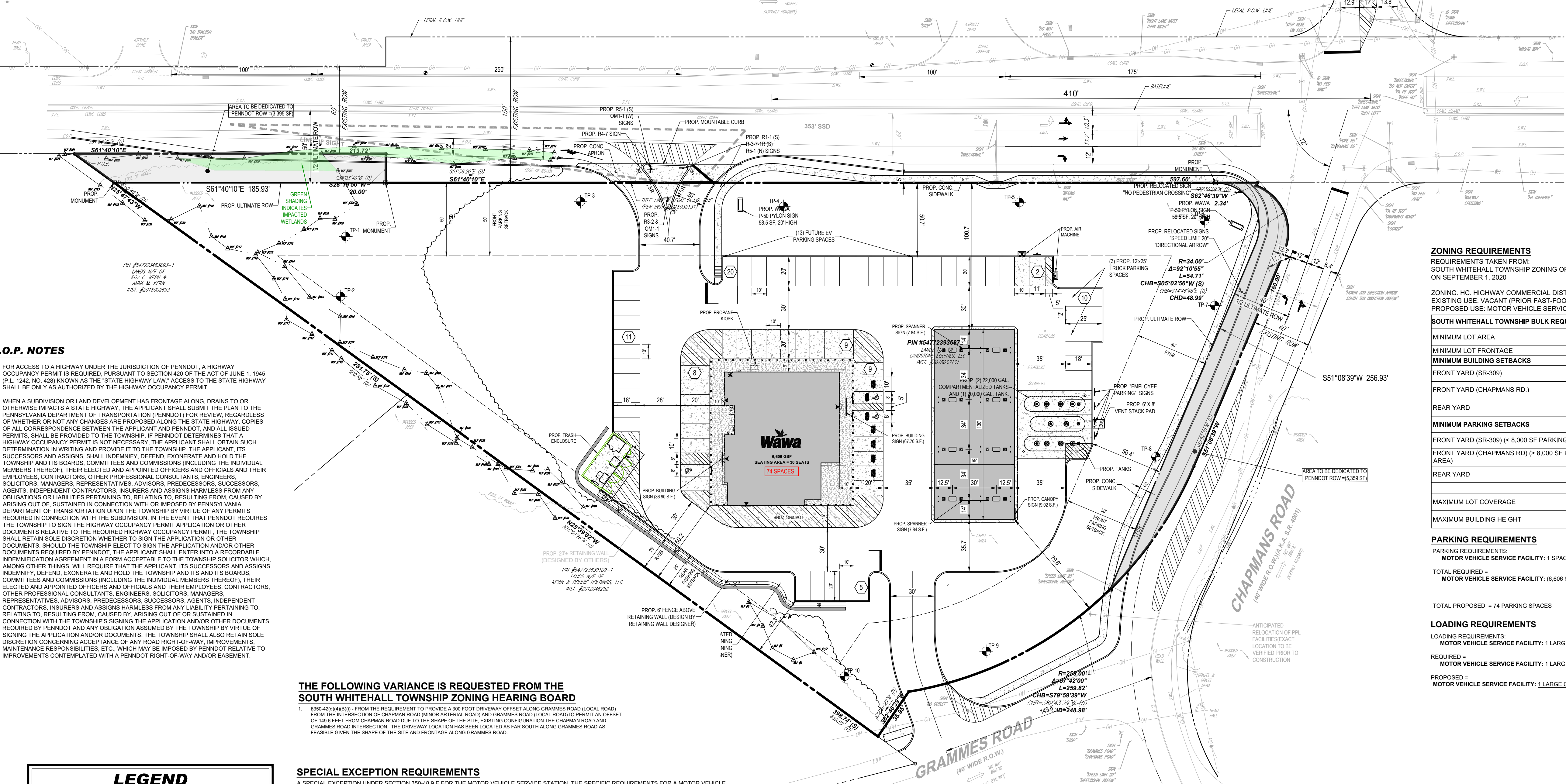




**PENNSYLVANIA STATE HIGHWAY ROUTE 309**  
(VARIABLE WIDTH LEGAL R.O.W.)  
(A.K.A. S.R. 0309, L.R. 39044)  
(LOCAL NUMBER)



- GENERAL NOTES**
- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
    - THE OFFICIAL TAX ASSESSORS MAP OF LEHIGH COUNTY, COMMONWEALTH OF PENNSYLVANIA, PARCEL ID: 547723938872-1
    - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATES MAP, LEHIGH COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PANELS 227 OF 347, MAP NUMBER 420770327F, MAP REVISED: JULY 16, 2004
  - OWNER/APPLICANT: LANDSTON EQUITIES, LLC, 3150 COFFEETOWN RD, OREFIELD, PA, 18069-2511
  - ZONING DATA: SITE ADDRESS: 1810 PENNSYLVANIA ROUTE 309, ALLENTOWN, PA, 18104. CENSUS TRACT / BLOCK NO.: 22.01 / 4. LEGAL LOT / BLOCK NO.: 3 / 45
  - PROPERTY KNOWN AS PIN 547723938872-1, OR OLD PIN 19 007 045 003 AS IDENTIFIED ON THE TAX MAPS OF SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, COMMONWEALTH OF PENNSYLVANIA.
  - GROSS AREA = 176,679 S.F. OR 4.056 AC.
  - 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 MAPS DO NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGUN, 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.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED, BY LIDAR IMAGERY AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - 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) PER REF. MAP #1-B.
  - ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
  - FEATURES TO BE REMOVED ARE NOTED (TBR).
  - SITE TO BE SERVED BY PUBLIC WATER AND SEWER.

**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)	3.84 AC. (167,237 SF)
MINIMUM LOT FRONTAGE	200 FT.	611.5 FT.	NO CHANGE
<b>MINIMUM BUILDING SETBACKS</b>			
FRONT YARD (SR-309)	50 FT.	101.3 FT.	100.7 FT.
FRONT YARD (CHAPMANS RD.)	50 FT.	100.0 FT.	79.6 FT.
REAR YARD	25 FT.	251.6 FT.	60.2 FT.
<b>MINIMUM PARKING SETBACKS</b>			
FRONT YARD (SR-309) (< 8,000 SF PARKING AREA)	50 FT.	N/A	50.7 FT.
FRONT YARD (CHAPMANS RD.) (> 8,000 SF PARKING AREA)	50 FT.	N/A	50.4 FT.
REAR YARD	25 FT.	N/A	42.3 FT.
<b>MAXIMUM LOT COVERAGE</b>			
	75%	5,932 SF. (3.4%)	91,835 SF. (45.1%)
<b>MAXIMUM BUILDING HEIGHT</b>			
	35 FT.	1 STORY	2 STORIES

**PARKING REQUIREMENTS**  
PARKING REQUIREMENTS: MOTOR VEHICLE SERVICE FACILITY: 1 SPACE PER 100 S.F. GFA AND 1 SPACE PER EMPLOYEE ON THE LARGEST SIGHT.

TOTAL REQUIRED = 74 PARKING SPACES  
MOTOR VEHICLE SERVICE FACILITY: (6,606 SF / 100) + (8 EMPLOYEE SPACES) = 74 PARKING SPACES

TOTAL PROPOSED = 74 PARKING SPACES

**LOADING REQUIREMENTS**  
LOADING REQUIREMENTS: MOTOR VEHICLE SERVICE FACILITY: 1 LARGE OFF-STREET LOADING ZONE

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

**H.O.P. NOTES**

- FOR ACCESS TO A HIGHWAY UNDER THE JURISDICTION OF PENNDOT, A HIGHWAY OCCUPANCY PERMIT IS REQUIRED, PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428) KNOWN AS THE "STATE HIGHWAY LAW." ACCESS TO THE STATE HIGHWAY SHALL BE ONLY AS AUTHORIZED BY THE HIGHWAY OCCUPANCY PERMIT.
- WHEN A SUBDIVISION OR LAND DEVELOPMENT HAS FRONTAGE ALONG DRAINS TO OR OTHERWISE IMPACTS A STATE HIGHWAY, THE APPLICANT SHALL SUBMIT THE PLAN TO THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) FOR REVIEW, REGARDLESS OF WHETHER OR NOT ANY CHANGES ARE PROPOSED ALONG THE STATE HIGHWAY. COPIES OF ALL CORRESPONDENCE BETWEEN THE APPLICANT AND PENNDOT, AND ALL ISSUED PERMITS, SHALL BE PROVIDED TO THE TOWNSHIP. IF PENNDOT DETERMINES THAT A HIGHWAY OCCUPANCY PERMIT IS NOT NECESSARY, THE APPLICANT SHALL OBTAIN SUCH DETERMINATION IN WRITING AND PROVIDE IT TO THE TOWNSHIP. THE APPLICANT, ITS SUCCESSORS AND ASSIGNS, SHALL INDEMNIFY, DEFEND, EXONERATE AND HOLD THE TOWNSHIP AND ITS BOARDS, COMMITTEES AND COMMISSIONS (INCLUDING THE INDIVIDUAL MEMBERS THEREOF), THEIR ELECTED AND APPOINTED OFFICERS AND OFFICIALS AND THEIR EMPLOYEES, CONTRACTORS, OTHER PROFESSIONAL CONSULTANTS, ENGINEERS, SOLICITORS, MANAGERS, REPRESENTATIVES, ADVISORS, PREDECESSORS, SUCCESSORS, AGENTS, INDEPENDENT CONTRACTORS, INSURERS AND ASSIGNS HARMLESS FROM ANY OBLIGATIONS OR LIABILITIES PERTAINING TO, RELATING TO, RESULTING FROM, CAUSED BY, ARISING OUT OF, SUSTAINED IN CONNECTION WITH OR IMPOSED BY PENNSYLVANIA DEPARTMENT OF TRANSPORTATION UPON THE TOWNSHIP BY VIRTUE OF ANY PERMITS REQUIRED IN CONNECTION WITH THE SUBDIVISION. IN THE EVENT THAT PENNDOT REQUIRES THE TOWNSHIP TO SIGN THE HIGHWAY OCCUPANCY PERMIT APPLICATION OR OTHER DOCUMENTS RELATIVE TO THE REQUIRED HIGHWAY OCCUPANCY PERMIT, THE TOWNSHIP SHALL RETAIN SOLE DISCRETION WHETHER TO SIGN THE APPLICATION OR OTHER DOCUMENTS. SHOULD THE TOWNSHIP ELECT TO SIGN THE APPLICATION AND/OR OTHER DOCUMENTS REQUIRED BY PENNDOT, THE APPLICANT SHALL ENTER INTO A RECORDABLE INDEMNIFICATION AGREEMENT IN A FORM ACCEPTABLE TO THE TOWNSHIP SOLICITOR WHICH AMONG OTHER THINGS, WILL REQUIRE THAT THE APPLICANT, ITS SUCCESSORS AND ASSIGNS INDEMNIFY, DEFEND, EXONERATE AND HOLD THE TOWNSHIP AND ITS BOARDS, COMMITTEES AND COMMISSIONS (INCLUDING THE INDIVIDUAL MEMBERS THEREOF), THEIR ELECTED AND APPOINTED OFFICERS AND OFFICIALS AND THEIR EMPLOYEES, CONTRACTORS, OTHER PROFESSIONAL CONSULTANTS, ENGINEERS, SOLICITORS, MANAGERS, REPRESENTATIVES, ADVISORS, PREDECESSORS, SUCCESSORS, AGENTS, INDEPENDENT CONTRACTORS, INSURERS AND ASSIGNS HARMLESS FROM ANY LIABILITY PERTAINING TO, RELATING TO, RESULTING FROM, CAUSED BY, ARISING OUT OF OR SUSTAINED IN CONNECTION WITH THE TOWNSHIP'S SIGNING THE APPLICATION AND/OR OTHER DOCUMENTS REQUIRED BY PENNDOT AND ANY OBLIGATION ASSUMED BY THE TOWNSHIP BY VIRTUE OF SIGNING THE APPLICATION AND/OR DOCUMENTS. THE TOWNSHIP SHALL ALSO RETAIN SOLE DISCRETION CONCERNING ACCEPTANCE OF ANY ROAD RIGHT-OF-WAY, IMPROVEMENTS, MAINTENANCE RESPONSIBILITIES, ETC., WHICH MAY BE IMPOSED BY PENNDOT RELATIVE TO IMPROVEMENTS CONTEMPLATED WITH A PENNDOT RIGHT-OF-WAY AND/OR EASEMENT.

**THE FOLLOWING VARIANCE IS REQUESTED FROM THE SOUTH WHITEHALL TOWNSHIP ZONING HEARING BOARD**

- § 350-42(b)(4)(B) - FROM THE REQUIREMENT TO PROVIDE A 300 FOOT DRIVEWAY OFFSET ALONG GRAMMES ROAD (LOCAL ROAD) FROM THE INTERSECTION OF CHAPMAN ROAD (UNION ARTERIAL ROAD) AND GRAMMES ROAD (LOCAL ROAD) TO PERMIT AN OFFSET OF 148.8 FEET FROM CHAPMAN ROAD DUE TO THE SHAPE OF THE SITE, EXISTING CONFIGURATION OF THE CHAPMAN ROAD AND GRAMMES ROAD INTERSECTION. THE DRIVEWAY LOCATION HAS BEEN LOCATED AS FAR SOUTH ALONG GRAMMES ROAD AS FEASIBLE GIVEN THE SHAPE OF THE SITE AND FRONTAGE ALONG GRAMMES ROAD.

**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 TRAFFIC IS CLOSER THAN 50' 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**
- (9) 350-48(M)(9) MOTOR VEHICLE SERVICE FACILITY.  
(E) ADDITIONAL REGULATIONS: WHERE SO NOTED IN SUBSECTION (M)(9)(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 § 350-48(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 74.5 FEET (MIN) 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 75.7 FEET (MIN) 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 500 FEET OF ANY ELEMENTARY OR SECONDARY SCHOOL, LIBRARY, HOSPITAL OR WITHIN 1,500 FEET OF ANY OTHER 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 THE PUBLIC USE OR OTHER FACILITY THAT ENGAGES IN THE SALE OR DISPENSING OF LIQUID OR GASEOUS MOTOR VEHICLE FUEL TO THE GENERAL PUBLIC. [LOT LINE OF CLOSEST SERVICE STATION APPROXIMATELY 100 FEET AWAY]
  - 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**

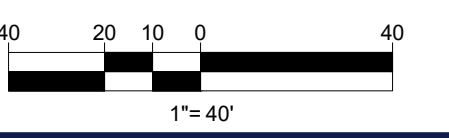
PROPOSED PROPERTY LINE	---
SETBACK LINE	---
BUILDING	■
RETAINING WALL	▬
CONCRETE CURB	▬
FLUSH CURB	▬
TREE LINE	~
CROSSWALK	▬
SIDEWALK	▬
RAMP	▬
SIGN	+
BOLLARD	•
PARKING COUNT	10
AREA LIGHT	☐
DRAINAGE INLET	☐
MANHOLE	⊗
FENCE	×
GUIDERAIL	▬
WATER VALVE	•
CLEANOUT	○
ROOF DRAIN	○
PROPERTY MONUMENT	⊠

**ONE-CALL NOTE**

1. THE APPLICANT IS RESPONSIBLE FOR JOINING THE PA ONE CALL SYSTEM AND IS RESPONSIBLE FOR THE MARKING OF ALL UNDERGROUND UTILITIES PRIOR TO THE UTILITIES BEING FORMALLY ACCEPTED BY AND DEDICATED TO THE TOWNSHIP.

**SIGNAGE NOTE**

1. ALL PROPOSED SIGNAGE SHALL BE SUBMITTED UNDER SEPARATE COVER



**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/22/2021	PER TOWNSHIP COMMENT	JAB	WRS
2	2/2/2023	PER CLIENT COMMENT	JAB	BS
3	6/21/2023	PER CLIENT COMMENT	JAB	JAB

**811**  
Know what's below. Call before you dig. PENNSYLVANIA YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND. 1-800-242-1776 www.811.org

SERIAL NUMBERS: 20211524395, 20211524484, & 20211524524

**FOR CONCEPT PURPOSES ONLY**

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.: JAINDL LAND COMPANY  
DRAWN BY: WRS  
CHECKED BY: JAB  
DATE: 09/29/2021  
CAD ID: PY212092\_CONCEPT-2A

**PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR**

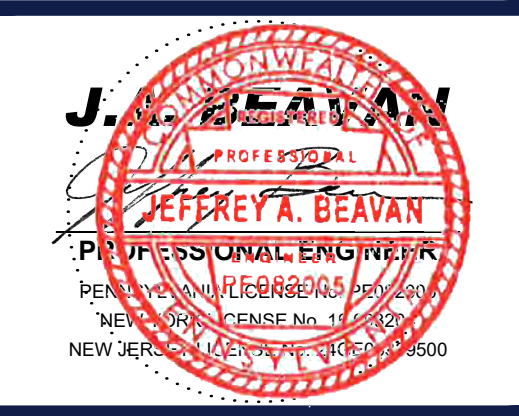
**JAINDL LAND COMPANY**

PROPOSED COMMERCIAL DEVELOPMENT

1810 PA ROUTE 309  
SOUTH WHITEHALL TOWNSHIP  
LEHIGH COUNTY, PA

**BOHLER**

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



SHEET TITLE:  
**CONCEPT PLAN**

SHEET NUMBER:  
**C-301**

REVISION 3 - 6/21/2023