

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 PLAN 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 CONFORM 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 1986 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**

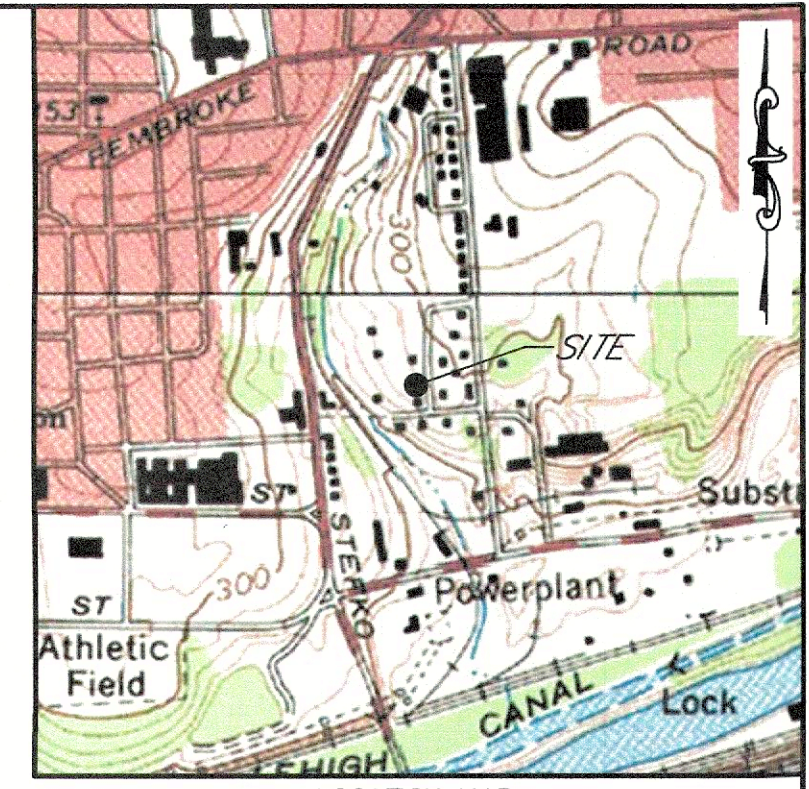
(AS PROVIDED BY PA1CALL, 11/18/2021)

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

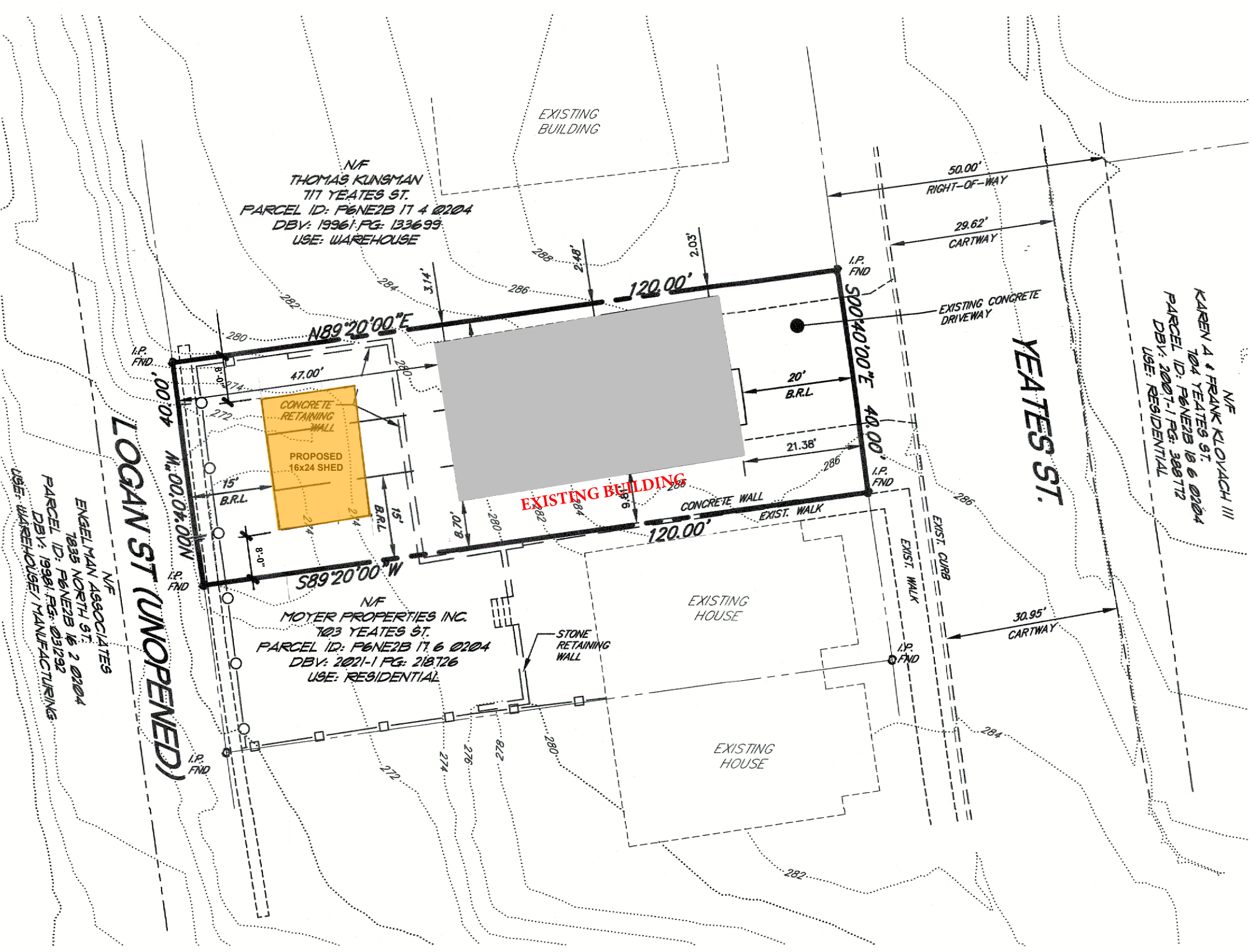
COMPANY: PPL ELECTRIC UTILITIES CORPORATION  
 ADDRESS: 434 SUSQUEHANNA TRL  
 NORTHUMBERLAND, PA. 17857  
 CONTACT: DOUG HAUPT  
 EMAIL: dlhaupt@pplweb.com

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



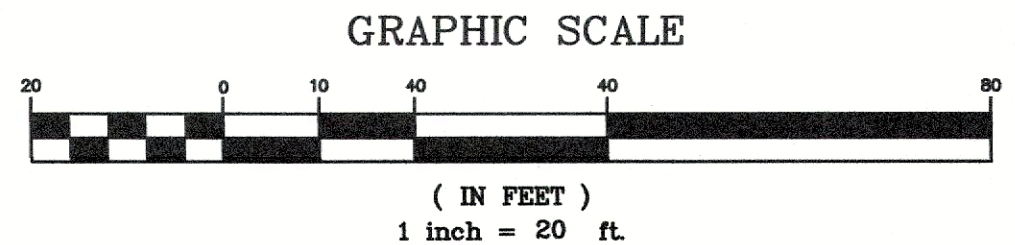
LOCATION MAP  
 SCALE: 1"=1000'  
 SOURCE: USGS HELLERTOWN, PA QUAD. MAP



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%	30.0%	38%
MAX. IMPERVIOUS COVERAGE:	90%	40.2%	48.2%
MAX. BUILDING HEIGHT:	80 FT	20 FT±	28 FT
BUILDING SETBACKS:			
FRONT YARD:	20 FT	42.21 FT	21.38 FT
SIDE YARD:	15 FT	NA	8'-0"*
REAR YARD:	15 FT	NA	15'-0"*

\* DENOTES PROPOSED SHED ONLY



**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
- I.P. FND

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

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

**PA1** SYSTEM INC.  
 POC SERIAL NUMBER  
 20213221114  
 11/18/2021

**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'	SITE PLAN	DWG. No.
DATE 11/18/2021	709 YEATES ST	2021103-
DRAWN BY CLB	CITY OF BETHLEHEM	REV. 0
CHECKED BY	NORTHAMPTON COUNTY	SHEET
	PENNSYLVANIA	1 of 1

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

\\BASEFEST\PUBLIC\BASEENGINEERING\2021\_08\5\_2021-103\SITE\2021103-SITE(2021.12.31).SHEET  
 PLOTTED: 3/20/2024 8:09 AM