

CONDITIONAL USE PLANS

PREMIER CENTER LUXURY APARTMENTS

E&B HOTEL PARTNERSHIP, LP

SOUTH WHITEHALL TOWNSHIP

LEHIGH COUNTY, PA

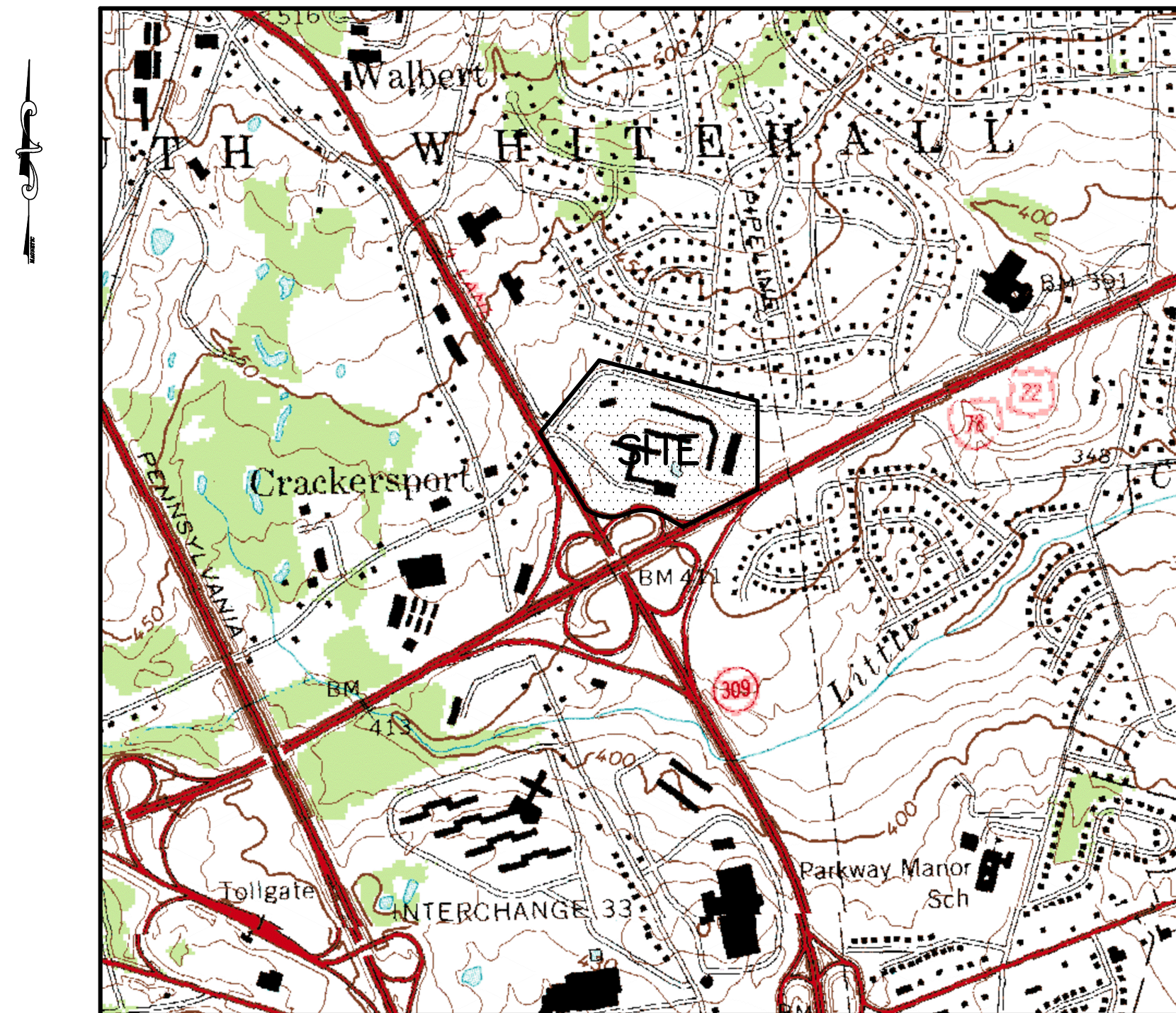
NOVEMBER 19, 2020

Last Revised JANUARY 21, 2021

Plans Prepared by:



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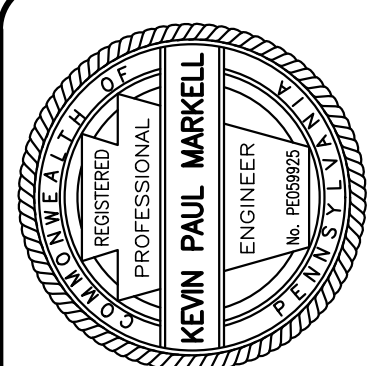
Location Map
 USGS: ALLENTOWN WEST QUADRANGLE
 Scale: 1"=1000'

PLAN INDEX				
PLAN DESIGNATION	PLAN TITLE	PLAN NO.	DATE	LAST REV.
TS-1	TITLE SHEET	1 of 5	11/19/2020	1/21/2021
EF-1	EXISTING FEATURES PLAN	2 of 5	11/19/2020	
CD-1	CONDITIONAL USE - SITE PLAN	3 of 5	11/19/2020	1/21/2021
CD-2	CONDITIONAL USE - GRADING PLAN	4 of 5	11/19/2020	1/21/2021
	ILLUSTRATIVE PLAN	5 of 5	11/16/2020	

USERS (OWNERS, CONTRACTORS) OF THIS PLAN ARE ADVISED THAT ALL PLANS SHOWN IN THE ABOVE REFERENCED PLAN INDEX SHALL BE UTILIZED WHEN PREPARING ESTIMATES, MANUFACTURING STRUCTURES, AND PERFORMING CONSTRUCTION. CERTAIN PLANS MAY HAVE FEATURES (EXISTING OR PROPOSED) WHICH MAY BE HIDDEN FROM VIEW TO PROVIDE CLARITY FOR THAT PARTICULAR PLAN. ALL DRAWINGS WITHIN THIS PLAN SET SHALL BE REVIEWED AND UTILIZED.



DATE	11/19/2020
BY	JAZ
REVISIONS	
1	PRELIMINARY
2	TYP. REVIEW COMMENTS



ZONING DATA:
 DISTRICT: HC - HIGHWAY COMMERCIAL
 MIN. LOT AREA: 1 ACRE
 MIN. LOT FRONTAGE: 300 FT.
 MIN. FRONT YARD: 50 FT.
 MIN. SIDE YARD: 5 FT.
 MIN. REAR YARD: 25 FT.
 MAX. BUILDING HEIGHT: 35 FT.

SITE DATA:
 OWNER/APPLICANT: E & B HOTEL PARTNERSHIP LP
 OWNER ADDRESS: 1151 BULLDOG DRIVE, ALLENTOWN, PA 18104
 PROPERTY ADDRESS: 1151 BULLDOG DRIVE, ALLENTOWN, PA 18104
 RECORDING REFERENCE: INSTRUMENT NO. 2010034053
 PARCEL ID: 54766935917
 ZONING: HIGHWAY COMMERCIAL
 SEWER: PUBLIC
 WATER: PUBLIC
 EXISTING LOT AREA: 23.35 ACRES
 1/4 IN. TO BE DEDICATED: 0.17 ACRES
 PROPOSED LOT AREA: 23.38 ACRES

RIGHT-OF-WAY DEDICATION:
 PLAN PROPOSES 7,600 SF OF CRACKERSPORT ROAD RIGHT-OF-WAY TO BE DEDICATED TO THE TOWNSHIP.
CRACKERSPORT ROAD ACCESS:
 TOWNSHIPS WITH FRONTAGE ON BOTH CRACKERSPORT ROAD AND AN INTERNAL ROADWAY MUST TAKE ACCESS FROM THE INTERNAL ROADWAY.

NATURAL FEATURES:
 THE SITES DO NOT CONTAIN ANY SIGNIFICANT TOPOGRAPHICAL AND/OR PHYSICAL FEATURES, SUCH AS FLOODPLAINS, WETLANDS, WATER CONSERVATION AREAS, STEEP SLOPES OR WOODLANDS.

PUBLIC FACILITIES:
 ALL NECESSARY PUBLIC UTILITIES IN THE DEVELOPMENT WILL BE PRIVATELY OWNED & MAINTAINED. A PUBLIC SANITARY SEWER MAIN OWNED BY THE TOWNSHIP CURRENTLY RUNS THROUGH THE PROPERTY. PUBLIC WATER AND SEWER MAINS WILL BE EXTENDED THROUGH THE PROPERTY TO SERVE EACH OF THE BUILDINGS.

BUFFER YARD NOTE:
 BUFFER YARDS SHOWN ON PLAN SHALL COMPLY WITH SECTION 350-20(F)(1)(i)(v)(v) SUBSECTIONS (A) AND (B).

OPEN SPACE NOTE:
 THE OPEN SPACE AND ACTIVE OPEN SPACE DEPICTED ON THE PLANS DO NOT CONTAIN ANY AREAS THAT CONSIST OF FLOODPLAINS OR WETLANDS. APPROXIMATELY 28,600 S.F. OF THE OPEN SPACE CONSISTS OF LAND IN EXCESS OF 25% SLOPES.
 THE OPEN SPACE AREAS WILL BE PRIVATELY OWNED & MAINTAINED.

COMMERCIAL USES NOTE:
 EACH COMMERCIAL USE WILL BE REQUIRED TO PULL OCCUPANCY PERMITS WITH THE TOWNSHIP IN ORDER TO DEMONSTRATE THEIR COMPLIANCE WITH THE UNDERLYING HC ZONING DISTRICT AS WELL AS APPLICABLE SPECIFIC USE REQUIREMENTS LISTED IN THE ZONING ORDINANCE.
 EACH COMMERCIAL USE WILL NEED TO HAVE PARKING REQUIREMENTS REVIEWED AT THE TIME OF OCCUPANCY PERMIT SUBMISSION BUT SHALL BE LIMITED BY CALCULATIONS SHOWN ON THIS PLAN.

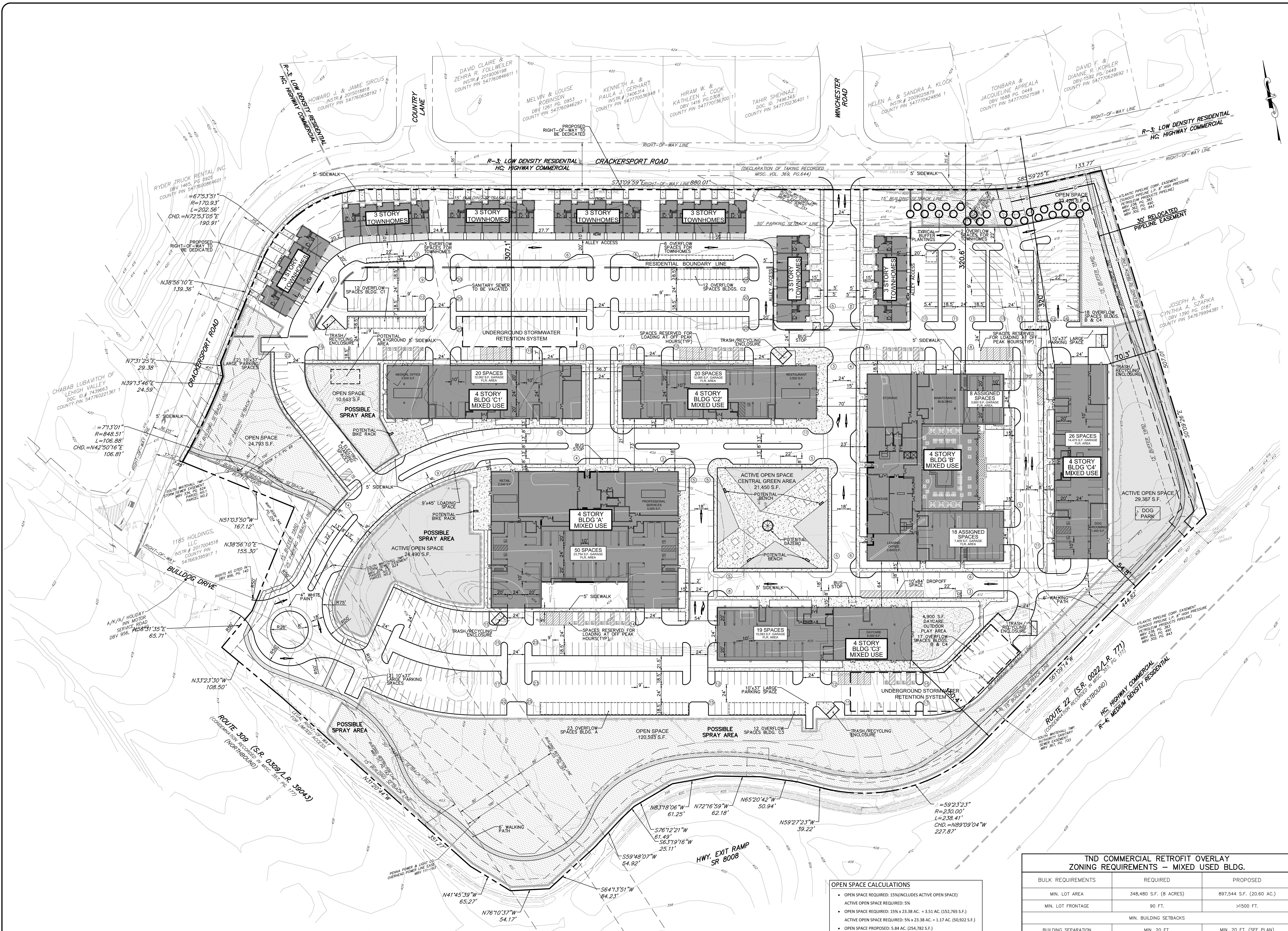
OWNER/APPLICANT CERTIFICATION:
 I, THE UNDERSIGNED, AM THE APPLICANT AND LEGAL OWNER OF THE LAND SHOWN HEREON. THE LAND IS NOT SUBJECT TO ANY LITIGATION OR LENS. THIS PLAN HAS BEEN PREPARED WITH FREE CONSENT.

NICK BIZATI, MEMBER
 E & B HOTEL PARTNERSHIP, LP

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 barysett.com
BARRY SETT & ASSOCIATES
 ARCHITECTS, ENGINEERS AND CONSULTANTS
 85 South Route 100
 Allentown, PA 18106

CONDITIONAL USE - SITE PLAN
 PREMIER CENTER LUXURY APARTMENTS
 E&B HOTEL PARTNERSHIP, LP
 SOUTH WHITEHALL TOWNSHIP
 LEHIGH COUNTY, PA

DATE: 11/19/2020
 SCALE: 1"=50'
 DRAWN: JAZ
 JOB: 1015920.000
 SHEET: 3 OF 3
 DESIGN: KPM
 CHECK: KPM
 APPROV: KPM
 P.MGR: KPM
 COPYRIGHT 2020
CD-1



TND COMMERCIAL RETROFIT OVERLAY ZONING REQUIREMENTS - MIXED USED BLDG.

BULK REQUIREMENTS	REQUIRED	PROPOSED
MIN. LOT AREA	348,480 S.F. (8 ACRES)	897,544 S.F. (20.60 AC.)
MIN. LOT FRONTAGE	90 FT.	>150 FT.
MIN. BUILDING SETBACKS		
BUILDING SEPARATION	MIN. 20 FT.	MIN. 20 FT. (SEE PLAN)
BUILD TO LINE	MIN. 10 FT. / MAX. 15 FT.	MIN. 10 FT. / MAX. 15 FT.
SIDE (EA)	10 FT.	>10 FT.
REAR	20 FT.	>20 FT.
MAX. BLDG. HEIGHT	60 FT. (0' 300 FT. FROM LOT LINE)	<60 FT.
MAX. LOT COVERAGE	75%	59.8% (536,709 S.F.)

TND COMMERCIAL RETROFIT OVERLAY ZONING REQUIREMENTS - RESIDENTIAL

BULK REQUIREMENTS	REQUIRED	PROPOSED
MIN. LOT AREA	MIN. 10% / MAX. 25%	11.7% 120,968 S.F. (2.78 AC.)
MIN. LOT FRONTAGE	20 FT./UNIT	>20 FT.
MAX. DU/AC	15 DU/AC	12.6 DU/AC
MIN. BUILDING SETBACKS		
BUILDING SEPARATION	MIN. 15 FT.	MIN. 15 FT. (SEE PLAN)
BUILD TO LINE	MIN. 10 FT. / MAX. 15 FT.	MIN. 10 FT. / MAX. 15 FT.
SIDE (EA)	15 FT.	>15 FT.
REAR	45 FT.	>45 FT.
MAX. BLDG. HEIGHT	35 FT.	MAX. 35 FT.
MAX. LOT COVERAGE	65%	64.8% (78,362 S.F.)

TND COMMERCIAL RETROFIT OVERLAY ZONING REQUIREMENTS - OVERALL

BULK REQUIREMENTS	REQUIRED	PROPOSED
MIN. LOT AREA	348,480 S.F. (8 ACRES)	1,018,512 S.F. (23.38 ACRES)
MIN. OPEN SPACE	15%	25.0% (234,782 S.F.)
MIN. ACTIVE OPEN SPACE	5%	7.4% (75,327 S.F.)
AREA OF RESIDENTIAL USE (EXCLUDES OPEN SPACE USE)		
MAX. LOT AREAS OF COMMERCIAL (EXCLUDES OPEN SPACE USE)	MIN. 10% / MAX. 25%	11.7% 119,115 S.F. (2.73 AC.)
MAX. LOT COVERAGE	75%	63.3% 644,615 S.F. (14.8 AC.)

OPEN SPACE CALCULATIONS

- OPEN SPACE REQUIRED: 15% INCLUDES ACTIVE OPEN SPACE
- ACTIVE OPEN SPACE REQUIRED: 5%
- OPEN SPACE REQUIRED: 15% x 23.38 AC. = 3.51 AC. (152,765 S.F.)
- ACTIVE OPEN SPACE REQUIRED: 5% x 23.38 AC. = 1.17 AC. (50,922 S.F.)
- OPEN SPACE PROPOSED: 5.84 AC. (254,782 S.F.)
- ACTIVE OPEN SPACE PROPOSED: 1.73 AC. (75,327 S.F.)

PARKING REQUIREMENTS

- TOWNHOUSE: 2.25 SPACES PER UNIT
- APARTMENTS: 2.25 SPACES PER UNIT PLUS 1 LARGE SPACE IN LOT WITH 50 SPACES
- DAYCARE: 1 SPACE PER 500 SF PLUS 1 SPACE PER EMPLOYEE
- MEDICAL OFFICE: 1 SPACE PER 200 SF
- OPEN SPACE: 1 SPACE PER 0.1 ACRES
- PERSONAL SERVICE BUSINESS: 1 SPACE PER 250 SF
- DOG GROOMING (PET SHOP): 1 SPACE PER 200 SF
- ST/DOWN RESTAURANT: 1 SPACE PER 80 SF PLUS 1 LARGE SPACE
- RETAIL: 1 SPACE PER 200 SF
- CLUBHOUSE/LEASING OFFICE: 1 SPACE PER 300 SF OF OFFICE SPACE FOR PUBLIC ASSEMBLY; 1 SPACE FOR EACH PERMANENT SEAT PLUS 1 SPACE PER 50 SF OF ADDITIONAL ROOMING FOR ASSEMBLY OF RESIDENTS & GUESTS, EXCLUDING LOBBIES, VESTIBULES & SIMILAR AREAS
- MAINTENANCE BUILDING: 1 SPACE PER EMPLOYEE
- 15% PARKING REDUCTION CAN BE APPLIED TO NON-RESIDENTIAL CALCULATIONS TOTAL

PARKING CALCULATIONS RESIDENTIAL

- TOWNHOUSE: 2.25 SPACES X 35 UNITS = 79 SPACES
- TOTAL REQUIRED: 79 SPACES

PARKING CALCULATIONS NON-RESIDENTIAL/COORDINATED DEVELOPMENT

- APARTMENTS: 2.25 SPACES X 360 UNITS = 810 SPACES
- DAYCARE: 1.57/200 SF X 8000 SF + 20 EMPLOYEES = 36 SPACES
- DOG GROOMING: 1.57/200 SF X 1400 SF = 7 SPACES
- MEDICAL OFFICE: 1.57/200 SF X 3500 SF = 18 SPACES
- PERSONAL SERVICE BUSINESS: 1.57/200 SF X 5000 SF = 20 SPACES
- ST/DOWN RESTAURANT: 1.57/80 SF X 2000 SF = 44 SPACES
- RETAIL: 1.57/200 SF X 2500 SF = 13 SPACES
- CLUBHOUSE: 1.57/300 SF X 2,840 SF = 10 SPACES
- MAINTENANCE BUILDING: 1.57/EMPLOYEE X 4 EMPLOYEE = 4 SPACES
- ACTIVE OPEN SPACE: 1.57/1000 SF X 1,500 SF = 15 SPACES
- TOTAL REQUIRED: 977 SPACES
- TOTAL REQUIRED W/ 15% REDUCTION OF PARKING: 830 SPACES
- TOTAL OVERALL PARKING REQUIRED: 909 SPACES (79 + 830)

PARKING PROVIDED:

- PARKING STRUCTURE (MIXED USE BLDG): 343 SPACES
- TOWNHOUSE GARAGES: 2 CAR PER GARAGE X 35 GARAGES = 70 SPACES
- SURFACE PARKING: 485 SPACES
- TOTAL PARKING PROVIDED: 818 SPACES
- LARGE PARKING SPACES: 16 SPACES
- ELECTRIC VEHICLE PARKING: 4 SPACES

OVERFLOW PARKING CALCULATIONS

NOTE: OVERFLOW PARKING IS ALREADY INCLUDED IN THE TOTAL PARKING CALCULATIONS SHOWN. DELINEATED OVERFLOW PARKING SPACES ARE WITHIN 300 FEET OF EACH BUILDING.

- BUILDING A: 25 SPACES X 90 UNITS = 225 SPACES
- BUILDING B: 25 SPACES X 90 UNITS = 225 SPACES
- BUILDING C1: 25 SPACES X 48 UNITS = 120 SPACES
- BUILDING C2: 25 SPACES X 48 UNITS = 120 SPACES
- BUILDING C3: 25 SPACES X 48 UNITS = 120 SPACES
- TOWNHOUSES: 25 SPACES X 35 UNITS = 875 SPACES



NOTE:
 PURSUANT TO THE REQUIREMENTS OF PA ACT 287, AS AMENDED, ISETT CONTACTED ONE CALL, INC. FOR A DESIGN PHASE LOCATION REQUEST. 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 CONTRACTOR, 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 121. (PA ONE CALL SYSTEM, INC. #800-342-3776)

THE SITE SERIAL NUMBER IS 20200632730, 20200632781, 20200632826, 20200632915, 20200632944.

