



- GENERAL NOTES:**
- PROPERTY IDENTIFICATION:** BEING KNOWN AS BLOCK 14, LOTS 2, 13, 13A, 13B & PART OF LOT 00 AS SHOWN ON THE CURRENT OFFICIAL TAX MAP OF THE CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA.
  - THE PROPERTY IS LOCATED IN THE CB - CENTRAL BUSINESS AND RT - HIGH DENSITY RESIDENTIAL ZONING DISTRICTS AND CONTAINS A TOTAL TRACT AREA OF 91,610 SF, 2.103 ACRES.**
  - OWNER/APPLICANT:**  
BETHLEHEM PARKING AUTHORITY  
C/O STEVE FERNSTROM  
85 W. NORTH STREET  
BETHLEHEM, PA 18018  
(610) 865-7123  
STEVE@BETHPARK.ORG
  - STATEMENT OF INTENT:** THE INTENT OF THIS SUBDIVISION IS TO COMBINE LOTS 13, 13A, 13B, 2 AND THE PORTION OF LOT 00 ENDING IN LINE WITH THE SOUTH SIDE OF LOTS 13 AND 2. THIS NEW COMBINED LOT WILL BECOME LOT 2. LOT 00 WITHIN THE NEW PROPOSED LOT 2 IS TO BE REZONED TO CB (CENTRAL BUSINESS) DISTRICT FROM RT (HIGH DENSITY RESIDENTIAL) DISTRICT. THE REMAINING PORTION OF LOT 00 WILL NOW BECOME THE NEW PROPOSED LOT 00. THE PROPOSED LOT 00 WILL REMAIN IN THE RT (HIGH DENSITY RESIDENTIAL) DISTRICT.
  - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM FIELD SURVEY PERFORMED AND PREPARED BY COLLIER'S ENGINEERING & DESIGN, INC., DATED JANUARY 15, 2018.**
  - MAP REFERENCES:**
    - A CERTAIN MAP ENTITLED: "PLAN OF LAND OF THE ADELE S. FRETZ ESTATE & FIRST VALLEY BANK, SITUATE BETWEEN & ALONG W. MARKET STREET & W. WALNUT STREET" PREPARED BY LEONARD M. FRAVILLING, JR., DATED NOVEMBER 20, 1981, SAID PLAT BEING DULY FILED IN THE NORTHAMPTON COUNTY RECORDER OF DEEDS IN VOLUME 67 PAGE 30 ON JANUARY 21, 1982.
    - A CERTAIN MAP ENTITLED: "TRANSIENT GARAGE, DECKER TO LEVINE, WARD 7, BLOCK 9A & 9B" PREPARED BY LEONARD M. FRAVILLING, JR., DATED MARCH 30, 1984 AND LAST REVISED JULY 5, 1984, SAID PLAT BEING DULY FILED IN THE NORTHAMPTON COUNTY RECORDER OF DEEDS IN VOLUME 84 PAGE 130 ON JULY 25, 1984.
    - A CERTAIN MAP ENTITLED: "FINAL PLAN, WARD 7, BLOCK 9B, SUBDIVISION OF LANDS FOR BETHLEHEM PARKING AUTHORITY, CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA", PREPARED BY EAST PENN ENGINEERING CO., LTD., DATED FEBRUARY 24, 2000 AND LAST REVISED MAY 2, 2000, SAID PLAT BEING DULY FILED IN THE NORTHAMPTON COUNTY RECORDER OF DEEDS IN VOLUME 2000-5 PAGE 280 ON SEPTEMBER 7, 2000.
    - A CERTAIN MAP ENTITLED: "WARD 7, BLOCK 9A, BLOCK SURVEY SHOWING DEED AND OCCUPATION DISTANCES" PREPARED BY CITY OF BETHLEHEM DEPARTMENT OF ENGINEERING, DATED 1919 AND REVISED MARCH 19, 1940.
    - A CERTAIN MAP ENTITLED: "WARD 7, BLOCK 9B, BLOCK SURVEY SHOWING DEED AND OCCUPATION DISTANCES" PREPARED BY CITY OF BETHLEHEM DEPARTMENT OF ENGINEERING, DATED 1855 AND REVISED FEBRUARY 5, 1979.

**PROOF OF RECORDING:**

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA, IN DOCKET ID \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WITNESS \_\_\_\_\_

RECORDER OF DEEDS \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION OF THE LEHIGH VALLEY PLANNING COMMISSION:**  
REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION.

REVIEWED BY: \_\_\_\_\_ PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION OF OWNERSHIP:**

I STEVE FERNSTROM OF BETHLEHEM PARKING AUTHORITY, BEING DULY SWORN ACCORDING TO LAW, AND ACTING IN MY CAPACITY AS EXECUTIVE DIRECTOR DEPOSE AND SAY THAT THE ABOVE NAMED CORPORATION IS THE TRUE AND LAWFUL OWNER OF PROPERTIES KNOWN AS:

P6NEID-14-13-0204	33 W WALNUT STREET
P6NEID-14-13B-0204	33 W WALNUT STREET
P6NEID-14-13A-0204	33 W WALNUT STREET
P6NEID-14-2-0204E	33 W WALNUT STREET

THAT THE ABOVE DESCRIBED PROPERTIES ARE IN PEACEFUL POSSESSION OF SAID CORPORATION AND THAT THERE ARE NO SUITS OR LIENS PENDING AFFECTING THE TITLE THEREOF.

BETHLEHEM PARKING AUTHORITY  
CORPORATION

BY: \_\_\_\_\_  
CORPORATE OFFICER

ATTEST:

**CERTIFICATION OF OWNERSHIP:**

I SHANE C. MEGEE OF MARKET STREET VILLA CONDOMINIUM, BEING DULY SWORN ACCORDING TO LAW, AND ACTING IN MY CAPACITY AS PRESIDENT DEPOSE AND SAY THAT THE ABOVE NAMED COUNCIL AND ASSOCIATION IS THE TRUE AND LAWFUL OWNER OF PROPERTIES KNOWN AS:

P6NEID-14-00-0204	56 W MARKET STREET
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THAT THE ABOVE DESCRIBED PROPERTIES ARE IN PEACEFUL POSSESSION OF SAID CORPORATION AND THAT THERE ARE NO SUITS OR LIENS PENDING AFFECTING THE TITLE THEREOF.

MARKET STREET VILLA CONDOMINIUM  
COUNCIL AND ASSOCIATION

BY: \_\_\_\_\_  
PRESIDENT

ATTEST:

SECRETARY

**SURVEYOR'S CERTIFICATION:**

I, ROBERT TELSCHOW, PLS, A REGISTERED LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN, PREPARED FROM A FIELD SURVEY PERFORMED SEPTEMBER, 2014, CORRECTLY REPRESENTS THE PROPERTY BOUNDARY OF THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT.

ROBERT TELSCHOW, PLS  
COLLIERS ENGINEERING & DESIGN  
941 MARCON BOULEVARD, SUITE 801  
ALLENTOWN, PA 18109  
LICENSE # SU075641

**CITY OF BETHLEHEM PLANNING BUREAU:**

APPROVED BY THE PLANNING BUREAU ON \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_

**RECOMMENDED FOR APPROVAL: BETHLEHEM PLANNING COMMISSION**

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION OF THE CITY OF BETHLEHEM ENGINEER:**  
REVIEWED BY THE CITY OF BETHLEHEM ENGINEER

REVIEWED BY: \_\_\_\_\_ ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**ENGINEERS CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAN CORRECTLY AND ACCURATELY REPRESENTS THE LANDS OF THE OWNER AND, WHERE APPLICABLE, THE LOTS, BUILDINGS, STREETS, PARKING AREAS, WALKWAYS, AND OTHER STRUCTURES AND IMPROVEMENTS SHOWN THEREON.

C. RICHARD ROSEBERRY, P.E.  
COLLIERS ENGINEERING & DESIGN  
941 MARCON BOULEVARD, SUITE 801  
ALLENTOWN, PA 18109  
610-868-4201  
RICHARD.ROSEBERRY@COLLIERSENG.COM

SITE DATA									
DISTRICT	REQUIRED		EXISTING				PROPOSED		
	CB CENTRAL BUSINESS	RT HIGH DENSITY RESIDENTIAL	CB CENTRAL BUSINESS	CB CENTRAL BUSINESS	CB CENTRAL BUSINESS	RT HIGH DENSITY RESIDENTIAL	CB CENTRAL BUSINESS	RT HIGH DENSITY RESIDENTIAL	
USE	RETAIL, OFFICE & PARKING STRUCTURE	RESIDENTIAL	P6NEID-14-13-0204	P6NEID-14-13-B-0204	P6NEID-14-13-A-0204	P6NEID-14-2-0204E	P6NEID-14-00-0204	P6NEID-14-00-0204	
MINIMUM LOT AREA	0 SF	9,000 SF	21,327 SF	3,520 SF	3,768 SF	30,544 SF	32,524 SF	69,174 SF	22,497 SF
MINIMUM LOT WIDTH	0 FT	90 FT	49.49 AC	0.08 AC	0.09 AC	0.70 AC	0.75 AC	1.59 AC	0.52 AC
PRINCIPAL BUILDING			215.39 FT	51 FT	51 FT	233.61 FT	151.80 FT	591.83 FT	151.80 FT
MINIMUM FRONT YARD	0 FT	N/A	N/A	N/A	N/A	N/A	0 FT	N/A	0 FT
MINIMUM REAR YARD	0 FT*	20 FT	N/A	N/A	N/A	N/A	26.50 FT	N/A	26.50 FT
MINIMUM SIDE YARD	0 FT*	15 FT	N/A	N/A	N/A	N/A	23.40 FT	N/A	23.40 FT
MAX. BUILDING HEIGHT (FEET)	150 FT	35 FT OR 2.5 STORIES	N/A	N/A	N/A	N/A	2 STORIES	32 FT	2 STORIES
LOT COVERAGE									
MAX. BUILDING (LOT) COVER	100%	80%	61.49%	100.00%	100.00%	86.54%	31.05%	81.52%	40.60%
MAX. IMPERVIOUS COVER	100%	N/A	98.53%	100.00%	100.00%	86.87%	37.05%	94.90%	88.51%
			21,013 SF	3,520 SF	3,768 SF	26,535 SF	12,051 SF	65,647 SF	19,912 SF

\*EXCEPT 20 FEET SIDE AND 20 FEET REAR FOR A PRINCIPAL, NON-RESIDENTIAL BUILDING OR MULTIFAMILY BUILDING OR DORMITORY WHERE SUCH SIDE OR REAR WOULD BE ADJACENT TO A LOT IN A RESIDENTIAL DISTRICT THAT IS OCCUPIED BY ONE OR MORE EXISTING DWELLINGS.

**PA ONE CALL FACILITY OWNER LIST**

SERIAL NUMBER: 2030640762  
COMPANY: PPL ELECTRIC UTILITIES CORPORATION  
ADDRESS: 434 SUSQUEHANNA TRL  
NORTHUMBERLAND, PA 17857  
CONTACT: DOUGLAS HAUP  
DLHAUP@PPLWEB.COM

COMPANY: ZAYO BANDWITH FORMERLY PPL  
TELECOM LLC  
ADDRESS: 1060 HARDEES DRIVE UNIT H  
ABERDEEN, MD 21001  
CONTACT: GEORGE HUSS  
GEORGE.HUSS@ZAYO.COM

COMPANY: BETHLEHEM CITY  
ADDRESS: 10 E CHURCH ST  
BETHLEHEM, PA 18018  
CONTACT: ROBERT TAYLOR  
RTAYLOR@BETHLEHEM-PA.GOV

COMPANY: SERVICE ELECTRIC CABLE TV INC  
ADDRESS: 2240 AVENUE A  
LVP1  
BETHLEHEM, PA 18017  
CONTACT: RICH PERICH  
RPERICH@SCTV.COM

COMPANY: RCN TELECOM SERVICES INC  
ADDRESS: 5508 NOR BATH BLVD  
NORTHAMPTON, PA 18067  
CONTACT: MIKE BOZILESKY  
MICHAEL.BOZILESKY@RCN.NET

COMPANY: UGI UTIL LANCASTER  
ADDRESS: 2121 N LANE RD  
BETHLEHEM, PA 18017  
CONTACT: TIMOTHY STEWARD  
TSTEWARD@UGI.COM

COMPANY: VERIZON PENNSYLVANIA LLC  
ADDRESS: 1050 VIRGINIA DR  
FORT WASHINGTON, PA 19034  
CONTACT: DARLINE LEPPERD JOHNSON

EXISTING	LEGEND	PROPOSED
12+00	TRaverse LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00
13+00	RIGHT OF WAY LINE	13+00
---	PROPERTY LINE	---
---	EDGE OF PAVEMENT	---
FACE	CURB	FACE
BACK	DEPRESSED CURB	BACK
X-X	SIDEWALK	X-X
X-X	FENCES	X-X
---	TREELINE	---
---	ROADWAY SIGNS	---
---	ZONING BOUNDARY LINE	---
---	ADA ACCESSIBLE STALL	---
---	DEPRESSED CURB AND ADA RAMP	---

1	2	3	4	5	6	7	8	9	10
N/F RODNEY T. & PAULINE M. HARTMAN ZONING: RT PARCEL ID: P6NEID 14 15A 0204 ADDRESS: 68 W MARKET STREET	N/F TIMOTHY M. SHANNON & PAIGE VANWIRT ZONING: RT PARCEL ID: P6NEID 14 11 0204 ADDRESS: 42 W MARKET STREET	N/F TIMOTHY M. SHANNON & PAIGE VANWIRT ZONING: RT PARCEL ID: P6NEID 14 11 0204 ADDRESS: 42 W MARKET STREET	N/F JAMES L. BROUGHAL & LEO V. DEVITO, JR. ZONING: RT PARCEL ID: P6NEID 14 10 0204 ADDRESS: 38 W MARKET STREET	N/F WEST MARKET STREET PARTNERS LLC ZONING: RT PARCEL ID: P6NEID 14 3 0204 ADDRESS: 30 W MARKET STREET	N/F ROBERT D. & DWENDOLYN-JANE BROWN ZONING: RT PARCEL ID: P6NEID 14 5 0204 ADDRESS: 26 W MARKET STREET	DANIEL G. NIGTO & SHELLY NIGTO ZONING: RT PARCEL ID: P6NEID 14 5 0204 ADDRESS: 18-20 W MARKET STREET	N/F NIGTO FINANCIAL GROUP LLC ZONING: RT PARCEL ID: P6NEID 14 9 0204 ADDRESS: 14 W MARKET STREET	N/F BELL TELEPHONE CO. ZONING: CB PARCEL ID: P6NEID 14 6 0204 ADDRESS: 525 N NEW STREET	N/F BETHLEHEM CITY ZONING: CB PARCEL ID: P6NEID 14 27 0204E ADDRESS: 527 N NEW STREET

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.