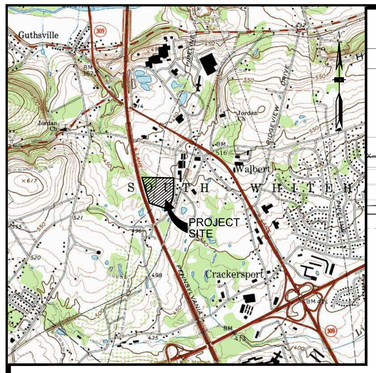



LOCATION MAP
1" = 2000'

## APPLICANT

**RIVERBEND SOUTH WHITEHALL PROPERTIES I, LLC**
204 WEST NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-7660

## SITE DATA

| | |
|---|---|
| RECORD OWNER: | RIVERBEND SOUTH WHITEHALL PROPERTIES I, LLC |
| PROPERTY ADDRESS: | 4741 CHAPMANS ROAD ALLENTOWN, PA 18104 |
| TAX ASSESSMENT PARCEL I.D.: | 547721696044 |
| TAX ASSESSMENT MAP REF.: | G7-47-1 |
| INSTRUMENT NO.: | 2019031471 |
| EX. LOT AREA (PER PLAN): | 13.6472 AC. |
| WATER: | PUBLIC |
| SANITARY SEWER: | PUBLIC |
| ZONING DISTRICT: | INDUSTRIAL-COMMERCIAL (IC-1) SPECIAL HEIGHT LIMITATION |

## ZONING DATA

**INDUSTRIAL COMMERCIAL (IC-1) ZONING DISTRICT**
*WAREHOUSE USE >25,000 S.F. (CONDITIONAL USE)*

| | PER ORD. | PER PLAN |
|---|---|---|
| MINIMUM LOT AREA: | 5.0 ACRES | 13.6 ACRES |
| MINIMUM LOT WIDTH: | 450 FEET | 884± FEET |
| FRONT YARD SETBACK: | 50 FEET | 50 FEET |
| SIDE YARD SETBACK (EACH): | 50 FEET | 50 FEET |
| REAR YARD SETBACK: | 50 FEET | 50 FEET |
| MAXIMUM BUILDING HEIGHT: | 70 FEET | 50 FEET |
| (STORIES) | N/A | 1 |
| MAXIMUM IMPERVIOUS COVER: | 75% | 44% (261,000 S.F.) |

## PARKING/LOADING SPACE TABULATION

### OFF-STREET PARKING SPACE REQUIREMENTS

INDUSTRIAL (WAREHOUSE) USE
102,250 S.F. G.F.A., 11 LOADING DOCKS
SORRY ROBOT, LLC (CURRENT TENANT): 20 EMPLOYEES, 1 SHIFT
WALGREENS (PROSPECTIVE TENANT): 80 EMPLOYEES, 2 SHIFTS

REQUIRED:
GREATER OF 1 SPACE PER EMPLOYEE ON LARGEST 2 SHIFTS
OR 1 SPACE PER 5,000 S.F. WAREHOUSE BUILDING G.F.A.
PLUS 1 SPACE PER 250 S.F. OFFICE BUILDING G.F.A.
1 STANDARD SPACE * 180 EMPLOYEES = 180

PLUS 1 OVERSIZED SPACE PER 3.5 LOADING DOCKS
1 OVERSIZE SPACE * 11 LOADING DOCKS / 3.5 = 3.1

PLUS 1 TRAILER SPACE PER LOADING DOCK
1 TRAILER SPACE * 11 LOADING DOCKS = 11

PLUS 1 LARGE SPACE PER 150 STANDARD SPACES
1 LARGE SPACE * 187 STD. SPACES / 150 = 1.2

PLUS 1 OVERSIZED SPACE PER 300 STANDARD SPACES
1 OVERSIZE SPACE * 187 STD. SPACES / 300 = 0.6

TOTAL
STD. SPACES REQ'D.: 180; PROPOSED: 187 (7 SURPLUS)
LG. SPACES REQ'D.: 1; PROPOSED: 2 (1 SURPLUS)
TRAILER SPACES REQ'D.: 11; PROPOSED: 11
OVERSIZE SPACES REQ'D.: 4; PROPOSED: 4

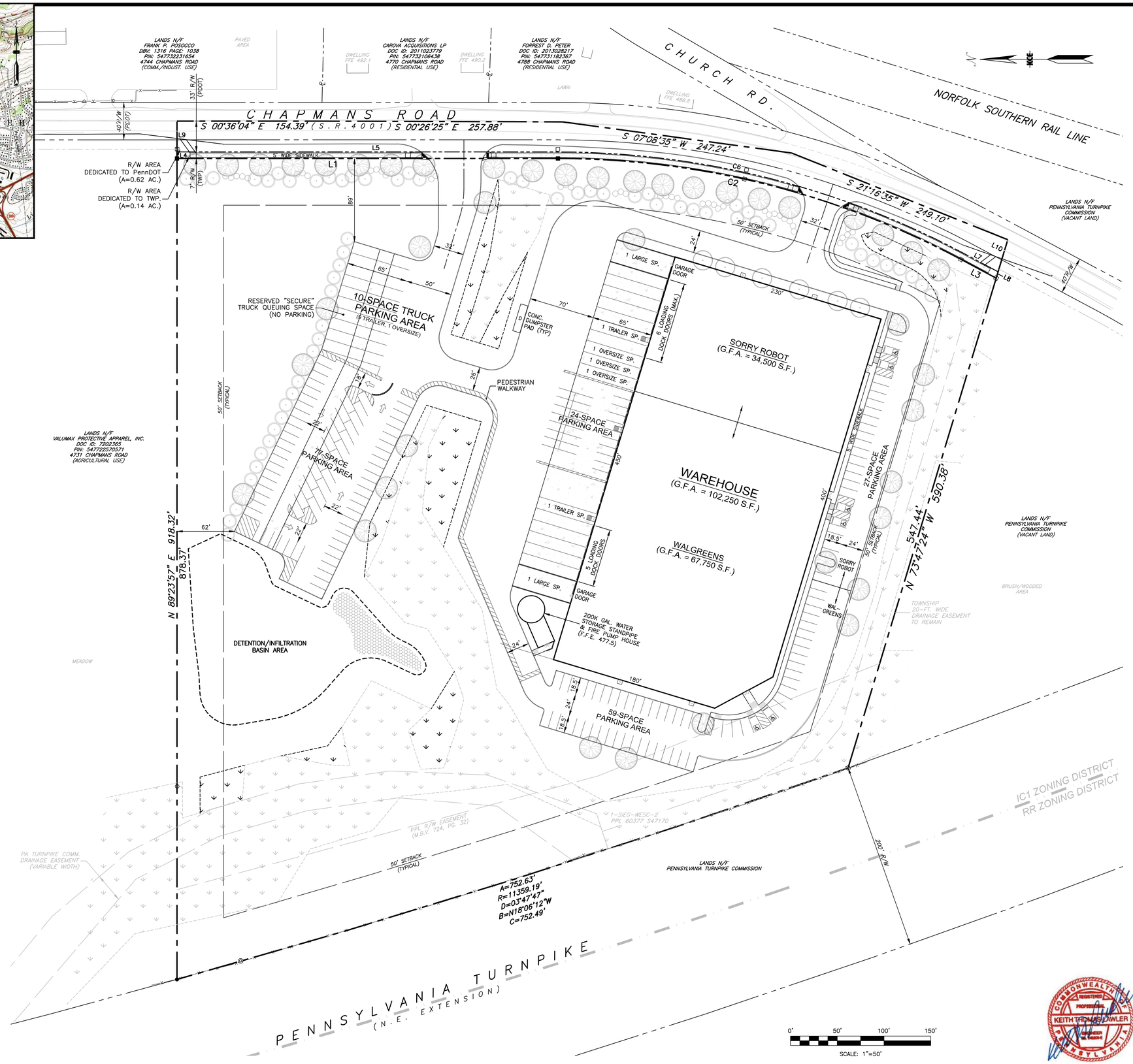
NOTE: MINIMUM PARKING SPACE SIZES: STANDARD 9'x18.5'; LARGE 10'x37'; TRAILER 10'x55'; OVERSIZE 12'x65'

### OFF-STREET LOADING SPACE REQUIREMENTS

INDUSTRIAL (WAREHOUSE) USE
(102K S.F. G.F.A.)
REQUIRED:
1 OVERSIZE SPACE PER 20K S.F. BUILDING G.F.A.
1 OVERSIZE SPACE * 102K / 20K = 5.1

TOTAL
OVERSIZE SPACES REQUIRED: 5; PROPOSED: 15

**NOTE:**
SPACES ADJACENT TO LOADING DOCKS COUNT TOWARD REQUIRED OVERSIZE LOADING SPACES, BUT NOT TOWARD REQUIRED OVERSIZE PARKING SPACES.




## LEGEND

- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- LEGAL R/W LINE
- REQUIRED R/W LINE
- EX. ROADWAY CENTERLINE
- EX. EASEMENT
- ZONING DISTRICT BOUNDARY LINE
- SOIL TYPE BOUNDARY LINE
- EX. EDGE OF PAVE
- EX. IRON PIN (OR AS NOTED)
- EX. CONCRETE MONUMENT
- EX. EV WETLANDS TO BE PRESERVED
- REQUIRED BUILDING SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED IRON PIN
- PROPOSED CONCRETE MONUMENT
- PROPOSED IMPROVEMENT
- PROPOSED UPRIGHT CONC. CURB
- PROPOSED DETENTION/INFILTRATION BASIN AREA
- PROPOSED RECONSTRUCTED WETLANDS

***NOTE:***
ITALIC TEXT IN PLAN VIEW DENOTES EXISTING FEATURES WHILE UPRIGHT TEXT DENOTES PROPOSED FEATURES.

**BOUNDARY LINE/CURVE DATA TABLE**

| I.D. | BEARING | DIST. | RAD. | ARC | DELTA |
|---|---|---|---|---|---|
| L1 | S 00°36'03" E | 407.38' | | | |
| C2 | S 13°27'35" W | 444.37' | 915.37' | 448.86' | 28°05'43" |
| L3 | S 27°30'27" W | 42.56' | | | |
| L4 | N 89°23'57" E | 7.00' | | | |
| L5 | S 00°36'03" E | 407.38' | | | |
| C6 | S 13°27'35" W | 447.77' | 922.37' | 452.29' | 28°05'43" |
| L7 | S 27°30'27" W | 41.16' | | | |
| L8 | N 73°47'24" W | 7.14' | | | |
| L9 | N 89°23'57" E | 32.95' | | | |
| L10 | N 73°47'24" W | 35.80' | | | |

## S.A.L.D.O. RELIEF GRANTED

AT ITS REGULARLY SCHEDULED MEETING ON OCTOBER 16, 2019, THE SOUTH WHITEHALL TOWNSHIP BOARD OF COMMISSIONERS GRANTED THE APPLICANT RELIEF FROM THE FOLLOWING SECTIONS OF THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE BUT ONLY TO THE EXTENT DEPICTED ON THIS PLAN:

1. 312-40.C(1) WAIVER OF REQUIREMENT TO PLANT STREET TREES WITHIN THE STREET RIGHT-OF-WAY. IN ORDER TO MAINTAIN PROPOSED CLEAR SIGHT TRIANGLES FREE OF VISUAL OBSTRUCTIONS, REQUIRED STREET TREES WILL BE LOCATED IN A PROPOSED PLANTING EASEMENT ADJACENT TO THE RIGHT-OF-WAY OF CHAPMANS ROAD.
2. 296-12.I(4)(d) WAIVER OF THE SETBACK BUFFER REQUIREMENT FOR STORMWATER INFILTRATION BMPS LOCATED WITHIN 50 FEET OF A SPECIAL GEOLOGIC FEATURE (FRACTURE TRACE) AS REFERENCED IN CHAPTER 296, APPENDIX G.

## CONDITIONAL USE APPROVAL

IN ITS WRITTEN DECISION 2019-601 DATED NOVEMBER 20, 2019, THE SOUTH WHITEHALL TOWNSHIP BOARD OF COMMISSIONERS GRANTED CONDITIONAL USE APPROVAL FOR A WAREHOUSE USE, AS DEFINED IN SOUTH WHITEHALL TOWNSHIP CODE CHAPTER 350-48(W)(1), ON THE SUBJECT PROPERTY SUBJECT TO THE REGULATIONS CONTAINED THEREIN AND THE FOLLOWING ADDITIONAL CONDITIONS:

1. APPLICANT SHALL COMPLY WITH ALL PROVISIONS CONTAINED IN THE APPLICANT'S OFFER OF PROOF, TESTIMONY, AND EXHIBITS PRESENTED AT THE OCTOBER 16, 2019 HEARING
2. THE APPLICANT SHALL COMPLY WITH ALL CONDITIONS THAT WERE LISTED AS PART OF THE RECOMMENDATION OF THE PLANNING COMMISSION AS SET FORTH IN EXHIBIT A-2 AND AS FOLLOWS:
   A. APPLICANT SHALL COMPLY WITH THE COMMENTS FROM THE TOWNSHIP ENGINEER'S MEMORANDUM DATED SEPTEMBER 13, 2019.
   B. APPLICANT SHALL COMPLY WITH COMMENTS FROM THE ZONING OFFICER DATED SEPTEMBER 17, 2019.
   C. APPLICANT SHALL ADDRESS THE TRAFFIC CONCERNS ON CHAPMANS ROAD TO PennDOT'S SATISFACTION, SPECIFICALLY, DEFICIENCIES HAVE BEEN IDENTIFIED FOR TRUCK TRAFFIC THROUGH THE HORIZONTAL CURVE AT THE GRAMMES ROAD INTERSECTION.
   D. APPLICANT SHALL ENSURE THAT EACH NEW TENANT SUBMIT, AT MINIMUM, A ZONING PERMIT APPLICATION TO ENSURE THAT THE ZONING REGULATIONS, INCLUDING BUT NOT LIMITED TO PARKING REQUIREMENTS, ARE BEING COMPLIED WITH BY THE TENANT AND PROPERTY OWNER.
   E. APPLICANT SHALL HAVE COMPLETED, UPDATED AND/OR AMENDED ANY STUDIES (FOR EXAMPLE, BORINGS, TRAFFIC STUDIES, TURNING ANALYSES, ETC.) SO AS TO DEMONSTRATE COMPLIANCE WITH THE COMMENTS CITED AS PART OF THIS RECOMMENDATION TO APPROVE IN SUFFICIENT TIME FOR THE TOWNSHIP ENGINEER TO REVIEW AND COMMENT PRIOR TO THE HEARING BEFORE THE BOARD OF COMMISSIONERS FOR THIS CONDITIONAL USE APPLICATION.
   F. APPLICANT SHALL PROVIDE A LETTER FROM LANTA STATING THEIR POSITION ON THE POTENTIAL BUS STOP PRIOR TO APPEARING BEFORE THE BOARD OF COMMISSIONERS
3. THE APPLICANT SHALL OBTAIN WRITTEN CONFIRMATION FROM THE PROPERTY OWNER AND/OR TENANT OF THE PROPERTY LOCATED DIRECTLY ACROSS FROM THE NORTHERN DRIVEWAY KNOW AS LEHIGH COUNTY TAX PIN 547732106438 1, INDICATING WHETHER OR NOT THEY WOULD LIKE LANDSCAPING INSTALLED ON THEIR PROPERTY TO MITIGATE THE EFFECT OF TRUCK HEADLIGHTS COMING FROM THE SUBJECT PREMISES.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL KEITH THOMAS LAWLER NUMBER 42564

KEYSTONE CONSULTING ENGINEERS, INC.
Engineering firm of choice since 1972
2870 EMRICK BOULEVARD, BETHLEHEM, PA 18020 610-865-4555
East Office: Bethlehem, West Office: Wescosville, North Office: Kresgeville
www.KCEinc.com

KEYSTONE CONSULTING ENGINEERS

# SITE LAYOUT PLAN

## LAND DEVELOPMENT FLEX-WAREHOUSE FACILITY

4741 CHAPMANS ROAD
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA

| REVISIONS | BY | DATE |
|---|---|---|
| | KJH | 02.22.2022 |
| | KJH | 03.02.2022 |
| | KJH | 12.27.2022 |

DESIGNED BY: KJH
DRAWN BY: KJH
CHECKED BY: KJH
DATE: SEP. 1, 2021
SCALE: 1" = 50'
KCE JOB NO.: CB-17-158
SHEET: S1 OF 1