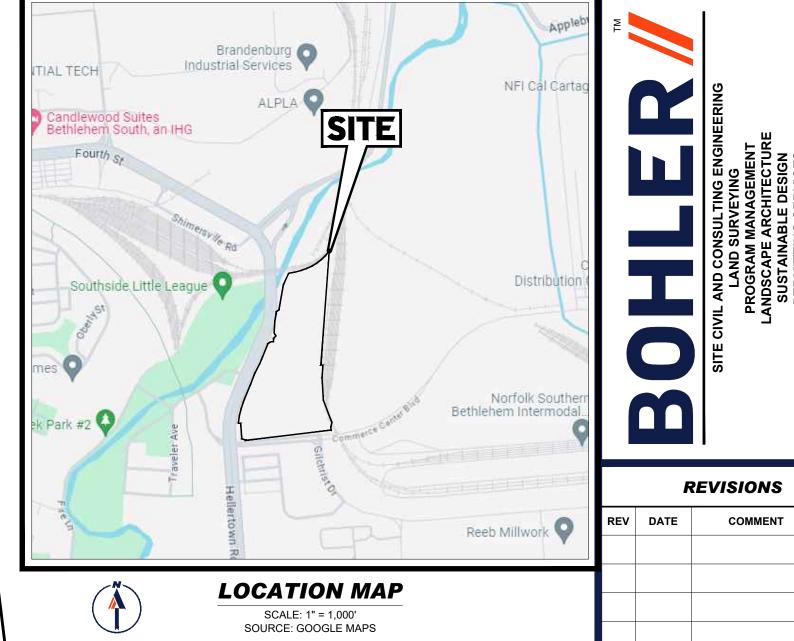


ZONING TABLE					ZONING PARKING REQUIREMENTS					
	LOT A USE: WAR	R - INDUSTRIAL REDEVELOPMENT REHOUSE (SPECIAL EXCEPTION RI REHOUSE (SPECIAL EXCEPTION RI	EQUIRED)		ITEM	PERMITTED (LOT A)	PROPOSED LOT A	PERMITTED (LOT B)	PROPOSED LOT B	
	RIII K	REQUIREMEN	VTS		MIN STALL SIZE	9' X 18'	9' X 18'	9' X 18'	9' X 18'	
					MIN AISLE WIDTH	24'	24'	24'	24'	
ITEM	PERMITTED	EXISTING	PROPOSED LOT A	PROPOSED LOT B	MIN NUMBER OF STALLS (PER	47 SPACES* (AT 70 EMPLOYEES	107 SPACES	N/A	50 SPACES	
MIN LOT AREA	20,000 SF	1,160,352 SF (26.64 AC)	805,613 SF (18.49 AC)	354,739 SF (8.14 AC)	EMPLOYEES)	PROPOSED)	IUI GPACES	IV/A	JU SPACES	
MIN LOT WIDTH	60'	1,127.7'	910.7'	224.8'	MIN NUMBER OF STALLS (PER BUILDING FLOOR AREA)	N/A	N/A	101 SPACES*	50 SPACES (V)	
MIN YARD SETBACKS					MIN LOADING SIZE	11' X 50'	12' X 55'	11' X 50'	12' X 55'	
FRONT YARD	10'	N/A	66.3' (HELLERTOWN) 86' (COMMERCE)	75.6'	LOADING SPACES	2 SPACES REQUIRED**	32 SPACES	2 SPACES REQUIRED**	27 SPACES	
SIDE YARD	20' 1	N/A	198.9'	31.1'	WAREHOUSE, DISTRIBUTION AND TRUCKING TERMINALS:					
REAR YARD	20'1	-	234.8'	185.5'	REQUIRED = PARKING OR STORAGE FOR ALL VEHICLES USED DIRECTLY IN THE CONDUCT OF SUCH BUSINESS + 1 PARKING SPACE FOR EACH 1.5 PERSONS REGULARLY EMPLOYED ON THE PREMISES. IF THE NUMBER OF EMPLOYEES IS NOT KNOWN, THEN 1 SPACE SHALL BE PROVIDED PER 1,000 SQUARE FEET OF BUILDING FLOOR AREA. **I OT A= 70 PROPOSED FMPI OYEES/1.5 PERSONS= 47 REQUIRED SPACES					
MAX PERMITTED HEIGHT	200' 2	N/A	58.5'	> 200.0'						



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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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.: DRAWN BY: CHECKED BY: DATE: CAD I.D.: ABN MMC 08/09/2024 P-CIVL-LDVP

SITE PLANS

PROJECT:

PROPOSED DEVELOPMENT 2141 COMMERCE CENTER BLVD CITY OF BETHLEHEM LVIP VII NORTHAMPTON COUNTY, PA

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

M.M.S. TAND

SITE PLAN

ORG. DATE - 08/09/2024

SHEET NUMBER:

C-301

60 30 15 0 SCALE: 1" = 60' THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

>	SIDE YARD	20'1	N/A	198.9'	31.1'	WAREHOUSE, DISTRIBUTION AND TRUCKING TERMINALS:			I I I I I I I I I I I I I I I I I I I	Red
	REAR YARD MAX PERMITTED HEIGHT	20' ¹ 200' ²	- N/A	234.8' 58.5'	185.5' > 200.0'	REQUIRED = PARKING OR STORAGE FOR ALL VEHICLES USED DIRECTLY IN THE CONDUCT OF SUCH BUSINESS + 1 PARKING SPACE FOR EACH 1.5 PERSONS REGULARLY EMPLOYED ON THE PREMISES. IF THE NUMBER OF EMPLOYEES IS NOT KNOWN, THEN 1 SPACE SHALL BE PROVIDED PER 1,000 SQUARE FEET OF BUILDING FLOOR AREA. *LOT A= 70 PROPOSED EMPLOYEES/1.5 PERSONS= 47 REQUIRED SPACES			Southside Little League C	Distribution
	MAX BUILDING COVERAGE MAX IMPERVIOUS COVERAGE	90%	0% 0%	216,000 SF (26.8%) 461,744 SF (57.3%)	101,000 SF (28.5%) 190,891 SF (53.8%)	*LOT B= 101,000 SF/ 1,000 SF = 101 SPACES *LODING = 1 SPACE FOR THE FIRST 7,500 SQUARE FEET OF FLOOR AREA. 12,000 OR MORE SQUARE FEET OF FLOOR AREA SHALL REQUIRE 2 SPACES. (V)= VARIANCE REQUIRED			The state of the s	
	MIN PARKING SETBACKS	15' FROM CURBLINE OF PUBLIC STREET	N/A	22.9'	43.4'				mes O	
	YARD WOULD BE ADJACENT TO A LO DWELLINGS.	EAR FOR A PRINCIPAL NON-RESIDENTIAL FIN A RESIDENTIAL DISTRICT THAT IS OCI	CCUPIED BY ONE OR MORE EXIST	ΓING				H ◆		Norfolk Southern
	 IN THE IR DISTRICT, IF A BUILDING IS SETBACK SHALL BE REQUIRED FROM EACH 3 FEET OF BUILDING HEIGHT O 	PROPOSED TO HAVE A HEIGHT EXCEEDIN AN ABUTTING LOT LINE OF AN EXISTING /ER 35 FEET. ANY STRUCTURE THAT IS AG	DWELLING IN A RESIDENTIAL DIS ACCESSORY TO A NON-RESIDENT	STRICT FOR FIAL USE, IT					ek Park #2	Bethlehem Intermodal
		25 FEET, UNLESS IT MEETS THE MINIMUM FOR A PRINCIPAL BUILDING SHALL APPLY		JILDING, IN					Travele	
										Reeb Millwork
										Reeb Millwork
		— — — —								OCATION MAP
										SCALE: 1" = 1,000' SOURCE: GOOGLE MAPS
										– TEMPORARY ACCESS EASEMENT (PER D.B. 2004–1, PG. 465680)
	BLOCK LOT APN P7-14	14 1 -1-0264E								
	LANDS LEHIGH VALLEY RAIL D.B. 2003–1,	N/F MANAGEMENT LLC PG. 534062						CONC. WALL	NIC ISTAND	
							LOT 1	\$13° 15' 08.45"W	NOO Ball To	
							APN P7-14-1-0264E LANDS N/F LEHIGH VALLEY RAIL MANAGEMENT LLC	S06° 52′ 43.57″E	SX1.	D.W.P. (TYP.) SIGN
				\$049.451	-		D.B. 2003—1, PG. 534062 LOT 2 (PER REF. MAP #4)	R=810.94' △=7°19'07"	N N N N N N N N N N N N N N N N N N N	STOI SAME
		N03° 0	10.27 06' 37.74"E		8.07"W 36		<u>_</u>	S20° 49 18	SIGN WHITE SERVENCE TO STRIPING	Signal Alberta 74.5 Turns 20002
			_ 30' STC DEDICAT.	ORM SEWER EASEMENT TED FROM LVIP TO THE			S02° 55' 46.91"E	TINGUISHED LOT LINE (PER REF. MAP #4)	"KEEP RIGHT" (TYP.) WHITE	WALSI COURS
	 	_	CITY OF	E BETHLEHEM			LOT 65	(PER REF. MAP #4)	STRIPING SWEET	Taupist
		185.5							SIGN - "STREET NAMES"	D.W.P. "YELD GILCHRIST
	7.49"W	·								DRIVE WALK (60' WIDE R.O.W.)
R=556.00' Δ=38°22'49"	268.	[\$ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \				36.			(60' WIDE K.J)
L=372.44' CHB=N55°34'11"E	N83	: I I							SEAND DAWLI	\ \
CHD=365.52'					8 27 LOAD	G DOCKS PROP. ABOVEGROUND— STORMWATER MANAGEMENT BASIN		PROP. ABOVEGROUND— STORMWATER MANAGEMENT BASIN	S.W.L.	
\ \ BLOCK 14 \ LOT 1						GDOCKS	STORM EASEMENT		32.7	
APN \P7-14-1-0264E LANDS N/F					OF W OF W	PROP. ABOVEGROUND—STORMWATER MANAGEMENT BASIN			N N N N N N N N N N N N N N N N N N N	"BUS STOP"
LEHIGH VALLEY RAIL MANAGEMENT D.B. 2003-1, PG. 534062	<u>* 11.0 </u>					31.1'				SIGN
\ \	84. 30 <u>7</u> 2								→	"RIGHT LANE MUST TURN RIGHT"
	16° 080		P	PROPOSED BI 101,000						
				50 PARKING				"JCT	412"	
	RIP-RAP						720 × 720 ×	PEMA FLOODPLAIN LINE ZONE X (OTHER)		DAWL DAWL
FEMA FLOODPLAIN LINE FLOODWAY BOUNDARY	8		<u> </u>					Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z	20.38 Salar	
FLOODWAY BOUNDARY	72 1 0 0 27° 57 78	U(15)		505'	~	24'			200 100 100 100 100 100 100 100 100 100	
			\$10° 14' 52 TV	(15) (15) (15) (15) (15) (15) (15) (15)		FEMA EL CODRIANA LINE 24', P				
	HEAD WALL		\$10° 14' 52.25 W	<u> </u>		ZONE X (OTHER)			86' PLANTER (TYP.)	R.O.W.
		(S)	RIP-RAP	AHP-RAP	S 2	34°17'07"E 39.15"				
	dt	BRIDGE BOLT SUB GRADE (TYP.)	- CONC.	SIGN ARROW" S	"LEFT ARROLL	R=69.33 Δ=052911'50"	PROPOSED BUILDING 'A'		SIGN "SOUTH 412"	3 10° WW
	SONC: CURB	T CONC CURB T WGR	703 I T 203	S59° 01' 27.32	"W]	122.57 L=63.16' N04° 00' 09 57" E CHB=N70°28'33	216,000 SF 107 PARKING SPACES			
				303	0 7////S	N46° 02' 11.43"E		18' 24'		
	UNDER – CONSTRUCTION				R=731.74 Δ=006°44'18"	N26° 43' 54.96"E				IER
		E.			L=86.06' ─ CHB=N09°05'02"E CHD=86.01'	14.21 NOAS 201 FA 42"E NOAS 201 FA 42"E				
						N01° 38' 54.43"E N22° 29' 5 N N N N N N N N N N N N N N N N N N				
					TELLE	None of the York of the State o				
					(Van.	N22° 29' 02.79"E N27° 73.77 N22° 29' 02.79"E N27° 73.77 ZONE AE 27.00 R.K.A. S.R. 0412) BLE MIDTH R.O.W.)	4 15	FEMA FLO	DODPLAIN LINE ZONE AE	SIGN "NO PARKING"
					· ~ ~ ~ //	BLE WIDTH ROM	20' STORM SEWER EASEMENT (EXISTING 30" STORM LINE)			
							N210-20:16		N01°50'36"W - \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
						Bans anas	18.30°F	R=894.26 Δ=001°56'15 -L=30.14' CHB=N21°30'57"E	4.58'	PROP. SIGHT TRIANGLE
							© RED N220-157.04	CHB=N21°30'57"E CHD=30.14' CHD=30.14'	°00'32"W 5'	
							113 -06. 98 ·E	PROP. MONUMENT SIGN-		
							903 880 3mc	SIGN		⊕ HO →
								412 N"	N03° 08' 34.37"W	HO H
								ONC. MALK		
							© • • • • • • • • • • • • • • • • • • •	N83°4 26.33'	'42"W 00 00 DE AREA	
							© \$100 Yes	7/1/5	9	S.W.L. 8 903
								R=891.26 (PER D.B. 2004-1, PG. 461862) 25' WIDE STORM SEW. (PER D.B. 2004-1,	TR EASEMENT	SA JEAN OUR
								Δ=014°45′27" L=229.56'	ביסים מתר: רמוש	CONC. CURB WILLY
							СН	IB=N13°10'06"E CHD=228.92' HELLERTOLATE	HO HO	HO HO
								IB=N13°10'06"E CHD=228.92'	1D GRAVEL	Ø.W.P. \
								(VARIABLE WIDTH R.O.W.)	AREA	
								·		