SITE DATA

1. TOTAL TRACT AREA: 10,480.00 S.F. OR 0.2406 ACRES
2. PIN: 642726027947
3. ADDRESS: 241 8TH STREET
   BETHLEHEM, PA 18018
4. DEED REFERENCE: 2024025555
5. OWNER:
   ABDA PROPERTIES ON 8TH, LLC
   3717 RANEE STREET
   EASTON, PA 18045
6. WATER: PUBLIC (CITY OF BETHLEHEM)
7. SEWER: PUBLIC (CITY OF BETHLEHEM)
8. SOURCE OF ELEVATION DATA: FIELD SURVEY PERFORMED BY LEHIGH ENGINEERING ASSOCIATES ON NOVEMBER 5, 2024. THE ELEVATION DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

DIAL 8-1-1 OR 1-800-242-1776
NOT LESS THAN 3 BUSINESS DAYS
NOR MORE THAN 10 BUSINESS DAYS
PRIOR TO START OF EXCAVATION

PA ONE CALL SYSTEM SERIAL NUMBERS:
#2021XXXXXXX-000

MAP LEGEND

CON. MON. FOUND	VALVE/MISC-VAL	EXISTING PROPERTY LINE	EXISTING WATERMAIN
CON. MON. TO BE SET	PROP. FIRE HYDRANT	PROPOSED LOT LINE	PROPOSED WATERMAIN
IRON PIN FOUND	SANITARY MANHOLE	ADJACENT PROP. LINE	EX. SANITARY MAIN
IRON PIN TO BE SET	STORM MANHOLE	EXISTING RIGHT-OF-WAY	PROP. SANITARY MAIN
STREET SIGN	CATCH BASIN	ULTIMATE RIGHT-OF-WAY	EXISTING STORM PIPE
STOP SIGN	HEADWALL	EASEMENT LINE	PROPOSED STORM PIPE
HOUSE ELEVATIONS:	RIP RAP APRON	BUILDING SETBACK LINE	EXISTING CONTOUR
FF FIRST FLOOR	0000 STREET ADDRESS	ROADWAY CENTERLINE	PROPOSED CONTOUR
TW TOP OF WALL	UTILITY POLE	FENCE	TREELINE/WOODS LINE
GF GARAGE FLOOR	×546.7 EX. SPOT ELEVATION	SOILS BOUNDARY	HEDGE ROW/BRUSH LINE
BF BASEMENT FLOOR	×546.7 PROP. SPOT ELEVATION	(WaA) SOILS TYPE	EXISTING LIGHT
* WALK-OUT BASEMENT			PROPOSED LIGHT
			E PROPOSED ELECTRIC LINE

NOTE: TEXT IN A SLANTED FONT REPRESENTS EXISTING FEATURES.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

7202-m-zawarski-8th-ave-base7.dwg

OUTSIDE AGENCY REVISION BLOCK

REVISION DATE	CORRESPONDENCE DATE	AGENCY

MUNICIPAL REVISION BLOCK

REVISION DATE	CORRESPONDENCE DATE	AGENCY

LEHIGH ENGINEERING ASSOCIATES, INC.
499 RIVERVIEW DRIVE, P.O. BOX 68
WALNUTPORT, PA 18088
610 767 8545 FAX 610 767 5798

EXISTING FEATURES PLAN FOR:

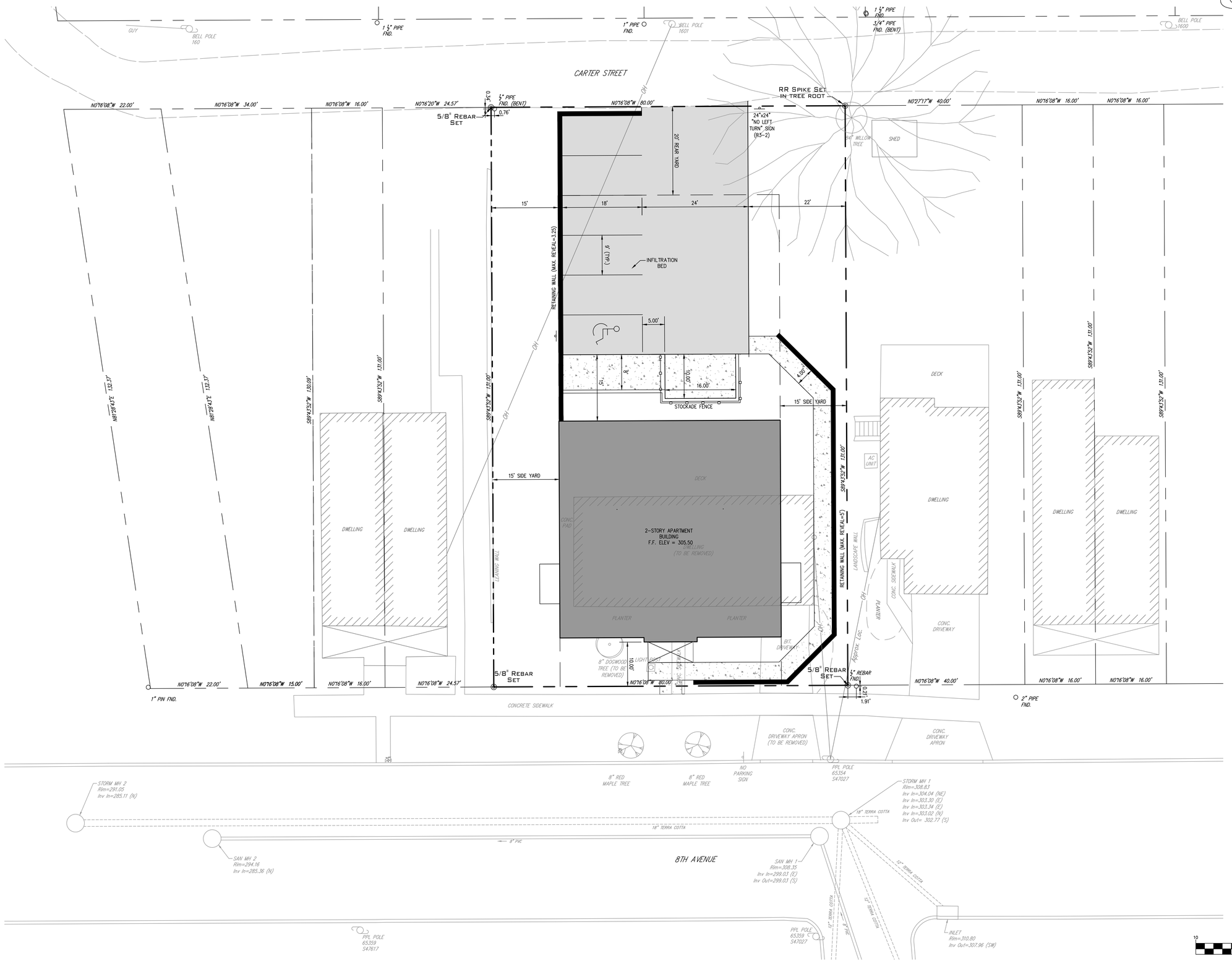
241 8TH AVENUE

SKETCH RESIDENTIAL LAND DEVELOPMENT

LOCATED IN:
CITY OF BETHLEHEM
COUNTY OF LEHIGH
COMMONWEALTH OF
PENNSYLVANIA

DATE: 10/22/25
SCALE: 1" = 10'
DRAWN BY: PMA
JOB: 007202

SHEET
1 of 4



ZONING DATA

A. EXISTING ZONING: RT – HIGH DENSITY RESIDENTIAL DISTRICT

1. PROPOSED PRINCIPAL USE: 4-UNIT APARTMENT BUILDING
2. MINIMUM TRACT SIZE: 9,000 SQ.FT. (10,480 S.F. PROVIDED)
3. MINIMUM AREA PER DWELLING UNIT: 2,500 S.F. (2,620 S.F. PROVIDED)
4. MINIMUM LOT WIDTH: 90 FT (80' PROVIDED)
5. MAXIMUM BUILDING COVERAGE: 80% (23.49% PROPOSED)
6. MINIMUM FRONT YARD SETBACK: N/A
7. MINIMUM SIDE YARD SETBACK: 15 FT
8. MINIMUM REAR YARD SETBACK: 20 FT
9. BUILDING HEIGHT: MAXIMUM: 2.5 STORIES OR 35 FT. (MOST RESTRICTIVE APPLIES) (2 STORIES PROPOSED)

SITE DATA

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2. PIN: 642726027947
3. ADDRESS: 241 8TH STREET
   BETHLEHEM, PA 18018
4. WARD: 10 BLOCK: 10A
5. DEED REFERENCE: 2024025555
6. OWNER:
   ABDA PROPERTIES ON 8TH, LLC
   3717 RANEE STREET
   EASTON, PA 18045
7. INTENDED USE: 4-UNIT APARTMENT BUILDING
8. WATER: PUBLIC (CITY OF BETHLEHEM)
9. SEWER: PUBLIC (CITY OF BETHLEHEM)
10. SOURCE OF ELEVATION DATA: FIELD SURVEY PERFORMED BY LEHIGH ENGINEERING ASSOCIATES ON NOVEMBER 5, 2024. THE ELEVATION DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
11. BENCHMARK: TOP OF SANITARY MANHOLE IN THE INTERSECTION OF 8TH AVENUE AND LEIBERT STREET (ELEV.=308.35).
12. PROPOSED IMPERVIOUS AREA = 6,469 S.F. (61.73%)
13. BUILDING COVERAGE: 2,462 S.F. (23.49%)
14. PROPOSED DISTURBED AREA = 10,480 S.F. (0.2406 ACRES)
15. PARKING TABULATION (1 OR 2-ROOM APARTMENTS):
    REQUIRED: 1.50 SPACES PER UNIT* X 4 UNITS = 6 SPACES
    PROVIDED: 6 SPACES (INCLUDES 1 HANDICAP SPACE)
    *WITH ON-STREET PARKING

VARIANCES REQUESTED

FROM ZONING ORDINANCE SECTION 1306.01(a)4. REQUIRING A MINIMUM LOT WIDTH OF 90 FEET FOR A MULTI-FAMILY DWELLING (MORE THAN 2-1/2 STORIES) (80 FEET AVAILABLE).

GRAPHIC SCALE

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(IN FEET)
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7202-m-zaworski-8th-ave-base7.dwg

OUTSIDE AGENCY REVISION BLOCK

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MUNICIPAL REVISION BLOCK

REVISION	DATE	CORRESPONDENCE	DATE	AGENCY

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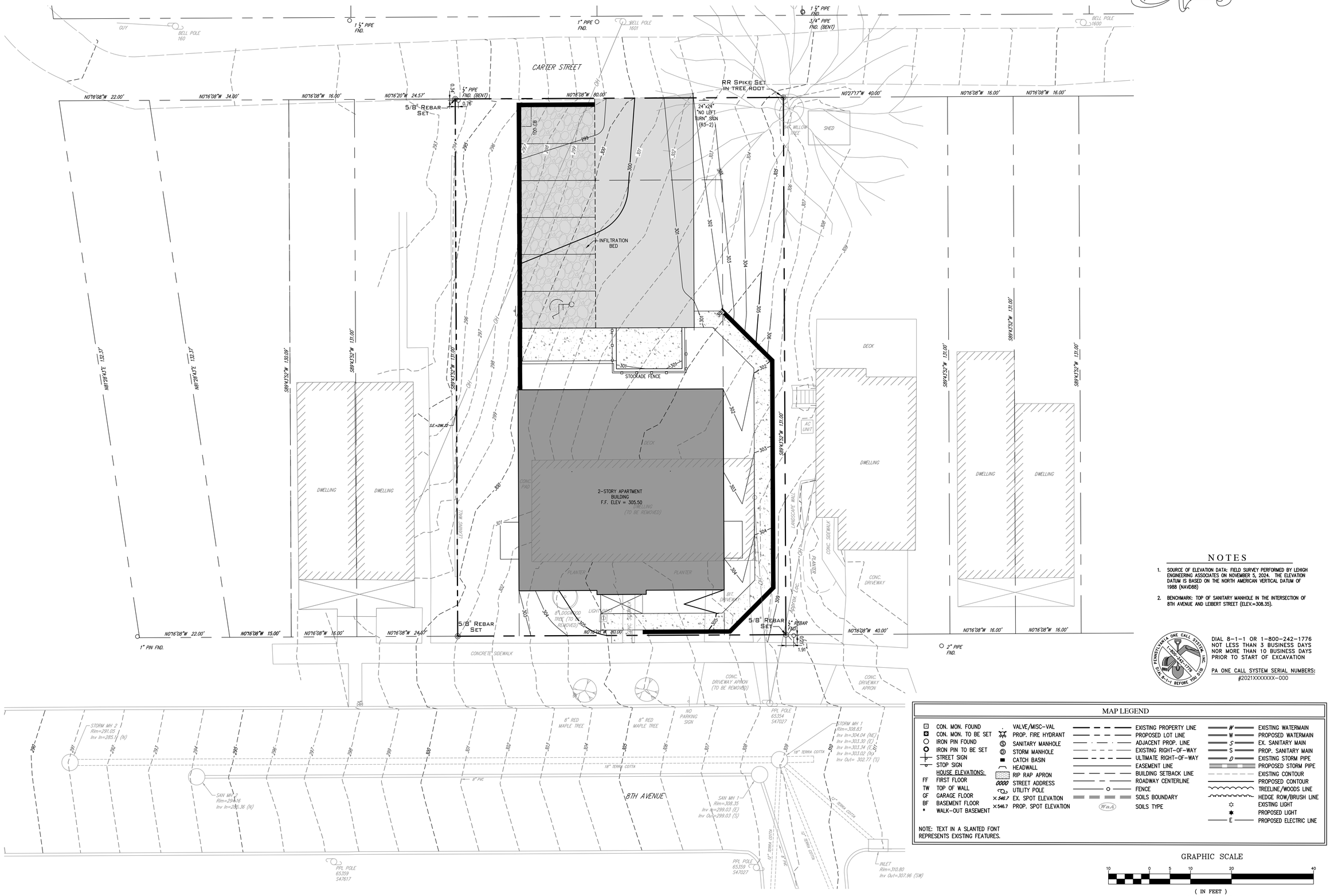
LOCATED IN:
CITY OF BETHLEHEM
COUNTY OF LEHIGH
COMMONWEALTH OF PENNSYLVANIA

LAND DEVELOPMENT PLAN FOR:

241 8TH AVENUE

SKETCH RESIDENTIAL LAND DEVELOPMENT

DATE: 10/22/2025
SCALE : 1" = 10'
DRAWN BY: PMA
JOB: 007202



NOTES

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PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 DIAL 8-1-1 BEFORE YOU DIG

DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO START OF EXCAVATION

PA ONE CALL SYSTEM SERIAL NUMBERS:
#2021XXXXXXX-000

MAP LEGEND

CON. MON. FOUND	VALVE/MISC-VAL		EXISTING PROPERTY LINE
CON. MON. TO BE SET	PROP. FIRE HYDRANT		PROPOSED LOT LINE
IRON PIN FOUND	SANITARY MANHOLE		ADJACENT PROP. LINE
IRON PIN TO BE SET	STORM MANHOLE		EXISTING RIGHT-OF-WAY
STREET SIGN	CATCH BASIN		ULTIMATE RIGHT-OF-WAY
STOP SIGN	HEADWALL		EASEMENT LINE
HOUSE ELEVATIONS:	RIP RAP APRON		BUILDING SETBACK LINE
FF FIRST FLOOR	0000 STREET ADDRESS		ROADWAY CENTERLINE
TW TOP OF WALL	UTILITY POLE		FENCE
GF GARAGE FLOOR	×546.7 EX. SPOT ELEVATION		SOILS BOUNDARY
BF BASEMENT FLOOR	×546.7 PROP. SPOT ELEVATION	(WeA)	SOILS TYPE
* WALK-OUT BASEMENT			

W	EXISTING WATERMAIN
W	PROPOSED WATERMAIN
S	EX. SANITARY MAIN
S	PROP. SANITARY MAIN
D	EXISTING STORM PIPE
	PROPOSED STORM PIPE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	TREELINE/WOODS LINE
	HEDGE ROW/BRUSH LINE
	EXISTING LIGHT
	PROPOSED LIGHT
E	PROPOSED ELECTRIC LINE

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(IN FEET)
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LOCATED IN:
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COUNTY OF LEHIGH
COMMONWEALTH OF PENNSYLVANIA

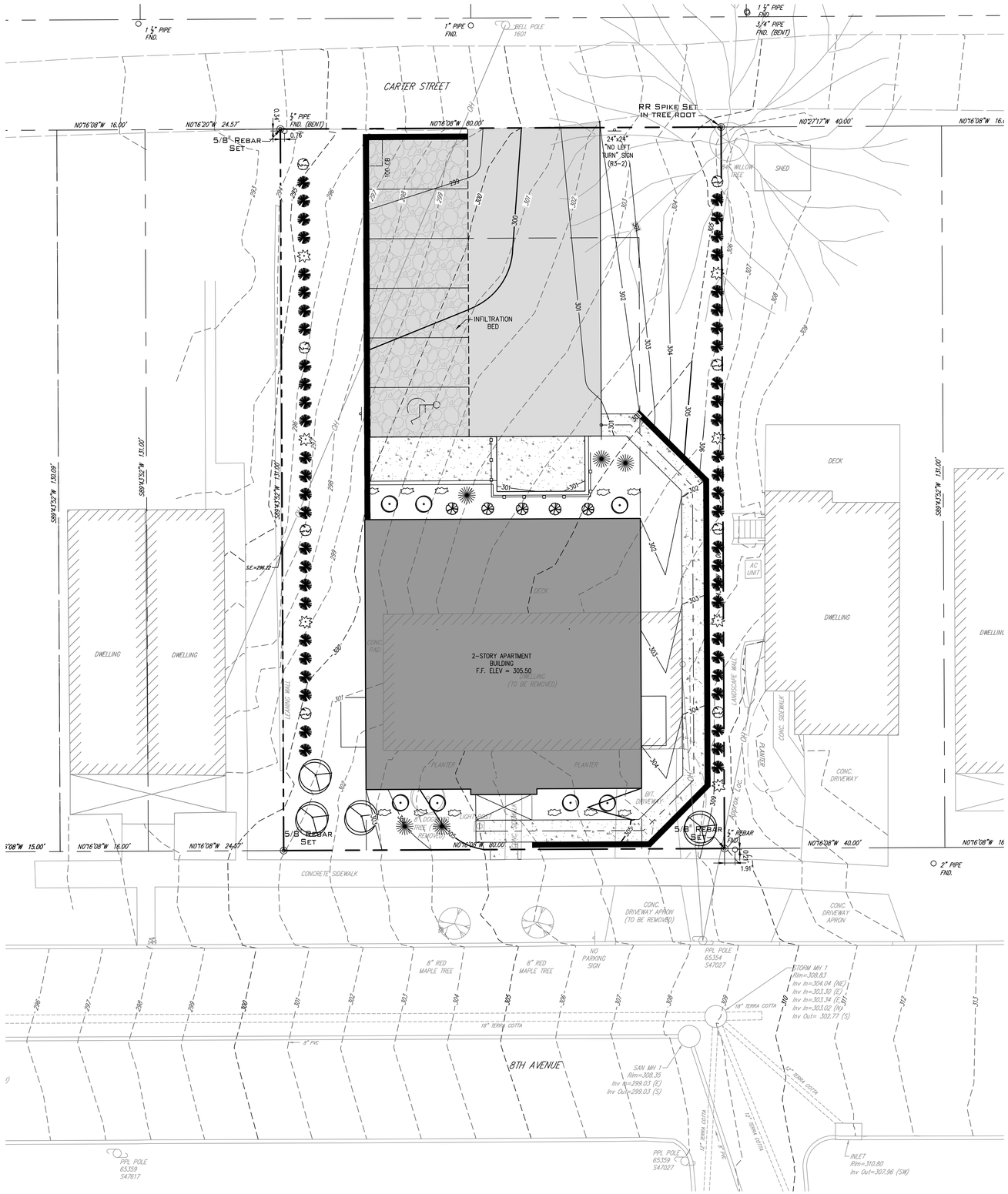
GRADING PLAN FOR:

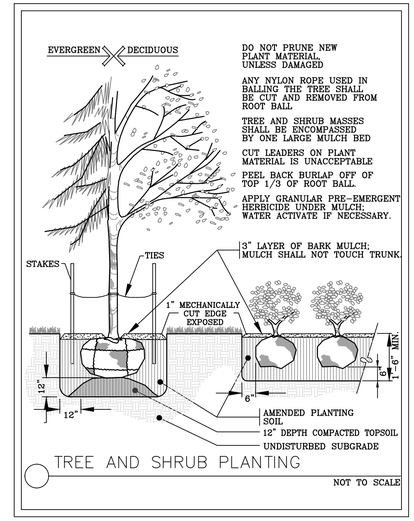
241 8TH AVENUE

SKETCH RESIDENTIAL LAND DEVELOPMENT

DATE: 10/22/2025
SCALE : 1" = 10'
DRAWN BY: PMA
JOB: 007202

SHEET
3 of 4





PLANTING SCHEDULE - LANDSCAPING

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CLASSIFICATION	MINIMUM SIZE	CONDITION
	4	*Picea abies*	NORWAY SPRUCE	EVERGREEN	HEIGHT 5'-6'	B & B
	5	*Picea glauca "Conica"*	DWARF ALBERTA SPRUCE	EVERGREEN	WIDTH 2'-2 1/2'	POTTED
	7	*Taxus baccata*	BALL YEW	EVERGREEN	WIDTH 2'-2 1/2'	POTTED
	11	*Juniperus horiontalis "Wiltonii"*	BLUE RUG JUNIPER	EVERGREEN	WIDTH 2'-2 1/2'	POTTED
	5	*Rhododendron*	AZALEA	DECIDUOUS	HEIGHT 2'-2 1/2'	POTTED

PLANTING SCHEDULE - BUFFER PLANTINGS

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CLASSIFICATION	MINIMUM SIZE	CONDITION
	7	*Lagerstroemia indica "Gamad I"*	CRAPE MYRTLE	DECIDUOUS	HEIGHT 3'-4'	B & B
	8	*Euonymus alatus*	BURNING BUSH	DECIDUOUS	HEIGHT 3'-4'	B & B
	52	*Thuja plicata x standishii*	GREEN GIANT ARBORVITAE	EVERGREEN	HEIGHT 4'-5'	B & B

NOTES:
1. ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. ALL LANDSCAPING SHALL CONFORM TO THE CURRENT EDITION OF THE ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE OF THE CITY OF BETHLEHEM.
3. TREE AND SHRUB SPECIES MAY BE CHANGED PROVIDED PROPER APPROVALS ARE RECEIVED FRON THE DEVELOPER AND CITY.
4. MINIMUM CALIBER SHALL BE MEASURED AT 6" ABOVE GRADE.

GRAPHIC SCALE

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LOCATED IN:
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COUNTY OF LEHIGH
COMMONWEALTH OF PENNSYLVANIA

GRADING AND LANDSCAPE PLAN FOR:

241 8TH AVENUE

SKETCH RESIDENTIAL LAND DEVELOPMENT

DATE: 10/22/2025
SCALE : 1" = 10'
DRAWN BY: PMA
JOB: 007202

SHEET
4 of 4

7202-m-zawarski-8th-ave-base7.dwg