

TRACT 1
N/F DAVID M. JAINDL
PIN 547702122303

TRACT 2
N/F DAVID M. JAINDL
PIN 547711188561

TRACT 3
N/F DAVID M. JAINDL
PIN 547701028357

TRACT 4
N/F DAVID M. JAINDL
PIN 546790861069

TRACT 5
N/F DAVID M. JAINDL
PIN 547700879525

EXISTING WETLANDS

CONTOURS ARE LYDAR BASED

SOILS LINE

AREA OF ROADWAY TO BE RE-ALIGNED

PROPOSED OPEN SPACE

SUMMARY

78 LOTS
5,895 L.F. ROADS

ZD RR -RURAL RESIDENTIAL AND AGRICULTURAL

ZD R-4 -MEDIUM DENSITY RESIDENTIAL

ZD R-5 -MEDIUM DENSITY RESIDENTIAL

TRACT 5 LOT AREAS			
1	9600 Sq. Ft.	0.22 AC.	FL.
2	12100 Sq. Ft.	0.28 AC.	FL.
3	9600 Sq. Ft.	0.23 AC.	FL.
4	11770 Sq. Ft.	0.27 AC.	FL.
5	11703 Sq. Ft.	0.27 AC.	FL.
6	19011 Sq. Ft.	0.43 AC.	FL.
7	11962 Sq. Ft.	0.28 AC.	FL.
8	9600 Sq. Ft.	0.23 AC.	FL.
9	9600 Sq. Ft.	0.23 AC.	FL.
10	9600 Sq. Ft.	0.23 AC.	FL.
11	9600 Sq. Ft.	0.23 AC.	FL.
12	9600 Sq. Ft.	0.23 AC.	FL.
13	9600 Sq. Ft.	0.23 AC.	FL.
14	12768 Sq. Ft.	0.29 AC.	FL.
15	15063 Sq. Ft.	0.34 AC.	FL.
16	14977 Sq. Ft.	0.34 AC.	FL.
17	18780 Sq. Ft.	0.43 AC.	FL.
18	27544 Sq. Ft.	0.63 AC.	FL.
19	9600 Sq. Ft.	0.23 AC.	FL.
20	9600 Sq. Ft.	0.23 AC.	FL.
21	9600 Sq. Ft.	0.23 AC.	FL.
22	9600 Sq. Ft.	0.23 AC.	FL.
23	9600 Sq. Ft.	0.23 AC.	FL.
24	9600 Sq. Ft.	0.23 AC.	FL.
25	9600 Sq. Ft.	0.23 AC.	FL.
26	9600 Sq. Ft.	0.23 AC.	FL.
27	13076 Sq. Ft.	0.30 AC.	FL.
28	10691 Sq. Ft.	0.25 AC.	FL.
29	9600 Sq. Ft.	0.23 AC.	FL.
30	9600 Sq. Ft.	0.23 AC.	FL.
31	9600 Sq. Ft.	0.23 AC.	FL.
32	10800 Sq. Ft.	0.25 AC.	FL.
33	9600 Sq. Ft.	0.23 AC.	FL.
34	9600 Sq. Ft.	0.23 AC.	FL.
35	9600 Sq. Ft.	0.23 AC.	FL.
36	9600 Sq. Ft.	0.23 AC.	FL.
37	10712 Sq. Ft.	0.26 AC.	FL.
38	16354 Sq. Ft.	0.37 AC.	FL.
39	13012 Sq. Ft.	0.30 AC.	FL.
40	17458 Sq. Ft.	0.40 AC.	FL.
41	12780 Sq. Ft.	0.30 AC.	FL.
42	10124 Sq. Ft.	0.24 AC.	FL.
43	10860 Sq. Ft.	0.26 AC.	FL.
44	11448 Sq. Ft.	0.27 AC.	FL.
45	11245 Sq. Ft.	0.26 AC.	FL.
46	22818 Sq. Ft.	0.52 AC.	FL.
47	14266 Sq. Ft.	0.33 AC.	FL.
202	61445 Sq. Ft.	1.40 AC.	FL.

OPEN SPACE TABULATION			
TRACT 1	5 UNITS X 2,600 S.F.=13,000 S.F./0.30 AC.	SHOWN 0 AC.	
TRACT 2	17 UNITS X 2,600 S.F.=44,200 S.F./1.01 AC.	SHOWN 0.48 AC.	
TRACT 3	0 UNITS X 2,600 S.F.=0 S.F./0 AC.		
TRACT 4	11 UNITS X 2,600 S.F.=28,600 S.F./0.66 AC.	SHOWN 0.94 AC.	
TRACT 5	45 UNITS X 2,600 S.F.=117,000 S.F./2.69 AC.	SHOWN 1.41 AC.	

TRACT 1
5 LOTS 0 LF ROAD
GROSS AREA 475,301 S.F./10.91 AC.
NET AREA 465,007 S.F./10.68 AC.

TRACT 2
17 LOTS 2,122 LF ROAD
GROSS AREA 1,905,905 S.F./43.84 AC.
NET AREA 1,865,897 S.F./42.84 AC.
ROAD ALIGNMENT 1,864,960 S.F./42.81 AC.

TRACT 3
0 LOTS 0 LF ROAD
GROSS AREA 48,913 S.F./1.12 AC.
NET AREA 42,918 S.F./0.99 AC.
ROAD ALIGNMENT 49,068 S.F./1.13 AC.

TRACT 4
11 LOTS 450 LF ROAD
GROSS AREA 394,737 S.F./9.06 AC.
NET AREA 375,444 S.F./8.62 AC.
ROAD ALIGNMENT 373,110 S.F./8.57 AC.

TRACT 5
45 LOTS 3,323 LF ROAD
GROSS AREA 1,074,130 S.F./24.66 AC.
NET AREA 953,061 S.F./21.88 AC.
ROAD ALIGNMENT 1,039,295 S.F./23.86 AC.

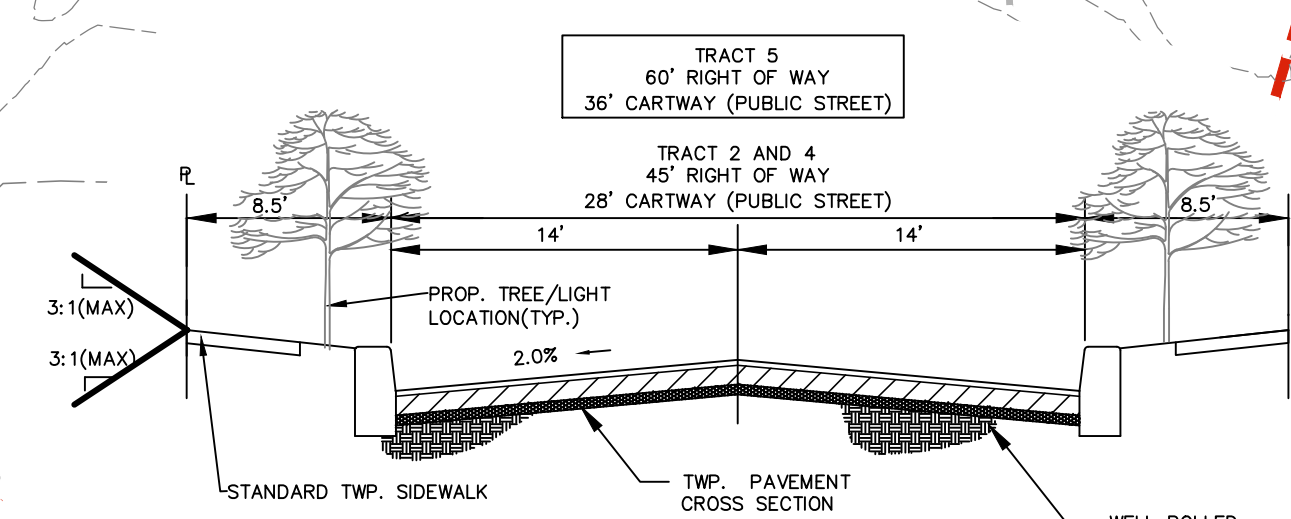
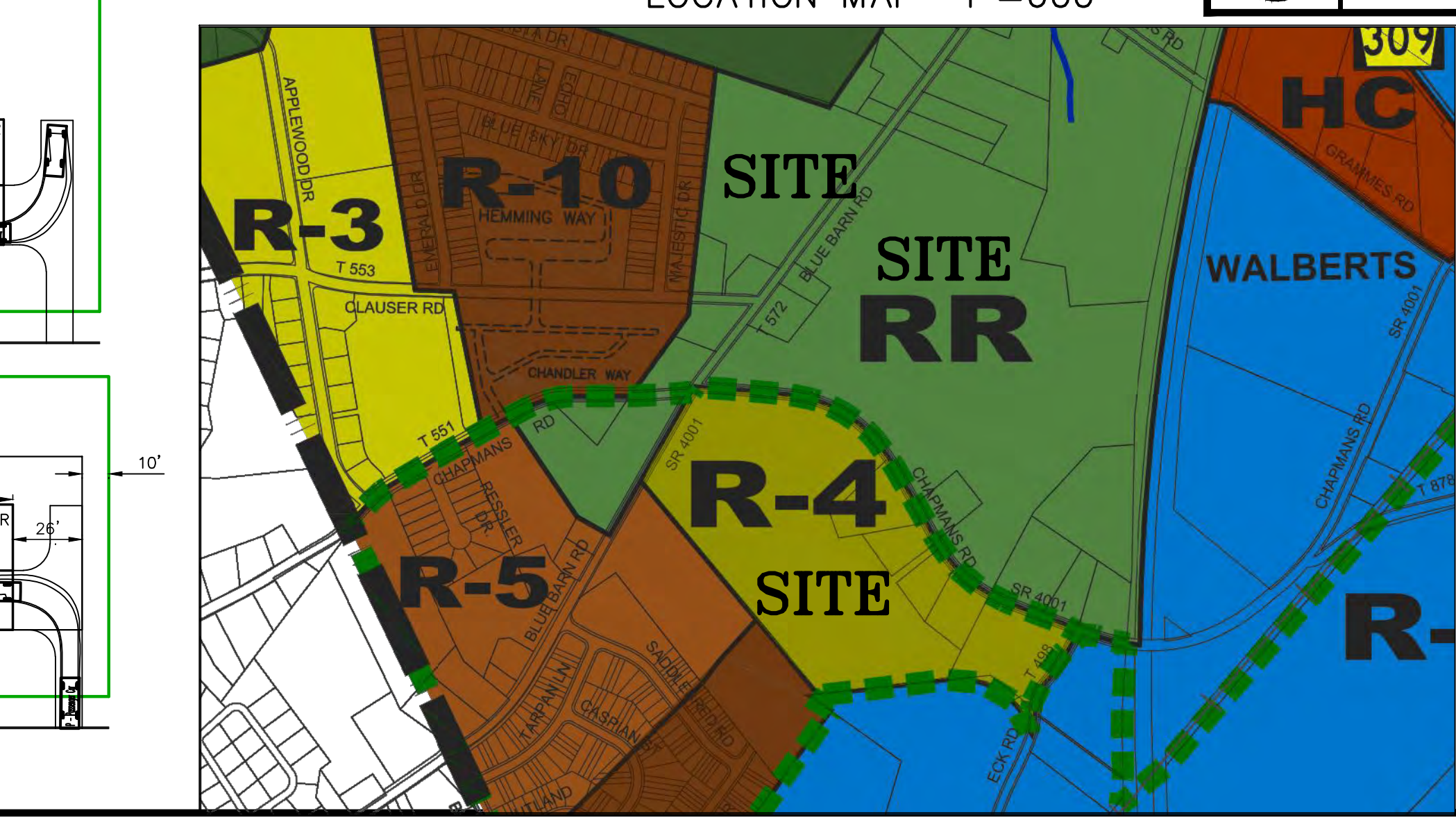
Site Data R-4
ZONING DISTRICT: R-4 (MEDIUM DENSITY RESIDENTIAL)
REQUIRED/ALLOWED: REQUIRED/ALLOWED REQUIRED/ALLOWED REQUIRED/ALLOWED
USE: SINGLE DET. DW. TWIN TWO-FLAT
MINIMUM LOT AREA: 9,600 SF 8,400 SF 14,400 SF
MINIMUM LOT WIDTH: 80 FT 70 FT 120 FT
MAX. UNITS/BUILD.: 2 2 2
MAX. BUILD. HEIGHT: 35 FT 35 FT 35 FT

Site Data R-5
ZONING DISTRICT: R-5 (MEDIUM DENSITY RESIDENTIAL)
REQUIRED/ALLOWED: REQUIRED/ALLOWED REQUIRED/ALLOWED
USE: SINGLE DET. DW. TWIN TWO-FLAT
MINIMUM LOT AREA: 7,200 SF 6,000 SF 10,800 SF
MINIMUM LOT WIDTH: 60 FT 50 FT 90 FT
MAX. UNITS/BUILD.: 2 2 2
MAX. BUILD. HEIGHT: 40 FT 35 FT 35 FT

Site Data RR
ZONING DISTRICT: RR (RURAL RESIDENTIAL)
REQUIRED/ALLOWED: REQUIRED/ALLOWED
MINIMUM DEVELOPMENT AREA: 1 ACRE
MINIMUM BUILDING HEIGHT: 40 FT

Developer/Owner
DAVID M. JAINDL
JAINDL LAND COMPANY
3150 COFFEETOWN ROAD
ORFIELD, PA 18069
610-395-4349
http://jaindl.com

Project Engineer
Charles H. Unangst
252 Broadhead Road, Suite 108
Bethlehem, PA 18017
610-395-9222



Legend

P - Passenger Car

Overall Length: 19.000ft
Overall Width: 7.000ft
Overall Body Height: 5.101ft
Min Body Ground Clearance: 1.166ft
Track Width: 6.000ft
Lock-to-lock Time: 4.000s
Max Steering Angle (Virtual): 31.60°

DATE: 3/20/23
SCALE: 1"=100'
PROJECT NO: 4683(2023)
SHEET NO: 01 OF 01

REVISIONS

NO. DATE DESCRIPTION

PLAN TITLE: BY - RIGHT
SKETCH PLAN
SUBDIVISION: BLUE BARN SUBDIVISION

TOWNSHIP: SOUTH WHITEHALL TOWNSHIP
COUNTY: LEHIGH COUNTY
STATE: PENNSYLVANIA

HanoverEngineering
Bethlehem Office
252 Broadhead Road, Suite 108
Bethlehem, PA 18017-6544
F: 610.931.6544
P: 610.931.6585
hanovereng.com