

WILLIAM PENN HIGHWAY

(A.K.A. S.R. 2020)
(A.K.A. L.R. 159)
(A.K.A. EASTON AVENUE)
(A.K.A. EASTON BOULEVARD)
(100' WIDE LEGAL R.O.W.)

PRELIMINARY
NOT FOR CONSTRUCTION

THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT DISCUSSION PURPOSES ONLY AND IS
BASED ON LIMITED DUE DILIGENCE AVAILABLE AT THE TIME OF PREPARATION

NOTE: SITE LAYOUT AND STORMWATER MANAGEMENT
SYSTEMS PROPOSED ARE APPROXIMATE AND FOR
CONCEPTUAL PURPOSES ONLY. ACTUAL LAYOUT,
CONFIGURATION AND STORMWATER SYSTEMS
SUBJECT TO CHANGE BASED UPON UPDATED SITE
SURVEY AND GEOTECHNICAL TESTING RESULTS.

OB ZONE
NC ZONE
PC ZONE

PC ZONE

OB ZONE
GC ZONE

SITE DATA

PLAN REFERENCE

PLAN TITLE
ALTA/ACSM LAND TITLE SURVEY
DATED: 3-21-2007 REVISED 4-23-07
SURVEYOR
CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 120
CHALFONT, PA 18914
FILE NO: CPD7035

OWNER OF RECORD

NAME
ALCHEMY BETHSTAR LP (PER COUNTY GIS)
ADDRESS
105 FIELDCREST AVE STE 506
EDISON, NJ 08837-3628

APPLICANT

NAME
TRI-STATE VENTURES LP
ADDRESS
992 OLD SCHOOL ROAD, STE 915
WAYNE, PA 19087

PARCEL DATA

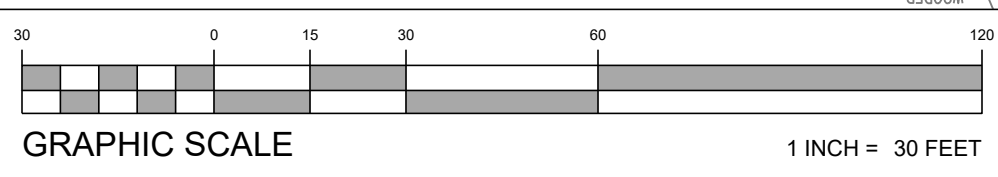
ADDRESS
SWC OF WILLIAM PENN HIGHWAY
& FARMERSVILLE ROAD
TAX MAP NO/
PARCEL ID
BLOCK 3, LOT 32
DEED BOOK 2003-1, PAGE No: 530452

ZONING DATA

UNDERLYING DISTRICT
PC - PLANNED COMMERCIAL
ZONING OVERLAYS
COMMERCIAL ENHANCEMENT OVERLAY DISTRICT
STREETSCAPE ENHANCEMENT OVERLAY DISTRICT
EXISTING USE
CONCRETE PLANT/VACANT
PROPOSED USE
MEDICAL OFFICE/CLINIC "PERMITTED"
REF. §275-229.A.(1) | §275-79.A.(1) | §275-71.A.(38)

BULK REQUIREMENTS

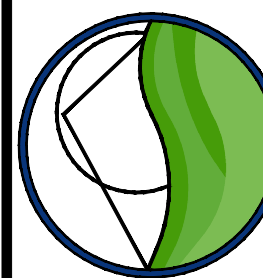
REQUIREMENT	REQUIRED	EXISTING	PROPOSED	ORDINANCE
AREA, BULK, HEIGHT, YARD REQUIREMENTS				
MINIMUM LOT AREA	(SF) 43,560	229,875	NO CHANGE	§275-230.A & §275-82.A
	(AC) 1	5,279	NO CHANGE	
MINIMUM LOT WIDTH	(FT) 150			§275-82.C
MINIMUM LOT WIDTH FOR ARTERIAL RD W/ ACCESS	(FT) 300	524.09	NO CHANGE	§275-82.C
MINIMUM LOT DEPTH	(FT) 100	442.05	NO CHANGE	§275-82.D
PRINCIPAL BUILDING MAXIMUM SETBACK "WILLIAM PENN HIGHWAY"	(FT) 50		81	§275-261.A.(1)
MINIMUM YARD SETBACKS				
FRONT YARD	(FT) 10		81	§275-230.D
SIDE YARD	(FT) 15		64	§275-82.G & §275-76.G
REAR YARD	(FT) 30		167.36	§275-82.G & §275-75.H
FROM DWELLING OR RESIDENTIAL DISTRICT	(FT) 150		226.14	§275-82.G
MINIMUM LANDSCAPE AREA (OVERLAY REQ.)	(%) 20		51.0%	§275-230.C
	(SF) 117,319			
MAXIMUM IMPERVIOUS COVERAGE	(%) 80		50.6%	§275-230.E & §275-82.B
	(SF) 112,656			
MAXIMUM BUILDING COVERAGE	(%) 45		9.89%	§275-230.E & §275-82.B
	(SF) 22,750			
MINIMUM BUILDING HEIGHT	(FT) 24 (2 STORIES)		2 STORIES	§275-230.E
MAXIMUM BUILDING HEIGHT	(FT) 36 (3 STORIES)			
PARKING REQUIREMENTS				
MINIMUM STALL SIZE	(FT) 9 X 18		9 X 18	§275-144.B.(1)&(2)
MINIMUM AISLE WIDTH (2-WAY, 90-DEG)	(FT) 24		24	§275-144.C.(2)
MINIMUM PAVED AREA SETBACKS [3]				
FROM ARTERIAL OR CONNECTOR STREETS	(FT) 25	[1] [2]	25.5	§275-144.G.(3)
FROM RESIDENTIAL DISTRICT	(FT) 30		35.18	§275-171.D.(1)
FROM BUILDING	(FT) 10		10.12	§275-144.G.(6)
LOADING SPACE REQUIREMENTS				
MINIMUM LOADING SPACE SIZE (NOT TRACTOR-TRAILER)	(FT) 10 X 25		18 X 36	§275-146.B.(1)
[(V) VARIANCE REQUIRED (EN) EXISTING NON-COMFORMANCE (W) WAIVER REQUESTED [(TBD) TO BE DETERMINED] [(NA) NOT APPLICABLE] [(NS) NOT SPECIFIED]				
1. NO ON-STREET PARKING SHALL BE PERMITTED BETWEEN THE FRONT FAÇADE OF A PRINCIPAL BUILDING AND A DESIGNATED STREETSCAPE ENHANCEMENT CARTWAY (REF §275-261.B.(1))				
2. PARKING LOTS LOCATED WITHIN 25 FEET OF A DESIGNATED STREETSCAPE ENHANCEMENT RIGHT-OF-WAY SHALL BE SCREENED FROM THE STREET PURSUANT TO THE REQUIREMENTS OF §275-261.B.(2).				
3. "PAVED AREA" EXCLUDES BUILDINGS & CONCRETE PUBLIC SIDEWALKS (REF §275-24 DEF. "PAVED AREA")				



NOT FOR CONSTRUCTION

PROJECT No: 210021
DRAWN BY: JALBUSH
CHECKED BY: MJP/LARJ
CAD ID: R: 210021_CC1

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PROJECT: PROPOSED MEDICAL OFFICE
SWC OF WILLIAM PENN HIGHWAY
BETHLEHEM TOWNSHIP NORTHAMPTON COUNTY, PA
APPLICANT: TRI-STATE VENTURES LP
TITLE: CONCEPT PLAN "C1"
DATE: 2021-07-01
SHEET: 1 of 1
REV. No: 0
CP