

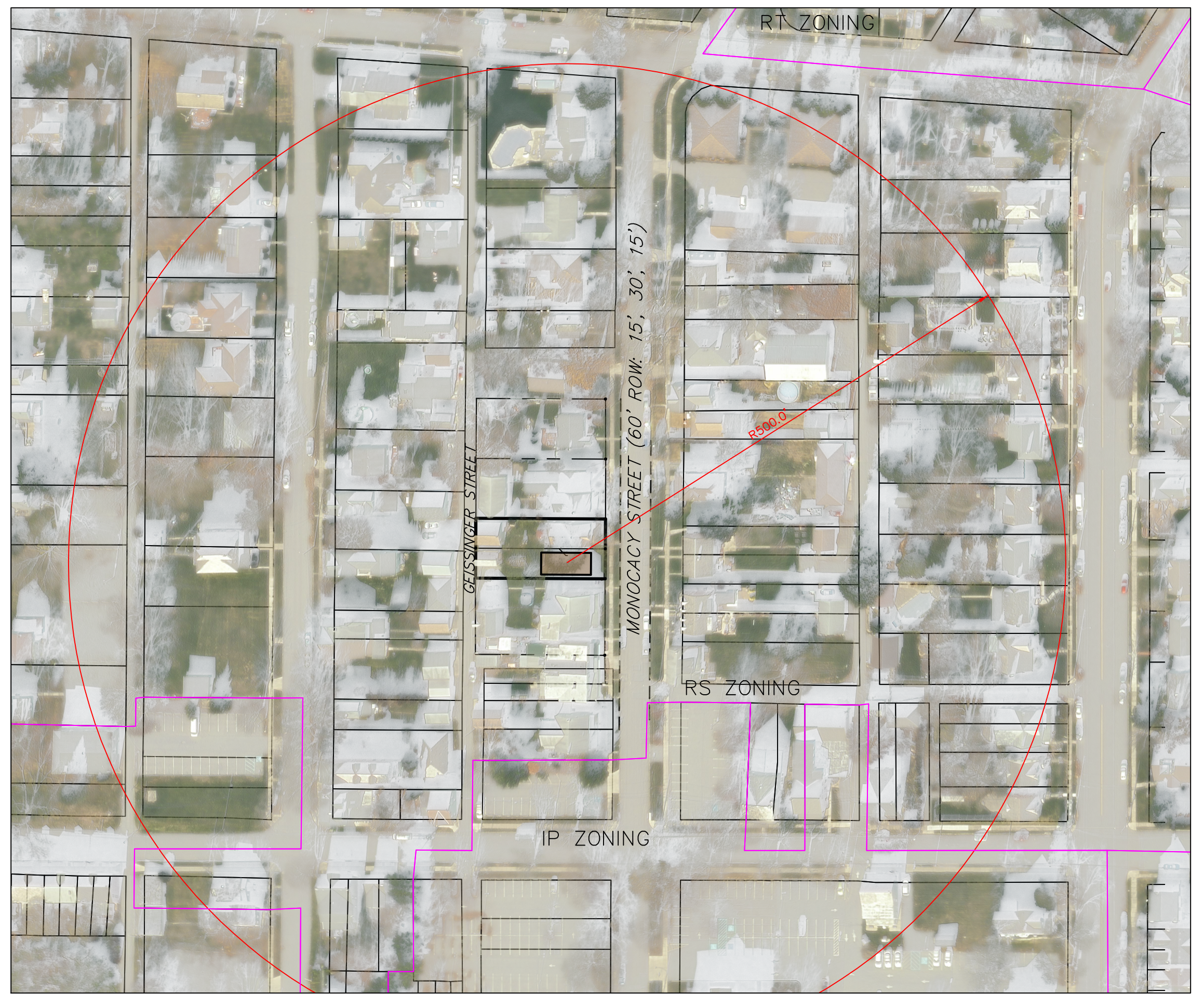
**SITE DATA**  
 PARID: N6SW3B 5.4  
 PROPERTY ADDRESS: 1431 MONOCACY STREET  
 AREA: 0.18 A.C.  
 EQUITABLE OWNER:  
 LINDA VILLANI  
 ...  
 NUMBER OF LOTS - EXISTING: 1; PROPOSED: 2  
 NUMBER OF UNITS - EXISTING: 1; PROPOSED: 2  
 LINEAL FEET OF NEW STREETS - 0 L.F.  
 WATER SUPPLY - PROPOSED PUBLIC  
 SEWER - PROPOSED PUBLIC

**SURVEY NOTES:**  
 1. THIS PLAN IS BASED ON A FIELD SURVEY CONDUCTED BY BLACK FOREST ENGINEERING LLC USING A TOTAL STATION AND GPS RTK UNIT.  
 2. BEARINGS BASED ON PA STATE PLANE SOUTH, NAD83.  
 3. ELEVATIONS BASED ON NAVD83.  
 4. 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.  
 5. BOUNDARY LINES SHOWN WITH BEARINGS AND DISTANCES OR CURVE INFORMATION HAVE BEEN FIELD VERIFIED BY THIS SURVEY.

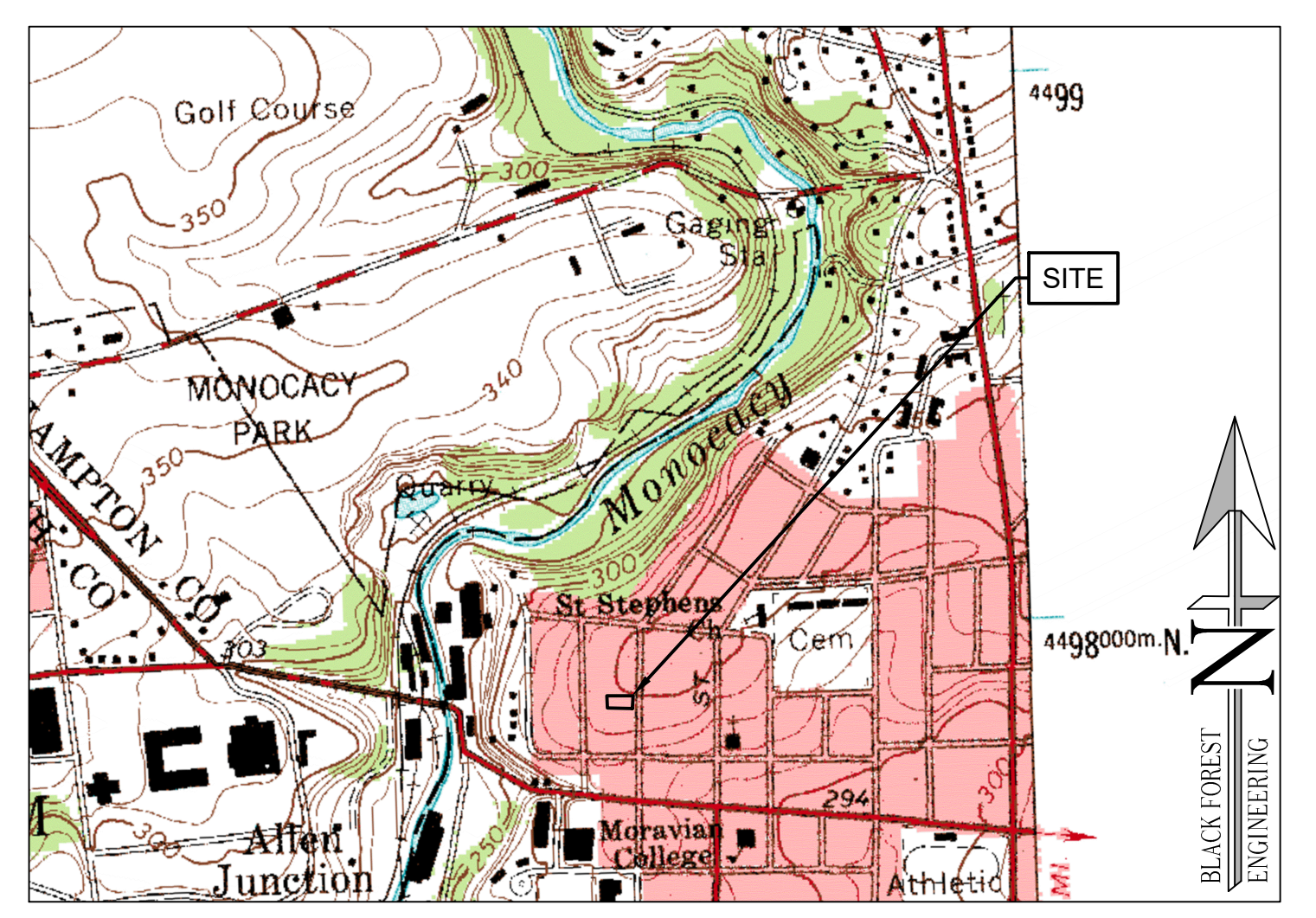
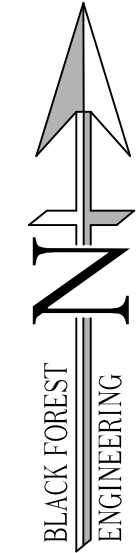
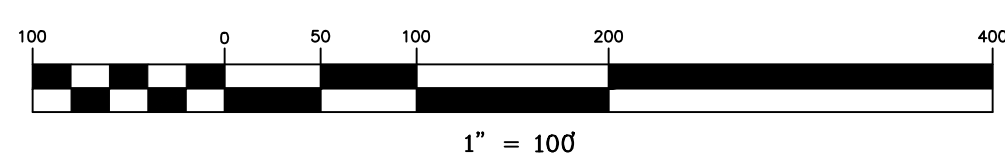
**BENCHMARK FOR THIS PLAN**  
 VERTICAL CONTROL IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BEARING SYSTEM BASED UPON THE PENNSYLVANIA NORTH AMERICAN DATUM OF 1983, SOUTH ZONE, US FOOT (PA-NAD83).

- 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

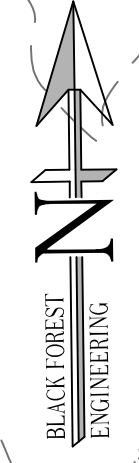
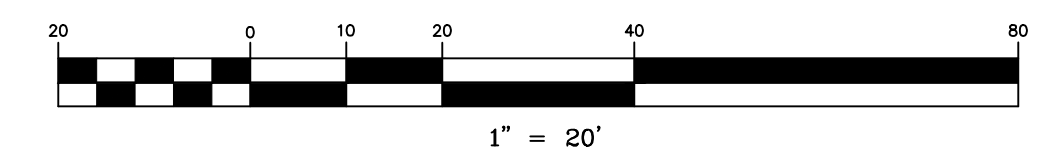
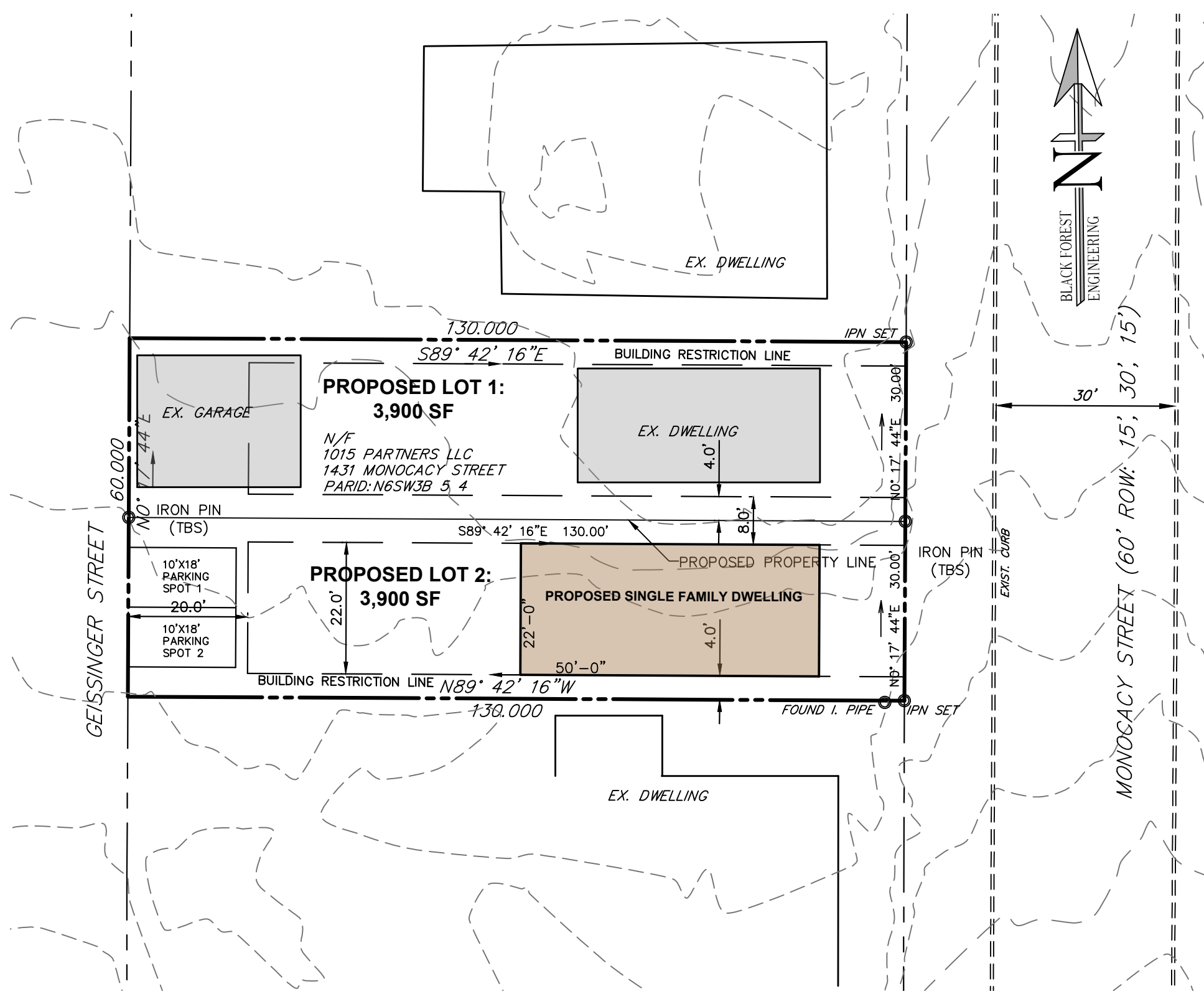
- PROPOSED Legend**
- PROP. PROPERTY LINE
  - PROP. TRACT LINE
  - PROP. RIGHT-OF-WAY
  - PROP. EASEMENT
  - PROP. BUILDING RESTRICTION LINE
  - PROP. FENCE LINE
  - PROP. TREE LINE
  - PROP. CENTERLINE
  - PROP. SIDEWALK
  - PROP. CURB
  - PROP. DRIVEWAY
  - PROP. CONTOUR MAJOR
  - PROP. CONTOUR MINOR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



**AERIAL MAP**  
 SOURCE: PASDA  
 SCALE: 1" = 100'



**LOCATION MAP**  
 USGS CATASAUQUA QUADRANGLE  
 SCALE: 1" = 1000'



ZONING REQUIREMENTS FOR RS SINGLE FAMILY RESIDENTIAL DISTRICT			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	8,000 SF	7,800 SF	3,900 SF
LOT WIDTH	75'-0"	60'-0"	30'-0"
MIN. FRONT SETBACK - DWELLING	25'-0"	14'	14'-0"
MIN. REAR SETBACK	35'-0"	35'-0"	35'-0"
MIN. SIDE SETBACK	8'	4'-0"	4'-0"
MAX. BUILDING HEIGHT	35' (2.5 STY)	2 ST/30'	2 ST/30'
IMPERVIOUS COVERAGE (max.)	75%	2096SF(27%)	5291SF (68%)
BLDG. LOT COVERAGE (max.)	25%	1376SF(17%)	2475SF(31%)

ZONING REQUIREMENTS FOR RT SINGLE FAMILY RESIDENTIAL DISTRICT			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	4,000 SF	7,800 SF	3,900 SF
LOT WIDTH	40'-0"	60'-0"	30'-0"
MIN. FRONT SETBACK - DWELLING	0'-0"	14'	14'-0"
MIN. REAR SETBACK	20'-0"	35'-0"	35'-0"
MIN. SIDE SETBACK	4'	4'-0"	4'-0"
MAX. BUILDING HEIGHT	35' (2.5 STY)	2 ST/30'	2 ST/30'
IMPERVIOUS COVERAGE (max.)	100%	2096SF(27%)	5291SF (68%)
BLDG. LOT COVERAGE (max.)	80%	1376SF(17%)	2475SF(31%)

**B F E**  
 BLACK FOREST ENGINEERING, LLC  
 1903 MAIN STREET  
 NORTHAMPTON, PA 18067

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SEAL:  
  
 JOSEPH E. RENTKO, P.E. #120859  
 2455 BLACK FOREST DRIVE  
 COPLAY, PA 18037  
 212-239-4499

REV.	DESCRIPTION:	BY	DATE

PROJECT TITLE:  
**1431 MONOCACY ST  
 MINOR SUBDIVISION**

PROJECT OWNER:  
 1015 PARTNERS, LLC  
 555 ASHWOOD ROAD  
 NAZARETH, PA 18064

PROJECT LOCATION:  
**CITY OF BETHLEHEM  
 NORTHAMPTON COUNTY  
 PENNSYLVANIA**

PLAN TITLE:  
**SITE PLAN**

SCALE:	DATE:	DRAWN:	CHECKED:
AS NOTED	9/11/25	JER	JER

PROJECT NO.	DRAWING NO.	REVISION:
143	1 OF 1	00