

SITE DATA

OWNER: CHURCH OF THE MANAGER
 LOT 1
 PIN: 642804111751
 ADDRESS: 1411 GREENVIEW DRIVE
 AREA: 99,159 SF (2.2764)
 NUMBER OF LOTS -
 EXISTING: 1
 PROPOSED: 1
 LINEAL FEET OF NEW STREETS - 0 LF.
 WATER SUPPLY - PROPOSED PUBLIC
 SEWER - PROPOSED PUBLIC

ZONING DATA

ZONING DISTRICT:	RG MEDIUM DENSITY DISTRICT (SF ATTACHED DWELLINGS)
REQUIRED	EXISTING
12,000 SF	99,159 SF
20 FT	300 FT
MINIMUM LOT WIDTH:	PROPOSED
20 FT	300 FT
MINIMUM YARDS:	
FRONT: 20 FT	NA
SIDE: 25 FT	NA
REAR: 30 FT	NA
MAX. BUILDING COVERAGE: 70%	13%
MAX. BUILDING HEIGHT: 35 FT (2.5 STORIES)	<35 FT
MIN. LOT AREA PER DWELLING UNIT:	4,132 SF

SURVEY NOTES:

- THIS PLAN IS BASED ON A FIELD SURVEY CONDUCTED MAY 23, 2023 BY BLACK FOREST ENGINEERING LLC USING A TOTAL STATION AND GPS RTK UNIT.
- BEARINGS BASED ON PA STATE PLANE SOUTH, NAD83.
- ELEVATIONS BASED ON NAVD88.
- 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).

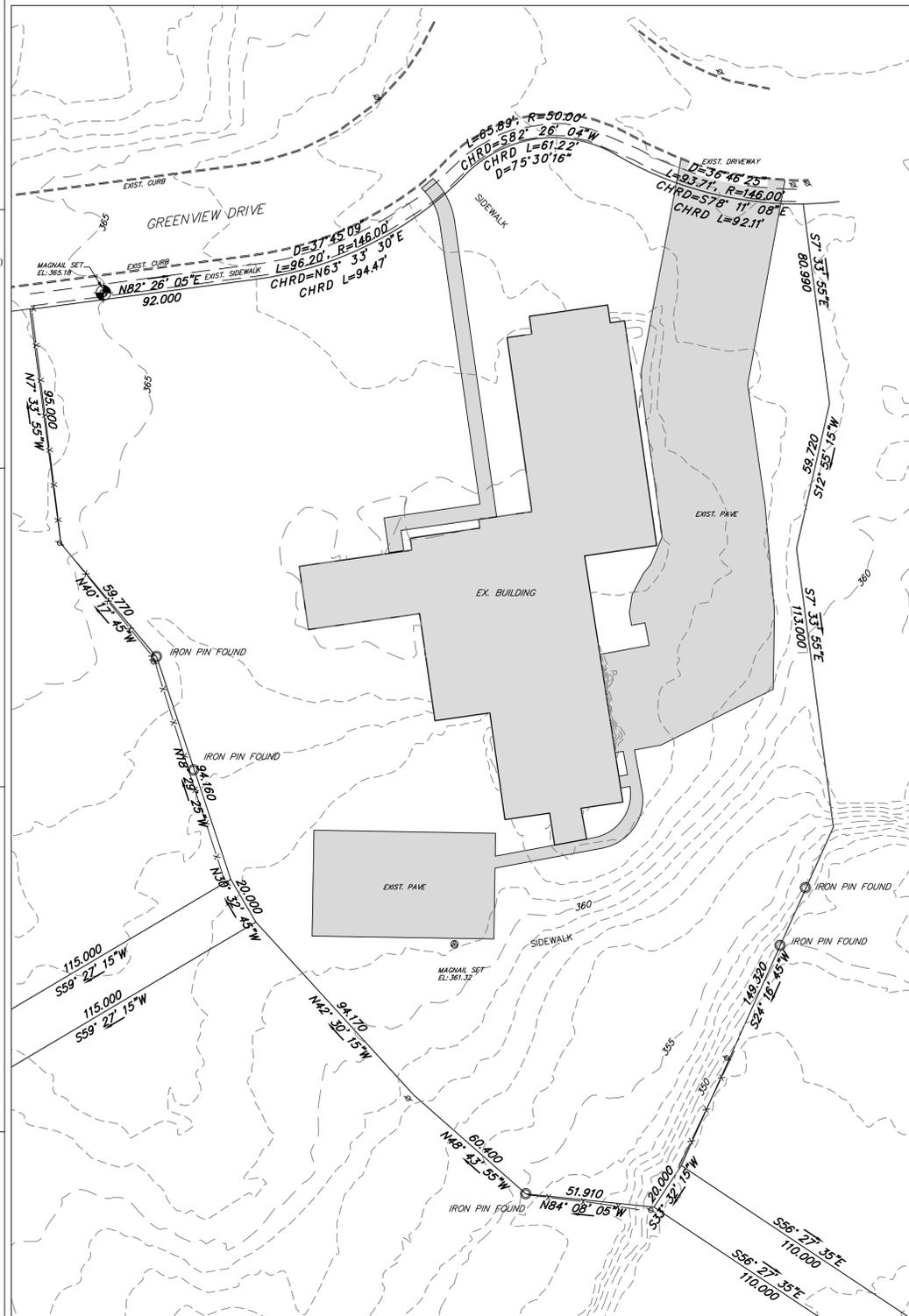
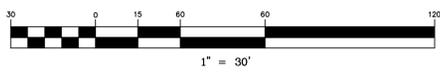
- EXISTING MAGNAL ELEV.=365.18

Legend

- EXISTING**
- PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING EDGE OF PAVE
 - EXISTING VEGETATION
 - EXISTING CENTERLINE
 - EXISTING ROAD PAVEMENT
 - EXISTING SIDEWALK
 - EXISTING STRUCTURE
 - EXISTING ADJOINER
 - EXISTING MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING ELECTRIC POLE
 - EXISTING IRON PIN
 - EXISTING CONTROL POINT
 - EXISTING TEST PIT/PROBE

Legend

- PROPOSED**
- PROP. PROPERTY LINE
 - PROP. TRACT LINE
 - PROP. RIGHT-OF-WAY
 - PROP. EASEMENT
 - PROP. BUILDING RESTRICTION LINE
 - PROP. FENCE LINE
 - PROP. TREE LINE
 - PROP. CENTERLINE
 - PROP. SIDEWALK
 - PROP. CURB
 - PROP. DRIVEWAY
 - PROP. CONTOUR MAJOR
 - PROP. CONTOUR MINOR
 - PROP. IRON PIN
 - PROP. CONCRETE MONUMENT
 - PROP. SIGN
 - PROP. TREE
 - PROP. BENCHMARK
 - PROP. BUILDING/STRUCTURE
 - PROP. DRIVEWAY

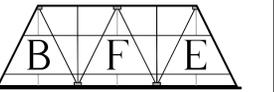


EXISTING CONDITION



PROPOSED CONDITION

"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

THIS DOCUMENT IS THE PROPERTY OF BLACK FOREST ENGINEERING, LLC. ANY USE OF A COPY OF THIS DOCUMENT THAT DOES NOT CONTAIN AN ORIGINAL SEAL AND SIGNATURE IS STRICTLY PROHIBITED. THIS DOCUMENT IS NOT PUBLISHED AND ALL RIGHTS ARE RESERVED BY BLACK FOREST ENGINEERING, LLC. THIS PLAN HAS BEEN SEALED WITH A RED INK SEAL AND SIGNATURE. IF NEITHER APPEARS ON THIS PLAN, POSSIBLE REPRODUCTIONS OR ALTERATIONS MAY HAVE BEEN MADE WITHOUT THE APPROVAL OR KNOWLEDGE OF THE SIGNATORY.

SEAL:

JOSEPH E. RENTKO, P.E. #PE085609
 2455 BLACK FOREST DRIVE
 COPLAY, PA 18037
 717-338-4499

REV.	DESCRIPTION:	BY	DATE

PROJECT TITLE:
1411 GREENVIEW DRIVE

PROJECT OWNER:
 CHURCH OF THE MANAGER
 1411 GREENVIEW DRIVE
 BETHLEHEM, PA 18018

PROJECT LOCATION:
 CITY OF BETHLEHEM
 WARD 13; BLOCK 113
 LEHIGH COUNTY
 PENNSYLVANIA

PLAN TITLE:
SITE PLAN

SCALE: 1"=30'
 DATE: 7/2/23
 DRAWN: JER
 CHECKED: JER

PROJECT NO. 2209
 DRAWING NO. 1 OF 1
 REVISION: 00