

LOCATION MAP  
SCALE: #/#####

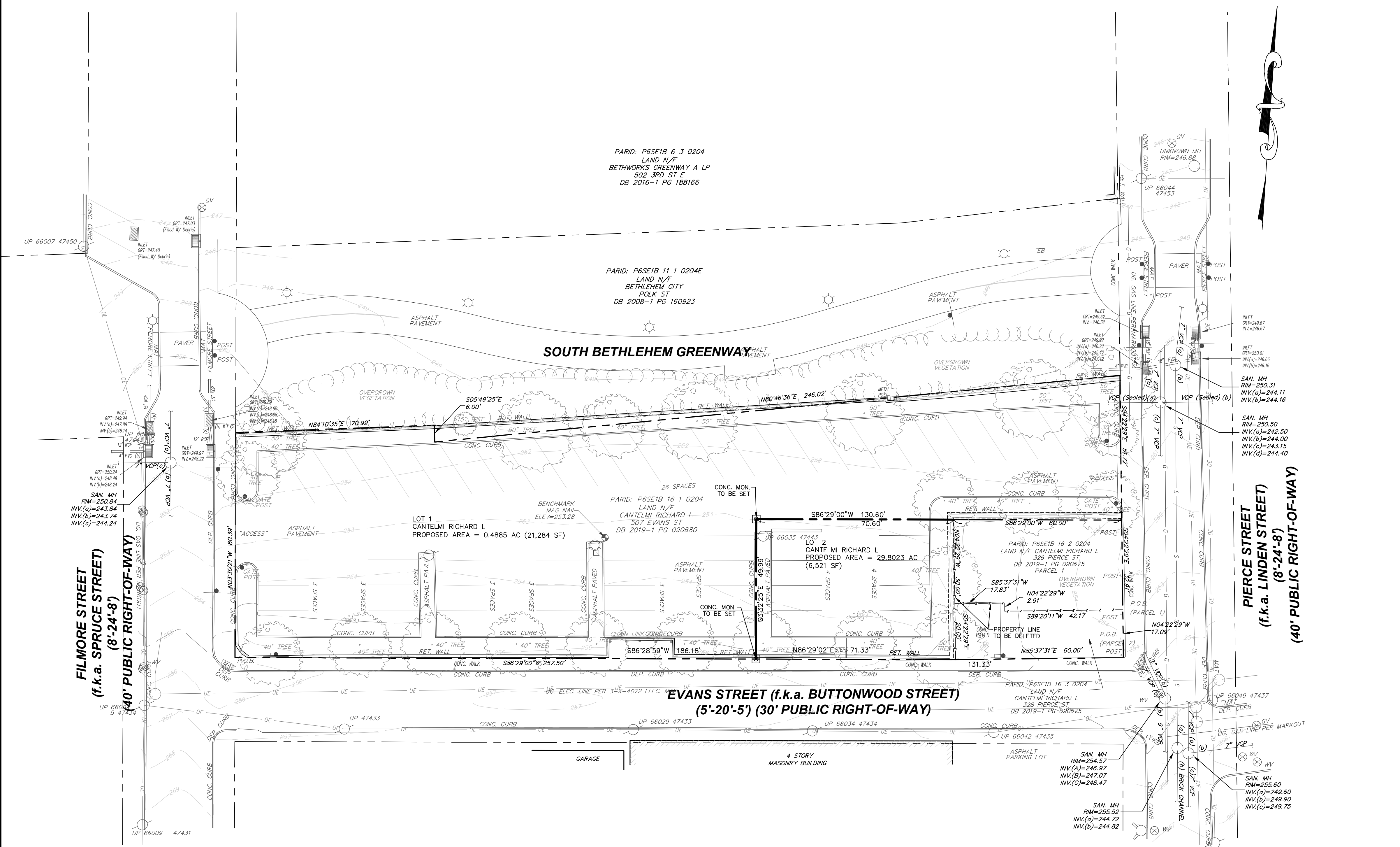
DATE	REVISIONS
11	1
12	2
13	3
14	4
15	5
16	6
17	7
18	8

ZONING EXHIBIT

PROPOSED BUILDING  
CANTELM E-COMMERCE  
CITY OF BETHLEHEM  
327 & 327 PIERCE STREET  
NORTHAMPTON  
PENNSYLVANIA



SUBDIVISION PLAN  
DATE: 12.14.2021  
SCALE: 1"=20'  
PROJECT NO.: 21072  
DRWN: GAS CHKD: TPD  
SD-1  
SHEET 01 of 02



PARID: P65E1B 6 3 0204  
LAND N/F  
BETHWORKS GREENWAY A LP  
502 3RD ST E  
DB 2016-1 PG 188166

PARID: P65E1B 11 1 0204E  
LAND N/F  
BETHLEHEM CITY  
POLK ST  
DB 2008-1 PG 160923

PARID: P65E1B 16 1 0204  
LAND N/F  
CANTELM RICHARD L  
507 EVANS ST  
DB 2019-1 PG 090880

EVANS STREET (f.k.a. BUTTOWOOD STREET)  
(5'-20'-5") (30' PUBLIC RIGHT-OF-WAY)

PIERCE STREET  
(f.k.a. LINDEN STREET)  
(8'-24'-8")  
(40' PUBLIC RIGHT-OF-WAY)

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:	= 2 1/2 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

LOT AREA SUMMARY

EXISTING LOTS	EXISTING	PROPOSED
P65E1B 16 1 0204	0.5694 AC (24,805 SF)	
P65E1B 16 2 0204	0.0441 AC (1,923 SF)	
P65E1B 16 3 0204	0.0247 AC (1,077 SF)	
TOTAL AREA	0.6382 AC (27,805 SF)	
PROPOSED LOTS		
LOT 1 - CANTELM RICHARD L	0.4885 AC (21,284 SF)	
LOT 2 - CANTELM RICHARD L	0.1497 AC (6,521 SF)	
TOTAL AREA	0.6382 AC (27,805 SF)	

**OWNER**  
CANTELM RICHARD L  
521 E 4TH ST  
BETHLEHEM PA 18015

**DEVELOPER**  
CANTELM E-COMMERCE  
PATRICK CANTELM  
521 E 4TH ST  
BETHLEHEM PA 18015

SURVEY NOTE:

- PROPERTY IS KNOWN AS PARID: P65E1B 16 1, 2 & 3 0204 IN THE CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA.
- PARID: P65E1B 16 1 0204: LOT AREA = 24,805 S.F. OR 0.5694 AC.
- PARID: P65E1B 16 2 0204: LOT AREA = 1,923 S.F. OR 0.0441 AC.
- PARID: P65E1B 16 3 0204: LOT AREA = 1,077 S.F. OR 0.0247 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 = NAVD 88 - BENCHMARK - MAG NAIL, ELEV.=253.28
- 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 BEGUN, 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 = 11-2-2021.
- THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND A RED COLORED 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 RED COLORED SEAL ARE NOT VALID.
- PARKING PROVIDED -  
- HANDICAP = 0 SPACES  
- REGULAR = 53 SPACES  
TOTAL SPACES PROVIDED = 53

NOTE:

"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2008 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

LEGEND

BOUNDARY LINE	EXISTING
BOUNDARY LINE	---
ADJOINING LOT LINE	---
RIGHT-OF-WAY	---
IRON PIN/CONCRETE MONUMENT	IP CONC MON
BUILDING RESTRICTION LINE	---
EASEMENT	---
FENCE	X / - / -
SIGNS	---
CURBING	---
PAVEMENT	---
BUILDING	---
STORM PIPE/INLET/MANHOLE	SP INLET MH
SANITARY PIPE/MANHOLE/CLEAN OUT	CO S MH
WATER LINE/HYDRANT/VALVE	WV W VALVE
GAS LINE & VALVE	G V
OVERHEAD ELECTRIC	OE
UNDERGROUND ELECTRIC	UE
UTILITY POLE	UP
LIGHT POLE	LP
TREES/SHRUBS	TR SH
TREE LINE	---
CONTOUR	---
SPOT	---

