

RECORD OWNER/APPLICANT

LEHIGH RE LLC  
AUSTIN SIBONI  
901 TILGHMAN STREET  
ALLENTOWN, PA 18102  
(201)-928-1768  
AUSTIN@BLACKFALCON.COM

SITE DATA

RECORD OWNER: LEHIGH RE LLC  
PROPERTY ADDRESS: 735-737 ATLANTIC STREET BETHLEHEM, PA 18015  
COUNTY PARCEL ID: P6SE3A 3 2  
WARD AND BLOCK: WARD 5 BLOCK 12A  
DEED BOOK AND PAGE: 2021-1 / 247947  
LOT AREA: 11,200 S.F.  
WATER: PUBLIC  
SANITARY SEWER: PUBLIC

CERTIFICATE OF OWNERSHIP

I, THE OWNER OF THIS PLAT OF LAND BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY I AM THE SOLE OWNER OF THIS PROPERTY IN PEACEFUL POSSESSION OF IT AND THERE ARE NO SUITS PENDING AFFECTING TITLE OF THE SAME.

RECORD OWNER (P6SE3A 3 2) DATE  
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF NORTHAMPTON  
SWORN AND SUBSCRIBED TO ME THIS DAY OF 2024  
IN WITNESS THEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC

LEHIGH VALLEY PLANNING COMMISSION

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION  
LVPC PLANNER DATE  
CITY OF BETHLEHEM PLANNING BUREAU  
APPROVED BY THE CITY OF BETHLEHEM PLANNING BUREAU ON  
DARLENE L. HELLER, PLANNING DIRECTOR DATE

RECORDER OF DEEDS

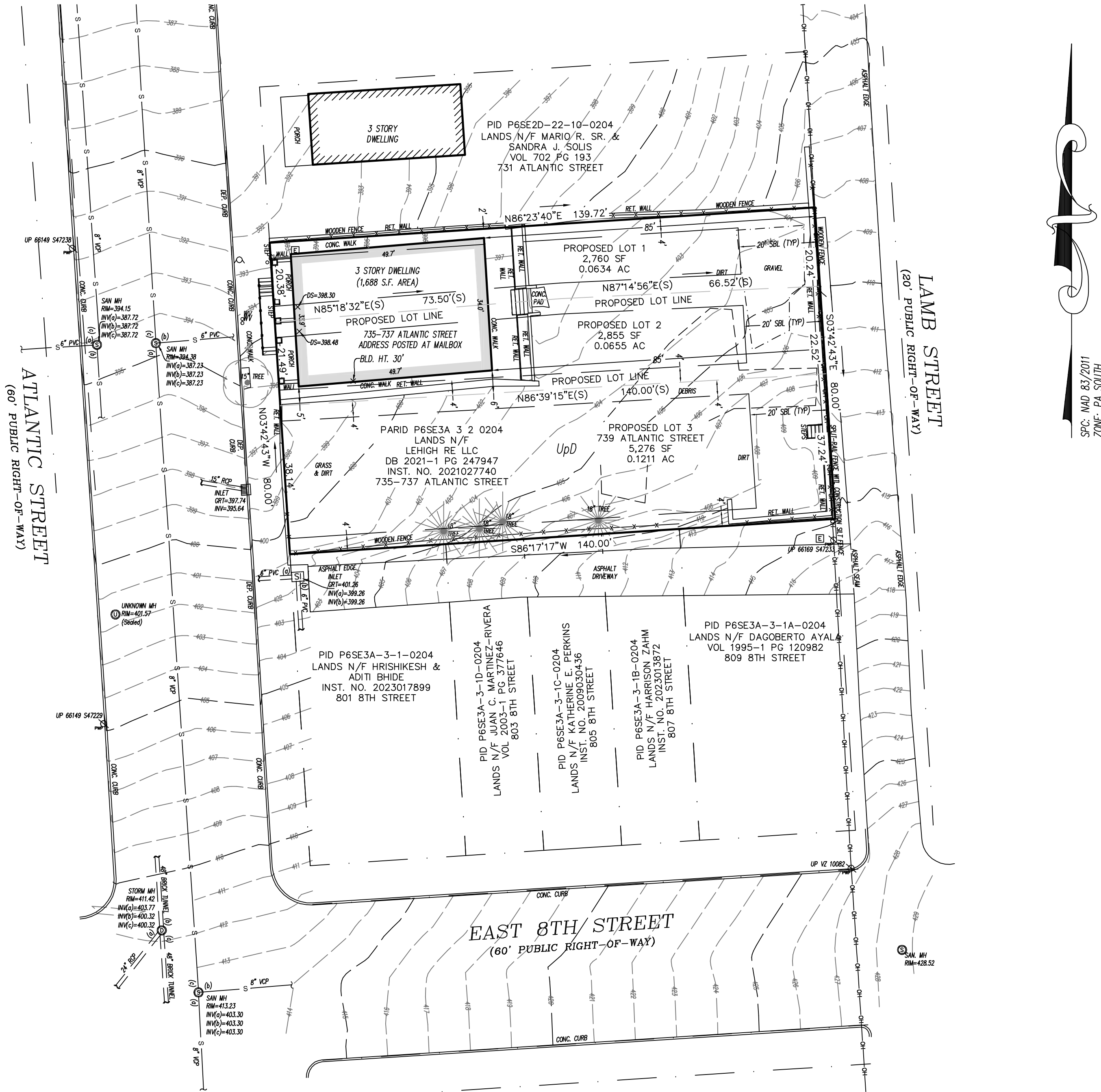
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF NORTHAMPTON CO., PENNSYLVANIA ON 2024, IN MAP BOOK VOLUME PAGE  
NORTHAMPTON COUNTY RECORDER OF DEEDS

NOTARY STATEMENT

STATE OF  
COUNTY OF  
ON THIS, THE DAY OF, 2024, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, KNOWN TO ME (OR SATISFACTORY PROVEN) TO BE THEIR PERSON WHOSE NAME ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME FOR THE PURPOSE THEREIN CONTAINED  
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL  
NOTARY PUBLIC  
COMMISSION EXPIRES:

ZONING DATA						
HIGH DENSITY RESIDENTIAL (RT)	PER ORD.	PER ORD. SINGLE FAMILY DETACHED	EXISTING P6SE3A 3 2 0204	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
MINIMUM LOT AREA:	6,000 S.F.	4,000 S.F.	11,200 S.F.	*2,760 S.F.	*2,855 S.F.	5,276 S.F.
MINIMUM LOT AREA PER DWELLING UNIT:	3,000 S.F.	4,000 S.F.	1,688 S.F.	844 S.F.	844 S.F.	N/A
MINIMUM LOT WIDTH:	30 FEET	40 FEET	80 FEET	* 20 FEET	* 20 FEET	38 FEET
FRONT YARD SETBACK (COLLECTOR):	N/A	N/A	N/A	N/A	N/A	N/A
SIDE YARD SETBACK:	4 FEET	4 FEET	2/43 FEET	** 2 FEET	6 FEET	4 FEET
REAR YARD SETBACK:	20 FEET	20 FEET	85 FEET	85 FEET	85 FEET	N/A
MAX. BUILDING COVERAGE:	80%	80%	15%	30%	29%	N/A
MAX. IMPERVIOUS COVERAGE:	N/A	N/A	N/A	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT:	2.5 STORIES 35 FEET	2.5 STORIES 35 FEET	3 STORIES 30 FEET	3 STORIES 30 FEET	3 STORIES 30 FEET	N/A

ZONING DATA NOTES	
* - VARIANCE REQUIRED, REFER TO 1306.01(a)(4)	
** - EXISTING NONCONFORMITY, REFER TO 1306.01(a)(4)	



ATLANTIC STREET MINOR SUBDIVISION

735-737 ATLANTIC STREET

BETHLEHEM, PA 18015

SPEC. NAD 83/2011  
ZONE: PA SOUTH

SOILS (SHOWN IN GRAY)

UpB - Urban land-Gladstone complex - 8 to 25% slopes

SYMBOLS

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

MONUMENT FOUND

MONUMENT TO BE SET

BENCHMARK TOPO

RECORD DATA

SURVEYED DATA

R/W RIGHT OF WAY

SBL SET BACK LINE

RCF REINFORCED CONC PIPE

CMP CORRUGATED METAL PIPE

PVC PLASTIC PIPE

HDPE HIGH DENSITY POLYETHYLENE PIPE

DIP CAST IRON PIPE

DIP DUCTILE IRON PIPE

L/S LANDSCAPING

DECIDUOUS TREE

EVERGREEN TREE

U.G. UNDER GROUND

C - CABLE TELEVISION LINE

E - ELECTRICAL LINE

G - GAS LINE

T - TELEPHONE LINE

W - WATER LINE

OH - OVERHEAD ELECTRIC WIRE

SPOT LIGHT

POWERPOLE

GUY WIRE

LIGHT POLE

STREET LIGHT POLE

ELEC. TRANSFORMER

AIR CONDITIONER

ELEC. MANHOLE

ELECTRIC METER

CABLE BOX

UNDERGROUND CABLE MARKER

TRAFFIC POLES

TRAFFIC SIGNAL

TRAFFIC MANHOLE

TRAFFIC SIGNAL BOX

SEWER MANHOLE

CLEAN OUT

STORM DRAIN MANHOLE

STORM INLET

CURB INLET

ROUND STORM INLET

UNKNOWN MANHOLE

WATER MANHOLE

WATER VALVE

WATER METER

HYDRANT / FDC

GAS MANHOLE

GAS VALVE

GAS METER

UNDERGROUND GAS MARKER

TELEPHONE MANHOLE

PAY PHONE

TELEPHONE BOX

UNDERGROUND TELEPHONE MARKER

FLAG POLE

BOLLARD

BORE HOLE

MONITORING WELL

MAIL BOX

SIGN

METAL TANK COVER

AIR COMPRESSOR

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.  
NOT VALID UNTIL SEALED  
DATE  
GREGORY C. NOIL  
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR 800705048  
gnoil@valleylandservices.com  
PENNSYLVANIA CERTIFICATION BY REF TO THE ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER, NO RESPONSIBILITY OR LIABILITY IS ASSIGNED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, THE USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

VICINITY MAP

NOT TO SCALE

SITE DATA

1. PROPERTY IS KNOWN AS PARID: P6SE3A 3 2 0204 IN THE CITY OF BETHLEHEM, WARD 5 BLOCK 12A, NORTHAMPTON COUNTY, PENNSYLVANIA.  
2. EXISTING LOT AREA = 11,200 S.F. OR 0.2571 AC.  
PROPOSED LOT 1 = 2,760 SF OR 0.0634 AC  
PROPOSED LOT 2 = 2,855 SF OR 0.0655 AC  
PROPOSED LOT 3 = 5,585 SF OR 0.1282 AC  
3. 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.  
4. VERTICAL DATUM = NAVD 88. BENCHMARK - MAG NAIL, ELEV=401.07  
5. 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.  
6. 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.  
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.  
8. TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM GROUND SURVEY PERFORMED BY VALLEY LAND SERVICES, LLC. DATE OF FIELD SURVEY = 2-29-2024.  
9. 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.  
10. 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.  
11. 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.  
12. PARKING PROVIDED - NO STRIPED PARKING OBSERVED AT TIME OF SURVEY.  
13. THE 4 EXISTING 18" TREES SHALL BE PROTECTED DURING FUTURE DEVELOPMENT OR SHALL BE REPLACED PER ZONING ORDINANCE SUBSECTION 1318.28.

FLOOD NOTE

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 420718 0326 E WHICH HAS AN EFFECTIVE DATE OF JULY 16, 2014, MAP No. 4209500326E 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. (NAVD 88)

TYPE OF SURVEY: ATLANTIC STREET MINOR SUBDIVISION

VALLEY LAND SERVICES, LLC

4383 HECKTOWN ROAD

BETHLEHEM, PA 18020

Phone (610) 365-2907 Fax (610) 365-2958

NJ Certificate of Authorization: 24GA28339300

SITE ADDRESS: 735-737 ATLANTIC STREET

CITY OF BETHLEHEM

NORTHAMPTON COUNTY, PENNSYLVANIA

CLIENT: BLACK FALCON

JOB NO: V240034

DRAWN BY: INDO

APPROVED BY: GCN

DATE: MARCH 15, 2024

REVISIONS:

No.	DATE	DESCRIPTION

0' 20' 40' 60'

SCALE: 1" = 20'

SHEET 1 OF 1

1