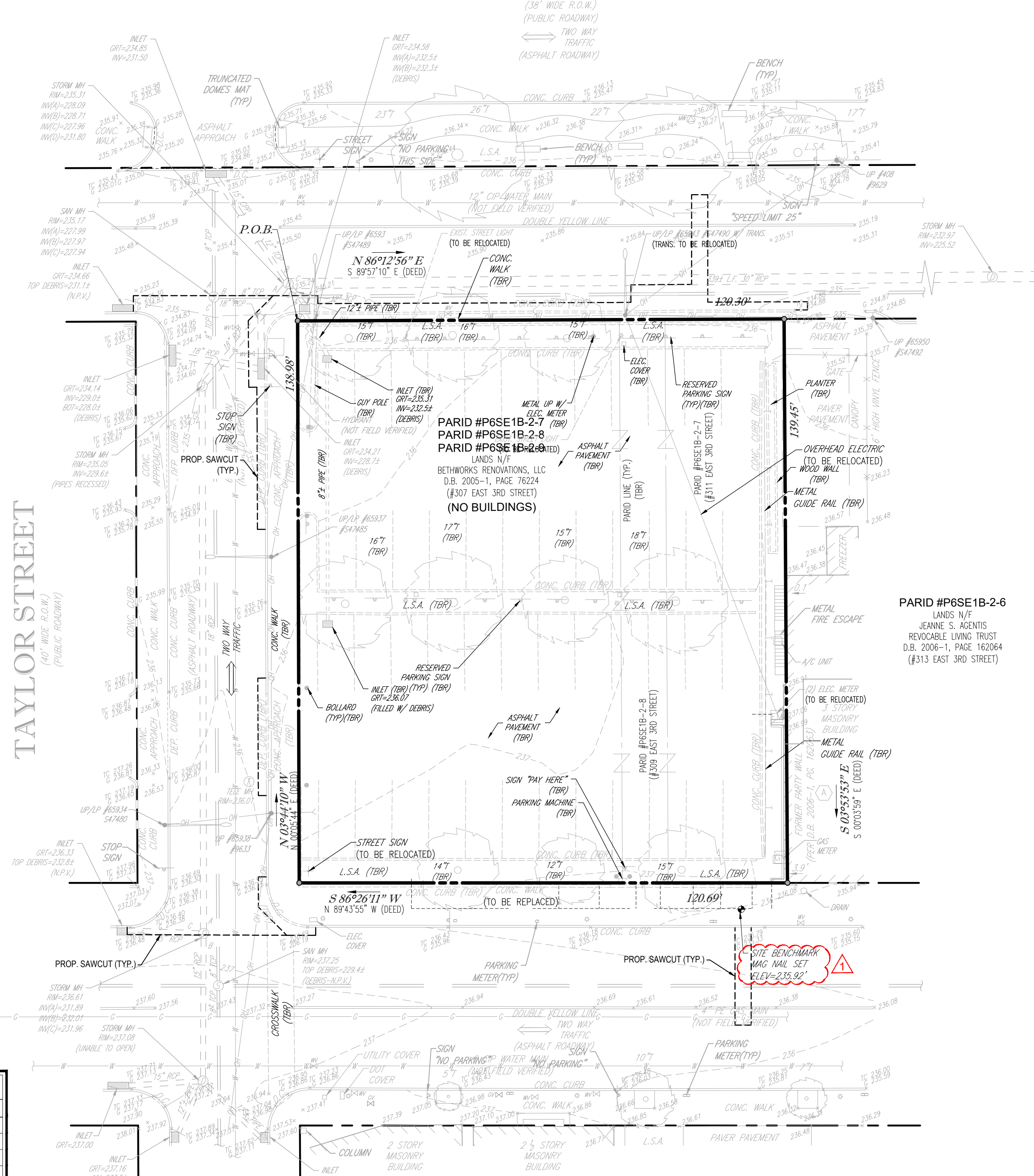




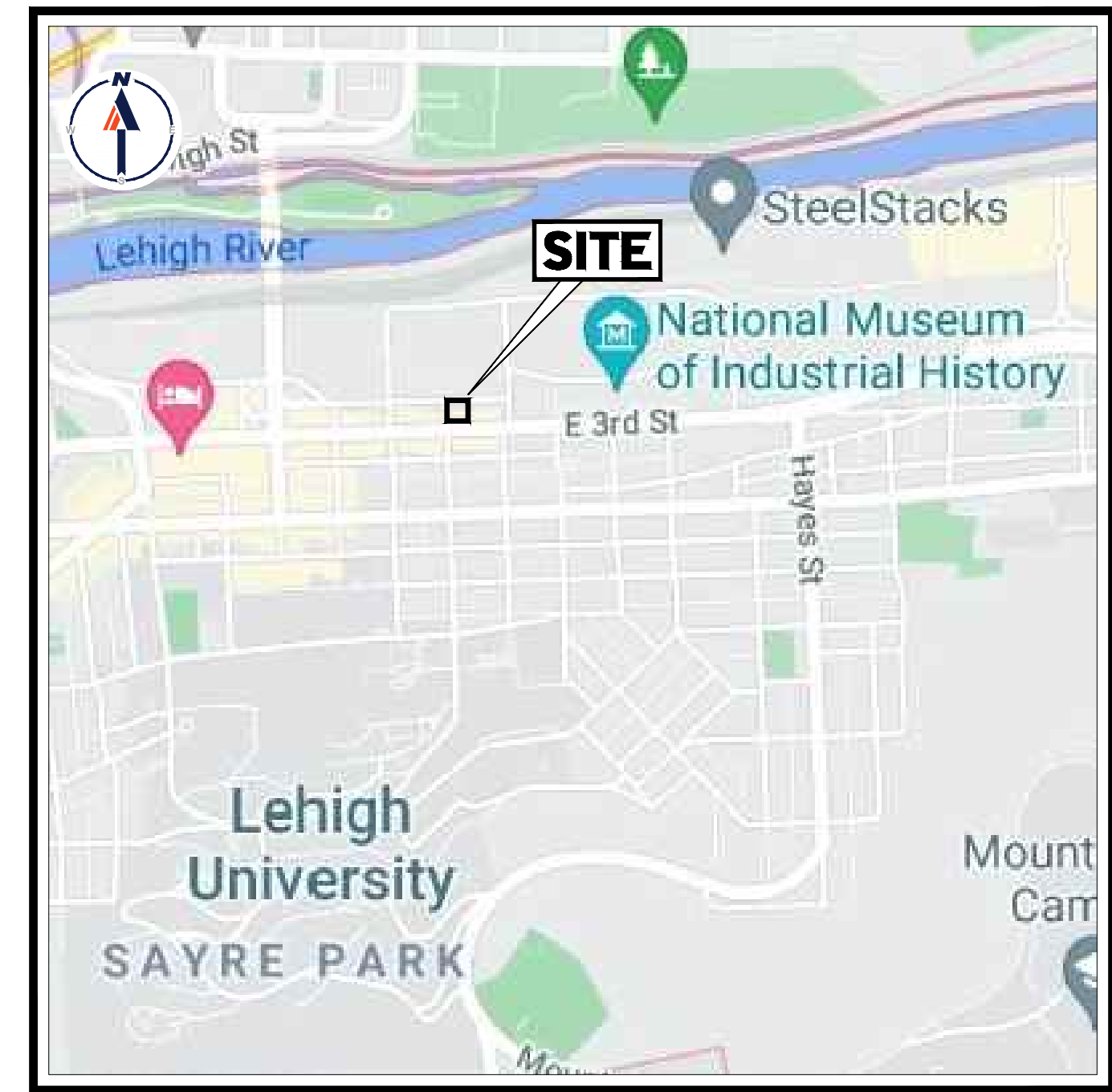
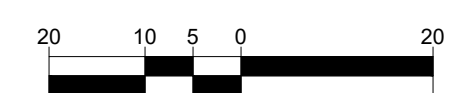


# COLUMBIA STREET



# EAST 3RD STREET

(A.K.A. S.R. 412)  
(60' WIDE R.O.W.)  
(PUBLIC ROADWAY)



### LOCATION MAP

SCALE: 1"=100'  
SOURCE: GOOGLE  
500' 0' 1000'

**BOHLER**

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY
1	12/17/2021	PER CITY COMMENT	MRB MSL

**811**

Know what's below.  
Call before you dig.

PENNSYLVANIA  
YOU MUST CALL 811 BEFORE ANY EXCAVATION  
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.  
1-800-242-1776  
www.811.org  
#20210834249

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PY212011  
DRAWN BY: MRB  
CHECKED BY: MSL  
DATE: 09/17/2021  
CAD I.D.: PY212011\_LANDDEV-1

**PRELIMINARY!  
FINAL LAND  
DEVELOPMENT  
PLANS**

FOR  
**PERON DEVELOPMENT,  
LLC.**

PROPOSED RESIDENTIAL  
MIXED-USE DEVELOPMENT

EAST 3RD STREET & TAYLOR STREET  
CITY OF BETHLEHEM  
WARD 3, BLOCK 3  
NORTHAMPTON COUNTY  
COMMONWEALTH OF PENNSYLVANIA

**BOHLER**

74 W BROAD STREET, SUITE 500  
BETHLEHEM, PA 18018  
Phone: (610) 709-9971  
Fax: (610) 709-9976  
www.BohlerEngineering.com

**M.E. JEITNER**

PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 360643800  
PENNSYLVANIA LICENSE NO. 000000000000

SHEET TITLE:  
**EXISTING  
CONDITIONS/  
DEMOLITION  
PLAN**

SHEET NUMBER:  
**C-201**

REVISION 1 - 12/17/2021

### UTILITIES

THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THE SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.

UTILITY COMPANY	PHONE NUMBER
PPL	1-800-342-5775
BETHLEHEM CITY SERVICE	610-866-7000
RCN	1-800-242-3707
UCR	1-800-746-4728
VERIZON	1-855-489-2367

### SURVEY REFERENCES

- THE OFFICIAL TAX MAPS OF THE NORTHAMPTON COUNTY, CITY OF BETHLEHEM COMMONWEALTH OF PENNSYLVANIA.
- MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, NORTHAMPTON COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PANEL 326 OF 355, MAP NUMBER 420850326E, MAP REVISED JULY 16, 2014.

### SURVEY NOTES

- PROPERTY KNOWN AS PARID #P6SE1B-2-7, #P6SE1B-2-8 & #P6SE1B-2-9 AS IDENTIFIED ON THE OFFICIAL TAX MAP OF NORTHAMPTON COUNTY, CITY OF BETHLEHEM COMMONWEALTH OF PENNSYLVANIA.
- TOTAL AREA = 16,775 S.F. OR 0.385 AC.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE UTILITY COMPANY.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.

### SITE SPECIFIC DEMOLITION NOTES

- THE 2 LIGHT POLES AND ELECTRICAL SERVICE EQUIPMENT WILL NEED TO BE RETURNED TO THE CITY OF BETHLEHEM ELECTRICAL BUREAU AT 248 E. GARRISON STREET DURING WORKING HOURS (7:00 AM TO 3:00 PM).

### DEMOLITION NOTES

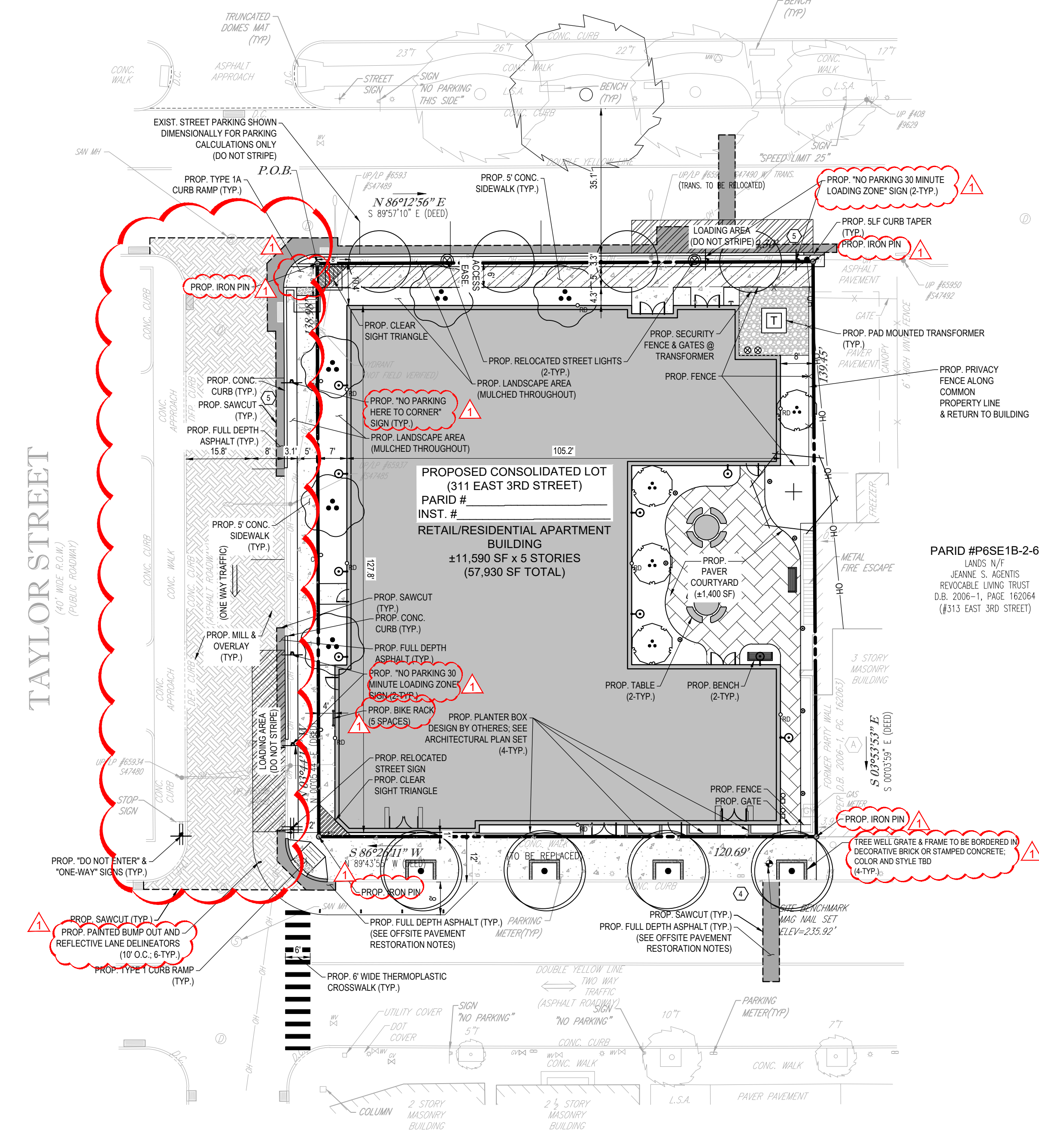
- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY, THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
- WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
- THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
  - THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
  - THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
- THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
- ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.
- THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCINGS, AND OTHER NECESSARY SAFETY FEATURES, AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
- PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS. ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, ANY SUCH CONCERNS MUST BE CONVEYED TO THE ENGINEER OF RECORD AND BOHLER, IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE ENGINEER OF RECORD AND BY BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
- THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED, REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- PRIOR TO COMMENCING ANY DEMOLITION, THE CONTRACTOR MUST:
  - OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.
  - NOTIFY AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS HOURS PRIOR TO THE COMMENCEMENT OF WORK.
- INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS UNTIL SITE IS STABILIZED.
- IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT, IN ADVANCE OF ANY EXCAVATION.
- LOCATE AND PROTECT ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES.
- PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ANY DEMOLITION ACTIVITIES.
- ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS REGARDING THE METHODS AND MEANS TO COORDINATE WITH THE APPLICABLE UTILITY ENGINEER AND OWNER WITH IMMEDIATE WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
- ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS NECESSARY OR AS REQUIRED TO MINIMIZE THE IMPACT ON, OF, AND TO THE AFFECTED PARTIES. WORK REQUIRED TO BE PERFORMED "OFF-PEAK" IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
- IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS OR THE CONTRACT WITH THE OWNER/DEVELOPER, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK IN THE AREA OF DISCOVERY, AND IMMEDIATELY NOTIFY IN WRITING AND VERBALLY, THE OWNER AND ENGINEER OF RECORD AND BOHLER. THE DISCOVERY OF SUCH MATERIALS TO PURSUE PROPER AND COMPLIANT REMOVAL OF SAME.
- THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE, UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, OR PURSUANT TO THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.
- THE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT ALL NEW IMPROVEMENTS AND MUST BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE ARTICULATED IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES AND MUST BE PERFORMED SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR COMPACTION TESTING AND MUST SUBMIT SUCH REPORTS AND RESULTS TO THE ENGINEER OF RECORD AND THE OWNER.
- EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE, NECESSARY AND REQUIRED GOVERNMENTAL AUTHORITIES. PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION ACTIVITIES, THE CONTRACTOR MUST ENSURE AND OVERSEE THE INSTALLATION OF ALL OF THE REQUIRED PERMIT AND EXPLOSIVE CONTROL MEASURES THAT THE FEDERAL, STATE, AND LOCAL GOVERNMENTS REQUIRE. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONDUCT AND PERFORM ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES AND THE LIKE.
- IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR. AFTER THE DEMOLITION IS COMPLETE, THE CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS WHICH THE DEMOLITION OPERATIONS CAUSE. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST.
- PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED, INCLUDING BUT NOT LIMITED TO, THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.
- THE CONTRACTOR MUST EMPTY, CLEAN AND REMOVE FROM THE SITE ALL UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE AREA AROUND THE TANK WHICH EMPTYING, CLEANING AND REMOVAL ARE AT THE CONTRACTOR'S SOLE COST.

LEGEND	
EXISTING	
PROPERTY LINE	---
R.O.W. LINE	----
ADJACENT PROPERTY LINE	----
EASEMENT LINE	----
SETBACK LINE	----
LEASE LINE	----
BUILDING	[Hatched Box]
RETAINING WALL	[Hatched Box]
CONCRETE CURB	[Solid Line]
FLUSH CURB	[Dashed Line]
FENCE	[Dashed Line]
GUIDE RAIL	[Dashed Line]
TREELINE	[Dashed Line]
ACCESSIBLE SYMBOL	[Symbol]
CONCRETE MONUMENT/IRON PIN	[Symbol]
SIGN	[Symbol]
PARKING COUNT	[Symbol]
AREA LIGHT	[Symbol]
TREE	[Symbol]
DRAINAGE INLET	[Symbol]
STORM/SANITARY MANHOLE	[Symbol]
WATER/GAS VALVES	[Symbol]
ROOF DRAIN/CLEANOUT	[Symbol]
FIRE HYDRANT	[Symbol]
UTILITY POLE W/ LIGHT	[Symbol]
UTILITY POLE	[Symbol]
OVERHEAD UTILITY WIRES	[Symbol]
ELECTRIC LINE	[Symbol]
TELEPHONE LINE	[Symbol]
GAS LINE	[Symbol]
WATER LINE	[Symbol]
LOCAL WATER	[Symbol]
SANITARY SEWER	[Symbol]
STORM PIPE	[Symbol]
IRON PIN	[Symbol]

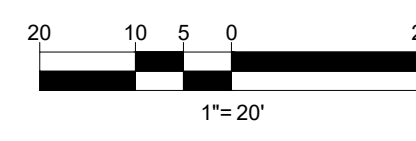
R:\21\12\21\1211\DRWINGS\PLAN SETS\LAND DEVELOPMENT\REVISION 1\1211\1211\_LANDDEV-1.dwg - LAYOUT: C-201 (28/1)



# COLUMBIA STREET



# EAST 3RD STREET



LEGEND	
PROPOSED/EXISTING	
PROP. BUILDING	[Solid Grey Box]
PROP. SAWCUT	[Dashed Line]
PROP. LOADING AREA	[Hatched Box]
PROP. CONCRETE CURB	[Solid Grey Line]
PROP. FENCE	[Line with 'X' marks]
PROP. SIDEWALK	[Hatched Box]
PROP. FULL DEPTH ASPHALT	[Solid Grey Box]
PROP. MILL & OVERLAY	[Hatched Box]
PROP. RAMP	[Line with 'R' marks]
PROP. SIGN	[Line with 'S' marks]
PROP. PARKING COUNT	[Line with 'P' marks]
PROP. UTILITY POLE	[Line with 'U' marks]
PROP. STREET LIGHT	[Circle with 'L' mark]
EXIST. MANHOLE	[Circle with 'M' mark]
EXIST. OVERHEAD UTILITY WIRES	[Line with 'OH' marks]
IRON PIN	[Small Circle]

### PARKING REQUIREMENTS

**INDOOR RETAIL - NONE**

REQUIRED: = 0 SPACES  
 PROPOSED: = 16 SPACES (COMPLIES)  
 (4 SPACES ON EAST 3RD STREET STREET, 5 SPACES ON TAYLOR STREET, & 7 SPACES OFF-SITE)

**MULTI-FAMILY DWELLINGS (UNITS 2 BEDROOMS OR LESS); NONE**

REQUIRED: = 0 SPACES  
 PROPOSED: = 45 UNITS X 1.3 = 58.5  
 = 59 SPACES (COMPLIES)  
 (5 SPACES ON COLUMBIA STREET & 54 SPACES OFF-SITE)

**BICYCLE PARKING; 5% OF OFF STREET VEHICLE PARKING**

REQUIRED: (11 + 59 PROPOSED SPACES) \* 5% = 3.5 SPACES  
 PROPOSED: 5 SPACES (COMPLIES)

### SITE PLAN NOTES

- THIS PLAN REFERENCES AN "ALTA / NSPS LAND TITLE SURVEY" PREPARED FOR: PERON DEVELOPMENT, LLC PREPARED BY: BLUE MARSH ASSOCIATES, INC 551 EASTON ROAD, SUITE A WARRINGTON, PA 18978-2370 PROJECT NO.: 21-8-118 DATED: 04-17-2021
- OWNER: BETHWORKS RENOVATIONS, LLC 80 W. BROAD STREET, SUITE 102 BETHLEHEM, PA 18018 C/O ROB DEBEER APPLICANT: PERON DEVELOPMENT, LLC 80 W. BROAD STREET, SUITE 102 BETHLEHEM, PA 18018 C/O ROB DEBEER
- ZONING DATA: 307, 309 & 311 EAST 3RD STREET CITY OF BETHLEHEM, NORTHAMPTON COUNTY COMMONWEALTH OF PENNSYLVANIA PARID #P6SE1B-2-7, P6SE1B-2-8 & P6SE1B-2-9
- ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- (TBR) INDICATES EXISTING SITE FEATURES TO BE REMOVED.
- MY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, NORTHAMPTON COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PANEL 326 OF 355, MAP NUMBER 42095C0326E, MAP REVISED: JULY 16, 2014.

### ZONING REQUIREMENTS

ZONING REQUIREMENTS TAKEN FROM THE CITY OF BETHLEHEM ZONING ORDINANCE, EFFECTIVE DATE 06/15/2012, LAST REVISED 5/20/2021

ZONING DISTRICT: CB - CENTRAL BUSINESS DISTRICT  
 OVERLAY DISTRICT: SOUTHSIDE HISTORIC DISTRICT

EXISTING USE: PARKING LOT (PERMITTED BY RIGHT)  
 PROPOSED USE: MULTI-FAMILY DWELLINGS & RETAIL (RESIDENTIAL MIXED-USE) (PERMITTED BY RIGHT)

\*PER §1305.01 a. MULTI-FAMILY DWELLINGS SHALL BE LOCATED IN THE SAME BUILDING AS PRINCIPAL RETAIL, RESTAURANT OR PERSONAL SERVICE USE THAT IS ON THE FRONT STREET LEVEL.

### BULK REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1,800 SF	16,775 SF (0.385 AC)	NO CHANGE
MINIMUM LOT WIDTH (AT BUILDING SETBACK)	16 FT	120.69 FT	NO CHANGE
FRONT YARD SETBACK (EAST 3RD STREET)	0 FT	N/A	1.0 FT
REAR YARD SETBACK (COLUMBIA STREET)	0 FT	N/A	10.4 FT
SIDE YARD SETBACK	0 FT	N/A	4.0 FT/8.0 FT
MAXIMUM BUILDING COVERAGE	100%	0% (0 SF)	68.4% (11,480 SF)
MAXIMUM BUILDING HEIGHT	150 FT	N/A	<150 FT (5 STORIES)
MAXIMUM IMPERVIOUS COVERAGE	100%	88.1% (14,775 SF)	86.8% (14,558 SF)

### APARTMENT TABULATION:

ONE-BEDROOM: 27 UNITS  
 TWO-BEDROOM: 17 UNITS  
 TOTAL: 44 UNITS

### OFFSITE PAVEMENT RESTORATION NOTES:

FULL DEPTH PAVEMENT REPAIR FOR CURBING AND UTILITY TRENCHES TO BE PINNED AND DOWELLED PER PENNDOT RC STANDARDS WITHIN ALL STREETS CONSTRUCTED AS CONCRETE ROADWAYS (E. 3RD STREET & COLUMBIA STREET).

### CITY OF BETHLEHEM FIRE DEPARTMENT NOTES

- A KNOX BOX FOR CITY OF BETHLEHEM FIRE DEPARTMENT ACCESS MUST BE INSTALLED. LOCATION TO BE DETERMINED.
- ANY CHANGE IN THE LOCATION OF THE FIRE DEPARTMENT CONNECTION MUST BE APPROVED BY THE CITY OF BETHLEHEM FIRE DEPARTMENT.
- SIGNAGE TO BE PLACED ON E 3RD STREET FRONTAGE INDICATING FDC CONNECTION IS ON REAR OF BUILDING/COLUMBIA STREET. PLACEMENT, STYLE, SIZE, AND WORDING OF SIGN TO BE APPROVED BY THE CITY OF BETHLEHEM FIRE DEPARTMENT.



### LOCATION MAP

SCALE: 1"=1000'  
 SOURCE: GOOGLE

### CERTIFICATION OF OWNERSHIP

I, ROB DEBEER OF BETHWORKS RENOVATION, LLC, BEING DULY SWORN ACCORDING TO LAW, AND ACTING IN MY CAPACITY AS MEMBER DEPOSE AND SAY THAT THE ABOVE NAMED CORPORATION IS THE TRUE AND LAWFUL OWNER OF PROPERTY KNOWN AS 307, 309, & 311 E. 3RD STREET, BETHLEHEM, PA 18015; THAT THE ABOVE IS DESCRIBED PROPERTY IS IN PEACEFUL POSSESSION OF SAID CORPORATION AND THAT THERE ARE NO SUITS OR LIENS PENDING AFFECTING THE TITLE THEREOF.

ATTEST: \_\_\_\_\_ BY: BETHWORKS RENOVATIONS, LLC.  
ROB DEBEER, MEMBER

### ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CORRECTLY AND ACCURATELY REPRESENTS THE LANDS OF THE OWNER AND, WHERE APPLICABLE, THE LOTS, BUILDINGS, STREETS, PARKING AREAS, WALKWAYS, AND OTHER STRUCTURES AND IMPROVEMENTS SHOWN THEREON.

SEAL: \_\_\_\_\_ MICHAEL E. JEITNER, PE  
 PA LICENSE No. PE055733

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CORRECTLY AND ACCURATELY REPRESENTS THE LANDS OF THE OWNER AND, WHERE APPLICABLE, THE LOTS, BUILDINGS, STREETS, PARKING AREAS, WALKWAYS, AND OTHER STRUCTURES AND IMPROVEMENTS SHOWN THEREON.

SEAL: \_\_\_\_\_ JOSEPH J. WRIGHT, PLS  
 PA LICENSE No. SU-37826-E

### PLANNING BUREAU APPROVAL

PER ARTICLE 1319 OF THE ZONING ORDINANCE OF THE CITY OF BETHLEHEM CITY SIGNATURE BLOCK SHOULD BE INCLUDED ON THE PLANS AS FOLLOWS:  
 APPROVED BY THE CITY OF BETHLEHEM PLANNING BUREAU ON \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_

### LEHIGH VALLEY PLANNING COMMISSION REVIEW

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE LEHIGH VALLEY PLANNING COMMISSION.

LVPC REVIEWER: \_\_\_\_\_

### NORTHAMPTON COUNTY RECORDER OF DEED

RECORDED IN THE OFFICE OF THE RECORDER OF DEED OF NORTHAMPTON COUNTY, PENNSYLVANIA ON \_\_\_\_\_, 20\_\_\_\_, IN MAP BOOK VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_

NORTHAMPTON COUNTY RECORDER OF DEEDS

**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY
1	12/17/2021	PER CITY COMMENT	MRB MSL

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 #20210834249

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PY212011  
 DRAWN BY: MRB  
 CHECKED BY: MSL  
 DATE: 09/17/2021  
 CAD I.D.: PY212011\_LANDDEV-1

PROJECT: **PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS**  
 FOR **PERON DEVELOPMENT, LLC.**  
 PROPOSED RESIDENTIAL MIXED-USE DEVELOPMENT  
 EAST 3RD STREET & TAYLOR STREET  
 CITY OF BETHLEHEM  
 WARD 3, BLOCK 3  
 NORTHAMPTON COUNTY  
 COMMONWEALTH OF PENNSYLVANIA

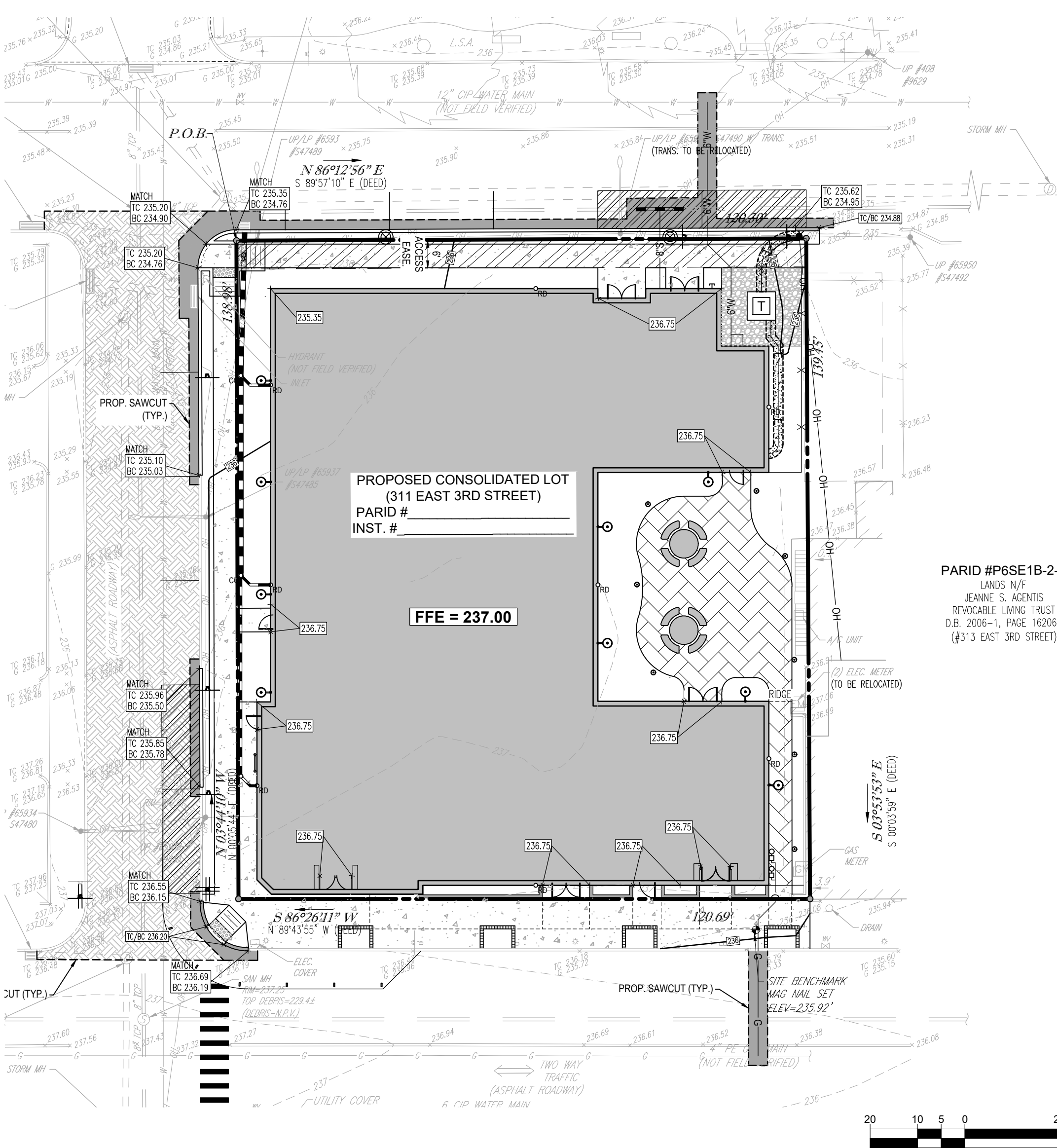
**BOHLER**  
 74 W BROAD STREET, SUITE 500  
 BETHLEHEM, PA 18018  
 Phone: (610) 709-9971  
 Fax: (610) 709-9976  
 www.BohlerEngineering.com

**M.E. JEITNER**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. PE055733  
 NEW JERSEY LICENSE NO. 3606043800  
 DELAWARE LICENSE NO. 0000000000

SHEET TITLE: **LAND DEVELOPMENT SITE PLAN**

SHEET NUMBER: **C-301**

REVISION 1 - 12/17/2021



**GRADING NOTES**  
(Rev. 2/2021)

**GENERAL**

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY, THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED, THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT.
- THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK.
- THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPARISON REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBGRADE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DETERMINED UNSUITABLE BY OWNER/DEVELOPER OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
- IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S).
- THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.

**ADA INSTRUCTIONS TO CONTRACTOR**

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT ADA STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

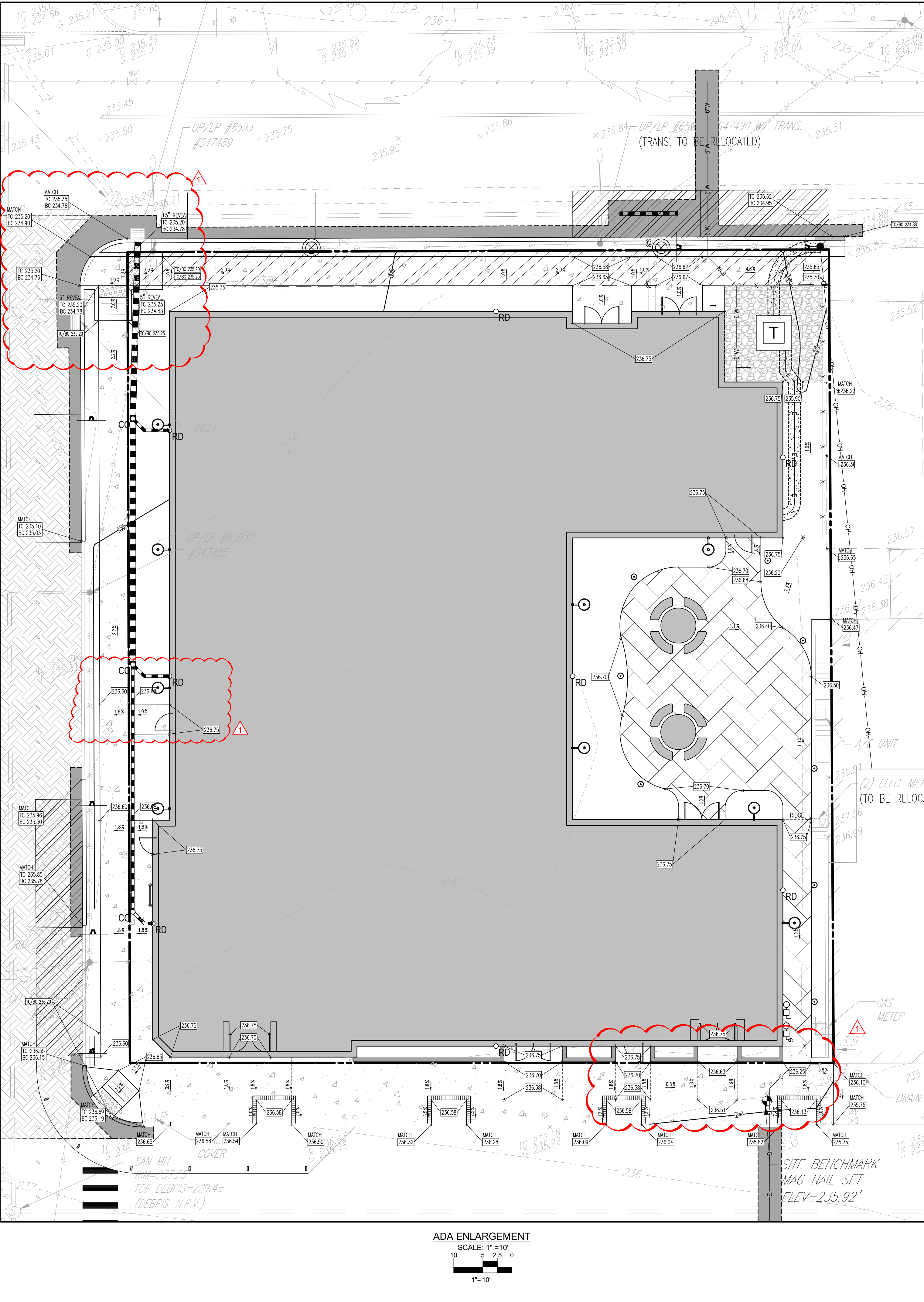
- PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- CURB RAMPS - SLOPE MUST NOT EXCEED 1:12 (8.3%)
- LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS. MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND NO GREATER THAN 1:48 (2.1%) IN CROSS-SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND LEVEL LANDINGS ON EACH END THAT ARE SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
- DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICCANS A117.1-2009 AND OTHER REFERENCES INCORPORATED BY CODE.)
- WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
- THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-COMFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-COMFORMING CONCRETE.
- ALL HORIZONTAL LINES SHOWN ON THE RAMP SURFACES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT DEPICTING HORIZONTAL GROOVES.

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

**LEGEND**

**GRADING**

AREA LIGHT	□
DRAINAGE INLET	⊠
RIPRAP	▨
CLEANOUT	⊙
FIRE HYDRANT	⊕
UTILITY POLE	⊙
OVERHEAD UTILITY WIRES	—OH—
ELECTRIC LINE	—E—
TELEPHONE LINE	—T—
GAS LINE	—G—
WATER LINE	—W—
SANITARY SEWER	—S—
STORM PIPE	—
RETAINING WALL	—
CONCRETE CURB	—
FLUSH CURB	—
FENCE	—
GUIDE RAIL	—
TREELINE	—
ACCESSIBLE SYMBOL	—
CONCRETE MONUMENT/IRON PIN	⊙
SIGN	—
PARKING COUNT	—
AREA LIGHT	⊙
TREE	⊙
DRAINAGE INLET	⊠
STORM/SANITARY MANHOLE	⊕
ROOF DRAIN/CLEANOUT	⊙
FIRE HYDRANT	⊕
UTILITY POLE W/ LIGHT	⊙
UTILITY POLE	⊙
OVERHEAD UTILITY WIRES	—OH—
IRON PIN	⊙



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PROJECT:  
**PRELIMINARY/  
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DEVELOPMENT  
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FOR  
**PERON DEVELOPMENT,  
LLC.**

PROPOSED RESIDENTIAL  
MIXED-USE DEVELOPMENT  
EAST 3RD STREET & TAYLOR STREET  
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WARD 3, BLOCK 3  
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COMMONWEALTH OF PENNSYLVANIA

**BOHLER**

74 W BROAD STREET, SUITE 500  
BETHLEHEM, PA 18018  
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**M.E. JEITNER**

PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE # 3600  
NEW YORK LICENSE # 13880  
PENNSYLVANIA LICENSE # 13880

SHEET TITLE:  
**GRADING PLAN**

SHEET NUMBER:  
**C-401**

REVISION 1 - 12/17/2021

R:\21\212011\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REVISION 1\FINAL\DEV1-1-GRADING-C-401-GRADING



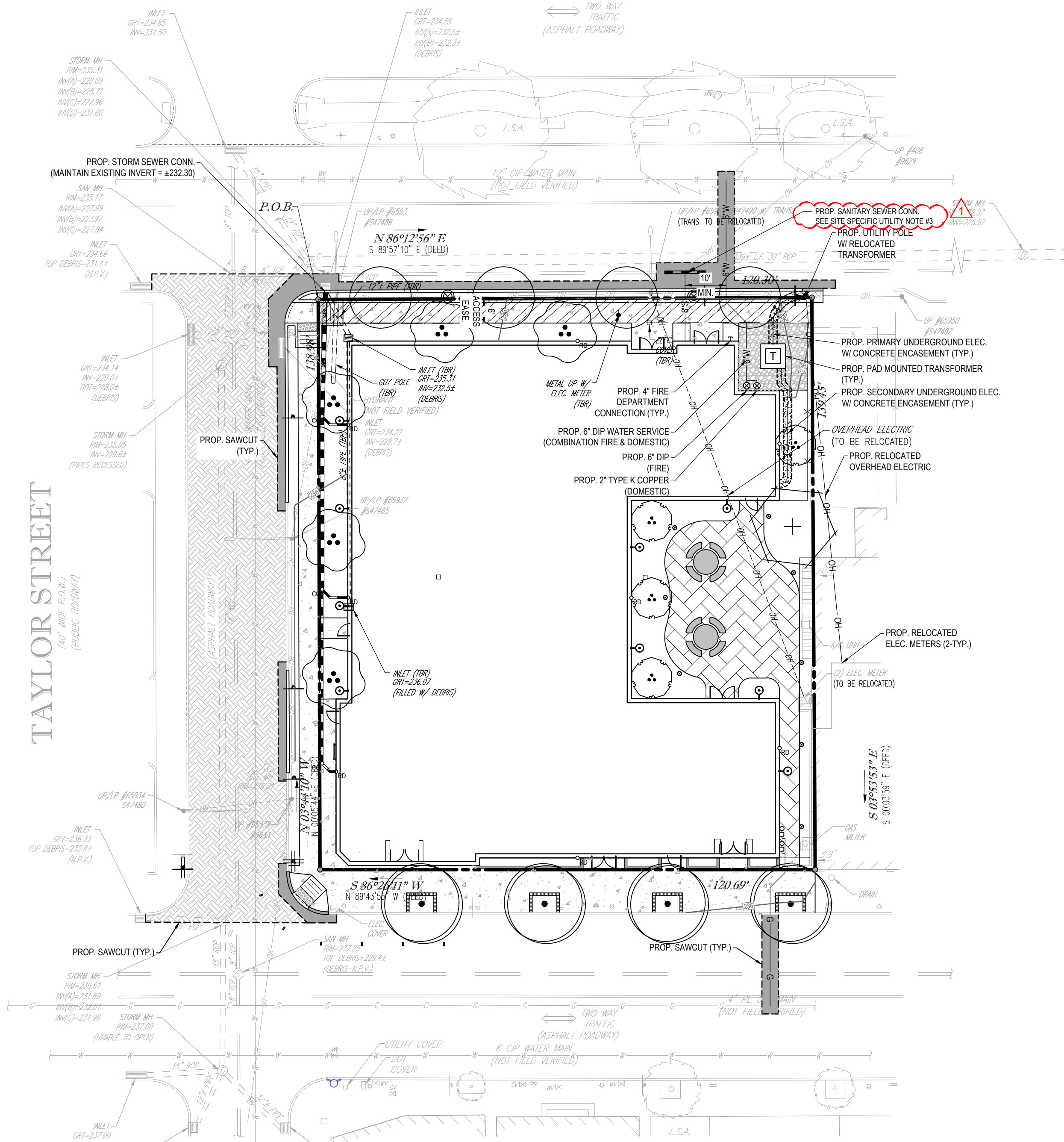
# COLUMBIA STREET

(38' WIDE R.O.W.)

(PUBLIC ROADWAY)

TWO WAY TRAFFIC

(ASPHALT ROADWAY)

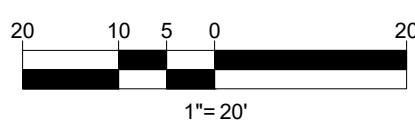


# EAST 3RD STREET

(A.K.A. S.R. 412)

(60' WIDE R.O.W.)

(PUBLIC ROADWAY)



LEGEND	
UTILITY	
	DRAINAGE INLET
	CLEANOUT
	FIRE HYDRANT
	UTILITY POLE
	OVERHEAD UTILITY WIRES
	ELECTRIC LINE
	TELEPHONE LINE
	GAS LINE
	WATER LINE
	SANITARY SEWER
	STORM PIPE
	RETAINING WALL
	CONCRETE CURB
	FLUSH CURB
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	ROOF DRAIN CLEANOUT
	FIRE HYDRANT
	UTILITY POLE W/ LIGHT
	UTILITY POLE
	OVERHEAD UTILITY WIRES
	IRON PIN

### DRAINAGE AND UTILITY NOTES

(Rev. 2/2021)

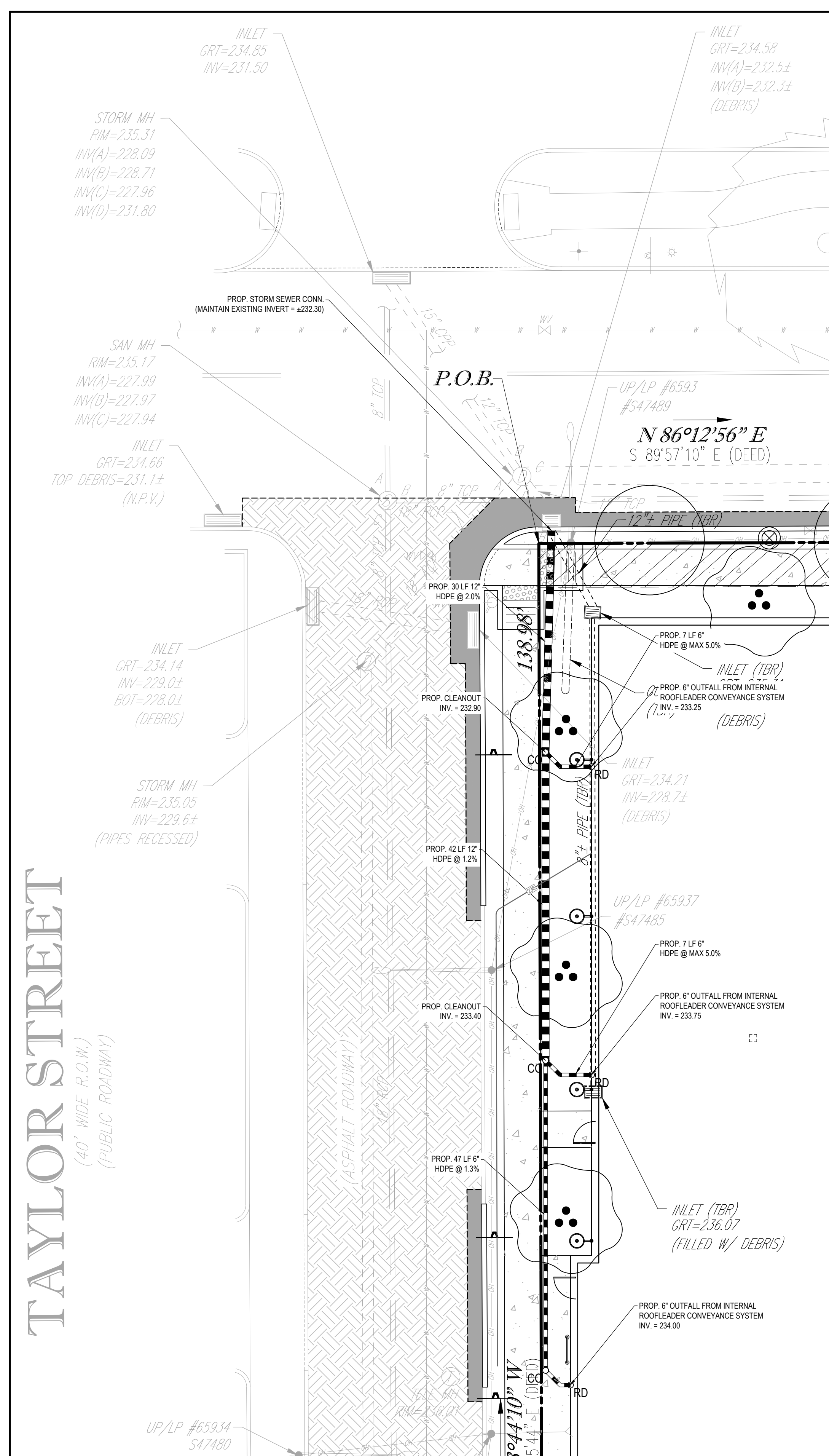
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  - LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE, AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM THESE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY CONNECTION POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD. PRIOR TO COMMENCING ANY CONSTRUCTION THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND OMISSIONS IN WRITING, TO THE ENGINEER OF RECORD.
  - THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION, AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION.
  - THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF SAME BASED UPON FINAL ARCHITECTURAL PLANS.
  - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS, AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY DISCONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY SERVICE. WHERE A CONFLICT EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, AND PRIOR TO CONSTRUCTION, MUST RESOLVE SAME.

- ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST COMPLY WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR DESIGN OF TRENCH BACKFILL OR FOR COMPACTION REQUIREMENTS.
- DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE, IN ANY RESPECT, FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE APPROPRIATE PLANS, WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK.
- THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY, WATER AND STORM SYSTEMS, ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND OR STATE DOT DETAILS AS APPLICABLE. THE CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.
- FINAL LOCATIONS OF PROPOSED UTILITY POLES, AND/OR POLES TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE RESPECTIVE UTILITY COMPANY, REGARDLESS OF WHAT THIS PLAN DEPICTS.
- WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. THE CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.
- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

### UTILITIES

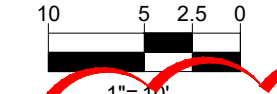
THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THE SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES SERIAL NUMBER (S) 202083249

UTILITY COMPANY	PHONE NUMBER
PPL	1-800-342-5775
BETHLEHEM CITY	610-865-7000
SERVICE	1-800-242-3707
RCN	1-800-746-4726
USGI	610-375-4444
VERIZON	1-855-489-2367



### STORM SEWER ENLARGEMENT

SCALE: 1" = 10'



### CITY OF BETHLEHEM FIRE DEPARTMENT NOTES

- A KNOX BOX FOR CITY OF BETHLEHEM FIRE DEPARTMENT ACCESS MUST BE INSTALLED. LOCATION TO BE DETERMINED.
- ANY CHANGE IN THE LOCATION OF THE FIRE DEPARTMENT CONNECTION MUST BE APPROVED BY THE CITY OF BETHLEHEM FIRE DEPARTMENT.
- SIGNAGE TO BE PLACED ON E 3RD STREET FRONTAGE INDICATING FDC CONNECTION IS ON REAR OF BUILDING/COLUMBIA STREET. PLACEMENT, STYLE, SIZE, AND WORDING OF SIGN TO BE APPROVED BY THE CITY OF BETHLEHEM FIRE DEPARTMENT.

### SITE SPECIFIC UTILITY NOTES

- PROPOSED GAS TRENCHING AND CONSTRUCTION ACTIVITIES RELATED TO THE INSTALLATION AND CONNECTION OF THE PROPOSED GAS LINE WITHIN E. 3RD STREET TO BE PERFORMED AT NIGHT TO LESSEN TRAFFIC IMPACTS.
- RELOCATED STREET LIGHTS ALONG COLUMBIA STREET TO BE PLACED ON THE CITY STREET LIGHTING ACCOUNT #79402-91000 WITH PPL.
- FOR CONNECTION TO EXISTING 8" TERRA COTTA PIPE SANITARY MAIN A 10' SECTION OF PIPE IS SHALL BE REPLACED WITH 8" PVC PIPE (5' ON EITHER SIDE OF THE PROPOSED CONNECTION). THE CONNECTION FROM TERRA COTTA PIPE TO PVC TO BE ACHIEVED WITH FERROUS FITTINGS. PROPOSED SANITARY CONNECTION FOR BUILDING TO BE CONNECTED AT THE NEWLY RELOCATED SECTION OF MAIN VIA A WYE CONNECTION - SEE SANITARY LATERAL DETAIL.

**BOHLER**

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PROGRAM MANAGEMENT  
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PROJECT:  
**PRELIMINARY!  
FINAL LAND  
DEVELOPMENT  
PLANS**

FOR  
**PERON DEVELOPMENT,  
LLC.**

PROPOSED RESIDENTIAL  
MIXED-USE DEVELOPMENT

EAST 3RD STREET & TAYLOR STREET  
CITY OF BETHLEHEM  
WARD 3, BLOCK 3  
NORTHAMPTON COUNTY  
COMMONWEALTH OF PENNSYLVANIA

**BOHLER**

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www.BohlerEngineering.com

**M.E. JEITNER**

PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 360613800  
BETHLEHEM, PA 18018

SHEET TITLE:  
**UTILITY PLAN**

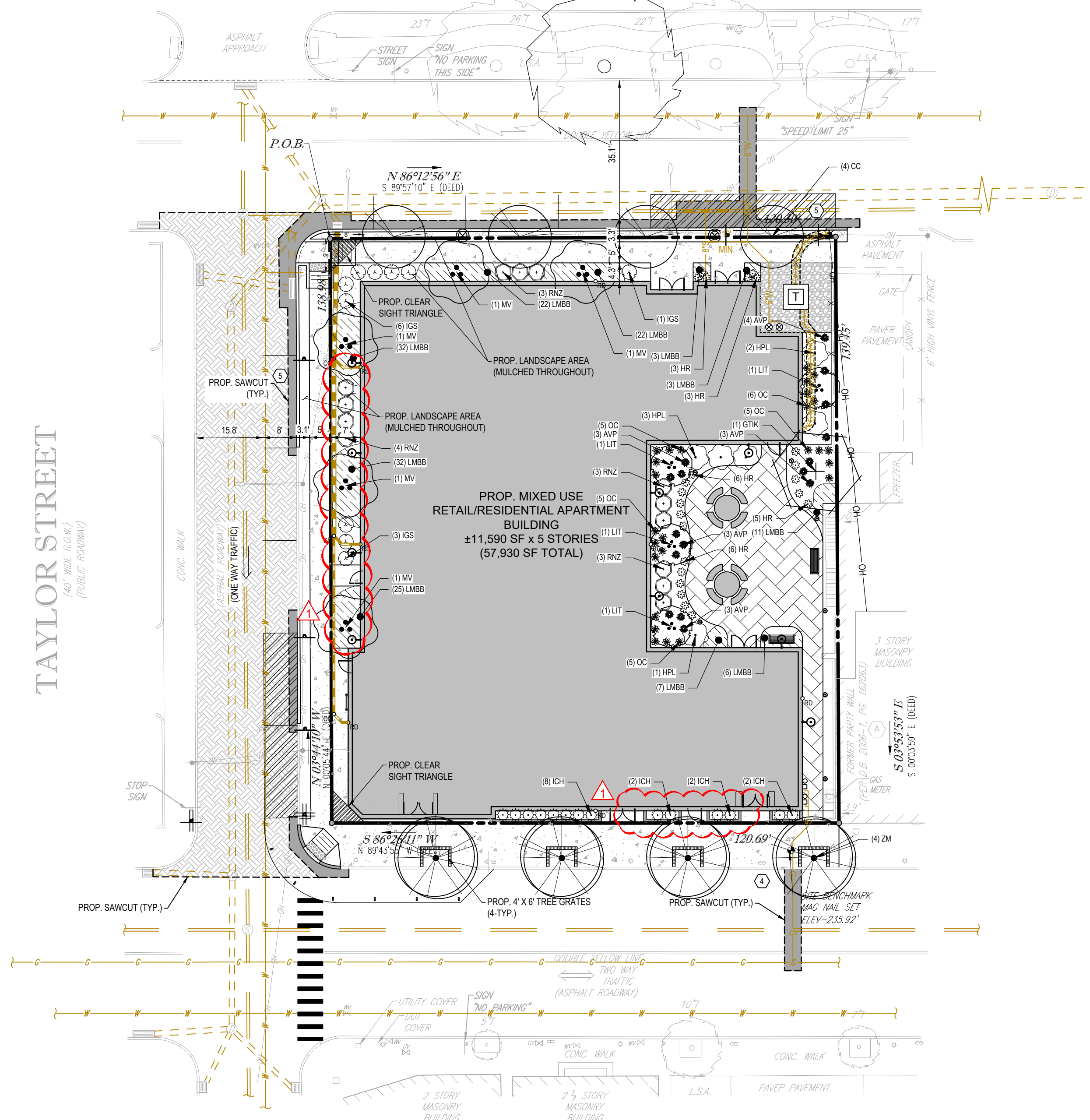
SHEET NUMBER:  
**C-402**

REVISION 1 - 12/17/2021



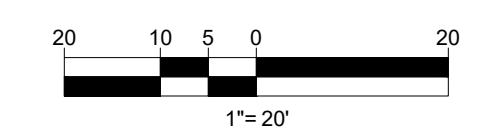
# COLUMBIA STREET

(38' WIDE R.O.W.)  
(PUBLIC ROADWAY)  
THRU WAY TRAFFIC  
(ASPHALT ROADWAY)



# EAST 3RD STREET

(A.K.A. S.R. 412)  
(60' WIDE R.O.W.)  
(PUBLIC ROADWAY)

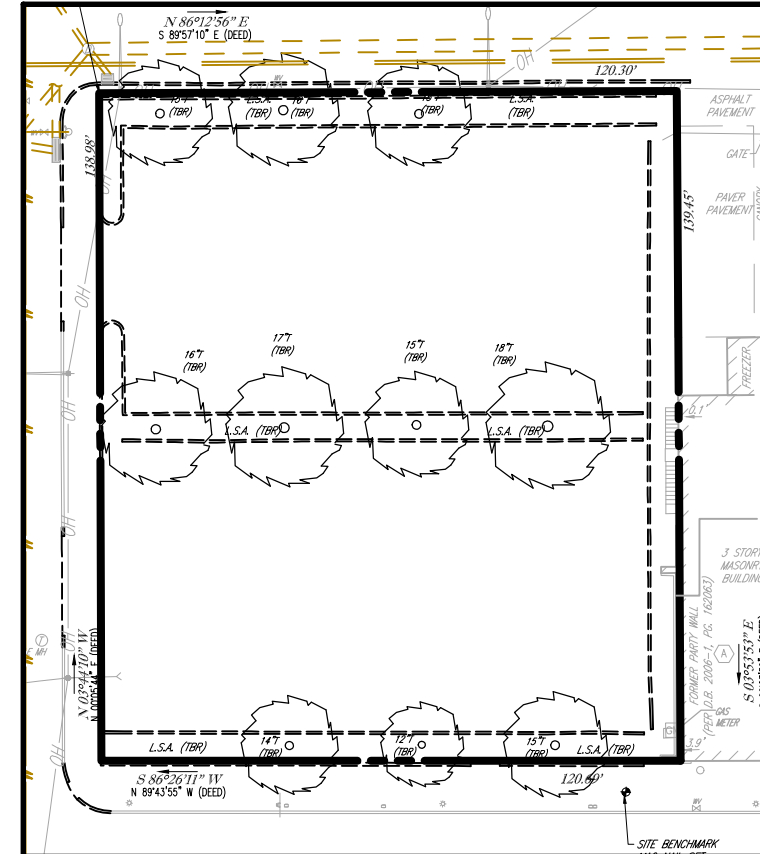


## ZONING REQUIREMENTS

ZONING REQUIREMENTS TAKEN FROM THE CITY OF BETHLEHEM ZONING ORDINANCE, EFFECTIVE DATE 06/15/2012, LAST REVISED 5/20/2021.  
ZONING DISTRICT: CB - CENTRAL BUSINESS DISTRICT  
OVERLAY DISTRICT: SOUTHSIDE HISTORIC DISTRICT  
EXISTING USE: PARKING LOT (PERMITTED BY RIGHT)  
PROPOSED USE: MULTI-FAMILY DWELLINGS & RETAIL (RESIDENTIAL MIXED-USE) (PERMITTED BY RIGHT)  
\*PER §195.01 a. MULTI-FAMILY DWELLINGS SHALL BE LOCATED IN THE SAME BUILDING AS PRINCIPAL RETAIL, RESTAURANT OR PERSONAL SERVICE USE THAT IS ON THE FRONT STREET LEVEL.

## BULK REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1,800 SF	16,775 SF (0.385 AC)	NO CHANGE
MINIMUM LOT WIDTH (AT BUILDING SETBACK)	18 FT	120.69 FT	NO CHANGE
FRONT YARD SETBACK (EAST 3RD STREET)	0 FT	N/A	1.0 FT
REAR YARD SETBACK (COLUMBIA STREET)	0 FT	N/A	10.4 FT
SIDE YARD SETBACK	0 FT	N/A	4.0 FT/8.0 FT
MAXIMUM BUILDING COVERAGE	100%	0% (0 SF)	88.4% (11,480 SF)
MAXIMUM BUILDING HEIGHT	150 FT	N/A	<150 FT (5 STORIES)
MAXIMUM IMPERVIOUS COVERAGE	100%	88.1% (14,775 SF)	88.8% (14,558 SF)



NOTE: ALL TEN (10) SYCAMORE EXISTING TREES, VARYING BETWEEN 15" - 18" CALIPER, TO BE REMOVED AS SHOWN ABOVE.

## GENERAL NOTES:

- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C. UNLESS OTHERWISE STATED ON THIS PLAN.
- SHRUBS PLANTED ALONG HEAD-IN-PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
- PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
- WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.

## CITY OF BETHLEHEM SPECIFIC NOTES

- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBANCE IS ALLOWED IN THE TREE PROTECTION ZONE UNLESS INDICATED ON THE PLAN.
- BARRICADES MUST BE INSTALLED PRIOR TO ANY DESTRUCTION AND/OR CONSTRUCTION ACTIVITY.
- THE ROOT PROTECTION ZONE SHALL BE THE AREA ENCOMPASSED BY A CIRCLE WITH A RADIUS EXTENDING 1.25 FT. FROM THE TRUNK OF THE TREE FOR EVERY INCH DBH (DIAMETER AT BREAST HEIGHT) OF THE TREE.
- VIOLATION OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO PENALTY PER CITY ORDINANCE.
- ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE. NO PRUNING ROOT PRUNING OF ROOTS OVER ONE INCH IN DIAMETER AND/OR TREE REMOVAL IS TO BE PERFORMED WITHOUT A PERMIT AND WORK MUST BE PERFORMED BY A CITY LICENSED TREE CONTRACTOR.
- ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- STREET AND PARKING LOT TREES SHALL BE A MINIMUM OF 14" IN HEIGHT AND HAVE A SINGLE STRAIGHT TRUNK WITH THE FIRST LATERAL BRANCH AT 7' ABOVE THE ROOT BALL. TREES WITH AN UPRIGHT BRANCHING HABIT, SUCH AS ZELKOVA, MAY HAVE THE FIRST LATERAL BRANCH AT 6' ABOVE THE ROOT BALL.
- ALL LANDSCAPING SHALL CONFORM TO THE CURRENT EDITION OF THE ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE OF THE CITY OF BETHLEHEM.

## PARKING REQUIREMENTS

- INDOOR RETAIL: NONE**
- REQUIRED: = 0 SPACES  
PROPOSED: = 16 SPACES (COMPLIES)  
(4 SPACES ON EAST 3RD STREET STREET, 5 SPACES ON TAYLOR STREET, & 7 SPACES OFF-SITE)
- MULTI-FAMILY DWELLINGS (UNITS 2 BEDROOMS OR LESS): NONE**
- REQUIRED: = 0 SPACES  
PROPOSED: = 45 UNITS X 1.3 = 58.5  
= 59 SPACES (COMPLIES)  
(5 SPACES ON COLUMBIA STREET & 54 SPACES OFF-SITE)
- BICYCLE PARKING: 5% OF OFF STREET VEHICLE PARKING**
- REQUIRED: (11 + 59 PROPOSED SPACES) \* 5% = 3.5 SPACES  
PROPOSED: 5 SPACES (COMPLIES)

## COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
ZONING 1318.23 BUFFER YARDS	YARDS ARE REQUIRED ALONG REAR AND SIDE LOT LINES IN ALL PRIMARILY NON-RESIDENTIAL DISTRICTS (SUCH AS THE CM, INDUSTRIAL REDEVELOPMENT, COMMERCIAL AND INDUSTRIAL DISTRICTS THAT DIRECTLY ADJUTS THE NON-RESIDENTIAL DISTRICT OR IS ONLY SEPARATED BY AN ORDAINED ALLEY OR LOCAL STREET. HOWEVER, IN A CB DISTRICT, A BUFFER YARD SHALL NOT BE REQUIRED WHERE THE DISTRICTS ARE SEPARATED BY AN ORDAINED STREET OR ALLEY. BUFFER YARDS ARE ALSO REQUIRED FOR SPECIFIC LAND USES AS INDICATED IN OTHER SECTIONS OF THIS ORDINANCE.	ALL ADJACENT PROPERTIES ARE LOCATED WITHIN THE SAME ZONING DISTRICT AS THE SUBJECT PARCEL (CB)	NOT APPLICABLE
1318.28 TREE CONSERVATION	(a) WHERE ANY EXISTING HEALTHY TREE(S) THAT HAS A TRUNK DIAMETER OF 8 INCHES OR GREATER (MEASURED 4.5 FEET ABOVE THE GROUND LEVEL) ARE REMOVED FROM A SITE AS PART OF OR IN PREPARATION FOR A DEVELOPMENT PROJECT, 1 NEW TREE SHALL BE PLANTED FOR EACH SUCH TREE THAT IS REMOVED. THE NEW TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF 2.5 INCHES MEASURED 6 INCHES ABOVE THE GROUND LEVEL. THE NEW TREES SHALL MEET THE CITY SPECIES REQUIREMENTS THAT WOULD APPLY TO STREET TREES, UNLESS OTHER SPECIES ARE APPROVED BY THE CITY FORESTER. IF THERE IS MUTUAL CONSENT BY THE APPLICANT AND THE CITY, SOME OR ALL OF THE REPLACEMENT TREES MAY BE PLANTED ON CITY OWNED LAND AS AN IN LIEU OF REQUIREMENT. IN THE RR (RURAL RESIDENTIAL) AND CM (OFFICE RESEARCH CENTER) DISTRICTS, ALL OF THE ABOVE PROVISIONS SHALL APPLY, EXCEPT THAT 2 NEW TREES SHALL BE PLANTED FOR EACH SUCH TREE THAT IS REMOVED.	REQUIRED: 10 TREES PROVIDED: 10 TREES (1 GTK, 4 LIT, & 5 MV)	COMPLIES
1319.02 GENERAL REGULATIONS APPLYING TO REQUIRED OFF-STREET PARKING FACILITIES	(i) STREET TREES MEETING REQUIREMENTS OF THE CITY SHALL BE REQUIRED ON EACH SIDE OF EVERY PUBLIC AND PRIVATE STREET. A MINIMUM AVERAGE OF ONE STREET TREE SHALL BE REQUIRED FOR EACH 30 FEET OF PUBLIC OR PRIVATE STREET LENGTH. UNLESS EXISTING TREES WILL BE PRESERVED TO SERVE THE SAME PURPOSE, OR UNLESS THE CITY ALLOWS AN AVERAGE OF ONE TREE FOR EVERY 50 FEET FOR TREES WITH LARGER CANOPIES.  (2) IN ADDITION, A MINIMUM AVERAGE OF ONE DECIDUOUS SHADE TREE SHALL BE REQUIRED FOR EVERY 15 SURFACE PARKING SPACES. SUCH DECIDUOUS TREES SHALL MEET THE STREET TREES REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. NO MORE THAN 20 CONSECUTIVE SURFACE PARKING SPACES SHALL BE LOCATED IN A STRAIGHT ROW (NOT INCLUDING ADJACENT SPACES ACCESSED FROM A DIFFERENT AISLE) WITHOUT BEING SEPARATED BY A LANDSCAPED ISLAND WITH A DECIDUOUS TREE.	EAST 3RD STREET REQUIRED: 120/30 = 4 STREET TREES PROVIDED: 4 TYPE I STREET TREES (4 CC)  COLUMBIA STREET REQUIRED: 120/30 = 4 STREET TREES PROVIDED: 4 TYPE II STREET TREES (4 ZM)  TAYLOR STREET: NOT APPLICABLE (PER DISCUSSION WITH CITY STAFF ON 4/29/2021)	COMPLIES
SALDO: 1349.08 PLANTING	(c) LANDSCAPED SCREENS OR BUFFER YARDS SHALL CONSIST OF EVERGREEN TREES AND/OR EVERGREEN SHRUBS.  (d) STREET TREES SHALL BE PLANTED ALONG ALL STREET RIGHTS-OF-WAY WHICH ADJUTS THE APPLICANT'S PROPERTY, UNLESS THIS REQUIREMENT IS WAIVED BY THE PLANNING COMMISSION. TREE SPECIES AND SPACING FOR PLANTING SHALL FOLLOW THE GUIDELINES IN THE CURRENT EDITION OF THE PAMPHLET ENTITLED "STREET TREES FOR THE CITY OF BETHLEHEM." ALL TREES SHALL BE BALLED AND BURLAPPED UNLESS THIS REQUIREMENT IS WAIVED BY THE CITY FORESTER FOR ANY SPECIFIED VARIETY.  (f) THE FOLLOWING USES SHALL BE LANDSCAPED AS FOLLOWS: (2) MULTI-FAMILY, TOWNHOUSE, AND PUD DEVELOPMENTS SHALL HAVE A MINIMUM OF TEN (10%) PERCENT OF THE AREA REPRESENTED BY APPROVED PLANTINGS IN ADDITION TO FRONT AND SIDE FOUNDATION SHRUBS AND ANY BUFFER PLANTING WHICH MAY BE NECESSARY TO SCREEN GARBAGE COLLECTION OR PARKING AREAS.	SEE ZONING SECTION 1319.23 ABOVE.  SEE ZONING SECTION 1319.02(i)(1) ABOVE.  16,775 SF LOT AREA * 10% = 1,677.50 SF  REQUIRED: 1,678 SF (10%) PROVIDED: 3,557 SF (21.2%) LARGE TREES: 1 * 200SF = 200 SF MEDIUM TREES: 5 * 100SF = 500 SF SMALL TREES: 4 * 100SF = 400 SF SHRUBS/FLOWER BEDS: 2,217 SF	NOT APPLICABLE  COMPLIES SEE ABOVE  COMPLIES

## PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
GTK	1	GLEDITSIA TRACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST	2.5' CAL.	B&B	
ZM	4	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO SAWLEAF ZELKOVA	2.5' CAL.	B&B	
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
CC	4	CERCOS CANADENSIS	EASTERN REDBUD	2.5' CAL.	B&B	
LIT	4	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE MULTI-TRUNK	5-6"	B&B	
MV	5	MAGNOLIA VIRGINIANA	SWEET BAY	12-14"	B&B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
HPL	6	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT PANICLE HYDRANGEA	3 GAL.	CONTAINER	
ICH	14	ILEX CRENATA 'HELERI'	HELIER JAPANESE HOLLY	15-18"	CONTAINER	
IGS	10	ILEX GLABRA 'SHAMROCK'	SHAMROCK INSBERRY	24-30"	CONTAINER	
RNZ	13	RHODODENDRON X 'NOVA ZEMBLA'	NOVA ZEMBLA RHODODENDRON	30-36"	CONTAINER	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
AVP	26	ASTILBE CHINENSIS 'VISION IN PINK'	VISION IN PINK CHINESE ASTILBE	1 GAL.	CONTAINER	
HR	23	HOSTA FORTUNEI 'ROYAL STANDARD'	HOSTA	2 GAL.	CONTAINER	
CC	26	OSMUNDA CINNAMOMEA	CINNAMON FERN	1 GAL.	CONTAINER	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
LMBB	163	LIROPIE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	CONTAINER	24" o.c.

## REFERENCES AND CONTACT INFORMATION

- OWNER: BETHWORKS RENOVATION, LLC, 60 W. BROAD STREET, SUITE 102, BETHLEHEM, PA 18018, C/O ROB DEEBER, 631-764-3247
- APPLICANT/DEVELOPER: PERON DEVELOPMENT, LLC, 60 W. BROAD STREET, SUITE 102, BETHLEHEM, PA 18018, C/O ROB DEEBER, 631-764-3247
- ENGINEER & LANDSCAPE ARCHITECT: BOHLER ENGINEERING PA, LLC, 74 W. BROAD STREET, SUITE 500, BETHLEHEM, PA 18018, (610)-709-9971
- SURVEY: PLANS BY BLUE MARSH ASSOCIATES, INC., 551 EASTON ROAD, SUITE A, WARRINGTON, PA 18976, ENTITLED: "LAND SURVEY AND TITLE SURVEY", FILE NO. 21-B-118, DATED: 4-17-2021, NO REVISION SHEET 1 OF 1
- GEOTECHNICAL REPORT (STORMWATER): A REPORT BY FRENCH & PARRILLO ASSOCIATES, 235 FROST AVENUE, PHILIPPSBURG, NJ 08865, ENTITLED: "REPORT OF SUBSURFACE EXPLORATION & GEOTECHNICAL ENGINEERING EVALUATION", PROJECT: "THIRD & TAYLOR DEVELOPMENT", DATED 06/24/2021, NO REVISION
- GEOTECHNICAL REPORT (SOILS): A REPORT BY FRENCH & PARRILLO ASSOCIATES, 235 FROST AVENUE, PHILIPPSBURG, NJ 08865, ENTITLED: "REPORT OF SUBSURFACE EXPLORATION & GEOTECHNICAL ENGINEERING EVALUATION", PROJECT: "THIRD & TAYLOR DEVELOPMENT", DATED 06/24/2021, NO REVISION
- ARCHITECT: USA ARCHITECTS, PLANNERS AND INTERIOR DESIGNERS, LTD., 1 SOUTH THIRD STREET, 7TH FLOOR, EASTON, PA 18042, (610) 559-6000

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



### REVISIONS

REV	DATE	COMMENT	CREATED BY	CHECKED BY
1	12/17/2021	PER CITY COMMENT	MRB	MSL

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PROJECT No.: PY212011  
DRAWN BY: MRB  
CHECKED BY: MSL  
DATE: 09/17/2021  
CAD I.D.: PY212011\_LANDDEV-1

PROJECT:  
**PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS**  
FOR  
**PERON DEVELOPMENT, LLC.**

PROPOSED RESIDENTIAL MIXED-USE DEVELOPMENT  
EAST 3RD STREET & TAYLOR STREET  
CITY OF BETHLEHEM  
WARD 3, BLOCK 3  
NORTHAMPTON COUNTY  
COMMONWEALTH OF PENNSYLVANIA

**BOHLER**  
74 W BROAD STREET, SUITE 500  
BETHLEHEM, PA 18018  
Phone: (610) 709-9971  
Fax: (610) 709-9976  
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**M. S. LONGENBERGER**  
REGISTERED LANDSCAPE ARCHITECT  
PENNSYLVANIA LICENSE # 127762

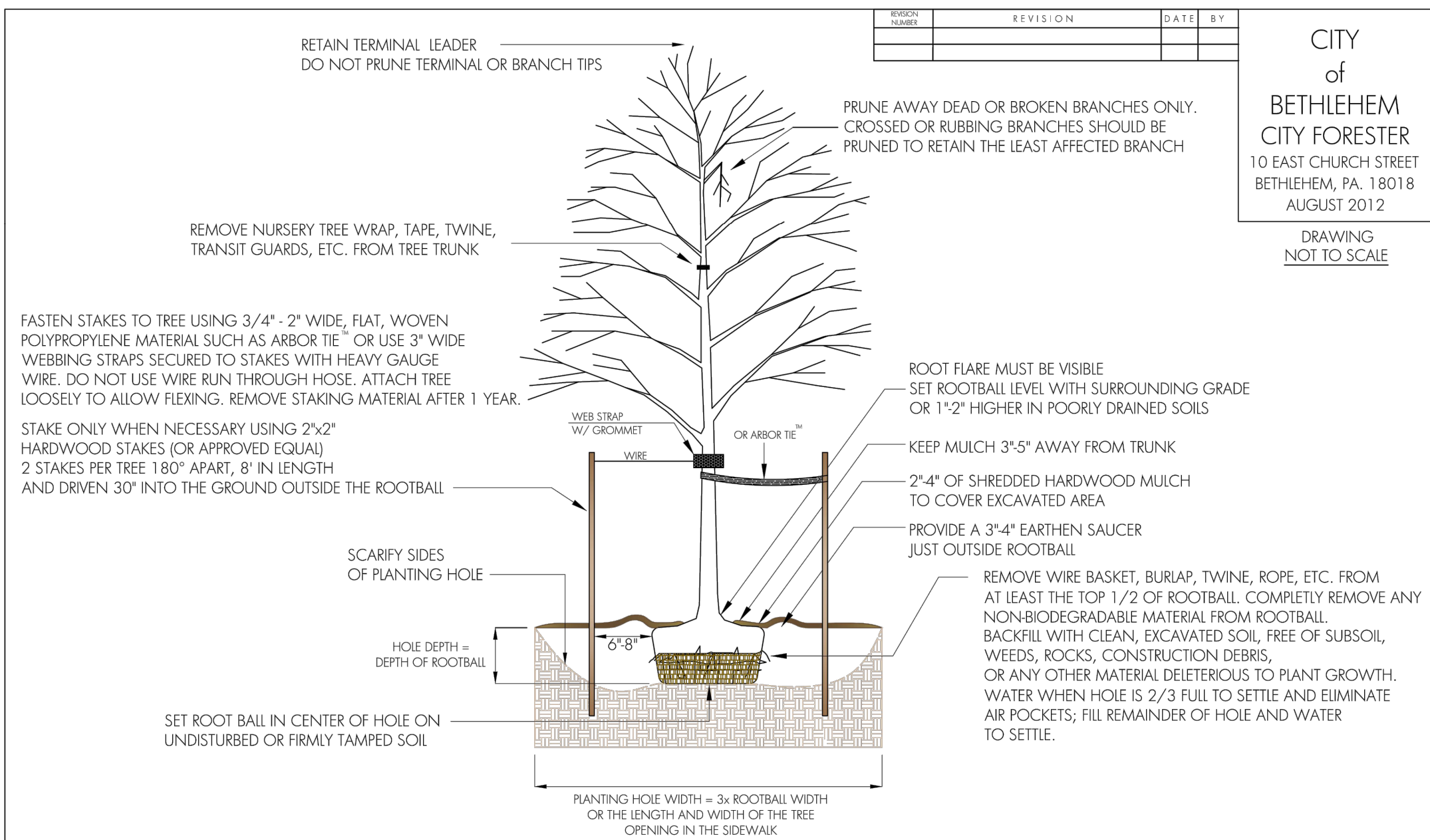
SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**C-501**

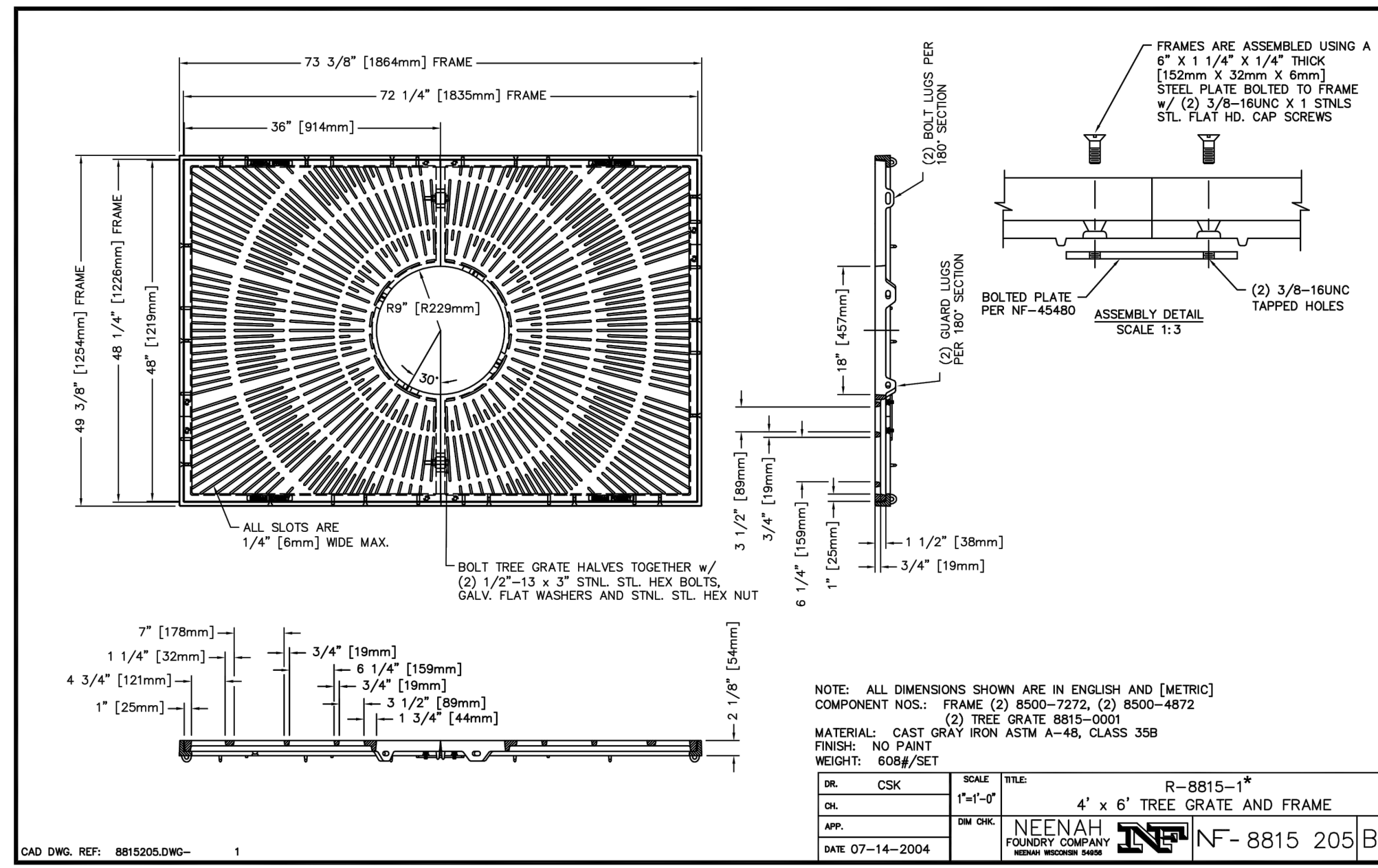
REVISION 1 - 12/17/2021

**LANDSCAPE SPECIFICATIONS:**

- SCOPE OF WORK:** THE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SOILING, PLANTING AND MAINTENANCE INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
- MATERIALS:**
  - GENERAL: ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
  - TOPSOIL: NATURAL, FERTILE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 5.5 & 7, IT SHALL BE FREE OF STONES, ROCKS LARGER THAN ONE INCH (25.4MM) DIAMETER, WEED SEED MATTER AND CLAY CLOTS.
  - CLAIM: LAWN AREAS SHALL BE SEED OR SOILED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SPECIFICATIONS. ALL SEEDS OR SOILS MUST BE PREPARED FOR SOIL BED PREPARATION. REFER TO ITEM 1 BELOW.
  - LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
  - SOIL SHALL BE STRONGLY ROOTED, WEED AND DISEASE FREE WITH A UNIFORM THICKNESS. SOIL INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOIL IN PLACE.
  - MULCH: ALL PLANTING BEDS SHALL BE MULCHED WITH A THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
- FERTILIZER:**
  - FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
  - FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 15% NITROGEN, 5% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
- PLANT MATERIALS:**
  - ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY AMERICAN NURSERY COMPANY, THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
  - IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES.
  - ALL PLANTS MUST BE IDENTIFIED BY THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
  - TREE TRUNKS OF THE BARK, SUN SCALDS, DISREGARDATION OR FRESH CUTS OF LIMBS OVER 1/4" WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED.
  - ALL PLANTS SHALL BE TYPICAL SPECIES OF THE AREA AND SHALL HAVE AN ANNUAL HABIT OF GROWTH WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEM AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
  - CALIPER MEASUREMENTS: GROUND COVER TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (152MM) ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (101MM) CALIPER SIZE. IF THE CALIPER IS SIX INCHES OR GREATER, MEASUREMENTS SHALL BE TAKEN AT A POINT EXCEEDS FOUR INCHES (101MM) CALIPER. THE CALIPER SHOULD BE MEASURED AT A POINT AT LEAST 18 INCHES (457MM) ABOVE THE NATURAL GRADE.
  - SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
  - TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOTBALL.
- GENERAL WORK PROCEDURES:**
  - CONTRACTOR TO FOLLOW IRRAWADDI COUNTY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITES TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
  - WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURNED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
- SITE PREPARATIONS:**
  - BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE CUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
  - ALL EXISTING TREES NOT BEING PRUNED TO REMOVE ANY DAMAGED BRANCHES: THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
  - CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
  - TREE PROTECTION:**
    - CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
    - A FORTY EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH DENSITY YFS FENCE, OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
    - WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO BEGINNING GRADING, TREE CLEANUP OR OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
    - AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
  - SOIL MODIFICATIONS:**
    - CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
    - THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROPRIATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
      - TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6" (152MM) DEEP. USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH PH RATES THAN 7.
      - TO INCREASE DRAINAGE, MOODY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED FINE BARK UP TO 20% BY VOLUME AND/OR AGRI-CULTURAL OPSIUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 80% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
      - MOODY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) ADDING ORGANIC MATTER AND/OR DRY, SHREDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
  - FINISHED GRADING:**
    - UNLESS OTHERWISE CONTRACTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
    - CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1")
    - ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DIRECTED WITHIN THE SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
    - ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
    - CONTRACTOR SHALL PROVIDE A SIX INCH (152MM) THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL JURISDICTION OR CLIENT. ALL PLANTING AND LAWN AREAS: TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
    - ON SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION, OR AUTHORIZED REPRESENTATIVE.
  - CLEANUP:**
    - UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNWANTED MATERIAL, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
    - THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.



**CITY DETAIL TO BE UTILIZED FOR PLANTING OF STREET TREES**



**\*OR APPROVED EQUAL**

<p><b>LTP-2</b></p> <p><b>TREE GRATE PLANTING DETAIL</b></p> <p>NOT TO SCALE</p>	<p><b>L-12</b></p> <p><b>BIOBARRIER ROOT BARRIER DETAIL</b></p> <p>NOT TO SCALE</p>
<p><b>L-5</b></p> <p><b>SHRUB PLANTING DETAIL</b></p> <p>NOT TO SCALE</p>	<p><b>L-1</b></p> <p><b>DECIDUOUS TREE PLANTING DETAIL</b></p> <p>NOT TO SCALE</p>

**TO BE UTILIZED FOR PLANTING OF ON-SITE TREES**



REVISIONS				
REV	DATE	COMMENT	DRAWN BY	
1	12/17/2021	PER CITY COMMENT	MRB	MSL

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PROJECT No.: PY212011  
DRAWN BY: MRB  
CHECKED BY: MSL  
DATE: 09/17/2021  
CAD I.D.: PY212011\_LANDDEV-1

**PRELIMINARY!**  
**FINAL LAND DEVELOPMENT PLANS**  
FOR  
**PERON DEVELOPMENT, LLC.**

PROPOSED RESIDENTIAL MIXED-USE DEVELOPMENT  
EAST 3RD STREET & TAYLOR STREET  
CITY OF BETHLEHEM  
WARD 3, BLOCK 3  
NORTHAMPTON COUNTY  
COMMONWEALTH OF PENNSYLVANIA

**BOHLER**  
74 W BROAD STREET, SUITE 500  
BETHLEHEM, PA 18018  
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Fax: (610) 709-9976  
www.BohlerEngineering.com

**M. S. LONGENBERGER**  
REGISTERED LANDSCAPE ARCHITECT  
PENNSYLVANIA LICENSE # 128762

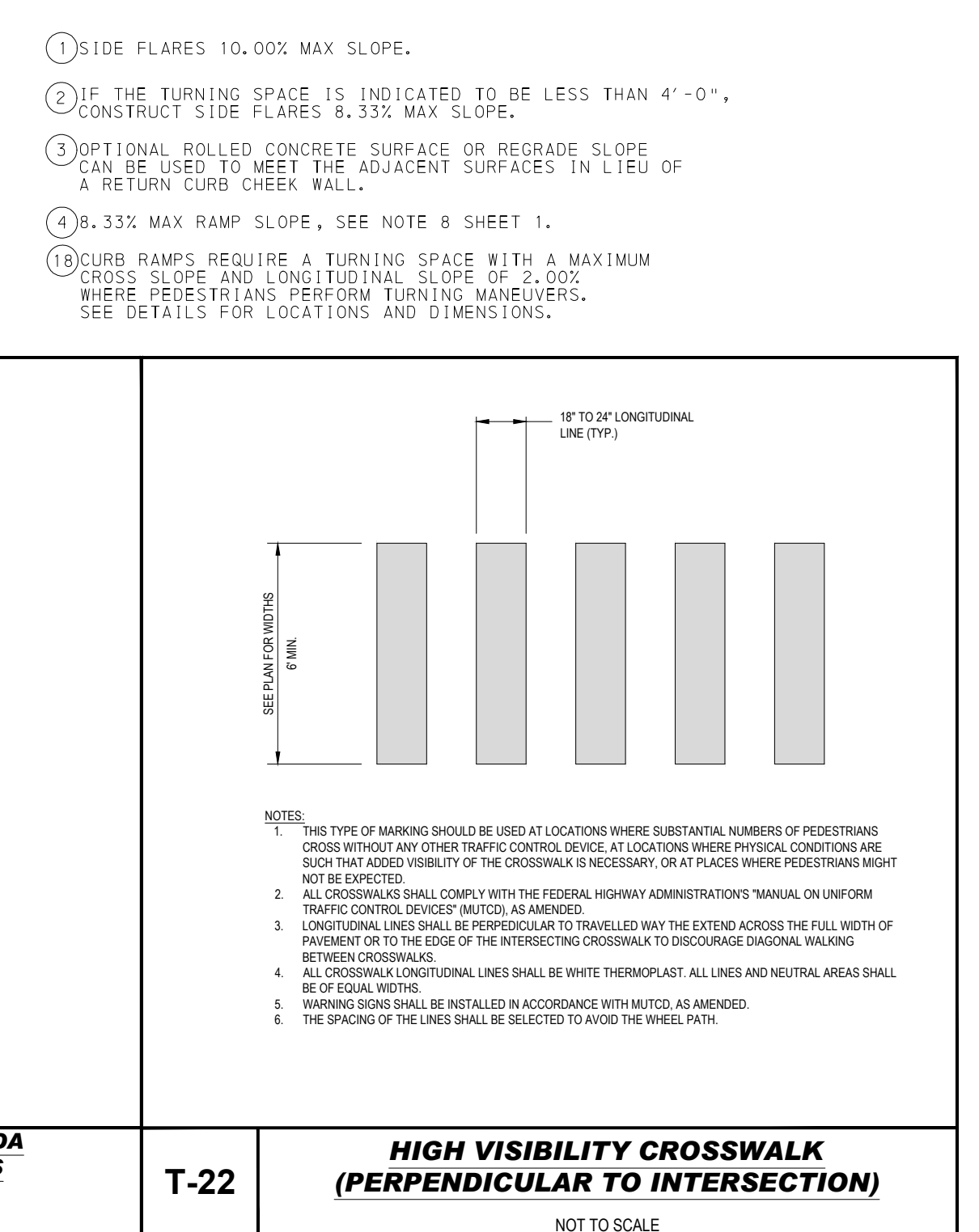
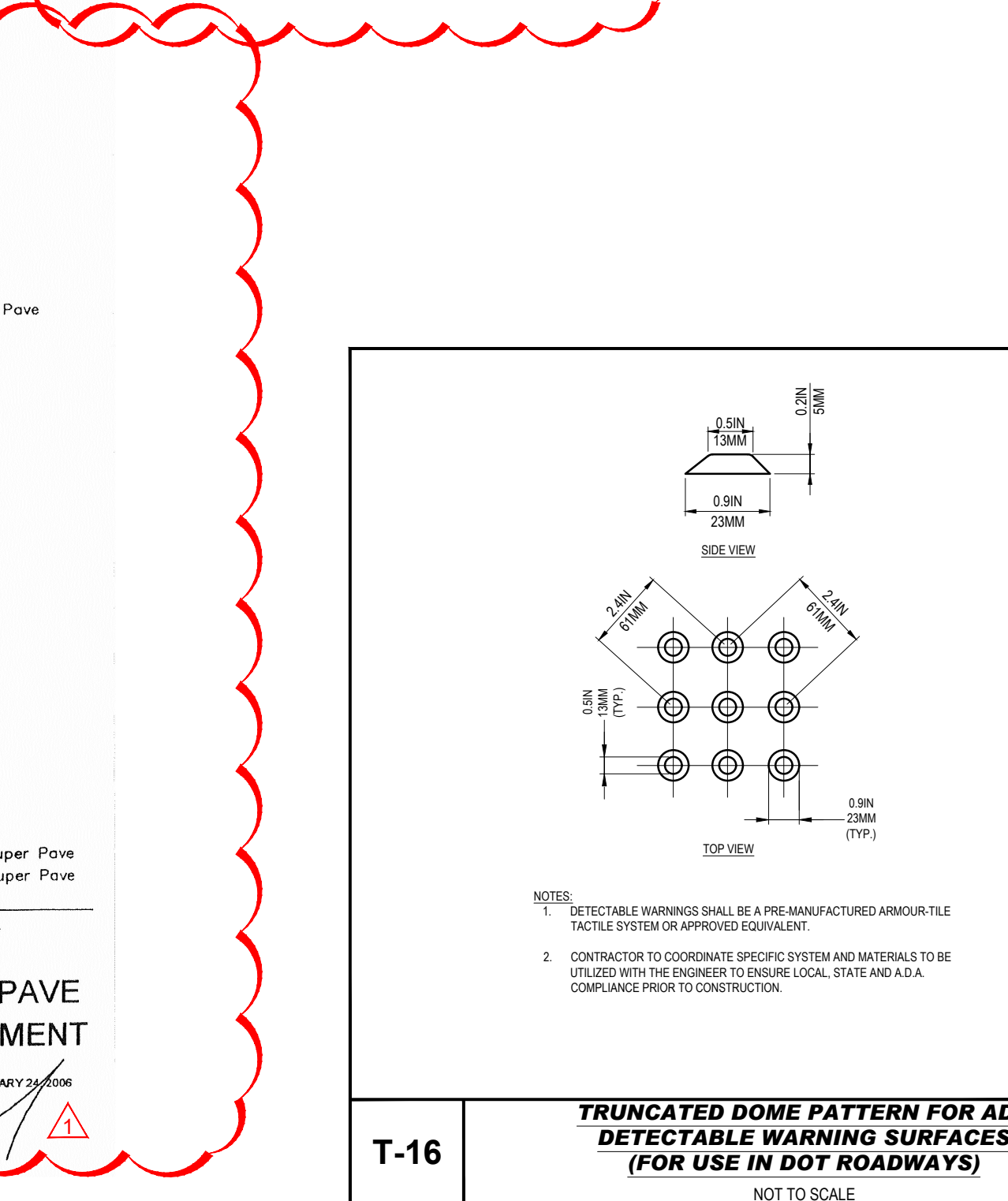
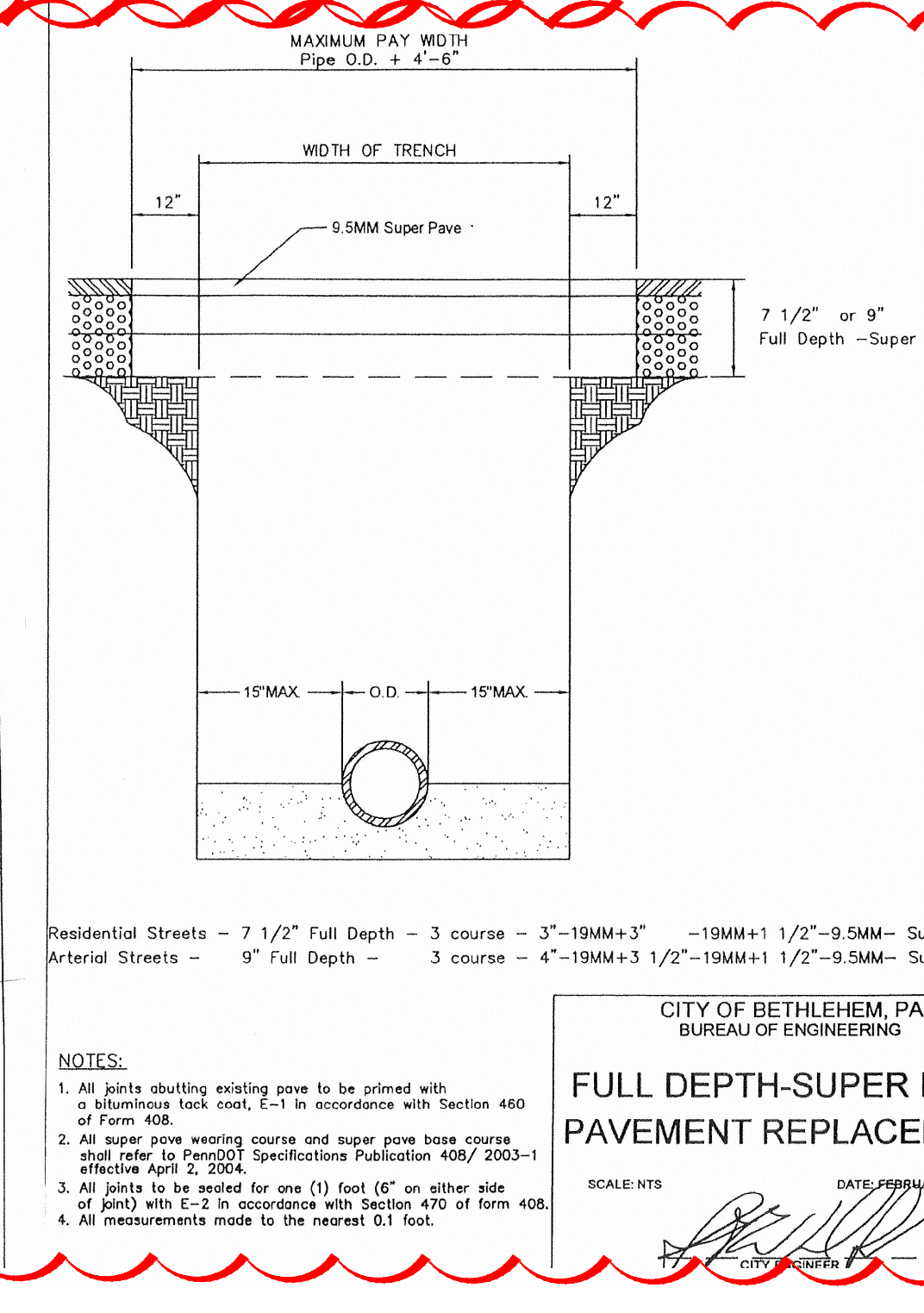
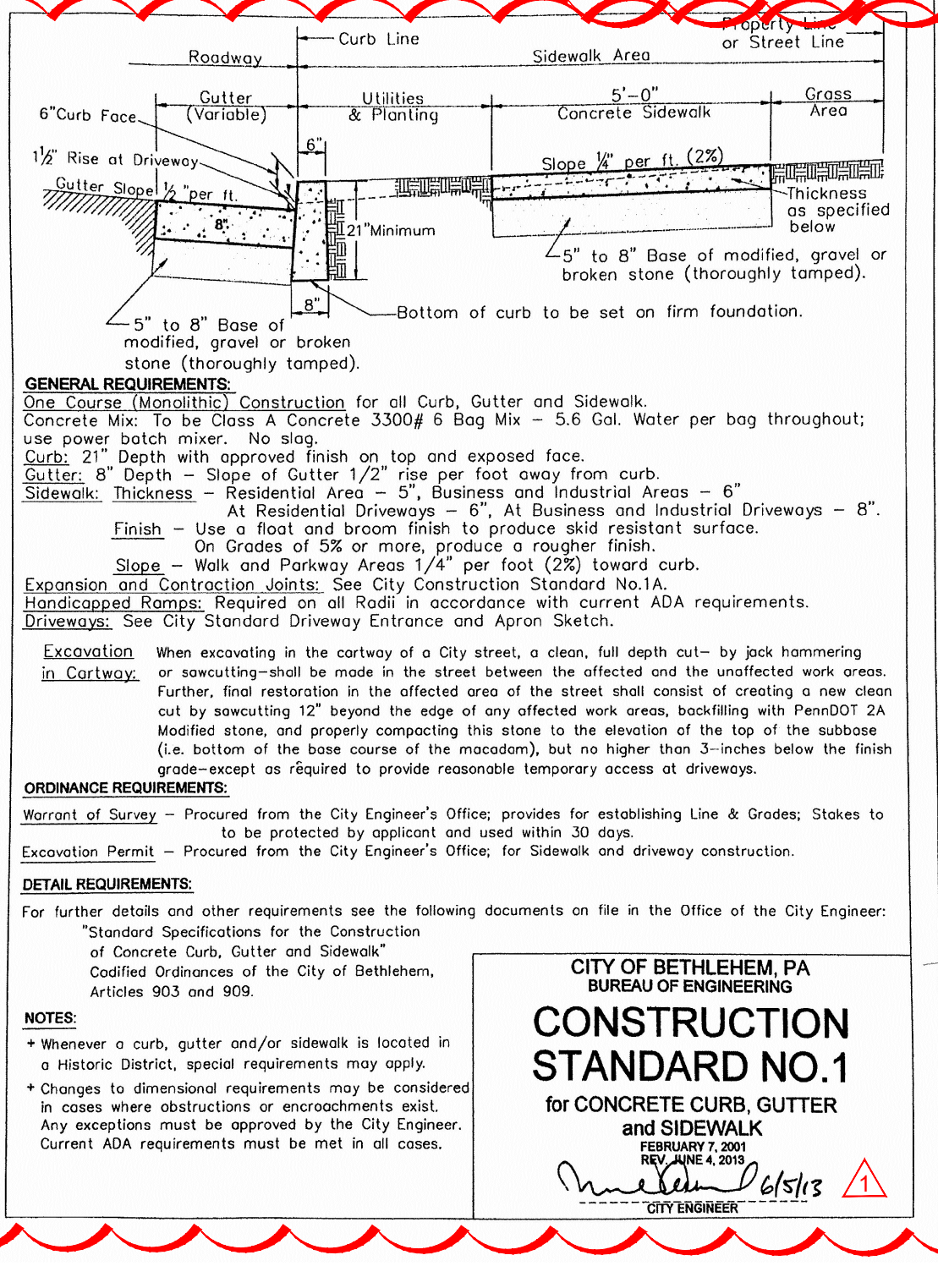
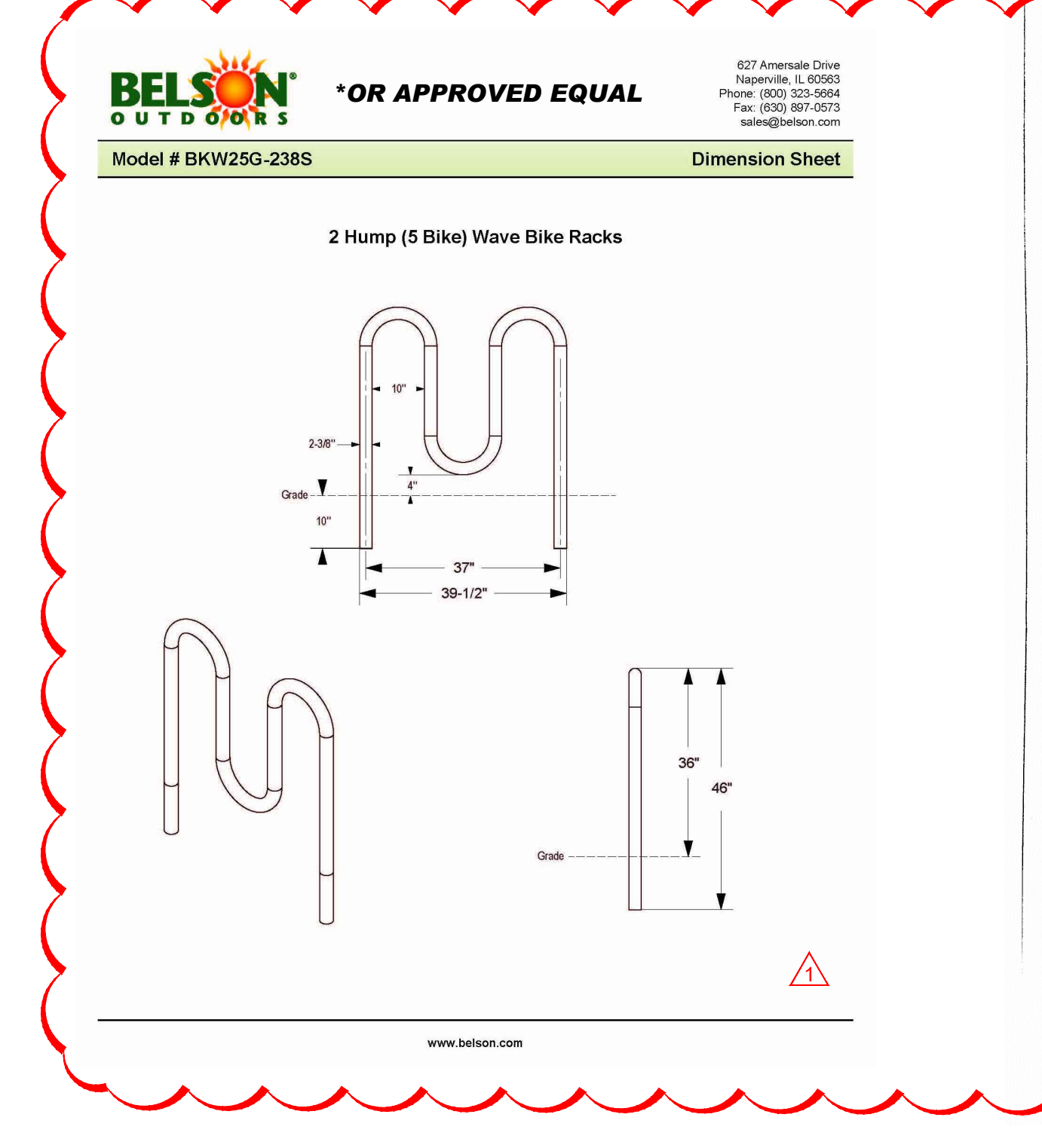
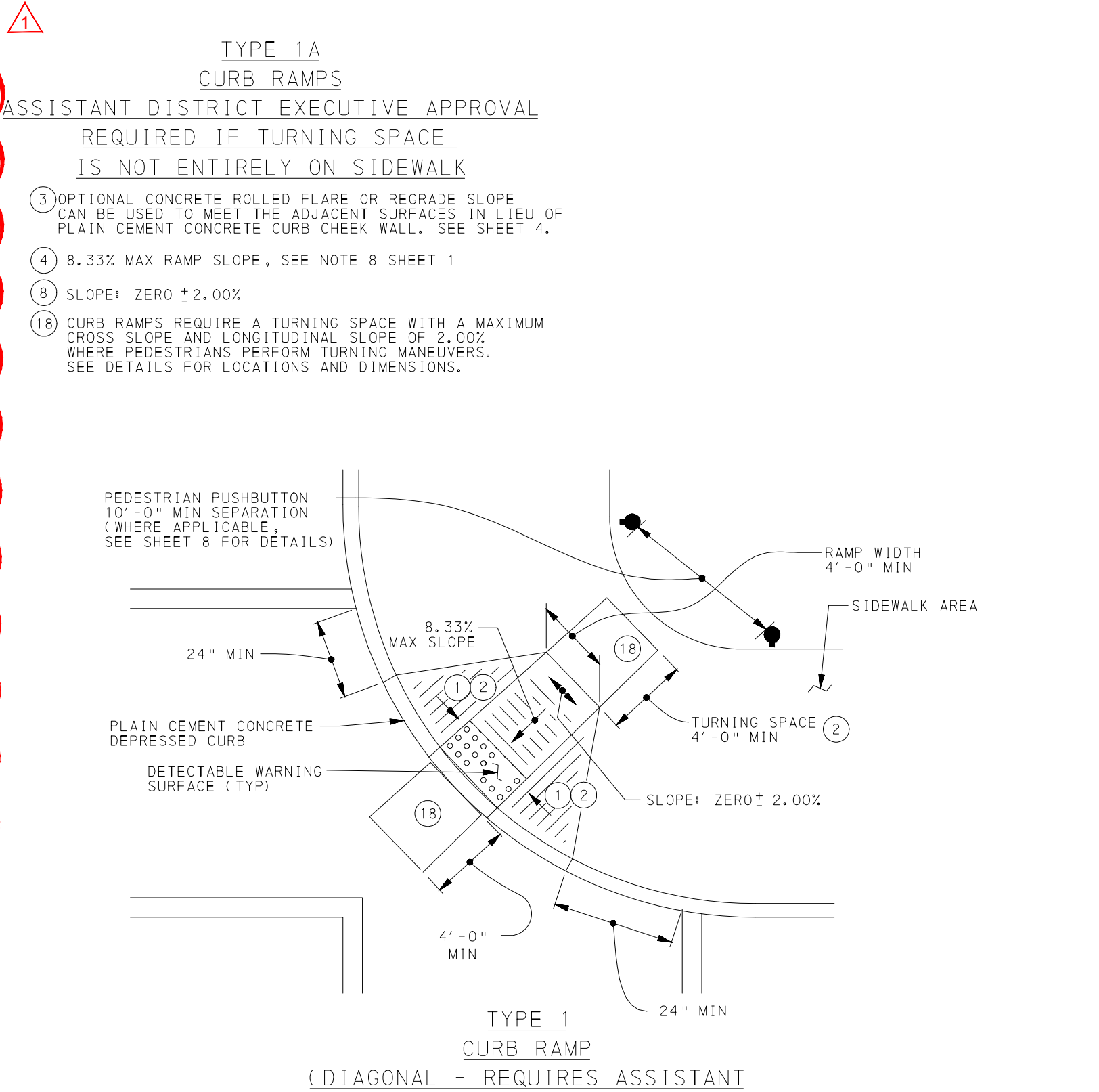
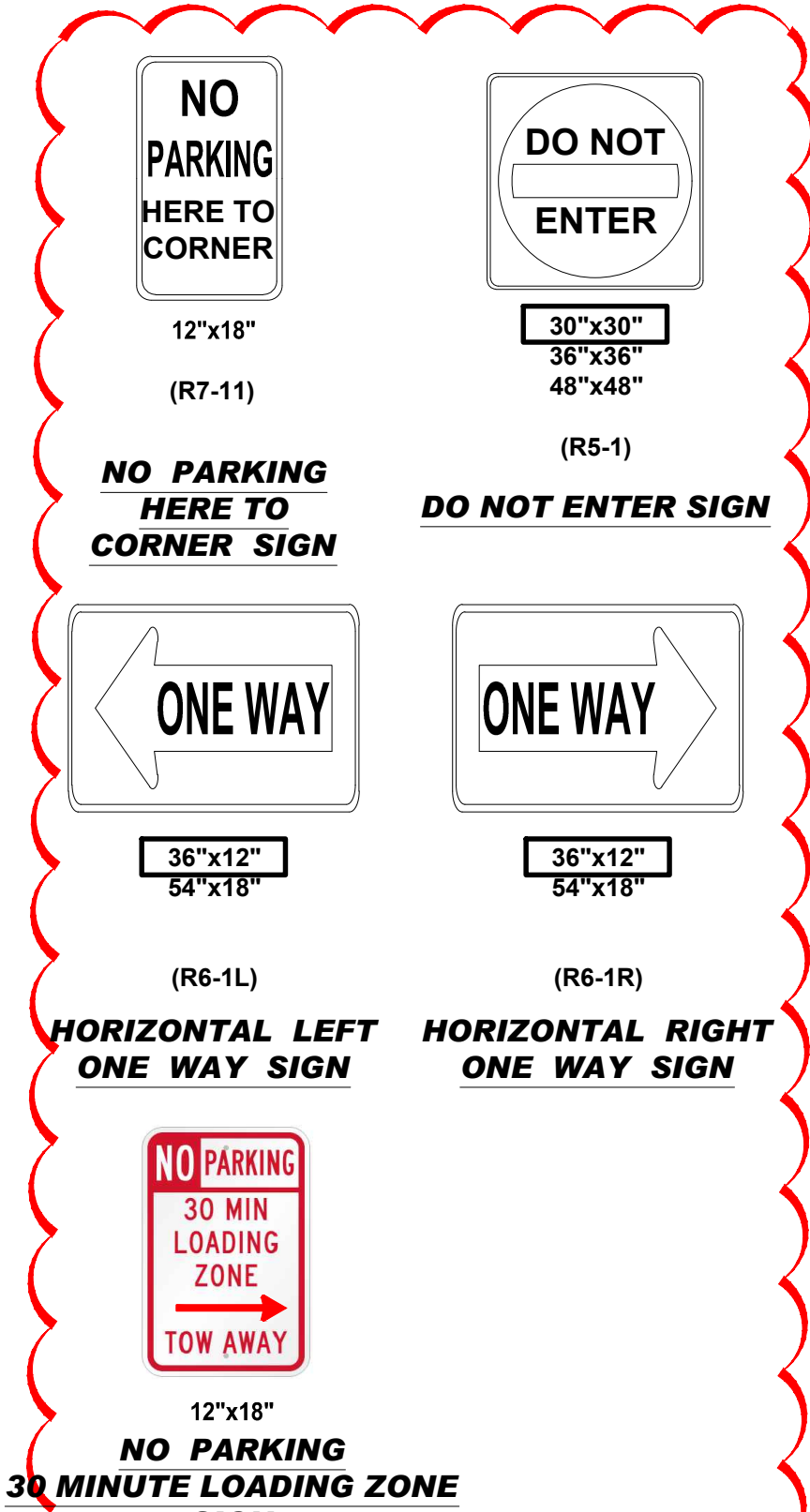
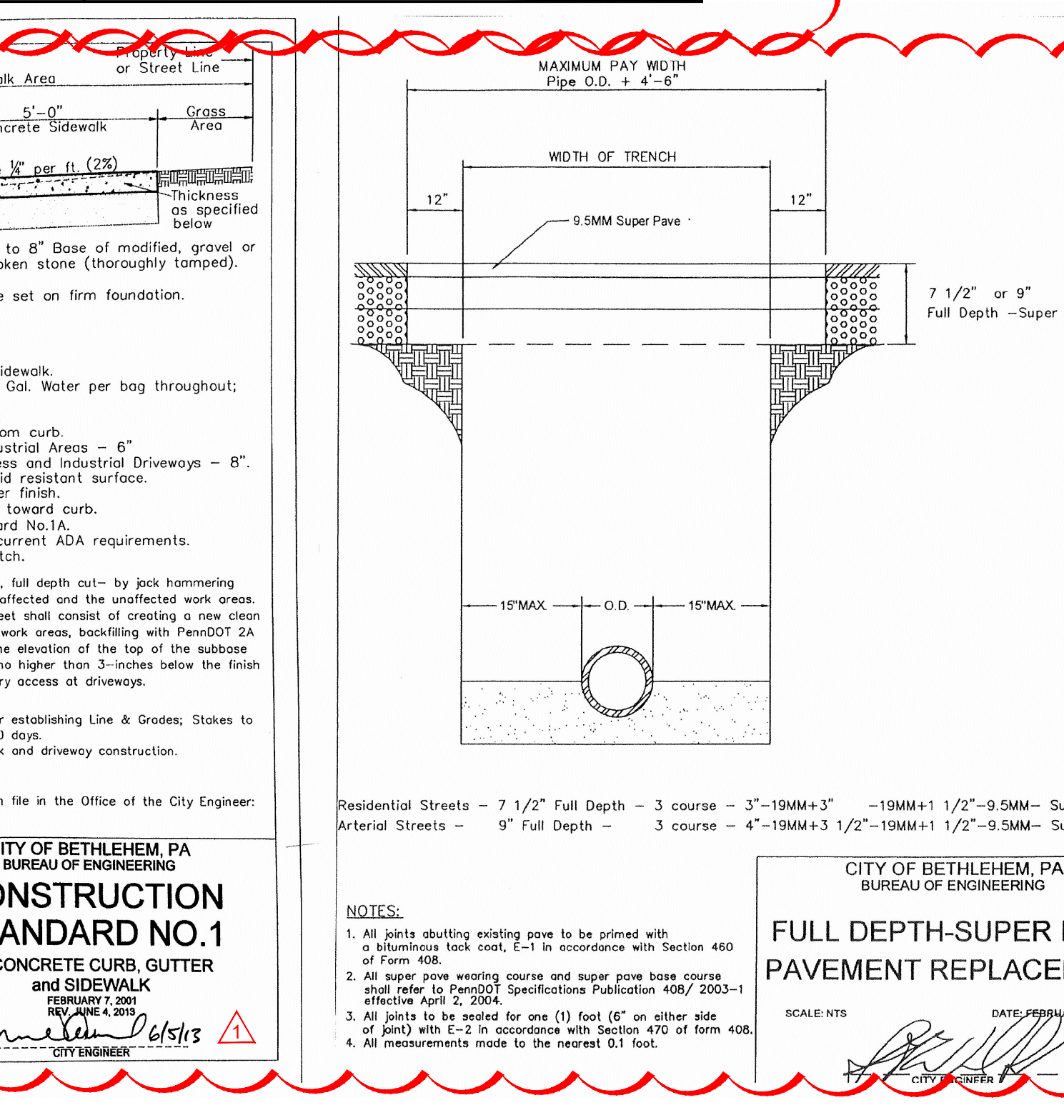
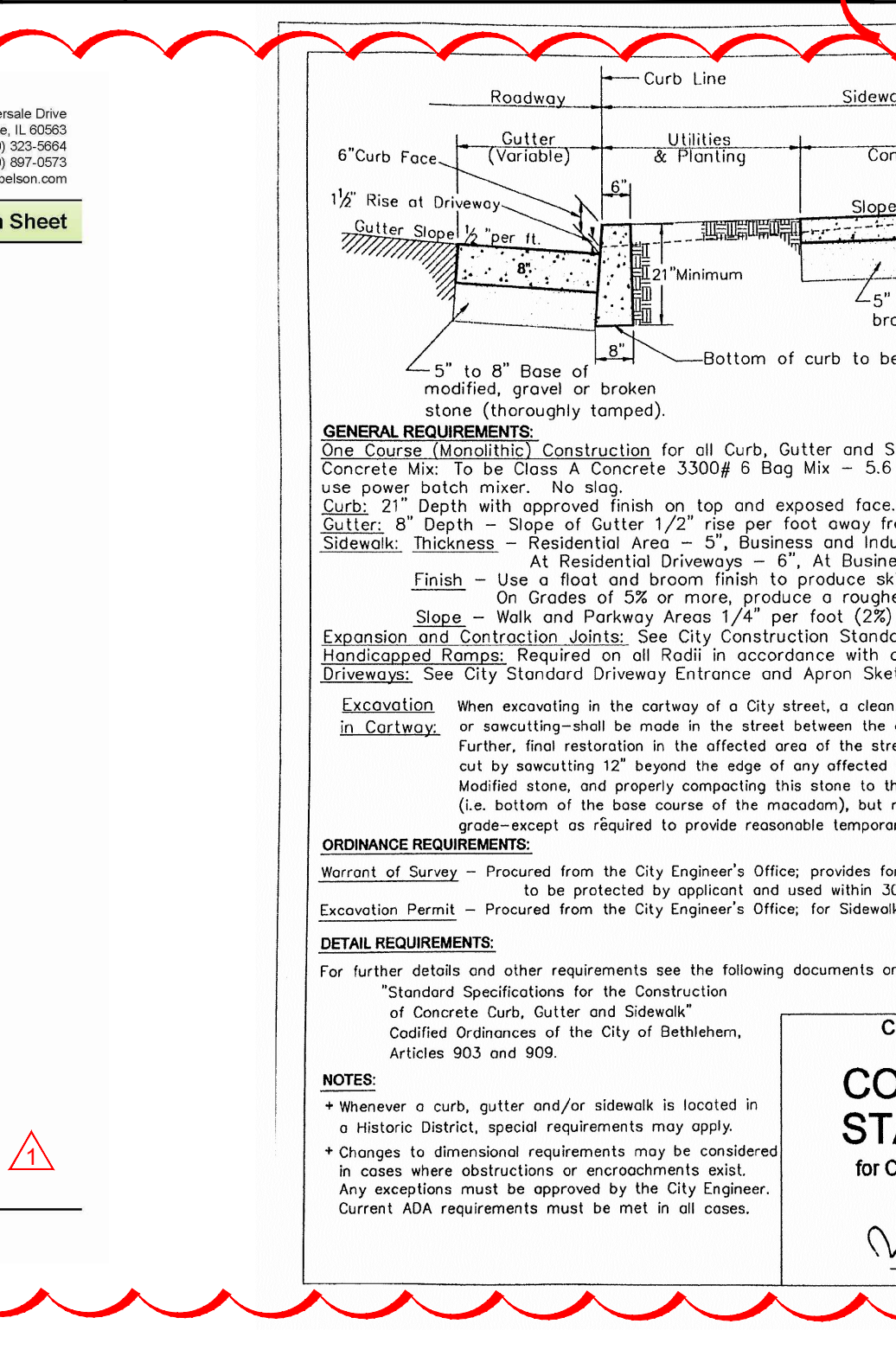
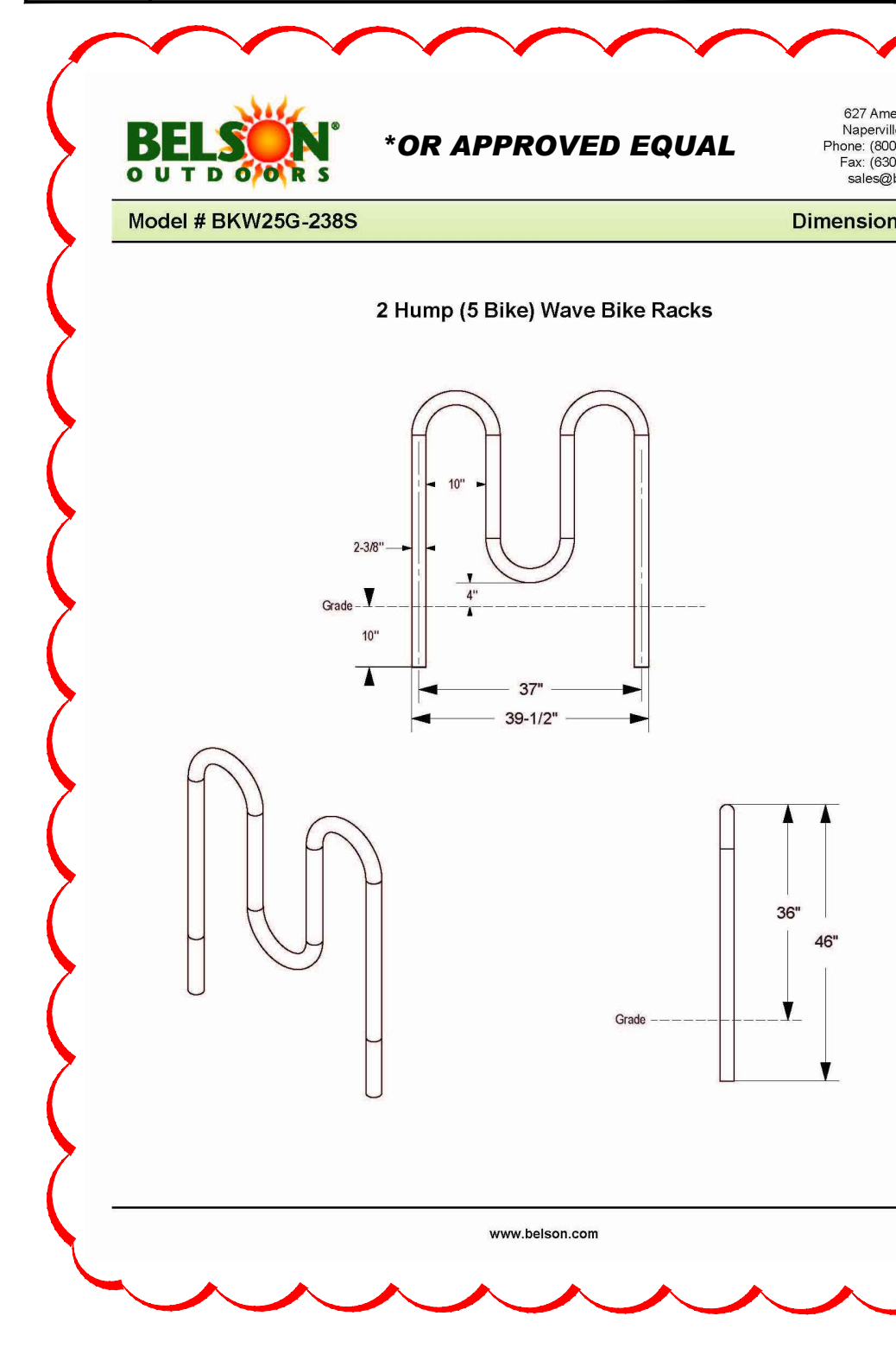
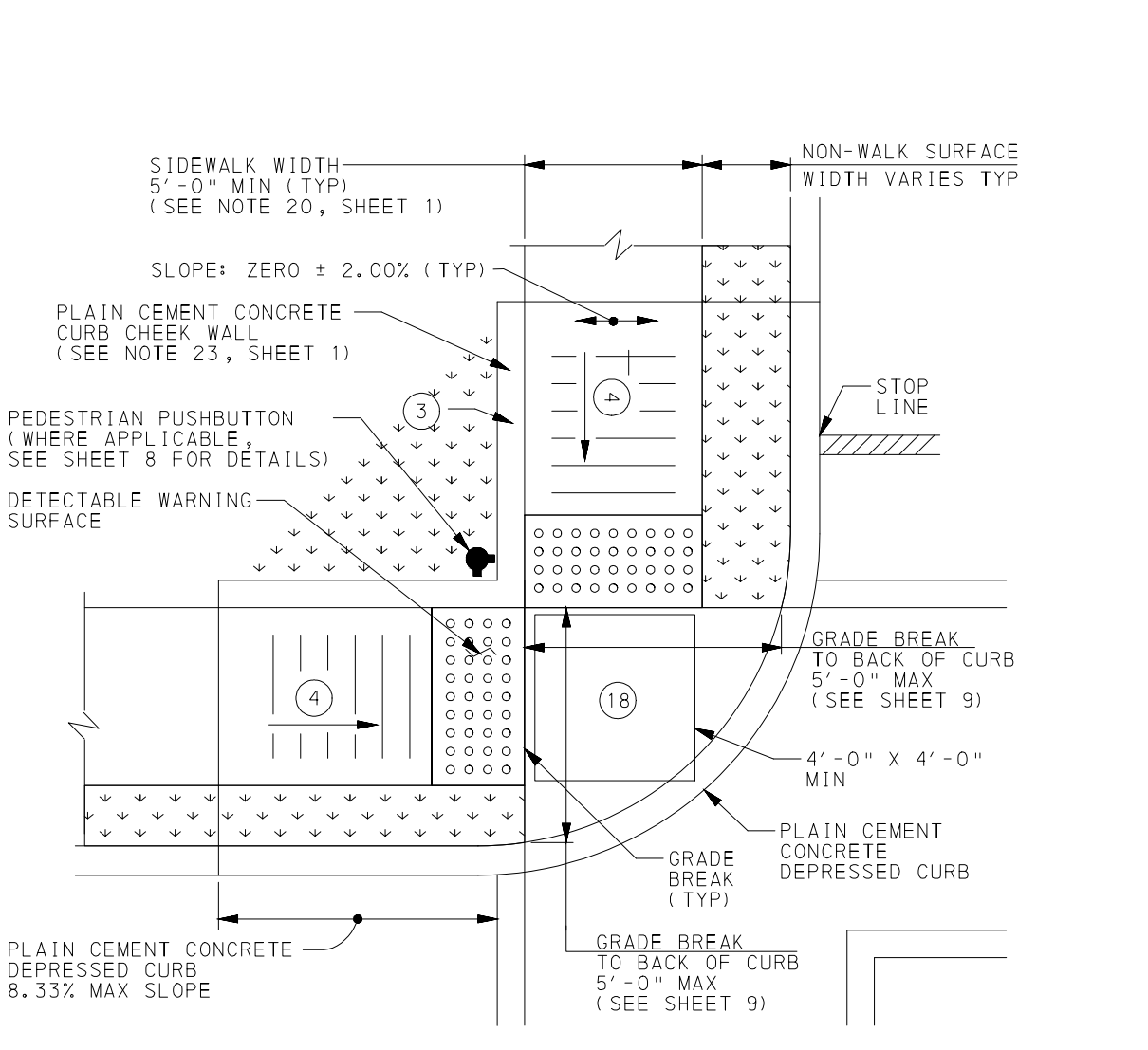
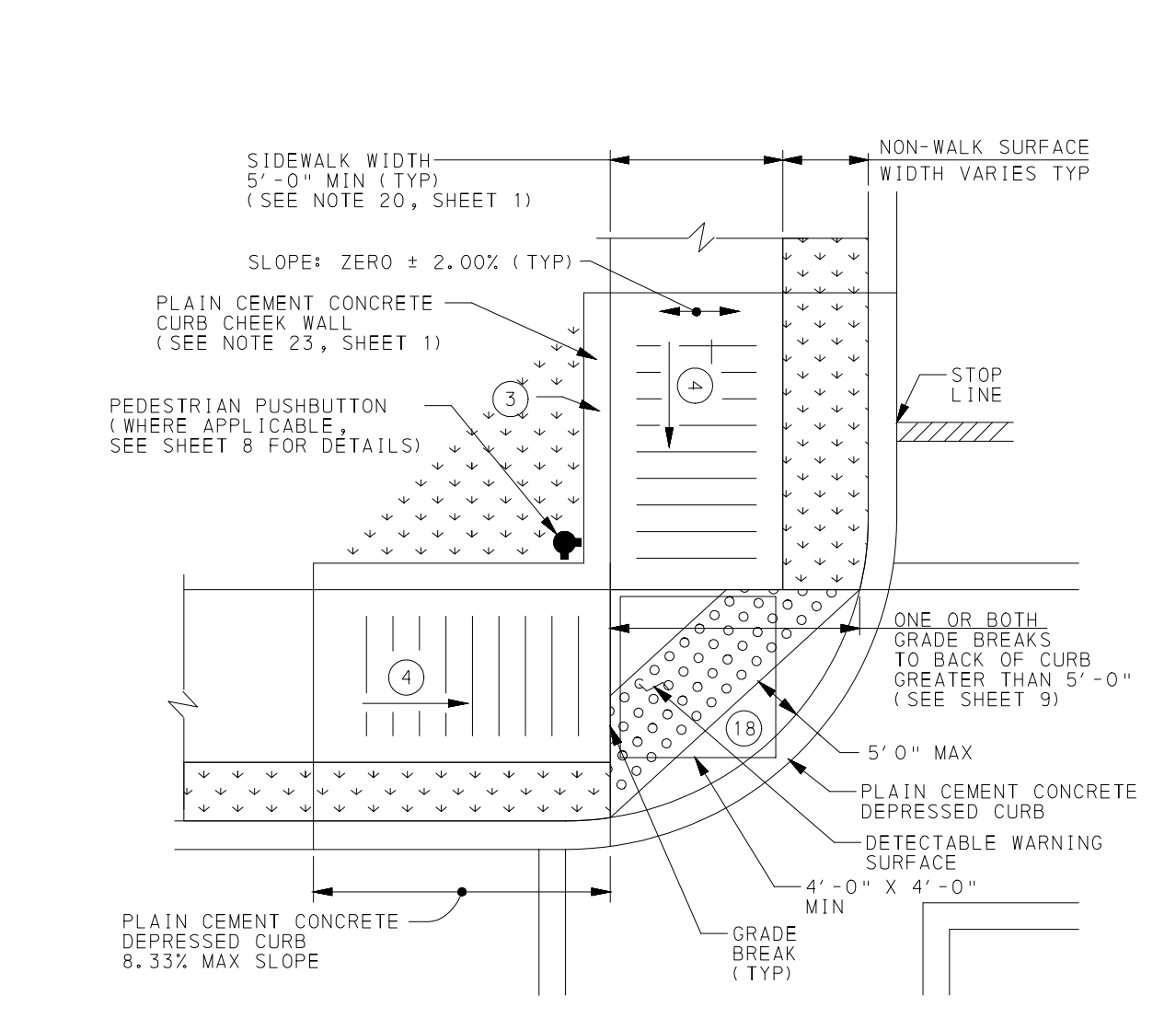
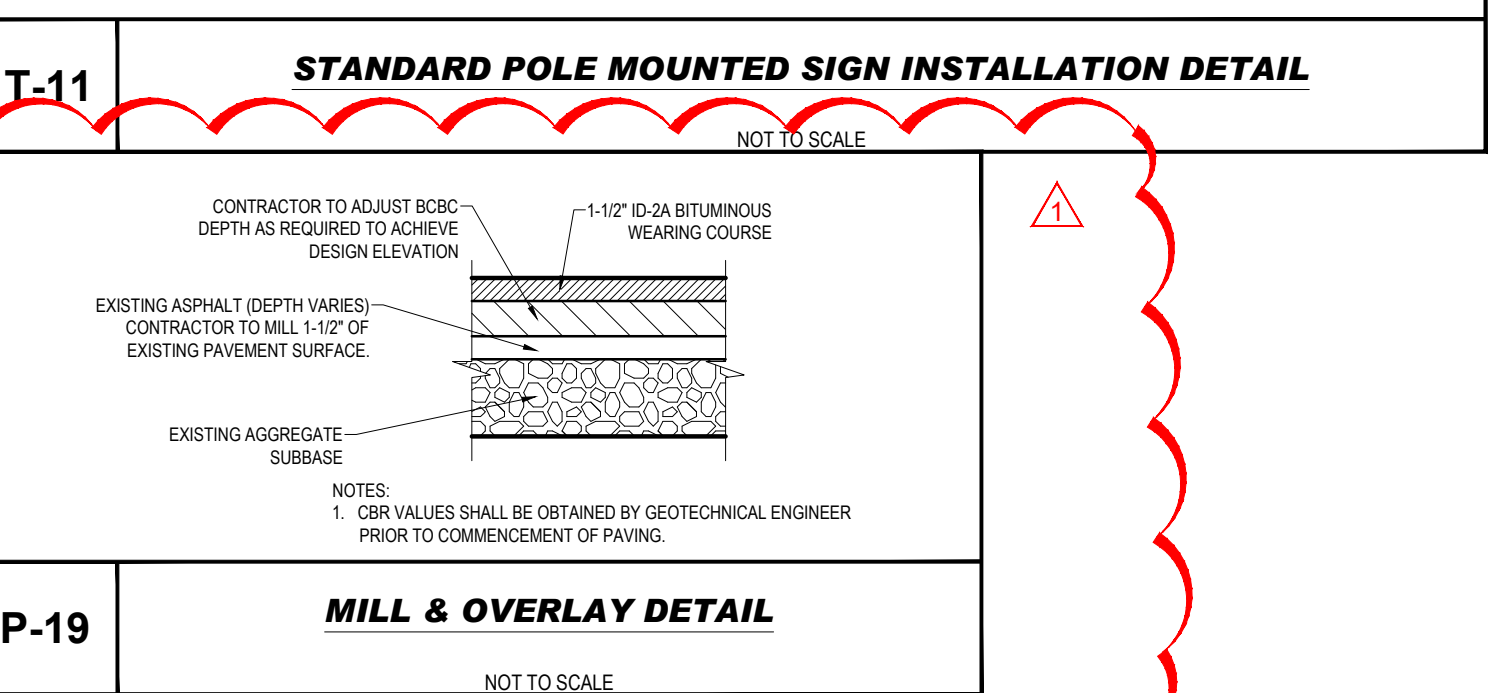
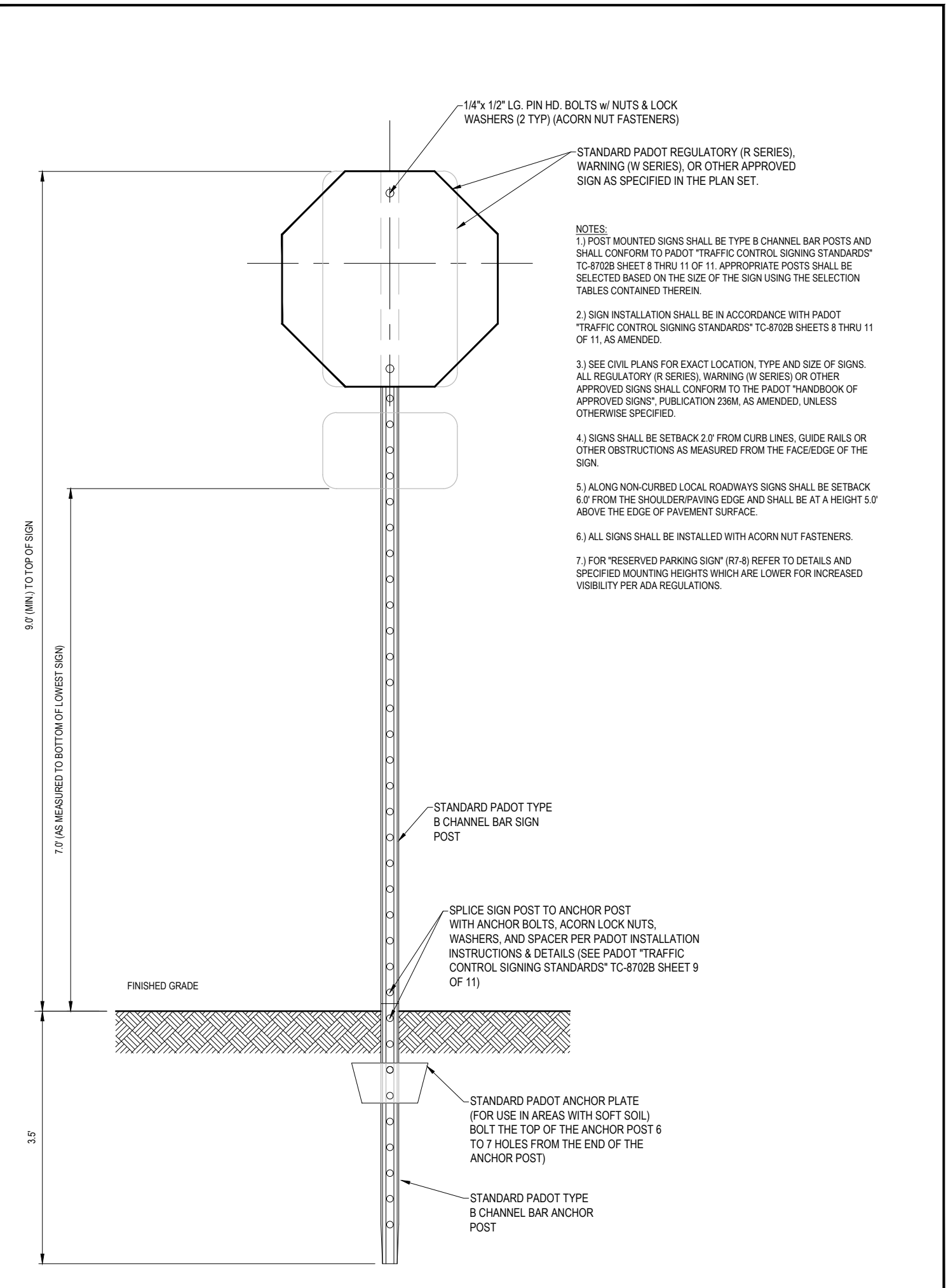
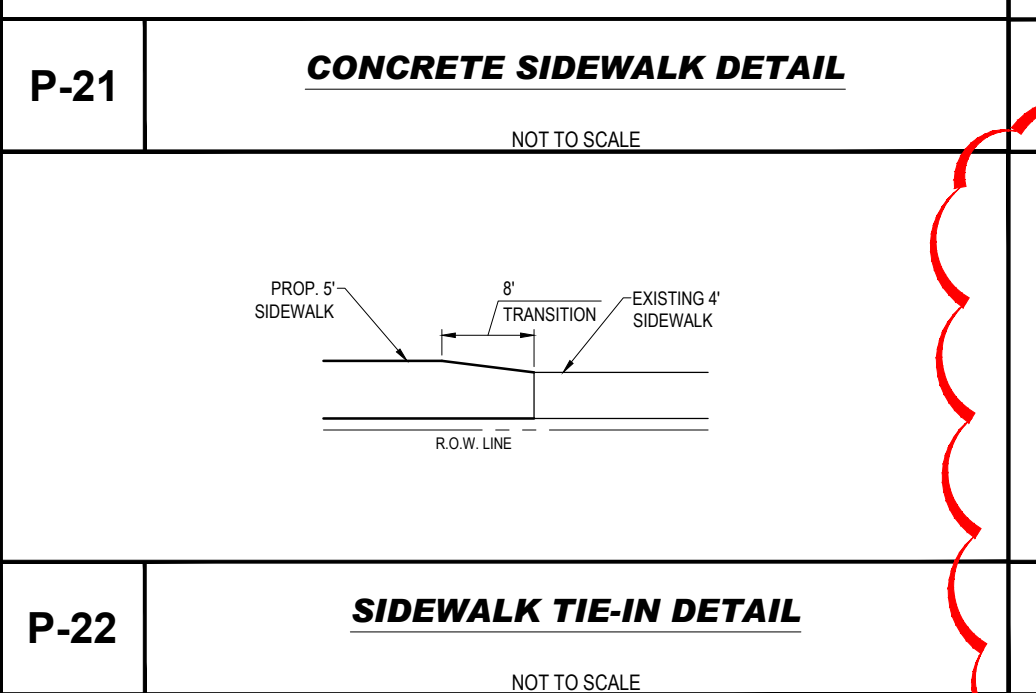
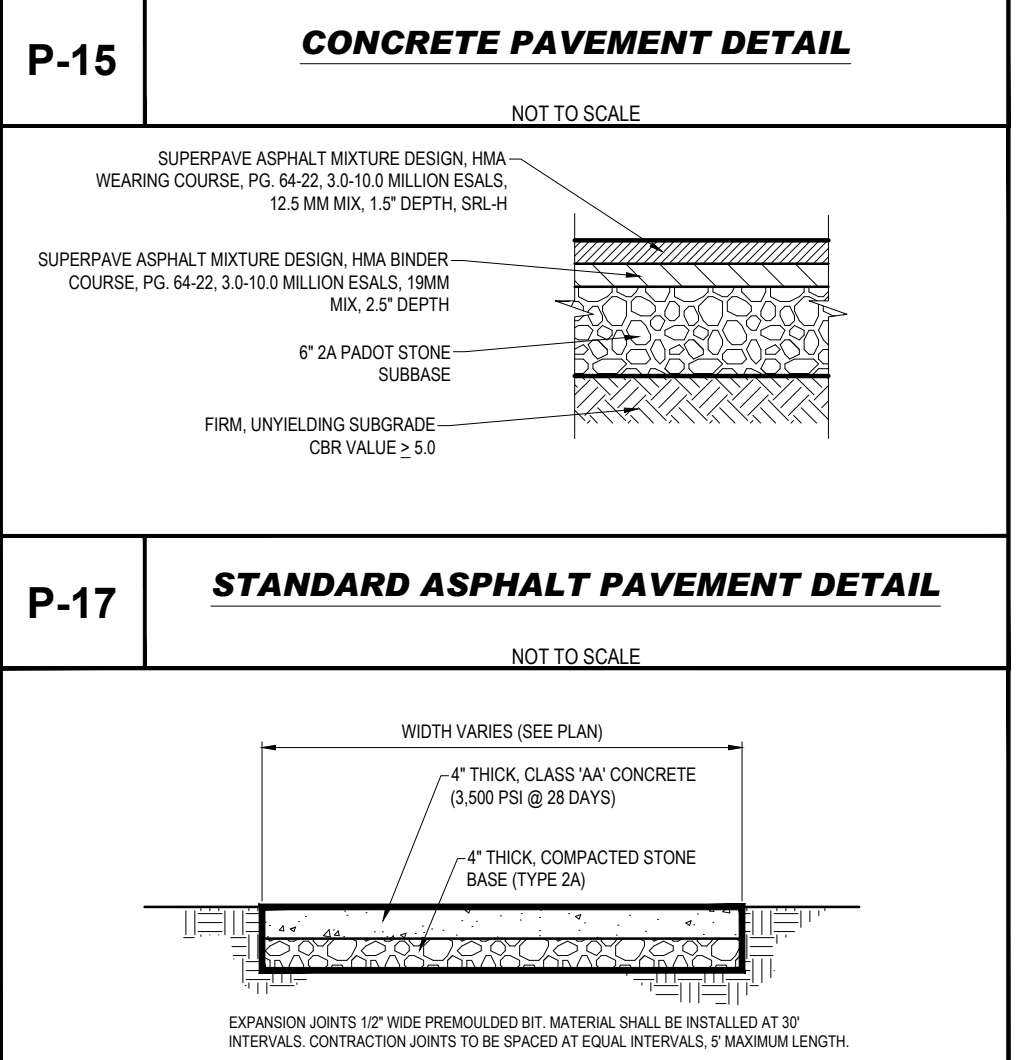
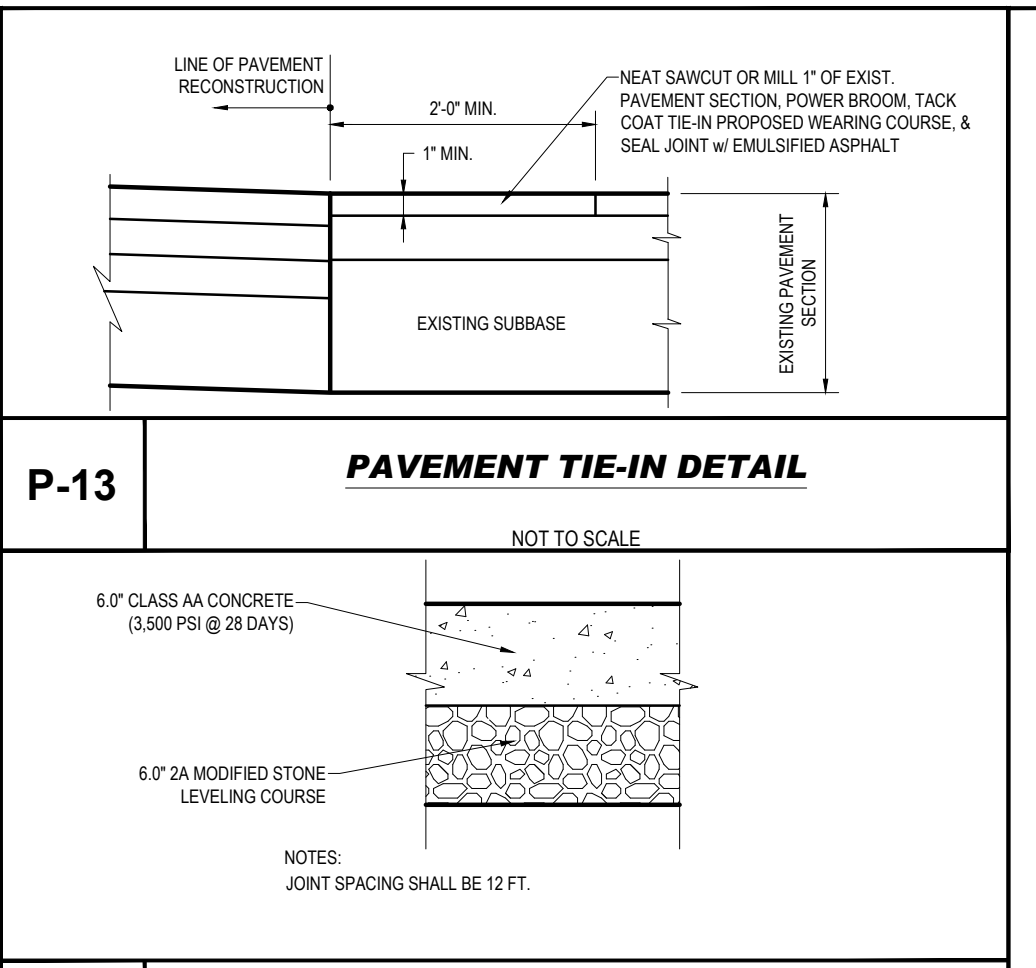
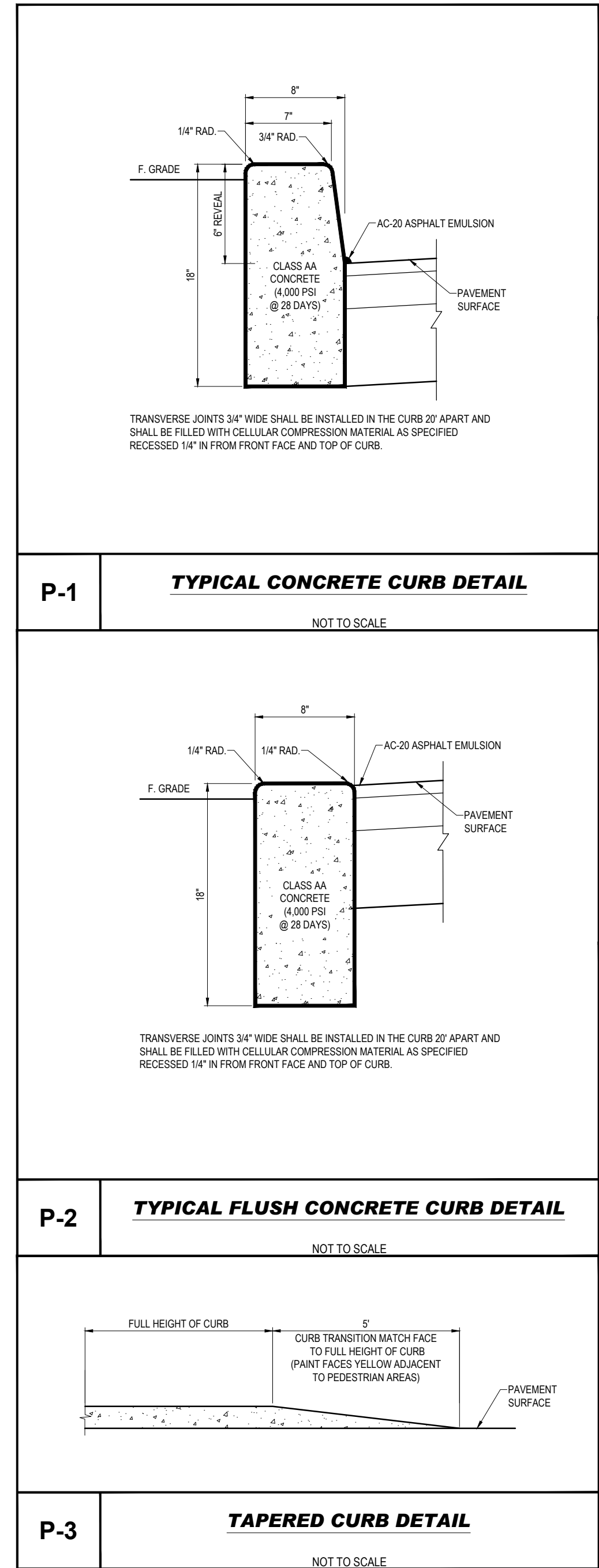
SHEET TITLE:  
**LANDSCAPE DETAILS**  
SHEET NUMBER:  
**C-502**  
REVISION 1 - 12/17/2021











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REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	12/17/2021	PER CITY COMMENT	MRB	MSL

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PROJECT No.: PY212011  
 DRAWN BY: MRB  
 CHECKED BY: MSL  
 DATE: 09/17/2021  
 CAD I.D.: PY212011\_LANDDEV-1

PROJECT: **PRELIMINARY! FINAL LAND DEVELOPMENT PLANS**  
 FOR PERON DEVELOPMENT, LLC.  
 PROPOSED RESIDENTIAL MIXED-USE DEVELOPMENT  
 EAST 3RD STREET & TAYLOR STREET  
 CITY OF BETHLEHEM  
 WARD 3, BLOCK 3  
 NORTHAMPTON COUNTY  
 COMMONWEALTH OF PENNSYLVANIA

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 BETHLEHEM, PA 18018  
 Phone: (610) 709-9971  
 Fax: (610) 709-9976  
 www.BohlerEngineering.com

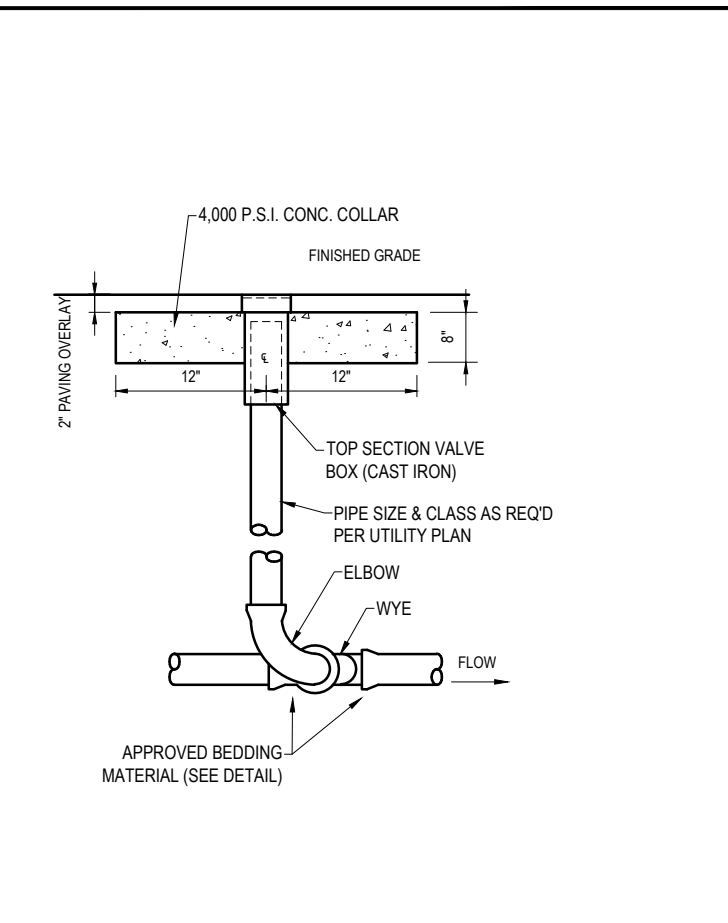
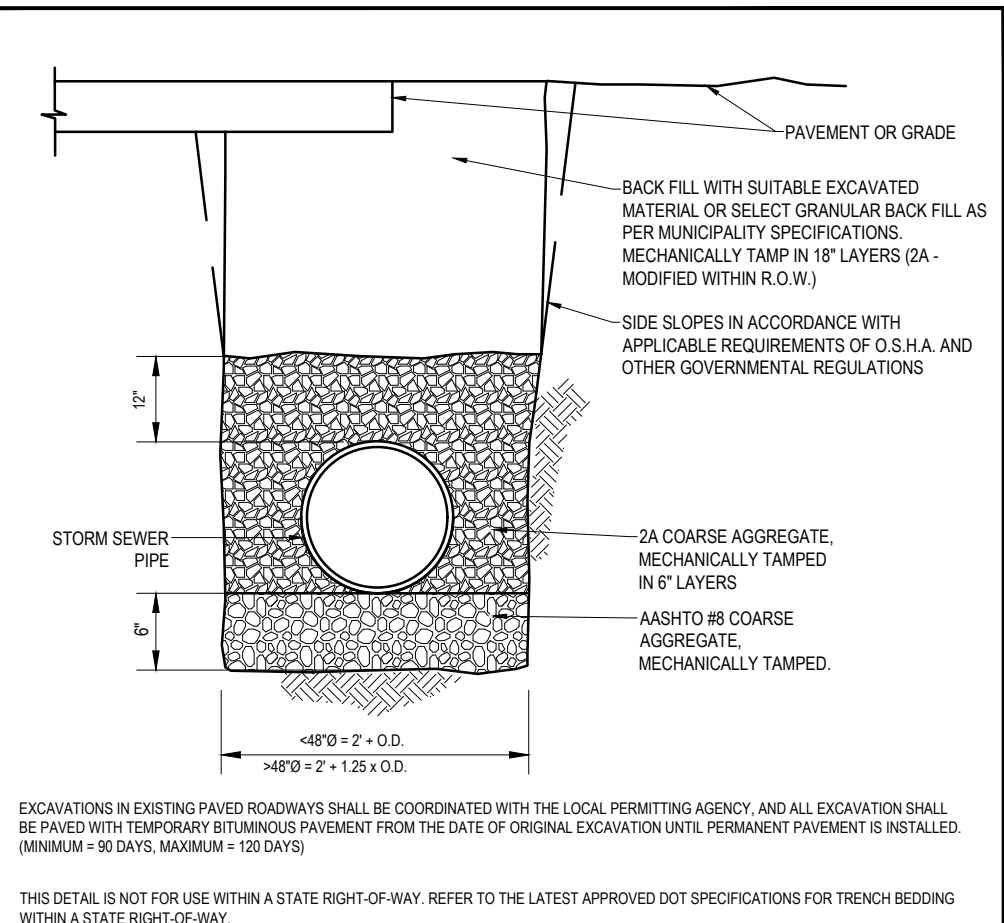
**M.E. JEITNER**  
 PROFESSIONAL ENGINEER  
 PENNSYLVANIA LICENSE NO. 0000043800  
 BIRTH: 01/15/1968

SHEET TITLE: **CONSTRUCTION DETAILS**

SHEET NUMBER: **C-701**

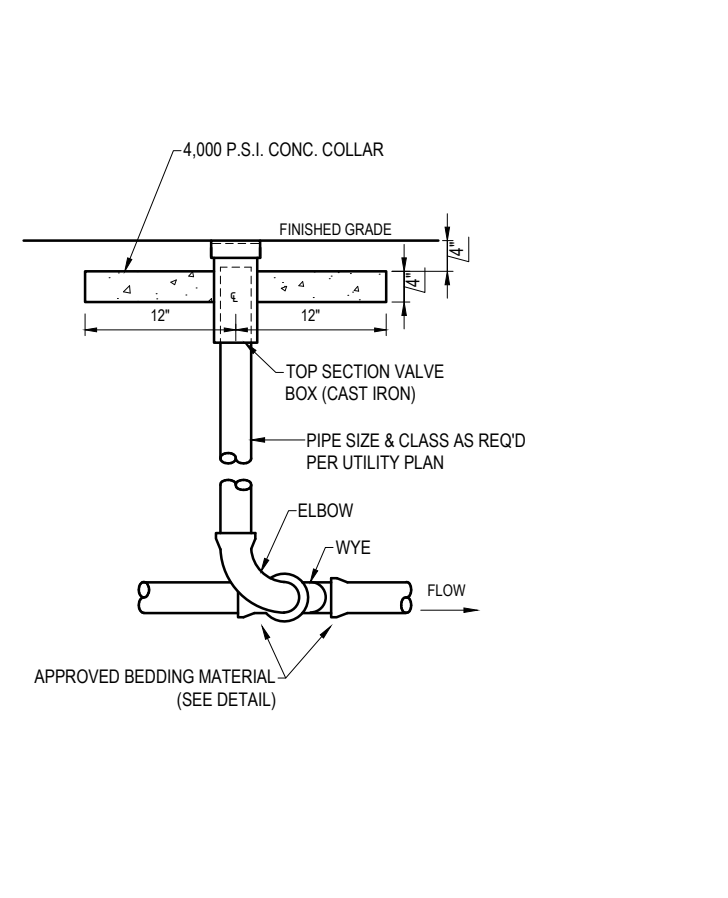
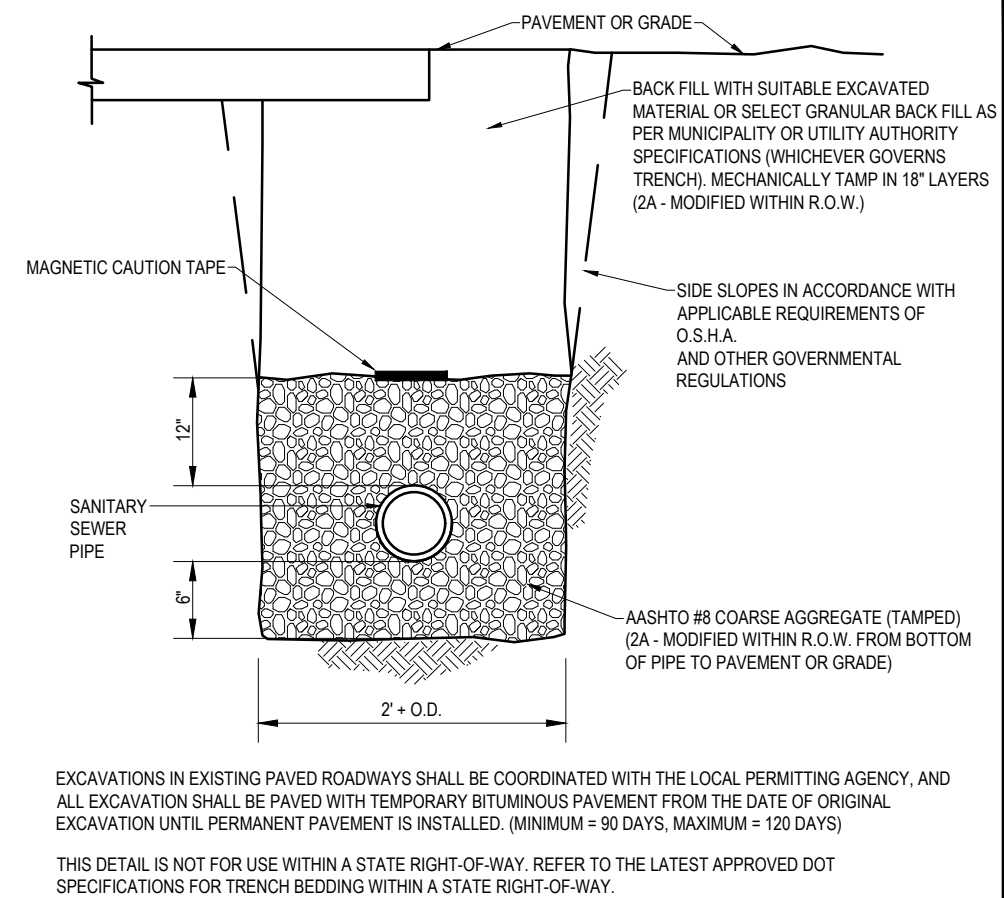
REVISION 1 - 12/17/2021

R:\21\1217\21\1217\11\11\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REVISION 1\121712011\_LANDDEV-1.dwg LAYOUT: C-701 CONSTRUCTION DETAILS



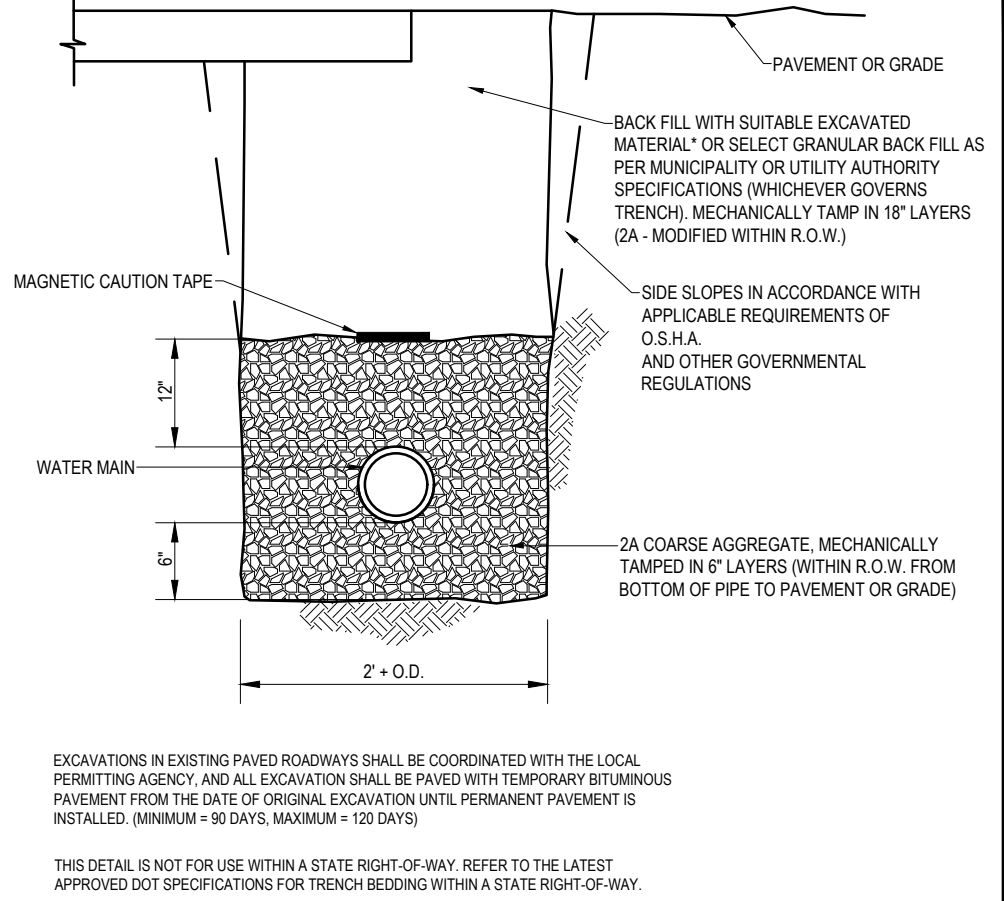
**R-11 TRENCH BEDDING CLASSIFICATION (STORM)**  
NOT TO SCALE

**S-12 TYPICAL CLEANOUT DETAIL (PAVED AREAS)**  
NOT TO SCALE



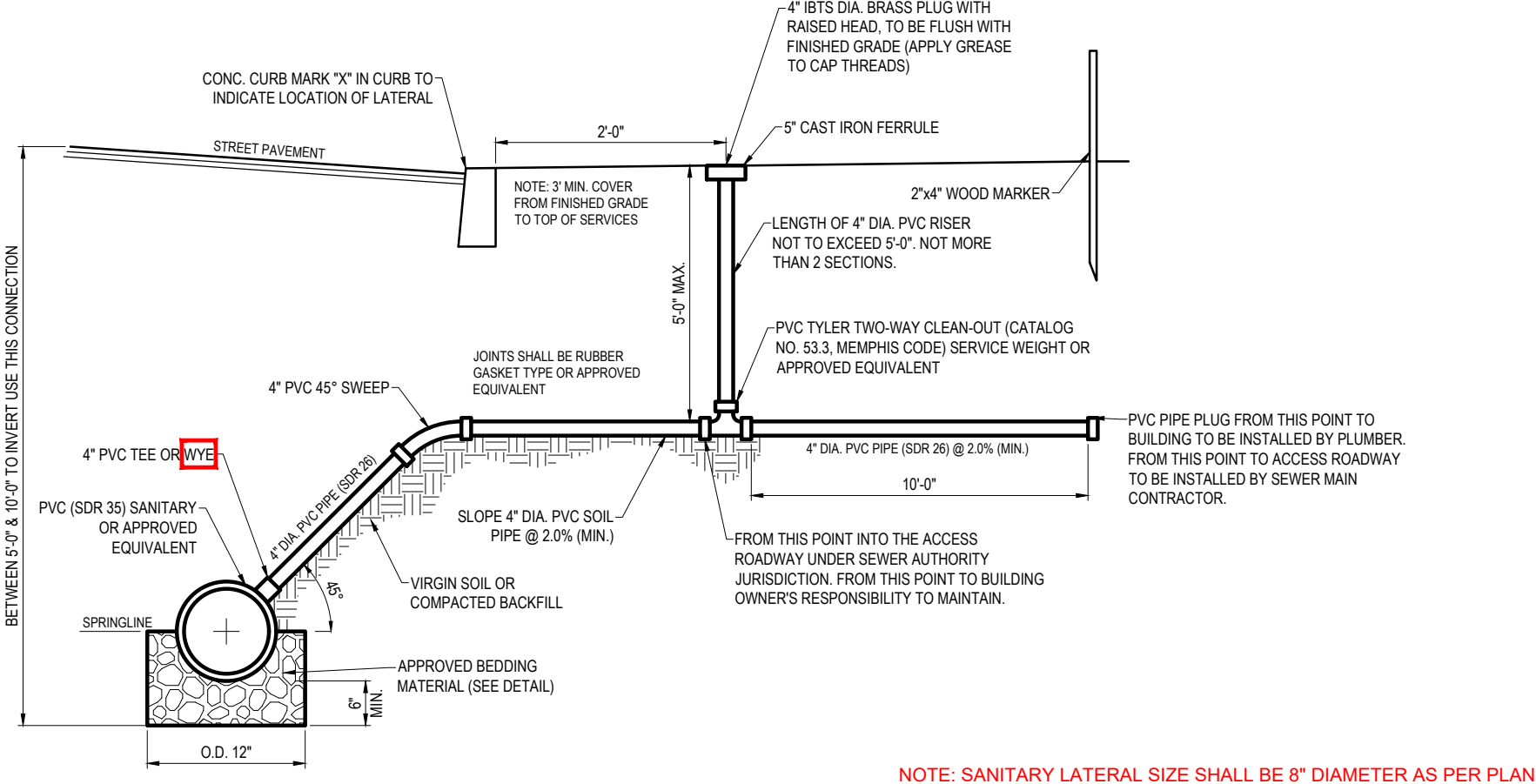
**S-8 TRENCH BEDDING CLASSIFICATION (SANITARY MAIN)**  
NOT TO SCALE

**S-13 TYPICAL CLEANOUT DETAIL (LANDSCAPE AREAS)**  
NOT TO SCALE

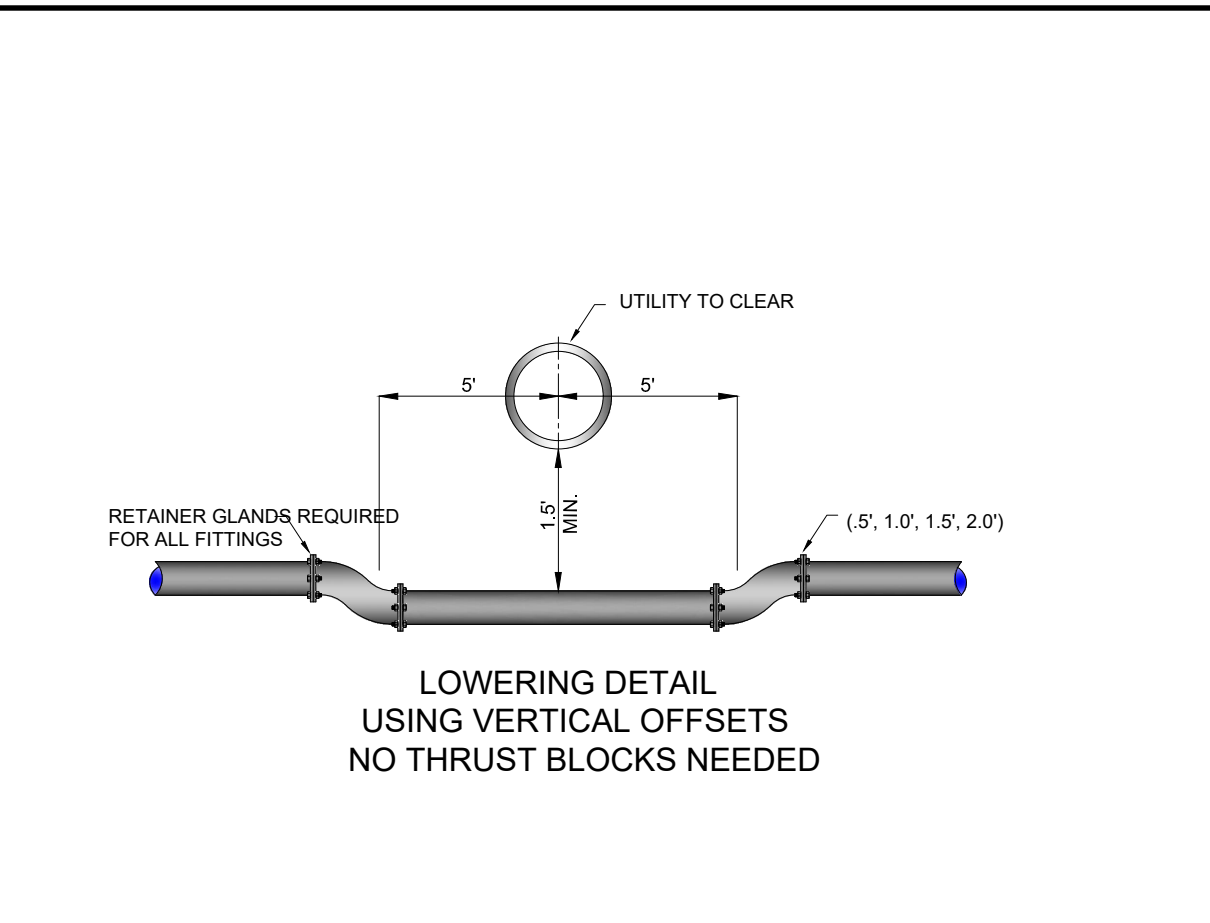


**W-4 TRENCH BEDDING CLASSIFICATION (WATER MAIN)**  
NOT TO SCALE

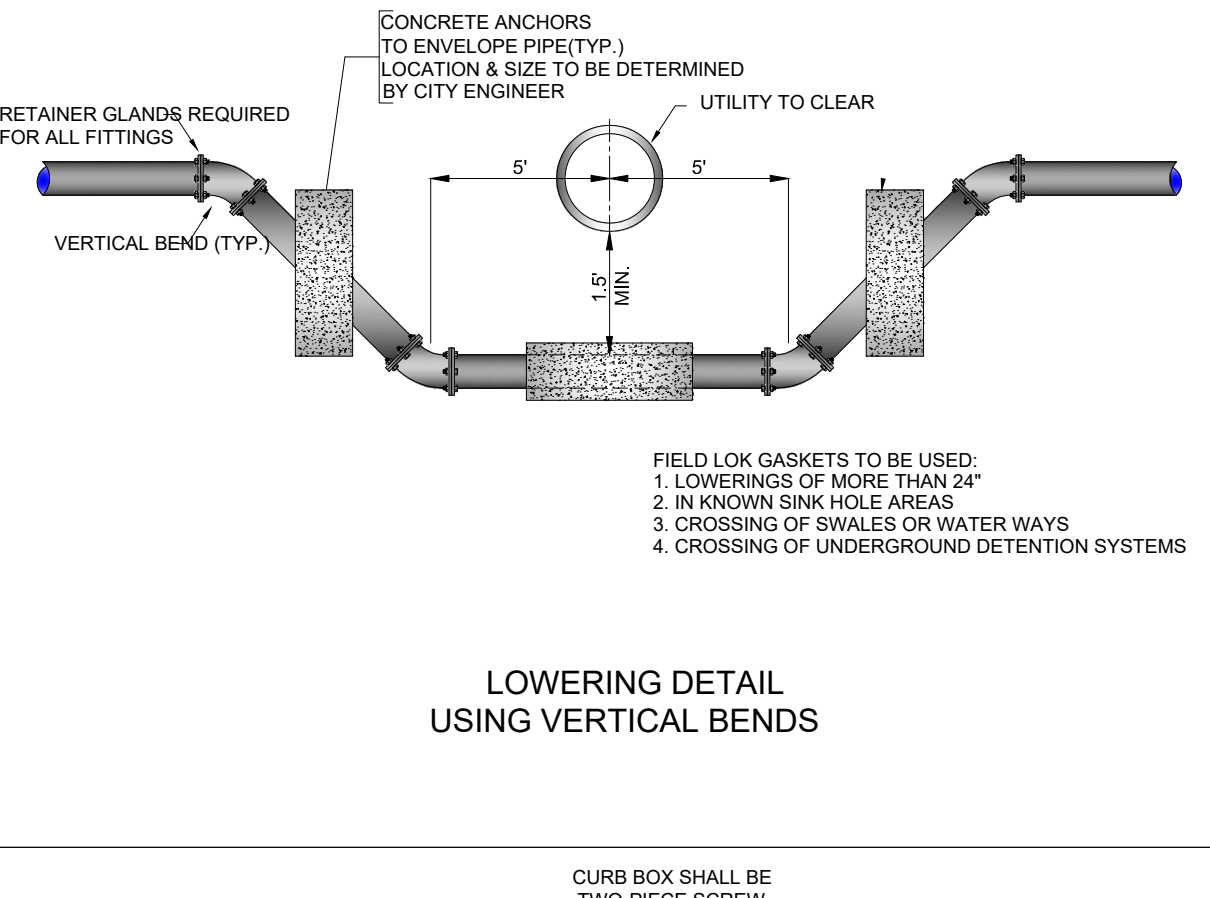
**S-1 TYPICAL SANITARY SEWER LATERAL DETAIL**  
NOT TO SCALE



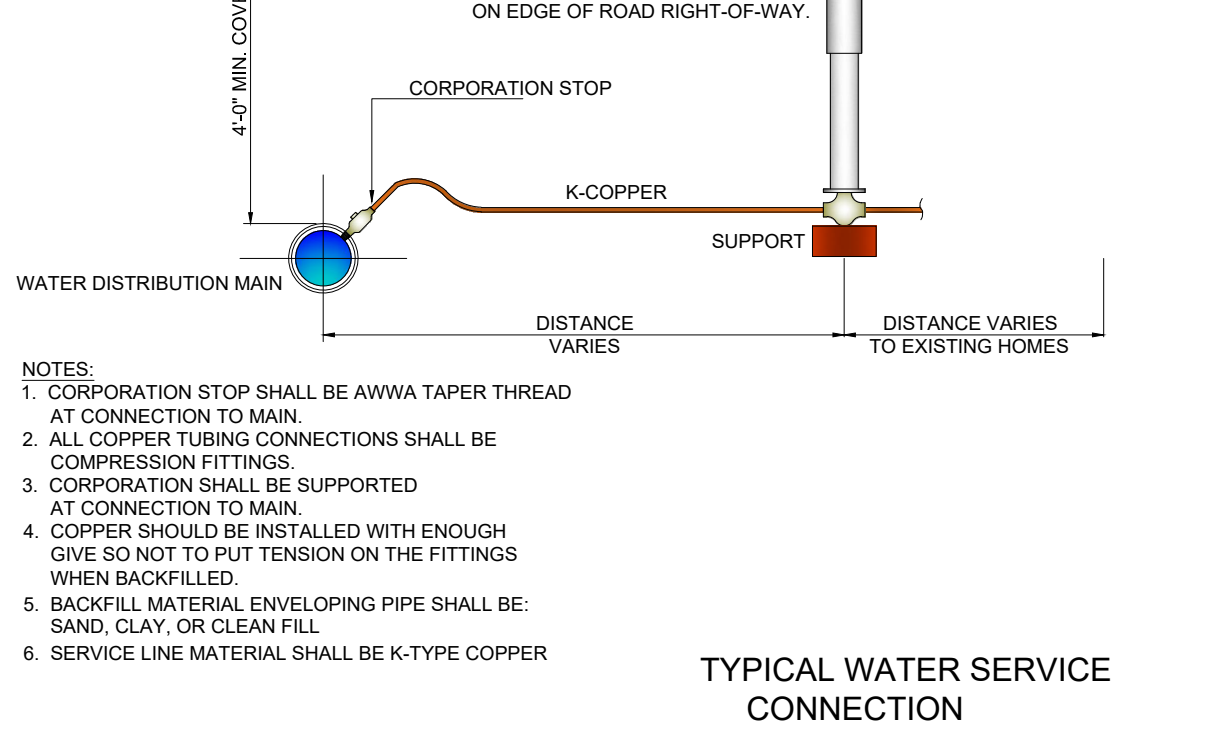
NOTE: SANITARY LATERAL SIZE SHALL BE 8" DIAMETER AS PER PLAN



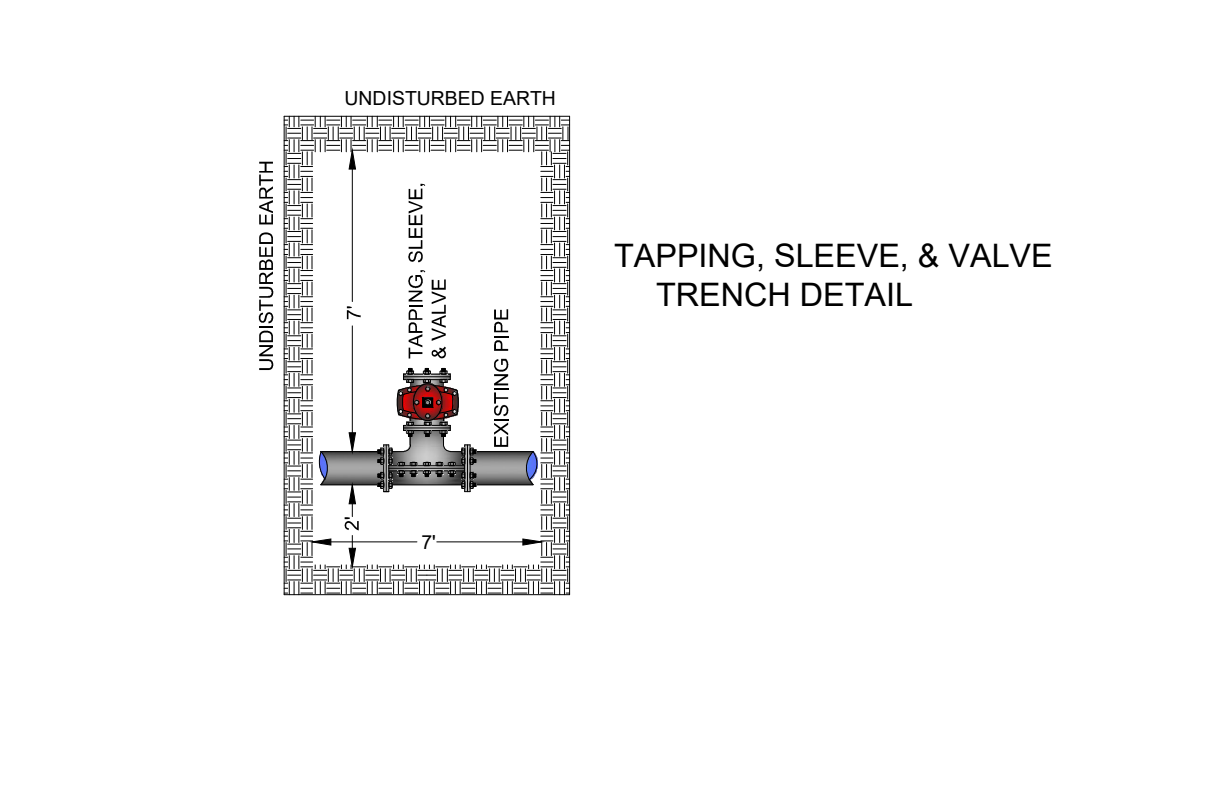
**LOWERING DETAIL USING VERTICAL OFFSETS NO THRUST BLOCKS NEEDED**



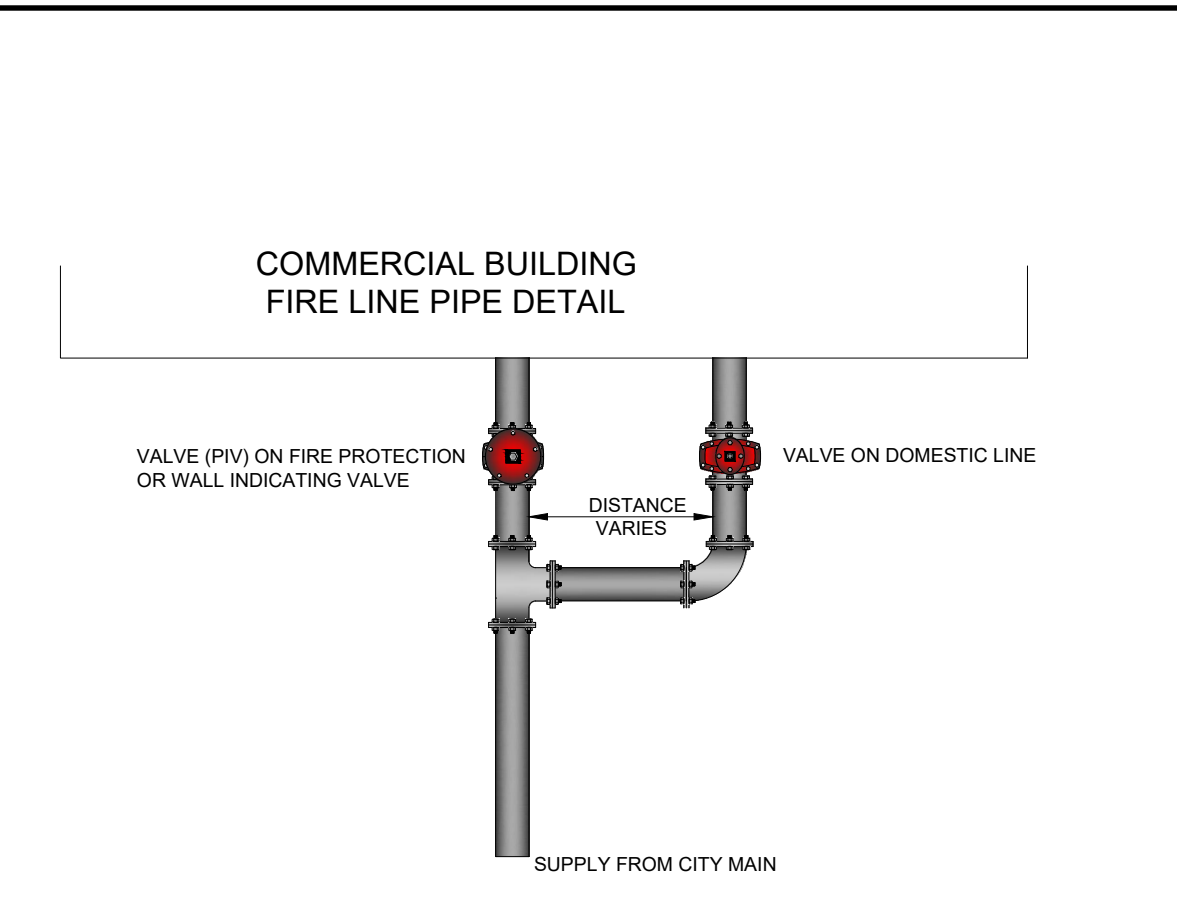
**LOWERING DETAIL USING VERTICAL BENDS**



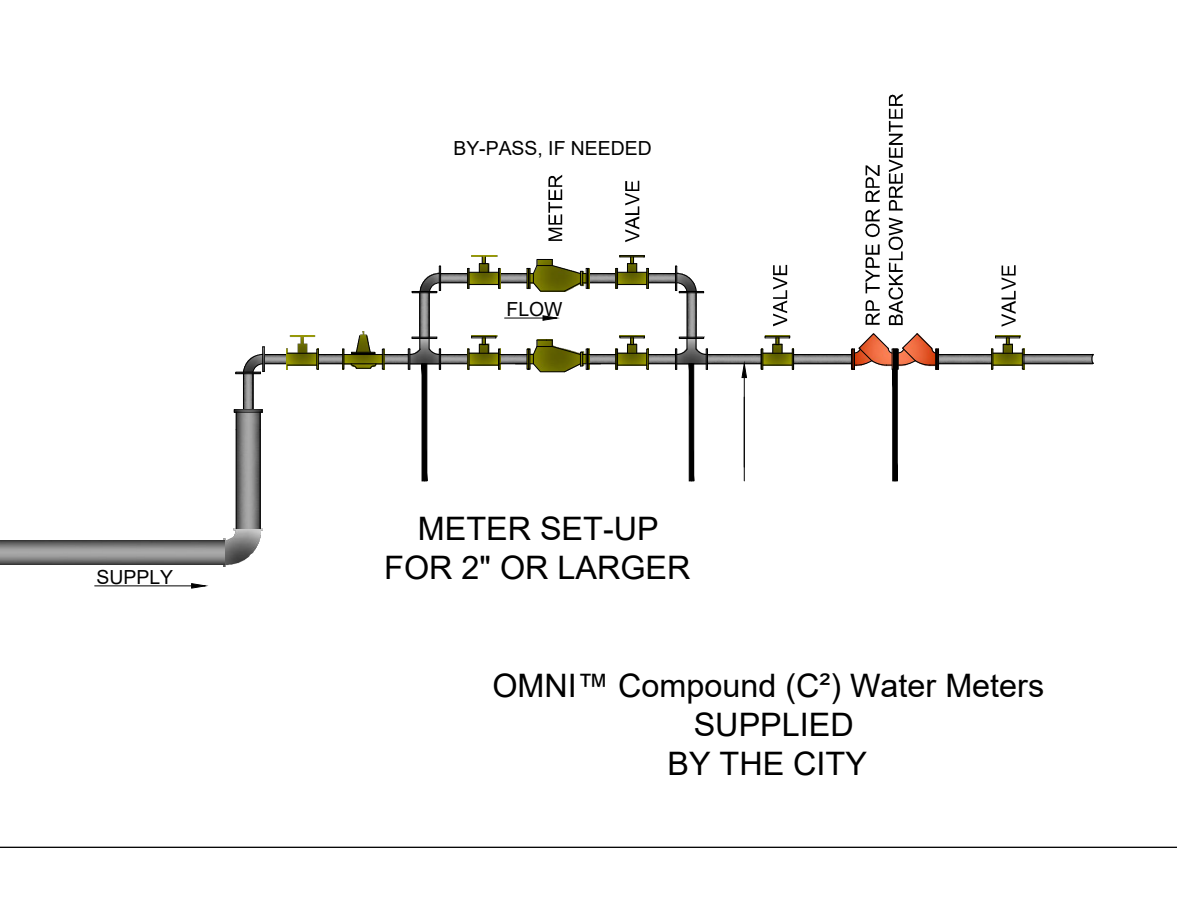
**TYPICAL WATER SERVICE CONNECTION**



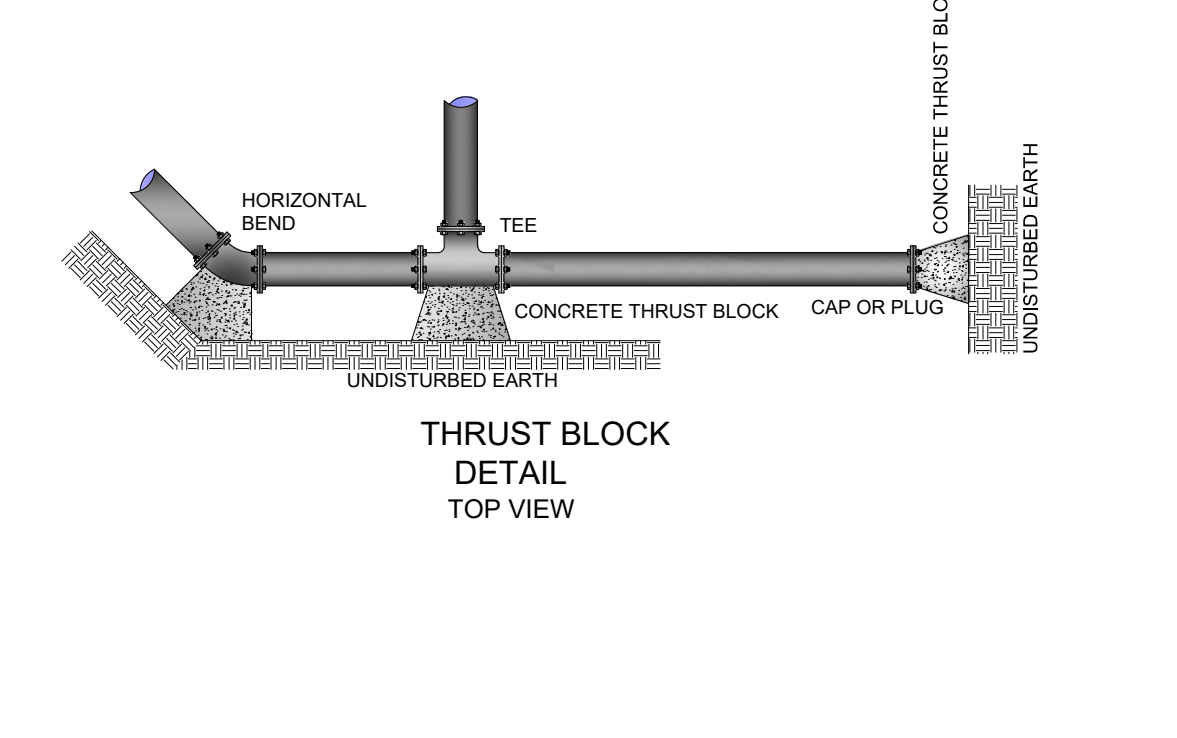
**TAPPING, SLEEVE, & VALVE TRENCH DETAIL**



**COMMERCIAL BUILDING FIRE LINE PIPE DETAIL**



**METER SET-UP FOR 2" OR LARGER**



**THRUST BLOCK DETAIL TOP VIEW**

DETAILS PROVIDED BY:  
CITY OF BETHLEHEM  
DEPARTMENT OF PUBLIC WORKS  
BUREAU OF ENGINEERING

ALL WORK TO BE IN CONFORMANCE WITH THE CITY OF BETHLEHEM STANDARD DETAILS AS WELL AS THE "SPECIFICATIONS FOR LAYING WATER MAINS & SERVICE LINES INCLUDING ALL APPURTENANCES" AS PROVIDED BY CITY OF BETHLEHEM DEPARTMENT OF PUBLIC WORKS

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REV	DATE	COMMENT	DRAWN BY
1	12/17/2021	PER CITY COMMENT	MRB MSL

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PROJECT No.: PY212011  
DRAWN BY: MRB  
CHECKED BY: MSL  
DATE: 09/17/2021  
CAD I.D.: PY212011\_LANDDEV-1

PROJECT:  
**PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS**  
FOR  
**PERON DEVELOPMENT, LLC.**  
PROPOSED RESIDENTIAL MIXED-USE DEVELOPMENT  
EAST 3RD STREET & TAYLOR STREET  
CITY OF BETHLEHEM  
WARD 3, BLOCK 3  
NORTHAMPTON COUNTY  
COMMONWEALTH OF PENNSYLVANIA

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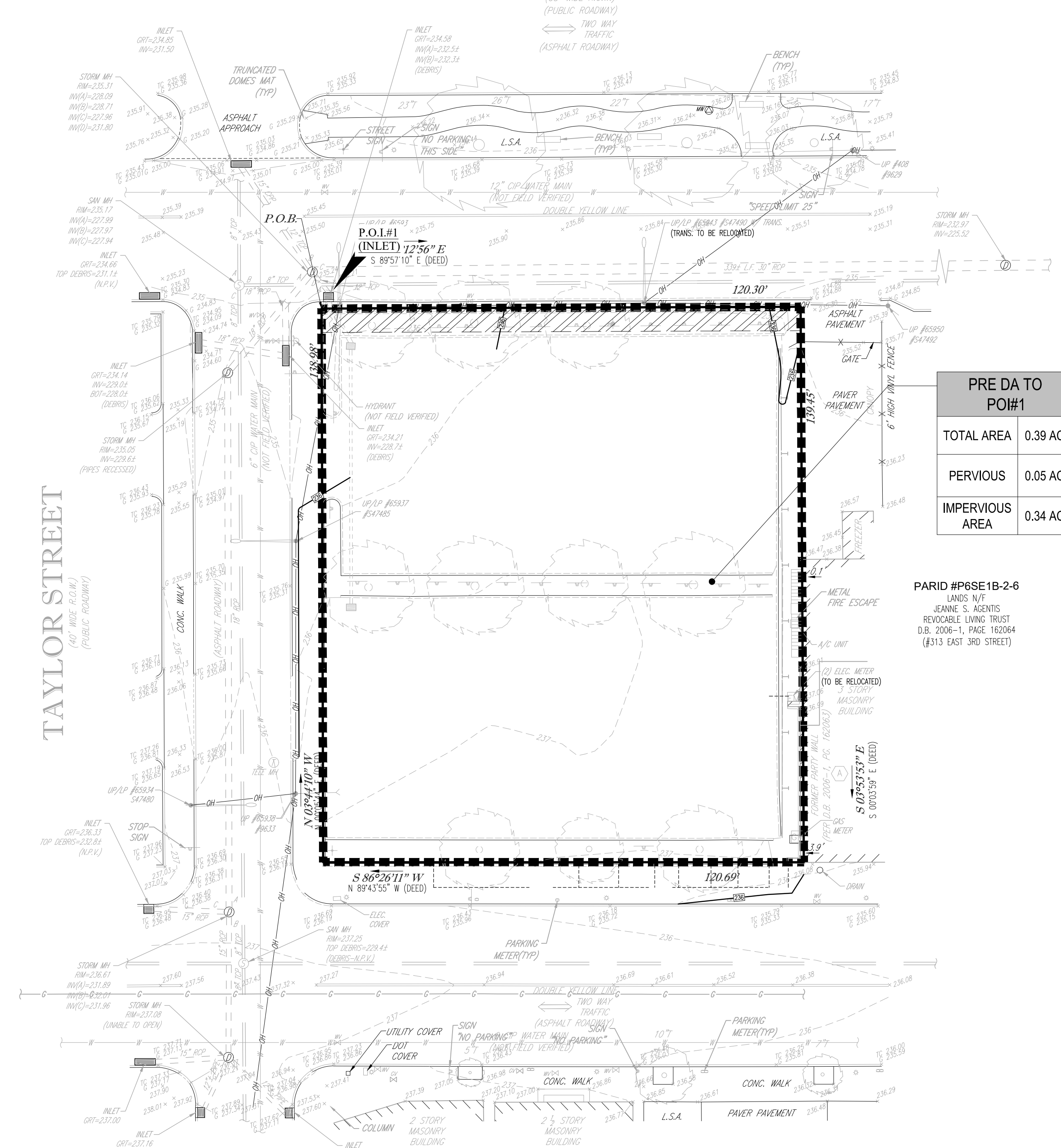
**M.E. JEITNER**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 346043800  
PENNSYLVANIA LICENSE NO. 000000000000

SHEET TITLE:  
**CONSTRUCTION DETAILS**  
SHEET NUMBER:  
**C-702**  
REVISION 1 - 12/17/2021

R:\21\121721\121721\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REVISION 1\121721\121721\_LANDDEV-1.dwg - LAYOUT: C-702 CONSTRUCTION DETAILS



COLUMBIA STREET  
(38' WIDE R.O.W.)  
(PUBLIC ROADWAY)

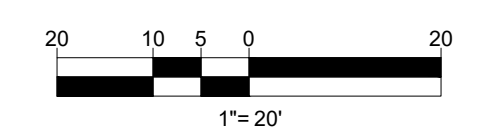


TAYLOR STREET  
(NOT WIDE R.O.W.)  
(PUBLIC ROADWAY)

EAST 3RD STREET  
(A.K.A. S.R. 412)  
(60' WIDE R.O.W.)  
(PUBLIC ROADWAY)

PRE DA TO POI#1	
TOTAL AREA	0.39 AC.
PERVIOUS AREA	0.05 AC.
IMPERVIOUS AREA	0.34 AC.

PARID #P6SE1B-2-6  
LANDS N/F  
JEANNE S. AGENTIS  
REMOVABLE LIVING TRUST  
D.B. 2006-1, PAGE 162064  
(#313 EAST 3RD STREET)



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**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	12/17/2021	PER CITY COMMENT	MRB	MSL

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PROJECT No.:	PY212011
DRAWN BY:	MRB
CHECKED BY:	MSL
DATE:	09/17/2021
CAD I.D.:	PY212011_LANDDEV-1

PROJECT:  
**PRELIMINARY!  
FINAL LAND  
DEVELOPMENT  
PLANS**  
FOR  
**PERON DEVELOPMENT,  
LLC.**  
PROPOSED RESIDENTIAL  
MIXED-USE DEVELOPMENT  
EAST 3RD STREET & TAYLOR STREET  
CITY OF BETHLEHEM  
WARD 3, BLOCK 3  
NORTHAMPTON COUNTY  
COMMONWEALTH OF PENNSYLVANIA

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**M.E. JEITNER**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 3480443800  
PENNSYLVANIA LICENSE NO. 000000000000

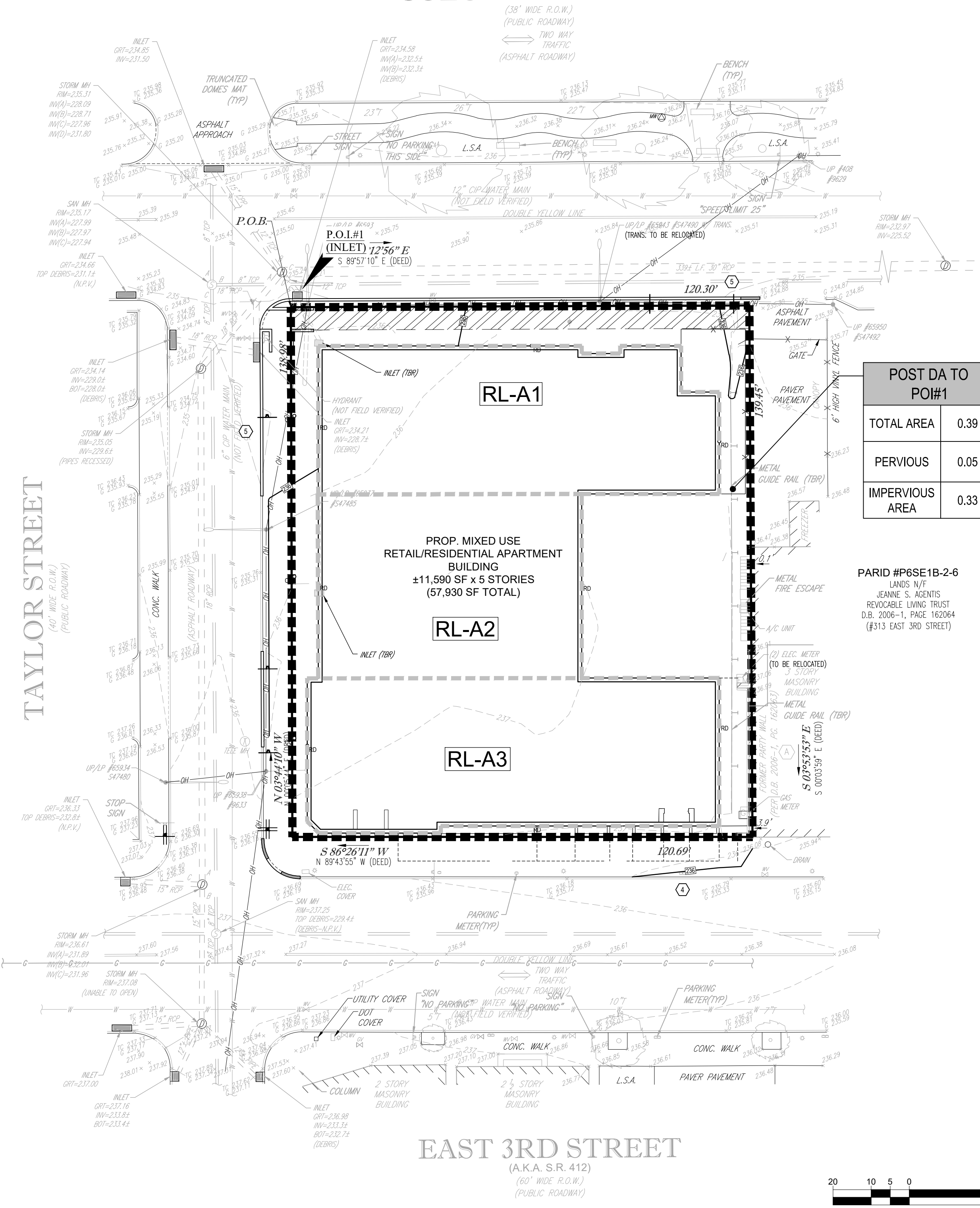
SHEET TITLE:  
**PRE  
DEVELOPMENT  
DRAINAGE  
AREA PLAN**  
SHEET NUMBER:  
**C-801**

REVISION 1 - 12/17/2021

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COLUMBIA STREET  
(38' WIDE R.O.W.)  
(PUBLIC ROADWAY)  
TWO WAY TRAFFIC  
(ASPHALT ROADWAY)



**INLET DRAINAGE AREAS**

DRAINAGE AREA	IMPERVIOUS
RL-A1	0.091 AC.
RL-A2	0.077 AC.
RL-A3	0.098 AC.

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**REVISIONS**

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PROJECT No.:	PY212011
DRAWN BY:	MRB
CHECKED BY:	MSL
DATE:	09/17/2021
CAD I.D.:	PY212011_LANDDEV-1

PROJECT:  
**PRELIMINARY!  
FINAL LAND  
DEVELOPMENT  
PLANS**  
FOR  
**PERON DEVELOPMENT,  
LLC.**  
PROPOSED RESIDENTIAL  
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**M.E. JEITNER**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 3406049800  
PENNSYLVANIA LICENSE NO. 000000000000

SHEET TITLE:  
**POST  
DEVELOPMENT  
DRAINAGE  
AREA PLAN**  
SHEET NUMBER:  
**C-802**

REVISION 1 - 12/17/2021

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