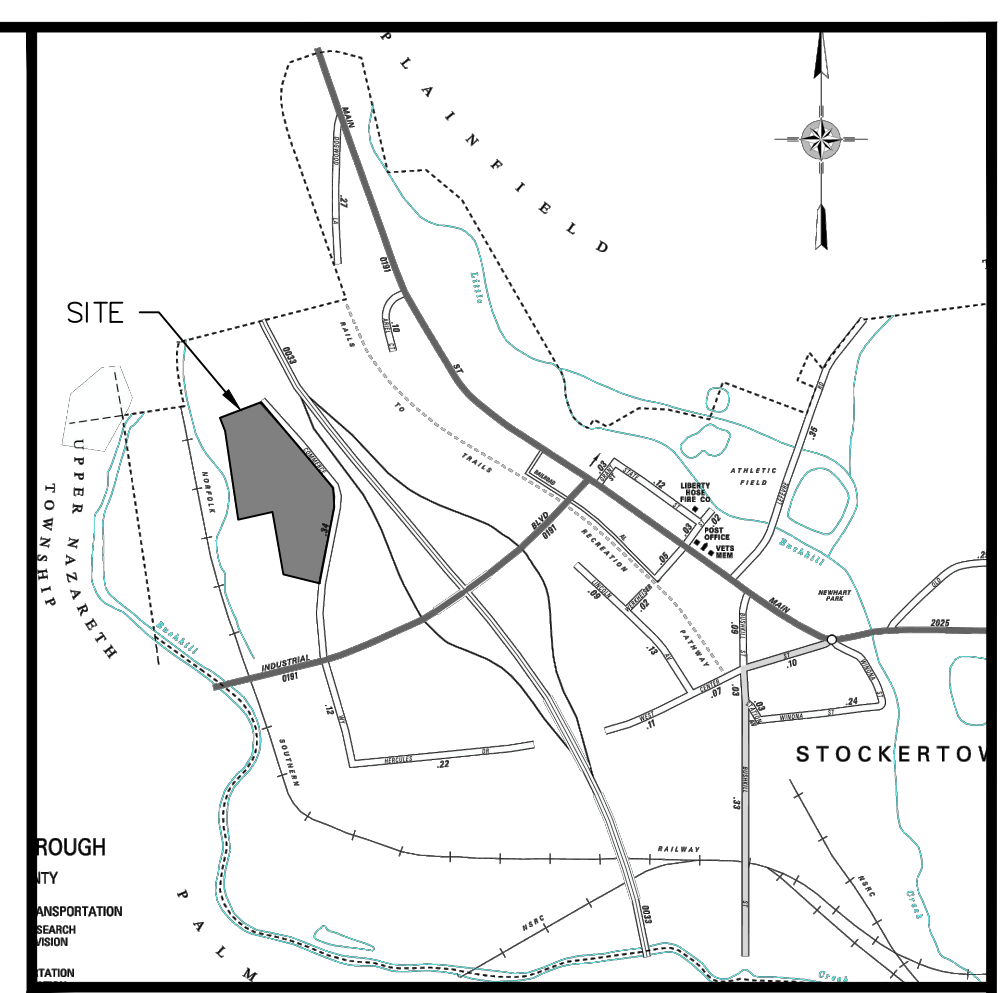
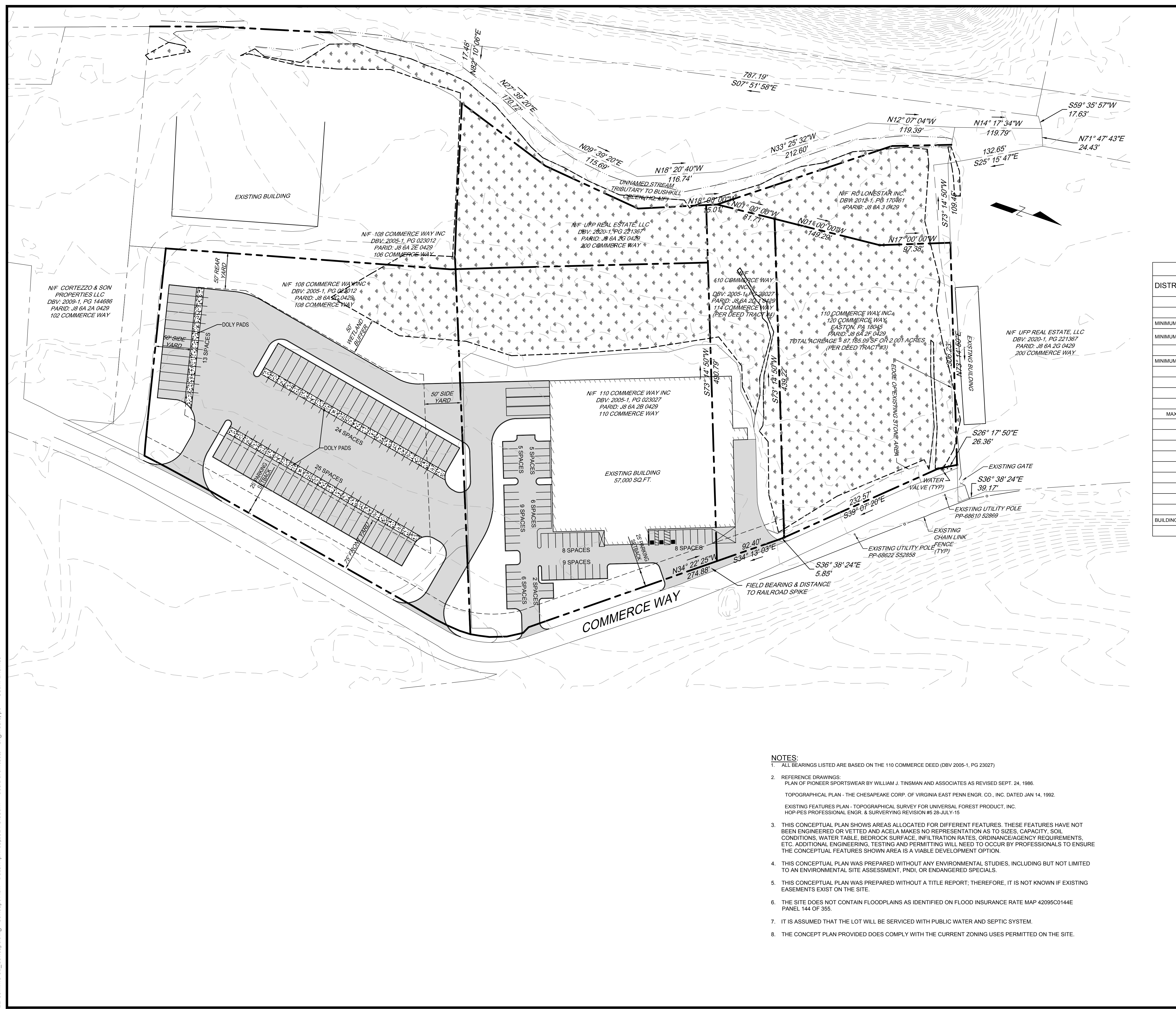


22-Comme-01\_Concept.dwg -> Concept Plan Date: April 05, 2024 - 9:53am \*\*acela architects + engineers, pc\*\* - USER: EHaines



LOCATION MAP  
SCALE: 1" = 1,200'

ZONING DATA		
DISTRICT: I (INDUSTRIAL DISTRICT)		
	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	3.0 AC.	10.57 AC.
MINIMUM LOT WIDTH:	300 FT.	1,227 FT.
MINIMUM YARDS:		
	FRONT: 75 FT.	30.27 FT.*
	SIDE: 50 FT.	287.40 FT.
	REAR: 50 FT.	157.40 FT.
MAXIMUM BUILDING COVERAGE		
3 TO 9 AC	40%	N/A
9.1 TO 15 AC	35%	12.4%
15.1 OR MORE	30%	N/A
LOT COVERAGE		
3 TO 9 AC	70%	N/A
9.1 TO 15 AC	60%	46.3%
15.1 OR MORE	50%	N/A
BUILDING HEIGHT:	40 FT.	<40 FT.

PARKING DATA	
REQUIRED:	
1.0 SPACES/1,000 SQUARE FEET GFA	
	57,000/1000=57 X 1 = 57 PARKING SPACES
EXISTING:	
120 SPACES	
PROPOSED:	
58 SPACES (3 ACCESSIBLE SPACES)	

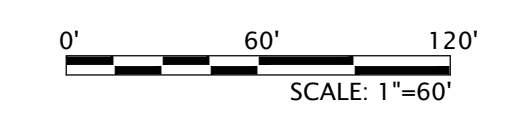
SITE DATA	
OWNER:	110 COMMERCE WAY INC
OWNER ADDRESS:	PO BOX 112 NAZARETH, PA 18064
SITE ADDRESS:	120 COMMERCE WAY EASTON, PA 18045
CURRENT DEED:	2005-1 PG 23027
PARCEL ID:	J8 6A 2F 0429
TOTAL AREA:	10.57 AC.
SEWER:	SEPTIC SYSTEM
WATER:	PUBLIC
CURRENT USE:	WAREHOUSING MANUFACTURING
PROPOSED USE:	TRUCK TERMINAL

- NOTES:**
- ALL BEARINGS LISTED ARE BASED ON THE 110 COMMERCE DEED (DBV 2005-1, PG 23027)
  - REFERENCE DRAWINGS:  
PLAN OF PIONEER SPORTSWEAR BY WILLIAM J. TINSMAN AND ASSOCIATES AS REVISED SEPT. 24, 1986.  
TOPOGRAPHICAL PLAN - THE CHESAPEAKE CORP. OF VIRGINIA EAST PENN ENGR. CO., INC. DATED JAN 14, 1992.  
EXISTING FEATURES PLAN - TOPOGRAPHICAL SURVEY FOR UNIVERSAL FOREST PRODUCT, INC. HOP-PES PROFESSIONAL ENGR. & SURVEYING REVISION #5 28-JULY-15
  - THIS CONCEPTUAL PLAN SHOWS AREAS ALLOCATED FOR DIFFERENT FEATURES. THESE FEATURES HAVE NOT BEEN ENGINEERED OR VETTED AND ACELA MAKES NO REPRESENTATION AS TO SIZES, CAPACITY, SOIL CONDITIONS, WATER TABLE, BEDROCK SURFACE, INFILTRATION RATES, ORDINANCE/AGENCY REQUIREMENTS, ETC. ADDITIONAL ENGINEERING, TESTING AND PERMITTING WILL NEED TO OCCUR BY PROFESSIONALS TO ENSURE THE CONCEPTUAL FEATURES SHOWN AREA IS A VIABLE DEVELOPMENT OPTION.
  - THIS CONCEPTUAL PLAN WAS PREPARED WITHOUT ANY ENVIRONMENTAL STUDIES, INCLUDING BUT NOT LIMITED TO AN ENVIRONMENTAL SITE ASSESSMENT, PNDI, OR ENDANGERED SPECIALS.
  - THIS CONCEPTUAL PLAN WAS PREPARED WITHOUT A TITLE REPORT; THEREFORE, IT IS NOT KNOWN IF EXISTING EASEMENTS EXIST ON THE SITE.
  - THE SITE DOES NOT CONTAIN FLOODPLAINS AS IDENTIFIED ON FLOOD INSURANCE RATE MAP 42095C0144E PANEL 144 OF 355.
  - IT IS ASSUMED THAT THE LOT WILL BE SERVICED WITH PUBLIC WATER AND SEPTIC SYSTEM.
  - THE CONCEPT PLAN PROVIDED DOES COMPLY WITH THE CURRENT ZONING USES PERMITTED ON THE SITE.



Know what's below.  
Call before you dig.

NOTE: VERTICAL TEXT INDICATES PROPOSED FEATURES  
SLANTED TEXT INDICATES EXISTING FEATURES



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BY	DATE	REVISIONS

**110 COMMERCE WAY**  
 STOCKERTOWN BOROUGH, NORTHAMPTON COUNTY, PENNSYLVANIA  
 FOR  
**110 COMMERCE WAY, INC.**  
**CONCEPT PLAN**

SCALE: 1"=60'	DATE: 3/26/2024
DRAWN: ELH	DSGN: ELH
JOB: 22-COMME-01	P MGR: JMS
SHEET:	
C-1	

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