

SITE DATA

OWNER: RJ HOLDING INC.
 LOT 1
 PIN: P6NW2B 4 2 0204
 ADDRESS: 130 W. GOEPP STREET
 AREA: 18,535 S.F. (0.4255 A.C.)
 LOT 2
 PIN: P6NW2B 4 1 0204
 ADDRESS: 911 ORCHARD STREET
 AREA: 10,485 S.F. (0.2407 A.C.)
 NUMBER OF LOTS PROPOSED: —
 LINEAL FEET OF NEW STREETS — 0 LF.
 WATER SUPPLY — PUBLIC
 SEWER — PUBLIC

ZONING DATA

| ZONING DISTRICT: | RT, HIGH DENSITY RESIDENTIAL REQUIRED 9,000 SF | EXISTING 29,020 SF | PROPOSED 29,020 SF |
|-------------------------------------|--|-----------------------|-----------------------|
| MINIMUM LOT SIZE: | 90 FT | 185 FT | 185 FT |
| MINIMUM YARDS: | FRONT: 10 FT SIDE: 15 FT REAR: 20 FT | 10 15 20 | 10 22.5 27.5 |
| MAX. BUILDING COVERAGE: | 30% | NA | 24% |
| MAX. BUILDING HEIGHT: | <5 STORIES | NA | 4 STORIES |
| MINIMUM LOT AREA PER DWELLING UNIT: | 1,200 SF | | |
| PROPOSED DENSITY: | 29,020 SF/18 UNITS = 1,612 SF/UNIT | | |

*ZO 1306.01(F) FOR EACH ONE FOOT IN HEIGHT OVER 35 FEET, THE SIDE AND REAR YARDS SHALL BE INCREASED BY ONE-HALF FOOT. THE PROPOSED BUILDING HEIGHT WILL BE 50 FT AND THEREFORE REQUIRE AN ADDITIONAL 7.5 FT ON BOTH REAR AND SIDE YARDS.
 ZO 1322(LL)(7)(I) NO BUILDING SHALL BE CLOSER TO ANY STREET LINE THAN TWICE THE DEPTH OF THE REQUIRED FRONT YARD PLUS ONE HALF FOOT FOR EVERY FOOT IN HEIGHT OF BUILDING OVER 35 FEET. THEREFORE 17.5 FT (10FT+7.5) SHALL BE PROVIDED BETWEEN THE STREET LINE AND THE PROPOSED BUILDING.

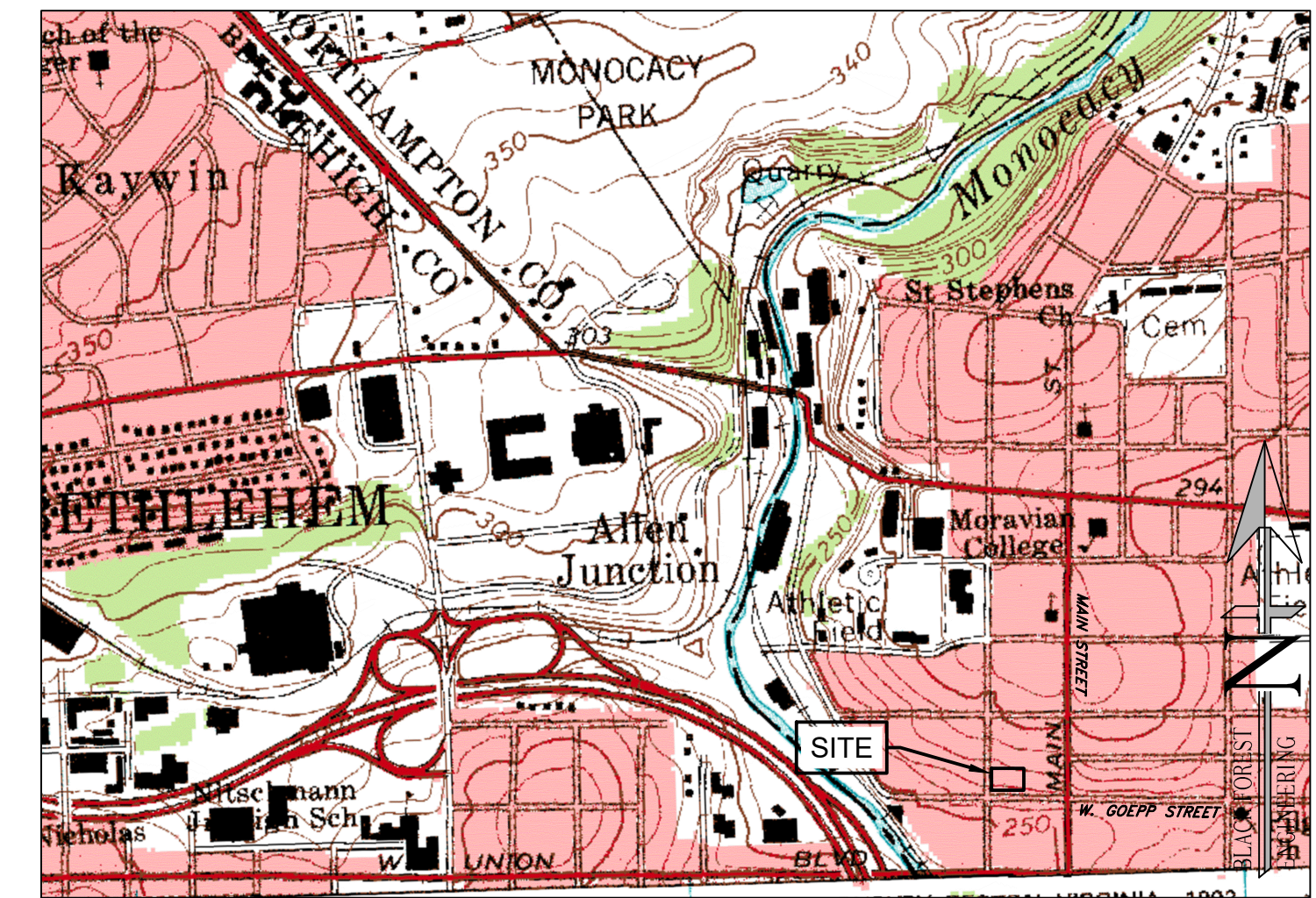
Legend

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING BUILDING RESTRICTION LINE
- EXISTING EDGE OF PAVE
- EXISTING VEGETATION
- EXISTING CENTERLINE
- EXISTING ROAD PAVEMENT
- EXISTING SIDEWALK
- EXISTING STRUCTURE
- EXISTING ADJOINER
- EXISTING GAS LINE
- EXISTING SANITARY LINE
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING CURB
- EXISTING FENCE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING ELECTRIC POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING IRON PIN
- EXISTING CONTROL POINT
- EXISTING TEST PIT
- EXISTING INLET

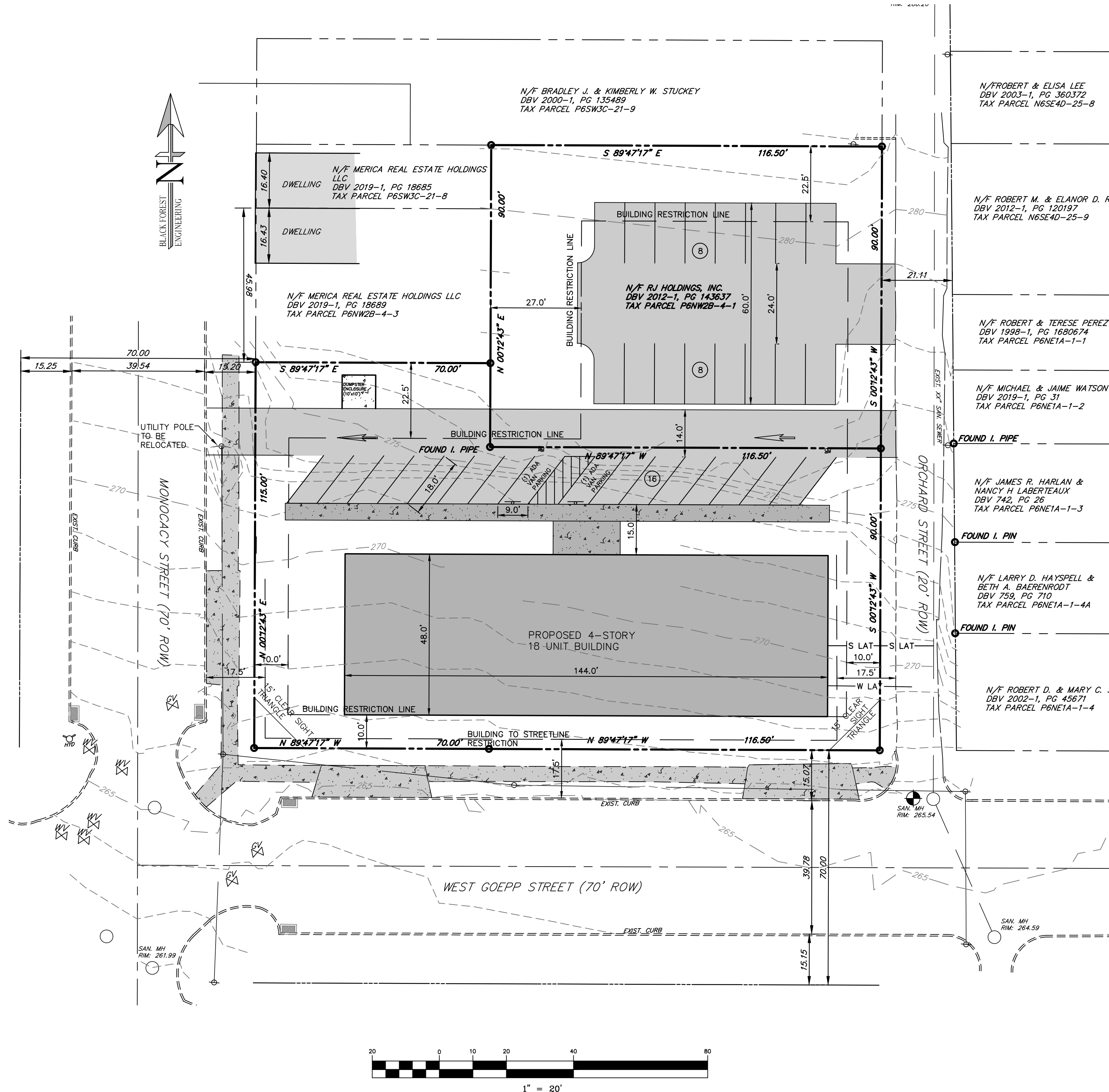
Legend

- PROP. PROPERTY LINE
- PROP. TRACT LINE
- PROP. RIGHT-OF-WAY
- PROP. EASEMENT
- PROP. BUILDING RESTRICTION LINE
- PROP. FENCE
- PROP. TREE LINE
- PROP. CENTERLINE
- PROP. SIDEWALK
- PROP. CURB
- PROP. DRIVEWAY
- PROP. CONTOUR MAJOR
- PROP. CONTOUR MINOR
- PROP. GAS LINE
- PROP. GAS LATERAL LINE
- PROP. SANITARY LINE
- PROP. SANITARY LATERAL LINE
- PROP. STORM LINE
- PROP. WATER LINE
- PROP. WATER LATERAL LINE
- PROP. DRAINAGE PATH
- PROP. MONUMENTATION
- PROP. UTILITY POLE
- PROP. SANITARY MANHOLE
- PROP. CLEANOUT
- PROP. VENT
- PROP. STORM MANHOLE
- PROP. INLET
- PROP. SIGN
- PROP. FIRE HYDRANT
- PROP. WATER VALVE
- PROP. WELL
- PROP. GAS VALVE
- PROP. TREE
- PROP. BENCHMARK
- PROP. CONCRETE WHEELSTOP
- PROP. BUILDING/STRUCTURE
- PROP. DRIVEWAY

ISABELLA COURT APARTMENTS PROPOSED CONCEPTUAL SITE PLAN CITY OF BETHLEHEM, NORTHAMPTON COUNTY PENNSYLVANIA



LOCATION MAP
 USGS CATAUGUA QUADRANGLE
 SCALE: 1"=1000'



PARKING REQUIREMENT

1.75 SPACES PER MULTI FAMILY UNIT
 18 UNITS x 1.75 = 31.5 SPACES REQ'D (32 PROVIDED)

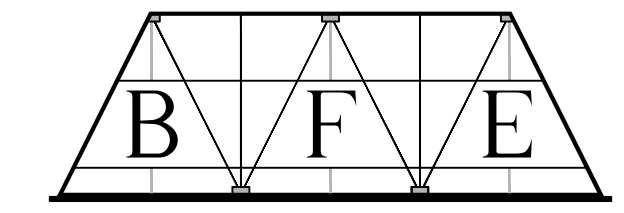
"CALL BEFORE YOU DIG"
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
 PENNSYLVANIA ONE CALL SYSTEM, INC.
 1-800-242-1776

BENCHMARK FOR THIS PLAN

VERTICAL CONTROL IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BEARING SYSTEM BASED UPON THE PENNSYLVANIA NORTH AMERICAN DATUM OF 1983, SOUTH ZONE, US FOOT (PA-NAD83).
 1. EXISTING TOP SANITARY SEWER MANHOLE AT INTERSECTION OF ORCHARD STREET AND WEST GOEPP STREET ELEV.=265.54

SURVEY NOTES:

- THIS PLAN IS BASED ON A FIELD SURVEY CONDUCTED ON APRIL 24, 2021 BY BLACK FOREST ENGINEERING LLC USING A TOTAL STATION AND GPS RTK UNIT.
- THE BEARING AND COORDINATE SYSTEM IS BASED ON PA STATE PLANE SOUTH ZONE, NAD83.
- THE SHOWN ELEVATIONS ARE BASED ON USGS NORTH AMERICAN VERTICAL DATUM OF 1988.
- UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND HAVE BEEN BASED ON VISIBLE ABOVE-GROUND EVIDENCE. A CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN AND ANY ADDITIONAL EXISTING UTILITIES NOT SHOWN ON THIS PLAN.
- BOUNDARY LINES SHOWN WITH BEARINGS AND DISTANCES OR CURVE INFORMATION HAVE BEEN FIELD VERIFIED BY THIS SURVEY.
- PLAN REFERENCE: XXXX



BLACK FOREST ENGINEERING, LLC
 2455 BLACK FOREST DRIVE
 COPLAY, PA 18037

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SEAL:

JOSEPH E. RENTKO, P.E. #PE085609
 2455 BLACK FOREST DRIVE
 COPLAY, PA 18037
 717-239-4499

REV: DESCRIPTION: BY DATE

PROJECT TITLE:
ISABELLA COURT APARTMENTS
 PROJECT OWNER:
 RJ HOLDING INC.
 PO BOX 4427
 BETHLEHEM, PA 18018

PROJECT LOCATION:
**CITY OF BETHLEHEM
 NORTHAMPTON COUNTY
 PENNSYLVANIA**

PLAN TITLE:
SKETCH

SCALE: 1"=20' DATE: 6/6/21 DRAWN: JER CHECKED: JER

PROJECT NO. 0130 DRAWING NO. 1 OF 1 REVISION: 00