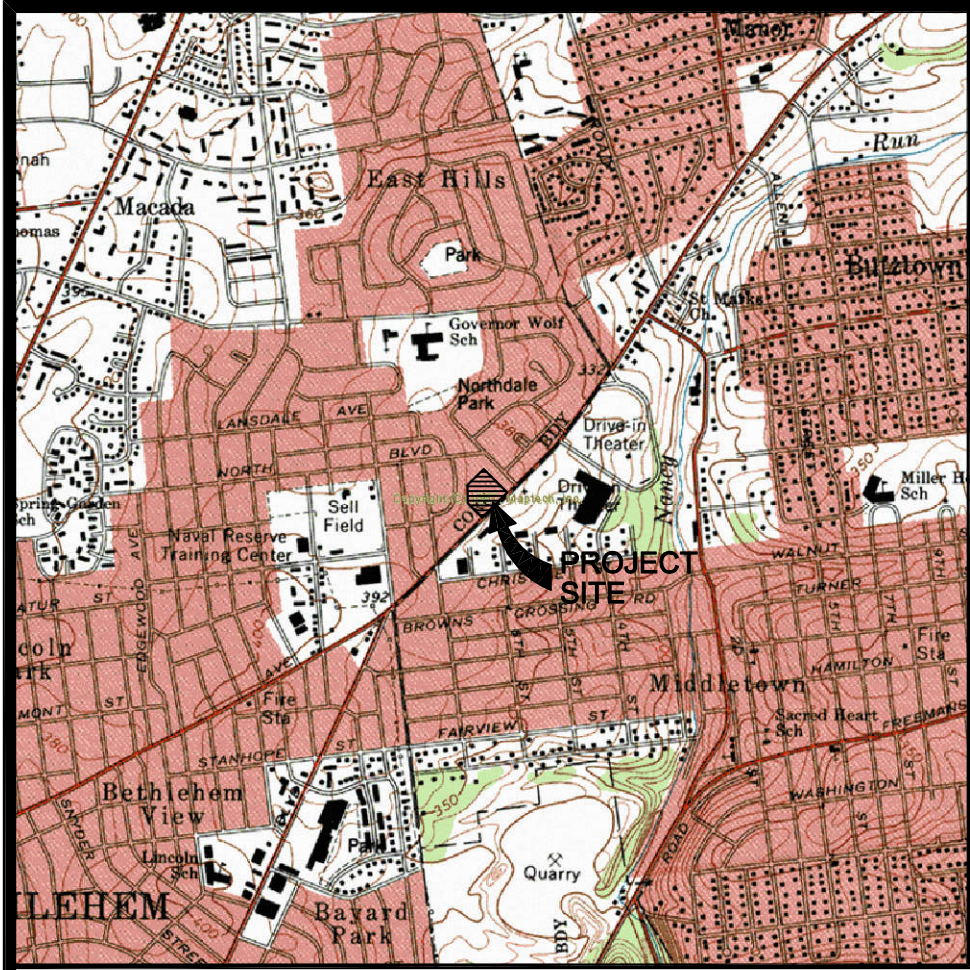




LOCATION MAP
1" = 2000'

RECORD OWNER

JAKE VIDA MANAGEMENT CORPORATION OF PA
60 DAVINCI DRIVE
BOHEMA, NY 11716

STATEMENT OF INTENT

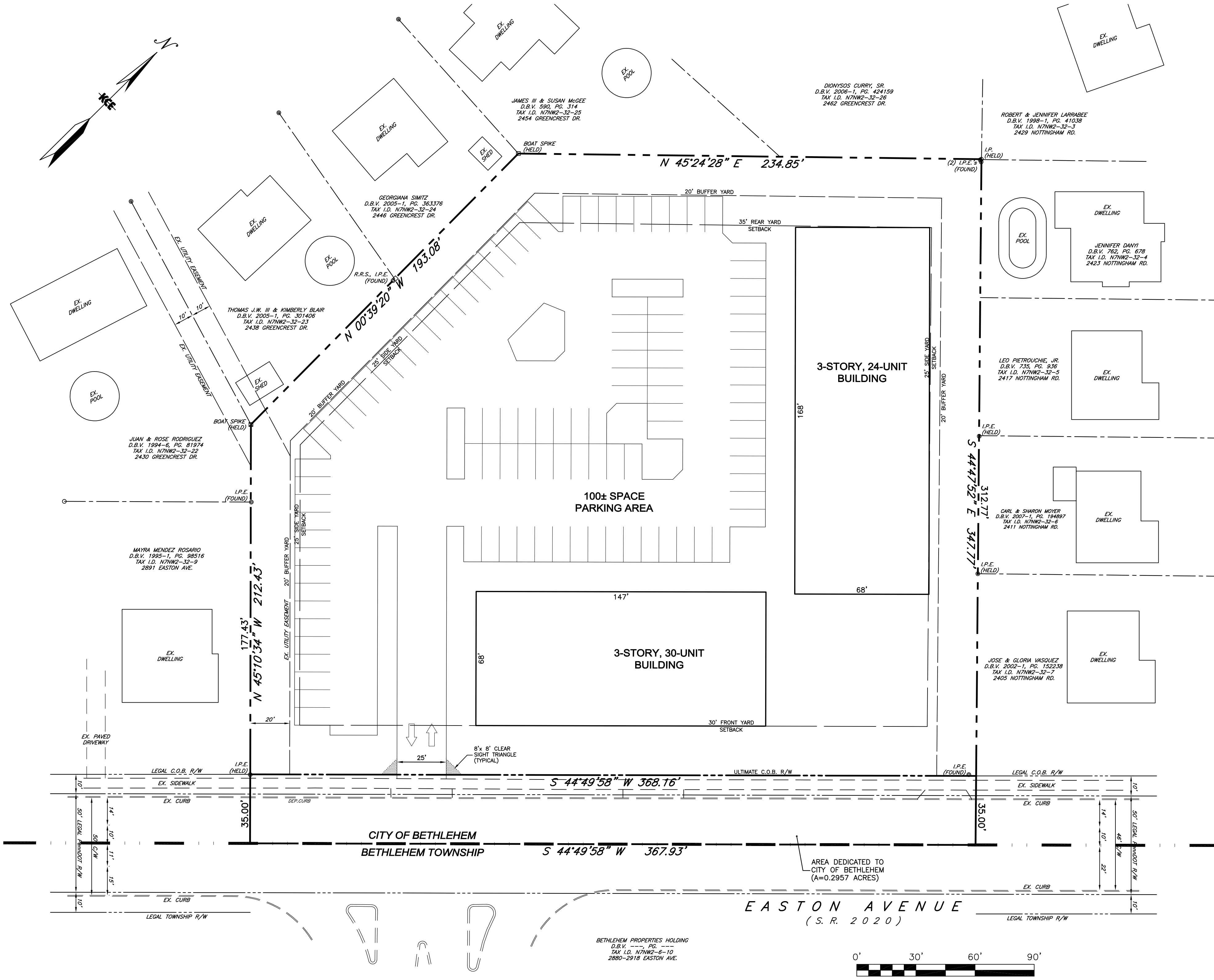
THE APPLICANT INTENDS TO CONSTRUCT (2) 3-STORY MULTI-FAMILY RESIDENTIAL BUILDINGS COMPRISING A TOTAL OF XX ONE AND TWO BEDROOM APARTMENTS UNITS, DRIVEWAY, OFF-STREET PARKING AREAS, AND RELATED IMPROVEMENTS, ALL AS DEPICTED HEREIN.

SITE DATA

PROPERTY ADDRESS: 2897 EASTON AVENUE
UNIFORM PARCEL I.D. NO.: MAP N7NW2 / BLK 32 / LOT 8
GIS PIN NO.: 4863-03-8168-7020
CITY WARD AND BLOCK REFERENCE: WARD 14 / SECTION MAP 5
DEED REFERENCE: D.B.V. 2009-1, PG. 2193
EX. LOT AREA (BY DEED): 2.748 AC. / 119,826 S.F.
EX. LOT AREA (NET OF ULT. R/W): 2.451 AC. / 106,744 S.F.
ZONING DISTRICT: MEDIUM DENSITY RESIDENTIAL (R-S)
WATER: PUBLIC
SANITARY SEWER: PUBLIC

MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT (R-S)
(NON-RESIDENTIAL USE)

	PER. ORD.	PROPOSED
MINIMUM DEVELOPMENT SIZE:	8,000 S.F.	2.75 AC.
LOT AREA PER D.U.:	8,000 S.F.	2,215 S.F.
MINIMUM LOT WIDTH	75 FEET	368 FEET
MINIMUM LOT DEPTH	100 FEET	315 FEET
FRONT YARD SETBACK:	25 FEET	25 FEET
SIDE YARD SETBACK (EACH):	25 FEET	25 FEET
REAR YARD SETBACK:	35 FEET	35 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET	35 FEET
MAXIMUM BUILDING COVER:	25% STRY	5.0 STRY
MAXIMUM BUILDING COVER:	25%	21%
MAXIMUM BUILDING COVER:	75%	60%
PARKING SPACES:	1.75 PER DWELLING UNIT (28Rr OR LESS)	95 100±



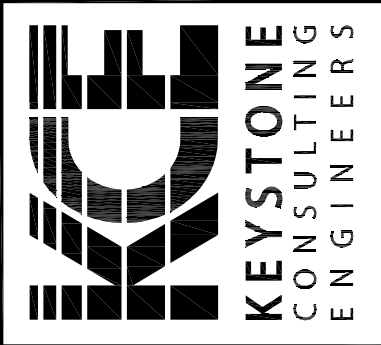
LEGEND

- SUBJECT PROPERTY LINE
- ADJONER OR R/W LINE
- CENTERLINE ROADWAY
- EX. CONTOUR LINE
- EX. EDGE OF PAVE
- EX. OVERHEAD UTILITY LINES
- EX. GAS MAIN
- EX. STORM SEWER
- EX. WATER MAIN
- EX. SANITARY SEWER
- EX. TREE ROW OR EDGE OF WOODS
- EX. CONIFEROUS TREE
- EX. DECIDUOUS TREE
- PROPOSED CONCRETE CURB
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED CONTOUR LINE
- PROPOSED IMPROVEMENT
- EX. PROPERTY MONUMENTATION
- PROP. PROPERTY MONUMENTATION

NOTE:
ITALIC TEXT IN PLAN VIEW DENOTES EXISTING FEATURES WHILE UPRIGHT TEXT DENOTES PROPOSED FEATURES.

KEYSTONE CONSULTING ENGINEERS, INC.
Engineering firm of choice since 1972

2870 EMRICKBOULEVARD, BETHLEHEM, PA 18020 610-865-4555
East Office: Bethlehem, West Office: Allentown, North Office: Kresgeville
www.KCEinc.com



SITE PLAN

2897 EASTON AVENUE
MULTI-FAMILY RESIDENTIAL LAND DEVELOPMENT
LANDS N/F JAKE VIDA MANAGEMENT CORPORATION OF PA

BETHLEHEM CITY
NORTHAMPTON COUNTY, PENNSYLVANIA

DESIGNED BY:	KIH
DRAWN BY:	KIH
CHECKED BY:	KIH
DATE:	JUNE 14, 2021
SCALE:	1" = 30'
KCE JOB NO.:	CB-17-041
SHEET:	C1 OF 1

PROTECT YOURSELF
A PHONE CALL
CAN BE YOUR INSURANCE POLICY

WHAT YOU DON'T KNOW CAN HURT YOU.
PENNSYLVANIA ACT 187 REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.