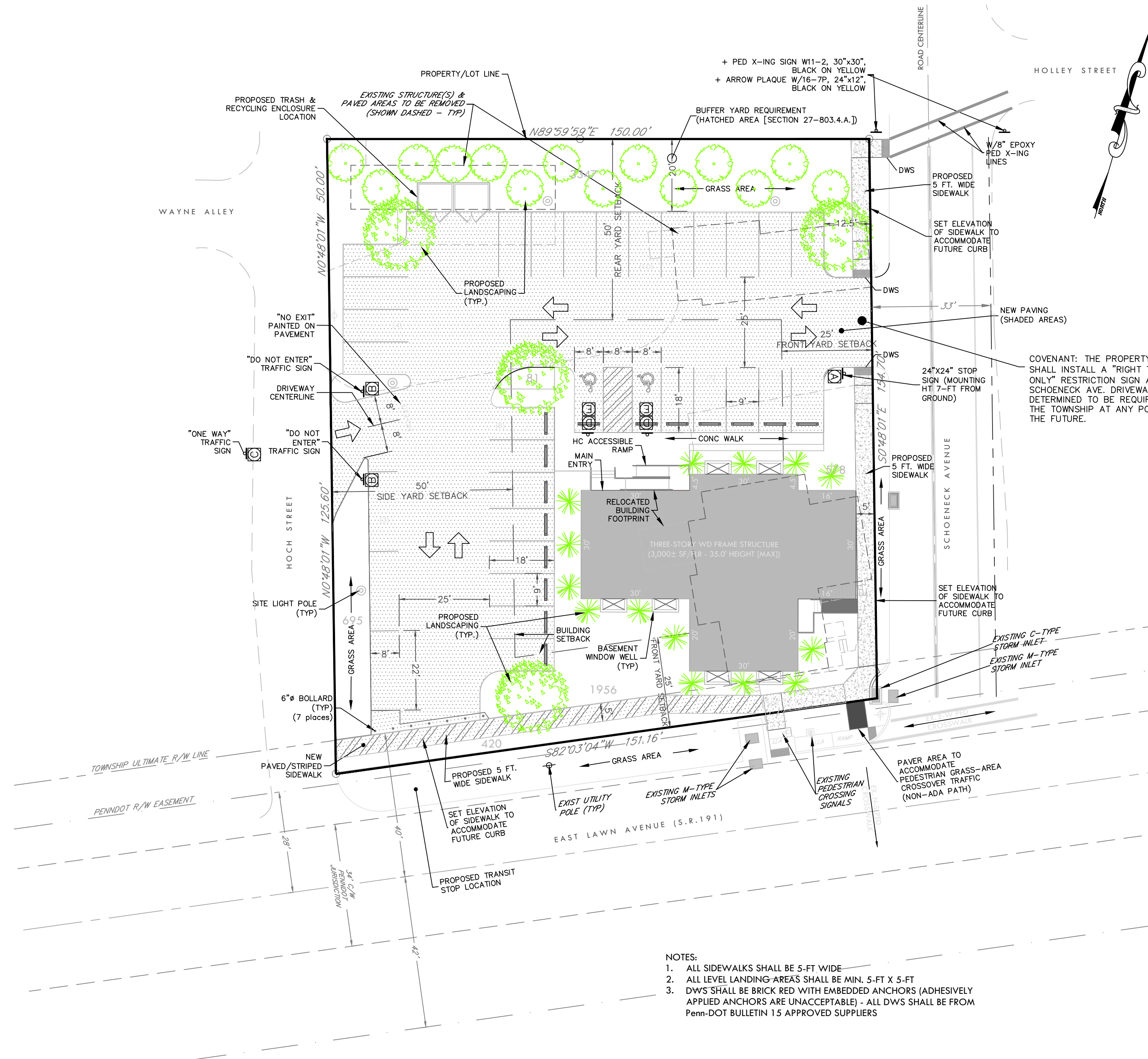


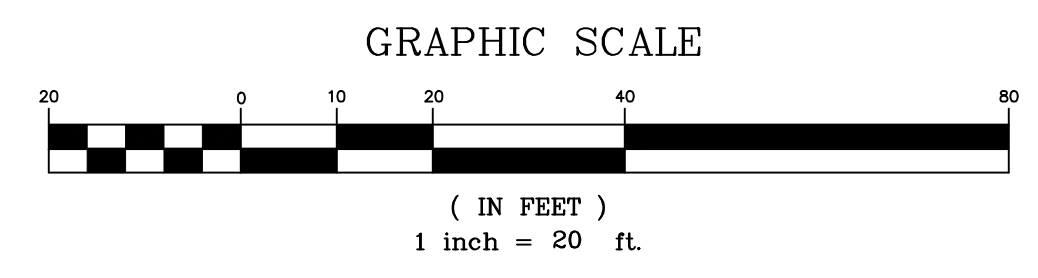
LOCATION MAP  
SCALE: 1" = 1000'

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A Three Working Day Notice is the Law!  
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ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON MARCH 29, 2007, PENNSYLVANIA ACT 181.  
LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATIONS OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES IS NOT GUARANTEED BY JENA ENGINEERING CORP.



- NOTES:
1. ALL SIDEWALKS SHALL BE 5-FT WIDE
  2. ALL LEVEL LANDING AREAS SHALL BE MIN. 5-FT X 5-FT
  3. DWS SHALL BE BRICK RED WITH EMBEDDED ANCHORS (ADHESIVELY APPLIED ANCHORS ARE UNACCEPTABLE) - ALL DWS SHALL BE FROM Penn-DOT BULLETIN 15 APPROVED SUPPLIERS



| SITE DATA  |  |
|--|--|
| UPPER NAZARETH TOWNSHIP  |  |
| OWNER/APPLICANT: -----   | ENDEAVOR ENTERPRISE LLC<br>3552 OLD PHILADELPHIA PIKE<br>BETHLEHEM, PA. 18015-5316 |
| PROPERTY/SITE ADDRESS: -----   | 373 EAST LAWN ROAD<br>NAZARETH, PA. 18064  |
| PARCEL ID: -----   | J8N4 3 10 0432   |
| DEED REFERENCE: -----  | BK. VOL. 2023-1, PAGE 036769   |
| TOTAL DEED AREA: -----   | 0.5686 ACRES   |
| ZONING DISTRICT -----  | R-3 - LOW DENSITY RESIDENTIAL  |
| *APPLICABLE ZONING DISTRICT-----   | NC - NEIGHBORHOOD COMMERCIAL   |
| MINIMUM LOT SIZE: -----  | REQUIRED 35,000 SQ FT<br>PROVIDED 24,770 SQ FT (0.5686 AC.)                        |
| MINIMUM LOT WIDTH: -----   | 130 FT.<br>151.16 FT.  |
| BUILDING SETBACKS: -----   |  |
| FRONT: -----   | 25 FT.   |
| REAR: -----  | 50 FT.   |
| SIDE: -----  | 50 FT.   |
| (50' SIDE & REAR YARD SETBACK REQUIRED FOR A NONRESIDENTIAL PRINCIPAL BUILDING IN RESIDENTIAL ZONING DISTRICT) |  |
| MAXIMUM BUILDING AREA: -----   | 30% 12.17%   |
| MAXIMUM IMPERVIOUS AREA: -----   | 60% 69.02%   |
| MAXIMUM BUILDING HEIGHT: -----   | 35 FT. 35 FT.  |
| MAXIMUM BUILDING COVERAGE OF LOT: -----  | 30% 12.17%   |
| EXISTING BUILDING COVERAGE(S)-----   | 3,624± SF (14.63%)   |
| EXISTING IMPERVIOUS COVERAGE-----  | 17,281± SF (69.77%)  |
| PROPOSED BUILDING COVERAGE: -----  |  |
| EXIST BUILDING COVERAGE (DEMO)-----  | 3,624± SF (14.63%)   |
| NEW BUILDING COVERAGE-----   | 3,015± SF (12.17%)   |
| TOTAL-----   | -609± SF (-2.46%)  |
| PROPOSED IMPERVIOUS COVERAGE: -----  |  |
| EXIST IMPERVIOUS SURFACE-----  | 17,281± SF (69.77%)  |
| NEW IMPERVIOUS SURFACE-----  | 17,096± SF (69.02%)  |
| TOTAL-----   | -185± SF (-0.75%)  |
| WATER: -----   | PUBLIC   |
| SEWER: -----   | PUBLIC   |

- GENERAL ZONING NOTES
1. \*APPLICABLE ZONING DISTRICT - THE ZONING HEARING BOARD OF UPPER NAZARETH TOWNSHIP GRANTED ZONING RELIEF ALLOWING FOR THE APPLICATION OF NC ZONING FOR THIS PROJECT ON JULY 29, 2009 (CASE ZB09-01).
  2. PROGRAM PROPOSAL FOR CURRENT "MIXED USE" BUILDING (COMMERCIAL & RESIDENTIAL)
 

|                   |                                |
|-------------------|--------------------------------|
| BASEMENT-----     | (1) ONE-BEDROOM DWELLING UNIT  |
|                   | (1) 2,075 SF COMMERCIAL UNIT   |
| FIRST FLOOR-----  | (1) 3,207 SF COMMERCIAL UNIT   |
| SECOND FLOOR----- | (3) ONE-BEDROOM DWELLING UNITS |
| THIRD FLOOR-----  | (3) ONE-BEDROOM DWELLING UNITS |

| PARKING REQUIREMENTS           |                      |
|--------------------------------|----------------------|
| COMMERCIAL/OFFICE-----         | 1 PER 300 SF (GROSS) |
| RESIDENTIAL/DWELLING UNIT----- | 2 PER UNIT           |
| PROPOSED PARKING: -----        |                      |
| COMMERCIAL-----                |                      |
| BASEMENT-----                  | 2,100 SF - 8 SPACES  |
| FIRST FLOOR-----               | 3,000 SF - 10 SPACES |
| RESIDENTIAL-----               |                      |
| BASEMENT-----                  | (1) UNIT - 2 SPACES  |
| SECOND FLOOR-----              | (3) UNITS - 6 SPACES |
| THIRD FLOOR-----               | (3) UNITS - 6 SPACES |
| TOTAL PROPOSED SPACES-----     | 32                   |
| (2) HC SPACES-----             |                      |

| SIGNS       |        |         |      |                  |
|-------------|--------|---------|------|------------------|
| PLAN SYMBOL | SERIES | SIZE    | QTY. | MESSAGE          |
| ⓐ           | R1-1   | 24"x24" | 1    | STOP             |
| ⓑ           | R5-1   | 30"x30" | 2    | DO NOT ENTER     |
| ⓒ           | R6-1R  | 36"x12" | 1    | ONE WAY          |
| ⓓ           | R7-8   | 12"x18" | 2    | RESERVED PARKING |
| ⓔ           | R7-8B  | 12"x6"  | 2    | VAN ACCESSIBLE   |

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SITE PLAN  
373 EAST LAWN ROAD  
TOWNSHIP OF UPPER NAZARETH  
NORTHAMPTON COUNTY - PENNSYLVANIA

SHEET: 1 of 1  
PROJECT: 122023  
DATE: 02-16-24  
SCALE: 1" = 20'  
DRAWN BY: DS  
DESIGNED BY: BLR

REVISIONS  
DATE