

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 8 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 L.F.
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

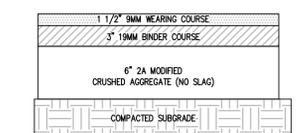
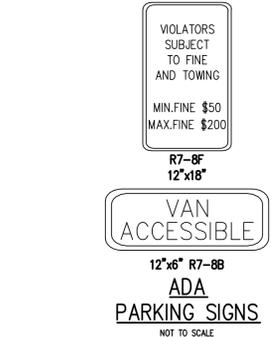
MAXIMUM BUILDING HEIGHT: 2.5 STORIES
PROPOSED: 2 STORIES

EXISTING Legend

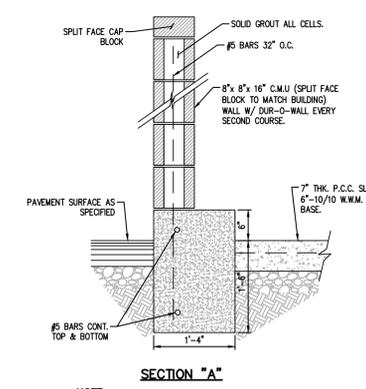
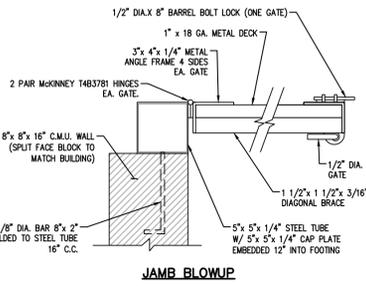
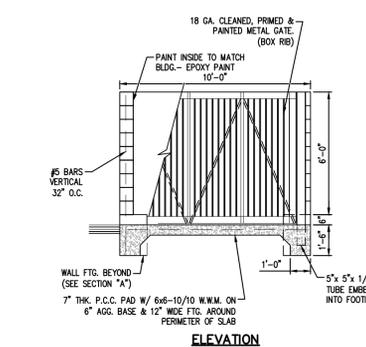
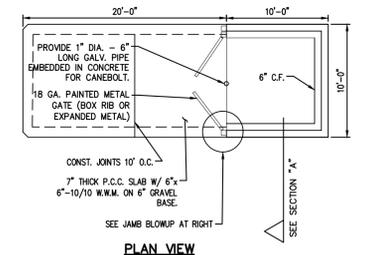
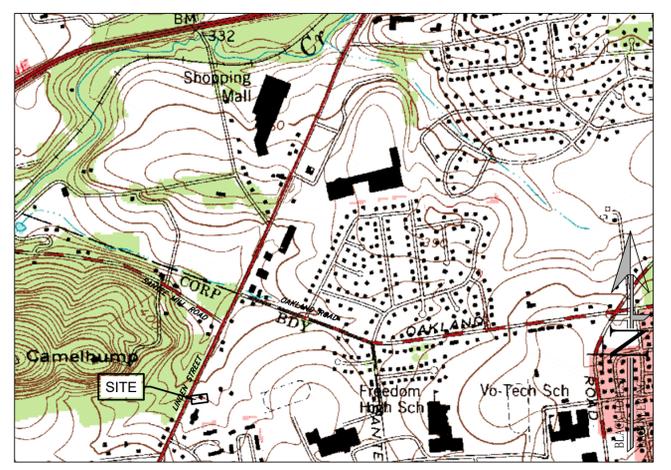
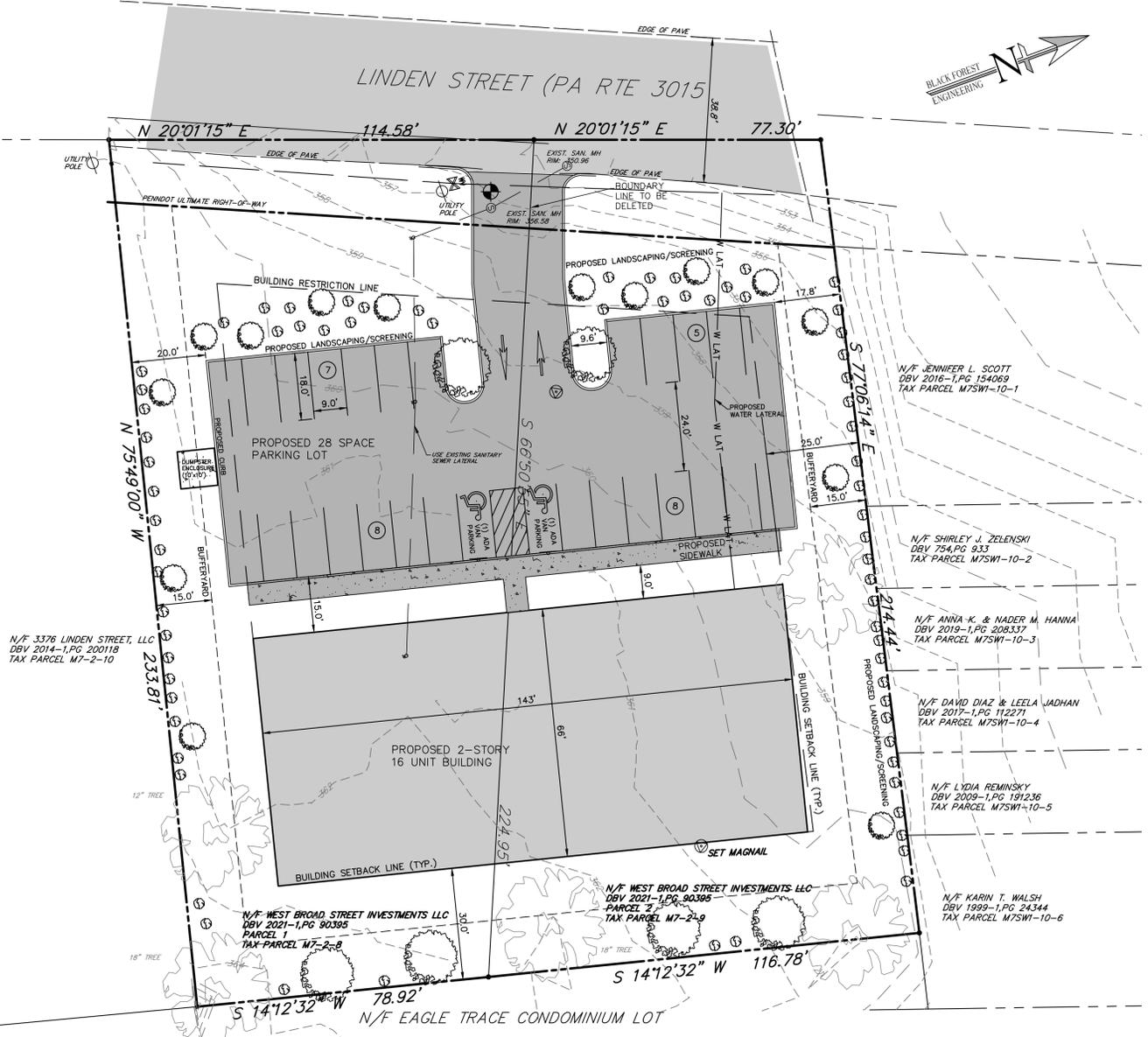
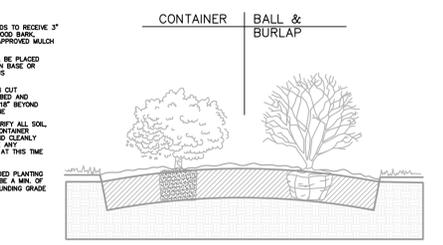
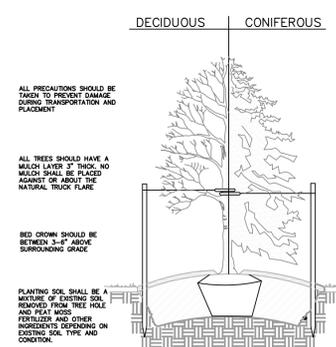
- PROPERTY LINE
- - - - - EXISTING RIGHT-OF-WAY
- BUILDING RESTRICTION LINE
- - - - - EXISTING EDGE OF PAVE
- EXISTING VEGETATION
- - - - - EXISTING CENTERLINE
- EXISTING ROAD PAVEMENT
- - - - - EXISTING SIDEWALK
- EXISTING STRUCTURE
- - - - - EXISTING ADJONER
- EXISTING GAS LINE
- - - - - EXISTING SANITARY 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. FIRE HYDRANT
- PROP. WATER VALVE
- - - - - PROP. WELL
- PROP. GAS VALVE
- - - - - PROP. TREE
- PROP. BENCHMARK
- - - - - PROP. CONCRETE WHEELSTOP
- PROP. BUILDING/STRUCTURE
- - - - - PROP. DRIVEWAY



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



10'x10' TRASH ENCLOSURE DETAIL
NOT TO SCALE

SURVEY NOTES:

- 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.
- 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.

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).

- EXISTING TOP SANITARY SEWER MANHOLE AT SOUTHERN INTERSECTION OF DRIVEWAY AND LINDEN STREET. ELEV.=356.58

LOCATION MAP

USGS NAZARETH QUADRANGLE
SCALE: 1"=1000'

"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



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JOSEPH E. RENTKO, P.E. #PE0805609
2455 BLACK FOREST DRIVE
COPLAY, PA 18037
717-339-4499

01	XXX	XXX	XX-XX-XX
REV:	DESCRIPTION:	BY	DATE

PROJECT TITLE:
3410 & 3412 LINDEN STREET

PROJECT OWNER: WEST BROAD INVESTMENTS LLC
1853 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

NOTES

- REFER TO SITE PLAN FOR LANDSCAPED AREAS.