ZONING EXHIBIT

PROPOSED BUILDING

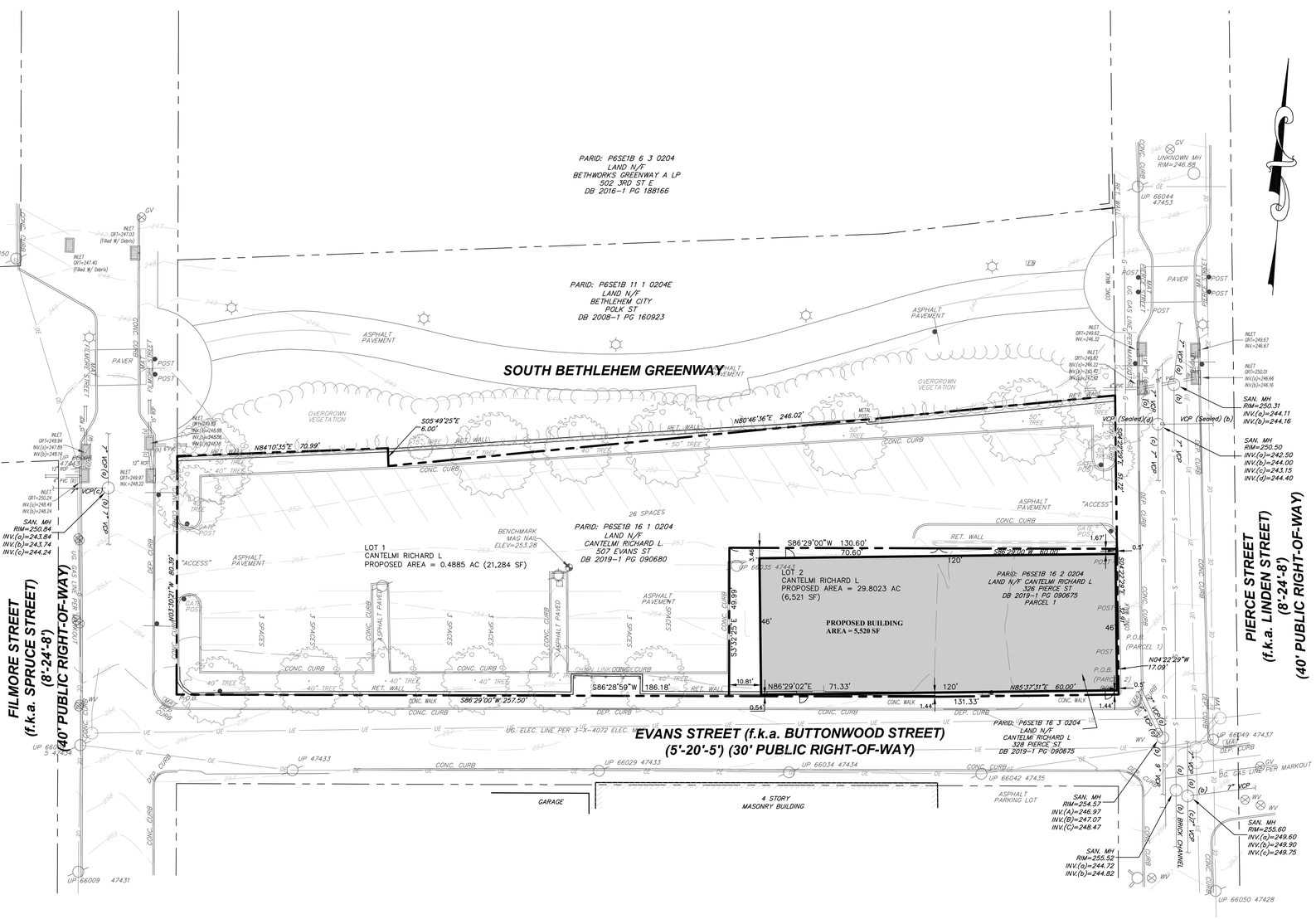
CANTELMI E-COMMERCE

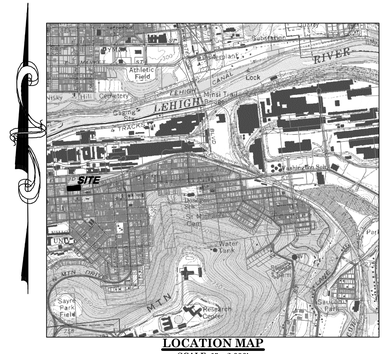
327 & 327 PIERCE STREET

NORTHAMPTON

CITY OF BETHLEHEM

PENNSYLVANIA





LOCATION MAP
SCALE: 1" = 2,000'

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
ADJOINING LOT LINE		
RIGHT-OF-WAY		
IRON PIN/CONCRETE MONUMENT	⊕ IP ⊡ CONC MON	⊕ IP ⊡ CONC MON
BUILDING RESTRICTION LINE		
EASEMENT		
FENCE	X	X
SIGNS		
CURBING	DEP	DEP
PAVEMENT		FULL DEPTH / MILL & OVERLAY SEALCOAT
CONCRETE		
BUILDING	EXISTING	PROPOSED
STORM PIPE/INLET/MANHOLE	FW C INL M INL MH	FW C INL M INL MH
SANITARY PIPE/MANHOLE/ CLEAN OUT	CO S MH	CO S MH
WATER LINE/HYDRANT/VALVE	HYD W WV	HYD W WV
GAS LINE & VALVE	G GV	G GV
OVERHEAD ELECTRIC	OE	OE
UNDERGROUND ELECTRIC	UE	UE
UTILITY POLE	UP	UP
LIGHT POLE	SNGL DBL WALL BLRD	SNGL DBL WALL BLRD
TREES/SHRUBS	DECID EVRGRN SHRUB	DECID EVRGRN SHRUB
TREE LINE		
CONTOUR	365	365
SPOT	365.50	365.50

ZONING DATA

ZONING DISTRICT: RT – HIGH DENSITY RESIDENTIAL DISTRICT

CITY OF BETHLEHEM	EXISTING	PROPOSED
MIN LOT AREA:	= 0.1492 AC (6,500 SF)	0.1497 AC (6,521 SF)
MIN LOT WIDTH (MEASURED AT BUILDING SETBACK LINE):	= 60'	60'
MIN BLDG SETBACKS:		
FRONT YARD (MEASURED FROM EX. RIGHT-OF-WAY):	= 0'	0.5'
∗ SIDE YARD (EACH):	= 6'	1.67'
∗ REAR YARD:	= 20'	10.81'
∗ MAX. BLDG. HEIGHT:	= 2½ STORIES OR 35'	2 STORIES OR 40'
MAX IMP SURF COVERAGE:	= NO LIMIT	0 SF
∗ MAX BLDG. COVERAGE:	= 35% (2,282 SF)	84.65% (5,520 SF)

∗ ZONING VARIANCE REQUIRED

OWNER

CANTELMI RICHARD L
521 E 4TH ST
BETHLEHEM PA 18015

DEVELOPER

CANTELMI E-COMMERCE
PATRICK CAMTELMI
521 E 4TH ST
BETHLEHEM PA 18015

NOTE:

"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1776)."

THE SITE SERIAL NUMBERS ARE 20212841014

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL

Pennsylvania One Call System, Inc.

1-800-242-1776

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DATE	REVISIONS							
	1	2	3	4	5	6	7	8
11								
12								
13								
14								
15								
16								
17								
18								

terraform Engineering, LLC
ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 484-885-4032 www.terraformengineering.com

SITE PLAN

DATE: 12.14.2021
SCALE: 1"=20'
PROJECT NO.: 21072
DRWN: GAS CHKD: TPD

SP-1

SHEET 02 of 02

Z:\PROJECTS\21072-CANTELMI E-COMMERCE\DWG\01-SUBDIVISION PLAN