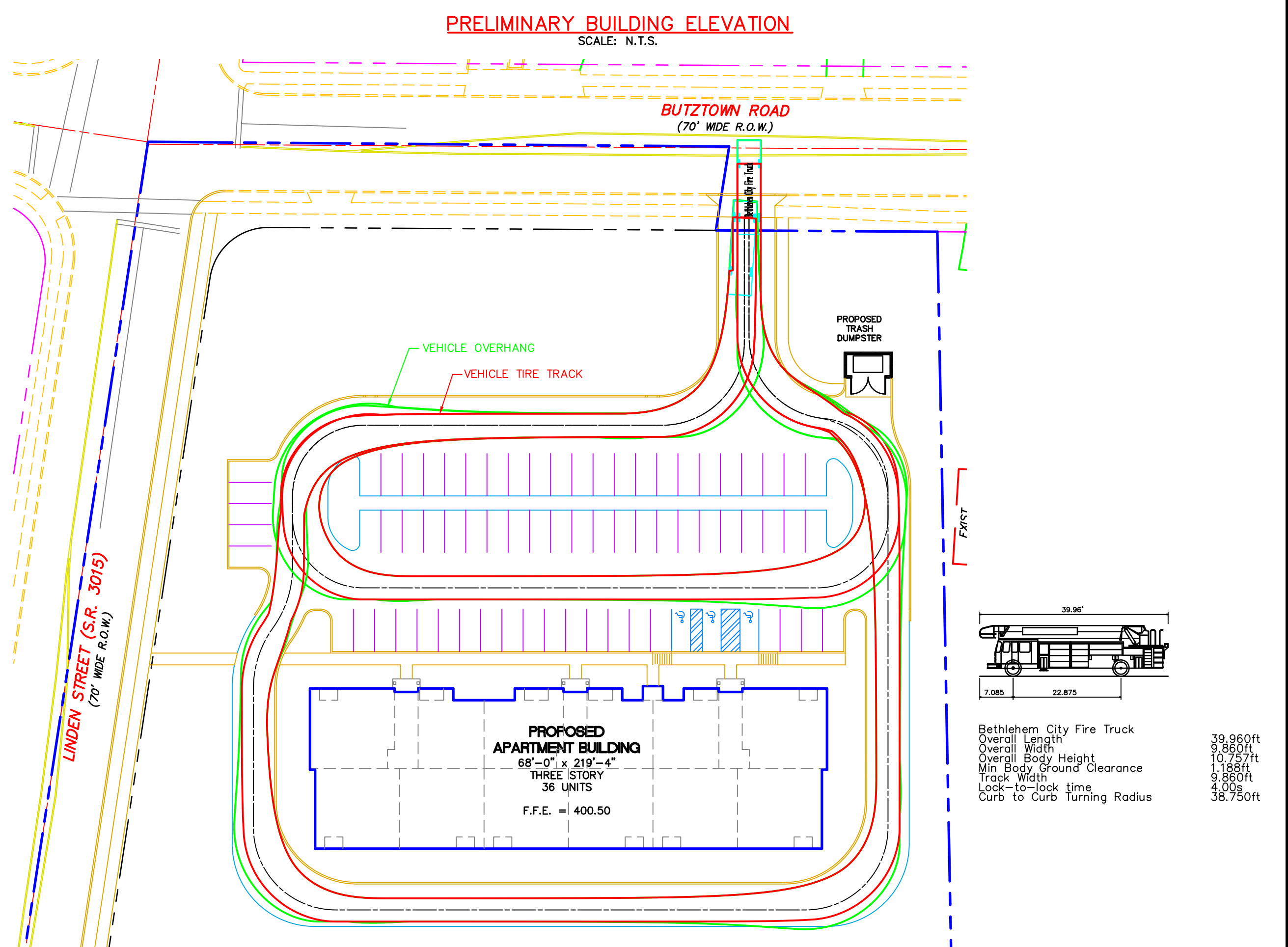
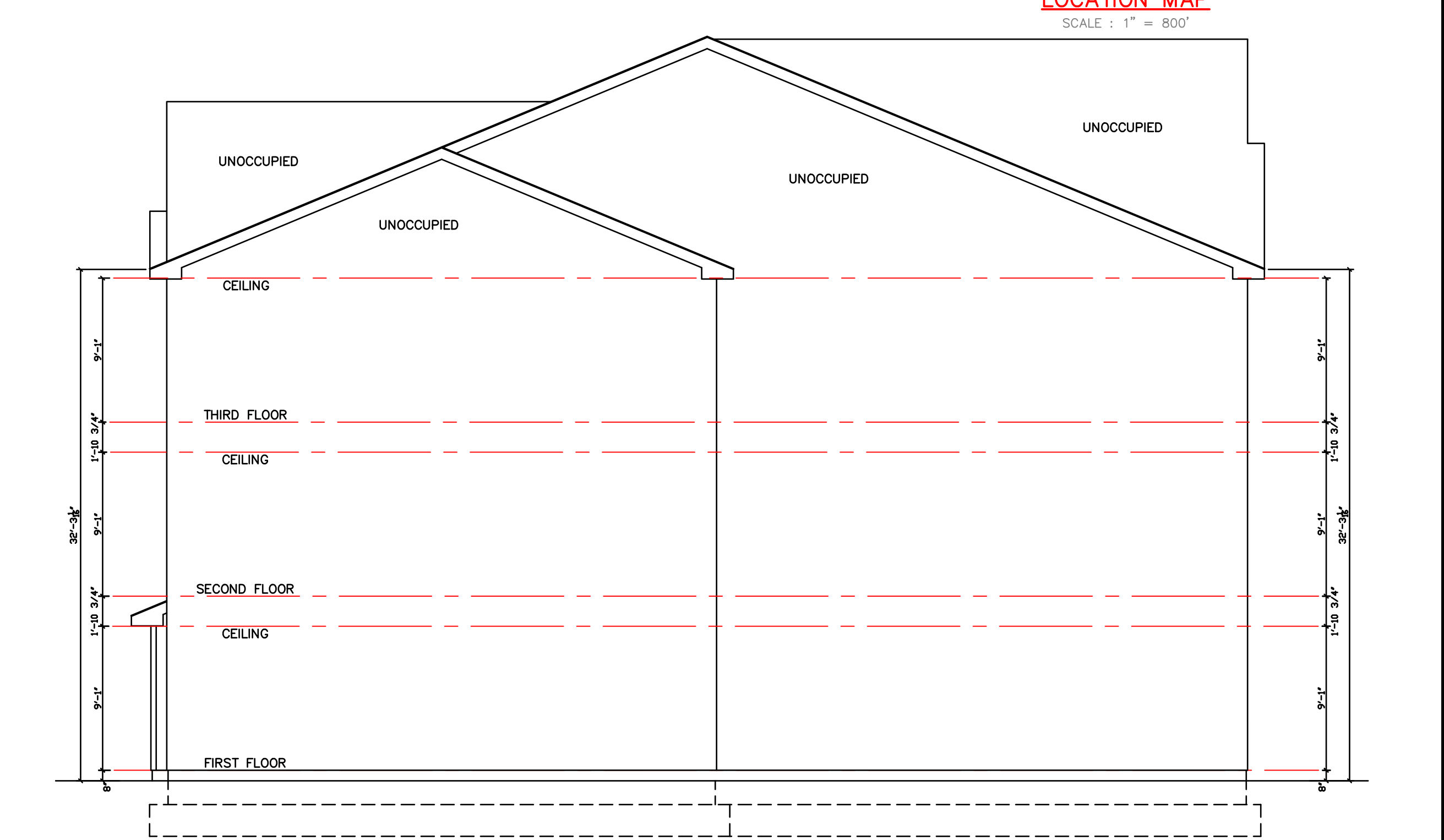


ADJOINING PROPERTY OWNERS

OWNER	DEED REF.	BLK.	ADDRESS
A. LEIGH A. TOTTAN	2009-126143	MANE 2 10-3E	2850 LINDEN STREET UNIT 30
B. BRETT E. POLINGHAR	2013-126893	MANE 2 10-3E	2850 ROBERTSON DR.
C. JAY R. & BRILEY M. KITCHEN	1999-146128	MANE 2 10-3D	2850 LINDEN STREET UNIT 30
D. JONATHAN A. DORRANCE & LUCY P. GIBBS	2006-124883	MANE 2 10-3D	2850 LINDEN STREET UNIT 30
E. JARVIS E. JOHNSON	2013-126893	MANE 2 10-3D	2850 LINDEN STREET UNIT 30
F. DAVID L. & ELIZABETH M. SMITH	2002-124883	MANE 2 10-3D	2850 LINDEN STREET UNIT 30
G. CAROL BRONK	2002-124883	MANE 2 10-3D	2850 LINDEN STREET UNIT 30
H. THOMAS E. & MICHELLE P. FRYER	2002-124883	MANE 2 10-3D	2850 LINDEN STREET UNIT 30
I. BETH E. & BARBARA A. SCHNEIDER	2009-124246	MANE 2 10-3D	2850 LINDEN STREET UNIT 30
J. KIM STEWART & ROBERT J. BELLING	2009-124883	MANE 2 10-3D	2850 LINDEN STREET UNIT 30
K. BRIAN RABICH	2016-126893	MANE 2 10-3A	2850 LINDEN STREET UNIT 2A
L. FRANK E. & JEAN KREPA	2009-124883	MANE 2 10-3E	2850 LINDEN STREET UNIT 30
M. JAMES R. GOTTLE	2009-124883	MANE 2 10-3E	2850 LINDEN STREET UNIT 30
N. JOSEPH V. & ANNE M. DE LUCA	2009-124883	MANE 2 10-3E	2850 LINDEN STREET UNIT 30
O. MARGARET E. GERSHAK	2009-124883	MANE 2 10-3E	2850 LINDEN STREET UNIT 30
P. JAMES R. GOTTLE	2009-124883	MANE 2 10-3E	2850 LINDEN STREET UNIT 30
Q. ROBERT J. & CAROL A. BOGOL	2009-124883	MANE 2 10-3A	2850 LINDEN STREET UNIT 2A
R. WELLS J. & TAMI L. GOSSETT	2009-124246	MANE 2 10-3A	2850 LINDEN STREET UNIT 2A
S. FRANK E. & JEAN K. REBER	2016-126893	MANE 2 10-3A	2850 LINDEN STREET UNIT 2A
T. RAFAEL C. LOSAGGIO	2009-124883	MANE 2 10-3E	2850 LINDEN STREET UNIT 30



LEGEND

EXISTING FEATURE	DESCRIPTION	PROPOSED FEATURE	DESCRIPTION	PROPOSED FEATURE
○	IRON PIN	●	SANITARY SEWER MANHOLE	○
□	CONCRETE MONUMENT	—	SANITARY SEWER LINE	—
⊕	LIGHT POLE	—	WATERLINE	—
⊕	UTILITY/POWER POLE	—	WATER VALVE	—
—	OVERHEAD ELECTRIC LINE	—	FIRE HYDRANT	—
—	TREE LINE	—	STORM SEWER LINE	—
—	15% TO 25% SLOPES	—	STORM INLET	—
—	OVER 25% SLOPES	—	STORM SEWER MANHOLE	—
—	ROAD CENTERLINE	—	BELL TEL. MANHOLE	—
—	PROPERTY LINE	—	STREET SIGN	—
—	RIGHT-OF-WAY LINE	—	PIPE BOLLARD	—
—	BUILDING RESTRICTION LINE	—	EXISTING WELL	—
—	DRAINAGE & UTILITY EASEMENT	—	EXISTING SEPTIC TANK	—
—	CONTOUR (MAJOR)	—	EXISTING ABSORPTION AREA	—
—	CONTOUR (MAJOR)	—	TO BE REMOVED	—
—	SOIL BOUNDARY	—	EXIST.	—
—	FENCE	—	EXISTING	—
—	STONE	—	SOIL TESTING	—
—	WETLANDS	—	WETLANDS	—

DWELLING UNIT CALCULATIONS

LAND AREA (BASED UPON FIELD SURVEY): 129,488.42 SQ. FT.

129,488.42 / 4,000.00 = 32.37 32 DWELLING UNITS PERMITTED

36 DWELLING UNITS PROVIDED

129,488.42 / 36 = 3,596.90 SQ. FT. PER DWELLING UNIT

OFF-STREET PARKING TABULATION

MULTI-FAMILY DWELLING
1.75 PER UNIT (WITH ON-STREET PARKING) 36 x 1.75 = 63

2.00 PER UNIT (WITHOUT ON-STREET PARKING): 36 x 2.00 = 72

PROVIDED NUMBER OF SPACES: 72

ZONING DATA

ZONING DISTRICT: RG - MEDIUM DENSITY RESIDENTIAL

DEED REFERENCE: D.B.V. 2001-1, PAGE 38001

TAX MAP REFERENCE: M5E5, BLK. 10, LOT 1

SITE ADDRESS: 2854 LINDEN STREET, BETHLEHEM, PA. 18017

OWNER/DEVELOPER: DINO P. CANTELMÌ, JR., JOANNA CANTELMÌ, 2854 LINDEN STREET, BETHLEHEM, PA. 18017

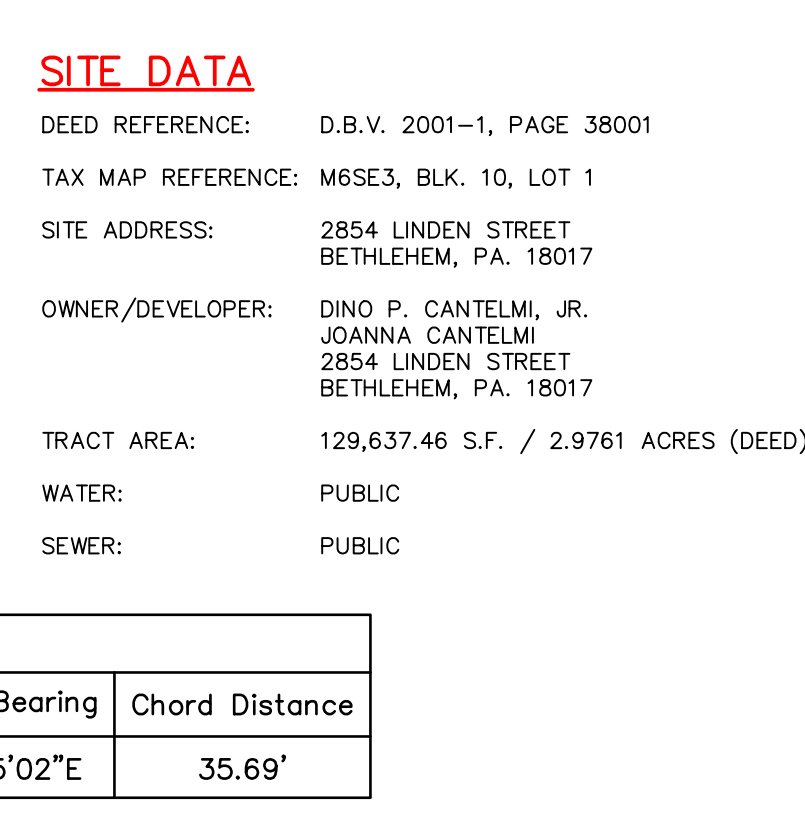
TRACT AREA: 129,637.46 S.F. / 2.9761 ACRES (DEED)

WATER: PUBLIC

SEWER: PUBLIC

CURVE TABLE

Curve #	Radius	Delta	Length	Tangent	Chord Bearing	Chord Distance
C1	25.00'	081°47'50"	35.69'	21.65'	N63°55'02"E	35.69'



REVISIONS

NO.	DATE	DESCRIPTION	BY

LAND DEVELOPMENT PLAN FOR 2854 LINDEN STREET

CITY OF BETHLEHEM
14th WARD
NORTHAMPTON COUNTY
PENNSYLVANIA

DMS
DESIGN & CONSTRUCTION SERVICES
REAL ESTATE DESIGNS AND PLANS
190 BROADHEAD ROAD, SUITE #110
BETHLEHEM, PA. 18017
PHONE: (610) 997-8204

DATE: 11/04/2021
DRAWN BY: S.J.K.
CHECKED BY: S.J.K.
SCALE: 1" = 30'
ACAD ID: Land Development Plans

DRAWING NUMBER: **C-1**
SHEET: 1 OF 1

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