

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.: 547721896044
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	884.4 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 (STORES)
MAXIMUM IMPERVIOUS COVER:	75%	44% (261,000 S.F.)

GENERAL NOTES

- APPLICANT WILL PROVIDE A DESIGNATED WAITING AREA WITHIN THE EXISTING BUILDING ACCESSIBLE TO DRIVERS DURING THE FACILITY'S HOURS OF OPERATION OF A MINIMUM SIZE TO ACCOMMODATE RESTROOM FACILITIES AND AT LEAST SIX (6) SEATS AND ONE (1) FOUR-PERSON TABLE. THE EXACT LOCATION OF WHICH WILL BE DETERMINED BASED ON THE FINAL BUILDING FIT-OUT CONFIGURATION AND TENANT OCCUPANCY, IN ACCORDANCE WITH ZONING SECTION 350-48(w)(1)(E)(i)(13).
- APPLICANT WILL PROVIDE BICYCLE RACKS FOR EMPLOYEES ADJACENT TO THE MAIN BUILDING ENTRANCE(S), AT LOCATIONS DEPICTED HEREIN (OR AS OTHERWISE APPROVED BY THE TOWNSHIP), IN ACCORDANCE WITH ZONING SECTION 350-48(w)(1)(E)(i)(14)(E).
- APPLICANT WILL PROVIDE AN EMPLOYEE GATHERING SPACE AT THE LOCATION DEPICTED HEREIN (OR AS OTHERWISE APPROVED BY THE TOWNSHIP) OF AT LEAST 1,200 SQUARE FEET IN AREA CONTAINING ONE OR MORE OF THE FOLLOWING AMENITIES: A GAZEBO; PICNIC TABLES; CHAIRS; AND/OR BENCHES, IN ACCORDANCE WITH ZONING SECTION 350-48(w)(1)(E)(i)(14)(E).
- APPLICANT WILL PROVIDE ONE OR MORE ELECTRICAL CONNECTIONS ON THE SUBJECT PROPERTY, THE EXACT LOCATION(S) OF WHICH WILL BE DETERMINED BASED ON THE FINAL BUILDING FIT-OUT CONFIGURATION AND TENANT OCCUPANCY, FOR USE BY WAITING OR RESTING TRUCK DRIVERS TO POWER AUXILIARY HVAC SYSTEMS AND ACCESSORIES.

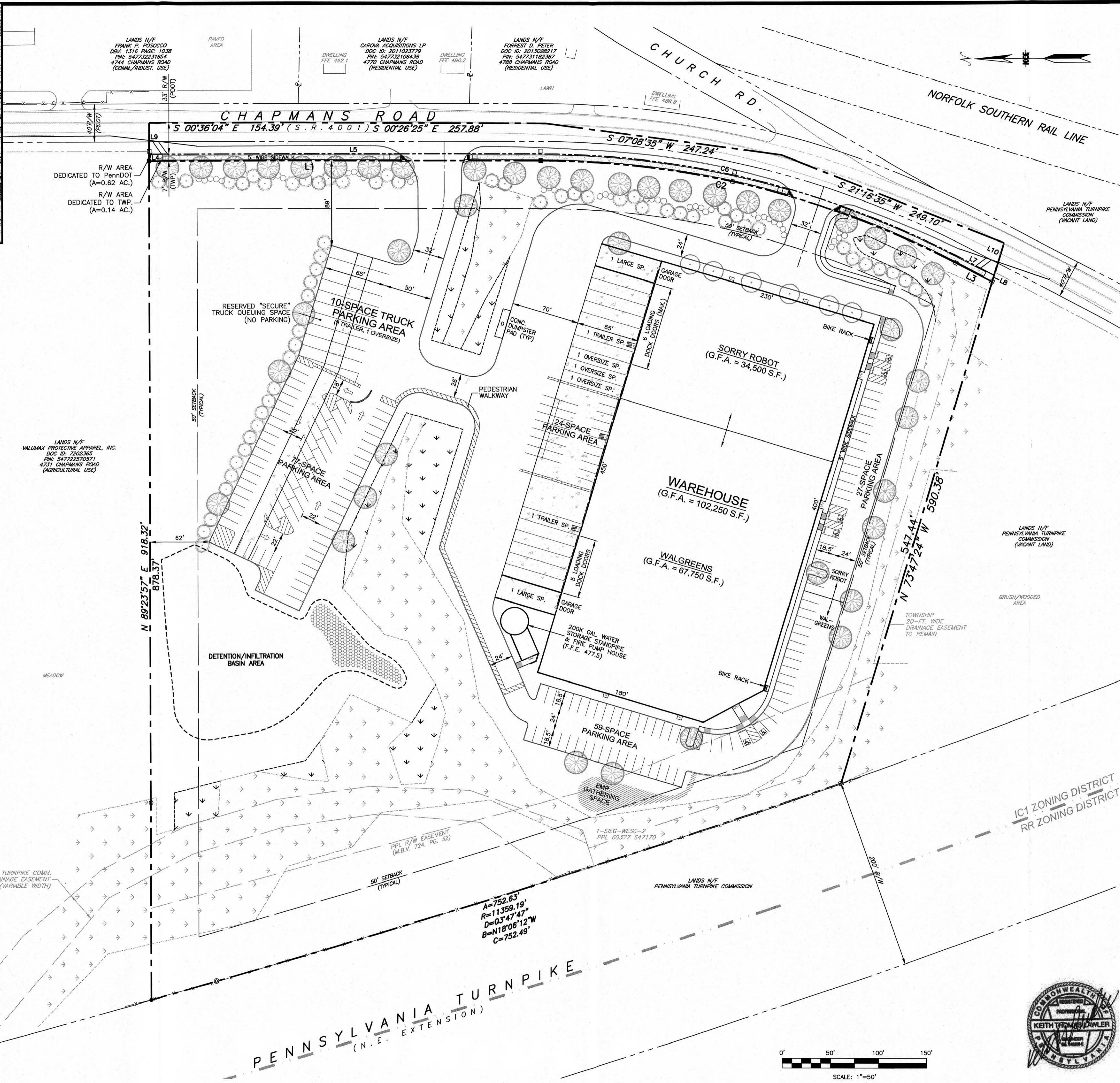
PARKING/LOADING SPACE TABULATION

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); 60 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 OVERSIZE 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 OVERSIZE 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'			
G2	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:

- 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.
- 286-112(d)(4)(v) 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 286, APPENDIX G.

CONDITIONAL USE APPROVAL

IN ITS WRITTEN DECISION 2019-801 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:

- APPLICANT SHALL COMPLY WITH ALL PROVISIONS CONTAINED IN THE APPLICANT'S OFFER OF PROOF, TESTIMONY, AND EXHIBITS PRESENTED AT THE OCTOBER 16, 2019 HEARING.
- 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:
 - APPLICANT SHALL COMPLY WITH THE COMMENTS FROM THE TOWNSHIP ENGINEER'S MEMORANDUM DATED SEPTEMBER 13, 2019.
 - APPLICANT SHALL COMPLY WITH COMMENTS FROM THE ZONING OFFICER DATED SEPTEMBER 17, 2019.
 - 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.
 - 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.
 - APPLICANT SHALL HAVE COMPLETED, BOUNDING 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.
 - APPLICANT SHALL PROVIDE A LETTER FROM LANTA STATING THEIR POSITION ON THE POTENTIAL BUS STOP PRIOR TO APPEARING BEFORE THE BOARD OF COMMISSIONERS.
- THE APPLICANT SHALL OBTAIN WRITTEN CONFIRMATION FROM THE PROPERTY OWNER AND/OR TENANT OF THE PROPERTY LOCATED DIRECTLY ACROSS FROM THE NORTHERN DRIVEWAY KNOWN AS LEHIGH COUNTY TAX PIN 54773210438 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.

KEYSTONE CONSULTING ENGINEERS, INC.
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2870 EMRICKBOULEVARD, BETHLEHEM, PA 18020 610-865-4555
East Office: Bethlehem, West Office: Wescosville, North Office: Kresgeville
www.KCEinc.com

DESIGNED BY: K/JH
DRAWN BY: K/JH
CHECKED BY: K/JH
DATE: SEP. 1, 2021
SCALE: 1" = 50'
KCE JOB NO.: CB-17-158
SHEET: 51 OF 1

REVISIONS

NO.	DATE	DESCRIPTION
1	02-22-2022	
2	03-02-2022	
3	12-27-2023	
4	01-27-2023	

SITE LAYOUT PLAN
LAND DEVELOPMENT
FLEX-WAREHOUSE FACILITY
4741 CHAPMANS ROAD
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA