

ZONING MAP
SCALE: 1" = 1,000'

EXISTING SITE DATA
 PARCEL PID# 54775223317-1
 SITE ADDRESS 1500 RIDGEVIEW DRIVE, ALLENTOWN, PA 18104
 GROSS AREA 4.276 ACRES
 NET AREA 4.049 ACRES

ZONING DATA
 EXISTING ZONING: R-3 LOW DENSITY RESIDENTIAL
 PROPOSED USE: PLACE OF WORSHIP (PERMITTED BY USE)
 RECREATIONAL FACILITY (PERMITTED BY USE)

ZONING DISTRICT REQUIREMENTS		
	REQUIRED	PROPOSED
LOT REGULATIONS		
MIN LOT AREA	3 ACRE	7.968 ACRES
MIN LOT FRONTAGE	200 FT	669.73 FT
MAX IMPERVIOUS AREA	75%	56.96% / 60.23%
MAX BUILDING HEIGHT	50 FT	450 FT
MIN YARD SETBACKS		
FRONT	75 FT	77.6 FT
SIDE YARD (EA)	50 FT	60.2 FT
REAR	50 FT	182.5 FT

IMPERVIOUS COVER COMPARISON			
	EXISTING	PROPOSED	FUTURE
IMPERVIOUS COVER			
TOTAL IMPERVIOUS AREA	83,808 SF	186,221 SF	227,481 SF
TOTAL IMPERVIOUS COVERAGE	21.33%	56.96%	60.23%

OFF-STREET PARKING CALCULATIONS
 R-3 LOW DENSITY RESIDENTIAL DISTRICT
PLACE OF WORSHIP REQUIREMENTS:
 1 SPACE PER EACH 4 PERMANENT SEATS
 1 x 400 PERMANENT SEATS / 4 = 100 SPACES REQUIRED (100 SPACES TO BE CONSTRUCTED)

RECREATIONAL FACILITY REQUIREMENTS:
 1 SPACE PER 150 SF OF TOTAL FLOOR AREA
 (29,638 SF / 150 SF) = 198 SPACES TOWNSHIP REQUIRED
 PER SITE PARKING DEMAND
 2.7 SPACES PER 1,000 SF GFA
 (29,638 SF / 1,000 SF) = 29.6 * 2.7 = 80 SPACES REQUIRED

RECREATION FIELD REQUIREMENTS:
 15 SPACES PER FIELD
 1 FIELD = 15 SPACES REQUIRED

RECREATION LOW INTENSITY (PICKLEBALL COURTS) REQUIREMENTS:
 4 SPACES PER PLAYING COURT
 4 COURTS = 16 SPACES REQUIRED

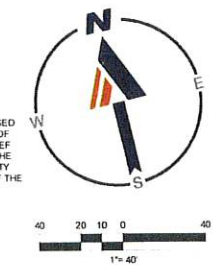
BUILD 50% OF THE REQUIRED SPACES FOR REC. FACILITY, FIELDS AND COURTS
 (80+15+16) * 0.5 = 56 SPACES (TO BE CONSTRUCTED)

RESERVE 25% OF THE REQUIRED SPACES
 (80+15+16) * 0.25 = 28 SPACES (TO BE RESERVED)

TOTAL SPACES REQUIRED (PER TOWNSHIP ORDINANCE) = 329 SPACES
TOTAL SPACES REQUIRED (SITE / PRIVATE FACILITY REDUCTION) = (100 + 56) = 156 SPACES
TOTAL SPACES TO BE CONSTRUCTED = 156 SPACES
FUTURE SPACES RESERVED (NOT TO BE CONSTRUCTED) = 28 SPACES
TOTAL SPACES (CONSTRUCTED & RESERVED) = 187 SPACES

UTILITIES:
 • SEWER - PUBLIC
 • WATER - PUBLIC

ZONING NOTE:
 AS PER ITE, THE REQUIRED SPACES FOR A PUBLIC RECREATIONAL FACILITY ARE 80. THE RECREATIONAL FACILITY, AS WELL AS THE FIELDS/COURTS ARE PROPOSED TO BE PRIVATE AND ONLY FOR THE USE OF THE PLACE OF WORSHIP. THE APPLICANT IS REQUESTING ZONING RELIEF FOR ITS PROPOSAL TO CONSTRUCT APPROXIMATELY 50% OF THE REQUIREMENT FOR A PUBLIC RECREATIONAL FACILITY (INCLUDING FIELDS AND COURTS) AND RESERVE 25% OF THE REMAINING REQUIREMENT



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: PAB220167-00
 DRAWN BY: DPK
 CHECKED BY: DPK
 DATE: 01/17/2023
 CAD ID: PAB220167-00-CPTA-01

CONCEPT PLAN
 FOR
AL-AHAD ISLAMIC CENTER
 PROPOSED DEVELOPMENT
 1500 RIDGEVIEW DRIVE
 SOUTH WHITEHALL TWP.
 LEHIGH COUNTY
 ALLENTOWN, PA 18104

BOHLER
 74 W BROAD STREET, SUITE 500
 BETHLEHEM, PA 18018
 Phone: (610) 709-9971
 Fax: (610) 709-9976
www.BohlerEngineering.com

D.K. PETERS
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE No. PE0088379
 WYOMING LICENSE No. PE-18204

SHEET TITLE:
CONCEPT PLAN
 SHEET NUMBER:
C-301
 ORG. DATE - 01/17/2023