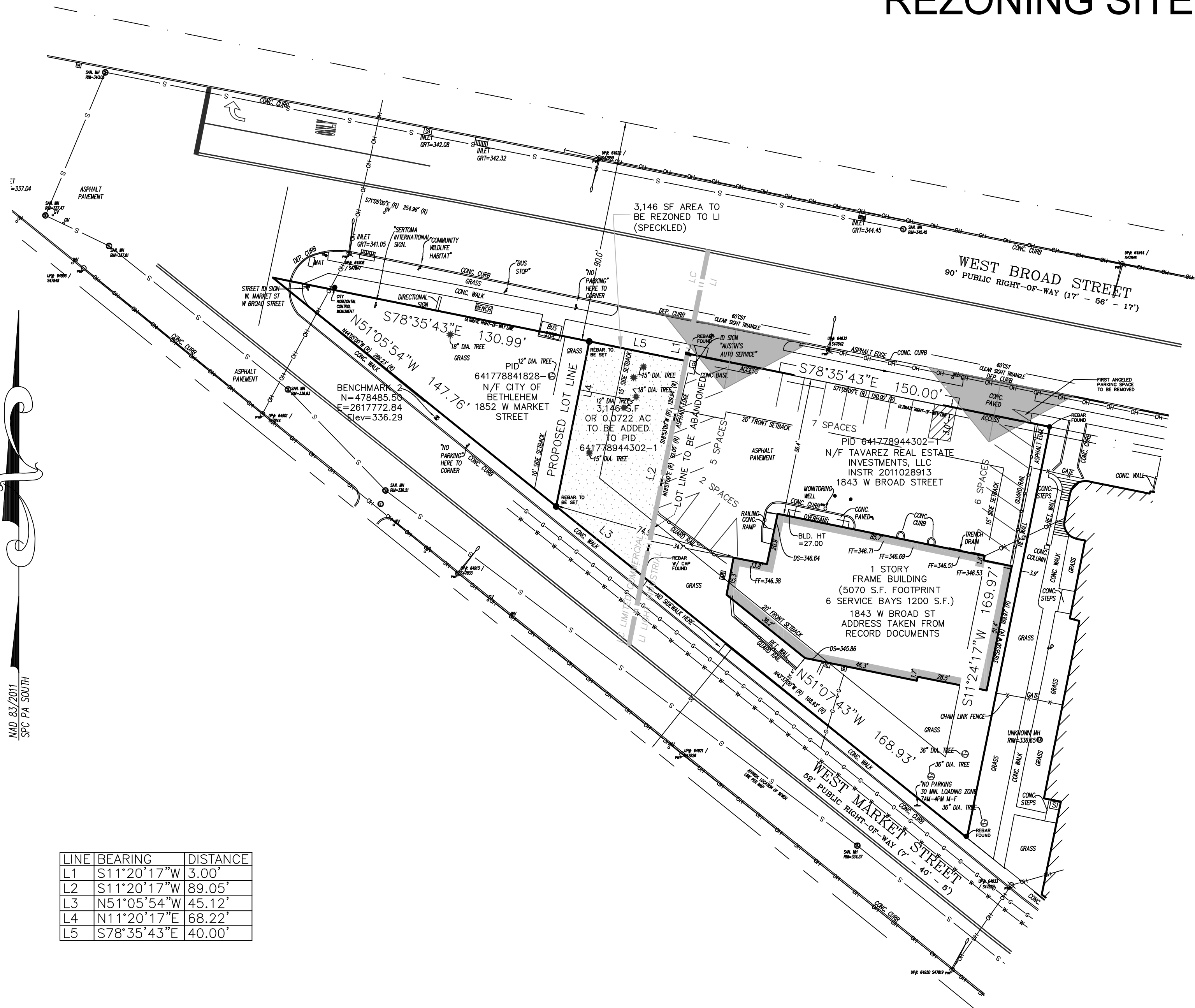


# 1843 WEST BROAD STREET REZONING SITE PLAN



LINE	BEARING	DISTANCE
L1	S11°20'17\"W	3.00'
L2	S11°20'17\"W	89.05'
L3	N51°05'54\"W	45.12'
L4	N11°20'17\"E	68.22'
L5	S78°35'43\"E	40.00'

## UTILITY NOTES

ONE CALL TICKET NUMBER 20202331796 CALL DATE 08/20/20

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA ARE;

PPL ELECTRIC UTILITIES  
ADDRESS: 827 HAUSMAN ROAD, ALLENTOWN, PA 18104-9392  
PHONE: 1-800-342-5775

BETHLEHEM DEPARTMENT OF WATER AND SEWER  
ADDRESS: 10 E. CHURCH STREET BETHLEHEM, PA 18018  
PHONE: NON-EMERGENCY 610-865-7207, EMERGENCY 610-865-7077

SERVICE ELECTRIC CABLE TV & COMMUNICATIONS  
ADDRESS: 2260 AVE. A, BETHLEHEM, PA 18017  
PHONE: NON-EMERGENCY 610-865-9100, EMERGENCY 570-825-8508

RCN TELECOM SERVICES, LLC  
ADDRESS: PRESIDENT PLAZA, 196 VAN BUREN STREET, SUITE 300, HERNDON, VA 20170  
PHONE: NON-EMERGENCY 609-734-3700, EMERGENCY 1-800-746-4726

UGI ENERGY SERVICE  
ADDRESS: P.O. BOX 13009, READING, PA 19612-3099  
PHONE: NON-EMERGENCY 1-800-276-2722, EMERGENCY (800)-276-2722

VERIZON  
ADDRESS: ONE VERIZON WAY, BASKING RIDGE, NEW JERSEY 07920, US  
PHONE: NON-EMERGENCY 1.866.408.9290

## ZONING 1852 W BROAD PID 641778841828-I

ZONING CLASSIFICATION: CL "LIMITED COMMERCIAL DISTRICT"

MIN. LOT AREA: 2,000 S.F.  
EXISTING LOT AREA = 7,613 S.F. OR 0.1748 AC  
PROPOSED LOT AREA = 4,468 S.F. OR 0.1026

MIN. LOT WIDTH: 20 FT  
EXISTING LOT WIDTH = 170.99  
PROPOSED LOT WIDTH = 130.99

MIN. FRONT YARD SETBACK = 0 FEET  
N/A NO STRUCTURE

MIN. REAR YARD SETBACK = 10 FEET  
N/A NO STRUCTURE

MIN. SIDE YARD SETBACK = 4 FEET  
N/A NO STRUCTURE

PARKING: 0 SPACES REQUIRED, 0 PROVIDED.

MAXIMUM BUILDING COVERAGE: 80%  
N/A NO STRUCTURE

MAXIMUM IMPERVIOUS COVERAGE = 90% IMPERVIOUS COVERAGE  
EXISTING IMPERVIOUS COVERAGE: 1%  
PROPOSED IMPERVIOUS COVERAGE: 2%

MAX HEIGHT = 5 STORIES OR 60 FEET WHICHEVER IS MORE RESTRICTIVE

## ZONING 1843 W BROAD PID 641778944302-I

ZONING CLASSIFICATION: LI "LIGHT INDUSTRIAL"

MIN. LOT AREA: 10,000 S.F.  
EXISTING LOT AREA = 19,642 S.F. OR 0.4509 A.C  
PROPOSED LOT AREA = 22,787 S.F. OR 0.5231 A.C

MIN. LOT WIDTH: 80 FT  
EXISTING LOT WIDTH = 150 FT  
PROPOSED LOT WIDTH = 190.02 FT

MIN. FRONT YARD SETBACK = 20 FEET  
EXISTING FRONT YARD SETBACK = 56.4' FROM W. BROAD ST.; 15.5' FROM WEST MARKET ST.  
PROPOSED FRONT YARD SETBACK = 56.4' FROM W. BROAD ST.; 15.5' FROM WEST MARKET ST

MIN. REAR YARD SETBACK = 15 FEET  
N/A

MIN. SIDE YARD SETBACK = 15 FEET  
EXISTING SIDE YARD SETBACK = 3.9 FT\* ON EAST SIDE; 34.7 ON WEST SIDE  
PROPOSED SIDE YARD SETBACK = 3.9 FT\* ON EAST SIDE; 74.9 ON EAST SIDE

PARKING: FOUR SPACES PER EACH SERVICE BAY AND ONE SPACE PER EMPLOYEE  
4 SERVICE BAYS X 4 SPACES PER BAY = 16 SPACES  
11 EMPLOYEES X 1 SPACE PER EMPLOYEE = 11 SPACES  
TOTAL 27 SPACES REQUIRED  
20 PROVIDED

\* EXISTING NON-CONFORMITY

MAXIMUM BUILDING COVERAGE: 65%  
EXISTING BUILDING COVERAGE: 26%  
PROPOSED BUILDING COVERAGE: 22%

MAXIMUM IMPERVIOUS COVERAGE = 90% IMPERVIOUS COVERAGE  
EXISTING IMPERVIOUS COVERAGE = 75%  
PROPOSED IMPERVIOUS COVERAGE = 70% \*

\*INCLUDES PROPOSED IMPERVIOUS PAVEMENT AND PROPOSED ASPHALT PAVEMENT

MAX BLD. HEIGHT: 80 FEET  
EXISTING BLD HT = 27 FT

## SITE DATA

TRACT AREA:  
EXISTING LOT AREAS:  
1843 W BROAD = 19,642 S.F. OR 0.4509 A.C  
1852 W MARKET = 7,613 S.F. OR 0.1748 AC  
PROPOSED LOT AREAS:  
1843 W BROAD = 22,787 S.F. OR 0.5231 A.C.  
1852 W MARKET = 4,468 S.F. OR 0.1026

EXISTING USE: 1843 W BROAD = AUTO REPAIR GARAGE  
1852 W MARKET = PARK  
PROPOSED USE: 1843 W BROAD = AUTO REPAIR GARAGE  
1852 W MARKET = PARK

EXISTING WATER SUPPLY SERVICE- CITY OF BETHLEHEM

EXISTING SANITARY SEWER SERVICE- CITY OF BETHLEHEM

CITY WARD, BLOCK, LOT  
WARD 13 BLOCK 23, LOT 1 AND 2A  
CITY OF BETHLEHEM, LEHIGH COUNTY, PENNSYLVANIA

EXISTING ADDRESS:  
641778944302 = 1843 WEST BROAD STREET, BETHLEHEM, PA  
641778841828 = 1852 W MARKET ST, BETHLEHEM, PA

PROPOSED ADDRESS: SAME AS EXISTING ADDRESSES.

## OWNER 641778841828-I

OWNER: CITY OF BETHLEHEM  
NAME: CITY OF BETHLEHEM  
ADDRESS: 10 EAST CHURCH STREET  
BETHLEHEM, PA 18018  
EMAIL: BETHLEHEMSERVICECENTER@BETHLEHEM-PA.GOV  
PHONE: 610-865-7000

## OWNER/ DEVELOPER 641778944302-I

OWNER: TAVAREZ REAL ESTATE INVESTMENTS LLC  
NAME: NELSON TAVAREZ  
ADDRESS: 184 LILAC DRIVE  
ALLENTOWN, PA 18104  
EMAIL: TAVAREZ.REI@GMAIL.COM  
PHONE: 610-866-5440

## SOURCE OF TITLE

PARCEL ID 641778844302-1  
INSTR. 2011028913  
LEHIGH COUNTY, PENNSYLVANIA  
SEPTEMBER 9, 2011

PARCEL ID 641778841828-1  
DEED BOOK 371 PAGE 490  
LEHIGH COUNTY, PENNSYLVANIA  
MAY 15, 1922.

## SITE DATA

1. THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN PIN 641778944302-1 (WARD 13 BLOCK 23 LOT 1) AND PIN 641778841828-1 (WARD 13 BLOCK 23 LOT 2A) IN THE CITY OF BETHLEHEM, LEHIGH COUNTY, PA.

3,145 S.F. OR 0.0722 ACRES WILL BE SUBTRACTED FROM PIN 641778841828 1852 W BROAD (WARD 13 BLOCK 24 LOT 33) AND BE ADDED TO 641778944302 1843 W BROAD (WARD 13 BLOCK 24 LOT 34)

2. 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.

3. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.

4. THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED WITH A RAISED IMPRESSION SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.

5. 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.

6. COPYRIGHT © 2020, 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, TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION SEAL ARE NOT VALID.

7. PARKING PROVIDED -  
-REGULAR = 20 SPACES  
-HANDICAP = 0 SPACES  
TOTAL SPACES PROVIDED = 20

8. ALL PARKING SPACES SHOWN ARE EXISTING.

## 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 0306 E WHICH HAS AN EFFECTIVE DATE OF JULY 16 2014 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 DATUM OF FIRM = NAVD 88

TYPE OF SURVEY: 1843 W. BROAD STREET - REZONING

**VALLEY LAND SERVICES, LLC**  
4383 HECKTOWN ROAD  
BETHLEHEM, PA 18020  
Phone (610) 365-2907  
Fax (610) 365-2958

SITE ADDRESS: 1843 W BROAD ST &  
CITY OF BETHLEHEM  
LEHIGH COUNTY, PA

CLIENT: TAVAREZ REAL ESTATE

JOB NO: V20-0160 DRAWN BY: IND/HMD APPROVED BY: GCN

DATE: OCTOBER 5, 2020

REVISIONS:  
No. DATE DESCRIPTION  
1 2-4-21 REVISED AS PER COMMENT LETTER

0' 30' 60' 90'  
SCALE: 1" = 30'

SHEET 1 OF 1

1

## 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

**GREGORY C. NOLL**  
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR SU076048

DATE

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE SURVEYOR. NO RESPONSIBILITY OR LIABILITY IS ASSIGNED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE, INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.