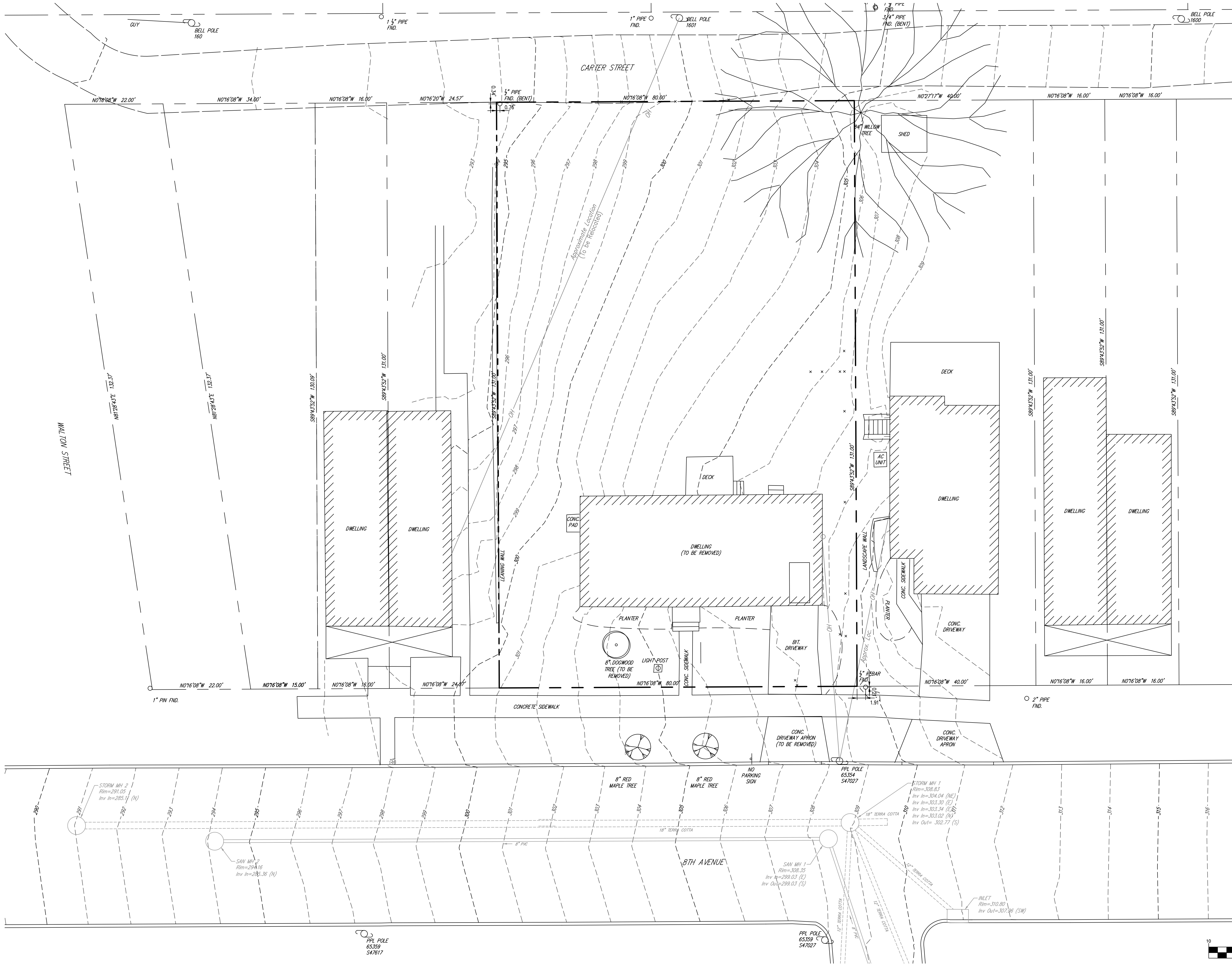




SITE DATA

- TOTAL TRACT AREA: 10,480.00 S.F. OR 0.2406 ACRES
- PIN: 642726027947
- ADDRESS: 241 8TH STREET
BETHLEHEM, PA 18018
- DEED REFERENCE: 2024025555
- OWNER:
ABDA PROPERTIES ON 8TH, LLC
3717 FRANCE STREET
EASTON, PA 18045
- WATER: PUBLIC (CITY OF BETHLEHEM)
- SEWER: PUBLIC (CITY OF BETHLEHEM)
- SOURCE OF ELEVATION DATA: FIELD SURVEY PERFORMED BY LEHIGH
ENGINEERING ASSOCIATES ON NOVEMBER 5, 2024. THE ELEVATION
DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF
1988 (NAVD88)

EXISTING FEATURES PLAN FOR:

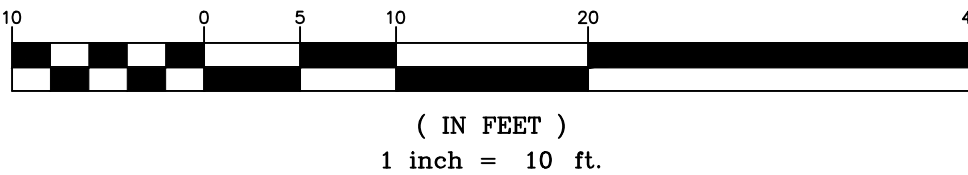
241 8TH AVENUE
SKETCH RESIDENTIAL LAND DEVELOPMENT

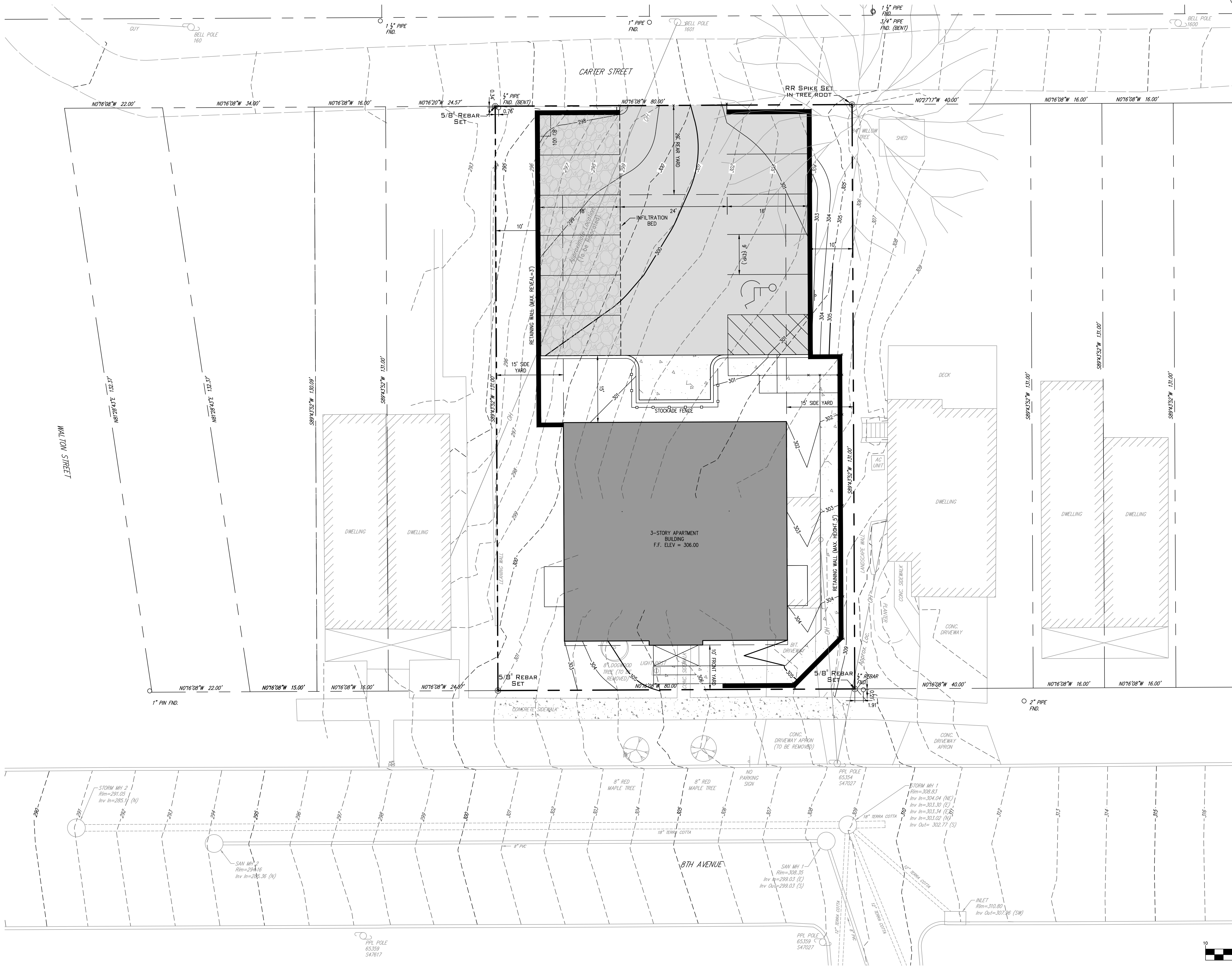
LOCATED IN:
CITY OF BETHLEHEM
COUNTY OF LEHIGH
COMMONWEALTH OF
PENNSYLVANIA

LEHIGH ENGINEERING
ASSOCIATES, INC.
499 RIVERVIEW DRIVE, P.O. BOX 68
WALNUTPORT, PA 18088
610 767 8545 FAX 610 767 5798

MUNICIPAL REVISION BLOCK		OUTSIDE AGENCY REVISION BLOCK	
REVISION	DATE	REVISION	DATE

GRAPHIC SCALE

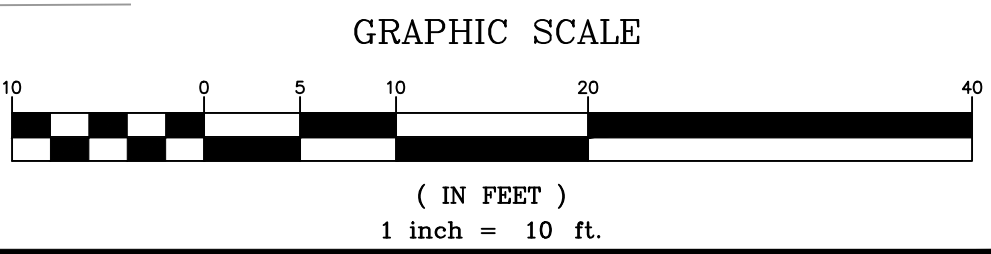




- ZONING DATA**
- EXISTING ZONING: RT - HIGH DENSITY RESIDENTIAL DISTRICT
 - PROPOSED PRINCIPAL USE: 6-UNIT APARTMENT BUILDING
 - MINIMUM TRACT SIZE: 9,000 SQ.FT. (10,480 S.F. PROVIDED)
 - MINIMUM AREA PER DWELLING UNIT: 1,200 S.F. (1,497 S.F. PROVIDED)
 - MINIMUM LOT WIDTH: 90 FT (80' PROVIDED)
 - MAXIMUM BUILDING COVERAGE: 80% (23.49% PROPOSED)
 - MINIMUM FRONT YARD SETBACK: 10 FT
 - MINIMUM SIDE YARD SETBACK: 15 FT
 - MINIMUM REAR YARD SETBACK: 20 FT
 - BUILDING HEIGHT: MAXIMUM: 3.5 STORES OR 40 FT. (MOST RESTRICTIVE APPLIES)

- SITE DATA**
- TOTAL TRACT AREA: 10,480.00 S.F. OR 0.2406 ACRES
 - PIN: 642726027947
 - ADDRESS: 241 8TH STREET BETHLEHEM, PA 18018
 - WARD: 10 BLOCK: 10A
 - DEED REFERENCE: 2024025555
 - OWNER: ABDA PROPERTIES ON 8TH, LLC 3717 RANEE STREET EASTON, PA 18045
 - INTENDED USE: 6-UNIT APARTMENT BUILDING
 - WATER: PUBLIC (CITY OF BETHLEHEM)
 - SEWER: PUBLIC (CITY OF BETHLEHEM)
 - SOURCE OF ELEVATION DATA: FIELD SURVEY PERFORMED BY LEHIGH ENGINEERING ASSOCIATES ON NOVEMBER 5, 2024. THE ELEVATION DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 - PROPOSED IMPERVIOUS AREA = 6,469 S.F. (61.73%)
 - BUILDING COVERAGE: 2,462 S.F. (23.49%)
 - PROPOSED DISTURBED AREA = 10,480 S.F. (0.2406 ACRES)
 - PARKING TABULATION (1 OR 2-ROOM APARTMENTS): REQUIRED: 1.75 SPACES PER UNIT X 6 UNITS = 10.5 SPACES PROVIDED: 11 SPACES (INCLUDES 1 HANDICAP SPACE)

- VARIANCES REQUESTED**
- FROM ZONING ORDINANCE SECTION 1308.01(c)(4), REQUIRING A MINIMUM LOT WIDTH OF 90 FEET FOR A MULTI-FAMILY DWELLING (MORE THAN 2-1/2 STORIES) (80 FEET AVAILABLE).
 - FROM ZONING ORDINANCE SECTIONS 1318.23(c) AND 1318.23(V)(2) REQUIRING A 15-FOOT BUFFER YARD BETWEEN A SIX OR MORE UNIT APARTMENT BUILDING AND AN EXISTING SINGLE FAMILY DETACHED DWELLING (10-FOOT BUFFER YARD PROPOSED).



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LOCATED IN:
CITY OF BETHLEHEM
COUNTY OF LEHIGH
COMMONWEALTH OF PENNSYLVANIA

LAND DEVELOPMENT PLAN FOR:
241 8TH AVENUE
SKETCH RESIDENTIAL LAND DEVELOPMENT

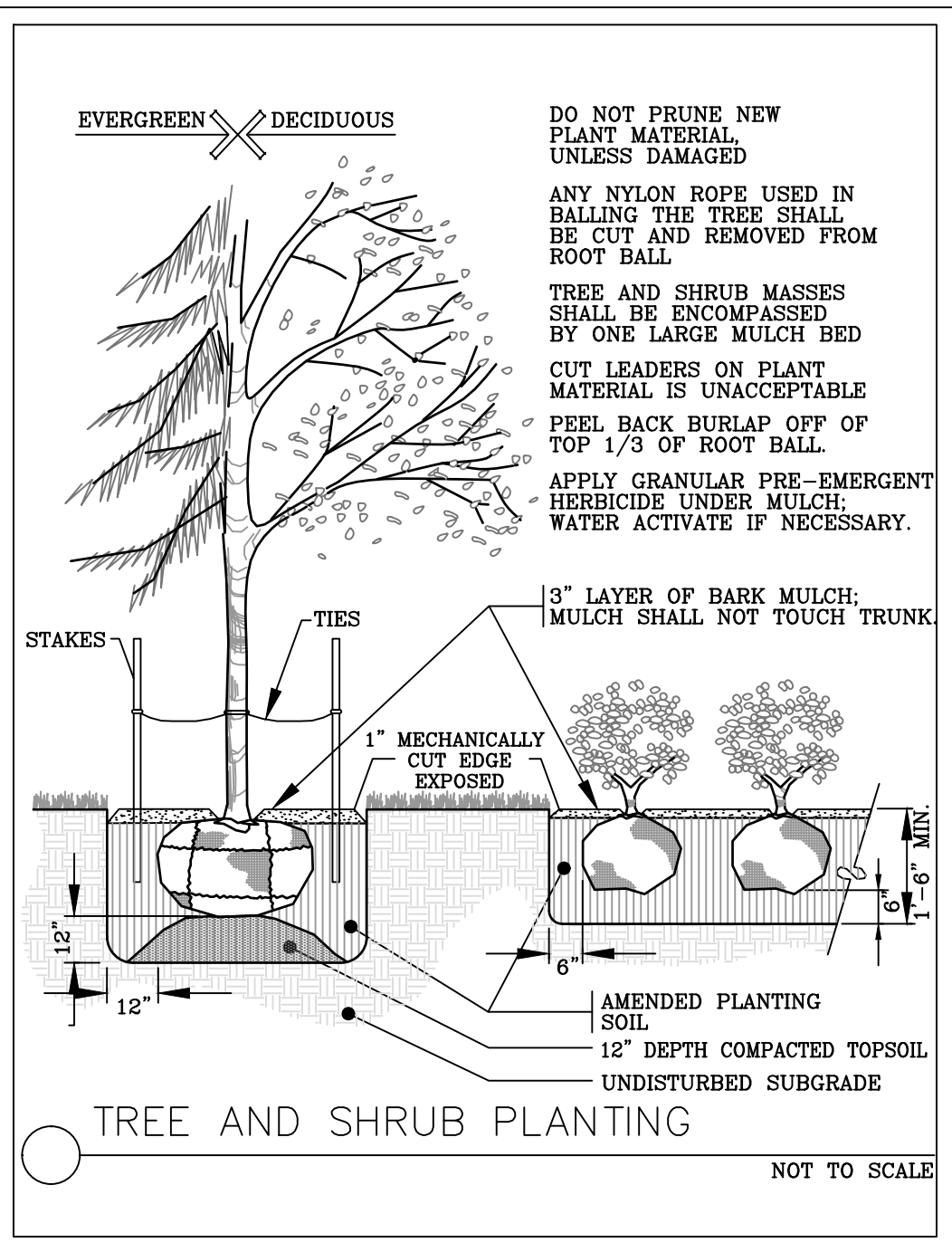
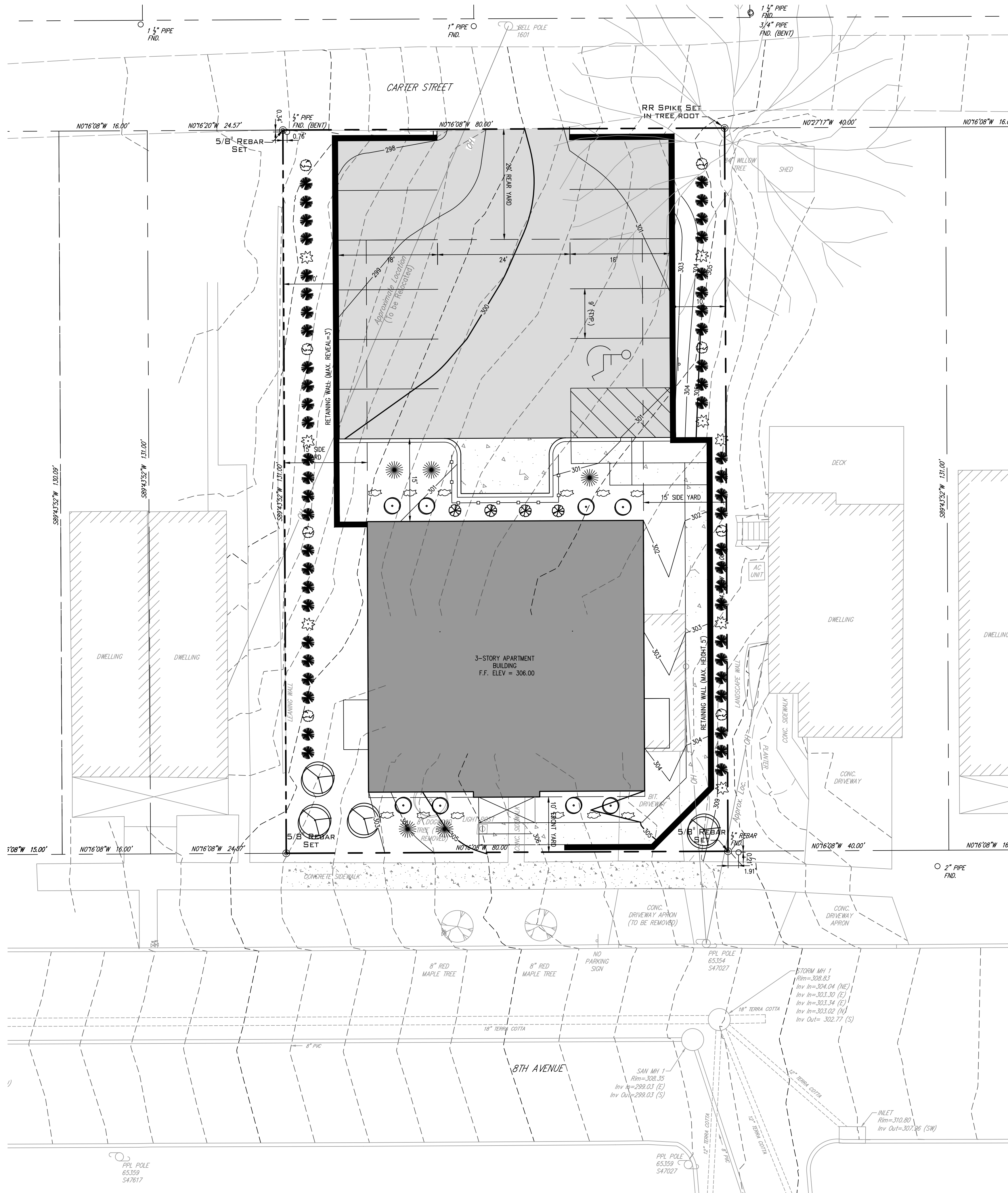
DATE: 06/09/25
SCALE: 1" = 10'
DRAWN BY: PMA
JOB: 007202

2 of 3

LEHIGH ENGINEERING ASSOCIATES, INC.
499 RIVERVIEW DRIVE, P.O. BOX 68
WALNUTPORT, PA 18088
610 767 8545 FAX 610 767 5798

LEA
LEHIGH ENGINEERING ASSOCIATES, INC.

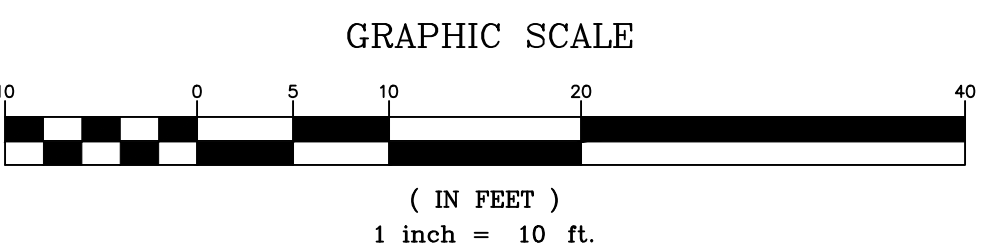
7202-m-zaworski-8th-ave-base6.dwg



PLANTING SCHEDULE - LANDSCAPING						
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CLASSIFICATION	MINIMUM SIZE	CONDITION
	4	<i>Picea abies</i>	NORWAY SPRUCE	EVERGREEN	HEIGHT 5'-6'	B & B
	5	<i>Picea glauca</i> 'Conica'	DWARF ALBERTA SPRUCE	EVERGREEN	WIDTH 2'-2 1/2'	POTTED
	8	<i>Taxus baccata</i>	BALL YEW	EVERGREEN	WIDTH 2'-2 1/2'	POTTED
	12	<i>Juniperus horizontalis</i> 'Wiltoni'	BLUE RUG JUNIPER	EVERGREEN	WIDTH 2'-2 1/2'	POTTED
	4	<i>Rhododendron</i>	AZALEA	DECIDUOUS	HEIGHT 2'-2 1/2'	POTTED

PLANTING SCHEDULE - BUFFER PLANTINGS					
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CLASSIFICATION	CONDITION
	12	<i>Lagerstroemia indica</i> 'Camod 1'	GRAPE MYRTLE	DECIDUOUS	B & B
	8	<i>Euonymus alatus</i>	BURNING BUSH	DECIDUOUS	B & B
	56	<i>Thuja plicata x standishii</i>	GREEN GIANT ARBORVITAE	EVERGREEN	B & B

NOTES:
1. ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. ALL LANDSCAPING SHALL CONFORM TO THE CURRENT EDITION OF THE ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE OF THE CITY OF BETHLEHEM.
3. TREE AND SHRUB SPECIES MAY BE CHANGED PROVIDED PROPER APPROVALS ARE RECEIVED FROM THE DEVELOPER AND CITY.
4. MINIMUM CALIBER SHALL BE MEASURED AT 6" ABOVE GRADE.



OUTSIDE AGENCY REVISION BLOCK
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CORRESPONDENCE
AGENCY

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LOCATED IN:
CITY OF BETHLEHEM
COUNTY OF LEHIGH
COMMONWEALTH OF PENNSYLVANIA

LANDSCAPE PLAN FOR:
241 8TH AVENUE
SKETCH RESIDENTIAL LAND DEVELOPMENT

DATE: 06/09/25
SCALE: 1" = 10'
DRAWN BY: PMA
JOB: 007202

SHEET
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