

LOCATION MAP
1" = 2,000'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
URBAN DESIGN
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY / CHECKED BY	

811

Know what's below.
Call before you dig.

PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa811.org

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PY212010
DRAWN BY: ABN
CHECKED BY: MMC
DATE: 02/05/2021
CAD ID: PY210210_BASE

PROJECT:

SKETCH PLANS

FOR

MECHANIC STREET DEVELOPMENT ASSOCIATES, LP

PROPOSED MIXED USE DEVELOPMENT

404 E. THIRD STREET
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PA

BOHLER

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

M.M. CHARTRAND

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE071444

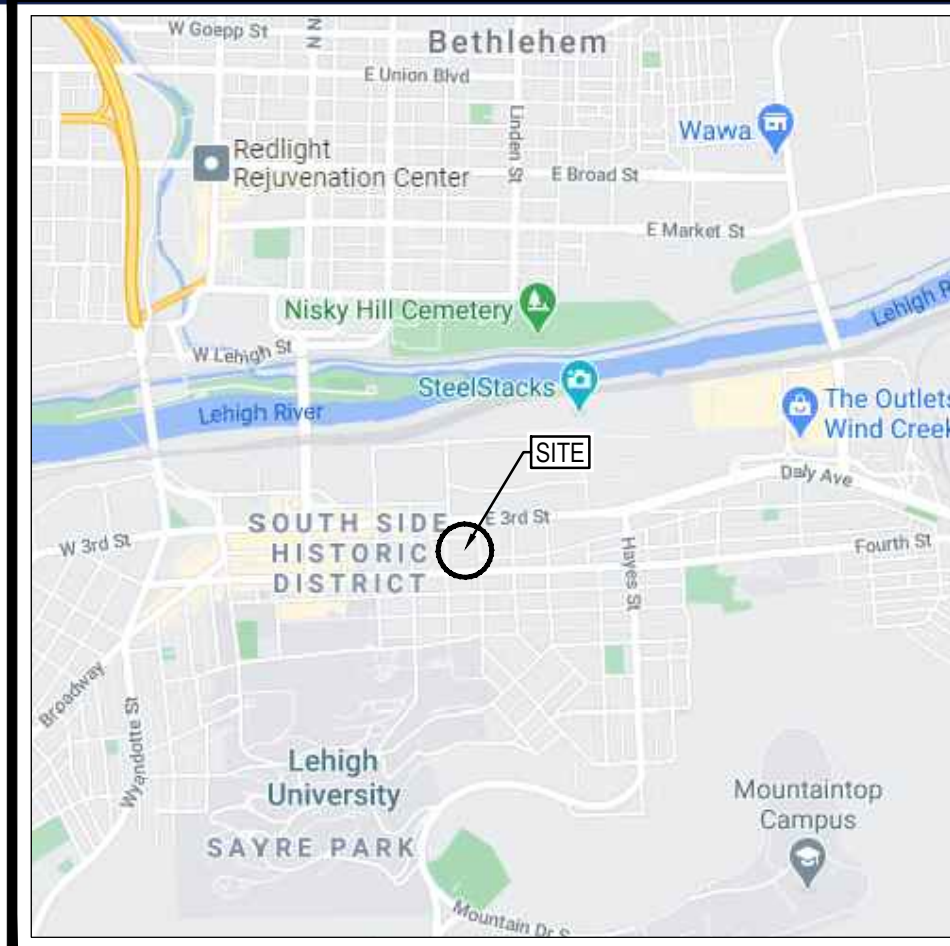
SHEET TITLE:
EXISTING CONDITIONS/
DEMOLITION PLAN

SHEET NUMBER:
C-201

ORG. DATE - 02/05/2021



R:\31\121010\DRAWINGS\PLAN SETS\SKETCH\HPY210210_BASE.dwg LAYOUT: C-201 EXISTING COND.



1" = 2,000

1. SKETCH PLAN BASED UPON INFORMATION PROVIDED BY
JENA ENGINEERING CORP.
ENTITLED: EXISTING FEATURES PLAN
DATED: 10/21/14
PROJECT NO.: 012314
2. APPLICANT/EQUITABLE OWNER:
MECHANIC STREET DEVELOPMENT ASSOCIATES, LP,
559 MAIN STREET, SUITE 300
BETHLEHEM, PA 18018
(610) 332-3300
3. PROPERTY KNOWN AS P6SE1B, BLOCK 5, LOT 1

ADJACENT ON EITHER SIDE TO A LOT ON WHICH A PROPOSED BUILDING IS ERECTED, WHERE BOTH SUCH BUILDINGS HAVE AN ALIGNMENT NEARER THAN THE REQUIRED FRONT DEPTH THE AVERAGE OF THE EXISTING FRONT YARD DEPTHS SHALL BE THE MINIMUM REQUIRED YARD

MECHANIC STREET (PROVIDED ADJACENT SETBACKS)
417 MECHANIC STREET = 0 FT.
419 MECHANIC STREET = 0 FT.
AVERAGE = 0 FT.

EAST THIRD STREET (PROVIDED ADJACENT SETBACKS)
416 EAST THIRD STREET = 0 FT.
330 EAST THIRD STREET = 3.2 FT.
AVERAGE = 1.6 FT.

REQUIREMENTS PER THE CITY OF BETHLEHEM ZONING ORDINANCE
ZONING DISTRICT: IR-R - INDUSTRIAL REDEVELOPMENT - RESIDENTIAL

EXISTING USE: PARKING LOT
PROPOSED USE: MIXED COMMERCIAL/RESIDENTIAL

BUILDING COVERAGE AND SETBACKS LISTED ARE BASED UPON THE MOST RESTRICTIVE CONDITION (THIRD FLOOR)

(M) = MODIFICATION REQUESTED

[illegible]

REQUIRED
RESIDENTIAL = 1.75 SPACES PER UNIT = 80 * 1.75 = 140 SPACES REQUIRED

INDOOR RETAIL = 4 PARKING SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA = $(3,937 + 2,754 + 4,375) / 1,000 = 11$ SPACES

OFFICE = 1 SPACE PER 300 SQUARE FEET OF BUILDING FLOOR AREA = $4,374 / 300 = 15$ SPACES

PROPOSED
RESIDENTIAL - 1.1 SPACES PER UNIT - 80 * 1.1 = 88 SPACES PROPOSED

INDOOR RETAIL = 11 SPACES PROPOSED

OFFICE = 15 SPACES PROPOSED

- PER SECTION 1308.01(d) 1 THE MINIMUM AVERAGE FOR RESIDENTIAL USES IN THE IR-R DISTRICT SHALL BE 1,200 SQUARE FEET OF LOT AREA PER DWELLING UNIT.
- THE LOT AREA SHALL EXCLUDE LEGAL RIGHT-OF-WAY OF EXISTING AND PROPOSED STREETS AND ALLEYS WITHIN THE TRACT.
- THE LOT AREA SHALL INCLUDE THE RIGHT-OF-WAY OF PRIVATE STREETS AND ALLEYS AND AREAS OF PARKING COURTS, COMMON OPEN SPACE, AND STORMWATER DETENTION BASINS.

LOT AREA = 16,754 SF

MINIMUM AVERAGE = 16,754 / 1,200



THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PY212010
DRAWN BY:	ABN
CHECKED BY:	MMC
DATE:	02/05/2021
CAD ID :	PY212010_RASE

PROJECT No.:	PY212010
DRAWN BY:	ABN
CHECKED BY:	MMC
DATE:	02/05/2021
CAD I.D.:	PY210210_BASE

PROJECT:

FOR
MECHANIC STREET
DEVELOPMENT
ASSOCIATES, LP

**PROPOSED MIXED USE
DEVELOPMENT**

404 E. THIRD STREET
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PA

74 W BROAD STREET, SUITE 500

BETHLEHEM, PA 18018

Phone: (610) 709-9971
Fax: (610) 709-9976

www.BohlerEngineering.com

PROFESSIONAL ENGINEER

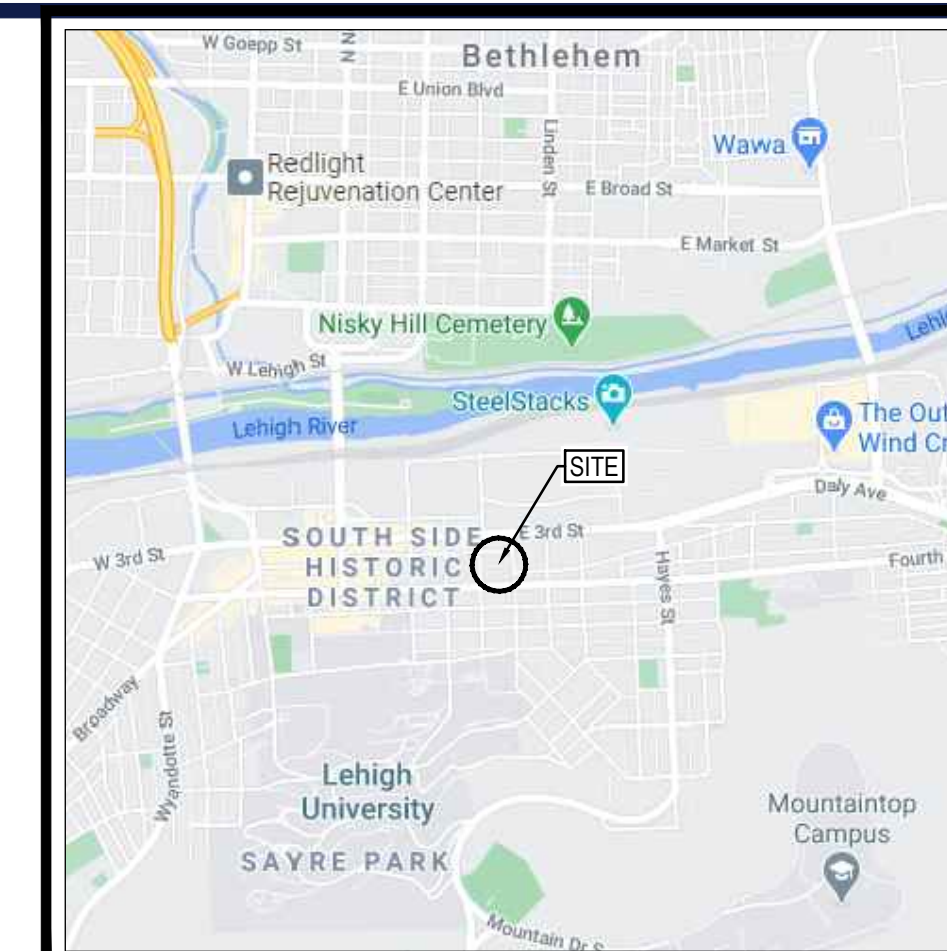
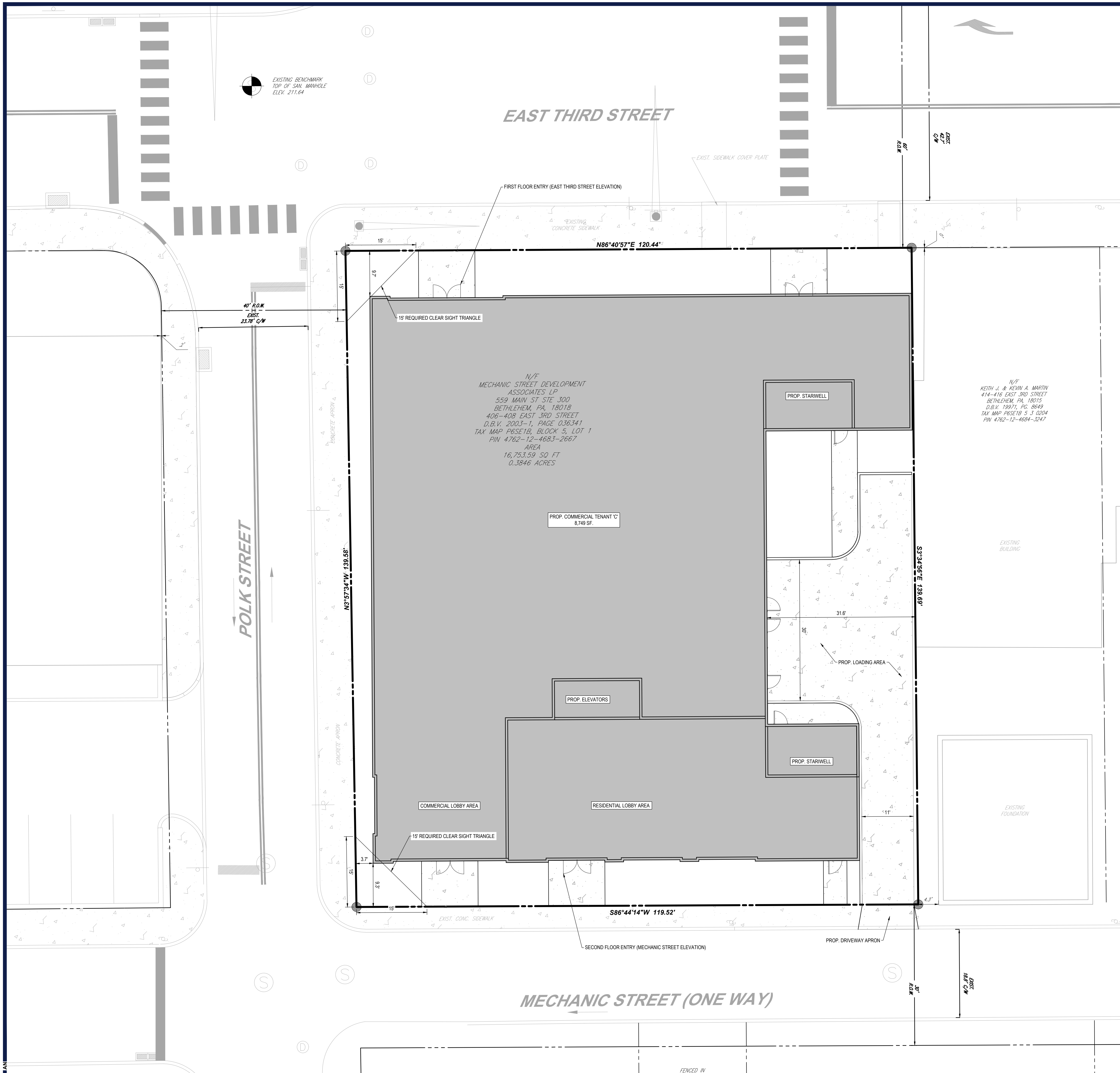
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE071444

SHEET TITLE:

SHEET NUMBER:

C-301

ORG. DATE - 02/05/2021



LOCATION MAP
1" = 2,000'

TM

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

- LAND SURVEYING
- PROGRAM MANAGEMENT
- LANDSCAPE ARCHITECTURE
- SUSTAINABLE DESIGN
- PERMITTING SERVICES
- TRANSPORTATION SERVICES

THE INFORMATION, RESEARCH AND CONTENT OF THIS ADVERTISEMENT ARE SOLELY FOR INFORMATIONAL PURPOSES AND NOT FOR OFFER OF ANY FINANCIAL PRODUCTS OR SERVICES. INVESTMENT ADVISORS ARE AVAILABLE TO ASSIST YOU WITH YOUR INVESTMENT DECISIONS. SEE US AT www.bohler.com OR CALL 800.456.9663

[illegible]

**FOR CONCEPT
PURPOSES ONLY**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PY212010
DRAWN BY:	ABN
CHECKED BY:	MMC
DATE:	02/05/2021
CAD I.D.:	PY210210 BASE

PROJECT:

SKETCH PLANS

FOR

**MECHANIC STREET
DEVELOPMENT
ASSOCIATES, LP**

**PROPOSED MIXED USE
DEVELOPMENT**

404 E. THIRD STREET
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PA

404 E. THIRD STREET
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PA



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

M.M. CHARTRAND

PROFESSIONAL ENGINEER:
PENNSYLVANIA LICENSE No. PE071444

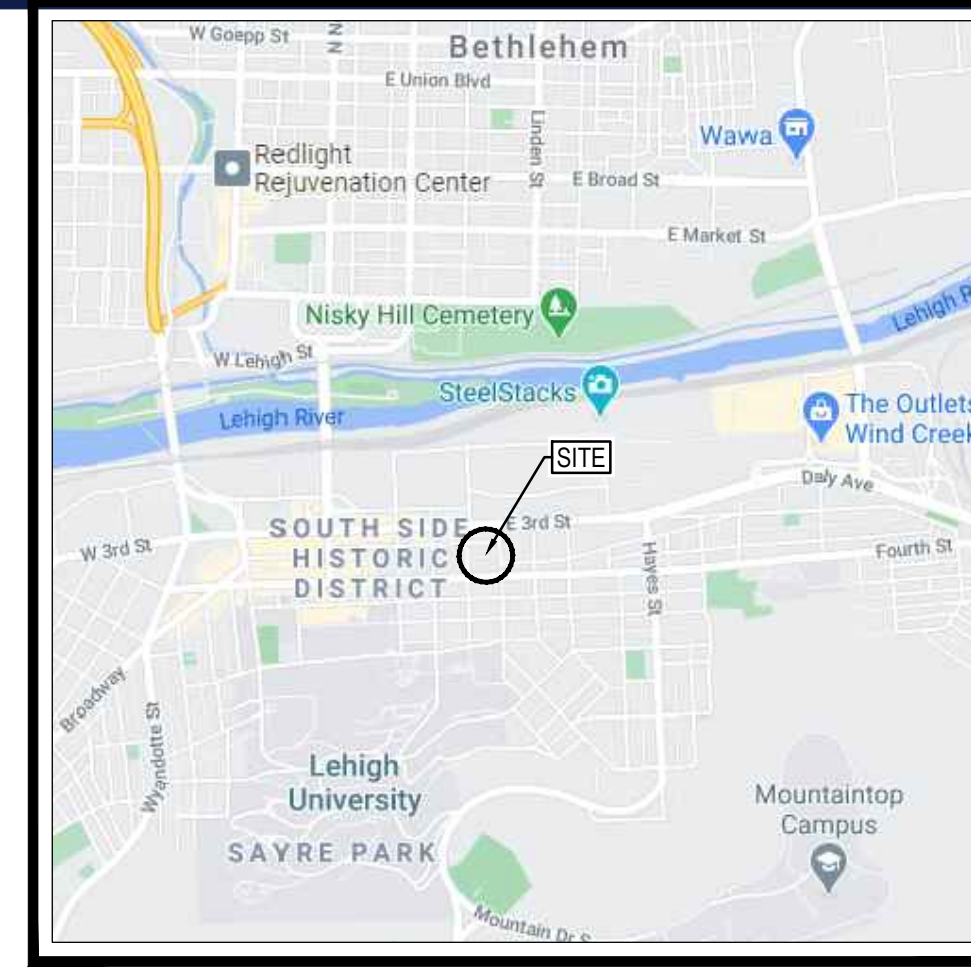
SHEET TITLE:

SITE PLAN (SECOND FLOOR)

SHEET NUMBER:
C-302

ORG. DATE - 02/05/2021





LOCATION MAP
1" = 2,000'

GENERAL NOTES

1. SKETCH PLAN BASED UPON INFORMATION PROVIDED BY JENA ENGINEERING CORP.
ENTITLED: EXISTING FEATURES PLAN
DATED: 10/21/14
PROJECT NO.: 012314
2. APPLICANT/EQUITABLE OWNER:
MECHANIC STREET DEVELOPMENT ASSOCIATES, L.P.
559 MAIN STREET, SUITE 300
BETHLEHEM, PA 18018
(610) 332-3300
3. PROPERTY KNOWN AS P6SE1B, BLOCK 5, LOT 1

FRONT YARD REDUCTION (1318.13

"WHERE THERE IS AN EXISTING BUILDING ON EACH OF 2 LOTS ADJACENT ON EITHER SIDE TO A LOT ON WHICH A PROPOSED BUILDING IS ERRECTED, WHERE BOTH SUCH BUILDINGS HAVE AN ALIGNMENT NEARER THAN THE REQUIRED FRONT DEPTH THE AVERAGE OF THE EXISTING FRONT YARD DEPTHS SHALL BE THE MINIMUM REQUIRED YARD

EAST THIRD STREET (PROVIDED ADJACENT SETBACKS)
416 EAST THIRD STREET = 0 FT.
330 EAST THIRD STREET = 3.2 FT.
AVERAGE = 1.6 FT.

ZONING

REQUIREMENTS PER THE CITY OF BETHLEHEM ZONING ORDINANCE
ZONING DISTRICT: IR-R - INDUSTRIAL REDEVELOPMENT - RESIDENTIAL
EXISTING USE: PARKING LOT
PROPOSED USE: MIXED COMMERCIAL/RESIDENTIAL

<u>ZONING DISTRICT REQUIREMENTS</u>			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	2,000 SF.	16,754 SF.	NO CHANGE
MIN. LOT WIDTH	30 FT.	120.44 FT.	NO CHANGE
MIN. YARD SETBACKS			
FRONT YARD (EAST THIRD STREET)	1.6 FT.*	N/A	0 FT. (M)
SIDE YARD (POLK STREET)	10 FT.	N/A	1.0 FT. (M)
REAR YARD (MECHANIC STREET)	10 FT.	N/A	0 FT. (M)
SIDE YARD (COMMON PROPERTY LINE)	10 FT.	N/A	0 FT. (M)
MAX. BUILDING HEIGHT	200 FT.	N/A	85 FT.
MAX. BUILDING COVERAGE	90%	N/A	86.5% (14,487 SF.)
MAX. IMPERVIOUS COVERAGE	90%	81.7% (13,688 SF.)	95.2% (15,949 SF.) (M)

(M) = MODIFICATION REQUESTED



REVISIONS

[illegible]

**FOR CONCEPT
PURPOSES ONLY**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PY212010
DRAWN BY:	ABN
CHECKED BY:	MMC
DATE:	02/05/2021
CAD I.D.:	PY210210_BASE

PROJECT:

SKETCH PLANS

— FOR —

**MECHANIC STREET
DEVELOPMENT
ASSOCIATES, LP**

PROPOSED MIXED USE DEVELOPMENT

404 E. THIRD STREET
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PA



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

M.M. CHARTRAND

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE071444

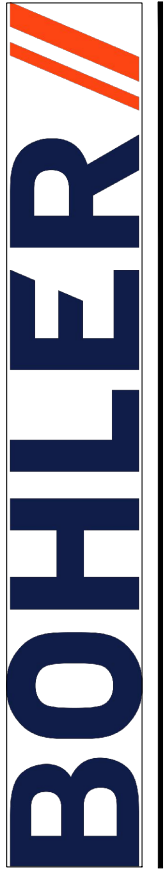
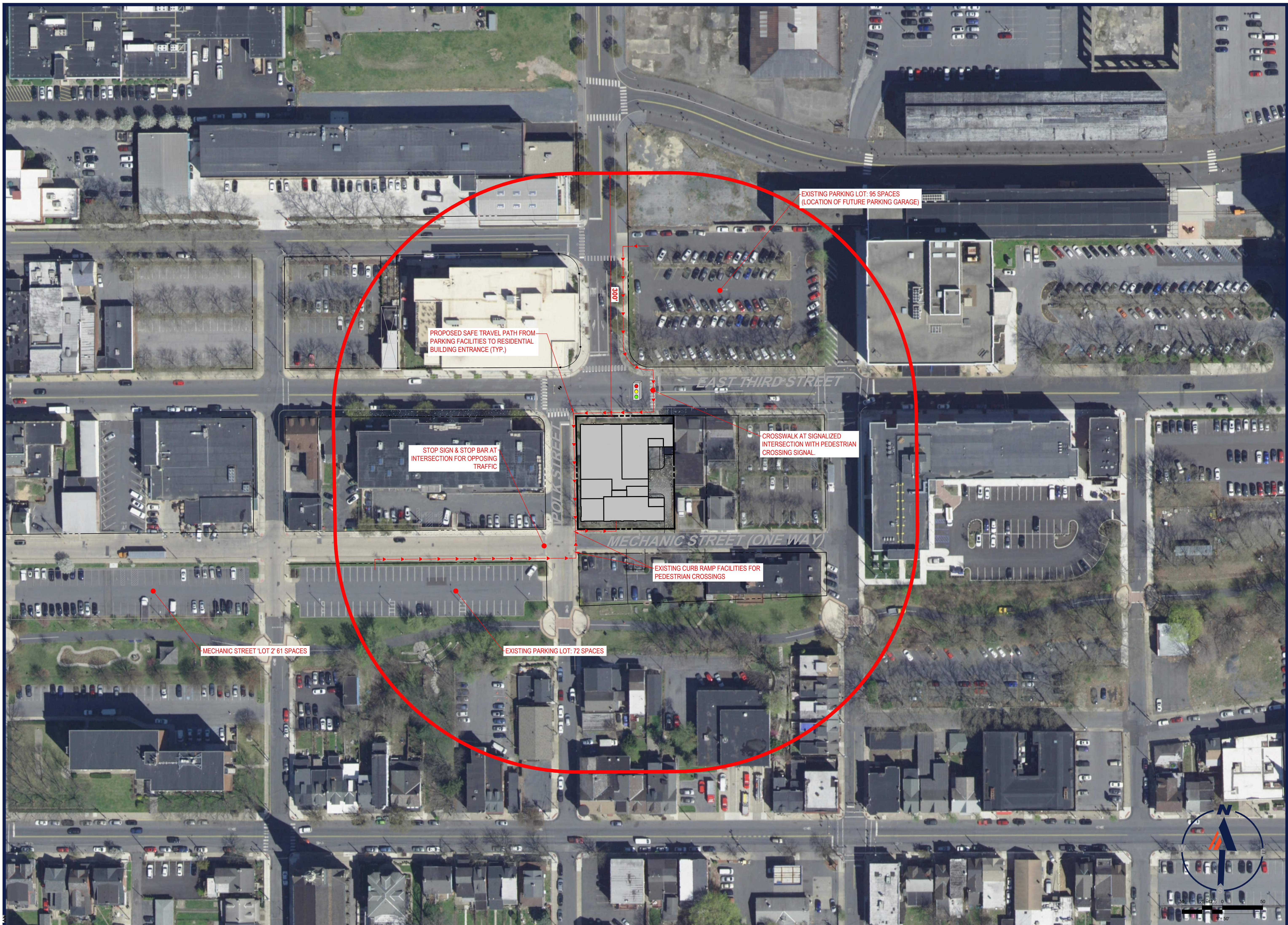
SHEET TITLE:

**SITE PLAN
(FLOORS 3-7)**

SHEET NUMBER:

ET NUMBER:
C-303

ORG. DATE - 02/05/2021



**CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES**

REVISIONS

[illegible]

**Know what's below.
Call before you dig.**

PENNSYLVANIA
CALL 811 BEFORE ANY EXCAVATION
ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa7call.org

**FOR CONCEPT
PURPOSES ONLY**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PY212010
DRAWN BY:	ABN
CHECKED BY:	MMC
DATE:	02/05/2021
CAD I.D.:	PY210210_BASE

PROJECT:

SKETCH PLANS

OR —

**MECHANIC STREET
DEVELOPMENT
ASSOCIATES, LP**

PROPOSED MIXED USE DEVELOPMENT

404 E. THIRD STREET
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PA



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

M.M. CHARTRAND

PROFESSIONAL ENGINEER:
PENNSYLVANIA LICENSE No. PE071444

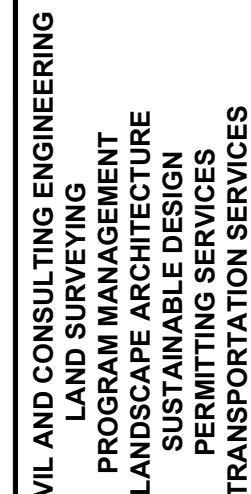
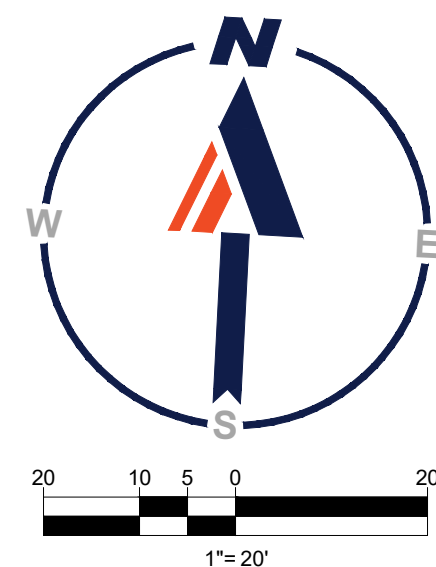
SHEET TITLE:

**AERIAL
EXHIBIT**

SHEET NUMBER:

EX-1

ORG. DATE - 02/05/2021

[illegible]

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT:

— FOR

PROPOSED MIXED USE DEVELOPMENT

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

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE071444

ORG. DATE - 02/05/2021