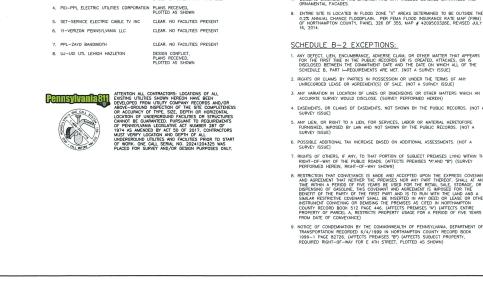
EAST 4th STREET

DRESHLER STREET



GENERAL NOTES:

THIS IS AN ABOVE GROUND SURVEY. LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND INSPECTION OF THE SITE, UTILITY COMPANY RECORDS. . TOPOGRAPHIC FEATURES SHOWN FROM ACTUAL FIELD SURVEY BY ASH ASSOCIATES COMPLETED MAY 12, 2024 AND IS LIMITED TO SHOWING FEATURES OF INTEREST ONLY.

N 83°53'35" E 120.00' (N 85°24'00" E 120.00')

- VERTICAL DATUM IS NAVD 1988 AND ESTABLISHED BY GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. SITE BENCHMARK IS A MAGNETIC NAIL FOUND AS SHOWN. SITE BENCHMARK LELVATION-299.66°. 3. HORIZONTAL DATUM IS NAD 83. STATE PLANE COORDINATES OF PENNSYLVANIA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK, BOTH DEED BEARNOS AND NAD 83 PENNSYLVANIA STATE PLANE BEARINGS ARE SHOWN. PAREVITHESIS () INDICATES DEED BEARNOS.
- PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 C 1974 AS AMENDED BY ACT 121 OF 2008, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDER GROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

CLEAR SIGHT TRANGLE (TYP.)

- 4. PAICALL SERIAL NUMBER 20241204325, WAS PLACED FOR DESIGN PURPOSES ONLY. LITTLITY COMPANY RESPONSE:
- 1. OX-BETHLEHEM CITY

PA1CALL NOTES:

- FIELD MARKED ON 4/30/24. 3. LKC-LUMEN FORMERLY LEVEL 3
- CLEAR. NO FACILITIES PRESENT, BASED ON UTILITY MAP PROVIDED 4. PID-PPL ELECTRIC UTILITIES CORPORATION PLANS RECEIVED, PLOTTED AS SHOWN

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEAR FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET. (NOT A SURVEY ISSUE)
- ANY VARIATION IN LOCATION OF LINES OR DIMENSIONS OR OTHER MATTERS WHICH AN ACCURATE SURVEY WOULD DISCLOSE. (SURVEY PERFORMED HEREIN)

THIS PLAN WAS MADE AS PER INSTRUCTIONS OF APPLICANT AND WITH THE BENEFIT OF A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE DATED MAY 23, 2024, FILE NUMBER PAFAZ4—2534 MM.

BUILDING DIMENSIONS ARE EXTERIOR AND MAY INCLUDE COVERED ENTRANCES AND ORNAMENTAL FACADES.

6. THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, OR ARCHEOLOGICAL SITES.

- LEGAL PROHT OF WAY LINE

- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY ISSUE)
- POSSIBLE ADDITIONAL TAX INCREASE BASED ON ADDITIONAL ASSESSMENTS. (NOT A SURVEY ISSUE)
- B. RESTRICTION THAT CONCEYANCE IS MADE AND ACCEPTED UPON THE EXPRESS COVENANT AND ADREDMENT THAT REPTHER THE PREMISES NOW ANY PART THEREOF, SHALL AT ANY TIME WITHIN PERFORD OF FIVE YEARS BY USED FOR HIR ETRIL ASI, STORME, OR DEPENDING OF CASCURE, HIS COVENANT AND ADREDMENT IS MAYOSED FOR THE ASSEMBLY OF THE ASIA OF T

PROPERTY INFORMATION:

(,00.967 W "00'+5'28 2) EAST 5th STREET

HOLT

P75W1A-7-2-02D4
APNE P75W1A-7-2-0204
APNE P75W1A-7-2-0204
OWNERS: UFFETT C. SZILAGYI & CHARLES SZILAGYI
LOCATION: 1414 EAST FOURTH STREET
LOCATION: 1414 EAST FOURTH STREET
DOUBLETT: 07 FEBTH_JEHM, NORTHAMPTON COUNTY
DOUBLETT: 19961-1313
DOUBLETT: 141,848.00 SO B TAIL
ROSS AREA: 141,848

SITE STATISTICS

NEW CONC. CURB (TYP.)

PHASE 2 LOT AREA 2 1118 AC, 91,991.60 SF

PISMLA-7-1-0204-AKA PIRCEL A
APIL P75WIA-7-1-0204
A

P7SWIA-7-2-0204: AKA PARCEL B API: P75WIA-7-2-0204 AOY & CHARLES SZILAGY LOCATION: HE AST FOURTH STREET BETHLEHEM, PA 18018 BCHILEHEM, PA 18018 DCUENT OF BETHLEHEM, MORTHAMPTON COUNTY DROSS AREA: HIJBHOUGH SO SO FT

CONSULATID SERSE THACT HEA FOREIG A. 8, 8) = 3,783 AC, 144,88.00 SF DESTRING PRIMOT LEGAL R. 644 DEDICATION = 0,1300 AC, 5,664,75 SF NET THACT AREA TO BE DEVELOPED = 3,6533 AG, 199,223,25 SF TOTAL NUMBER OF PROPOSED LOTS = 2,1075 PLASE 1,107 AREA = 1,5434 AC, 67,23,165 SF PHASE 2,107 MERC = 2,118 AC, 91,99,160 SF

4. LITHITY CONNECTIONS: SEWER SERVICE:

WATER SERVICE:

EXISTING - PUBLIC PROVIDED BY CITY OF BETHLEHEM PROPOSED - PUBLIC PROVIDED BY CITY OF BETHLEHEM

ZONING DATA

- ZONING DISTRICT CLASSIFICATION CL - LIMITED COMMERCIAL DISTRICT
- (FOR ALLOWED RESIDENTIAL USES, THE RT DISTRICT REQUIREMENTS SHALL APPLY)
- 2. PROPOSED USE:
- RESIDENTIAL MULTI-FAMILY OVER 2.5 STORY

3.	ZONING REQUIREMENTS TABLE	REQUIRED (RT DISTRICT APPLIES UNLESS NOTED OTHERWISE—MULTI—FAMILY DWELLING >2.5 STORIES)	PROPOSED LOT 1 (RT DISTRICT APPLIES UNLESS NOTED OTHERWISE-MULTI-FAMILY DWELLING >2.5 STORIES)	PROPOSED LOT 2 (RT DISTRICT APPLIES UNLESS NOTED OTHERWISE-MULTI-FAMIL DWELLING >2.5 STORIES)
	MINIUUM LOT AFEA MAXIMUM MUNT DENSITY ALLOWED MINIUM LOT WIDTH MAXIMUM BILDING/LOT COVERAGE MAXIMUM IMPERVIOUS COVERAGE MINIUM STORY YARD MINIUM SIDE YARD MAXIMUM BUILDING HEIGHT	9,000 SF 1,200 SF PER UNIT 90 FT 80% NONE 10' (SEE NOTE A) 15 FT + SFT (NOTE f) 20 FT + SFT (NOTE f) 5 STORIES/60 FT (CL DISTRICT ALL USES)	67,231.65 SF, 1.5434 AC ** 60 UNITS ** 185.94 FT 35% <100% 0 FT (SEE NOTE A) 20 FT 71.8 FT 4 STORIES/45 FT	91,991.60 SF, 2.1118 AC 60 UNITS *** 244.16 FT 23.5% <100% 0 FT (SEE NOTE A) 20 FT 25.4 FT 4 STORIES/45 FT

BRINKER STREET

LOCATION MAP

NOTE A - THE FRONT YARD SETBACK AS SHOWN REQUIRES A VARIANCE FROM SECTION 1318.13.g OF THE ZONING ORDINANCE * NOTE f - FOR EVERY FOOT OVER 35 FT THE SIDE AND REAR YARD SHALL BE INCREASED BY } FOOT.

** 67,231.65/1200 = 56 UNITS ALLOWED/60 UNITS PROPOSED - ZONING VARIANCE REQUIRED TO PERMIT 60 UNITS. *** 91,991.60/1200 = 76 UNITS ALLOWED/60 UNITS PROPOSED

TOTAL TRACT AREA WOULD PERMIT 132 UNITS. 120 TOTAL UNITS PROPOSED, ZONING RELIEF IS REQUIRED FOR LOT 1 DUE TO INTERNAL LOT LINE BEING ADDED FOR FINANCING PURPOSES RELATED TO PHFA TAX CREDIT FUNDING

4. PHASE 1 PARKING:
60 UNITS X 1.0 SPACES PER UNIT = 60 SPACES REQUIRED (BASED ON 1 TO 1 PARKING RATIO ALLOWED FOR AFTORDABLE HOUSING.) TOTAL PHASE 1 PARKING PROVIDED = 62 SPACES (INCLUDES 4 ADA ACCESSIBLE SPACES)

PHASE 2 PARKING: $60 \text{ UNITS } \times 1.0 \text{ SPACES PER UNIT = } 60 \text{ SPACES REQUIRED (BASED ON 1 TO 1 PARKING RATIO ALLOWED FOR AFFORDABLE HOUSING.}$ TOTAL PHASE 2 PARKING PROVIDED = 60 SPACES (INCLUDES 2 ADA ACCESSIBLE SPACES)



4TH STREET GATEWAY

SKETCH PLAN

OFFICES LOCATED IN:
CALIFORNIA, CONNECTICUT,
INDIANA, MICHIGAN, NEW JERSEY,
OHIO, PENNSYLVANIA AND TEXAS

DESIGNED BY DEH CHECKED BY MUB DRAWNING SKP

DRAWN BY DEH DATE 09/06/2024

SCALE 1"-30" PROLING

of **01**

SKETCH PLAN NOT FOR CONSTRUCTION