

SITE DATA & ZONING DATA

PIN: 642802745755
PROPERTY ADDRESS: 1224 EATON AVE
AREA: 28,631 SF (GROSS); 25,897 SF (NET)

OWNER:
PAJ VENTURES LP
1177 6TH ST
WHITEHALL PA 18052

NUMBER OF LOTS -EXISTING: 1; PROPOSED: 1
NUMBER OF UNITS -EXISTING: 1; PROPOSED: 7 TOTAL (1 SFD +6 TOWNHOMES)

LINEAL FEET OF NEW STREETS - 0 L.F.

WATER SUPPLY - PROPOSED PUBLIC
SEWER - PROPOSED PUBLIC

ZONING DISTRICT: RG RESIDENTIAL DISTRICT

MINIMUM LOT SIZE:	REQUIRED	EXISTING	PROPOSED
	12,000 SF	28,631 SF	25,897 SF
MINIMUM LOT WIDTH:	20 FT	83 FT	83 FT
MINIMUM YARDS:	FRONT: 20 FT	20 FT	20 FT
	SIDE: 10 FT	10 FT	10 FT
	REAR: 30 FT	30 FT	30 FT
MAX. BLDG COVERAGE:	70%	5.3% (1515 SF)	19% (5355 SF)
MAX. BUILDING HEIGHT:	35 FT/2.5 STORY	NA	30 FT / 2 STORY

MAXIMUM ALLOWABLE DENSITY:
4,000 SF PER UNIT

SURVEY NOTES:

- THIS PLAN IS BASED ON A FIELD SURVEY CONDUCTED BY BLACK FOREST ENGINEERING LLC USING A TOTAL STATION AND GPS RTK UNIT.
- BEARINGS BASED ON PA STATE PLANE SOUTH, NAD83.
- ELEVATIONS BASED ON NAVD88.
- UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND HAVE BEEN BASED ON VISIBLE ABOVE-GROUND EVIDENCE. A CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN AND ANY ADDITIONAL EXISTING UTILITIES NOT SHOWN ON THIS PLAN.
- BOUNDARY LINES SHOWN WITH BEARINGS AND DISTANCES OR CURVE INFORMATION HAVE BEEN FIELD VERIFIED BY THIS SURVEY.

BENCHMARK FOR THIS PLAN

VERTICAL CONTROL IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BEARING SYSTEM BASED UPON THE PENNSYLVANIA NORTH AMERICAN DATUM OF 1983, SOUTH ZONE, US FOOT (PA-NAVD83).

1. EXISTING MANHOLE RIM=364.38

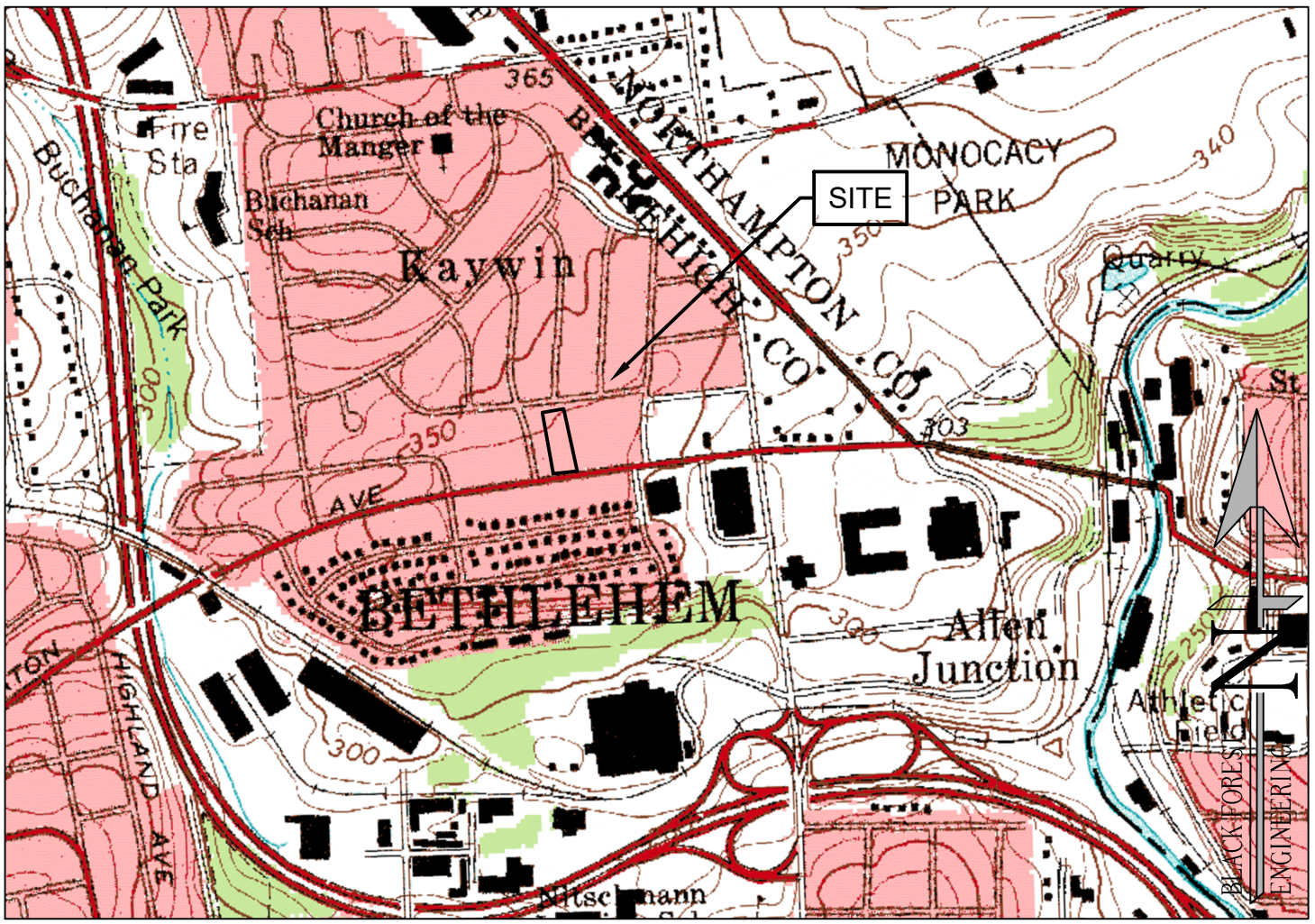
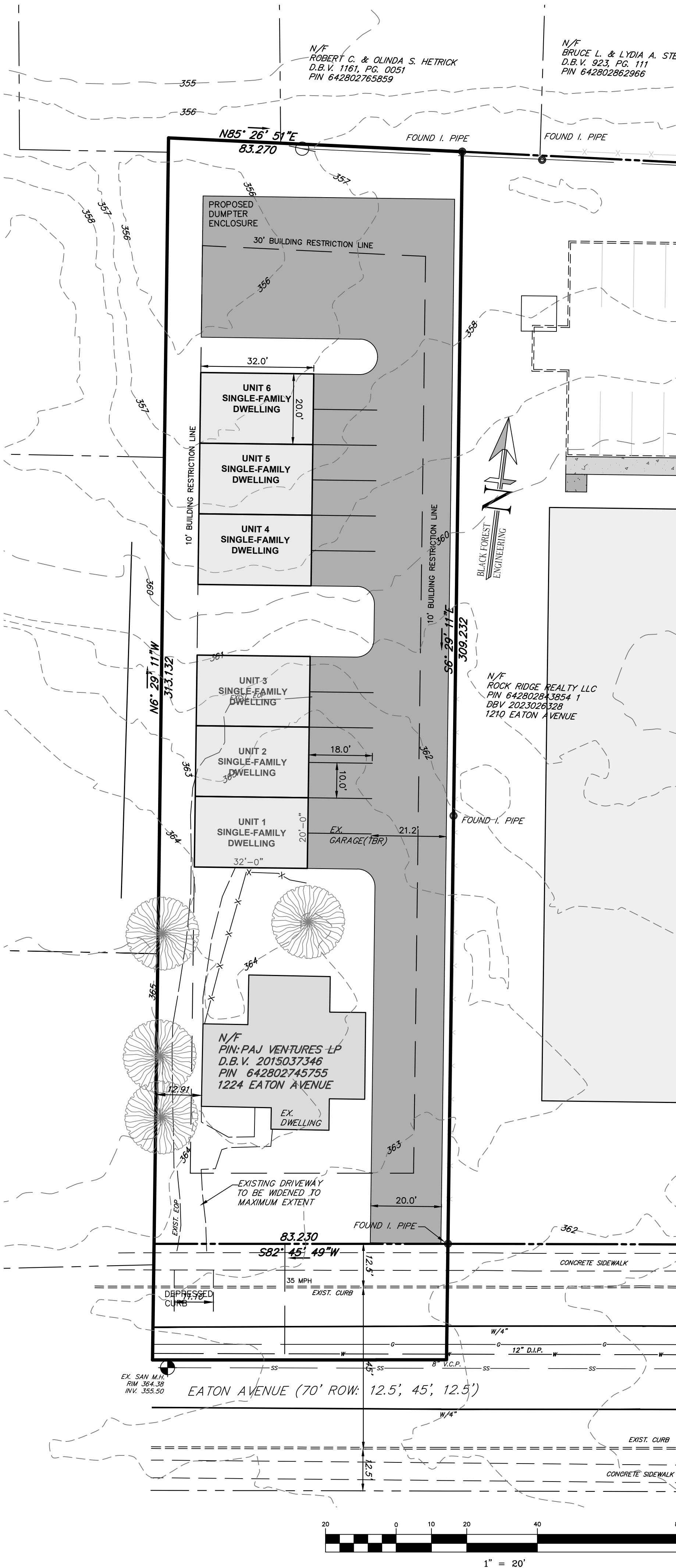


EXISTING
Legend

	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EDGE OF PAVE
	EXISTING VEGETATION
	EXISTING CENTERLINE
	EXISTING ROAD PAVEMENT
	EXISTING SIDEWALK
	EXISTING STRUCTURE
	EXISTING ADJOINER
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING ELECTRIC POLE
	EXISTING IRON PIN
	EXISTING CONTROL POINT
	EXISTING TEST PIT/PROBE

PROPOSED
Legend

	PROP. PROPERTY LINE
	PROP. TRACT LINE
	PROP. RIGHT-OF-WAY
	PROP. EASEMENT
	PROP. BUILDING RESTRICTION LINE
	PROP. FENCE
	PROP. TREE LINE
	PROP. CENTERLINE
	PROP. SIDEWALK
	PROP. CURB
	PROP. DRIVEWAY
	PROP. CONTOUR MAJOR
	PROP. CONTOUR MINOR
	PROP. IRON PIN
	PROP. CONCRETE MONUMENT
	PROP. SIGN
	PROP. TREE
	PROP. BENCHMARK
	PROP. BUILDING/STRUCTURE
	PROP. DRIVEWAY
	PROP. TREE PRESERVATION AREA

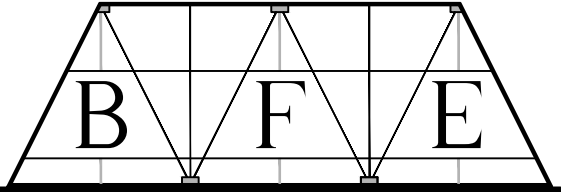


LOCATION MAP

USGS CATASAUQUA QUADRANGLE
SCALE: 1"=1000'

"CALL BEFORE YOU DIG"

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776



BLACK FOREST ENGINEERING, LLC
1903 MAIN STREET
NORTHAMPTON, PA 18067

THIS DOCUMENT IS THE PROPERTY OF BLACK FOREST ENGINEERING, LLC. ANY USE OF A COPY OF THIS DOCUMENT THAT DOES NOT CONTAIN AN ORIGINAL SEAL AND SIGNATURE IS STRICTLY PROHIBITED. THIS DOCUMENT IS NOT PUBLISHED AND ALL RIGHTS ARE RESERVED BY BLACK FOREST ENGINEERING, LLC. THIS PLAN HAS BEEN SEALED WITH A RED INK SEAL AND SIGNATURE. IF NEITHER APPEARS ON THIS PLAN, POSSIBLE REPRODUCTIONS OR ALTERATIONS MAY HAVE BEEN MADE WITHOUT THE APPROVAL OR KNOWLEDGE OF THE SIGNATORY.

SEAL:



JOSEPH E. RENTKO, P.E. #PE085609
2455 BLACK FOREST DRIVE
COPLAY, PA 18037
717-239-4499

REV. DESCRIPTION: BY DATE

PROJECT TITLE:

1224 EATON AVE
LAND DEVELOPMENT

PROJECT OWNER:

PAJ VENTURES LP
1177 6TH ST
WHITEHALL, PA 18052

PROJECT LOCATION:

CITY OF BETHLEHEM
LEHIGH COUNTY
PENNSYLVANIA

PLAN TITLE:

SKETCH PLAN

SCALE:

1"=20'

DATE:

7/31/25

DRAWN:

JER

CHECKED:

JER/KTH

PROJECT NO.

1224

DRAWING NO.

1

REVISION:

00