

THIS PLAN PACKAGE WAS PREPARED FOR THE SPECIFIC PURPOSE OF REQUESTING MUNICIPAL/REGULATORY AGENCY APPROVAL FOR THIS PROJECT. IT IS NOT INTENDED TO BE AN ALL INCLUSIVE CONSTRUCTION DOCUMENT. CONTRACTORS, DEVELOPERS, CONSULTANTS, OR OTHER PLAN USERS ARE ADVISED TO CHECK WITH ALL APPLICABLE UTILITIES REGARDING SERVICE, CURRENT SPECIFICATIONS, EXISTING UTILITY LOCATIONS, AND VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. CONSTRUCTION/FABRICATION SHALL NOT BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND DOCUMENTS FROM ALL PERMITTING AUTHORITIES. MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE, FEDERAL, TOWNSHIP, AND/OR OTHER GOVERNING REGULATORY AGENCY STANDARDS, WHICHEVER IS MORE STRINGENT. LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. BEI MAKES NO GUARANTEE THAT THOSE SHOWN ARE ALL THAT EXIST ON THE SITE, NOR THAT THOSE SHOWN ARE AT THE CORRECT LOCATION. CONTRACTORS SHALL FIELD VERIFY THE LOCATION OF UTILITIES & EXISTING FEATURES, AND SHALL CHECK FOR CONFLICTS AND CONFIRM QUANTITIES PRIOR TO BIDDING/ORDERING MATERIALS. NOTIFICATION SHALL BE GIVEN TO BEI IN THE EVENT THAT DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. PA. ACT 187 OF 1988 REQUIRES 3 WORKING DAYS NOTICE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT BEI TO REVIEW ANY CONFLICT OR FIELD CONDITION THAT PREVENTS STRICT ADHERENCE TO THE PLAN PRIOR TO PROCEEDING WITH WORK. BEI WILL, WITHIN 48-HOURS OF BEING CONTACTED BY THE CONTRACTOR, MEET AT THE SITE FOLLOWING THE SITE MEETING BEI WILL PROVIDE ALTERNATE DESIGN OR MAKE A RECOMMENDATION AS TO HOW THE CONTRACTOR SHOULD PROCEED. REMEDIAL OR ALTERNATE DESIGN TO PERMIT CONSTRUCTION AND/OR DIRECTION WILL BE PROVIDED TO PERMIT CONSTRUCTION TO CONTINUE IN A TIMELY MANNER, RECOGNIZING THAT IN SOME INSTANCES IT MAY BE REQUIRED TO INVOLVE GOVERNMENTAL, UTILITY, AND/OR OTHER OUTSIDE ENTITIES THAT COULD RESULT IN SUBSTANTIAL DELAYS BEYOND THE CONTROL OF BEI.

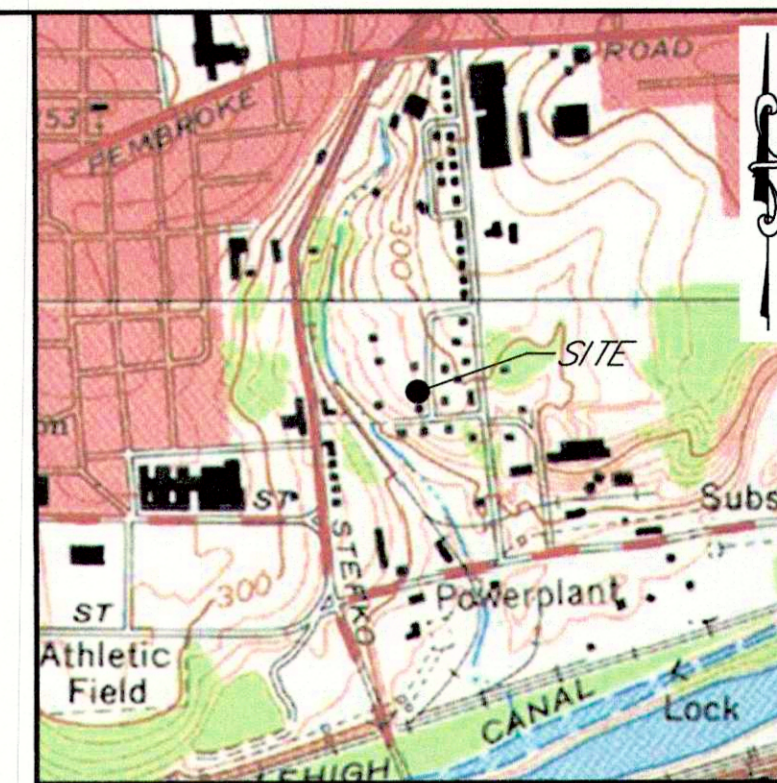
UTILITY FACILITY OWNERS
(AS PROVIDED BY PA1CALL, 11/18/2021)

COMPANY: USIC LOCATING SERVICES LLC
ADDRESS: 9045 N RIVER ROAD SUITE 300
INDIANAPOLIS, IN. 46240
CONTACT: USIC DISPATCH

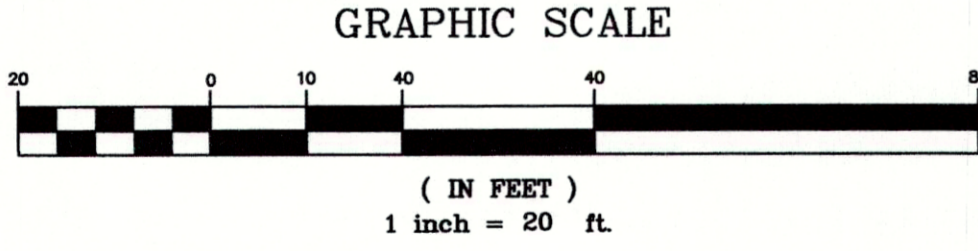
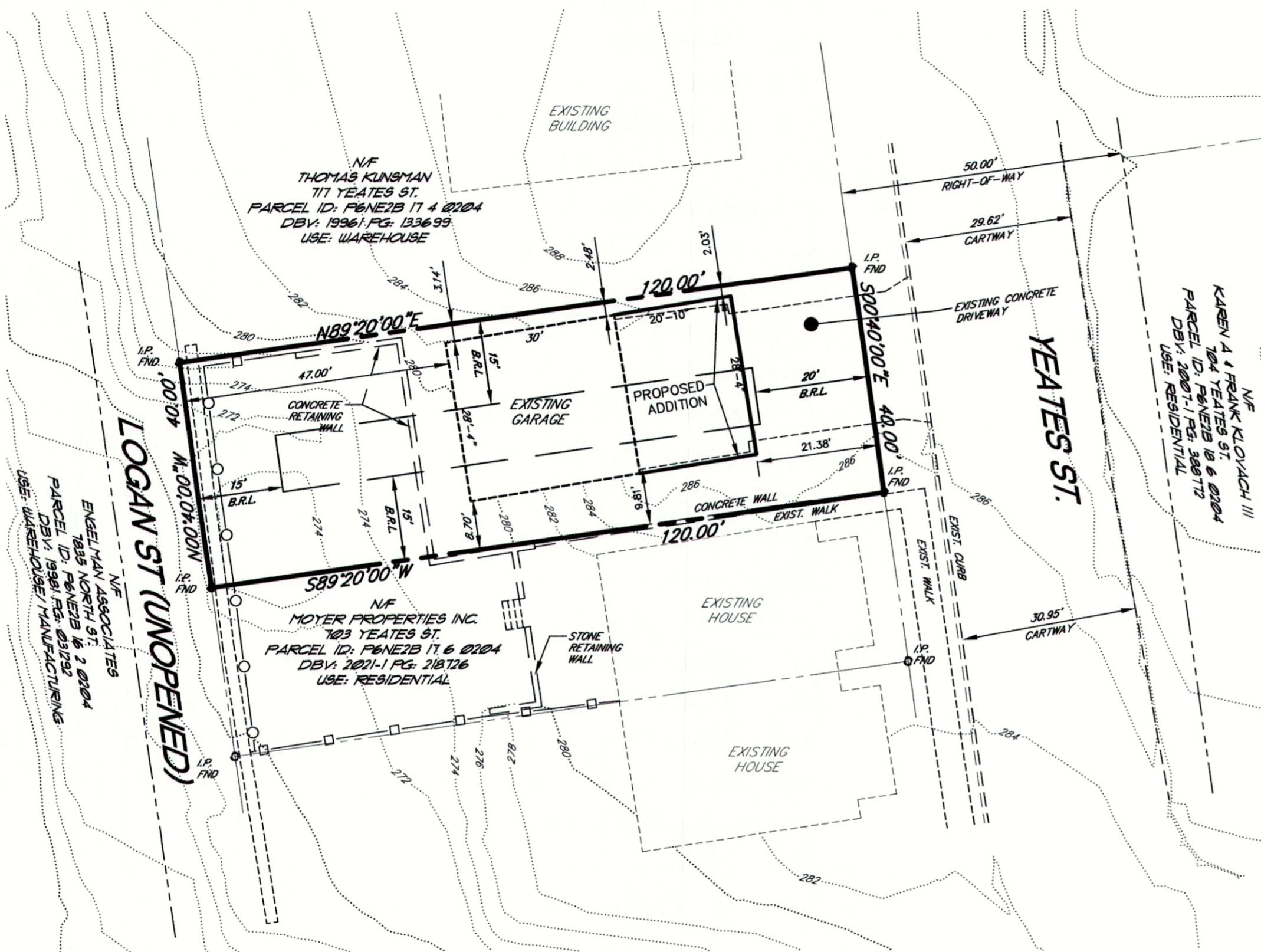
COMPANY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 434 SUSQUEHANNA TRL
NORTHUMBERLAND, PA. 17857
CONTACT: DOUG HAUPT
EMAIL: dhaupt@pplweb.com

COMPANY: BETHLEHEM CITY
ADDRESS: 10 E CHURCH ST
BETHLEHEM, PA. 18018
CONTACT: ROBERT TAYLOR
EMAIL: rtaylor@bethlehem-pa.gov

COMPANY: UGI UTILITIES INC
ADDRESS: 2121 CITY LINE ROAD
BETHLEHEM, PA. 18017
CONTACT: TIMOTHY STEWARD
EMAIL: tsteward@ugi.com



LOCATION MAP
SCALE: 1"=1000'
SOURCE: USGS HELLERTOWN, PA QUAD. MAP



LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY
- BUILDING RESTRICTION LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING EDGE OF PAVE
- EXISTING CURB
- EXISTING EDGE OF DRIVEWAY
- EXISTING WALK
- EXISTING CONTOUR
- IRON PIN, FOUND

EXISTING FEATURES ARE SHOWN/ DEPICTED IN SLANTED TEXT AND DASHED LINES AND PROPOSED FEATURES ARE SHOWN/ DEPICTED IN STRAIGHT TEXT AND SOLID LINES.



SITE DATA

ADDRESS:	709 YEATES ST, BETHLEHEM, PA 18017
TOTAL AREA:	4,800.00 S.F. OR 0.1102 ACRES
PARCEL ID:	P6NE2B 17 5 0204
DEED:	BOOK 2021-1, PG 218726
WATER:	PUBLIC
SEWER:	PUBLIC
MUNICIPALITY:	CITY OF BETHLEHEM, NORTHAMPTON COUNTY
ZONING:	LI (LIGHT INDUSTRIAL)
USE:	CONSTRUCTION COMPANY HEADQUARTERS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 S.F.	4,800 S.F.	4,800 S.F.
MINIMUM LOT WIDTH	80 FT	40 FT	40 FT
MAX. BUILDING COVERAGE:	65%	18%	30.0%
MAX. IMPERVIOUS COVERAGE:	90%	39.4%	40.2%
MAX. BUILDING HEIGHT:	80 FT	20 FT±	26 FT
BUILDING SETBACKS:			
FRONT YARD:	20 FT	42.21 FT	21.38 FT
SIDE YARD:	15 FT	2.48 FT	2.03 FT
REAR YARD:	15 FT	47.0 FT	47.0 FT

BOUNDARY AND TOPOGRAPHIC SURVEY NOTES

- TOPOGRAPHY OBTAINED FROM PA DCNR LIDAR DATA OF 2008, WITH A DATUM OF NAD83
- OTHER EXISTING FEATURES ABSTAINED FROM FIELD SURVEY PERFORMED BY MUSSELMAN ASSOCIATES AS DEPICTED ON THE PLAN ENTITLED "JOEL MOYER, PLAN OF SURVEY, 703 & 709 YEATES STREET," DATED 11/02/2021 AND PROVIDED ELECTRONICALLY TO BASE ENGINEERING INC.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATED BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE PA ONE CALL SYSTEM SHALL BE UTILIZED BY CALLING 1-800-242-1776, IN ACCORDANCE WITH PA ACT 38.
- ALL BUILDINGS, AND SURFACE AND SUBSURFACE IMPROVEMENTS ON ADJACENT PARCELS ARE NOT NECESSARILY SHOWN HEREON.
- SOME SURFACE UTILITY STRUCTURE ADJACENT TO THE SUBJECT PARCEL ARE INDICATED ON THIS PLAT. THESE LOCATIONS ARE NOT INTENDED TO BE A COMPLETE REPRESENTATION OF ADJACENT SURFACE UTILITY STRUCTURES
- THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN, UNLESS SHOWN.
- SUBSURFACE, ENVIRONMENTAL, GEOGRAPHICAL AND ARCHEOLOGICAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD NATURAL FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL

PA 1 SYSTEM INC.
POCS SERIAL NUMBER
20213221114
11/18/2021
1-800-242-1776

CONSTRUCTION NOTE

ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO PA DOT PUBLICATION 408 AS AMENDED/LAST REVISED, PADEP STANDARDS, AND/OR MUNICIPAL STANDARDS, WHICHEVER IS MOST STRINGENT.

OWNER / APPLICANT / DEVELOPER
MOYER PROPERTIES INC.
ATTN: JOEL MOYER
535 WOOD ST #4
BETHLEHEM, PA 18016-6401

BASE ENGINEERING INC.
CONSULTING ENGINEERS & SURVEYORS
1010 N. QUEBEC STREET
ALLENTOWN, PA 18109
PHONE: (610) 437-0978
www.BaseEng.com
email: BaseEngineering@BaseEng.com

SCALE 1"=20'
DATE 11/18/2021
DRAWN BY CLB
CHECKED BY

SITE PLAN
709 YEATES ST
CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA

DWG. No. 2021103-SITE
REV. 0
SHEET 1 of 1

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

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PLOTTED: 11/18/2021 11:17 AM