

LOCATION MAP 1" = 750'

Surveyor's Certification

I hereby certify that this plan has been compiled from a survey actually made on the ground, that it is correct, and at the time the survey was made, there were no easements or encroachments across property lines, other than those shown.

Thomas J. Morganelli, PLS
PA Reg. No. SU-22380-E 807 West Broad Street Bethlehem, PA 18018 610-691-2699



By submission of these plans the surveyor on record certifies that these plans are in complete conformance with the City of Bethlehem Storm: Water Management Ordinance. Section 952.06, d., 1. — "Controlling runoff through a 'sheet flow' system of vegetative of similar buffers having a minimum flow length equal to the length of the impervious areas."

Roof down spouts are to be turned towards Moll Street and are to flow unimpeded across the rear lawn.

9,834.6 Sq. Ft.

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1,050 Sq. Ft.

2,560 Sq. Ft.

10%

8%

75.65 Ft.

I (we) the undersigned being duly sworn according to law, depose and say that I am (we are) the sole owner(s) of the tract shown hereon in peaceful possession of the same and that there are no suits or actions pending or affecting the same.

GERALD J'GREEN

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy J. Reppert, Notary Public
City of Bethlehem, Lehigh County My Commission Expires June 1, 2012

Member, Pennsylvania Association of Notaries

My commission expires: 6 1 2012

RECORDER'S STATEMENT

Recorded in and for the County of Lehigh

PA ONE CALL RESPONSE NUMBER: 20100380047

Contact person: Thomas J. Morganelli,PLS

in Plan Book_____Pg.___

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

Land P. Buryman LVPC Staff Person Reponsible for Review

This MINOR SUBDIVISION certifies that lots 1, & 2 shall hereafter consist of the dimensions, property lines and improvements as shown on this Plan. Lots 1 & 2 are to be known as/address numbers 1825 & 1819 Budd Avenue

SHT. NAME

Approved By: Director of Planning

APPROVED BY:

Edge of Pave

Utility Pole

I. Pin Found

I. Pin SET

0

DRAWN BY: T.J.M.

DATE: February 09, 2010 PROJ. NO.

FLOOD PLAIN This project is not in a flood plain

03/29/10 - Curbing added

bounds & tree

prepared by Thomas J. Morganelli, PLS 807 West Broad Street Bethlehem, PA 18018 610-691-2699

Gerald J. Green 219 Mount Airy Avenue

Bethlehem, PA 18018 Phone 610-653-0900 INST. NO. 2009031075

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Setbacks

WARD 13 BLOCK 40

19,467.5 Sq. Ft. - 0.4469 Ac.

Min. Width - 60 Ft. Req.

Front 25' Reg. Rear 30' Req.

Side 6' Req.

Max. Bldg. Cov. 35% Req.

General slope of construction area

Impervious surface area

Area of disturbance

UrC - Urban land, Sloping

General slope

ORIGINAL SUBDIVISION Elliott Hieghts - 1904

Total Devel. Area — 6500 S.F. Req. 9,632.9 Sq. Ft.

Lot Area/Dwelling - 6500 S.F. Req. 9,632.9 Sq. Ft.

74.10 Ft.

1,325 Sq. Ft.

30'

13%

14%

OWNER

DEED

ZONIŃG

SOIL TYPE

REMISIONS 03/03/10 - City letter comments 02/19/10

04/07/10 - Curbing radius added, easement metes and

WARD/BLOCK

TOT. LAND AREA

PIN

GREEN LOT LINE ADJUSTMENT 1825 Budd Avenue City of Bethlehem, Lehigh County, PA

LOT LINE ADJUSTMENT PLAN

1 OF 1