

OWNER

LOTS 1-3, 5, 6
ROBERT & NANCY KOEHLER
PO BOX 1786
BETHLEHEM, PA 18016

LOT 4
CARMEN RIVAS
715 HERTZOG AVE.
BETHLEHEM, PA 18015

APPLICANT / DEVELOPER

GREENWAY PARK ASSOCIATES, LLC
512 N. NEW ST.
BETHLEHEM, PA 18018
610-984-1260

SITE INFORMATION

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| 1. PAR ID- P7SW1A 3 1
SITE ADDRESS- 1338 STEEL AVE.
DEED- 434 / 597
AREA- 0.059 AC. | 4. PAR ID- P7SW1A 3 4
SITE ADDRESS- 1335-37 4TH ST.
DEED- 2014-1 / 146615
AREA- 0.024 AC. |
| 2. PAR ID- P7SW1A 3 2
SITE ADDRESS- 1339 4TH ST.
DEED- 232 / 371
AREA- 0.064 AC. | 5. PAR ID- P7SW1A 3 5
SITE ADDRESS- 1333 4TH ST.
DEED- 232 / 371
AREA- 0.134 AC. |
| 3. PAR ID- P7SW1A 3 3
SITE ADDRESS- 1339 4TH ST.
DEED- 579 / 598
AREA- 0.165 AC. | 6. PAR ID- P7SW1A 3 6
SITE ADDRESS- 1323 4TH ST.
DEED- 189 / 190
AREA- 0.562 AC. |

NOTE: AREAS LISTED ABOVE ARE TAKEN FROM NORTHAMPTON COUNTY ASSESSMENT PROPERTY RECORDS. A PROPERTY SURVEY HAS NOT BEEN PERFORMED FOR THESE PROPERTIES, THEREFORE THE ACTUAL LOT ACREAGE HAS NOT BEEN FIELD VERIFIED. THE OVERALL ACREAGE SHOWN ON THE PLAN IS THE BEST ESTIMATE AT THE TIME OF THE PLAN SUBMISSION.

ZONING DATA

ZONING DISTRICT: CL - LIMITED COMMERCIAL

PROPOSED USE: MIXED-USE DEVELOPMENT
69 APARTMENTS W/ LOWER LEVEL PARKING AREA
4,000 SF - COMMERCIAL SPACE

LOT AND SETBACK REGULATIONS: (MULTI-FAMILY)

LOT REGULATIONS	REQUIRED	PROVIDED
MINIMUM LOT AREA	9000 SF	40,555 SF
MINIMUM AREA / DU	1200 SF	587.75 SF
MINIMUM LOT WIDTH	90 FEET	> 250 FEET
MAXIMUM BUILDING COVERAGE	80%	64.7% (26,256 SF)
MAXIMUM IMPERVIOUS COVERAGE	90%	74.9% (30,369 SF)
MAXIMUM BUILDING HEIGHT	5 STY (60 FEET)	< 60 FEET

BUILDING SETBACK REGULATIONS	REQUIRED	PROVIDED
MINIMUM FRONT YARD SETBACK	0 FEET	2.6 FEET
MINIMUM SIDE YARD SETBACK	15 FEET	19.5 FEET
MINIMUM REAR YARD SETBACK	20 FEET	4.7 FEET

LOT AND SETBACK REGULATIONS: (COMMERCIAL)	REQUIRED	PROVIDED
LOT REGULATIONS		
MINIMUM LOT AREA	2000 SF	40,555 SF
MINIMUM LOT WIDTH	20 FEET	> 250 FEET
MAXIMUM BUILDING COVERAGE	80%	64.7% (26,256 SF)
MAXIMUM IMPERVIOUS COVERAGE	90%	74.9% (30,369 SF)
MAXIMUM BUILDING HEIGHT	5 STY (60 FEET)	< 60 FEET

BUILDING SETBACK REGULATIONS	REQUIRED	PROVIDED
MINIMUM FRONT YARD SETBACK	0 FEET	2.6 FEET
MINIMUM SIDE YARD SETBACK	4 FEET	19.5 FEET
MINIMUM REAR YARD SETBACK	10 FEET	4.7 FEET

- UTILITIES
SEWER PUBLIC - CITY OF BETHLEHEM
WATER PUBLIC - CITY OF BETHLEHEM
- PARKING (PER CITY OF BETHLEHEM ZONING)

APARTMENTS - 1.5 SPACES / DWELLING UNIT (1 SPACE / LERTA DWELLING UNIT)
69 TOTAL DWELLING UNITS (10% LERTA)
7 LERTA UNITS = 7 SPACES
62 REMAINING UNITS = 93 SPACES
TOTAL REQUIRED SPACES = 100

COMMERCIAL - 4 SPACES PER 1000 SF
4,000 SF RETAIL SPACE
REQUIRED SPACES = 16

TOTAL SPACES REQUIRED: 116
(INCLUDES 2 TOTAL ADA PARKING SPACES)
PER ZONING: 1319.02-6.1 - JOINT USE PARKING
25% REDUCTION APPLIED - 116 * 0.25 = 29
TOTAL SPACE REQUIRED PER JOINT USE: 87
TOTAL SPACES PROVIDED: 87
(INCLUDES 4 TOTAL ADA PARKING SPACES)

CONCEPT SITE PLAN

DATE:	NOVEMBER 9, 2023
SCALE:	1"=20'
DESIGNED BY:	AM
DRAWN BY:	MJG
CHECKED BY:	AM
JOB NO.	23-05-BCI



ANA S. MARTINS, PE
PA PROFESSIONAL ENGINEER LICENSE # PE-045212-E

11/09/23
DATE

Van Cleef
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
1685 VALLEY CENTER PARKWAY, SUITE 100
BETHLEHEM, PA 18017
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (610) 332-1772

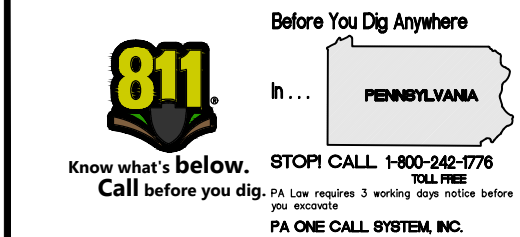
Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

SITE LAYOUT PLAN

FOR
GREENWAY PARK - MIXED USE DEVELOPMENT

PARCELS: MAP P7SW1A, BLOCK 3, LOTS 1-6
(WARD 17, BLOCK 6)
CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PA

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PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL, SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

GRAPHIC SCALE

