

PROJECT STATISTICS

LOT AREA	(SF)	(AC)
#425 SCHOENERSVILLE (WESTGATE SIDE)	434,844	9.98
#2285 SCHOENERSVILLE (MAIN MALL)	622,200	14.28
TOTAL	1,057,044	24.26
LOT COVERAGE		
	EXISTING (%)	PROPOSED (%)
PERVIOUS AREA	37.84%	3.64%
IMPERVIOUS AREA	62.16%	96.36%
BUILDING AREA	EXISTING	PROPOSED
RETAIL A	39,191	39,191
RETAIL B	34,493	34,493
RETAIL C	34,066	34,066
RETAIL D	25,018	25,018
RETAIL E	9,046	9,046
RETAIL F	11,911	11,911
RELOCATED GROCERY G	60,611	63,215
TENANT H	41,175	42,675
RETAIL I	5,129	-
RETAIL J	3,956	-
TOTAL RETAIL	264,277	259,814
MALL CORRIDORS	16,980	16,980
FAST FOOD RESTAURANT	-	4,540
PROPOSED FINANCIAL INSTITUTION	-	3,500
FUEL KIOSK (GAS STATION)	-	205
2ND STORY OFFICE	12,800	12,800
TOTAL BUILDING AREA/COVERAGE [1]	EXISTING	PROPOSED
OVERALL TRACT	281,257	284,839
BUILDING AREA	28.9%	28.9%
GROSS FLOOR AREA [1]	277,077	280,659
#425 SCHOENERSVILLE (WESTGATE SIDE)	106,914	110,430
BUILDING COVERAGE	24.6%	25.4%
GROSS FLOOR AREA [1]	106,914	110,430
#2285 SCHOENERSVILLE (MAIN MALL)	174,343	174,409
BUILDING COVERAGE	31.6%	31.6%
GROSS FLOOR AREA [1]	170,163	170,229

[1] GROSS BUILDING SQUARE FOOTAGE (GSF) INCLUDES THE 2ND FLOOR OFFICE SPACE AND EXCLUDES MALL CORRIDORS
GSF = BUILDING AREA + OFFICE AREA - CORRIDORS

LINETYPE LEGEND

- EXISTING SIDEWALK
- EXISTING CROSSWALK

PARKING REQUIREMENTS

PARKING STALL REQUIREMENTS

USE	REQUIREMENT	EXISTING	PROPOSED
SHOPPING CENTER (*)	4 STALLS PER 1,000 SF OF GFA		
	OVERALL TRACT	264,277	1,057.1
#425 SCHOENERSVILLE (WESTGATE SIDE)	OVERALL TRACT	106,914	427.7
	#2285 SCHOENERSVILLE (MAIN MALL)	157,363	629.4
OFFICE	1 STALL PER 300 SF OF GFA	12,800	42.7
GAS STATION	1 SPACE PER 1.5 WORKING EMPLOYED ON THE PREMISES AT MAXIMUM EMPLOYMENT SHIFT (3 EMPLOYEES)	-	3
FINANCIAL INSTITUTION	1 STALL / 1,000 SF	-	3,500
FAST FOOD RESTAURANT	1 STALL / 4 SEATS	-	66
	1 STALL / 2 EMPLOYEES	-	20
TOTAL PARKING REQUIRED	OVERALL TRACT	1099 # USE 1100	1140.5 USE 1141
#425 SCHOENERSVILLE (WESTGATE SIDE)	427.7	450.7	
#2285 SCHOENERSVILLE (MAIN MALL)	672.1	690.4	
TOTAL PARKING PROVIDED	OVERALL TRACT	1175	1194
#425 SCHOENERSVILLE (WESTGATE SIDE)	487	533	
#2285 SCHOENERSVILLE (MAIN MALL)	688	661	

PARKING STALL DIMENSIONAL REQUIREMENTS

REQUIREMENT	EXISTING	PROPOSED
MINIMUM STALL SIZE	9 FT X 18 FT	9 FT X 18 FT
MINIMUM AISLE WIDTH	24 FT	25 FT

PARKING STALL LOT RATIO

EXISTING	RATIO	PROPOSED	RATIO
GROSS FLOOR AREA (SF)	(# STALLS / 1000 SF)	GROSS FLOOR AREA (SF)	(# STALLS / 1000 SF)
OVERALL TRACT RATIO	277.077	-4.24	280.659
#425 SCHOENERSVILLE (WESTGATE SIDE)	106.914	-4.56	110.430
#2285 SCHOENERSVILLE (MAIN MALL)	170.163	-4.04	170.229

* FOR ENCLOSED SHOPPING MALLS, AREAS EXCLUSIVELY FOR USE OF PEDESTRIAN CIRCULATION ARE TO BE EXCLUDED
[1] (V) VARIANCE REQUIRED | (EX) EXISTING NON-COMFORMANCE |

LANDSCAPE REQUIREMENTS

SECTION	REQUIREMENT	EXISTING		PROPOSED		TOTAL	
		CRITERIA VALUE	REQUIRED	CRITERIA VALUE	REQUIRED	EXIST.	PROP. [1]
SALDO (#1349.06)(F)(1)	LANDSCAPED OFF-STREET PARKING AND LOADING AREAS SHALL HAVE A MIN. OF 10% OF THE AREA REPRESENTED BY APPROVED PLANTINGS	647,494 SF	64,749 SF	1,766 SF	0.27%	609,283 SF	65,028 SF
SALDO (#1349.06)(F)(4)	IN SHOPPING CENTER, A MIN. OF 10% OF ALL AREAS NOT COVERED BY BUILDINGS SHALL BE REPRESENTED BY APPROVED PLANTINGS	705,947 SF	70,595 SF	1,860 SF	0.26%	702,365 SF	70,237 SF
ZONING (#1319.02)(U)(1)	A MIN. OF ONE STREET TREE SHALL BE REQUIRED FOR EACH 30 FEET OF PUBLIC OR PRIVATE STREET LENGTH UNLESS EXISTING TREES WILL BE PRESERVED TO SERVE THE SAME PURPOSE	SCHOENERSVILLE ROAD	1,918	63.9	18	[EX]	NO CHANGE
		CATASAUQUA ROAD	570	19	7	[EX]	NO CHANGE
		WESTGATE DRIVE	742	24.7	9	[EX]	NO CHANGE
ZONING (#1319.02)(U)(2)	IN ADDITION TO STREET TREES, A MINIMUM AVERAGE OF ONE DECIDUOUS SHADE TREE SHALL BE REQUIRED FOR EVERY 15 PARKING SPACES	1,175	78.3	0	[EX]	1,156	77.9

[1] VALUE ACCOUNTS FOR INFORMATION REFERENCED ON PHASES 1, 2 & 3 LAND DEVELOPMENT PLANS
(EX) EXISTING NON-COMFORMANCE | (C) COMPLIES

DRIVE THROUGH REQUIREMENTS

ORDINANCE SECTION	PROPOSED (CREDIT UNION)	PROPOSED (FAST FOOD RESTAURANT)
#1322.03(X)(1)	PROPOSED TRAFFIC FLOW AND INGRESS/EGRESS SHALL NOT CAUSE TRAFFIC HAZARDS ON ADJACENT STREETS	COMPLIES
#1322.03(X)(2)	ON-LOT TRAFFIC CIRCULATION AND PARKING AREAS SHALL BE CLEARLY MARKED	COMPLIES
#1322.03(X)(3)	A DRIVE-THROUGH USE SHALL BE DESIGNED WITH SPACE FOR AN ADEQUATE NUMBER OF WAITING VEHICLES WHILE AVOIDING CONFLICTS WITH TRAFFIC ONTO, AROUND AND OFF OF THE SITE. ANY DRIVE-THROUGH FACILITY SHALL BE DESIGNED TO MINIMIZE CONFLICTS WITH PEDESTRIAN TRAFFIC	COMPLIES
#1322.03(X)(4)	A DRIVE-THROUGH WINDOW SHALL NOT BE PLACED ON A WALL OF BUILDING THAT FACES ONTO A PUBLIC STREET. TO THE MAXIMUM EXTENT FEASIBLE, DRIVE-THROUGH WINDOWS SHALL BE PLACED TO THE REAR OF THE BUILDING WITH A LOCATION TO THE SIDE OF THE BUILDING BRING USED IF THE REAR IS NOT FEASIBLE. THE DESIGN OF THE DRIVE-THROUGH SHALL BE SUBJECT TO SITE PLAN REVIEW BY THE CITY PLANNING COMMISSION.	COMPLIES
#1322.03(X)(5)	ANY ORDERING AREA FOR A DRIVE-THROUGH FACILITY FOR A RESTAURANT SHALL BE SETBACK A MINIMUM OF 100 FEET FROM ANY EXISTING PRINCIPAL DWELLING UNLESS A STRICTER REQUIREMENT IS ESTABLISHED BY ANOTHER PROVISION OF THIS ORDINANCE. THE APPLICANT FOR A DRIVE-THROUGH FACILITY SHALL CONTROL THE VOLUME OF ANY LOUDSPEAKER AND/OR USE SETBACKS OR ACOUSTIC BARRIERS SO THAT THE LOUDSPEAKER CANNOT BE HEARD FROM A DWELLING.	COMPLIES
#1322.03(X)(6)	RESTAURANTS WITH DRIVE-THROUGH SERVICE ARE PROHIBITED IN THE CB AND CL DISTRICTS	N/A
#1322.03(X)(7)	TO THE MAXIMUM EXTENT FEASIBLE, VEHICLE ACCESS FOR DRIVE-THROUGH FACILITIES SHALL ENTER OR EXIT USING AN ALLEY OR A LOW-TRAFFIC STREET	COMPLIES

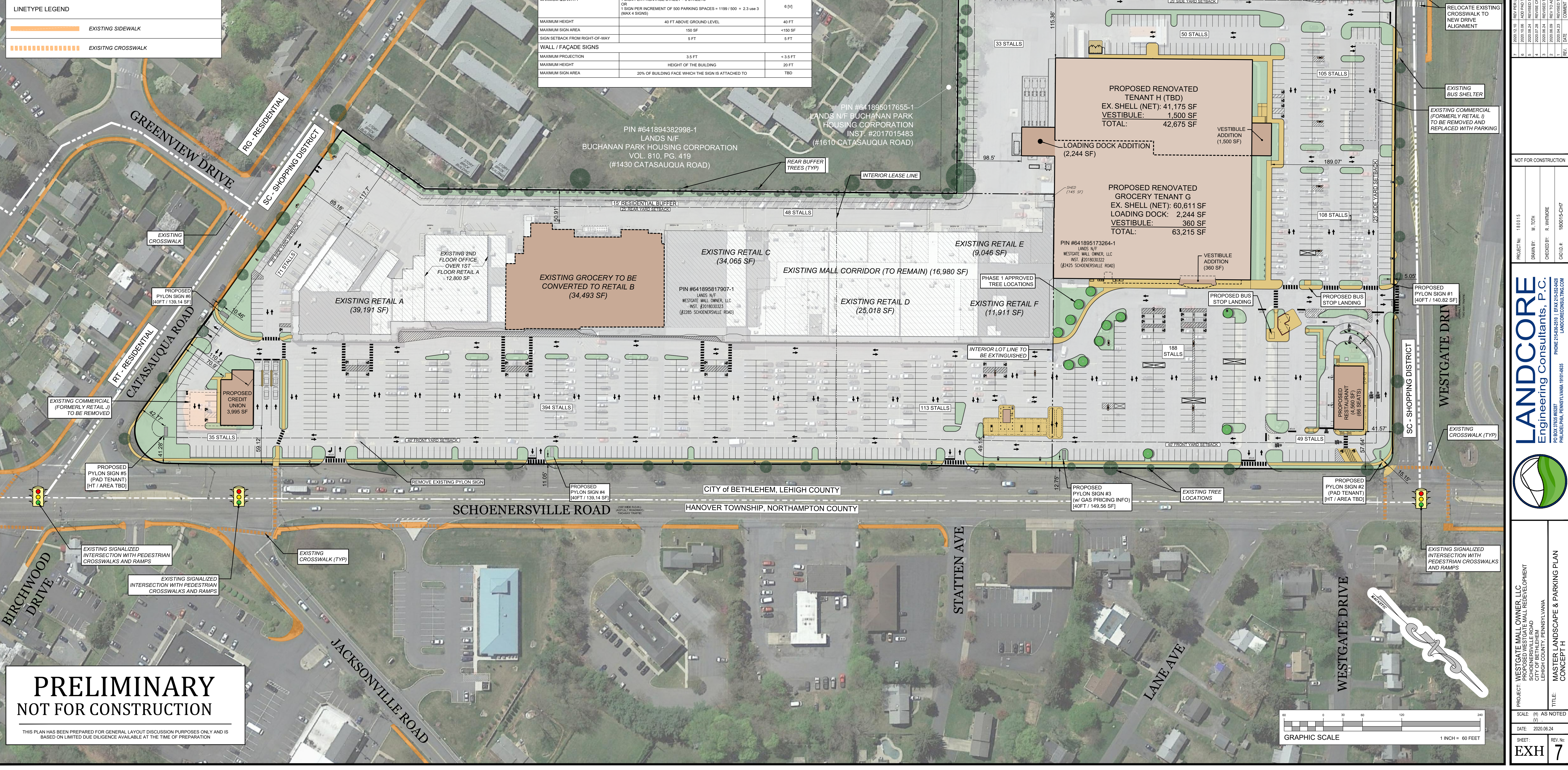
SIGNAGE TABLE

REQUIRED	PROPOSED
FREESTANDING SIGNS	
MAXIMUM QUANTITY	6 [V]
MAXIMUM HEIGHT	40 FT
MINIMUM SIGN AREA	150 SF
SIGN SETBACK FROM RIGHT-OF-WAY	5 FT
WALL / FAÇADE SIGNS	
MAXIMUM PROJECTION	3.5 FT
MAXIMUM HEIGHT	HEIGHT OF THE BUILDING
MAXIMUM SIGN AREA	20% OF BUILDING FACE WHICH THE SIGN IS ATTACHED TO

BULK REQUIREMENTS

REQUIREMENT	REQUIRED	EXISTING	PHASE 1 [1]	PHASE 2 [1]	PHASE 3
MINIMUM LOT AREA	(SF) 87,120	927,204	NC	NC	NC
	(AC) 2.0	22.66	NC	NC	NC
MINIMUM LOT WIDTH	(FT) 300	>300	NC	NC	NC
MINIMUM YARD SETBACKS					
FRONT YARD (SCHOENERSVILLE RD)	(FT) 40	68.05	NC	49.11	NC
SIDE YARD (WESTGATE DR)	(FT) 25	29.65	NC	NC	41.57
	(CATASAUQUA RD)	(FT) 25	43.82	NC	NC
REAR YARD (LOT LINE)	(FT) 25	89.63	NC	NC	115.36
REAR YARD (RESIDENTIAL BUFFER YARD)	(FT) 15	7.39	[EX]	NC	NC
MAXIMUM IMPERVIOUS COVERAGE	(%) 50	66.2%	[EX]	66.2%	62.7%
MAXIMUM BUILDING COVERAGE	(SF) -	949,370	937,843	943,041	907,899
MAXIMUM BUILDING HEIGHT	(FT) 40	28.5%	28.5%	28.7%	28.5%
FUEL KIOSK REQUIREMENTS	(FT) 80	<80	NC	NC	NC

(NC) NO CHANGE | (V) VARIANCE REQUIRED | (EX) EXISTING NON-COMFORMANCE | (NA) NOT APPLICABLE
[1] PREVIOUSLY APPROVED: PHASE 1 & 2 INFORMATION PROVIDED FOR REFERENCE



PRELIMINARY
NOT FOR CONSTRUCTION

THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT DISCUSSION PURPOSES ONLY AND IS BASED ON LIMITED DUE DILIGENCE AVAILABLE AT THE TIME OF PREPARATION

LANDCORE
Engineering Consultants, P.C.

PROJECT: WESTGATE MALL OWNER, LLC
PROPOSED WESTGATE MALL REDEVELOPMENT AND LANDSCAPE ARCHITECTURE
CITY OF BETHLEHEM, LEHIGH COUNTY, PENNSYLVANIA

DATE: 2020.06.24

SHEET: EXH 7

SCALE: (H) AS NOTED
(S) 1" = 60'

TITLE: MASTER LANDSCAPE & PARKING PLAN
CONCEPT H

PROJECT NO: 180015
DRAWN BY: M. TOTH
CHECKED BY: R. WINDRUE
DATE: 180015-CH7

NOT FOR CONSTRUCTION