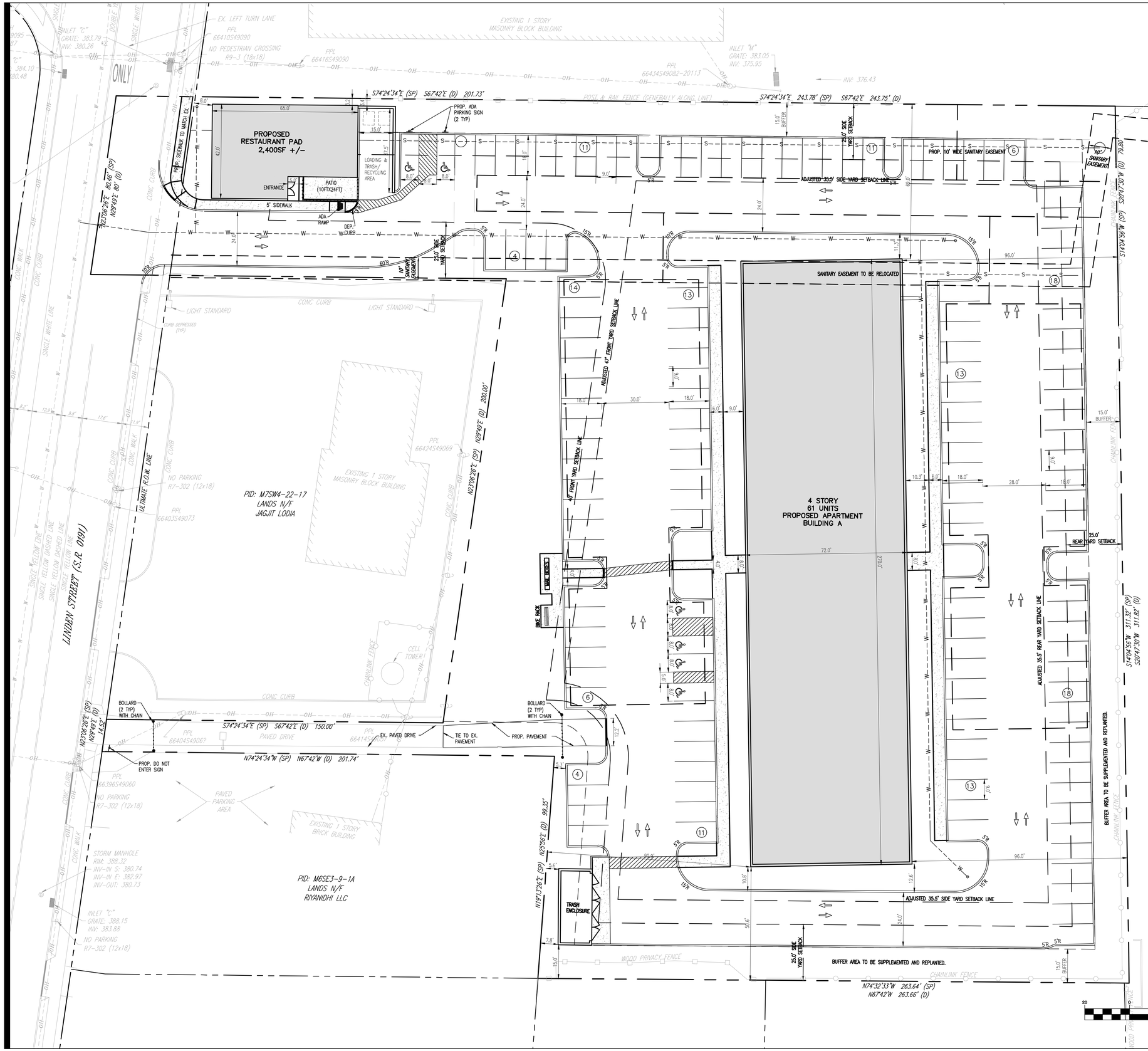


LOCATION MAP
SCALE: 1" = 200'

GENERAL NOTES

1. THIS PLAN IS A CONCEPTUAL PLAN AND SHOULD NOT BE USED AS A CONSTRUCTION DOCUMENT.
2. THIS PLAN REFERENCES PROPERTY INFORMATION FROM "STEPHANO'S" PLANS PROVIDED BY THE DEVELOPER, AND AERIAL IMAGERY.
3. THIS PLAN REFERENCES A SURVEY BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL INC. TITLED: BOUNDARY, LOCATIONS AND TOPOGRAPHIC SURVEY DATED: 01-22-2020
4. THIS PROJECT IS TO BE SERVED BY PUBLIC WATER AND SEWER.
5. ANTICIPATED PERMITS/APPROVALS: PENNDOT HIGHWAY OCCUPANCY PERMIT (HOP), NPDES PERMIT (PROJECT WILL EXCEED 1 ACRE OF DISTURBANCE), SANITARY PLANNING MODULE MAILER, AND CITY OF BETHLEHEM ZONING AND LAND DEVELOPMENT APPROVALS.

ZONING NOTES

ZONING DISTRICT: CS – SHOPPING CENTER
USE: APARTMENT (MULTI FAMILY) – PERMITTED – BUT SUBJECT TO COMMERCIAL USE ON 1ST FLOOR.
RESTAURANT – PERMITTED

BULK REQUIREMENTS

ITEM	REQUIRED	PROPOSED
MIN LOT AREA	2 Ac.	122,610 (2.81 Ac.)
MIN LOT WIDTH	300'	366'
MIN YARD SETBACKS		
FRONT	40'*	24.9' **
SIDE	25'*	3.2'
REAR	25'*	26'
MAX BUILDING COVERAGE	40%	17.8% (21,840 SF)
MAX. IMPERV. COVERAGE	90%	77% (94,312 SF)
DENSITY 2000 SF/UNIT		2,010 SF/DU
MAX BUILDING HT*	80'	50'

* MAX HEIGHT CALCULATIONS BELOW
** EXISTING NON-CONFORMITY

HEIGHT CALCULATION
MAX PERMITTED HEIGHT IS 80 FEET. HOWEVER THE BUILDING SETBACK SHALL BE INCREASED BY ONE FOOT FOR EVERY THREE FEET OVER 35 FEET IN HEIGHT – FOR FRONT
SECTION 1322.02.(11)(7)(ii) PER MULTI FAMILY APPLIES SIDE AND AND REAR SETBACKS PROVIDING FOR 1/2 FT INCREASE IN SETBACK PER BUILDING HEIGHT OVER 35 FEET.

PROPOSED BUILDING HEIGHT = SETBACK ADJUSTMENTS
FRONT YARD 40' + (56'–35')/3 = 47' – 90.9' PROPOSED
SIDE YARD 25' + (56'–35') x 1/2' = 35.5' – 50.6' PROPOSED
REAR YARD 25' + (56'–35') x 1/2' = 32.5' – 96.0' PROPOSED

PARKING REQUIREMENTS

APARTMENTS:
2 SP PER UNIT x 61 UNITS = 122 SPACES

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

TOTAL REQUIRED OVERALL = 137
TOTAL ADA REQUIRED = 5

PROVIDED OVERALL
144 SPACES INCLUDING 6 ADA SPACES

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

SETNOM ENTERPRISES, L.L.C.

Cornerstone
Consulting Engineers & Architectural, Inc.
1176 N. Irving Street . Allentown . PA 18109
Phone: 610-820-8200 . Fax: 610-820-3706
WWW.CORNERSTONENET.COM
Dallas, TX Leesburg, VA Orlando, FL Philadelphia, PA

REVISIONS

NO	BY	DESCRIPTION	DATE

KEVIN H. FRUCK
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE 52786-E
NEW JERSEY LICENSE No. 24GE04519000
DELAWARE LICENSE No. 12964

PROJECT LOCATION

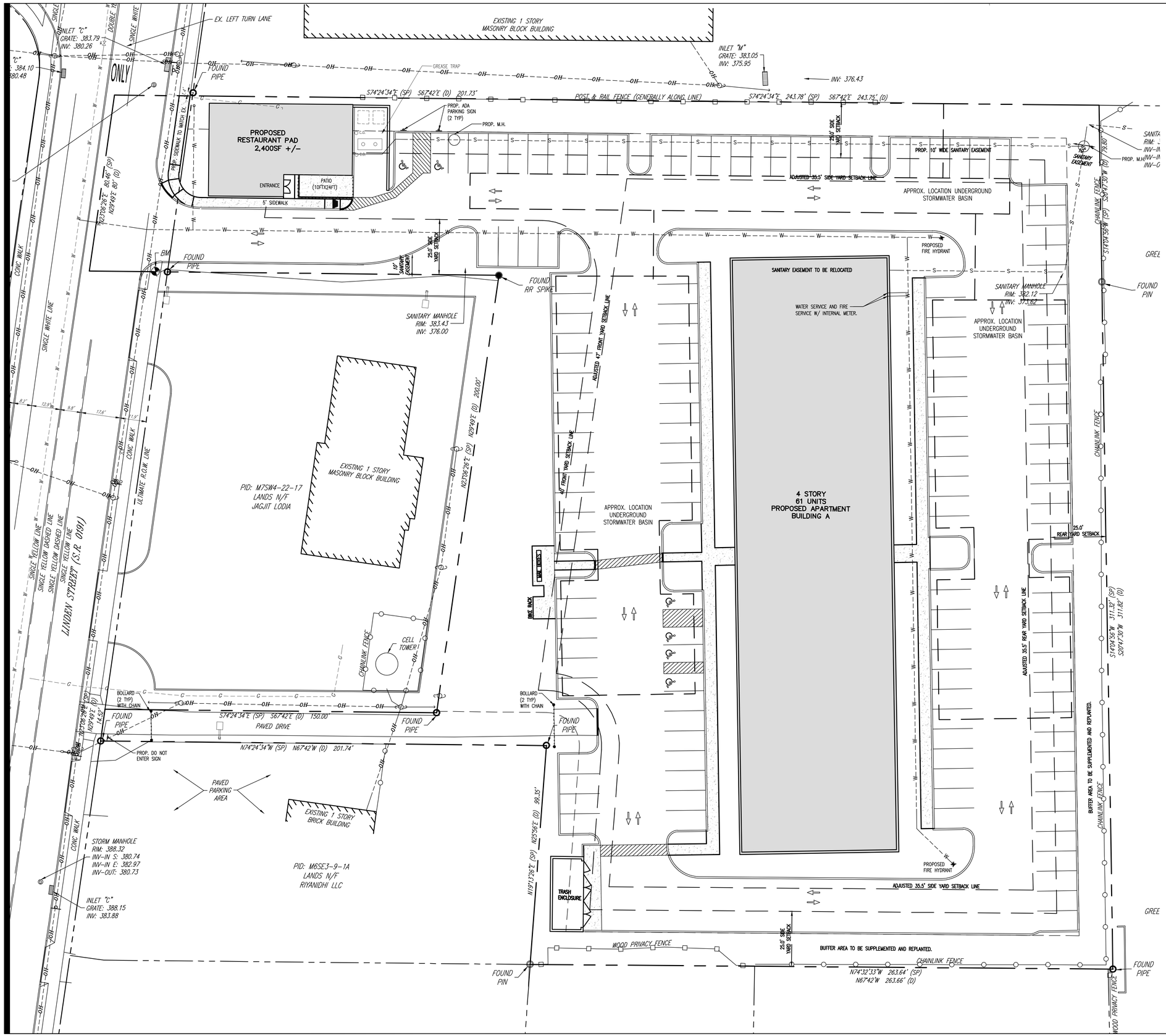
PROPOSED MIX USE APARTMENT DEVELOPMENT
2598 LINDEN STREET
RT. 191
CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA

TITLE

SKETCH PLAN

PROJ. #	20-0268	DATE	04-14-2021
CAD ID.	20-0268	DRN BY	KPD
SCALE	AS NOTED	CHK BY	KHF

SHEET 1 OF 3



SETNOM ENTERPRISES, L.L.C.

Cornerstone
Consulting Engineers & Architectural, Inc.
1176 N. Irving Street . Allentown . PA 18109
Phone: 610-820-8200 . Fax: 610-820-3706
WWW.CORNERSTONENET.COM
Dallas, TX Leesburg, VA Orlando, FL Philadelphia, PA

REVISIONS

NO	BY	DESCRIPTION	DATE

KEVIN H. FRUCK
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE 55786-E
NEW JERSEY LICENSE No. 24GE04519000
DELAWARE LICENSE No. 12964

PROJECT LOCATION

PROPOSED MIX USE APARTMENT DEVELOPMENT

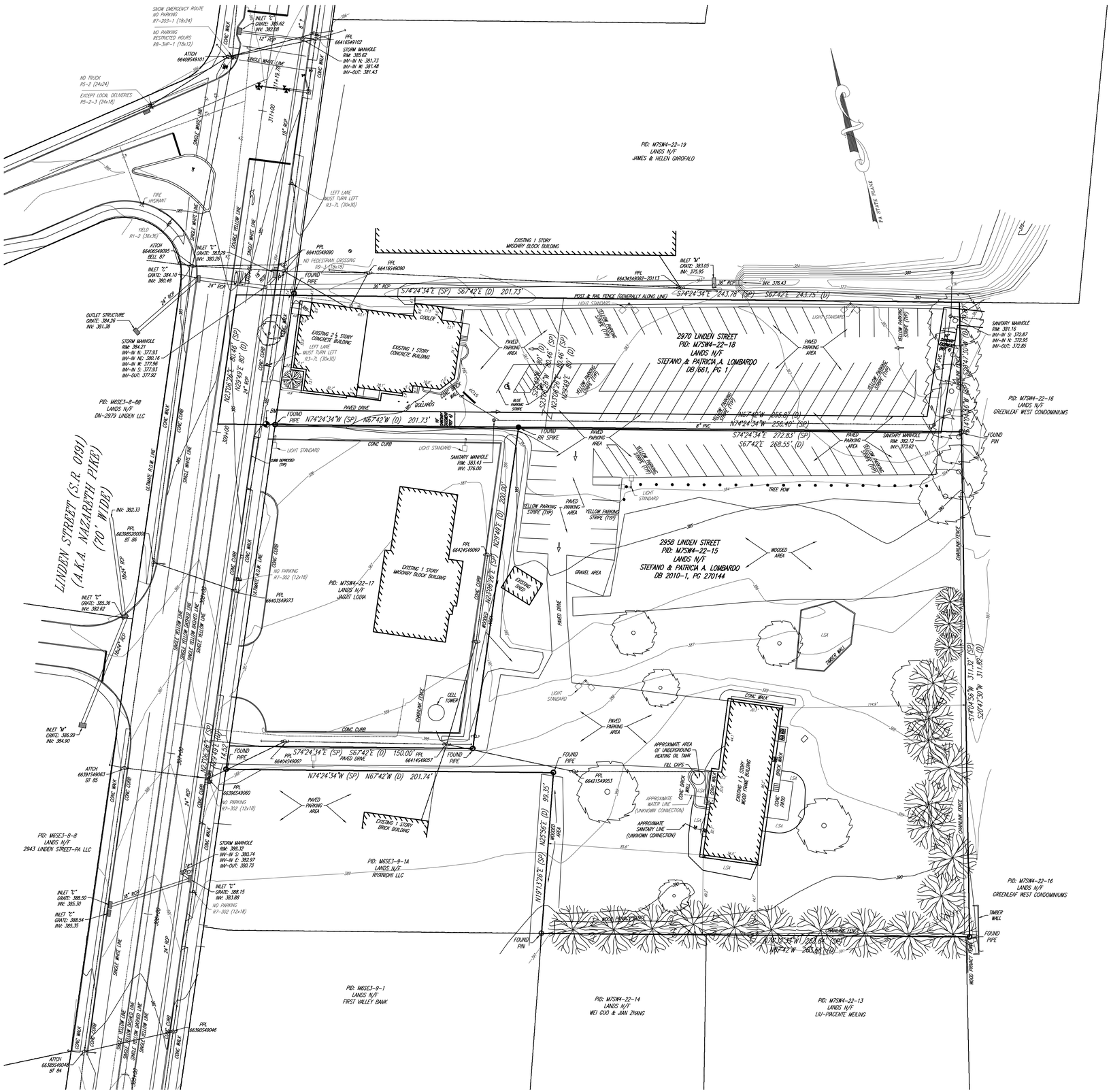
2598 LINDEN STREET
RT. 191
CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA

TITLE

SKETCH UTILITY PLAN

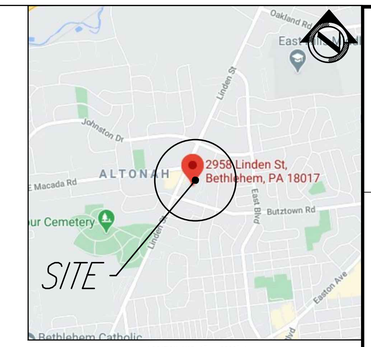
PROJ. #	20-0268	DATE	04-14-2021
CAD ID.	20-0268	DRN BY	KPD
SCALE	AS NOTED	CHK BY	KHF

SHEET 2 OF 3



LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- 95 — EXISTING CONTOUR
- x 95 — EXISTING SPOT ELEVATION
- EXISTING TREELINE
- EXISTING FENCE
- OH — EXISTING OVERHEAD WIRE
- G — APPROXIMATE UNDERGROUND GAS LINE
- W — APPROXIMATE UNDERGROUND WATER LINE
- C — APPROXIMATE UNDERGROUND TELCO LINE
- E — APPROXIMATE UNDERGROUND ELECTRIC LINE
- S — APPROXIMATE UNDERGROUND SANITARY LINE
- APPROXIMATE UNDERGROUND DRAINAGE LINE
- EXISTING CURB
- EXISTING DEPRESSED CURB (DC)
- EXISTING SIGN
- EXISTING UTILITY POLE (UP)
- C – T — CONDUIT – TRANSFORMER
- L – M – BX — LIGHT – METER – BOX
- GUY WIRE
- LSA — LANDSCAPE AREA
- LAMP POST
- D — STORM MANHOLE
- S — SANITARY MANHOLE
- C — COMMUNICATION MANHOLE
- E — ELECTRIC MANHOLE
- W — WATER MANHOLE
- U — UNKNOWN MANHOLE
- TANK LID
- STORM INLET
- GM — GAS METER
- WM — WATER METER
- TSM — TRAFFIC SIGNAL BOX
- ELECTRIC VAULT
- GV — GAS VALVE
- WV — WATER VALVE
- CO — CLEAN OUT
- MW — MONITORING WELL
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- NAIL FOUND
- STONE FOUND
- BM — BENCHMARK
- (SP) — STATE PLANE
- (D) — DEED



LOCATION MAP 1" = 2000' ±

NOTES:

1. PROPERTY KNOWN AS PID: M7SW4-22-15 & M7SW4-22-18, NORTHAMPTON COUNTY, COMMONWEALTH OF PENNSYLVANIA.

2. AREA OF PARCEL M7SW4-22-15 IS 89,382 SQUARE FEET OR 2.0519 ACRES.
GROSS AREA OF PARCEL M7SW4-22-15 IS 36,043 SQUARE FEET OR 0.8274 ACRES.
NET AREA OF PARCEL M7SW4-22-18 IS 33,226 SQUARE FEET OR 0.7628 ACRES.

3. REPRESENTATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE NOT AS-BUILT LOCATIONS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD ARE SHOWN. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY CORNERSTONE CONSULTING LATEST DATE JANUARY 20 DAY, 2020.

5. COPYRIGHT © 2020. CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. 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 A RAISED OR COLORED SEAL ARE NOT VALID.

6. THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A RAISED OR COLORED 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 PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

7. DATUM BASED UPON PENNSYLVANIA STATE PLANE SOUTH ZONE 3702 USING HORIZONTAL VALUES FROM NAD83 AND VERTICAL VALUES FROM NAVD88.

8. SITE BENCHMARK (BM) IS A MAG NAIL SET, ELEVATION = 385.25. TO ENSURE THAT THERE HAS BEEN NO ALTERATION OF THE SURVEY BENCHMARK SINCE THE TIME OF THE FIELD SURVEY, IT IS RECOMMENDED THAT THE CONTRACTOR ESTABLISH A CONSTRUCTION BENCHMARK BASED ON THE SURVEY BENCHMARK AND ELEVATIONS OF OTHER EXISTING IMPROVEMENTS.

9. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF AN UNDATED TITLE REPORT BY ABE ABSTRACT. THE FOLLOWING ARE FROM SUCH REPORT:

A) SUBJECT TO A SANITARY SEWER EASEMENT AS RECORDED IN DEED BOOK 350/PAGE 522. MAP ASSOCIATED WITH SAID DEED NOT RECORDED AND NOT MADE PART OF DEED. (BOTH PARCELS)

B) SUBJECT TO RIGHT-OF-WAY RECORDED IN DEED BOOK 360/PAGE 400. RIGHT-OF-WAY BELIEVED TO BE EXTINGUISHED PER AGREEMENT WITHIN DEED. PARCEL M7SW4-22-15.

10. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.

11. BY GRAPHICAL PLOTTING ONLY THIS PROPERTY HAS NO FEMA FLOOD AREA. (SEE MAP REFERENCE #2).

12. BOUNDARY RESOLUTION BASED ON FOUND EVIDENCE AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY.

REFERENCES:

1. TAX MAPS OF NORTHAMPTON COUNTY, COMMONWEALTH OF PENNSYLVANIA.

2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, NORTHAMPTON COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)," MAP NUMBER 42095C0263E, PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS.

3. MAP ENTITLED IN PART "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS, DRAWINGS FOR CONSTRUCTION & CONDEMNATION OF RIGHT OF WAY, ROUTE 297, SECTION NO. 11", REVISED JULY 24, 1959.

4. SANITARY BASE MAP C-7 PROVIDED BY THE CITY OF BETHLEHEM.

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

SERIAL NUMBER: 20210042601 & 20210042631

ONE CALL RESPONSE

UTILITY
RESPONSE
==========
BETHLEHEM CITY (DX)

PPL ELECTRIC UTILITIES CORPORATION (PID)

RCN TELECOM SERVICES INC (TCC)

SERVICE ELECTRIC CABLE TV INC (SET)

UGI UTILITIES LEHIGH-HAZELTON (UU)

VERIZON PENNSYLVANIA LLC (Y1)

ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC (PLL)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SETNOM ENTERPRISES, L.L.C.

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REVISIONS

NO	BY	DESCRIPTION	DATE

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PROJECT LOCATION

PROPOSED MIX USE APARTMENT DEVELOPMENT

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CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA

TITLE

EXISTING CONDITIONS PLAN

PROJ. #	20-0268	DATE	04-14-2021
CAD ID.	20-0268	DRN BY	KPD
SCALE	AS NOTED	CHK BY	KHF

SHEET 3 OF 3