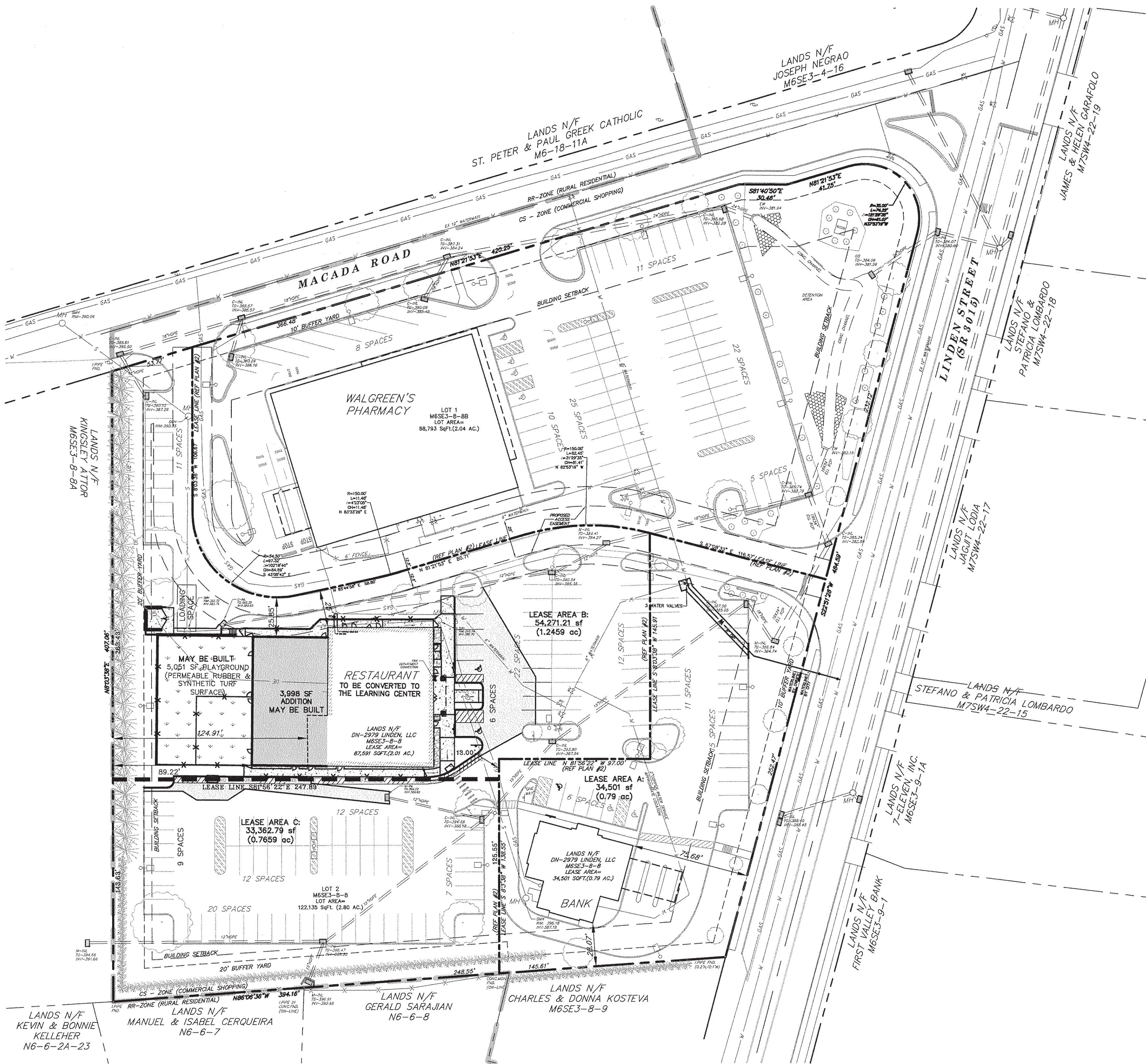




ZONING DATA

ZONING DISTRICT: SHOPPING CENTER DISTRICT (CS)
EXIST/PROP USE: RESTAURANT & BANK/CHILD DAYCARE & BANK

	REQ'D	EXIST COND	PROP COND
MIN LOT AREA:	2.0 AC	2.80 AC (122,135 SF)	2.80 AC (122,135 SF)
* MIN LOT WIDTH:	300'	252.47'	252.47'
MIN BLDG SETBACKS:			
FRONT YARD:	40'	75.68' (BANK)	75.68' (BANK)
SIDE YARD (EACH):	25'	25.00' (REST.)	25.00' (DAYCARE)
REAR YARD:	25'	124.91' (REST.)	89.22' (DAYCARE)
MIN BUFFER YARD:	10'	10'	10'
MAX BLDG HEIGHT:	80'	±23'	±23'
MAX LOT COVERAGE:	80%	72.9% (2.04 AC)(89,179 SF)	74.3% (2.08 AC)(86,124 SF)
MAX BLDG COVERAGE:	40%	8.6% (0.24 AC)(10,285 SF)	11.4% (0.32 AC)(13,873 SF)
BUILDING:		10,285 SF	13,873 SF
PAVEMENT & SIDEWALK:		78,894 SF	72,251 SF
PERVIOUS PLAYGROUND:		N/A	5,051 SF

* MIN. LOT WIDTH CAN BE REDUCED TO 150' WITH AN INTERNAL DRIVEWAY SYSTEM.

PARKING REQUIREMENTS:

STALL SIZE:	9'x18'	VARIABLE	9'x18'
LOADING:	11'x30'	---	1- 12' X 30'

BANK OFF-STREET PARKING REQUIREMENT: 1 SPACE/200 SF + 1 SPACE/1.5 EMPLOYEE

3,061 SF = 15 SPACES REQ'D
9 EMPLOYEES = 6 SPACES REQ'D
TOTAL = 21 SPACES REQ'D
SPACES PROVIDED: 32 SPACES (3 HANDICAPPED SPACES)

DAYCARE OFF-STREET PARKING REQUIREMENT: 1 SPACE/12 STUDENT + 1 SPACE/2 EMPLOYEES

175 STUDENTS = 15 SPACES REQ'D
25 EMPLOYEES = 13 SPACES REQ'D
TOTAL = 28 SPACES REQ'D
SPACES PROVIDED: 111 SPACES (2 HANDICAPPED SPACES)

143 TOTAL PARKING SPACES PROVIDED.
5 HANDICAPPED PARKING SPACES REQUIRED AND PROVIDED.

OFF-STREET LOADING DOCK REQUIREMENT: 1 DOCK/ BLDG OVER 4,000 SF
DOCKS PROVIDED: DAYCARE (10,000 SF BLDG) = 1 DOCK

SITE DATA

OWNER: SHREE RAM HOLDINGS-PA, LLC
1075 EASTON AVENUE #333
SOMERSET, NJ 08873

SITE ADDRESS: 2955 LINDEN STREET

SITE AREA: 2.80 AC

TAX MAP: M6SE3, BLK: 8, LOT 8
PIN: 4963-13-0722-0498
DEED BOOK: 2014-1, PG: 222173

WATER: CITY OF BETHLEHEM
SEWER: CITY OF BETHLEHEM
GAS: UGI UTILITIES INC LEHIGH
ELEC: PPL ELECTRIC UTILITIES
CABLE: SERVICE ELECTRIC
COMM: VERIZON & RON TELECOM SERVICES INC.

REFERENCE NOTES

- THE BOUNDARY AND TOPOGRAPHIC INFORMATION AS SHOWN IS BASED ON A SURVEY PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES IN JULY 2016.
- PLAN ENTITLED IN PART "LINDEN STREET COMMERCIAL CENTER II" PREPARED BY BASCOM AND SIEGER, DATED MAY 23, 2000, LAST REVISED APRIL 4, 2005.
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FILED MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATION OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY TERRAFORM ENGINEERING, LLC.
- PROPOSED ACCESS EASEMENT AND PROPERTY LINE AS SHOWN AND DESCRIBED BASED ON "EXISTING FEATURES PLAN FOR LINDEN STREET COMMERCIAL CENTER" BY VAN CLEEF ENGINEERING ASSOCIATES DATED JULY 7, 2016.

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	---	---
ADJOINING LOT LINE	---	---
RIGHT-OF-WAY	---	---
IRON PIN/CONCRETE MONUMENT	⊙ IP	⊙ IP
ZONING BOUNDARY	---	---
BUILDING RESTRICTION LINE	---	---
EASEMENT	---	---
EDGE OF PAVEMENT	---	---
EDGE OF GRAVEL	---	---
CURBING	---	---
PAVEMENT	---	---
GRAVEL/STONE	---	---
CONCRETE	---	---
PLAYGROUND	---	---
BUILDING	---	---
CHAIN LINK FENCE	---	---
SIGN	---	---
STORM PIPE/INLET/MANHOLE	---	---
LIGHT POLE	---	---
TREES/SHRUBS	---	---

OWNER CERTIFICATION

SHREE RAM HOLDINGS-PA, LLC
BY: SHREE RAM HOLDINGS-PA, LLC, IT'S SOLE MEMBER

BY: Rajendra Patel
RAJENDRA PATEL
MANAGING MEMBER

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Northampton

SWORN TO AND SUBSCRIBED BEFORE ME THIS
27th DAY OF December 2016.

Kaia L. Farber
NOTARIAL SEAL
Kaia L. Farber, Notary Public
City of Bethlehem, Northampton County
My commission expires August 09, 2017

ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT I AM REGISTERED PROFESSIONAL ENGINEER, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA AND THAT THIS PLAN COMPLIES WITH THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT (68 PA. C.S.A. §3101, ET SEQ.).

Terry P. Degroot
TERRY P. DEGROOT
PA PE LICENSE # 44255-E
TERRAFORM ENGINEERING, LLC

NOTE:

*PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1776).

THE SITE SERIAL NUMBER IS 20161750887.

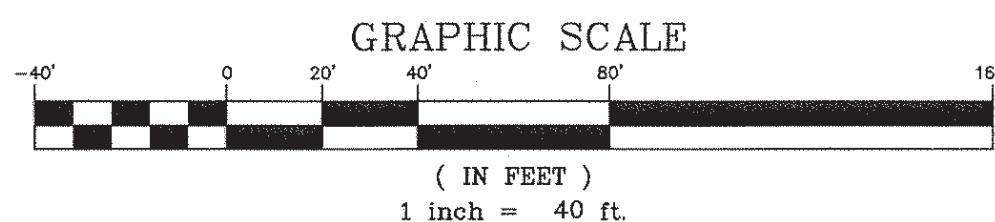
CALL BEFORE YOU DIG!

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

Pennsylvania One Call System, Inc.

1-800-242-1776

GENERAL PLAN TEXT NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES



LOCATION MAP
SCALE: 1" = 2,000'

REVISIONS

DATE

SHREE RAM HOLDINGS-PA, LLC
2955 LINDEN STREET
CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA
BETHLEHEM, PA 18017

Terraform
Engineering, LLC
ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18015
PHONE: 610-985-6835 www.terraformengineering.com

CONDOMINIUM
PLAN

DATE: 12/27/16
SCALE: 1" = 40'
PROJECT NO.: 16023
DRWN: SLF CHKD: TPD

CP-1