

STATEMENT OF INTENT

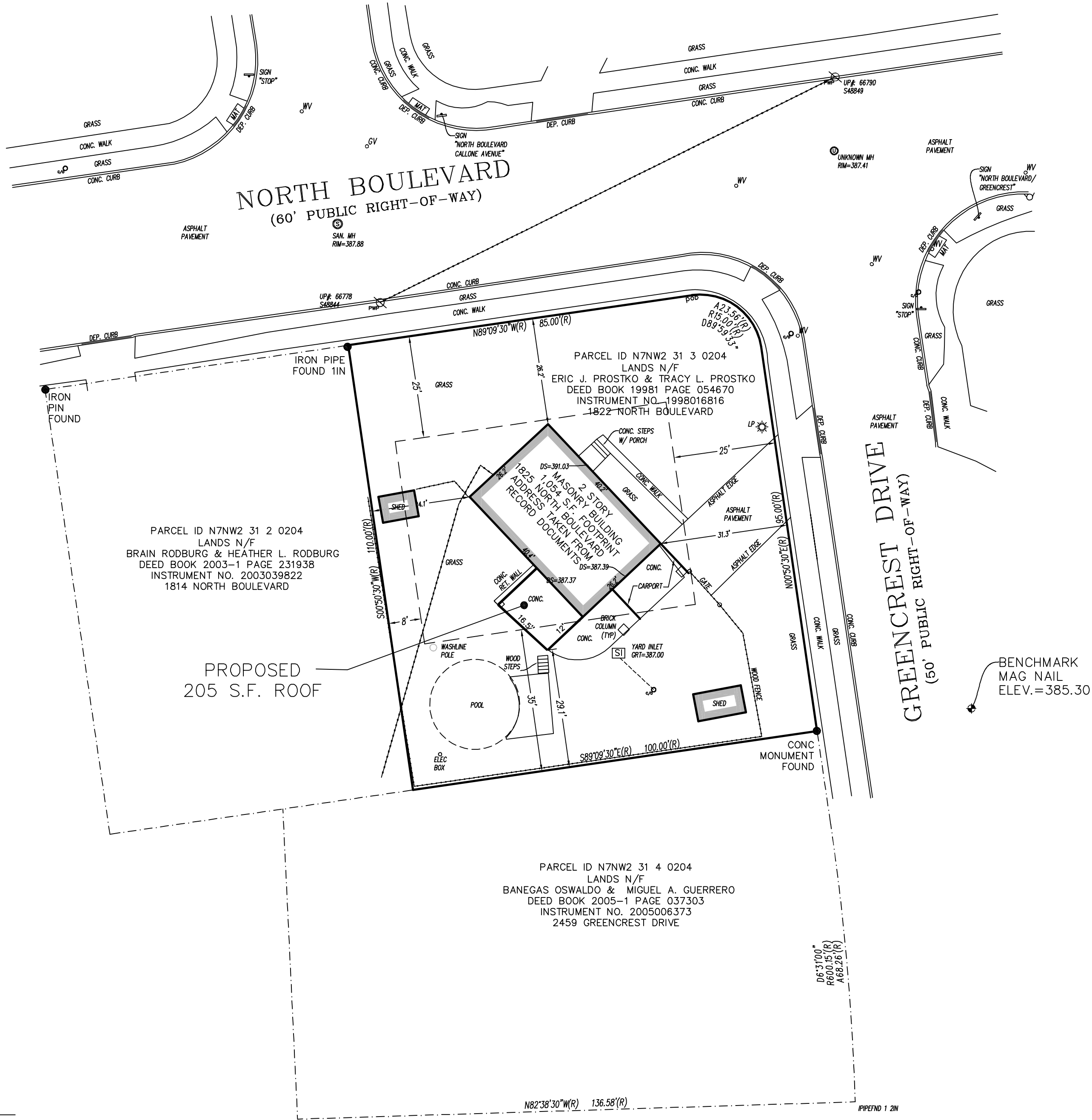
IT IS THE INTENT OF THE APPLICANT TO CONSTRUCT A 205 S.F. ROOF OVER A PORTION OF THE EXISTING CONCRETE PATIO AS SHOWN. PROPOSED STRUCTURE WILL BE OPEN WITH NO WALLS.

ZONING DATA

RS Residential District	PER ORD.	EXISTING	PROPOSED
MINIMUM LOT AREA:	8000 SF	10,952 SF	
MINIMUM LOT WIDTH:	75 FEET	100 FEET	
FRONT YARD SETBACK (COLLECTOR):	25 FEET	25 FEET	
SIDE YARD SETBACK:	8 FEET	8 FEET	
REAR YARD SETBACK:	35 FEET	35 FEET	
MAXIMUM % OF IMPREVIOUS COVERAGE:	75%	2892 SF 26%	NO ADD'L
MAXIMUM % OF BUILDING COVERAGE:	25%	1,054 SF 9%	
MAXIMUM BUILDING HEIGHT:	35 FEET	22 FT EXISTING	

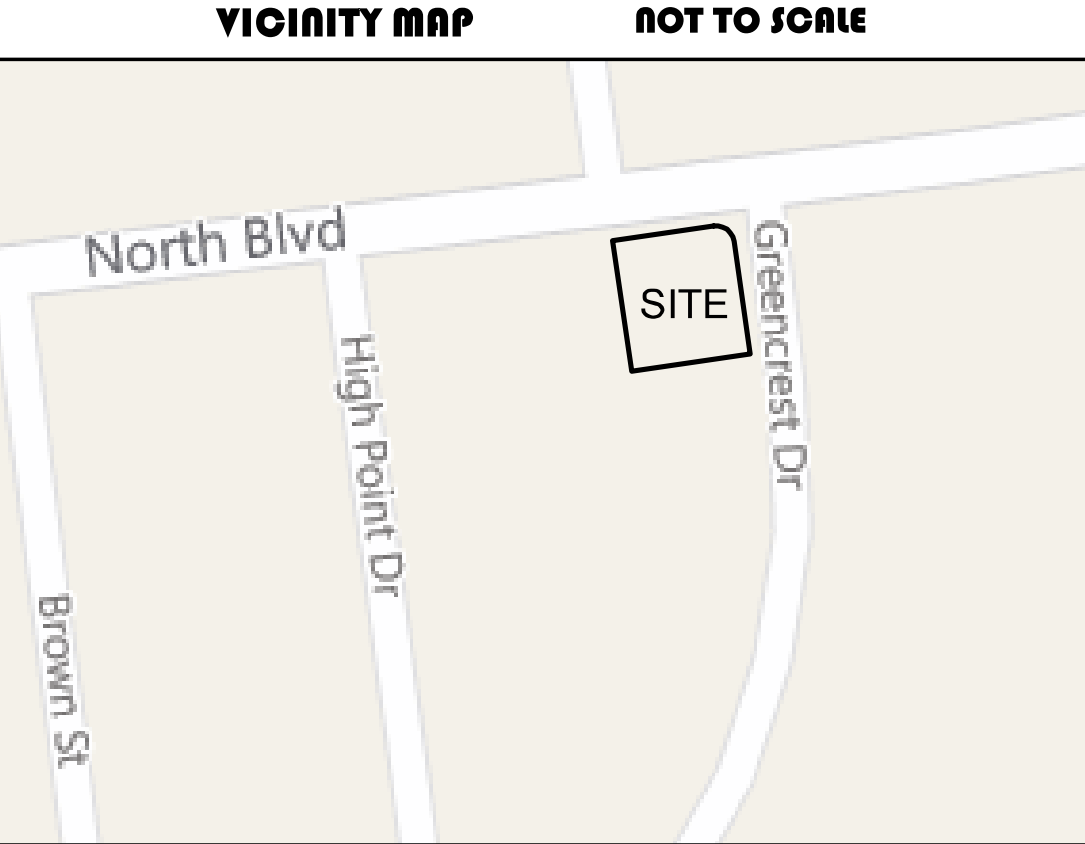
APPLICANT/OWNER

ERIC PROSTKO
1822 NORTH BOULEVARD
BETHLEHEM PA 18017
610-248-1112



SYMBOLS

(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)			
● MONUMENT FOUND	☼ SPOT LIGHT	⊙ WATER MANHOLE	
○ MONUMENT TO BE SET	⚡ POWERPOLE	WV WATER VALVE	
⊕ BENCHMARK TOPO	— GUY WIRE	WM WATER METER	
(R) RECORD DATA	☀ LIGHT POLE	⊙ HYDRANT / FDC	
(S) SURVEYED DATA	⚡ STREET LIGHT POLE	⊙ GAS MANHOLE	
R/W RIGHT OF WAY	⊠ ELEC. TRANSFORMER	GV GAS VALVE	
SBL SET BACK LINE	⊠ AIR CONDITIONER	GM 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			



SITE DATA

- PROPERTY IS KNOWN AS PARID N7NW2 31 3 0204 IN THE CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA.
- LOT AREA = 10,952 S.F. OR 0.2514 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.=385.30
- 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 = MARCH 21, 2022.
- 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 ©2022, 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.

FLOOD NOTE

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X(UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP 42095C0264E, COMMUNITY PANEL NO. 420718 0264 E WHICH HAS AN EFFECTIVE DATE OF JULY 16 2014 AND 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. (NAVD88)

TYPE OF SURVEY: BOUNDARY SURVEY ZONING EXHIBIT



VALLEY LAND SERVICES, LLC
4383 HECKTOWN ROAD
BETHLEHEM, PA 18020
Phone (610) 365-2907 Fax (610) 365-2958
NJ Certificate of Authorization: 246A28339300

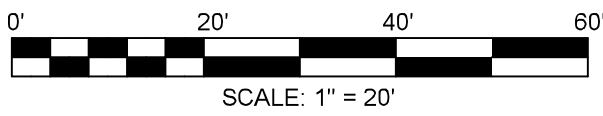
SITE ADDRESS: 1822 NORTH BOULEVARD,
CITY OF BETHLEHEM,
NORTHAMPTON COUNTY, PENNSYLVANIA.

CLIENT: ERIC PROSTKO

JOB NO: V220067 DRAWN BY: INDO APPROVED BY: GCN

DATE: MARCH 25, 2022
REVISIONS:

No.	DATE	DESCRIPTION



SHEET 1 OF

1

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.

NOT VALID UNTIL SEALED

GREGORY C. NOLL

PENNSYLVANIA PROFESSIONAL LAND SURVEYOR SU075048

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DESIGNATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSIGNED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE, INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.