

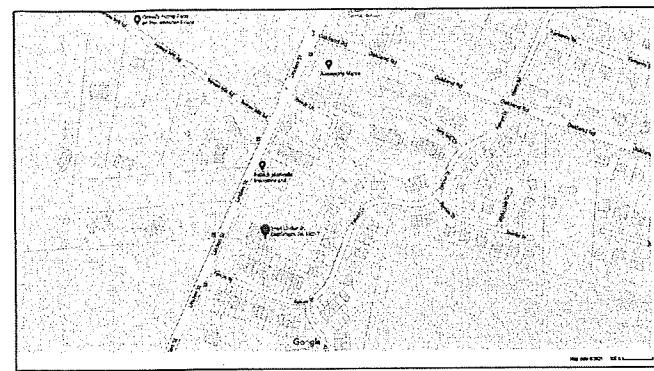
**LEGEND**

**EXISTING FEATURES**

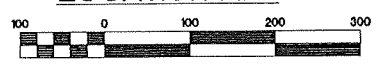
- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- PAINT WALK OR PAD
- EASEMENT LINE
- RIGHT-OF-WAY
- IRON PIN
- CONCRETE MONUMENT
- UNDERGROUND ELECTRIC/PHONE/CABLE
- FENCE
- STORM SEWER & INLETS
- SANITARY SEWER & MANHOLE
- SANITARY SEWER CLEANOUT
- EDGE WOODLAND
- GUIDE RAIL
- LIGHT STANDARD
- BOLLARDS
- SIGN POST
- UTILITY POLE
- GUY WIRE
- PAINT LINES
- DYL PAINT
- FIRE DEPARTMENT CONNECTION
- DECIDUOUS TREE
- PINE TREE
- LANDSCAPE
- FIRE HYDRANT
- RIP RAP SWALE



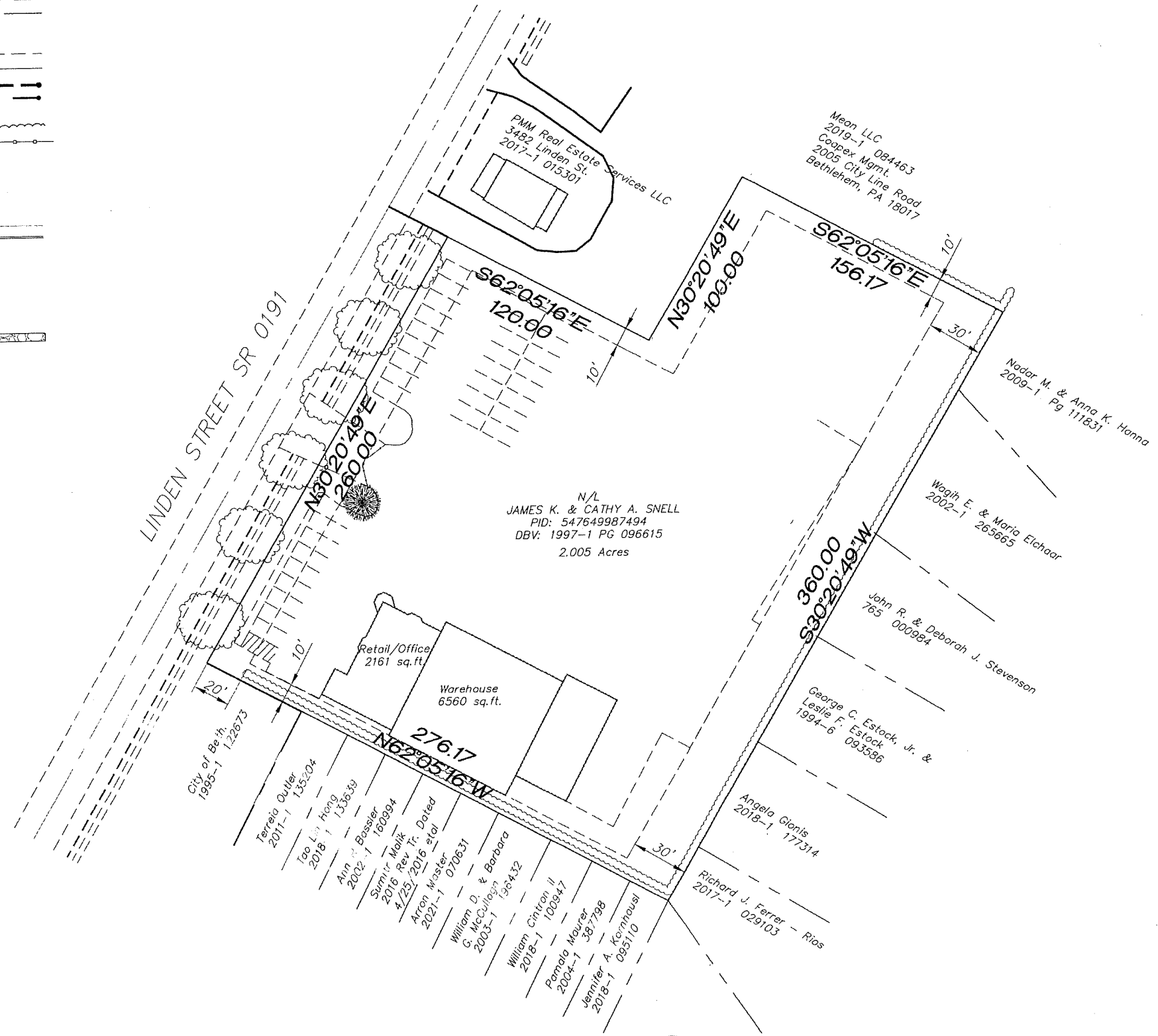
Scale 1" = 30'



**LOCATION MAP**



Scale 1" = 100'



**SITE DATA**

RECORD OWNERS: JAMES J. & KATHY A. SNELL  
3484 LINDEN STREET  
BETHLEHEM, PA 18017

WARD 14 CITY BLOCK 263  
PARCEL ID NUMBER M7 2 7B 0204  
DEED BOOK/PAGE 1997/096615  
ACREAGE 2.005 ACRES

**ZONING DATA**

ZONING DISTRICT: RG (LOW DENSITY RESIDENTIAL)  
USE: NON-RESIDENTIAL AND OTHER ALLOWED USES

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA -	6,500 SQ. FT.	87,342 SQ. FT.	-
MIN. LOT WIDTH -	60 FT.	> 100 FT.	-
MAX. BUILDING COVERAGE -	35%	10%	-
MAX. BUILDING HEIGHT -	35 FT.	<35 FT.	-
IMPERVIOUS COVERAGE -	-	-	-

SETBACKS  
MINIMUM FRONT LINDEN ST. 20 FEET  
MINIMUM BOTH SIDES 10 FEET  
MINIMUM REAR 30 FEET

UTILITIES EXISTING:  
WATER - CITY OF BETHLEHEM  
SEWER - CITY OF BETHLEHEM

UTILITIES PROPOSED: NONE

THERE ARE NO WETLANDS OR DESIGNATED FLOOD PLAINS ON THIS SITE.

**OFF-STREET PARKING REQUIRED:**

INDOOR RETAIL BUSINESS:  
PARKING OR STORAGE SPACE FOR ALL VEHICLES USED DIRECTLY IN THE CONDUCT OF SUCH BUSINESS PLUS FOUR (4) PARKING SPACES PER 1000 SQ.FT. OF GROSS FLOOR AREA.

2 EMPLOYEES = 2 SPACES  
FIRST 1,000 SQ.FT. = 4 SPACES  
2100 SQ.FT. = 8 SPACES  
10 SPACES REQUIRED, 34 PROVIDED (1 HANDICAP PARKING SPACES)

**PA ACT 287, AS AMENDED**

IN ACCORDANCE WITH PA ACT 287, AS AMENDED, THE SURVEYOR CONTACTED PA ONE CALL, INC. FOR A DESIGN PHASE LOCATION REQUEST. THE SERIAL NUMBER FOR THAT REQUEST IS 2009XXXXXX. THE SURVEYOR HAS MADE NO INDEPENDENT VERIFICATION OF THE INFORMATION PROVIDED OTHER THAN AS WAY BE READILY EVIDENT FROM THE SURFACE OF THE GROUND.

THE CONTRACTOR SHALL COMPLY WITH PA ACT 287, AS AMENDED REQUIREMENTS AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF WORK.



**ENGINEER'S STATEMENT**

I, STEPHEN A. PANY, A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

DATE \_\_\_\_\_ PLAN PREPARER'S SIGNATURE \_\_\_\_\_

Pony & Lentz Engineering Company accepts no responsibility for unauthorized use of this document. Reproduction of this drawing or any portion thereof is prohibited without the written consent of Pony & Lentz Engineering Company. Only final construction documents signed and sealed by the Engineer of Record are valid. All written dimensions shall take priority over scaled dimensions. The contractor shall be responsible for verifying all locations, elevations, dimensions and conditions prior to construction. The contractor shall notify Pany & Lentz Engineering Company of any discrepancies with the information shown on the drawings.

**PANY & LENTZ ENGINEERING COMPANY**  
CONSULTING ENGINEERS  
CIVIL • STRUCTURAL • MECHANICAL • INTERIORS  
609 Hamilton Street • Allentown, PA 18101  
Office: 610/433-1634 • Fax: 610/433-1636

<b>ACTION RENTAL</b>		DESIGNED	SAP
3484 LINDEN STREET		CHECKED	SAP
CITY OF BETHLEHEM		DATE	MARCH 18, 2021
NORTHAMPTON COUNTY, PENNSYLVANIA		BY	
FIG. NO.	1	REV.	0
SHEET NO.	1	REV.	0
OF 1	SHEET	0	