

LINDEN STREET APARTMENTS BY WEST BROAD INVESTMENTS PROPOSED CONCEPTUAL SITE PLAN

CITY OF BETHLEHEM, NORTHAMPTON COUNTY PENNSYLVANIA

SITE DATA

PARCEL 1
OWNER: WEST BROAD INVESTMENTS LLC
PARCEL ID: M7 2 B 0204
ADDRESS: 3412 LINDEN STREET
AREA: 22,095 S.F. (0.5072 A.C.)

PARCEL 2
OWNER: WEST BROAD INVESTMENTS LLC
PARCEL ID: M7 2 9 0204
ADDRESS: 3410 LINDEN STREET
AREA: 21,200 S.F. (0.4867 A.C.)

TOTAL AREA=43,295 SF (0.9939 AC)
LINEAL FEET OF NEW STREETS - 0 LF.
WATER SUPPLY - PUBLIC
SEWER - PUBLIC

ZONING DATA

RG MEDIUM DENSITY RESIDENTIAL

PROPOSED USE: MULTI FAMILY DWELLINGS (APPROVED USE)

MINIMUM LOT SIZE: 12,000 SF
PROPOSED LOT SIZE: 43,295 SF

MINIMUM LOT AREA PER DWELLING: 4,000 SF
PROPOSED AREA PER DWELLING: 2,706 SF

MINIMUM LOT WIDTH: 100 FT
MINIMUM YARD SETBACKS:

FRONT 20 FT
SIDE 25 FT
REAR 30 FT

MAXIMUM BUILDING COVERAGE: 25%
EXISTING: 6.86%
PROPOSED: 22%

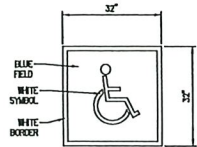
MAXIMUM IMPERVIOUS COVERAGE: NA
MAXIMUM BUILDING HEIGHT: 2.5 STORIES
PROPOSED: 2 STORIES

EXISTING Legend

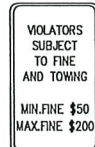
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- BUILDING RESTRICTION LINE
- EXISTING EDGE OF PAVE
- EXISTING VEGETATION
- EXISTING CENTERLINE
- EXISTING ROAD PAVEMENT
- EXISTING SIDEWALK
- EXISTING STRUCTURE
- EXISTING ADJOINER
- EXISTING GAS LINE
- EXISTING SANITARY LINE
- EXISTING STORM SEWER
- EXISTING 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

PROPOSED 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



DETAIL 'H' TYPICAL HANDICAP SEATING
PAVEMENT MARKING
NOT TO SCALE



VAN ACCESSIBLE
12' x 18' R7-88
ADA PARKING SIGNS
NOT TO SCALE



PARKING LOT PAVING DETAIL
NOT TO SCALE

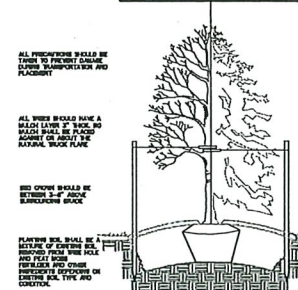
GENERAL NOTES

1. MILL & PAVE 12" DEEP AND OVERLAY TO JOINT.
2. ALL EDGES SEALED AT CURBS AND JOINTS WITH EXISTING PAVING 12" DEEP.

PARKING REQUIREMENT

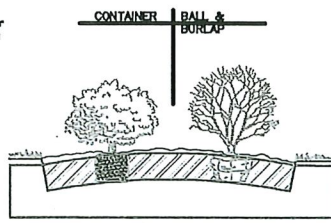
1.75 SPACES PER MULTI FAMILY UNIT
16 UNITS x 1.75 = 28 SPACES REQ'D
(28 PROVIDED)

DECIDUOUS CONIFEROUS



TREE PLANTING
NOT TO SCALE

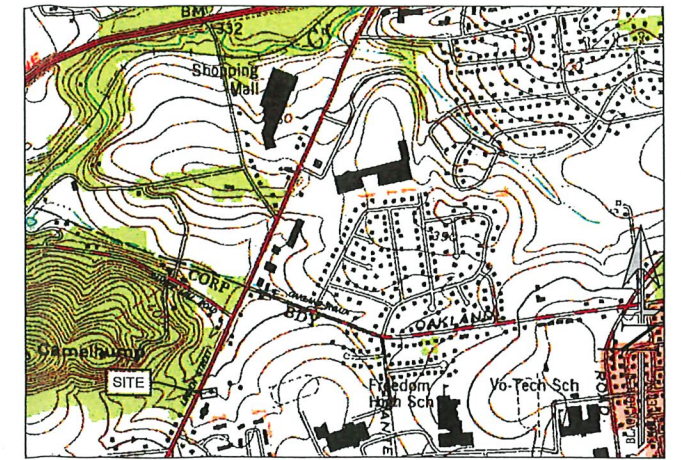
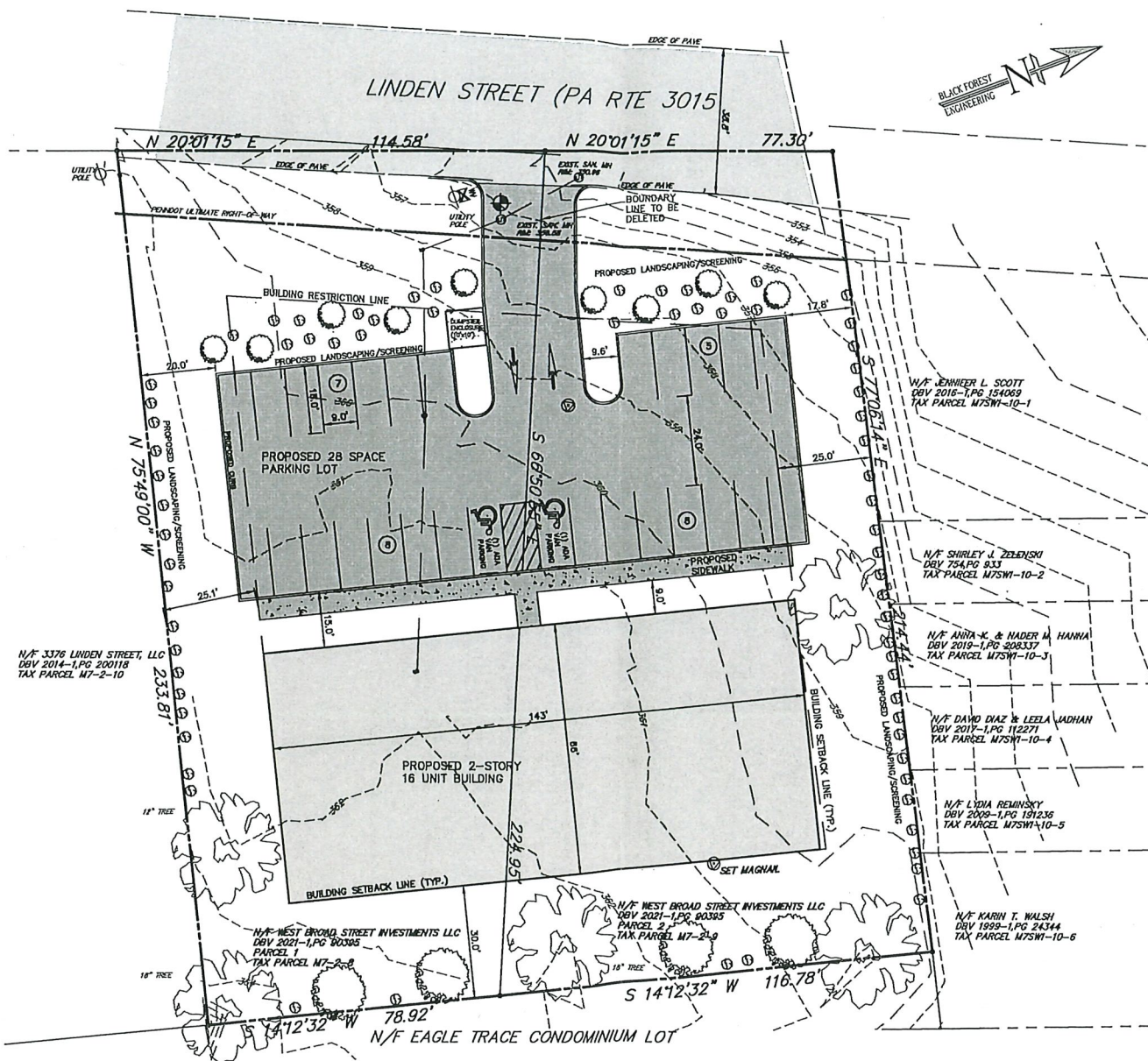
SHRUB PLANTING



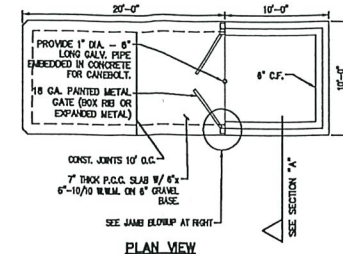
SHRUB PLANTING
NOT TO SCALE

NOTES

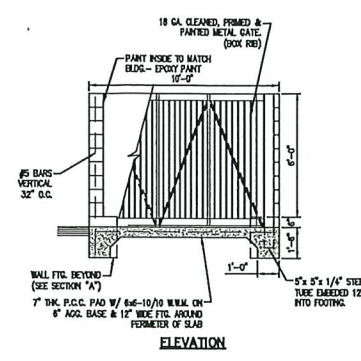
1. REFER TO SITE PLAN FOR LANDSCAPED AREAS.



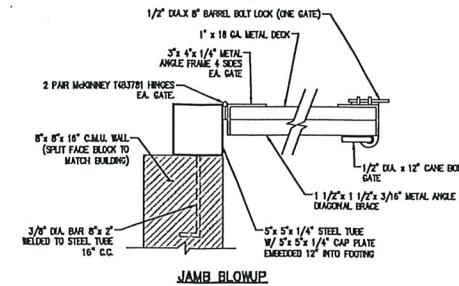
LOCATION MAP
USGS HAZARETH QUADRANGLE
SCALE: 1"=1000'



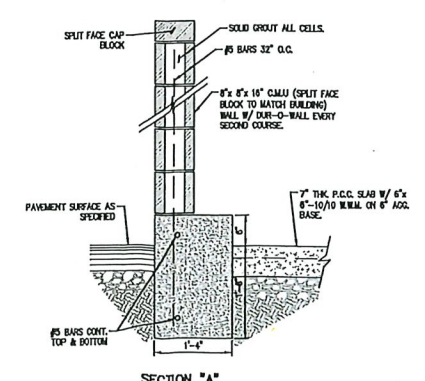
PLAN VIEW



ELEVATION



JAMB BLOWUP



SECTION "A-A"

10'x10' TRASH ENCLOSURE DETAIL
NOT TO SCALE

SURVEY NOTES:

1. THIS PLAN IS BASED ON A FIELD SURVEY CONDUCTED ON MARCH 20, 2021 BY BLACK FOREST ENGINEERING LLC USING A TOTAL STATION AND GPS UNIT.
2. THE BEARING AND COORDINATE SYSTEM IS BASED ON PA STATE PLANE SOUTH ZONE, NAD83.
3. THE SHOWN ELEVATIONS ARE BASED ON USGS NORTH AMERICAN VERTICAL DATUM OF 1988.
4. 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.
5. BOUNDARY LINES SHOWN WITH BEARINGS AND DISTANCES OR CURVE INFORMATION HAVE BEEN FIELD VERIFIED BY THIS SURVEY.

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 SOUTHERN INTERSECTION OF DRIVEWAY AND LINDEN STREET. ELEV.=356.58

"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

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

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SEAL

JOSEPH E. RENTKO
ENGINEER
PENNSYLVANIA

JOSEPH E. RENTKO, P.E. #0006009
2455 BLACK FOREST DRIVE
COPLAY, PA 18037
717-238-4418

PROJECT TITLE:	3410 & 3412 LINDEN STREET		
PROJECT OWNER:	WEST BROAD INVESTMENTS LLC 1833 SCHADT AVE. WHITEHALL, PA 18052		
PROJECT LOCATION:	CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA		
PLAN TITLE:	SITE PLAN		
SCALE:	DATE:	DRAWN:	CHECKED:
1"=20'	7/15/21	JER	JER
PROJECT NO.:	DRAWING NO.:	REVISION:	
0138	1 OF 1	00	