

SPRING STREET

NOTES

- PROPERTY KNOWN AS PARCEL 1.D #642736986311 AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF THE COUNTY OF LEHIGH, CITY OF BETHLEHEM, COMMONWEALTH OF PENNSYLVANIA.
- AREA = 13,438 S.F. OR 0.308 AC.
- 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 AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.
- ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.

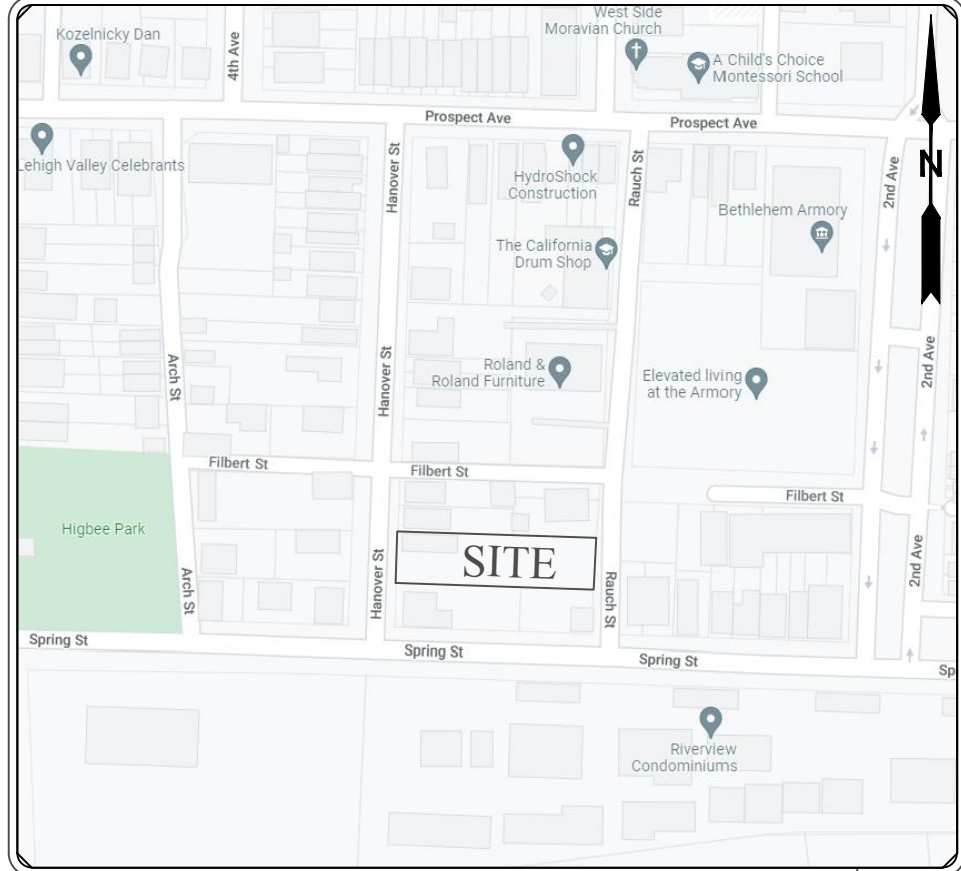
REFERENCES

- THE OFFICIAL TAX MAPS OF THE COUNTY OF LEHIGH, CITY OF BETHLEHEM, COMMONWEALTH OF PENNSYLVANIA.
- MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, LEHIGH COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL 307 OF 355, MAP NUMBER 42095C0307E, EFFECTIVE DATE: JULY 16, 2014.
- MAP ENTITLED "BLOCK SURVEY SHOWING DEED AND OCCUPATION DISTANCE, CITY OF BETHLEHEM DEPARTMENT OF ENGINEERING, ASSESSMENT MAP, WARD 10, BLOCK 3A," PREPARED BY R.L. FOX, CITY ENGINEER, DATED: 1919, LAST REVISED 4-25-40.

SITE DATA

ZONING DISTRICT = TR		
ITEM	EXISTING	PROPOSED
# OF UNITS	2	9
PARKING	0	13
LOT SIZE	13,438 S.F.	13,438 S.F.
BUILDING COVERAGE	1,199 S.F. .089%	3,397 S.F. 25.2%
IMPERVIOUS COVERAGE	1,862 S.F. 13.8%	8,439 S.F. 62.8%

VICINITY MAP



NOT TO SCALE

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN
ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE
RATE MAP MAP NO. 42095C0307E, WHICH BEARS AN
EFFECTIVE DATE OF JULY 16, 2014.
BEFORE THE PREPARATION OF DESIGN PLANS, PLEASE VISIT
FEMA.GOV TO CORROBORATE THE INFORMATION LISTED ABOVE.

RAUCH ST.
(12' WIDE) (PUBLIC ALLEY)
(ASPHALT ROADWAY)

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EXIST. 310.65

EXIST. 312.05

EXIST. 313.85

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EXIST. 316.86

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