



| 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



| 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. SLOPE, ROCK 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.

2010

10

0


20

40

SCALE: 1" = 20'

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078



POCS SERIAL NUMBER

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

516 THORPE LN, LANGHORNE, PA 19047, PHONE: 715-534-1207

PROJECT:

MINOR LAND DEVELOPMENT PLAN
D & E OZ, LLC
740 WILLIAM ST, BETHLEHEM, PA 18019
CITY OF BETHLEHEM, PA COUNTY, PENNSYLVANIA
WARD 10

PLAN:

CONCEPT PLAN

DATE: 1/15/2025

SCALE (H): 1" = 20' (V):

SHEET NO: D

GROSS AREA: 1.347 AC

PARCEL ID NUMBER: P7 16 1-25 0204

OF 1

MUNICIPAL FILE #

PROJECT No: 24-9005

DRAWN BY: BBS

RECORDED BY: BBS

B. D. SPRAY

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PED62154
NEW JERSEY LICENSE No. 620459900

revisions

FIRST & SECOND FLOOR PLAN

740 William Street

New Construction

740 William Street, Bethlehem PA

dwg. no.:

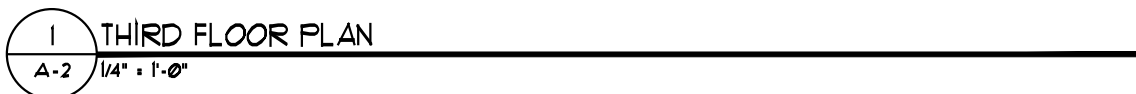
A-1

date: 6-17-24

| | |
|-----------------|-------------------|
| drawn by JLF | checked by JTL |
|-----------------|-------------------|

project no.

24-46R

revisions

740 William Street

740 William Street, Bethlehem PA

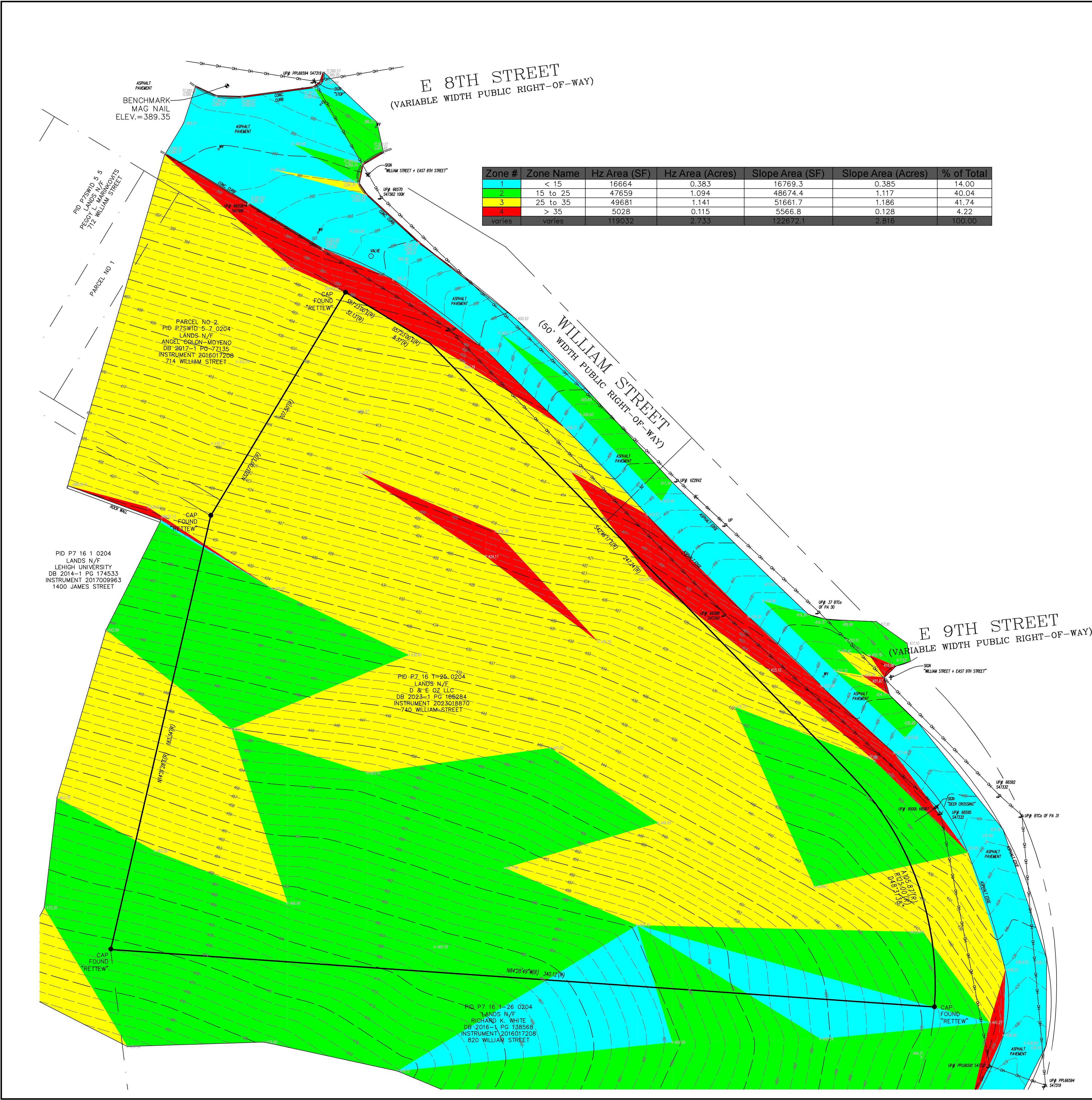
A-2

| | |
|-----------------|-------------------|
| drawn by ETW | checked by JDC |
|-----------------|-------------------|

24-46R



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



| Zone # | Zone Name | H _z Area (SF) | H _z Area (Acres) | Slope Area (SF) | Slope Area (Acres) | % of Total |
|--------|-----------|--------------------------|-----------------------------|-----------------|--------------------|------------|
| 1 | < 15 | 16664 | 0.383 | 16769.3 | 0.385 | 14.00 |
| 2 | 15 to 25 | 47659 | 1.094 | 48674.4 | 1.117 | 40.04 |
| 3 | 25 to 35 | 49681 | 1.141 | 51661.7 | 1.186 | 41.74 |
| 4 | > 35 | 5028 | 0.115 | 5566.8 | 0.128 | 4.22 |
| varies | varies | 119032 | 2.733 | 122672.1 | 2.816 | 100.00 |

UTILITY NOTES

ONE CALL TICKET NUMBER 20241431042 CALL DATE 05/22/24

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA ARE;

PPL ELECTRIC UTILITIES--
ADDRESS: 827 HAUSMAN ROAD, ALLENTOWN, PA 18104-9392.
PHONE: 1-800-342-5775.

ZAYO GROUP
ADDRESS: 7010 SNOWDRIFT RD., ALLENTOWN, PA 18106
PHONE: EMERGENCY 866-236-2824.
NON-EMERGENCY 866-364-6033.

SERVICE ELECTRIC CABLE TV & COMMUNICATIONS
ADDRESS: 2260 AVE. A, BETHLEHEM, PA 18017.
PHONE: EMERGENCY 570-825-8508.
NON-EMERGENCY 610-865-9100.

UGI ENERGY SERVICE
ADDRESS: P.O. BOX 13009, READING, PA 19612-3099
PHONE: EMERGENCY (800)-276-2722.
NON-EMERGENCY 1-800-276-2722.

VERIZON PENNSYLVANIA LLC--
PHONE: EMERGENCY 800-492-3100

FIRSTLIGHT FIBR--
BETHLEHEM CITY--
ASTOUND BB--

SYMBOLS

(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)

| | | |
|-------------------------------------|----------------------------|--------------------------------|
| ● MONUMENT FOUND | ⚡ SPOT LIGHT | ⊕ WATER MANHOLE |
| ○ MONUMENT TO BE SET | ⚡ POWERPOLE | ⌵ WATER VALVE |
| ⊕ BENCHMARK TOPO | — GUY WIRE | ⌵ WATER METER |
| (R) RECORD DATA | ⚡ LIGHT POLE | ⌵ HYDRANT / FDC |
| (S) SURVEYED DATA | ⚡ STREET LIGHT POLE | ⊕ GAS MANHOLE |
| R/W RIGHT OF WAY | ⚡ ELEC. TRANSFORMER | ⌵ GAS VALVE |
| SBL SET BACK LINE | ⚡ AIR CONDITIONER | ⊕ GAS METER |
| RCF REINFORCED CONC PIPE | ⊕ ELEC. MANHOLE | ⊕ UNDERGROUND GAS MARKER |
| CMP CORRUGATED METAL PIPE | ⊕ ELECTRIC METER | ⊕ TELEPHONE MANHOLE |
| PVC PLASTIC PIPE | ⊕ CABLE BOX | ⊕ PAY PHONE |
| HDPE HIGH DENSITY POLYETHYLENE PIPE | ⊕ UNDERGROUND CABLE MARKER | ⊕ TELEPHONE BOX |
| CIP CAST IRON PIPE | ⊕ TRAFFIC POLES | ⊕ UNDERGROUND TELEPHONE MARKER |
| DIP DUCTILE IRON PIPE | ⊕ TRAFFIC SIGNAL | ⊕ FLAG POLE |
| L/S LANDSCAPING | ⊕ TRAFFIC MANHOLE | ⊕ BOLLARD |
| 🌳 DECIUOUS TREE | ⊕ TRAFFIC SIGNAL BOX | ⊕ BORE HOLE |
| 🌲 EVERGREEN TREE | ⊕ SEWER MANHOLE | ⊕ MONITORING WELL |
| U.G. UNDER GROUND | ⊕ CLEAN OUT | ⊕ MAIL BOX |
| — C — CABLE TELEVISION LINE | ⊕ STORM DRAIN MANHOLE | ⊕ SIGN |
| — E — ELECTRICAL LINE | ⊕ STORM INLET | ⊕ METAL TANK COVER |
| — G — GAS LINE | ⊕ CURB INLET | ⊕ AIR COMPRESSOR |
| — T — TELEPHONE LINE | ⊕ ROUND STORM INLET | |
| — W — WATER LINE | ⊕ UNKNOWN MANHOLE | |
| — OH — OVERHEAD ELECTRIC WIRE | | |

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND EXCEPT AS SHOWN.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

FIELD DATE 05/28/2024.

PRELIMINARY

NOT VALID UNTIL SEALED

GREGORY G. NOU
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR, SD0705048
gno1@valleylandservices.com

DATE _____

VICINITY MAP **NOT TO SCALE**

SITE DATA

- PROPERTY IS KNOWN AS PARID: P7 16 1-25 0204 IN THE CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA.
- LOT AREA = 58,680 S.F. OR 1.3471 AC.
- NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- VERTICAL DATUM = NAVD 88.
BENCHMARK - MAG NAIL, ELEV.=389.35
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
- TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM GROUND SURVEY PERFORMED BY VALLEY LAND SERVICES, LLC. DATE OF FIELD SURVEY = MAY 29, 2024.
- THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED WITH AN ORIGINAL SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- COPYRIGHT ©2024, VALLEY LAND SERVICES, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT AN ORIGINAL SEAL ARE NOT VALID.

FLOOD NOTE

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP 4209500326E, COMMUNITY PANEL No. 420718 0326 E WHICH HAS AN EFFECTIVE DATE OF JULY 16, 2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. (NAVD88)

TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC & LOCATION SURVEY

VALLEY LAND SERVICES, LLC
4383 HECKTOWN ROAD
BETHLEHEM, PA 18020
Phone (610) 365-2907 Fax (610) 365-2958
NJ Certificate of Authorization: 24GA2839300

SITE ADDRESS: 740 WILLIAMS STREET
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PENNSYLVANIA.

CLIENT: PHILLIPS & DONOVAN ARCHITECTS LLC

JOB NO: V240114 DRAWN BY: INDO-NCN APPROVED BY: GCN

DATE: MAY 31, 2024

REVISIONS:

| No. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

0' 20' 40' 60'

SCALE: 1" = 20'

SHEET 1 OF 1

1