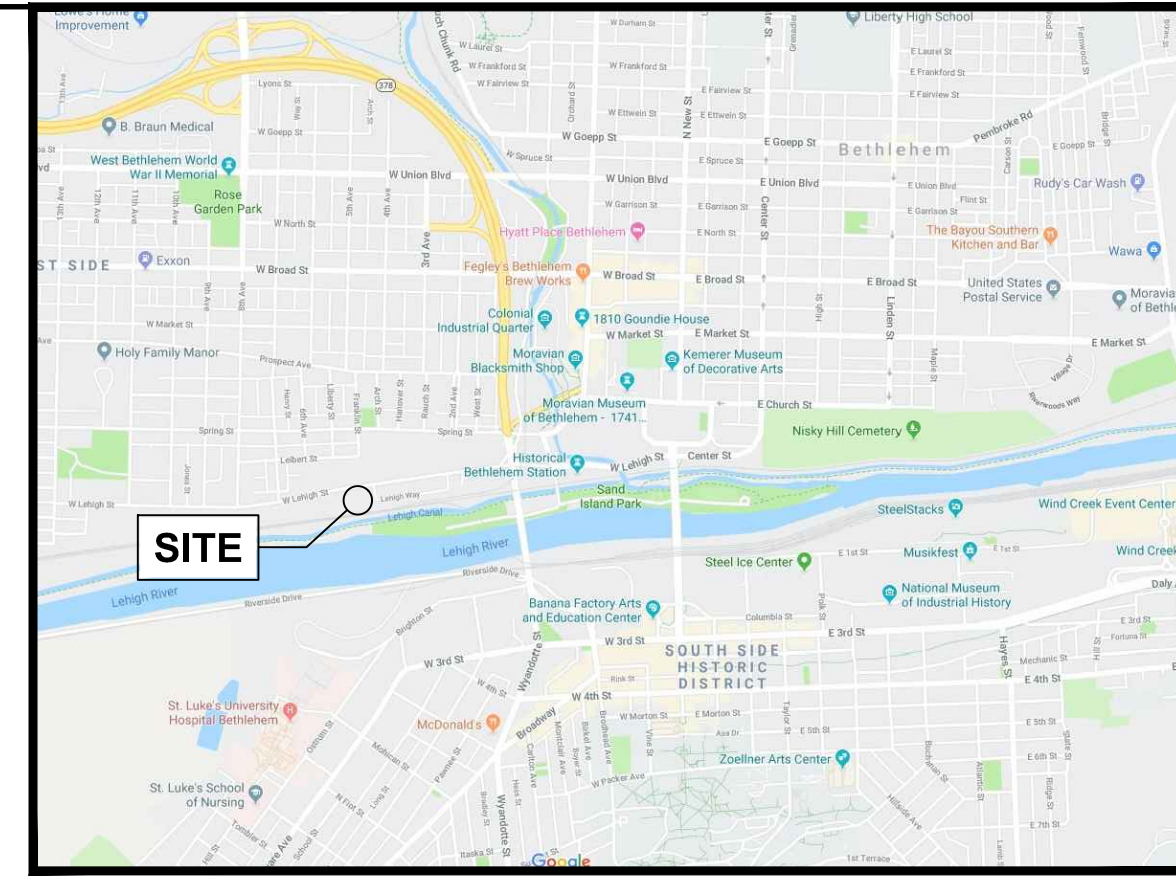


WEST LEHIGH STREET

(60' PUBLIC RIGHT OF WAY)
(10'-40'-10')
(ASPHALT PAVEMENT)

R=7980.52
L=218.47
Δ=001°34'07"
Ch=S79°29'05"W
ChD=218.46



AREA MAP
SCALE: 1" = 2,000'

PROPERTY INFORMATION

OWNER: 565 W. LEHIGH STREET PARTNERS, LLC
ADDRESS: 1007 PROSPECT AVENUE BETHLEHEM, PA 18018
PARCEL ID: 64273640220-1
DEED SOURCE: DBV 1481 PG 157

ZONING DATA

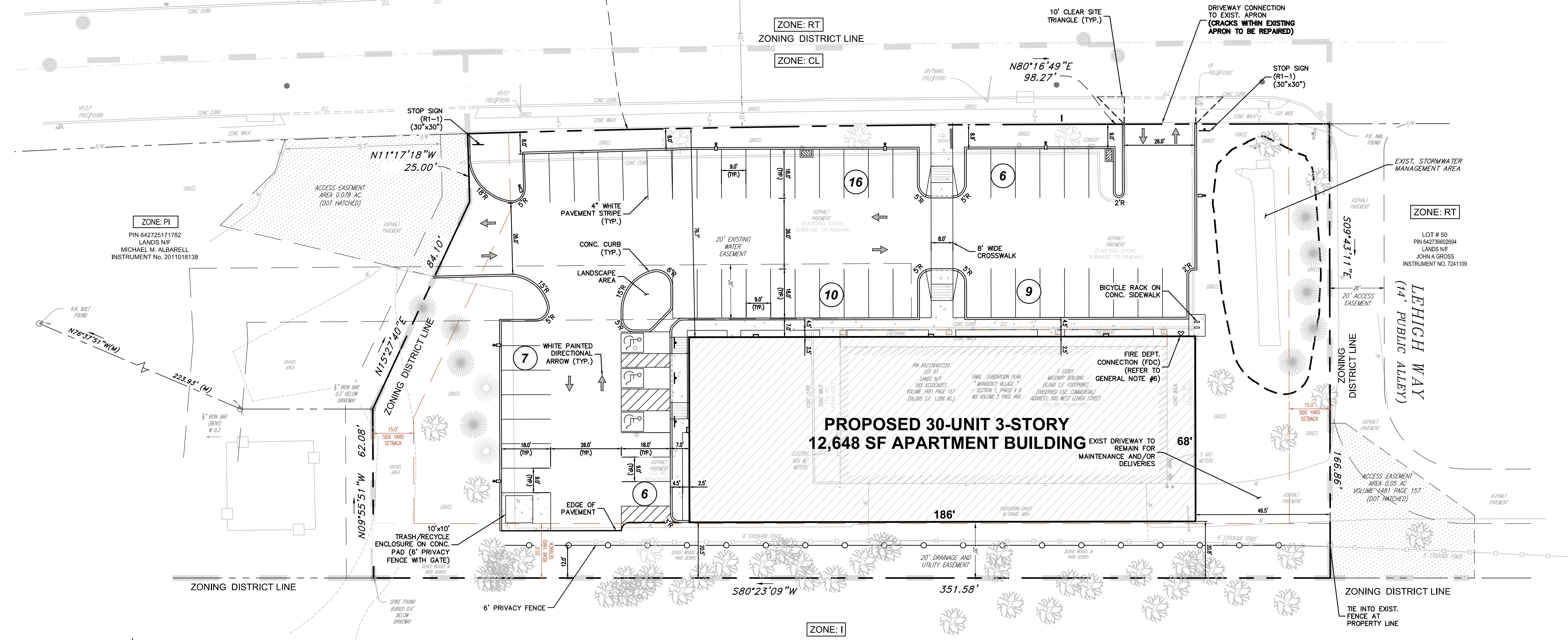
- THE SITE IS ZONED CL - LIMITED COMMERCIAL ZONING DISTRICT
- MULTI-FAMILY DWELLING IS PERMITTED BY RIGHT
- EXISTING SITE IS SERVED BY PUBLIC SEWER AND PUBLIC WATER.

	REQUIRED	PROPOSED
MINIMUM LOT AREA:	9,000 SF	56,005 SF
MINIMUM LOT AREA PER DWELLING UNIT:	2,500 SF	1,867 SF
MINIMUM LOT WIDTH:	90 FT	316.7 FT
MINIMUM BUILDING SETBACKS:		
	FRONT 0 FT	76.7 FT
	SIDE 15 FT	49.5 FT
	REAR 20 FT	20.5 FT
		35 FT
		3.5 STORES
		3 STORES
MAXIMUM BUILDING HEIGHT:		23K
MAXIMUM BUILDING COVERAGE:		71%
MAXIMUM IMPERVIOUS COVERAGE:		180 FT
MAXIMUM BUILDING LENGTH:		186 FT

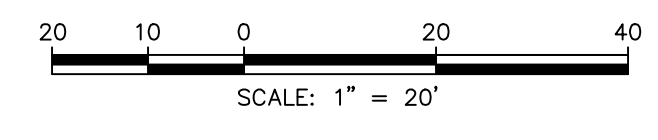
* VARIANCE REQUIRED

GENERAL NOTES

1. THE INFORMATION SHOWN HEREON IS PER:
TITLE: BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED BY: FORTIFIED SERVICES, LLC
5484 COLONY DRIVE
BETHLEHEM, PA 18017
(484) 935-3473
2. ANY INFORMATION APPEARING ON THESE DRAWINGS AS TO THE LOCATION, SIZE AND DEPTH OF UNDERGROUND UTILITY LINES HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. THE LOCATIONS OF PUBLIC UNDERGROUND UTILITIES WERE LOCATED SUBSEQUENT TO PA ONE-CALL NOTIFICATION. THE CONTRACTOR, WITHIN THREE DAYS OF THE START OF CONSTRUCTION, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES IN ACCORDANCE WITH PA ACT NO. 287 (1-800-242-1776).
3. ALL PROPOSED ELECTRIC, GAS, TELEPHONE AND TELEVISION SERVICE LINES SHALL BE LOCATED UNDERGROUND BY THE RESPECTIVE UTILITY COMPANIES AS PART OF THE CONTRACTORS ACT 287 ONE-CALL NOTIFICATION PRIOR TO START OF DEMOLITION.
4. THIS PLAN IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAYS, EASEMENTS AND COVENANTS OF RECORD.
5. KNOX BOX TO BE INSTALLED FOR CITY OF BETHLEHEM FIRE DEPARTMENT ACCESS.
6. 5" STORZ CONNECTION TO BE PROVIDED AS FIRE DEPARTMENT CONNECTION (FDC). ANY CHANGE IN THE LOCATION OF THE FIRE DEPARTMENT CONNECTION MUST BE APPROVED BY THE CITY OF BETHLEHEM FIRE DEPARTMENT.
7. FIRE SUPPRESSION WILL BE PROVIDED IN THE BUILDING.
8. THE WATER METER WILL BE LOCATED IN THE BUILDING.
9. ALL SIGNS TO BE INSTALLED ON STANDARD TYPE "B" CHANNEL BAR POST PER PA DOT TC-8702B STANDARDS AND SPECIFICATIONS. SIGN TYPES AND SIZES NOTED WITHIN PLAN VIEW IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD), 2009 EDITION OR AS CURRENTLY AMENDED.



CONSOLIDATED RAIL CORP
(PIN 642735079700)
(VARIABLE WIDTH RIGHT OF WAY)



LEGEND:

	EXISTING BOUNDARY
	EXISTING CONTOUR
	EXISTING 5' CONTOUR
	EXISTING STORM PIPE
	EXISTING EASEMENT
	EXISTING CENTERLINE
	EXISTING FENCE
	EXISTING WATERLINE
	EXISTING SEWER LINE
	PROPOSED STORM PIPE
	PROPOSED CONTOUR
	E&S LIMIT OF DISTURBANCE

KNOW WHAT'S BELOW CALL BEFORE YOU DIG!
PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776
OR 811 PA ONE-CALL SERIAL NO. 20142523045

PENNSYLVANIA ACT 287 OF 1974 (AS AMENDED) REQUIRES 3 WORKING DAYS NOTICE FOR EXCAVATION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP! CALL!

	<p>CIVIL & CONSULTING ENGINEERS</p> <p>BoLO ENGINEERING, LLC</p> <p>3514 COURTNEY DRIVE CENTER VALLEY, PA 18034 (610) 297-2868 rmengineer@hotmail.com</p>
	<p>Project No. 19030</p> <p>Date: SEPTEMBER 6, 2019</p> <p>Sheet No. SP: 3 of 8</p>
<p>1. 01/20/2020 REVISED PER 04/17/19 CITY REVIEW</p>	<p>565 WEST LEHIGH STREET PARTNERS, LLC 565 WEST LEHIGH STREET CITY OF BETHLEHEM, LEHIGH COUNTY, PA</p> <p>SITE PLAN</p> <p>Plan Scale: 1" = 20'</p>