



LOCATION MAP  
1" = 2000'

**APPLICANT**

CHRISTOPHER BROWN  
919 EVERGREEN PLACE  
BETHLEHEM, PA 18017  
602-684-7705

**STATEMENT OF INTENT**

THE APPLICANT INTENDS TO SUBDIVIDE THE SUBJECT PROPERTY TO CREATE ONE (1) NEW BUILDING LOT INTENDED FOR THE CONSTRUCTION OF A SINGLE-FAMILY DETACHED DWELLING AND A RESIDUAL PARCEL CONTAINING THE EXISTING SINGLE-FAMILY DETACHED DWELLING AND RELATED IMPROVEMENTS, ALL AS DEPICTED HEREIN.

**SITE DATA**

RECORD OWNER: EDOUARD & MARGUERITE GRAVEZ  
PROPERTY ADDRESS: 2204 HUNTINGTON STREET  
TAX MAP REFERENCE: N6NE3B-10-5  
DEED REFERENCE: D.B.V. 119, PG. 000502  
EX. LOT AREA (BY SURVEY): 16,662 S.F./0.3825 AC.  
ZONING CLASSIFICATION: SINGLE-FAMILY RESIDENTIAL (RS)  
CITY WARD/BLOCK: 14/71  
WATER: CITY OF BETHLEHEM  
SANITARY SEWER: CITY OF BETHLEHEM  
NO. EXISTING/PROPOSED LOTS: 1/2

**ZONING DATA**

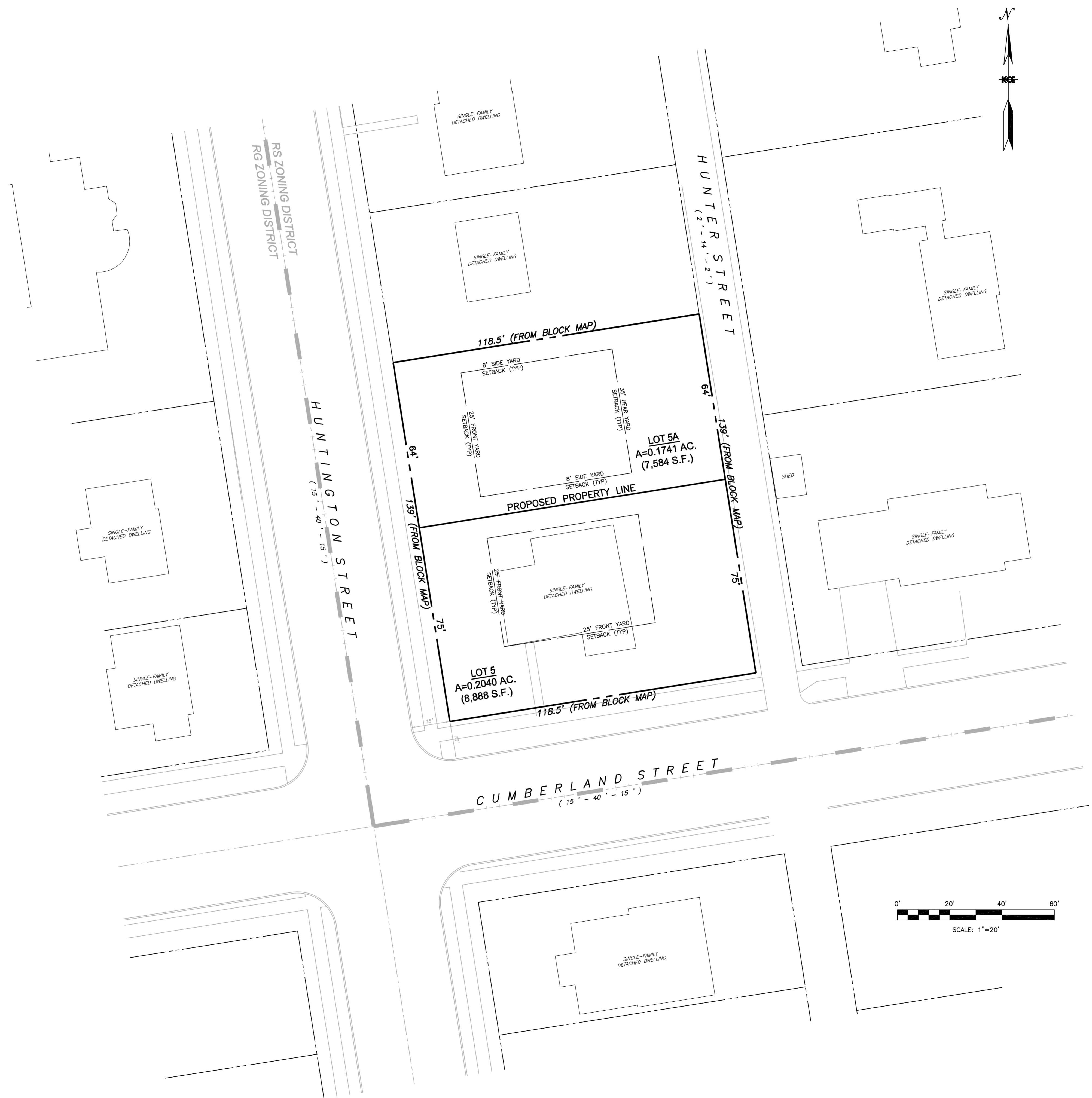
**SINGLE-FAMILY RESIDENTIAL (RS)**

	PER ORD.	PROPOSED	LOT 5A PROPOSED
MIN. TRACT SIZE:	16,000 S.F.	16.4K S.F.	16.4K S.F.
MIN. LOT AREA PER D.U.:	8,000 S.F.	8,888 S.F.	7,584 S.F.*
MIN. LOT WIDTH:	75 FEET	75 FEET	64 FEET*
FRONT YARD SETBACK:	25 FEET	25 FEET	25 FEET
SIDE YARD SETBACK (EA):	8 FEET	8 FEET	8 FEET
REAR YARD SETBACK:	35 FEET	35 FEET	35 FEET
MAX. BUILDING HEIGHT:	35 FEET	35 FEET	35 FEET
	2.5 STRY.	2.5 STRY.	2.5 STRY.
MAX. BUILDING COVER:	25%	22%	35%*
MAX. IMPERVIOUS COVER:	75%	25%	75%

\* ZONING RELIEF REQUIRED

**PLAN PREPARER'S NOTES**

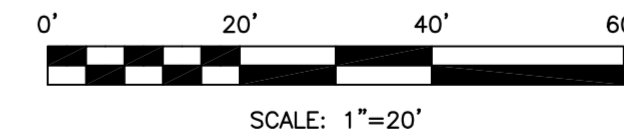
- THIS PLAN WAS PREPARED BASED ON GRAPHICAL INFORMATION SYSTEM (GIS) AERIAL IMAGERY OBTAINED FROM PENNSYLVANIA SPATIAL DATA ACCESS AND HAS NOT BEEN VERIFIED IN ANY WAY BY KEYSTONE CONSULTING ENGINEERS, INC.
- LOCATIONS OF PROPERTY BOUNDARY LINES DEPICTED HEREIN ARE APPROXIMATE AND ARE BASED ON NORTHAMPTON COUNTY TAX ASSESSMENT RECORDS. ACTUAL LOCATIONS OF PROPERTY BOUNDARY LINES MAY VARY BASED ON THE FINDINGS OF A CERTIFIED FIELD BOUNDARY SURVEY.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE DOES NOT DEPICT ANY EASEMENTS OR OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.
- THIS PLAN DOES NOT DEPICT LOCATIONS OF BURIED OR ABOVE-GROUND UTILITIES. CONTRACTOR SHALL VERIFY ANY AND ALL UNDERGROUND UTILITIES IN ACCORDANCE WITH PA ACT 187 PRIOR TO ANY EXCAVATION.
- PROPERTY OWNERS' NAMES, DEED REFERENCES, AND TAX PARCEL IDENTIFIER INFORMATION SHOWN HEREIN IS BASED ON NORTHAMPTON COUNTY TAX ASSESSMENT RECORDS OBTAINED ON APRIL 4, 2017 AND IS SUBJECT TO THE ACCURACIES OR INACCURACIES THEREOF.



**LEGEND**

	SUBJECT PROPERTY LINE
	ADJOINER PROPERTY LINE OR RIGHT-OF-WAY LINE
	FORMER RIGHT-OF-WAY LINE
	EX. ROADWAY CENTERLINE
	REQUIRED YARD LINE
	ZONING DISTRICT BOUNDARY LINE
	EX. CONCRETE CURB
	EX. EDGE OF PAVE
	EX. FENCE (TYPE AS NOTED)
	EX. IRON PIN (OR AS NOTED)
	EX. CONCRETE MONUMENT
	PROPOSED PROPERTY LINE
	PROPOSED IRON PIN

**NOTE:**  
ITALIC TEXT IN PLAN VIEW DENOTES EXISTING FEATURES WHILE UPRIGHT TEXT DENOTES PROPOSED FEATURES.



**KEYSTONE CONSULTING ENGINEERS, INC.**  
*Engineering firm of choice since 1972*

2870 EMRICKBOULEVARD, BETHLEHEM, PA 18020 610-865-4555  
East Office: Bethlehem, West Office: Wescosville, North Office: Kresgeville  
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**SKETCH PLAN**

**MINOR SUBDIVISION**

**LANDS N/F EDOUARD & MARGUERITE GRAVEZ**

2204 HUNTINGTON STREET

BETHLEHEM CITY, PENNSYLVANIA  
NORTHAMPTON COUNTY, PENNSYLVANIA

DESIGNED BY: KIH  
DRAWN BY: KIH  
CHECKED BY: KIH  
DATE: DEC. 28, 2020  
SCALE: 1" = 20'  
KCE JOB NO.: CB-20-141  
SHEET: 1 OF 1