

LEGEND:

BOUNDARY LINE:	_____
ADJOINERS:	_____
ROAD EDGE:	_____
RIGHT-OF-WAY:	_____
D&U - DRAINAGE & UTILITY EASEMENT:	_____
EX. CONTOURS:	_____
BUILDING SET BACK LINE:	_____
EXISTING WATERLINE:	_____ W _____
EXISTING WATER VALVE:	_____
EXISTING SANITARY SEWER:	_____ SS _____
EXISTING SANITARY SEWER MANHOLE:	_____
EXISTING GAS LINE:	_____ GAS _____
OVERHEAD WIRE:	_____ OHW _____
UNDERGROUND ELECTRIC WIRE:	_____ U/E _____
EXISTING SIDEWALK:	_____
EXISTING CURB:	_____
IRON PIN (FOUND):	_____
IRON PIN (TO BE SET):	_____
MAGNAIL (TO BE SET):	_____



EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE
EXISTING FEATURES ARE LABELED WITH ITALICIZED TEXT

SITE DATA:

- SITE ADDRESS: 729 MT AIRY AVE, BETHLEHEM PA 18018
- OWNER: WALTER MENIO LIVING TRUST
- AREA: 13,996.42 SF OR 0.3213 ACRES (TOTAL)
- PIN: 641789718244 1
- WARD 13, BLOCK 35, LOT 33B/36
- DEED BOOK VOLUME: 1709 PG. 1106
- RT (HIGH DENSITY RESIDENTIAL DISTRICT) - SINGLE FAMILY - DETACHED
- MINIMUM LOT REQUIREMENTS:
SINGLE FAMILY - DETACHED:
LOT AREA PER DWELLING UNIT - 4,000 SF
TRACT SIZE - 4,000 SF
LOT WIDTH - 40'
- BUILDING SETBACK REQUIREMENTS:
FRONT = N/A
REAR = 20'
SIDES = 4'
- MAX HEIGHT:
- MAX BUILDING COVERAGE:
- NUMBER OF NEW LOTS: 2

APPROVED BY THE CITY OF BETHLEHEM PLANNING COMMISSION.

CHAIR _____ DATE _____

SECRETARY _____ DATE _____

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION.

PLANNER _____ DATE _____

CERTIFICATION OF OWNERSHIP

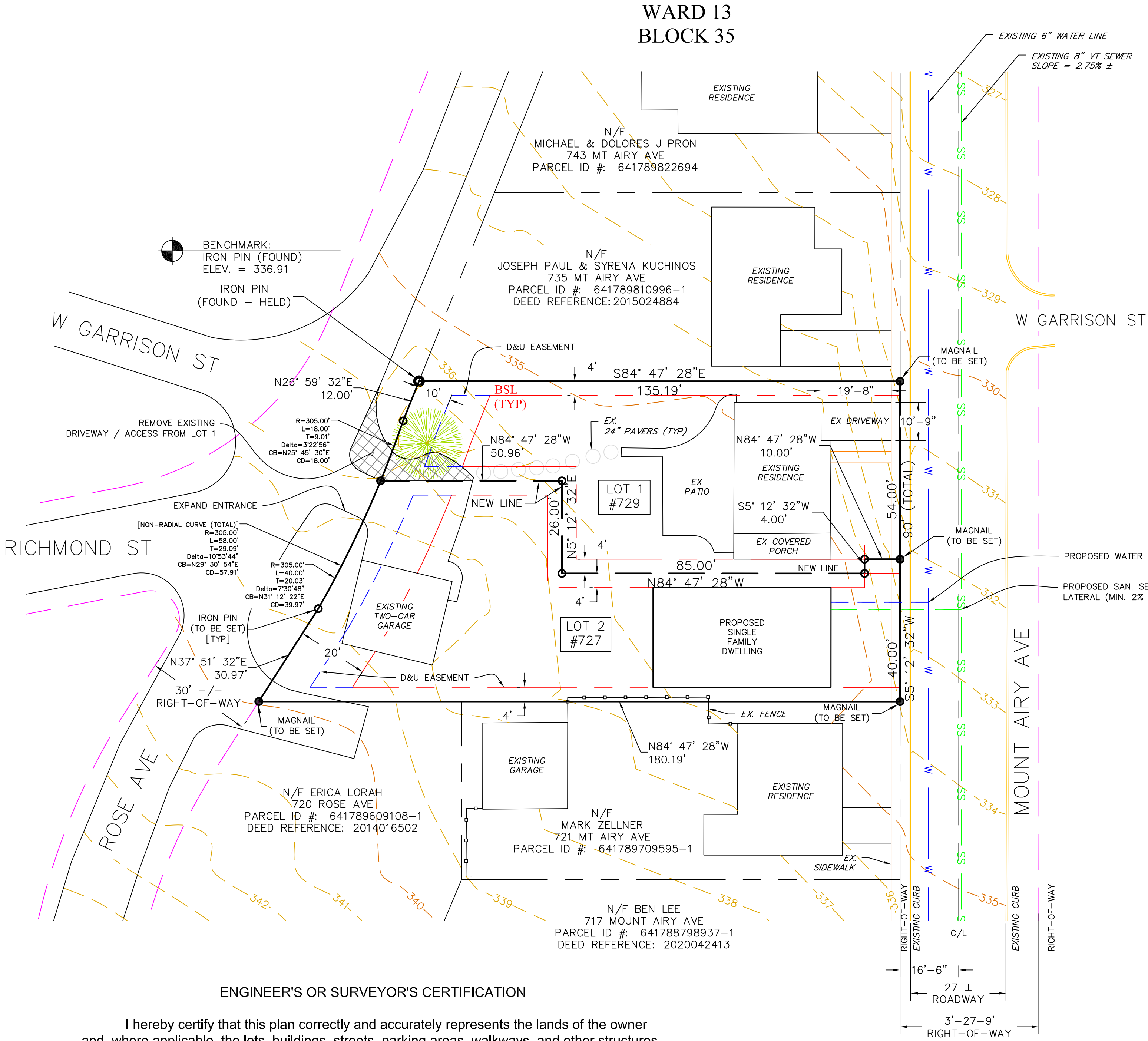
I (we) the owner(s) of 729 MT AIRY AVE, being duly sworn according to law, depose and say that I (we) am (are) the sole owner(s) of the above property in peaceful possession of the same and that there are no suits or liens pending affecting the title thereof.

Signature of Owners

Sworn and subscribed to before me this _____ day of _____, 20____

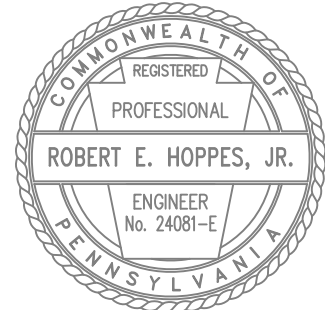
SEAL

My Commission expires on _____.



ENGINEER'S OR SURVEYOR'S 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.



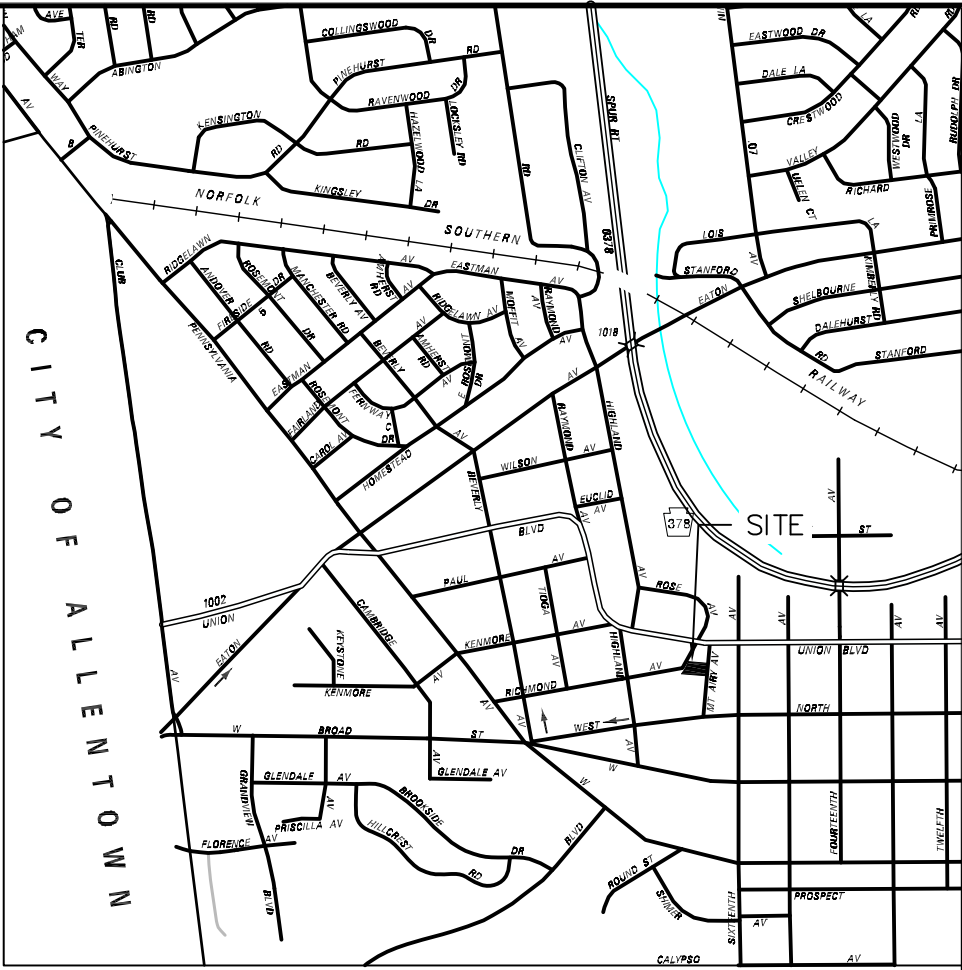
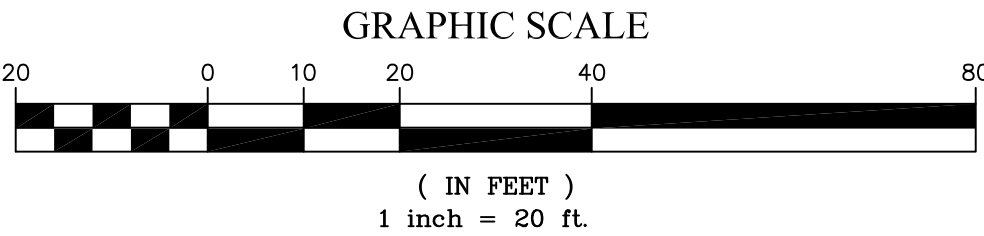
Robert E. Hoppes, Jr.
Registered Engineer or Surveyor

P.E. #24801-E P.L.S. #848-A

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF NORTHAMPTON COUNTY, PA IN THE MAP BOOK VOLUME _____, PAGE _____ ON THE _____ DAY OF _____, 20____

RECORDER OF DEEDS

SINGLE FAMILY DETACHED DWELLING DIMENSIONAL DATA			
ITEM	REQUIRED	LOT 1	LOT 2
TRACT SIZE	4,000 SF	6,369.69 SF	7,626.73 SF
WIDTH	40'	50'	40'
MAX. BLDG COVERAGE	35%	19%	19%
IMPERVIOUS COVERAGE		35%	37%



LOCATION MAP
SCALE: NTS

NOTES:

- AREA: LOT 1 (#729) = 6,369.69 SQ. FT. OR 0.1462 ACRES
LOT 2 (#727) = 7,626.73 SQ. FT. OR 0.1751 ACRES
- INTENT: THE INTENT IS TO SUBDIVIDE AN EXISTING TRACT INTO TWO LOTS. AN EXISTING SINGLE FAMILY - DETACHED DWELLING WILL BE LOCATED ON LOT 1 AND A PROPOSED SINGLE FAMILY - DETACHED DWELLING WILL BE CONSTRUCTED ON LOT 2.
- REFERENCE DRAWINGS:
PLAN SHOWING PROPOSED EXTENSION OF ROSE AVENUE WITH ALIGNMENT AND STREET CONNECTIONS FROM WEST UNION BOULEVARD. MAJOR VOL 4, PG. 53.
PRON MINOR - SUBDIVISION PLAN PREPARED BY JAY C. MUSSELMAN. M.S. VOL 2, PG 72.
- AVERAGE EXISTING GRADE SLOPE = 4%
- SOILS: UmB; URBAN LAND-DUFFIELD COMPLEX, 0 TO 8 PERCENT SLOPES
- PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY, PERMITS MUST BE OBTAINED FROM CITY ENGINEERING OFFICE INCLUDING UTILITY CONNECTIONS AND DRIVEWAYS.
- THE DRAINAGE EASEMENT PROVIDES FOR THE FLOW OF STORM WATER ACROSS LOTS, AND MAY NOT BE ALTERED WITHOUT WRITTEN PERMISSION OF THE CITY ENGINEER. NO OBSTRUCTIONS SUCH AS PLANTING BERMS OR FENCES MAY BE INSTALLED IN THE DRAINAGE EASEMENT AREAS WITHOUT SUFFICIENT PROVISION FOR THE PASSAGE OF STORM WATER, AND ANY SUCH PROPOSED PROVISION SHALL BE APPROVED IN WRITING BY THE CITY ENGINEER.
- THE GARAGE ON LOT 1 ALLOWS FOR ONE PARKING SPACE IN ADDITION TO THE DRIVEWAY WHICH WILL ALSO ACCOMMODATE PARKING FOR ONE VEHICLE. LOT 2 HAS A TWO-CAR GARAGE WHICH WILL SATISFY THE TWO (2) OFF-STREET PARKING SPACES REQUIREMENT.
- THERE IS ONE EXISTING 36" Ø TREE ON LOT 1 THAT WILL REMAIN.
- IN ACCORDANCE WITH ORDINANCE NO. 4342, AT THE TIME OF A REQUEST FOR A BUILDING PERMIT FOR LOT 2, A SANITARY SEWER TAPPING FEE OF \$2,527 PER EDU WILL NEED TO BE PAID. THE TOTAL AMOUNT WILL BE DETERMINED WHEN A SANITARY SEWER FACILITIES PLANNING MODULE APPLICATION IS SUBMITTED. A COVER LETTER, DESCRIBING THE PROJECT, AND A UTILITY PLAN SHALL BE INCLUDED IN THE PLANNING MODULE SUBMITTAL. PLEASE NOTE THAT BUILDING PERMITS CANNOT BE ISSUED UNTIL THE PLANNING MODULE IS REVIEWED AND APPROVED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A \$1,500 RECREATION FEE FOR LOT 2 SHALL BE PAID.
- HORIZONTAL DATUM, VERTICAL DATUM, ELEVATIONS AND CONTOURS AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS USING A TRIMBLE R-12I RECEIVER WITH KEYNETGPS (VRS NETWORK POWERED BY TRIMBLE) AND GROUND OBSERVATIONS USING A TRIMBLE S5 ROBOTIC TOTAL STATION. THE HORIZONTAL DATUM IS BASED UPON THE STATE PLANE COORDINATE SYSTEM, NAD83, PA SOUTH ZONE. VERTICAL DATUM PER NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- BY SUBMISSION OF THESE PLANS THE ENGINEER ON RECORD CERTIFIES THAT THESE PLANS ARE IN COMPLETE CONFORMANCE WITH THE CITY OF BETHLEHEM STORM WATER MANAGEMENT ORDINANCE.
- IN ORDER TO MAINTAIN CONTINUITY BETWEEN PLAN REVISIONS, ANY CHANGES TO PREVIOUS PLAN SUBMISSION SHALL BE FLAGGED WITH A TRIANGLE. ANY CHANGES NOT FLAGGED MAY BE CONSIDERED NOT APPROVED.
- A COMPLETE BUILDING PERMIT WILL BE APPLIED FOR WITHIN TWELVE (12) MONTHS OF THE FINAL APPROVAL OF THE MINOR SUBDIVISION PLAN OR THE GARAGE ON LOT 2 WILL BE REMOVED WITHIN THAT TIMELINE.

MINOR SUBDIVISION PLAN

729 MOUNT AIRY AVE FOR WALTER MENIO LIVING TRUST	
CITY OF BETHLEHEM, LEHIGH COUNTY, PA	
HOP - PES PROFESSIONAL ENGINEERING & SURVEYING 2705 WILLOW ST. COPLAY, PA 18037 (610-799-3935) WWW.HOP-PES.COM (ROBERTHOPPESJR@GMAIL.COM)	
SCALE : 1" = 20' DATE : 11 NOV. 2024	DRAWN BY : BRH DRAWING # 5-24-17

