



SITE DESIGN REQUIREMENTS (LOT 2)				
ZONED: RR - RURAL RESIDENTIAL DISTRICT				
EXISTING USE: VACANT				
PROPOSED USE: TWIN - SINGLE FAMILY SEMI-DETACHED				
VARIANCE REQUIRED; REQUIREMENTS BELOW BASED ON RT DISTRICT				
	REQUIRED(RR DISTRICT)	REQUIRED(RT DISTRICT)	EXISTING	PROPOSED
MIN. TRACT SIZE:	15,000 SF 10 ACRES*	6,000 SF 10 ACRES*	58,680 SF 1.347 ACRES	58,680 SF 1.347 ACRES
MIN. LOT AREA PER DWELLING UNIT:	15,000 SF	3,000 SF	N/A	9,780 SF (6 UNITS)
MIN. LOT WIDTH:	100 FT	30 FT (EA)	393.61 FT	393.61 FT
MAX. BUILDING COVERAGE:	15%	80%	0.0% (0 SF)	8.5% (4,992 SF)
MAX. IMPERVIOUS COVERAGE:	50%	5%	0.0% (0 SF)	16.4% (9,600 SF)
MIN. FRONT YARD SETBACK:	25.0'	0.0'	N/A	0.0'
MIN. SIDE YARD SETBACK:	15.0'	4.0'	N/A	>15.0'
MIN. REAR YARD SETBACK:	40.0'	20.0'	N/A	>40.0'
MAX. BUILDING HEIGHT:	35'	35'	N/A	<35'
REQUIRED BUFFER YARD:	---	---	---	---
*PER STEEP SLOPE ORDINANCE				
**VARIANCE REQUIRED				
PARKING REQUIRED:	2 SPACES PER UNIT 6 TOTAL UNITS ==> 12 SPACES REQUIRED			
PROVIDED:	12 GARAGE SPACES 12 SPACES PROVIDED			

REQUESTED VARIANCES

THE APPLICANT IS REQUESTING THE FOLLOWING VARIANCES FROM THE CITY:

SECTION 1304.01 - A VARIANCE IS REQUESTED TO THE DEVELOPMENT OF TOWNHOUSES (SINGLE FAMILY ATTACHED DWELLINGS) WITHIN THE RR DISTRICT.

SECTION 1306.01(a) - A VARIANCE IS REQUESTED TO PERMIT A FRONT YARD SETBACK LESS THAN 25FT.

SECTION 1316.01(c) - A VARIANCE IS REQUESTED TO PERMIT THE EXISTING LOT AREA TO BE LESS THAN 10 ACRES



NRCS SOILS MAP
N.T.S.

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS BASED ON U.S.D.A. - N.R.C.S. SOILS SURVEY						
SYMBOL	MAPPING UNITS	SLOPE	LAND CAPABILITY	HYDRIC SOL	HYDROLOGIC GROUP	LIMITATIONS FOR SITE DEVELOPMENT
						DEPTH TO BEDROCK/WATER TABLE DWELLINGS WITH BASEMENTS VERY LIMITED - SLOPE, ROCK DRAINAGE CLASS
GmF	GLADSTONE GRAVELY LOAM	25-55%	7s	NO	A	60-100 in./>80 in. WELL DRAINED

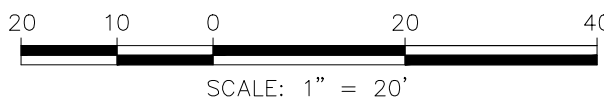
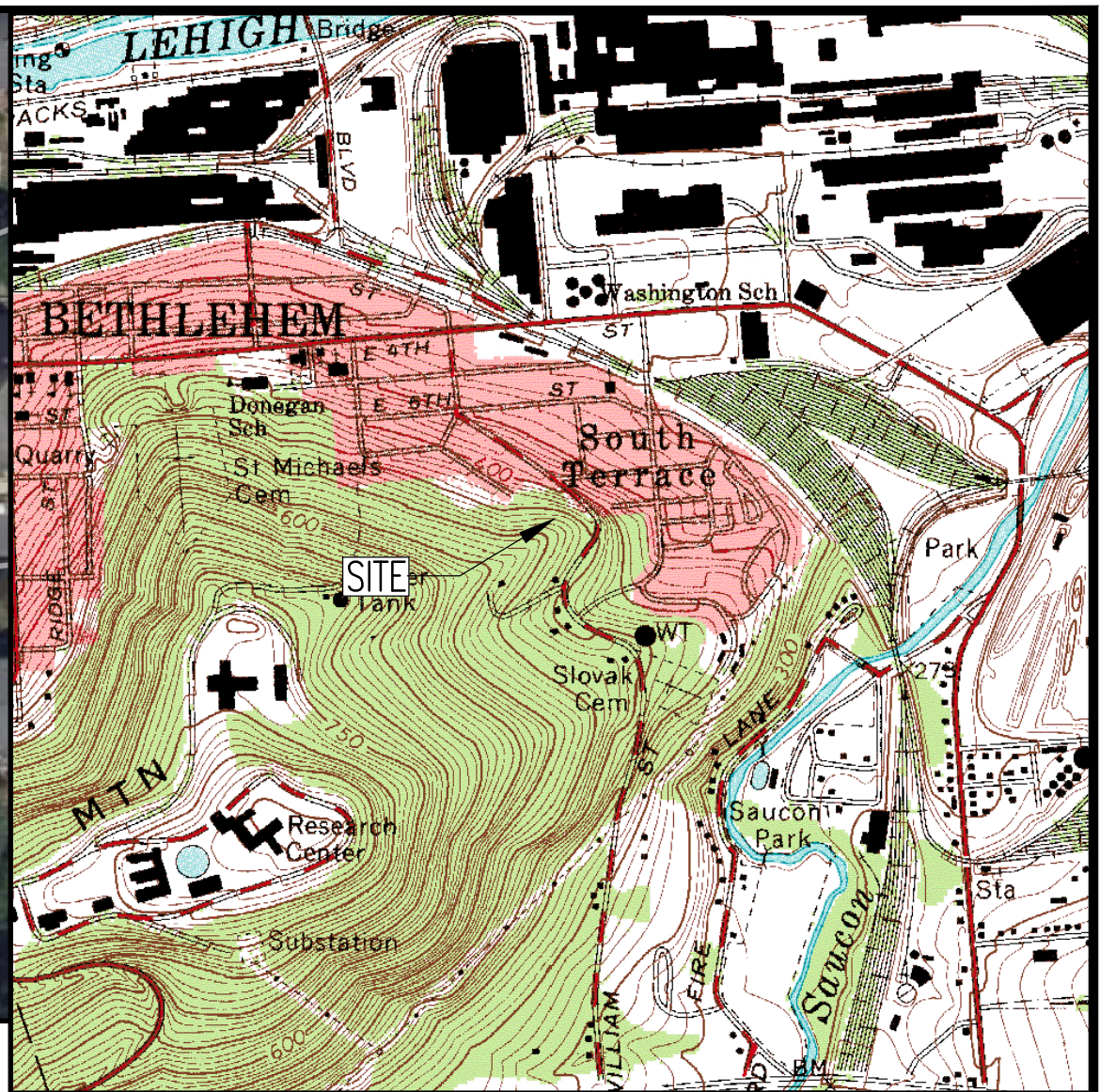
RESOLUTIONS:

1. DUE TO GRADING LIMITATIONS OF SOILS DURING WINTER MONTHS, THE CONTRACTOR SHALL NOT GRADE THESE SOILS DURING FROSTING OR ICING CONDITIONS. IF GRADING IS NECESSARY, STABILIZE IMMEDIATELY.

2. SHOULD BEDROCK BE ENCOUNTERED DURING FOUNDATION OR UTILITY EXCAVATION, ROCK SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.

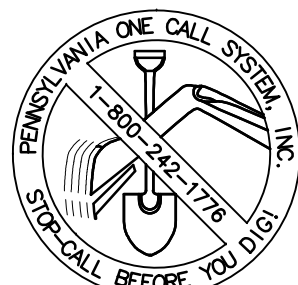
SITE/RECORD PLAN GENERAL NOTES

- THIS DRAWING REFERENCES A PLAN OF SURVEY BY: VALLEY LAND SERVICES, LLC 4383 HECKTOWN RD BETHLEHEM, PA 18020 PHONE: 610-365-2907
- ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ONSITE UTILIZING A BENCHMARK AT THE INTERSECTION OF WILLIAMS & 8TH STREET. ELEV=389.35.
- OWNER/APPLICANT: D & E OZ, LLC 7327 PERIMINKLE DR
- PARCEL DATA: TAX MAP PARCEL NUMBER P7 16 1-25 0204 DEED REFERENCE: 2023018870
- THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A THREE NEW SINGLE-FAMILY DETACHED RESIDENTIAL BUILDINGS (TWINs). THE PROPERTY IS CURRENTLY VACANT.
- STEEP SLOPES: THERE ARE AREAS ONSITE PLEASE REFER TOT HE SURVEYOR'S PLAN.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES. CONTRACTOR IS RESPONSIBLE TO COORDINATE CERTIFICATIONS, SIGN-OFFS, ETC. NECESSARY FOR JOB CLOSEDOUT AND ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY OUR OFFICE IF ACTUAL SITE CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS AND SITE LIGHTING ELECTRICAL DESIGN AND LAYOUT.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
- THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURE, ETC. TO REMAIN.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIR SHALL BE EQUAL TO OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
- THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME.
- THE ENGINEER OF RECORD HEREIN IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS HE BEEN RETAINED FOR SUCH PURPOSES.
- THE PROPOSED SITE SHALL BE SERVED BY PUBLIC WATER AND SEWER.
- TOPSOIL SHALL NOT BE REMOVED FROM THE SITE.
- NO AREA IS OFFERED FOR DEDICATION TO ANY JURISDICTION AS PART OF THIS PROJECT.



PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH

**INTEGRATED
ENGINEERING, LLC**

**MINOR LAND DEVELOPMENT PLAN
D & E OZ, LLC**

516 THORPE LN, LANGHORNE, PA 19047, PHONE: 717-534-1207
740 WILLIAM ST, BETHLEHEM, PA 18010
CITY OF BETHLEHEM, PA, COUNTY, PENNSYLVANIA
WARD 10

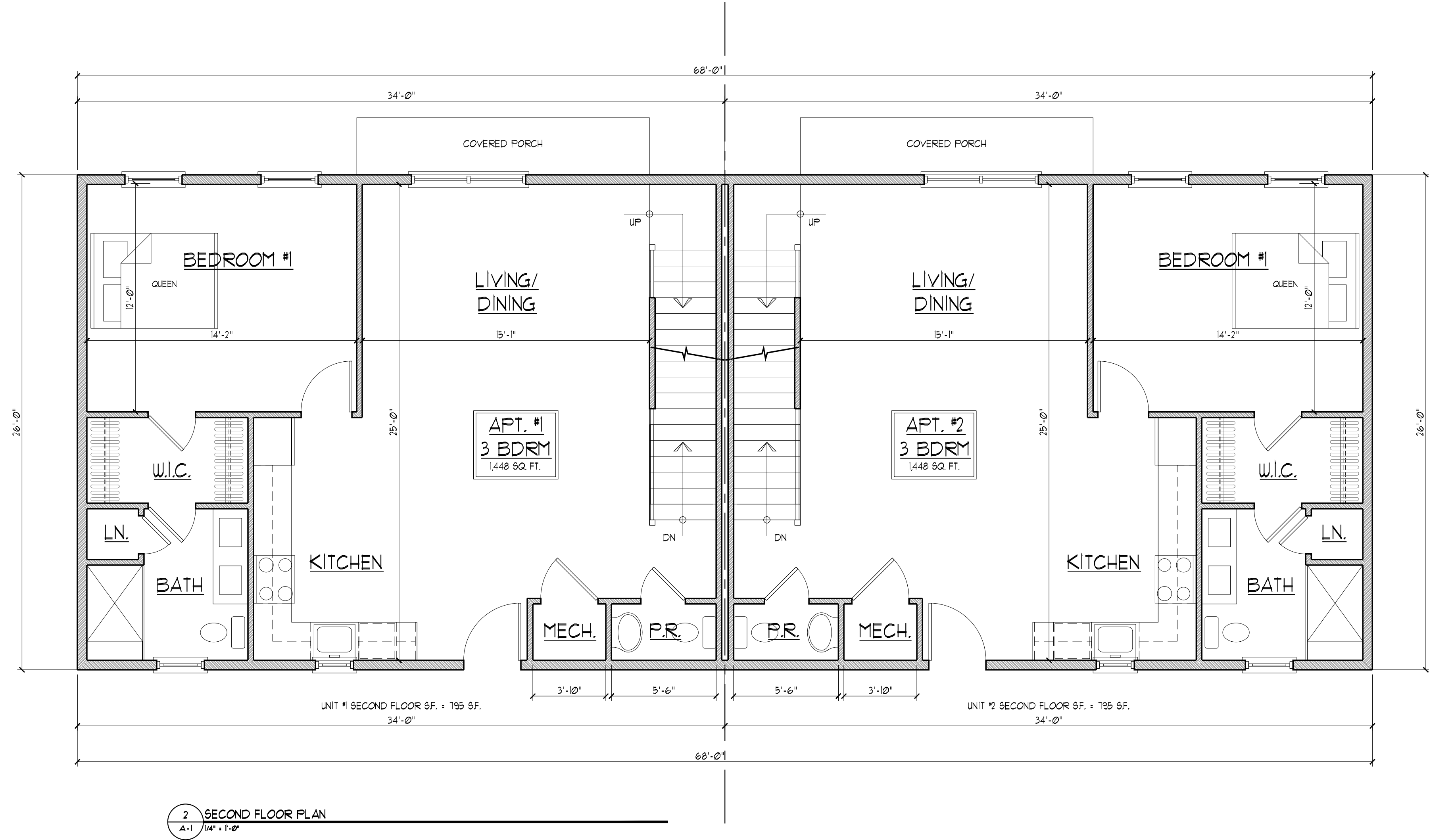
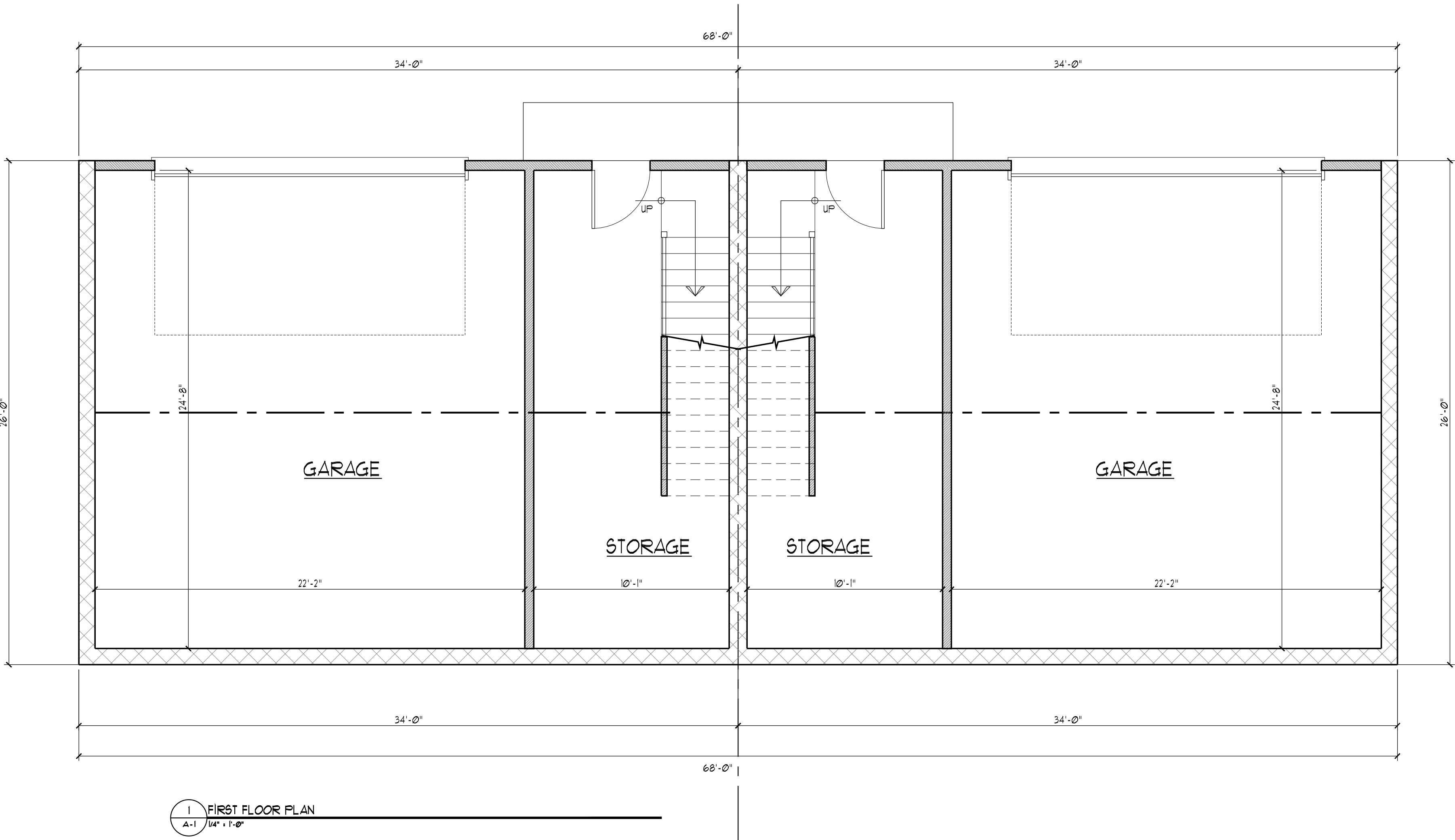
CONCEPT PLAN

DATE: 1/15/2025	SCALE (H): 1" = 20'	SHEET NO: D
GROSS AREA: 1.347 AC	PARCEL ID NUMBER: P7 16 1-25 0204	OF 1
MUNICIPAL FILE #	PROJECT No: 24-9005	

B. D. SPRAY

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PED62154
NEW JERSEY LICENSE No. 620459000

plot date: 10/15/24
file path: g:\p r o j\2024 residential\24-46\ 740 william street\drawings\cad\residential project start\sheets



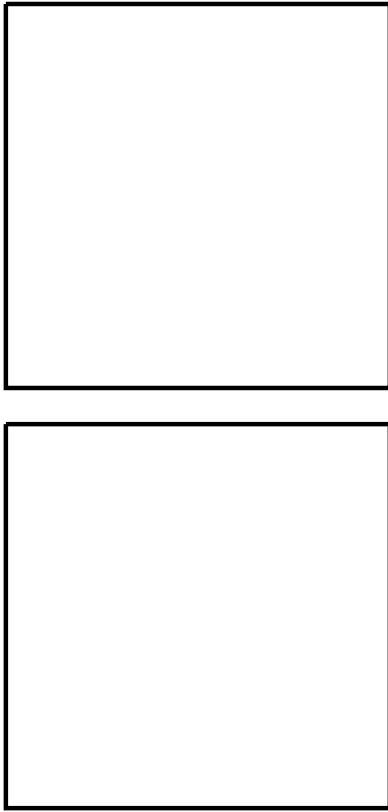
FIRST & SECOND FLOOR PLAN
740 William Street
New Construction
740 William Street, Bethlehem PA

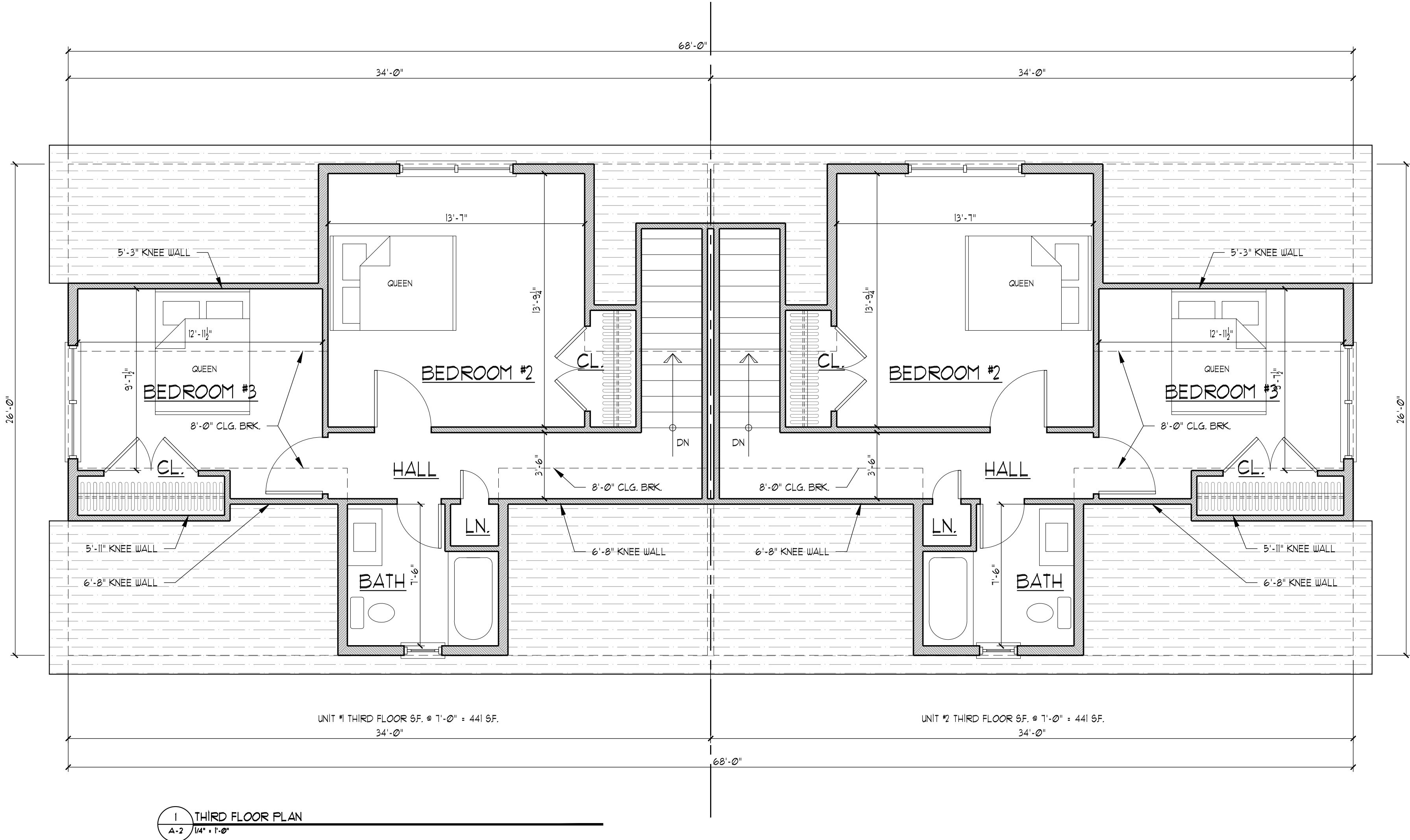
dwg. no.:
A-1
date: 6-17-24
drawn by: JLF
checked by: JTL

project no.
24-46R

revisions					

PHILLIPS & DONOVAN ARCHITECTS, LLC
PhillipsDonovanArchitects.com
P.O. Box 160, 3160 Bedminster Road, Bedminster, PA 18910 Phone: 215-795-2400
210 West Broad Street, Bethlehem, PA 18018 Phone: 610-317-0221



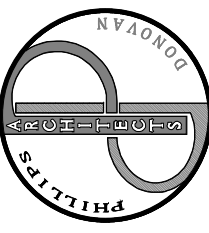


THIRD FLOOR PLAN
740 William Street
New Construction
740 William Street, Bethlehem PA

dwg. no.:
A-2
date: 6-17-24
drawn by: ETW
checked by: JDC

project no.
24-46R

revisions



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