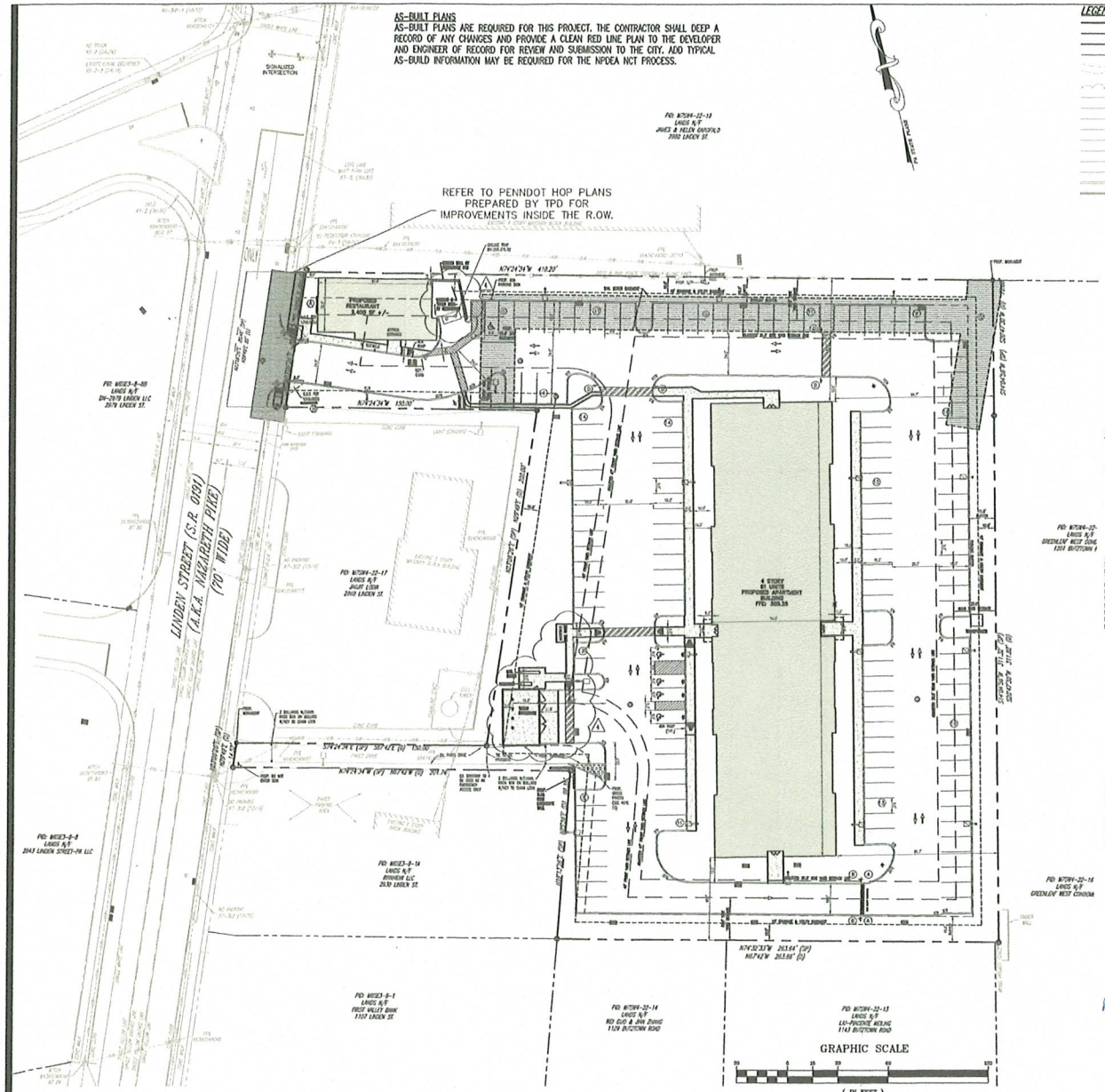


LEGEND & ABBREVIATIONS

PROPERTY BOUNDARY
ADJOINER BOUNDARY
RIGHT OF WAY LINE
BUILDING SETBACK LINE
EXISTING CONTOUR
EXISTING SPOT ELEVATION
EXISTING TREELINE
EXISTING FENCE
EXISTING OVERHEAD WIRE — OH
APPROXIMATE UNDERGROUND GAS LINE — G
APPROXIMATE UNDERGROUND WATER LINE — W
APPROXIMATE UNDERGROUND TELCO LINE — C
APPROXIMATE UNDERGROUND ELECTRIC LINE — E
APPROXIMATE UNDERGROUND SANITARY LINE — S
APPROXIMATE UNDERGROUND DRAINAGE LINE
EXISTING CURB
EXISTING DEPRESSED CURB (DC)
EXISTING SIGN
EXISTING UTILITY POLE (UP)
LANDSCAPE AREA — LSA
STORM MANHOLE
SANITARY MANHOLE
COMMUNICATION MANHOLE
ELECTRIC MANHOLE
WATER MANHOLE
STORM INLET
GAS METER
WATER METER
GAS VALVE — GV
WATER VALVE — WV
CLEAN OUT — CO
CONCRETE MONUMENT
IRON PIN FOUND
IRON PIPE FOUND
BENCHMARK

STATEMENT OF INTENT

PROJECT PROPOSES 61 APARTMENT UNITS AND A RESTAURANT

GENERAL NOTES:

1. THIS PLAN REFERENCES: SURVEY BY CORNERSTONE ENGINEERING AND ARCHITECTURAL INC.; TITLED "BOUNDARY, LOCATION & TOPOGRAPHIC SURVEY" DATED: 1-22-21
2. APPLICANT: SETHON ENTERPRISES, LLC 660 WALKER DRIVE NORTHAMPTON, PA 18067 ATTN: BURKE WAGNER
3. PROJECT LOCATION: 2058 & 2070 LINDEN STREET CITY OF BETHLEHEM NORTHAMPTON COUNTY, PA
   PROPERTY KNOWN AS PARCEL A (K7SHF-22-15), PARCEL B (K7SH4-22-18), NORTHAMPTON COUNTY, COMMONWEALTH OF PENNSYLVANIA. WARD 14, BLOCK 5&6
4. THIS PROJECT IS TO BE SERVED BY PUBLIC WATER AND SEWER FACILITIES.
5. REFER TO NEARBY OCCUPANCY PLANS PREPARED BY ERATTIC PLANNING AND DESIGN
6. NO BUILDINGS ARE PROPOSED FOR THIS PROJECT
7. SITE IS NOT LOCATED IN A FEMA FLOODPLAIN
8. ALL ADA SITE COMPONENTS SHALL MEET APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS AND GUIDELINE FOR ADA.
9. ALL SIGNATURE AND APPROVAL BLOCKS ARE APPLICABLE TO ALL PLAN SHEETS TO BE RECORDED.
10. THIS PLAN PROPOSES BLANKET EASEMENT FOR THE CITY TO ACCESS STORM WATER FACILITIES.
11. THE LARGEST ANTICIPATED VEHICLES FOR THIS SITE IF THE CITY FIRE/LADDER TRUCK AND A MEDIO DELIVERY TRUCK.
12. INSTALL EP HEAVY TURF PAVER.
13. WORK IN RIGHT OF WAY REQUIRES CITY AND PENNDOT PERMITS
14. PROJECT REQUIRES AN AS-BUILT. SEE AS-BUILT NOTE (THIS SHEET)

APARTMENT BUILDING ADDRESSING

2966 Linden Street	Unit 101	2966 Linden Street	Unit 201	2966 Linden Street	Unit 301	2966 Linden Street	Unit 401
2966 Linden Street	Unit 102	2966 Linden Street	Unit 202	2966 Linden Street	Unit 302	2966 Linden Street	Unit 402
2966 Linden Street	Unit 103	2966 Linden Street	Unit 203	2966 Linden Street	Unit 303	2966 Linden Street	Unit 403
2966 Linden Street	Unit 104	2966 Linden Street	Unit 204	2966 Linden Street	Unit 304	2966 Linden Street	Unit 404
2966 Linden Street	Unit 105	2966 Linden Street	Unit 205	2966 Linden Street	Unit 305	2966 Linden Street	Unit 405
2966 Linden Street	Unit 106	2966 Linden Street	Unit 206	2966 Linden Street	Unit 306	2966 Linden Street	Unit 406
2966 Linden Street	Unit 107	2966 Linden Street	Unit 207	2966 Linden Street	Unit 307	2966 Linden Street	Unit 407
2966 Linden Street	Unit 108	2966 Linden Street	Unit 208	2966 Linden Street	Unit 308	2966 Linden Street	Unit 408
2966 Linden Street	Unit 109	2966 Linden Street	Unit 209	2966 Linden Street	Unit 309	2966 Linden Street	Unit 409
2966 Linden Street	Unit 110	2966 Linden Street	Unit 210	2966 Linden Street	Unit 310	2966 Linden Street	Unit 410
2966 Linden Street	Unit 111	2966 Linden Street	Unit 211	2966 Linden Street	Unit 311	2966 Linden Street	Unit 411
2966 Linden Street	Unit 112	2966 Linden Street	Unit 212	2966 Linden Street	Unit 312	2966 Linden Street	Unit 412
2966 Linden Street	Unit 113	2966 Linden Street	Unit 213	2966 Linden Street	Unit 313	2966 Linden Street	Unit 413
2966 Linden Street	Office	2966 Linden Street	Unit 214	2966 Linden Street	Unit 314	2966 Linden Street	Unit 414
		2966 Linden Street	Unit 215	2966 Linden Street	Unit 315	2966 Linden Street	Unit 415
		2966 Linden Street	Unit 216	2966 Linden Street	Unit 316	2966 Linden Street	Unit 416

APARTMENTS:

2 BEDROOM / 2 BATH = 31 UNITS
1 BEDROOM / 1 BATH + DEN = 30 UNITS
1 BEDROOM / 1 BATH = 30 UNITS
TOTAL 61 UNITS

VARIANCES GRANTED BY THE CITY OF BETHLEHEM ZONING HEARING BOARD AT A HEARING JUNE 9, 2021 W/WRITTEN DECISION DATED: JULY 23, 2021

SECTION 1306.0(B) DIMENSIONAL REGULATIONS FOR PRIMARILY NON-RESIDENTIAL DISTRICTS – TO ALLOW THE PROPOSED RESTAURANT TO HAVE A FRONT YARD SETBACK OF 24.8 FEET AND A SIDE YARD SETBACK OF 3.2 FEET.

SECTION 1322(XX) MULTIFAMILY BUILDING LENGTH – TO ALLOW A BUILDING LENGTH GREATER THAN 180FT. A VARIANCE WAS REQUESTED TO ALLOW A BUILDING LENGTH UP TO 270 FEET.

SECTION 1308.03 – ACCESSORY STRUCTURES ARE TO MEET MINIMUM LOT LINE SETBACKS. A VARIANCE WAS REQUESTED TO ALLOW THE TRASH ENCLOSURE IN THE FRONT YARD SETBACK, BUT AT LEAST 50-FEET FROM THE SOUTHERN PROPERTY LINE.

PLANNING COMMISSION APPROVAL.

APPROVED BY THE CITY OF BETHLEHEM NORTHAMPTON COUNTY PLANNING COMMISSION THIS 12 DAY OF August 2021

SECRETARY, PLANNING COMMISSION — Darlene Mellon

Robert A. Mokalsky, CHAIR

COUNTY PLANNING COMMISSION APPROVAL.

APPROVED BY THE LEHIGH VALLEY PLANNING COMMISSION THIS _____ DAY OF _____ 20__

SIGNATURE

RECORDED PLAN.

RECORDED THIS 28TH DAY OF NOVEMBER 22, IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF NORTHAMPTON, PENNSYLVANIA, IN PLAN BOOK NO. 2020-5 PAGE 731.

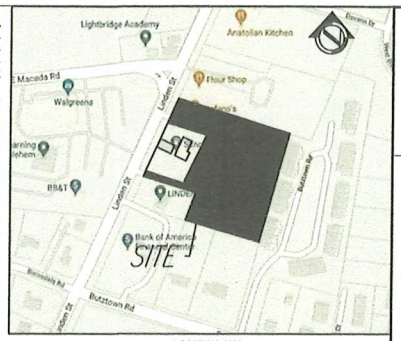
Andrea F. Sutter
Recorder of Deeds

TRAFFIC SIGN LEGEND

(A) DO NOT ENTER
(B) ONE WAY
(C) STOP
(D) APARTMENT PARKING ONLY

SIGNAGE LEGEND

(A) BUILDING MOUNTED
(B) FREE STANDING



LOCATION MAP
SCALE 1" = 200'

ZONING NOTES

ZONING DISTRICT: CS – SHOPPING CENTER
USE: APARTMENT (MULTI FAMILY) – PERMITTED
RESTAURANT – PERMITTED

BULK REQUIREMENTS

ITEM	REQUIRED	PROPOSED
MIN LOT AREA	2 Ac.	122,610 (2.81 Ac.)
MIN LOT WIDTH	300'	306'
MIN YARD SETBACKS		
FRONT	40'	8.6'*
SIDE	25'	3.2'*
REAR	25'	94.7'
MAX BUILDING COVERAGE	40%	21% (25,360 SF)
MAX. IMPERV. COVERAGE	80%	70% (85,806 SF)
DENSITY 2000 SF/UNIT		2,010 SF/DU
MAX BUILDING HEIGHT	80'**	55'

* ZONING VARIANCES GRANTED AT A HEARING ON JUNE 9, 2021 WITH WRITTEN DECISION JULY 23, 2021
** SEE ALSO 1306.02(c)

PARKING REQUIREMENTS

REQUIRED:
RESIDENCES
1.75 SP PER UNIT x 61 UNITS = 107 SPACES

RESTAURANT
1 SP PER 4 SEATS x 40 SEATS + 5 EMPLOYEES = 15 SPACES
TOTAL REQUIRED = 122 SPACES

PROVIDED:
133 SPACES INCLUDING 6 ADA SPACES
8 BICYCLE SPACES

CERTIFICATION OF OWNERSHIP (CORPORATION)

I, _____ of _____ (Corporation Name) being duly sworn according to law, and acting in my capacity as _____ (Title) deposed and say that the above named corporation is the true and lawful owner of property known as _____ (Describe property and address) that the above described property is in peaceful possession of said corporation and that there are no suits or liens pending affecting the title thereof.

ATTEST: _____ (Corporation Official) By: _____ (Corporation Official)

SEAL

SURVEYOR'S CERTIFICATION

I hereby certify that this plan correctly and accurately represents the layout of the owner and where applicable, the lots, buildings, streets, parking areas, walkways, and all of the structures and improvements shown thereon.

Signature of Surveyor
Registration No. 55786

SEAL

CERTIFICATION OF OWNERSHIP

I (we) the owner(s) of 2070 HOLDINGS LLC being duly sworn according to law, deposed and say that I (we) am (are) the sole owner(s) of the above property in peaceful possession of the same and that there are no suits or liens pending affecting the title thereof.

Signature of Owner

Sworn and subscribed to before me this 7th day of November 20 22

SEAL

My Commission expires on 12-21-22

Commonwealth of Pennsylvania - Notary Seal
AUDRE WILLIAM METZGER, Notary Public
Lehigh County
My Commission Expires December 24, 2022
Commission Number 1195826

LOFTS AT LINDEN PLACE

Cornerstone
Consulting Engineers & Architectural, Inc.
1176 N. Irving Street, Allentown, PA 18109
Phone: 610-820-4200 Fax: 610-820-3706
WWW.CORNERSTONEINC.COM
Dallas, TX — Leesburg, VA — Orlando, FL — Philadelphia, PA

REVISIONS

DESCRIPTION	DATE
REV. PER CITY COMMENTS - 1ST PRELIMINARY	3-25-2021
REV. PER CITY COMMENTS - 2ND PRELIMINARY	5-13-2021
REV. PER CITY COMMENTS - 3RD PRELIMINARY	7-12-2021
REV. PER CITY COMMENTS	10-25-2021
REV. PER ZONING HEARING COMMENTS	11-15-2021
REV. PER CITY COMMENTS	12-06-2021
REV. PER CITY COMMENTS - FINAL	12-13-2021
REV. PER CITY COMMENTS - FINAL COMMENTS	12-20-2021

KEVIN H. FRUCK
REGISTERED PROFESSIONAL ENGINEER
NO. 055786
COMMONWEALTH OF PENNSYLVANIA

PROJECT LOCATION

PROPOSED MIXUSE APARTMENT DEVELOPMENT
2058 & 2070 LINDEN STREET
RT. 191
CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA

TITLE

RECORD SITE PLAN

PROJ. #	21-0128	DATE	06-04-2020
CAD ID.	21-0128	DRN BY	KJFF
SCALE	AS NOTED	CHK BY	KHF

SHEET 2 OF 15