

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN COMPLETED FROM A SURVEY OF THE PROPERTY AND THAT THE SURVEY WAS MADE ON THE GROUND, THAT IT IS CORRECT, AND AT THE TIME THE SURVEY WAS MADE THERE WERE NO ENCUMBRANCES OR EROSIONS OR OTHER PROBLEMS OF WHICH I WAS AWARE.

SURVEYOR: *Kevin E. Hodorawski*
KEVIN E. HODORAWSKI
Professional Surveyor
No. 1125, Pg. 369

REG. NO.: SJ07544 (IN THE COMMONWEALTH OF PA)
DATE: JANUARY 12, 2021

ZONING SECTION 350-42 GENERAL PROVISIONS:

a) No accessory uses or structures are being proposed with this application.
b) Buffer strip requirements are being met at the south end of the property with 8 ft chain link fencing and privacy slats along with evergreen plantings, as shown. All other adjoining zoning uses are the same.
c) The proposed outdoor vehicle storage area is intended to be wholly enclosed and screened from the street and adjoining lots with an 8 ft high, 6 ft high, and 6 ft high fence with privacy slats being proposed in accordance with Sect. 350-42(b)(4).
d) Port openings, always shall be located, constructed, paved, and lit in accordance with this section.
e) A zoning permit for the proposed 8 ft high fence will be obtained prior to fence installation. No retaining walls are being proposed with this application.
f) not applicable.
g) Existing lot has frontage on a public street.
h) Existing building is under the maximum height allowed in the Ordinance and there is no intent to alter the height of the building with the proposed use.
i) Exterior lighting design will be done to meet all items of this section.
j) It is acknowledged that the large amount of proposed impervious surface with this application will need additional review by the Township Engineer.
Items k-v) all items are either not applicable or requirements will be met with this application.

ZONING SECTION 350-48(m)(7)

(D) Parking Calculation:
1 space per employee on the largest shift = (7) spaces
1 space per service bay = (4) x (4) service bays = (16) spaces.
Total = (23) 9'x18.5' parking spaces + (2) accessible spaces.

(E)(i) There is no fuel dispensing equipment proposed with this application.
(E)(ii) There is no overhauled canopy protection for fuel dispensing equipment proposed with this application.
(E)(iii) The entire area of the site for the travel or parking of motor vehicles will be paved.
(E)(iv) Repair of motor vehicles will be performed in the existing fully enclosed building. No motor vehicle parts are proposed to be stored outdoors.
(E)(v) No sale or dispensing of liquid or gaseous motor vehicle fuel to the general public is being proposed with this application.
(E)(vi) No rental or sales of any kind are being proposed with this application.
(E)(vii) No vehicles will 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, or being repaired when permitted by other sections of this Ordinance.

MINIMUM YARD REQUIREMENTS

FRONT (TO ULT R/W): 50 FT MIN.
REAR: 25 FT MIN.
SIDE: 25 FT MIN.
MAXIMUM BUILDING HEIGHT: 35 FT
MAXIMUM IMPERVIOUS COVERAGE: 75%

EXISTING IMPERVIOUS BUILDING = 4,264 SQ FT
+ GRAVEL DRIVEWAY = 4,938 SQ FT
- REMAINING IMPERVIOUS = 4,264 SQ FT / 3%
+ PAVED DRIVE/PKNG AREAS = 83,404 SQ FT
TOTAL IMPERVIOUS = 87,668 SQ FT / 54% OF LOT

GENERAL NOTES:

1. IMPROVEMENTS SHOWN ARE BASED ON AN ON THE GROUND FIELD SURVEY BY ND REMY ASSOCIATES DURING JULY OF 2020.
2. PROPERTY LINES ARE BASED ON THE CURRENT DEED ON RECORD FOR THE CURRENT OWNER FOUND AT BK 1501, PG 661, ALONG WITH A PLAN TITLED "RECORD PLAN FOR PPL WALBERT TRAINING CENTER" PREPARED BY OTI CONSULTING, INC., LAST REVISED 9/21/07, WHICH WAS SUPPLIED BY SOUTH WHITEHALL TOWNSHIP.
3. ONLY THOSE ITEMS VISIBLE ON THE GROUND AT THE TIME OF SURVEY WERE LOCATED AND SHOWN ON THIS SURVEY.
4. NO TITLE SEARCH WAS PROVIDED FOR THIS SURVEY.
5. THIS PLAN IS PRESENTED FOR "SPECIAL EXCEPTION" ZONING APPLICATION ONLY. IF APPROVED, FURTHER WORK WILL BE REQUIRED FOR STORMWATER MANAGEMENT, SEWER PERMITTING (IF REQUIRED), OUTDOOR LIGHTING CALCULATIONS, ETC.

ZONING / SITE DATA

SITE ADDRESS: 1670 CHURCH ROAD, ALLENTOWN
PARCEL ID: SOUTH WHITEHALL TWP, LEHIGH COUNTY, PA 18104
547732532908

CURRENT OWNER: JOSEPH J MILLER JR & LINDA L MILLER
CURRENT DEED: BK 1501, PG 661
WATER/SEWER: BOTH ON LOT, COULD NOT BE FOUND DURING SURVEY

SURVEYED AREA TO R/W: 161,939 SQ.FT. / 3.72 AC.

INTENDED USE: IC-1 Industrial Commercial-1 (Special Height Limitation)
ZONING DISTRICT: MOTOR VEHICLE SERVICE FACILITY

INFORMATION BELOW OBTAINED FROM CURRENT TOWNSHIP ZONING ORDINANCE FOUND ONLINE:

MINIMUM LOT REQUIREMENTS

REQUIRED LOT AREA: 161,939 SF.
REQUIRED LOT WIDTH: 150 FT

OWNER NOTES TO HAVE LARGER WIDTH SPACES THAN REQUIRED BY SECT. 350-48(m)(2)(b)

DIMENSIONAL VARIANCE REQUIRED FOR PAVING THIS AREA IN ORDER TO BACK TRAILERS INTO GARAGE BAYS
4,081 sq ft / 0.09 acres

R/W/MAY INFORMATION FOR CHURCH ROAD OBTAINED FROM A SURVEY PLAN TITLED "RECORD PLAN, PPL WALBERT TRAINING CENTER" BY OTI CONSULTING, INC., LAST REVISED 9/21/07.

1639 CHURCH ROAD
N/F PENNSYLVANIA POWER & LIGHT COMPANY
PARCEL: 547735154539
BK 1125, PG 369
ZONED IC-1, COMMERCIAL USE

1658 CHURCH ROAD
N/F PENNSYLVANIA POWER & LIGHT COMPANY
PARCEL: 547735154539
BK 1125, PG 369
ZONED IC-1, COMMERCIAL USE

1670 CHURCH ROAD
N/F PENNSYLVANIA POWER & LIGHT COMPANY
PARCEL: 547732532908
BK 1501, PG 661
ZONED IC-1, COMMERCIAL USE

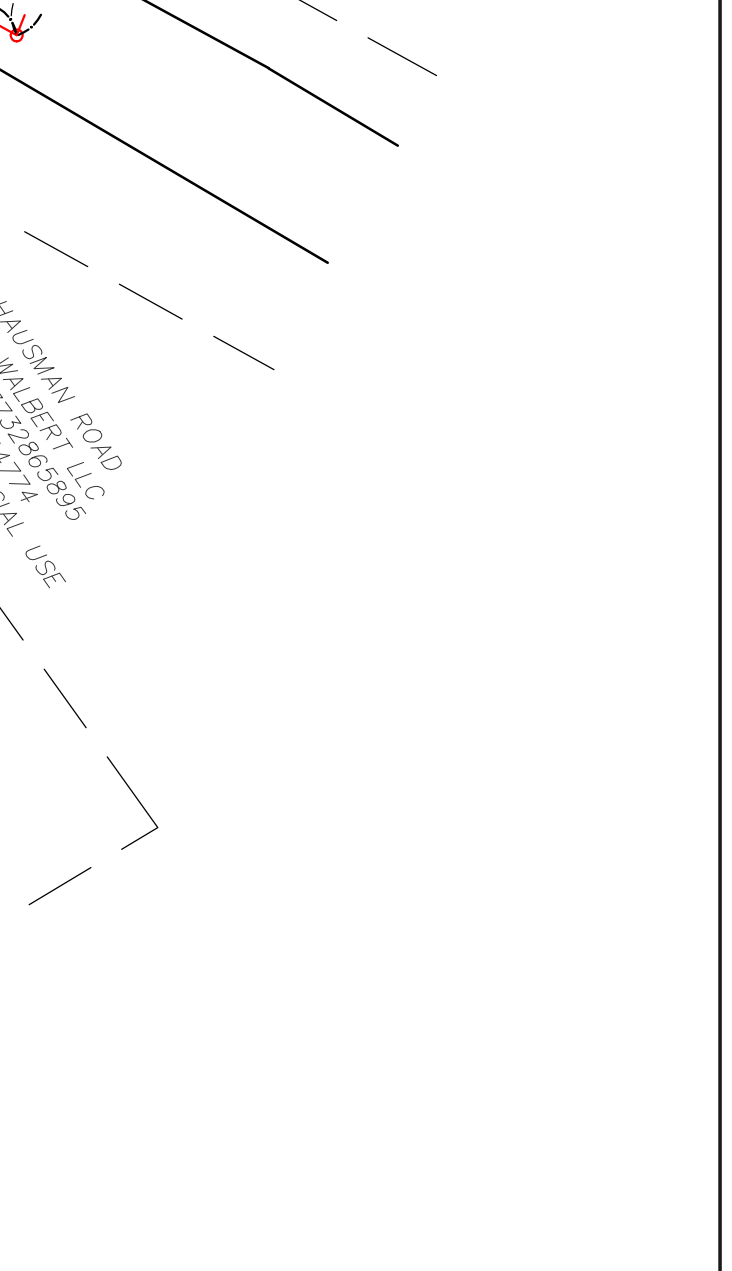
1674 HAUSSMAN ROAD
N/F HAUSSMAN REALTY PARTNERS LLC
PARCEL: 547732532908
BK 1501, PG 661
ZONED IC-1, INDUSTRIAL USE

1640 CHURCH ROAD
N/F PENNSYLVANIA SOUTHERN RAILWAY COMPANY
PARCEL: 547732532908
BK 1671, PG 0601
ZONED IC-1, COMMERCIAL USE

4770 CHAPMANS RD
N/F CAROMA ACQUISITIONS, LP
PARCEL: 547732106438
BK 1516, PG 661
ZONED IC-1, INDUSTRIAL USE

4774 CHAPMANS RD
N/F POSOCO, FRANK P
PARCEL: 547732316594
BK 1516, PG 661
ZONED IC-1, INDUSTRIAL USE

4739 CHAPMANS RD
N/F POSOCO, FRANK P
PARCEL: 547732316592
BK 1516, PG 661
ZONED IC-1, INDUSTRIAL USE



COUNTY PARCEL NUMBER: 547732532908

REVISION 1: (1/12/21) REVISED PER ZMB COMMENTS IN 12/21/20 ZONING MEETING.

ON LAYERS OF

PROPOSED SITE PLAN

JOSEPH J MILLER JR & LINDA L MILLER
1670 CHURCH ROAD, ALLENTOWN, PA 18104
SOUTH WHITEHALL TWP, LEHIGH COUNTY, PA 18104

ND REMY ASSOCIATES, LLC
LAND SURVEYING SERVICES
2248 LUMBERPORT ROAD, SUITE 200
LEHIGH, PA 18033
TEL: 717-233-1210
FAX: 717-233-1210

DATE: 11 / 12 / 20
SCALE: 1 INCH = 40 FT
PROJECT: JLM120-1

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