

**LOCATION MAP**  
SCALE: 1"=4,000' ft.

**RECORD OWNER**

ARA RACQUETBALL LP  
1177 N. SIXTH STREET  
WHITEHALL, PA 18052

**APPLICANT**

PENNSYLVANIA VENTURE CAPITAL INC.  
823 THIRD STREET  
WHITEHALL, PA 18052

**SITE DATA**

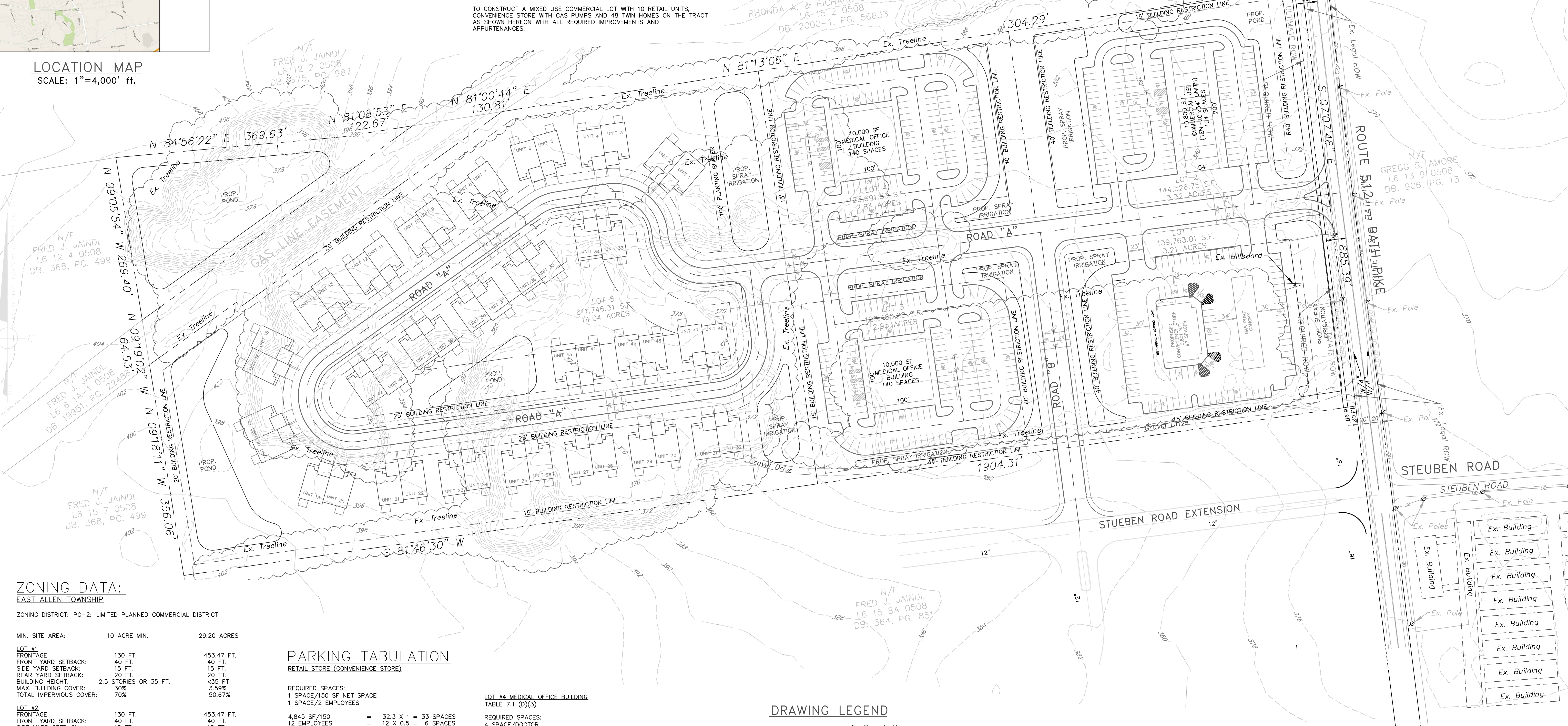
PROPERTY ADDRESS: 7111 BETH BATH PIKE, BATH, PA 18014  
UNIFORM PARCEL I.D. NO.: MAP L6 BLK 15 LOT 6-0508  
MAP L6 BLK 12 LOT 3-0508  
BOOK 2015-1, PG. 175462

WATER: PUBLIC  
SANITARY SEWER: PUBLIC

EAST ALLEN TOWNSHIP ZONING DISTRICT PC-2  
APPROXIMATE AREA: 29.20 ACRES

**STATEMENT OF INTENT**

TO CONSTRUCT A MIXED USE COMMERCIAL LOT WITH 10 RETAIL UNITS, CONVENIENCE STORE WITH GAS PUMPS AND 48 TWIN HOMES ON THE TRACT AS SHOWN HEREON WITH ALL REQUIRED IMPROVEMENTS AND AFFURTENANCES.



**ZONING DATA:**

EAST ALLEN TOWNSHIP

ZONING DISTRICT: PC-2: LIMITED PLANNED COMMERCIAL DISTRICT

MIN. SITE AREA: 10 ACRE MIN. 29.20 ACRES

LOT #1	130 FT.	453.47 FT.
FRONTAGE:	130 FT.	453.47 FT.
FRONT YARD SETBACK:	40 FT.	40 FT.
SIDE YARD SETBACK:	15 FT.	15 FT.
REAR YARD SETBACK:	20 FT.	20 FT.
BUILDING HEIGHT:	2.5 STORIES OR 35 FT.	<35 FT.
MAX. BUILDING COVER:	30%	3.59%
TOTAL IMPERVIOUS COVER:	70%	55.67%
<b>LOT #2</b>	<b>130 FT.</b>	<b>453.47 FT.</b>
FRONTAGE:	130 FT.	453.47 FT.
FRONT YARD SETBACK:	40 FT.	40 FT.
SIDE YARD SETBACK:	15 FT.	15 FT.
REAR YARD SETBACK:	20 FT.	20 FT.
BUILDING HEIGHT:	2.5 STORIES OR 35 FT.	<35 FT.
MAX. BUILDING COVER:	30%	7.50%
TOTAL IMPERVIOUS COVER:	70%	39.62%
<b>LOT #3</b>	<b>130 FT.</b>	<b>387.00 FT.</b>
FRONTAGE:	130 FT.	387.00 FT.
FRONT YARD SETBACK:	40 FT.	40 FT.
SIDE YARD SETBACK:	15 FT.	15 FT.
REAR YARD SETBACK:	20 FT.	20 FT.
BUILDING HEIGHT:	2.5 STORIES OR 35 FT.	<35 FT.
MAX. BUILDING COVER:	30%	7.97%
TOTAL IMPERVIOUS COVER:	70%	55.55%
<b>LOT #4</b>	<b>130 FT.</b>	<b>387.00 FT.</b>
FRONTAGE:	130 FT.	387.00 FT.
FRONT YARD SETBACK:	40 FT.	40 FT.
SIDE YARD SETBACK:	15 FT.	15 FT.
REAR YARD SETBACK:	20 FT.	20 FT.
BUILDING HEIGHT:	2.5 STORIES OR 35 FT.	<35 FT.
MAX. BUILDING COVER:	30%	7.93%
TOTAL IMPERVIOUS COVER:	70%	55.30%
<b>LOT #5</b>	<b>130 FT.</b>	<b>670.60 FT.</b>
FRONTAGE:	130 FT.	670.60 FT.
FRONT YARD SETBACK:	40 FT.	40 FT.
SIDE YARD SETBACK:	15 FT.	15 FT.
REAR YARD SETBACK:	20 FT.	20 FT.
BUILDING HEIGHT:	2.5 STORIES OR 35 FT.	4 STORIES
MAX. BUILDING COVER:	30%	4.49%
TOTAL IMPERVIOUS COVER:	70%	25.19%

**PARKING TABULATION**

RETAIL STORE (CONVENIENCE STORE)

REQUIRED SPACES:  
1 SPACE/150 SF NET SPACE  
1 SPACE/2 EMPLOYEES

4,845 SF/150 = 32.3 X 1 = 33 SPACES  
12 EMPLOYEES = 12 X 0.5 = 6 SPACES  
REQUIRED SPACES = 39 SPACES  
PROVIDED SPACES = 93 SPACES + 4 HC SPACES  
97 SPACES TOTAL PROVIDED

**LOT #2 SHOPPING CENTER**  
TABLE 7.1 (E)(12)

REQUIRED SPACES:  
1 SPACE/250 SF GFA  
1 SPACE/2 EMPLOYEES

10,800 SF/250 SF = 43.2 X 1 = 44 SPACES  
60 EMPLOYEES/2 = 30 X 1 = 30 SPACES  
REQUIRED SPACES = 74 SPACES  
PROVIDED SPACES = 100 SPACES + 4 HC SPACES  
104 SPACES TOTAL PROVIDED

**LOT #3 MEDICAL OFFICE BUILDING**  
TABLE 7.1 (D)(3)

REQUIRED SPACES:  
4 SPACE/DOCTOR  
1 SPACE/EMPLOYEE

10 DOCTORS = 10 X 4 = 40 SPACES  
50 EMPLOYEES = 50 X 1 = 50 SPACES  
REQUIRED SPACES = 94 SPACES  
PROVIDED SPACES = 135 SPACES + 5 HC SPACES  
140 SPACES TOTAL PROVIDED

**LOT #4 MEDICAL OFFICE BUILDING**  
TABLE 7.1 (D)(3)

REQUIRED SPACES:  
4 SPACE/DOCTOR  
1 SPACE/EMPLOYEE

10 DOCTORS = 10 X 4 = 40 SPACES  
50 EMPLOYEES = 50 X 1 = 50 SPACES  
REQUIRED SPACES = 94 SPACES  
PROVIDED SPACES = 135 SPACES + 5 HC SPACES  
140 SPACES TOTAL PROVIDED

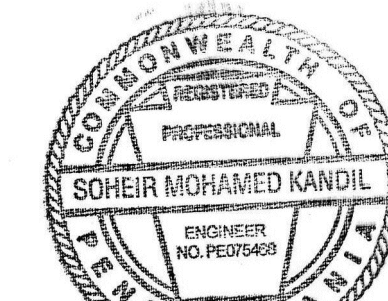
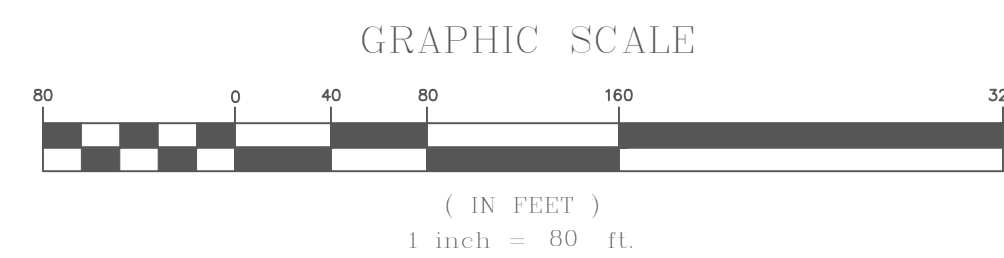
**LOT #5 TWIN HOMES**  
TABLE 7.1 (B)(1)

REQUIRED SPACE:  
2.0 SPACE/DWELLING UNIT

48 DWELLING UNITS = 48 X 2 = 96 SPACES  
REQUIRED SPACES = 96 SPACES  
PROVIDED SPACES = 96 SPACES (2 IN EACH UNIT GARAGE) + 96 (2 IN EACH UNIT DRIVEWAY)  
192 TOTAL

**DRAWING LEGEND**

- Ex. Property Line
- Ex. Adjoining Lot
- Ex. Legal Right-Of-Way
- Ex. Easement
- Ex. Edge Of Pavement
- Ex. Fence Line
- Ex. 2' Contour
- Ex. 10' Contour
- Ex. Curb Line
- Ex. Building
- Ex. Sidewalk
- Ex. Storm Pipe
- Ex. Storm Manhole
- Ex. Storm Inlet
- Ex. Sanitary Pipe
- Ex. Sanitary Manhole
- Ex. Gas Line
- Ex. Water Line
- Ex. Water Valve
- Ex. Water Curb Stop
- Ex. Overhead Electric Lines
- Ex. Utility Pole
- Prop. Building
- Prop. Curb Line
- Prop. Edge Of Pavement
- Prop. Property Line



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WEBSITE: HTTP://PENNTC.COM

TITLE: SKETCH PLAN  
DRAWING NO. BY: SK  
SHEET: 1 OF 1  
DATE: 7/15/19  
SCALE: AS NOTED