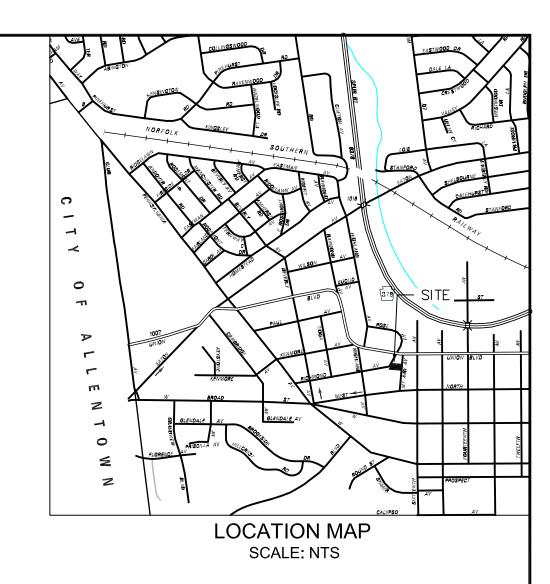
LEGEND:	<b>N</b> T		
BOUNDARY LINE:			
ADJOINERS:			
OAD EDGE:		<b>TT</b> 7	ADD 12
IGHT-OF-WAY:	JESUS		ARD 13
&U - DRAINAGE & UTILITY EASEMENT:		$\mathbf{BL}$	OCK 35
X. CONTOURS:			EXISTING 8" VT SEWER  SLOPE = 2.75% ±
UILDING SET BACK LINE: XISTING WATERLINE:	w		EXISTING RESIDENCE
XISTING WATERLINE. XISTING WATER VALVE:	$\stackrel{"}{\otimes}$		The side ince
XISTING SANITARY SEWER:	—— ss ——— ss ———	N/F	DDON!
XISTING SANITARY SEWER MANHOLE:		MICHAEL & DÓLORES J	
	——————————————————————————————————————	PARCEL ID #: 6417898:	22694
	——————————————————————————————————————		328
INDERGROUND ELECTRIC WIRE: EXISTING SIDEWALK:	——— U/E———		
XISTING SIDEWALK.  XISTING CURB:		BENCHMARK:	
RON PIN (FOUND):		IRON PIN (FOUND)  ELEV. = 336.91  / JOSEPH PAUL & SYRENA KUCI	
RON PIN (TO BE SET):	0	IRON PIN	P6-1 RESIDENCE
AGNAIL (TO BE SET):		(FOUND - HELD) DEED REFERENCE: 20150248	
*EVICTING LITH ITIES SHOWN ON THE DI	ANIADE ADDDOVIMATE*	W GARRISON ST  D&U EASEMENT  335  T 4' S84° 47'	W GARRISON ST
*EXISTING UTILITIES SHOWN ON THE PLA **EXISTING FEATURES ARE LABELED WI		D&U EASEMENT	MAGNAIL (TO BE SET)
		N26° 59' 32"F	<u>" 28"E</u>
CITE DATA.		12.00' BSL 135.	19'-8"
SITE DATA:		REMOVE EXISTING R=305.00'	EX DRIVEWAY 10'-9"
1. SITE ADDRESS: 729 MT AIRY AVE,	BETHLEHEM PA 18018	DRIVEWAY / ACCESS FROM LOT 1	N84° 47' 28"W
2. OWNER: WALTER MENIO LIVING	ΓRUST	CB=N25' 45' 30"E CD=18.00'	10.00' EXISTING
3. AREA: 13,996.42 SF OR 0.3213 ACRE		LOT 1	EX RESIDENCE \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
		EXPAND ENTRANCE #729	S5° 12' 32"W_   \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
4. PIN: 641789718244 1		[NON-RADIAL CURVE (TOTAL)]  R=305.00'  L=58.00'	4.00'  MAGNAIL  (TO BE SET)
5. WARD 13, BLOCK 35, LOT 33B/36		RICHMOND ST L=58.00' T=29.09' Delta=10'53'44" CB=N29' 30' 54"E R=305.00'	PROPOSED WATER LATER
6. DEED BOOK VOLUME: 1709 PG. 110	06	CD=57.91' L=40.00' T=20.03'	85.00' NEW LINE PROPOSED SAN. SEWER
7. RT (HIGH DENSITY RESIDENTIAL)	DISTRICT) - SINGLE FAMILY - DETACHED	CB=N31: 12' 22"E CD=39.97'	PROPOSED SAN. SEWER LATERAL (MIN. 2% SLOP
•	DISTRICT) - SHAGEL LAWIEL - DETACHED	IRON PIN (TO BE SET) TWO-CAR GARAGE	PROPOSED SINGLE
8. MINIMUM LOT REQUIREMENTS: SINGLE FAMILY - DETACHED:		[TYP] / #727	FAMILY DWELLING
LOT AREA PER DWELLING U	NIT - 4,000 SF	N37° 51′ 32″E/	0.1.2.4 ★ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
TRACT SIZE - 4,000 SF LOT WIDTH - 40'		30' +/-	
	LTDC	RIGHT-OF-WAY MAGNAIL 4'	EX. FENCE (TO BE SET)
9. BUILDING SETBACK REQUIREMEN FRONT = N/A	N15:	(TO BE SET)	
REAR = 20' $SIDES = 4'$		/ / W / / EXISTING 180	4° 47' 28"W
SIDES – 4		GARAGE	EXISTING EXISTING
10. MAX HEIGHT:		N/F ERICA LORAH 720 ROSE AVE	RESIDENCE
11. MAX BUILDING COVERAGE:		/ / (~ ) / DADCEL ID #, 641790600109 1 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
12. NUMBER OF NEW LOTS: 2		DEED REFERENCE: 2014016502  MARK ZELLNER 721 MT AIRY AVE PARCEL ID #: 6417897095	595-1
			SIDEWALK SIDEWALK
APPROVED BY THE CITY OF BETHL	EHEM PLANNING COMMISSION.	3	AAY AAY AAY
		N/F BEN L 717 MOUNT AIF	LEE RY AVE
CHAIR	DATE	PARCEL ID #: 6417 DEED REFERENCE: 2	788798937-1
	DAIL	DEED REFERENCE: 2	
CECDET A DAY	Th. 4 mm		16'-6"   27 ±
SECRETARY	DATE	ENGINEER'S OR SURVEYOR'S CERTIFICATION	ROADWAY
REVIEWED BY THE LEHIGH VALLE	Y PLANNING COMMISSION.	I hereby certify that this plan correctly and accurately represents the lands of the owner	3'-27-9' RIGHT-OF-WAY
		and, where applicable, the lots, buildings, streets, parking areas, walkways, and other structures and improvements shown thereon.	
PLANNER	DATE	DIWEAT I	
		REGISTERED TO RECISTERED TO RE	
CERTIFICA	TION OF OWNERSHIP	PROFESSIONAL PROFESSIONAL ROBERT E. HOPPES, JR. ROBERT E. HOPPES, ROBE	
	Y AVE , being duly sworn according to law, depo	ose and say	
that I (we) am (are) the sole owner(s) of the	e above property in peaceful possession of the s		
and that there are no suits or liens pending	g anecung the title thereof.		
	Cian atura of Our		SINGLE FAMILY DETACHED DWELLING DIMENSIONAL DATA
	Signature of Owners	PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF NORTHAMPTON	ITEM         REQUIRED         LOT 1         LOT 2           TRACT SIZE         4,000 SF         6,369.69 SF         7,626.73
Sworn and subscribed to before me this	day of, 20	COUNTY, PA IN THE MAP BOOK VOLUME, PAGE	WIDTH 40' 50' 40'
SEAL		ON THE, 20	MAX. BLDG COVERAGE35%19%19%IMPERVIOUS COVERAGE35%37%
My Commission expires on		RECORDER OF DEEDS	
		RECORDER OF DEEDS	GRAPHIC SCALE
			20 0 10 20 40 80
			( IN FEET )



## 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

- 2. 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.
- 3. 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.

- 4. AVERAGE EXISTING GRADE SLOPE = 4%
- 5. SOILS: UmB: URBAN LAND-DUFFIELD COMPLEX, 0 TO 8 PERCENT SLOPES
- 6. PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY, PERMITS MUST BE OBTAINED FROM CITY ENGINEERING OFFICE INCLUDING UTILITY CONNECTIONS AND DRIVEWAYS.
- 7. 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.
- 8. 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.
- 9. THERE IS ONE EXISTING 36" Ø TREE ON LOT 1 THAT WILL REMAIN.
- 10. 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.
- 11. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A \$1,500 RECREATION FEE FOR LOT 2 SHALL BE PAID.
- 2. 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).
- 3. 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.
- 14. 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.
- 5. 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

WALTER MENIO LIVING TRUST

CITY OF BETHLEHEM, LEHIGH COUNTY, PA

HOP - PES
PROFESSIONAL

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

1 inch = 20 ft.

DRAWN BY : BRH DRAWING # 5-24-17

