Site 2: Arcadia East Industrial Park Site Plan

ZONING DATA:

ZONING DISTRICT U/BP – LIGHT INDUSTRIAL BUSINESS PARK

	REQUIRED	PROPOSED
MIN. LOT AREA:	2 Acres	3.4146 Acres
MIN. LOT WIDTH:	180 Ft.	330 Ft.
MAX. LOT COVERAGE: BUILDING:	30%	N/A
IMPERVIOUS:	60%	2.64%
MAX. BLDG. HEIGHT: STORIES:	3	N/A
FEET:	42'	N/A
MIN. YARD: FRONT:	40'	40'
ONE SIDE:	40'	40'
BOTH SIDES:	80'	80'
REAR:	40'	40'

JANDY PROPERTY DATA:

ZONING DISTRICT PC – PLANNED COMMERCIAL DISTRICT

	REQUIRED	PROPOSED
MIN. LOT AREA:	25,000 SQ. FT.	296,438 SqFt
MIN. LOT WIDTH:	180 Ft.	682 Ft.
MAX. LOT COVERAGE: BUILDING:	30%	13.24% (22,390.76 SQ. FT.)
IMPERVIOUS:	70%	62.26% (184,575.33 SQ. FT.)
MIN. YARD: FRONT:	40'	40'
ONE SIDE:	40'	40'
BOTH SIDES:	80'	80'
REAR:	40'	40'

SITE DATA:

OWNER / APPLICANT: ARCADIA EAST ASSOCIATES NO. 1, L.P.
BY ITS SOLE GENERAL PARTNER
100 GATEWAY DRIVE
SUITE 310
BETHLEHEM, PA 18017

DEED REF.:

TM: K6 BLK: 18 LOT: 1A
DBV:2002-1 PG: 320963

ACRES OF ENTIRE TRACT (GROSS)	86.35 ACRES
ACRES OF ENTIRE TRACT (NET):	73.4612 ACRES
NUMBER OF LOTS:	6
SEWER:	PUBLIC
WATER:	PUBLIC
LINEAR FEET OF Industrial Way:	± 1773
LINEAR FEET OF Arcadia Park Drive:	± 900

SNOW STORAGE EASEMENT NOTE

IT IS THE INTENT THAT THE AREA LABELED SNOW STORAGE EASEMENT TO BE DEDICATED TO THE TOWNSHIP OF EAST ALLEN FOR THE PURPOSE OF SNOW REMOVAL AND STORAGE. THIS AREA SHALL REMAIN UNOBSTRUCTED.

R=866.58
L=287.37
Δ=15°33'39"
T=143.70
CH=N77°37'22"E
287.35

S 05°19'56" W
4.82'

S75°55'18"W
369.16'

S74°37'43"W
201.39'

S15°22'17"E
45.58'

S77°50'34"W
121.22'

S73°56'24"W
45.16'

BENCHMARK LOCATION
NOT TO SCALE

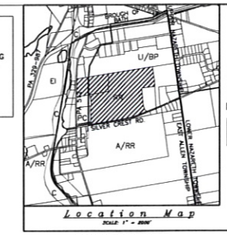
SIGN SCHEDULE

PLAN SYMBOL	PENNDOT SERIES	SIZE	QTY.	MESSAGE
(S)	R1-1	30"x30"	3	STOP

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE – STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776
SN #0135641

DRAINAGE EASEMENT NOTICES

1. ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A GRASSED OR OTHERWISE IMPROVED CONDITION IN ACCORDANCE WITH THE GRADES AND DESIGNS SHOWN ON THE APPROVED DEVELOPMENT PLANS FOR THIS PROJECT. ALL THESE EASEMENTS SHALL BE KEPT FREE OF ALL OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO NON DEVELOPMENT EARTH FILL, TEMPORARY OR PERMANENT STRUCTURES AND PLANTS (OTHER THAN GRASS). THE OWNERS OF THE LOTS SHALL BE THE RESPONSIBLE PARTIES FOR MAINTENANCE OF THE LOT OWNER ON WHICH THE EASEMENT EXISTS.
2. DRAINAGE EASEMENTS SHALL ALLOW PASSAGE OF STORMWATER IN UNDERGROUND STORM SEWER PIPING AND ASSOCIATED STRUCTURES AND/OR ALLOW PASSAGE OF STORMWATER OVER THE SURFACE OF THE GROUND AND SHALL ALLOW ACCESS ACROSS THE AREA FOR PURPOSES OF MAINTENANCE OF THE STORM CONVEYANCE SYSTEMS.
3. EXISTING ROADSIDE GUTTERS OR SWALES SHALL NOT BE OBSTRUCTED BY DRIVEWAYS OR OTHER FILL OR STRUCTURES.



Location Map
SCALE: 1" = 2000'

ZONING DISTRICTS

C– CONSERVATION
A/RR– AGRICULTURAL/RURAL RESIDENTIAL
PC– PLANNED COMMERCIAL
U/BP– LIGHT INDUSTRIAL/BUSINESS PARK
EI– EXTRACTIVE INDUSTRIAL

ENGINEER'S STATEMENT

I, _____, A REGISTERED SURVEYOR AND/OR ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN, PREPARED FROM A FIELD SURVEY, CORRECTLY REPRESENTS THE PROPOSED LOTS AS SURVEYED BY ME FOR THE OWNERS AND THAT THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF EAST ALLEN TOWNSHIP HAVE BEEN FULLY COMPLIED WITH.

ROBERT Z. WELEKSKI, P.E., (PE-022438-E)
LIBERTY ENGINEERING INC.
7535 WINDSOR DRIVE, SUITE B-203
ALLENTOWN, PA 18195
(484) 223-1761 – FAX (484) 223-1768

SURVEYOR'S STATEMENT

I, _____, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN, PREPARED FROM A FIELD SURVEY, CORRECTLY REPRESENTS THE PROPOSED LOTS AS SURVEYED BY ME FOR THE OWNERS AND THAT THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF EAST ALLEN TOWNSHIP HAVE BEEN FULLY COMPLIED WITH.

SURVEYOR SIGNATURE

SIGHT TRIANGLE RESTRICTIONS PER: SALDO SECTION 212-49.H

H. Sightlines at intersections of streets.

(1) A triangular area as defined in subsection H(3)(c) shall be graded and shall be free of sight obstructions so that vision between a height of from two to 10 feet above the center-line grades of the intersecting streets is not obscured. (2) By means of deed restriction, lease restriction, or plan amendment (whichever method is applicable), vegetation shall not be planted or allowed to grow in such a manner as to obscure vision between a height of from two to 10 feet above the center-line grades of the intersecting streets within the triangular area defined in Subsection H(3). (3) Such triangular area shall be bounded by the intersecting street center lines and a diagonal connecting two points. These points are a distance from each end of the center line of each street of:

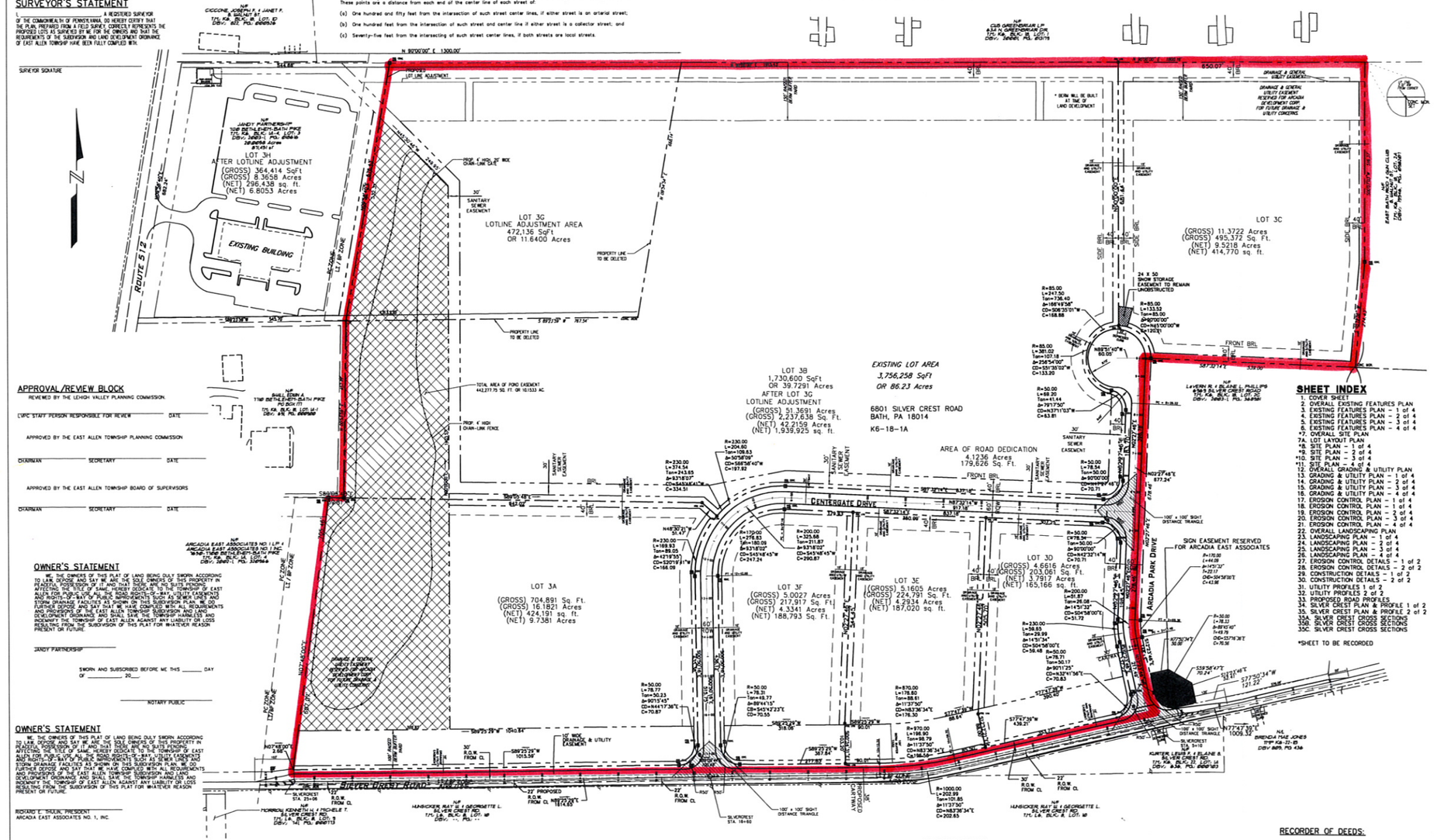
(a) One hundred and fifty feet from the intersection of such street center lines, if either street is an arterial street;

(b) One hundred feet from the intersection of such street and center line if either street is a collector street; and

(c) Seventy-five feet from the intersecting of such street center lines, if both streets are local streets.

NOTES

1. ALL DRIVEWAYS HAVE A MINIMUM DISTANCE OF 200' FROM THE CENTERLINE OF STREET INTERSECTIONS.
2. NO DRIVEWAYS SHALL ACCESS SILVER CREST ROAD.
3. DETAILED DESIGNS FOR NON STANDARD PENNDOT STUCTURES SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW PRIOR TO MANUFACTURE.
4. THE OWNER/DEVELOPER OF ARCADIA EAST INDUSTRIAL PARK SHALL PROVIDE NO LESS THAN 60 DAYS PRIOR TO THE START OF CONSTRUCTION, COMPLETE PLANS, PROFILES AND CROSS SECTIONS OF SILVER CREST ROAD TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL. MINOR ELEVATION ADJUSTMENTS MAY BE REQUIRED.



APPROVAL/REVIEW BLOCK

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION.

LVPC STAFF PERSON RESPONSIBLE FOR REVIEW _____ DATE _____

APPROVED BY THE EAST ALLEN TOWNSHIP PLANNING COMMISSION

CHAIRMAN _____ SECRETARY _____ DATE _____

APPROVED BY THE EAST ALLEN TOWNSHIP BOARD OF SUPERVISORS

CHAIRMAN _____ SECRETARY _____ DATE _____

OWNER'S STATEMENT

WE, THE OWNERS OF THIS PLAT OF LAND BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY WE ARE THE SOLE OWNERS OF THIS PROPERTY IN ABSOLUTE POSSESSION OF IT, AND THAT WE, THE UNDERSIGNED, HEREBY DEDICATE TO THE TOWNSHIP OF EAST ALLEN FOR PUBLIC USE ALL THE ROAD RIGHTS-OF-WAY, UTILITY EASEMENTS AND RIGHTS-OF-WAY OF PUBLIC IMPROVEMENTS SUCH AS SEWER LINES AND STORM DRAINAGE FACILITIES AS SHOWN ON THIS SUBDIVISION PLAN. WE DO FURTHER DEPOSE AND SAY THAT WE HAVE COMPLIED WITH ALL REQUIREMENTS OF THE TOWNSHIP OF EAST ALLEN, NORTHAMPTON COUNTY, PENNSYLVANIA, DEVELOPMENT ORDINANCE AND SHALL SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF EAST ALLEN AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OF THIS PLAT FOR WHATEVER REASON PRESENT OR FUTURE.

JANDY PARTNERSHIP

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20__

NOTARY PUBLIC

OWNER'S STATEMENT

WE, THE OWNERS OF THIS PLAT OF LAND BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY WE ARE THE SOLE OWNERS OF THIS PROPERTY IN ABSOLUTE POSSESSION OF IT, AND THAT WE, THE UNDERSIGNED, HEREBY DEDICATE AFFECTING THE SOLE OF SAME, HEREBY DEDICATE TO THE TOWNSHIP OF EAST ALLEN FOR PUBLIC USE ALL THE ROAD RIGHTS-OF-WAY, UTILITY EASEMENTS AND RIGHTS-OF-WAY OF PUBLIC IMPROVEMENTS SUCH AS SEWER LINES AND STORM DRAINAGE FACILITIES AS SHOWN ON THIS SUBDIVISION PLAN. WE DO FURTHER DEPOSE AND SAY THAT WE HAVE COMPLIED WITH ALL REQUIREMENTS OF THE TOWNSHIP OF EAST ALLEN, NORTHAMPTON COUNTY, PENNSYLVANIA, DEVELOPMENT ORDINANCE AND SHALL SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF EAST ALLEN AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OF THIS PLAT FOR WHATEVER REASON PRESENT OR FUTURE.

RICHARD E. SHAUN, PRESIDENT
ARCADIA EAST ASSOCIATES NO. 1, INC.

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20__

NOTARY PUBLIC

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5. EXISTING FEATURES PLAN – 3 of 4
6. EXISTING FEATURES PLAN – 4 of 4
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35B. SILVER CREST CROSS SECTIONS
35C. SILVER CREST CROSS SECTIONS

*SHEET TO BE RECORDED

RECORDER OF DEEDS:

RECORDED THIS _____ DAY OF _____ 20____ IN THE OFFICE FOR THE RECORDING OF DEEDS, etc., IN AND FOR THE COUNTY OF NORTHAMPTON, PENNSYLVANIA, IN PLAN BOOK No. _____ PAGE _____

RECORDER

DATE	REVISIONS	BY
1/16/06	Per Twp. Engineer Comments	DAH
12/15/03	Per Twp. Engineer Comments	DAH
11/13/03	Per Twp. Engineer Comments	DAH
9/15/03	Per Twp. Engineer Comments	DAH
5/16/03	Per Twp. Engineer Comments	DAH
3/23/06	Per Twp. Engineer Comments	DAH

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Civil/Structural/Mechanical/Electrical
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info@libertyengr.com
www.libertyengr.com

ARCADIA DEVELOPMENT, INC.
100 Gateway Drive, Suite 310
Bethlehem, PA 18017
Phone: (610) 691-5700 FAX: (610) 691-5800

PRELIMINARY/FINAL
OVERALL SITE PLAN

ARCADIA EAST INDUSTRIAL PARK
SILVER CREST ROAD
EAST ALLEN TOWNSHIP
NORTHAMPTON COUNTY
PENNSYLVANIA

Norwood
Construction Managers General Contractors
Design Builders

SHEET:	7 of 35
PROJECT No.:	DH14
DATE:	13 MARCH 2003
SCALE:	1" = 100'
DRAWN BY:	DAH
DESIGNED BY:	PAS