
N	2	PENNDOT R7-B "RESERVED PARKING"	12"x18"	8.5'
P	2	PENNDOT R7-BA "VAN ACCESSIBLE"	12"x18"	8.5'
P	1	PENNDOT R6-1R ONE WAY	36"x12"	9'
Q	1	PENNDOT R5-1 DO NOT ENTER	30"x30"	9'

← FLOW DIRECTIONAL ARROWS

SIGNAGE NOTE:
 ALL SITE AND BUILDING SIGNAGE WILL BE INSTALLED IN CONFORMANCE WITH ARTICLE 1320 OF THE CITY OF BETHLEHEM ZONING ORDINANCE AND LVP COVENANTS. DETAILED DRAWINGS WITH DESIGNED DIMENSIONS OF THE PROPOSED SIGNS WILL BE PROVIDED TO THE CITY & LVP FOR APPROVAL PRIOR TO OBTAINING ANY REQUIRED PERMITS FOR THEIR CONSTRUCTION.

Know what's at stake
Call 811
BEFORE YOU DIG

"CALL BEFORE YOU DIG"
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

BETHLEHEM CITY(QX)
 PPL ELECTRIC(PID)
 SERVICE ELECTRIC CABLE TV INC(SET)
 UGI UTILITIES LEHIGH HAZLETON(UJ)
 FIRSTLIGHT FIBER(ON)
 VERIZON(V)

THIS PROJECT'S DESIGNER INQUIRY NO. 20221514398

PROJECT / SERIAL NUMBER/ EXCAVATION-DEMOLITION / TYPE OF ONE CALL / DATE / ADDRESS / NEAREST INT. / TOWNSHIP / COUNTY
 4993 / 20221514398 / EXCAVATION / ROUTINE / 6/15/2022 / 1720/1740 E. 4H ST. / EMERY STREET / CITY OF BETHLEHEM / NORTHAMPTON

CREATED BY: CAU
 DRAWN BY: DM
 SCALE: 1"=30'
 DATE: 03/20/23
 PROJECT NO.: 5024
 SHEET NO.: 01 OF 01

REVISIONS

NO.

PLAN TITLE: ZONING EXHIBIT
 PROJECT TITLE: LVP VII - LOTS 23B
 1620 EAST 4TH STREET

CITY OF BETHLEHEM
 NORTHAMPTON COUNTY
 PENNSYLVANIA

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