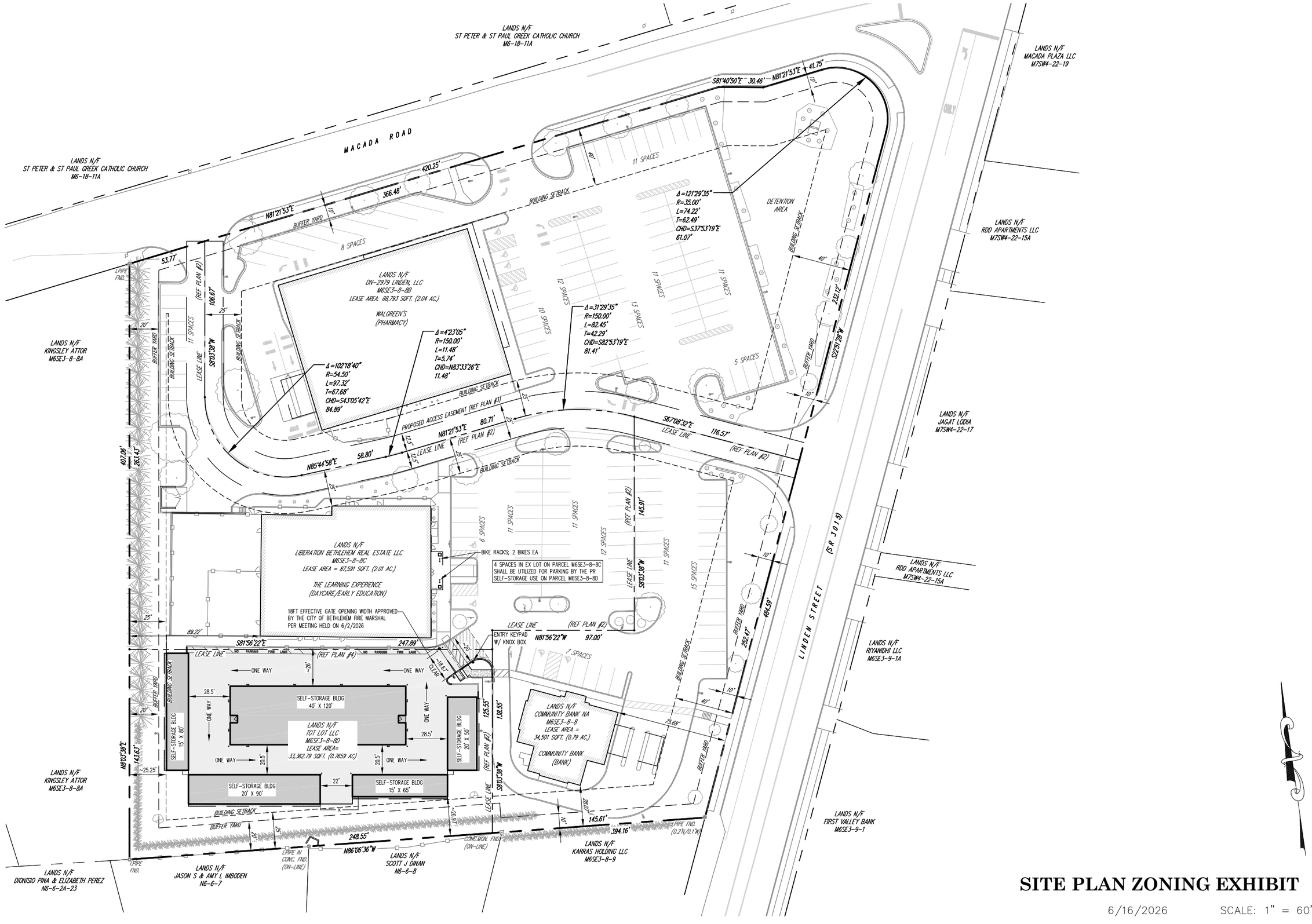

SITE PLAN ZONING EXHIBIT

6/16/2026 SCALE: 1" = 60'

THE LEARNING EXPERIENCE BETHLEHEM

5,051 SF PLAYGROUND
(PERMEABLE RUBBER &
SYNTHETIC TURF SURFACE)

4' VINYL FENCE

6' VINYL FENCE

6' PICKET FENCE

EX PINE TREE ROW

BUFFER YARD

25'

20'

BUILDING SETBACK

~0.84'

S81°56'22"E

247.89'

LEASE LINE (REF PLAN #4)

NO PARKING FIRE LANE

PR CURB

~4.45'

~26'

BOLLARD

SELF-STORAGE BLDG
40' X 120'

SELF-STORAGE BLDG
15' X 80'

SELF-STORAGE BLDG
20' X 50'

28.5'

20.5'

3'

22'

SELF-STORAGE BLDG
20' X 90'

SELF-STORAGE BLDG
15' X 65'

LANDS N/F
TOT LOT LLC
M6SE3-8-8D
LEASE AREA= 33,362.79 SQFT. (0.7659 AC)

STONE BED

CONC SIDEWALK

4' VINYL FENCE

GATE

18FT EFFECTIVE GATE OPENING WIDTH APPROVED
BY THE CITY OF BETHLEHEM FIRE MARSHAL
PER MEETING HELD ON 6/2/2026

4' VINYL FENCE
MATCH EX FENCE

2 BIKES EA

ADA PRKG
SIGN

1 SPACE

STOP
SIGN

HONEYLOCUST

6" TREE

ENTRY KEYPAD
W/ KNOX BOX

~18.67' CLEAR

BOLLARDS

PR FENCE GATE

2' TAPER, TYP

CONC SWLK. 5'

3' GATE

R2.75'

~0.66'

~8.64'

6' PICKET FENCE

LEASE LINE (REF PLAN #2)
N81°56'22"W
97.00'

ONE-WAY
SIGN

7 SPACES

CONC SIDEWALK

ADA PRKG
SIGN

LANDS N/F
COMMUNITY BANK NA
M6SE3-8-8
LEASE AREA = 34,501 SQFT. (0.79 AC.)

COMMUNITY BANK

125.55'

138.55'

LEASE LINE (REF PLAN #2)
S8°03'38"W

N8°03'38"E
143.63'

EX ARB ROW

BOULDER

BUILDING SETBACK

BUFFER YARD

25'

20'

248.55'
N86°06'36"W

I.PIPE
FND.

I.PIPE IN
CONC. FND.
(ON-LINE)

CONC.MON. FND.
(ON-LINE)

SITE PLAN ZONING EXHIBIT

6/16/2026 SCALE: 1" = 20'