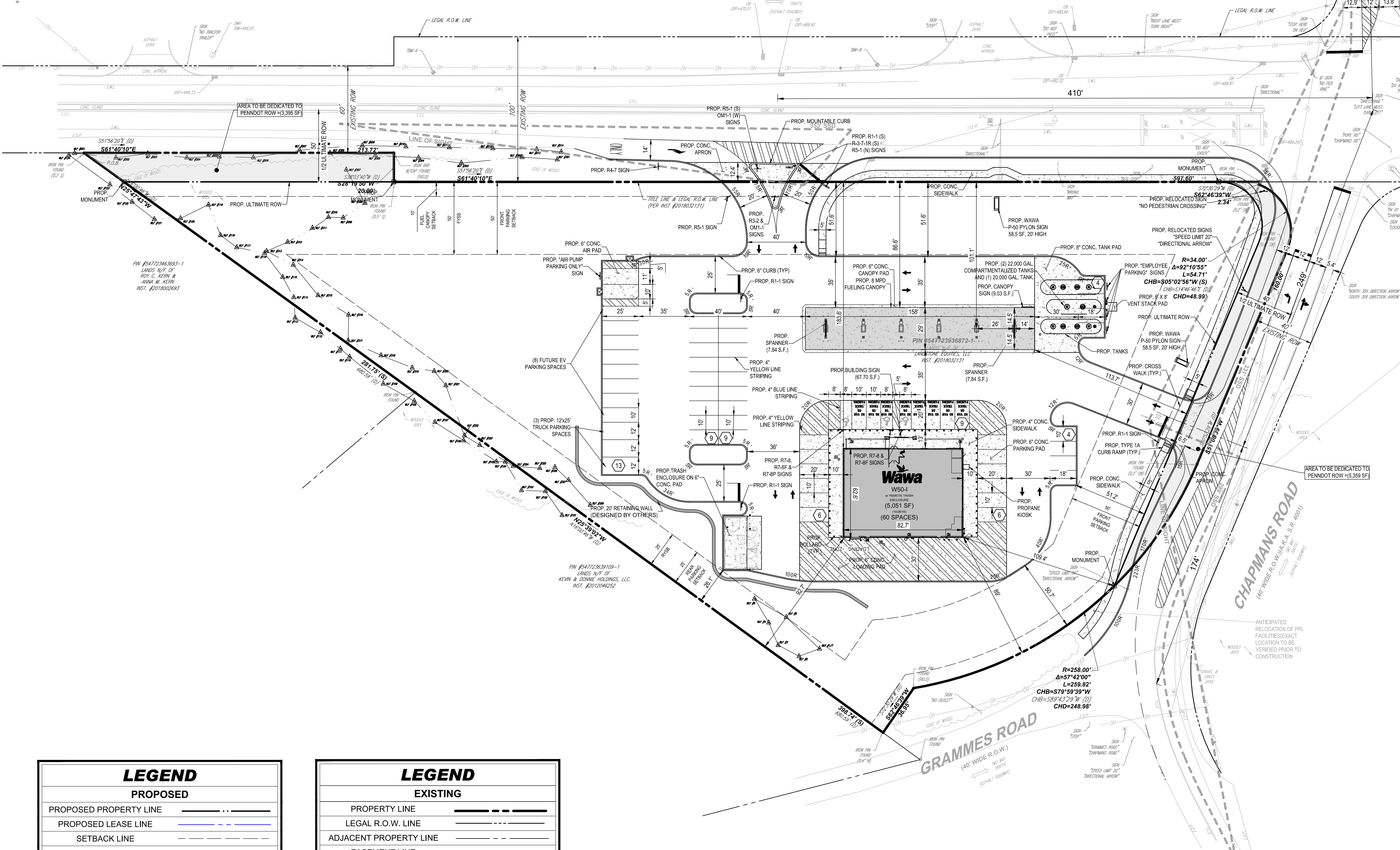




PENNSYLVANIA STATE HIGHWAY ROUTE 309

(VARIABLE WIDTH LEGAL R.O.W.)
(A.K.A. S.R. 0309, L.R. 39044)



SITE SPECIFIC NOTES

- PROPERTY KNOWN AS PIN 547723936872-1, AS IDENTIFIED ON THE TAX MAPS OF SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, COMMONWEALTH OF PENNSYLVANIA.
- APPLICANT: JANDL LAND COMPANY, 3150 COFFEETOWN RD, OREFIELD, PA, 18069-2511
OWNER: LANDSTON EQUITIES, LLC, 3150 COFFEETOWN RD, OREFIELD, PA, 18069-2511
- EXISTING LOT AREA = 176,641 S.F. OR 4.06 AC.
PROPOSED LOT AREA (AFTER RIGHT-OF-WAY DEDICATION) = 167,887 S.F. OR 3.85 AC.
- HORIZONTAL DATUM IS BASED ON PENNSYLVANIA STATE PLANE SOUTH COORDINATES, NAD 83. VERTICAL DATUM IS NAVD 1988, BENCHMARK; (REFER TO SURVEY NOTES & REFERENCES FOR BENCHMARK INFORMATION).
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN).
- SITE TO BE SERVED BY PUBLIC WATER AND SEWER.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/12/2021	PER TWP COMMENTS	WRS	JAB



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FOR MUNICIPAL 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.: PY21092
DRAWN BY: WRS
CHECKED BY: JAB
DATE: 09/22/2021
CAD ID.: PY21092-ZONING PLAN-1

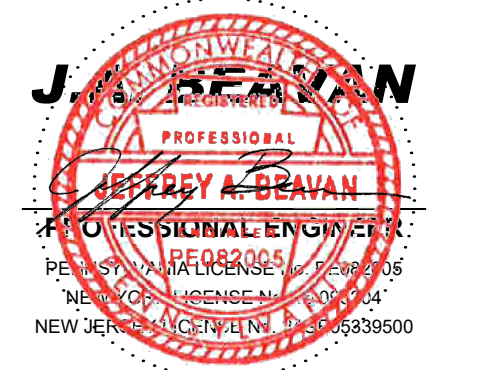
ZONING PLAN

FOR
JANDL LAND COMPANY

PROPOSED COMMERCIAL DEVELOPMENT
1810 PA ROUTE 309
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PA



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



SHEET TITLE:

ZONING PLAN

SHEET NUMBER:
Z-1

REVISION 1 - 11/12/2021

ZONING REQUIREMENTS

REQUIREMENTS TAKEN FROM:
SOUTH WHITEHALL TOWNSHIP ZONING ORDINANCE, ADOPTED ON APRIL 5, 2017, LAST REVISED ON SEPTEMBER 1, 2020

ZONING: HC: HIGHWAY COMMERCIAL DISTRICT
EXISTING USE: VACANT (PRIOR FAST-FOOD RESTAURANT) - (PERMITTED BY RIGHT)
PROPOSED USE: MOTOR VEHICLE SERVICE FACILITY - (PERMITTED BY SPECIAL EXCEPTION)

SOUTH WHITEHALL TOWNSHIP BULK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1.00 AC. (43,560 SF)	4.06 AC. (176,641 SF)	3.85 AC. (167,887 SF)
MINIMUM LOT FRONTAGE	200 FT.	511.5 FT.	NO CHANGE
MINIMUM BUILDING SETBACKS			
FRONT YARD (SR-309)	50 FT.	101.3 FT.	183.6 FT.
FRONT YARD (CHAPMANS RD.)	50 FT.	100.0 FT.	74.4 FT.
FRONT YARD (GRAMMES RD.)	50 FT.	251.6 FT.	109.4 FT.
REAR YARD	25 FT.	251.6 FT.	92.7 FT.
FUEL CANOPY SETBACK	10.0 FT.	N/A	86.6 FT.
MINIMUM PARKING SETBACKS			
FRONT YARD (SR-309) (> 8,000 SF PARKING AREA)	50 FT.	N/A	51.6 FT.
FRONT YARD (CHAPMANS RD) (> 8,000 SF PARKING AREA)	50 FT.	N/A	51.2 FT.
FRONT YARD (GRAMMES RD) (> 8,000 SF PARKING AREA)	50 FT.	N/A	50.7 FT.
REAR YARD (> 8,000 SF PARKING AREA)	25 FT.	N/A	26.1 FT.
MAXIMUM LOT COVERAGE	75%	5,932 SF. (3.4%)	73,132 SF. (43.6%)
MAXIMUM BUILDING COVERAGE	NONE	1,200 SF. (0.7%)	5,051 SF. (3.0%)
MAXIMUM HEIGHT OF STRUCTURE	35 FT.	12.1 FT. BUILDING	PROPOSED BUILDING = < 35.0 FT. PROPOSED CANOPY = < 35.0 FT.

(ENC) EXISTING NON-CONFORMITY
(ENC-I) EXISTING NON-CONFORMITY IMPROVED
(V) VARIANCE REQUIRED

PARKING REQUIREMENTS

PARKING REQUIREMENTS:
MOTOR VEHICLE SERVICE FACILITY: 1 SPACE PER 100 S.F. GFA AND 1 SPACE PER EMPLOYEE ON THE LARGEST SHIFT.
TOTAL REQUIRED =
MOTOR VEHICLE SERVICE FACILITY: (6,051 SF / 100) + (8 EMPLOYEE SPACES) = 59 PARKING SPACES

TOTAL PROPOSED = 60 PARKING SPACES

LOADING REQUIREMENTS

LOADING REQUIREMENTS:
MOTOR VEHICLE SERVICE FACILITY: 1 LARGE OFF-STREET LOADING ZONE
REQUIRED =
MOTOR VEHICLE SERVICE FACILITY: 1 LARGE OFF-STREET LOADING ZONE
PROPOSED =
MOTOR VEHICLE SERVICE FACILITY: 1 LARGE OFF-STREET LOADING ZONE

SPECIAL EXCEPTION REQUIREMENTS

A SPECIAL EXCEPTION UNDER SECTION 350-48.9 E FOR THE MOTOR VEHICLE SERVICE STATION, THE SPECIFIC REQUIREMENTS FOR A MOTOR VEHICLE SERVICE STATION ARE SET FORTH IN SECTION 350-48.9 E. NOT ALL OF THOSE REQUIREMENTS ARE MET. NO GASOLINE OR PUMP OR DISPENSING FACILITIES ARE WITHIN 50' OF A PROPERTY LINE. NO VEHICULAR ENTRANCE IS CLOSER THAN 500' FROM A SCHOOL, LIBRARY, OR HOSPITAL. THE NEAREST OPERATING GASOLINE SERVICE STATION IS APPROXIMATELY 100' FROM THIS LOCATION. FINALLY, WAWA WILL HAVE AN ATTENDANT OR SUPERVISOR ON DUTY WHEN ITS GASOLINE SERVICES ARE OPEN FOR BUSINESS, AND IT WILL RECEIVE THE APPROPRIATE PERMIT UNDER THE COMBUSTIBLE AND FLAMMABLE LIQUIDS ACT.

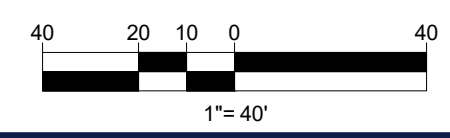
- § 350-48 USE SCHEDULES**
- (B) 350-48(M)(8) MOTOR VEHICLE SERVICE FACILITY:
(E) ADDITIONAL REGULATIONS: WHERE SO NOTED IN SUBSECTION (M)(8)(C) ABOVE, A MOTOR VEHICLE SERVICE FACILITY SHALL BE PERMITTED BY SPECIAL EXCEPTION SUBJECT TO THE FOLLOWING MINIMUM STANDARDS AND CRITERIA, IN ADDITION TO THOSE SET FORTH IN § 350-41(D):
- ADDITIONAL PARKING: IN ADDITION, THE SITE FOR MECHANIZED COMMERCIAL CAR WASHES SHALL PROVIDE FOR STACKING OF AT LEAST SIX VEHICLES PER BAY, PLUS REQUIRED EMPLOYEE PARKING, AND AN ADDITIONAL THREE DRYING SPACES PER BAY.
 - NOT APPLICABLE
 - FUEL DISPENSING EQUIPMENT SHALL BE LOCATED NO CLOSER THAN 25 FEET TO THE REQUIRED ULTIMATE RIGHT-OF-WAY LINE.
[SETBACK OF 86.6 FEET PROVIDED FOR FUEL DISPENSING EQUIPMENT]
 - OVERHEAD CANOPIES PROVIDING PROTECTION FOR THE FUEL DISPENSING EQUIPMENT AND MOTORISTS SHALL BE LOCATED NO CLOSER THAN 10 FEET TO THE REQUIRED ULTIMATE RIGHT-OF-WAY LINE.
[SETBACK OF 86.6 FEET PROVIDED FOR FUEL SERVICE CANOPIES]
 - THE ENTIRE AREA OF THE SITE FOR THE TRAVEL OR PARKING OF MOTOR VEHICLES SHALL BE PAVED.
[TRAVEL/PARKING AREAS OF MOTOR VEHICLES WILL BE PAVED]
 - SERVICING OF MOTOR VEHICLES, EXCEPT FOR THOSE SERVICES PERFORMED BY CUSTOMERS, SHALL BE PERFORMED IN A FULLY ENCLOSED BUILDING. NO MOTOR VEHICLE PARTS SHALL BE STORED OUTDOORS.
[NOT APPLICABLE]
 - NO MOTOR VEHICLE SERVICE FACILITIES SHALL BE LOCATED WITHIN FIVE HUNDRED (500) FEET OF ANY ELEMENTARY OR SECONDARY SCHOOL, LIBRARY, HOSPITAL (COLLECTIVELY, "PUBLIC USE"). NO MOTOR VEHICLE SERVICE FACILITY THAT ENGAGES IN THE SALE OR DISPENSING OF LIQUID OR GASEOUS MOTOR VEHICLE FUEL TO THE GENERAL PUBLIC SHALL BE LOCATED WITHIN FIFTY HUNDRED FEET (1,500) OF ANOTHER FACILITY THAT ENGAGES IN THE SALE OR DISPENSING OF LIQUID OR GASEOUS MOTOR VEHICLE FUEL TO THE GENERAL PUBLIC. SAID DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE BETWEEN THE CLOSEST LOT LINES OF THE PROPOSED USE AND, AS APPLICABLE, THE PUBLIC USE OR OTHER FACILITY THAT ENGAGES IN THE SALE OR DISPENSING OF LIQUID OR GASEOUS MOTOR VEHICLE FUEL TO THE GENERAL PUBLIC. EXCEPTION: ONE MOTOR VEHICLE SERVICE FACILITY MAY BE LOCATED WITHIN 1,500 FEET OF NO MORE THAN ONE OTHER SUCH FACILITY UNDER THE FOLLOWING CONDITIONS:
a. THAT THE TWO SUCH FACILITIES ARE SEPARATED BY A PUBLIC ROAD, AND
b. WHEN LOCATED AT THE INTERSECTION OF TWO PUBLIC ROADS, ARE SEPARATED BY THE PUBLIC ROAD OF THE HIGHER STREET CLASSIFICATION.
[COMPLEX]
 - RENTAL OR SALE OF ANY KIND OF VEHICLE IS PROHIBITED.
[NOT APPLICABLE]
 - NO VEHICLES SHALL BE PERMITTED TO BE STANDING OR PARKED ON THE PREMISES FOR MORE THAN 15 DAYS OTHER THAN THOSE USED BY THE EMPLOYEES IN DIRECT OR INDIRECT OPERATION OF THE ESTABLISHMENT AND VEHICLES FOR RENTAL, SALE OR BEING REPAIRED WHEN PERMITTED BY OTHER SECTIONS OF THIS CHAPTER. ANY OUTDOOR STORAGE AREA SHALL BE WHOLLY SCREENED FROM THE STREET AND FROM ADJOINING LOTS IN ACCORDANCE WITH § 350-42(B).
[NOT APPLICABLE]

LEGEND PROPOSED

PROPOSED PROPERTY LINE	---
PROPOSED LEASE LINE	---
SETBACK LINE	---
BUILDING	■
RETAINING WALL	▬
CONCRETE CURB	▬
FLUSH CURB	---
TREE LINE	---
CROSSWALK	---
SIDEWALK	▬
RAMP	▬
SIGN	+
BOLLARD	•
PARKING COUNT	10
AREA LIGHT	☐
DRAINAGE INLET	▬
MANHOLE	⊗
FENCE	▬
GUIDERAIL	▬
WATER VALVE	•
CLEANOUT	○
PROPERTY MONUMENT	□

LEGEND EXISTING

PROPERTY LINE	---
LEGAL R.O.W. LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
BUILDING	■
CONCRETE CURB	▬
FLUSH CURB	---
EDGE OF PAVEMENT	---
TREELINE	---
PROPERTY PIN/MONUMENT	○
SIGN	+
DRAINAGE INLET	▬
STORMS/SANITARY MANHOLE	⊗
WATER/GAS VALVES	•
CLEANOUT	○
GAS METER, ELECTRIC METER	▬
UTILITY POLE	•
OVERHEAD UTILITY WIRES	---
FLAGGED WETLANDS	▬



R:\311\11\2021\CADD\DRAWINGS\PLAN SET\ZONING PLAN\REV\FP21092.ZONING PLAN-1.dwg - LAYOUT 2 - ZONING