

N/F
COMMONWEALTH
OF PA
PIN: 641827735585
ZONING DISTRICT: CG
USE: STATE POLICE

N/F
F&E REALTY CO.
PIN: 641827873903
ZONING DISTRICT: CG
USE: HVAC WHOLESALE

N/F
BUBERNACK GEORGE
MICHAEL JR & FUSUN
PIN: 641828219153
ZONING DISTRICT: CG
USE: OFFICE

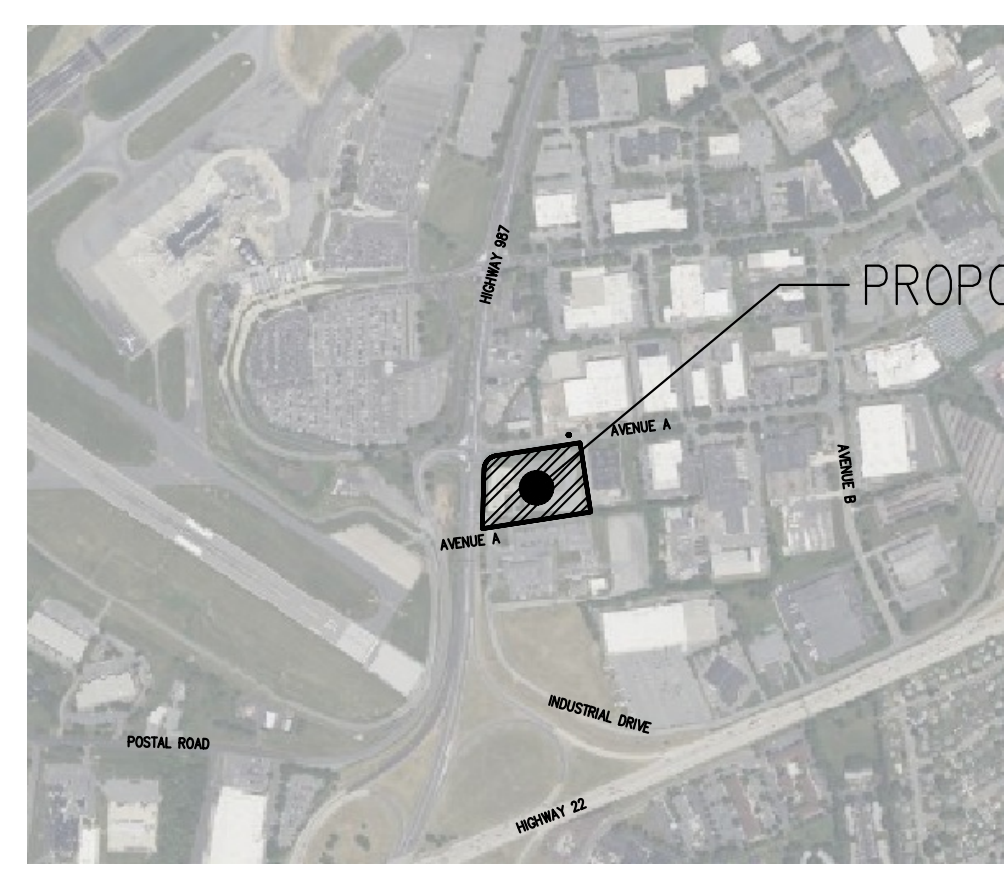
N/F
LEHIGH-NORTHAMPTON
AIRPORT AUTHORITY
PIN: 641819088171
USE: AIRPORT

- GENERAL NOTES:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON WAS TAKEN FROM THE LEHIGH COUNTY GIS DATA HUB.
 - THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR SURVEY. THEREFORE, PLANIMETRIC FEATURES SUCH AS CURBS, WETLANDS, AND SITE ACCESS ARE APPROXIMATE.
 - THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF DUE DILIGENCE AND DOES NOT COMPLETELY TAKE INTO CONSIDERATION BULK REGULATIONS OR OTHER GENERAL ZONING COMPLIANCE, SUCH AS LANDSCAPE BUFFERS, OPEN SPACE REQUIREMENTS, STORMWATER MANAGEMENT, AND BUILDING SETBACKS. PLAN IS SUBJECT TO REVISION WITH ADDITIONAL STUDY AND PRELIMINARY ENGINEERING. FINAL APPROVAL FROM PENNDOT AND LEHIGH COUNTY WILL BE REQUIRED.

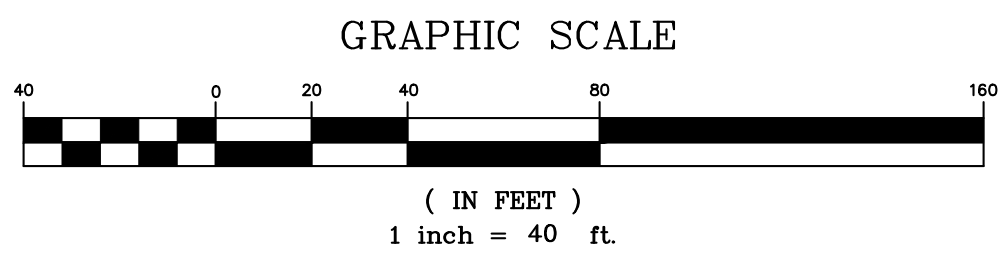
- SITE NOTES:**
- THERE ARE NO SLOPES IN THE PROJECT AREA THAT EXCEED 8%.
 - THERE ARE NO WATERCOURSES, NATURAL SPRINGS, PONDS, LAKES, OR WETLANDS WITHIN THE PROJECT AREA. THERE ARE ALSO NO HYDRIC SOILS WITHIN THE PROJECT AREA.
 - THERE ARE NO KNOWN SNKHOLES OR SIGNIFICANT TOPICAL DEPRESSIONS WITHIN THE PROJECT AREA.
 - THE PROJECT AREA IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
 - THERE ARE NO BUILDINGS WITHIN THE PROJECT AREA CONSTRUCTED BEFORE 1940.
 - THERE ARE NO FORESTED AREAS WITHIN THE PROJECT AREA.
 - THERE ARE NO RECREATION TRAILS OR EASEMENTS WITHIN THE PROJECT AREA.

SITE DATA TABLE

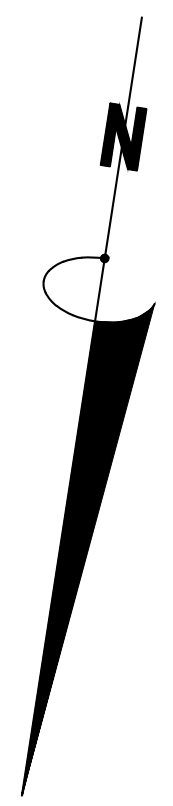
LOCALITY:	LEHIGH COUNTY
ADDRESS:	2355 AVENUE A BETHLEHEM, PA 18017
ZONING DISTRICT:	CG
SITE AREA:	4.49 AC



VICINITY MAP
1" = 1000'



PLAN PREPARED BY BOWMAN CONSULTING GROUP
CONTACT CHUCK FITZGERALD WITH QUESTIONS
PHONE: 540-784-4244
EMAIL: CFITZGERALD@BOWMAN.COM



Bowman

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Fredericksburg, Virginia 22401

Phone: (540) 371-0288
Fax: (540) 371-3479
bowman.com

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SKETCH PLAN
2355 AVENUE A
ROYAL FARMS
EXISTING CONDITIONS

BETHLEHEM, PA

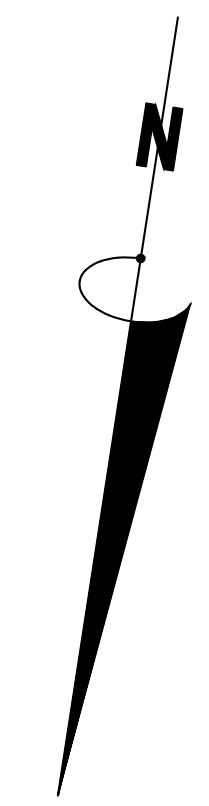
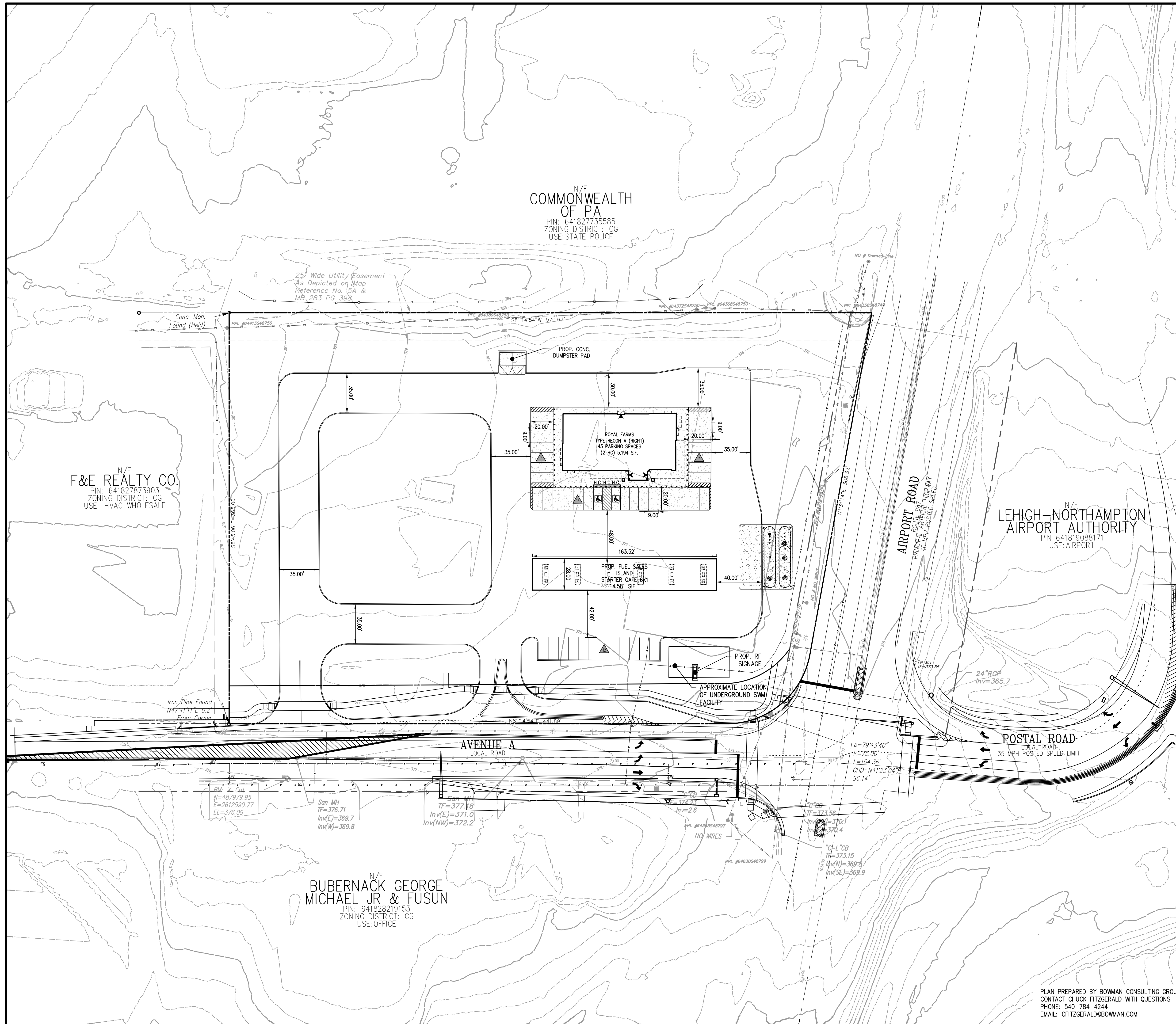
LEHIGH COUNTY

COUNTY PROJECT NUMBER

PLAN STATUS
03/11/26 ISSUED TO CLIENT

DATE	DESCRIPTION	
JMT	JMT	CVF
DESIGN	DRAWN	CHKD
SCALE	H: 1"=40'	V: N/A
JOB No.	100741-01-001	
DATE :	MARCH 2026	
FILE No.		

SHEET 1 OF 3



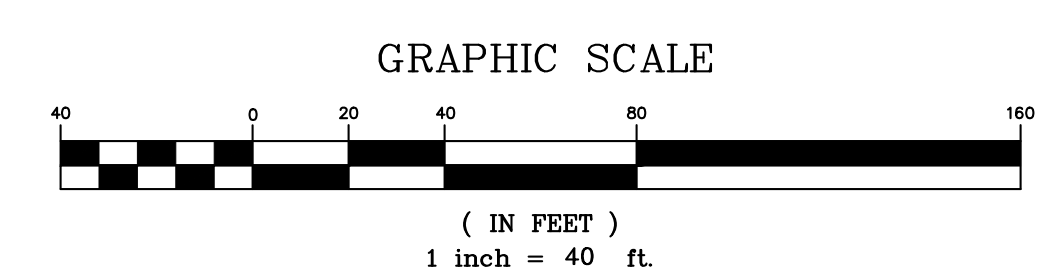
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- SITE NOTES:**
- WATER AND SEWER TO BE PROVIDED TO THE SITE BY BETHLEHEM DEPARTMENT OF PUBLIC WORKS.
 - NO COMMON OPEN SPACE OR RECREATION AREAS ARE PROPOSED WITHIN THE PROJECT AREA.

SITE DATA TABLE

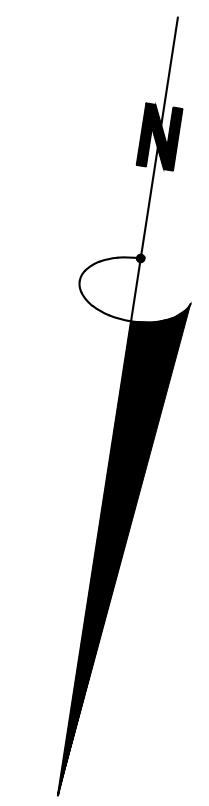
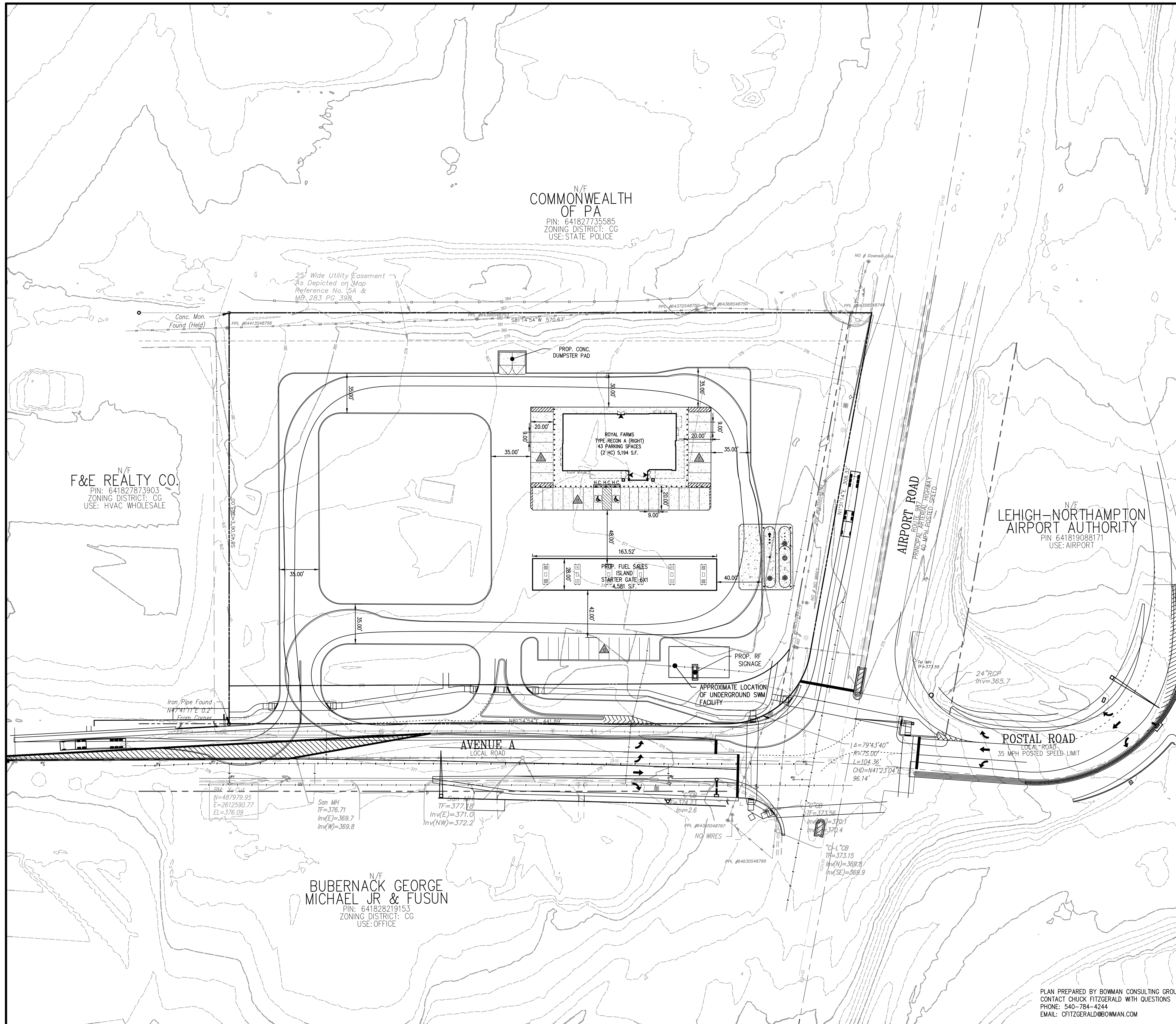
LOCALITY:	LEHIGH COUNTY
ADDRESS:	2355 AVENUE A BETHLEHEM, PA 18017
ZONING DISTRICT:	CG
PROP. SITE AREA:	4.49 AC
PROP. IMP. AREA:	2.59 AC
PROP. TURF AREA:	1.90 AC
GROSS FLOOR AREA:	5,194 SQ FT
MIN. REQ'D PARKING:	1 PER 150 SF GFA = 35
PROVIDED PARKING:	43 SPACES (2 HC)
FRONT SETBACK:	N/A
SIDE SETBACK:	N/A
REAR SETBACK:	N/A



PROP. RF SIGNAGE



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SKETCH PLAN
 2355 AVENUE A
ROYAL FARMS
 TRUCK ROUTING PLAN

COUNTY PROJECT NUMBER

PLAN STATUS
 03/11/26 ISSUED TO CLIENT

DATE	DESCRIPTION
JMT	JMT CWF
DESIGN	DRAWN CHKD
SCALE	H: 1"=40'
	V: N/A

JOB No. 100741-01-001

DATE : MARCH 2026

FILE No.

SHEET 3 OF 3

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