

# 705 LINDEN MINOR SUBDIVISION

**EAST GARRISON STREET**  
(50' WIDE PUBLIC RIGHT-OF-WAY)  
(10'-30'-10')

**OWNER**  
LEHIGH & KEYSTONE VALLEY MODEL RAILROAD CLUB, RAILROAD CLUB  
705 LINDEN STREET  
CITY OF BETHLEHEM, PA 18018

**APPLICANT**  
LEHIGH & KEYSTONE VALLEY MODEL RAILROAD CLUB  
705 LINDEN STREET  
CITY OF BETHLEHEM, PA 18018

## OWNER'S CERTIFICATION

I, THE AUTHORIZED OFFICER OF LEHIGH & KEYSTONE VALLEY MODEL RAILROAD CLUB, BEING DULY SWORN ACCORDING TO LAW DOPOSE AND SAY THAT LEHIGH & KEYSTONE VALLEY MODEL RAILROAD CLUB IS THE SOLE OWNER OF 705 LINDEN STREET (PARCEL NUMBER \_\_\_\_\_) POSSESSION OF THE SAME, AND THAT THERE ARE NO SUITS OR ACTIONS PENDING OR AFFECTING THE SAME.

LEHIGH & KEYSTONE VALLEY MODEL RAILROAD CLUB  
BY: \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

## NOTARIZATION

SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

Darlene L. Heller, Planning Director

## CERTIFICATION OF LEHIGH VALLEY PLANNING COMMISSION

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION.

REVIEWED BY: \_\_\_\_\_ PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

## PROOF OF RECORDING

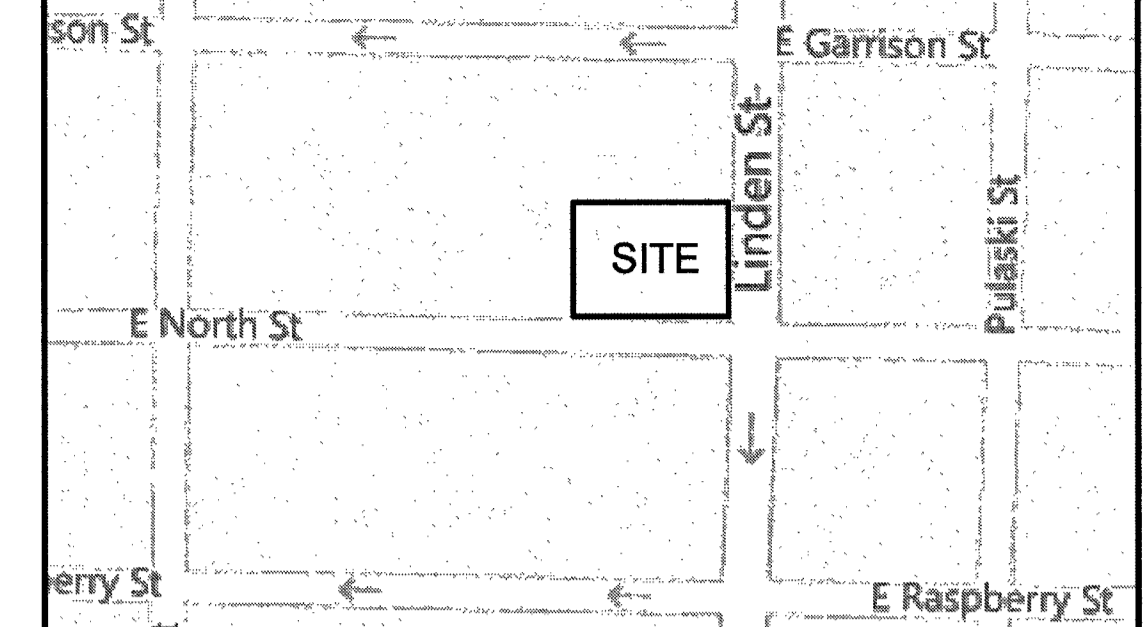
PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA, IN DOCKET ID \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

WITNESS \_\_\_\_\_

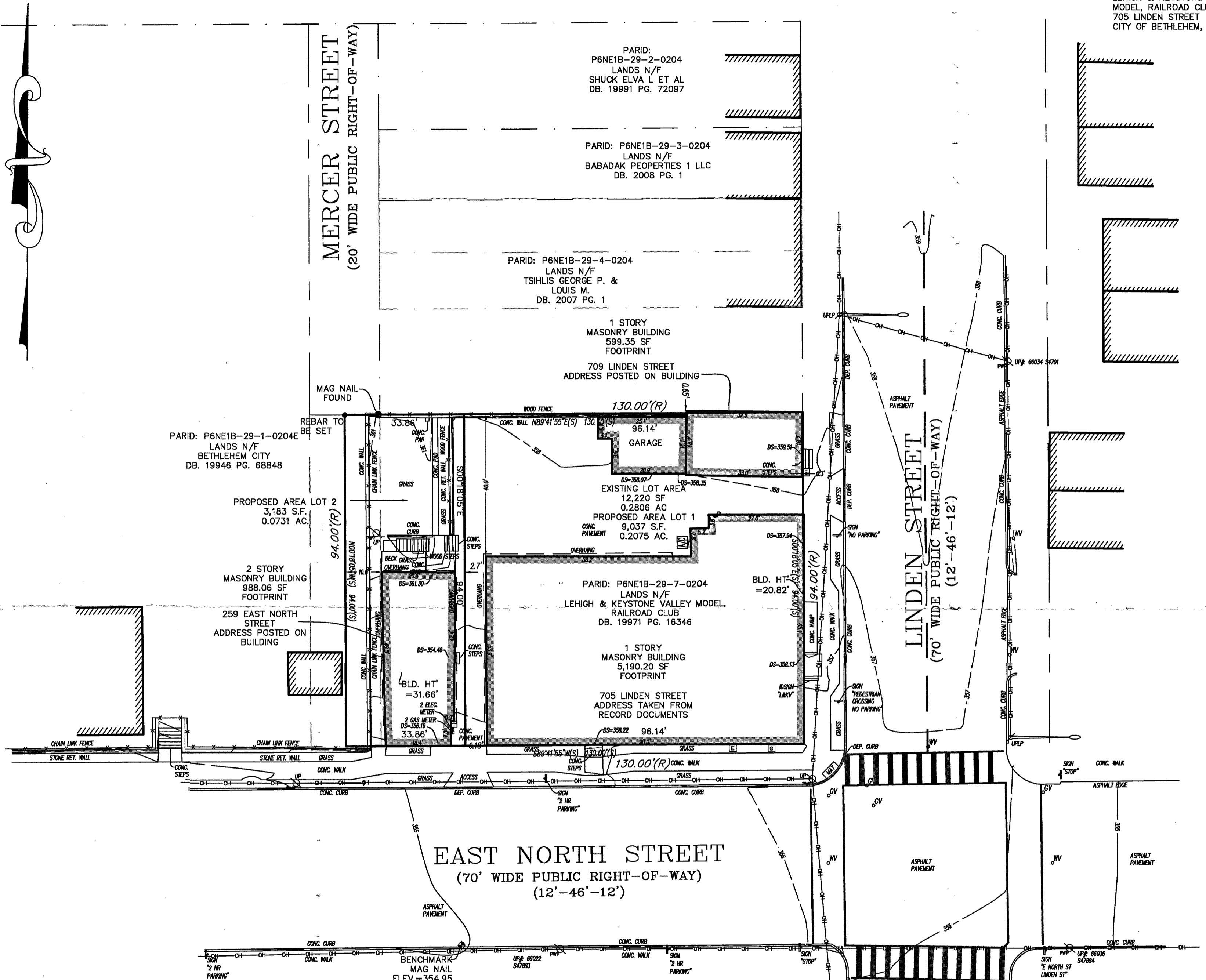
RECORDER OF DEEDS \_\_\_\_\_ DATE \_\_\_\_\_

## VICINITY MAP NOT TO SCALE



## SITE DATA

- PROPERTY IS KNOWN AS PARID P6NE1B-29-7-0204 IN THE CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA.
- LOT AREA = 12,220 S.F. OR 0.2805 AC.
- 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.
- VERTICAL DATUM = NAVD88. BENCHMARK - MAG NAIL, ELEV.=354.95
- 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.
- 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.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
- TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM GROUND SURVEY PERFORMED BY VALLEY LAND SERVICES, LLC. DATE OF FIELD SURVEY = JUNE 07, 2021.
- 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.
- 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.
- COPYRIGHT © 2021, 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 A RAISED IMPRESSION SEAL ARE NOT VALID.



**EAST NORTH STREET**  
(70' WIDE PUBLIC RIGHT-OF-WAY)  
(12'-46'-12')

## UTILITY NOTES

ONE CALL TICKET NUMBER 20211681008 CALL DATE JUNE 17, 2021.

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

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

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

UNITI FIBER DSN

## ZONING DATA

CL LIMITED COMMERCIAL DISTRICT

	PER. ORD.	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT AREA:	2000 SF	9037 SF	3183 SF
MINIMUM LOT WIDTH:	20 FEET	94.00 FEET	31.66 FEET
FRONT YARD SETBACK (COLLECTOR):	0 FEET	0 FEET EXISTING	0 FEET EXISTING
SIDE YARD SETBACK:	4 FEET	0 FEET EXISTING	2.70 FEET
REAR YARD SETBACK:	10 FEET	6.18 FEET	44.37 FEET
MAXIMUM % OF IMPREVIOUS COVERAGE:	90%	100%	53%
MAXIMUM % OF BUILDING COVERAGE:	80%	68%	33%
MAXIMUM BUILDING HEIGHT:	5 STORIES 60 FEET	20.82 FT EXISTING	31.66 FEET EXISTING

## SYMBOL

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

- |                                     |                            |                                |
|-------------------------------------|----------------------------|--------------------------------|
| ● MONUMENT FOUND                    | ▲ SPOT LIGHT               | ⊙ WATER MANHOLE                |
| ○ MONUMENT TO BE SET                | ⚡ POWERPOLE                | ⊙ WATER VALVE                  |
| ⊙ BENCHMARK TOPD                    | — GUY WIRE                 | ⊙ WATER METER                  |
| (R) RECORD DATA                     | ☀ LIGHT POLE               | ⊙ HYDRANT / FDC                |
| (S) SURVEYED DATA                   | ⊙ STREET LIGHT POLE        | ⊙ GAS MANHOLE                  |
| R/W RIGHT OF WAY                    | ⊙ ELEC. TRANSFORMER        | ⊙ GAS VALVE                    |
| SBL SET BACK LINE                   | ⊙ AIR CONDITIONER          | ⊙ GAS METER                    |
| RCP REINFORCED CONC PIPE            | ⊙ ELEC. MANHOLE            | ⊙ UNDERGROUND GAS MARKER       |
| CMP CORRUGATED METAL PIPE           | ⊙ ELECTRIC METER           | ⊙ TELEPHONE MANHOLE            |
| PVC PLASTIC PIPE                    | ⊙ CABLE BOX                | ⊙ PAY PHONE                    |
| HDPE HIGH DENSITY POLYETHYLENE PIPE | ⊙ UNDERGROUND CABLE MARKER | ⊙ TELEPHONE BOX                |
| CIP CAST IRON PIPE                  | ⊙ TRAFFIC POLES            | ⊙ UNDERGROUND TELEPHONE MARKER |
| DIP DUCTILE IRON PIPE               | ⊙ TRAFFIC SIGNAL           | ⊙ FLAG POLE                    |
| L/S LANDSCAPING                     | ⊙ TRAFFIC MANHOLE          | ⊙ BOLLARD                      |
| DECIDUOUS TREE                      | ⊙ TRAFFIC SIGNAL BOX       | ⊙ BORE HOLE                    |
| EVERGREEN TREE                      | ⊙ SEWER MANHOLE            | ⊙ MONITORING WELL              |
| U.G. UNDER GROUND                   | ⊙ CLEAN OUT                | ⊙ MAIL BOX                     |
| — C — CABLE TELEVISION LINE         | ⊙ STORM DRAIN MANHOLE      | ⊙ SIGN                         |
| — E — ELECTRICAL LINE               | ⊙ STORM INLET              | ⊙ METAL TANK COVER             |
| — G — GAS LINE                      | ⊙ CURB INLET               | ⊙ AIR COMPRESSOR               |
| — T — TELEPHONE LINE                | ⊙ ROUND STORM INLET        |                                |
| — W — WATER LINE                    | ⊙ UNKNOWN MANHOLE          |                                |
| — OH — OVERHEAD ELECTRIC WIRE       |                            |                                |

## 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 0328 E. MAP# 4209030302E WHICH HAS AN EFFECTIVE DATE OF JULY 16, 2014 AND IS/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 (FEMA).

TYPE OF SURVEY: 705 LINDEN MINOR SUBDIVISION

**VALLEY LAND SERVICES, LLC**  
4383 HECKTOWN ROAD  
BETHLEHEM, PA 18020  
Phone (610) 365-2907 Fax (610) 365-2958  
NJ Certificate of Authorization: 240A28339300

## 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.

## PRELIMINARY

NOT VALID UNTIL SEALED

**GREGORY O. NOLL**

PENNSYLVANIA PROFESSIONAL LAND SURVEYOR 80076048

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

SITE ADDRESS: 705 LINDEN STREET, CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA.

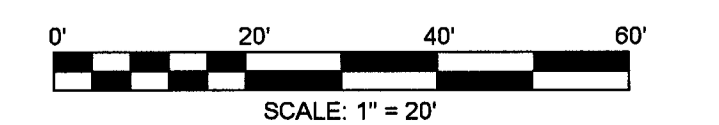
CLIENT: LEHIGH & KEYSTONE VALLEY MODEL RAILROAD CLUB

JOB NO: V210195 DRAWN BY: AJS APPROVED BY: GON

DATE: JULY 15, 2021

REVISIONS:

No.	DATE	DESCRIPTION



SHEET 1 OF 1

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