THIS PLAN PACKAGE WAS PREPARED FOR THE SPECIFIC PURPOSE OF REQUESTING MUNICIPAL/REGULATORY AGENCY APPROVAL FOR THIS PROJECT. IT IS NOT INTENDED TO BE AN ALL INCLUSIVE CONSTRUCTION DOCUMENT. CONTRACTORS, DEVELOPERS, CONSULTANTS, OR OTHER PLAN USERS ARE ADVISED TO CHECK WITH ALL APPLICABLE UTILITIES REGARDING SERVICE, CURRENT SPECIFICATIONS, EXISTING UTILITY LOCATIONS, AND VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. CONSTRUCTION/FABRICATION SHALL NOT BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS FROM ALL PERMITTING AUTHORITIES.
MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE, FEDERAL, TOWNSHIP, AND/OR OTHER GOVERNING REGULATORY AGENCY STANDARDS; WHICHEVER IS MORE STRINGENT.
LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLAN ARE APPROXIMATE. BEI MAKES NO GUARANTEE THAT THOSE SHOWN ARE ALL THAT EXIST ON THE SITE, NOR THAT THOSE SHOWN ARE AT THE CORRECT LOCATION. CONTRACTORS SHALL FIELD VERIFY THE LOCATION OF UTILITIES & EXISTING FEATURES, AND SHALL CHECK FOR CONFLICTS AND CONFIRM QUANTITIES PRIOR TO BIDDING/ORDERING MATERIALS. NOTIFICATION SHALL BE GIVEN TO BEI IN THE EVENT THAT DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. PA. ACT 187 OF 1996 REQUIRES 3 WORKING DAYS NOTICE PRIOR TO CONSTRUCTION.
THE CONTRACTOR SHALL CONTACT BEI TO REVIEW ANY CONFLICT OR FIELD CONDITION THAT PREVENTS STRICT ADHERENCE TO THE PLAN PRIOR TO PROCEEDING WITH WORK. BEI WILL, WITHIN 48-HOURS OF BEING CONTACTED BY THE CONTRACTOR, MEET AT THE SITE. FOLLOWING THE SITE MEETING BEI WILL PROVIDE ALTERNATE DESIGN OR MAKE A RECOMMENDATION AS TO HOW THE CONTRACTOR SHOULD PROCEED. REMEDIAL OR ALTERNATE DESIGN TO PERMIT CONSTRUCTION AND/OR DIRECTION WILL BE PROVIDED TO PERMIT CONSTRUCTION TO CONTINUE IN A TIMELY MANNER, RECOGNIZING THAT IN SOME INSTANCES IT MAY BE REQUIRED TO INVOLVE GOVERNMENTAL, UTILITY, AND/OR OTHER OUTSIDE ENTITIES THAT COULD RESULT IN SUBSTANTIAL DELAYS BEYOND THE CONTROL OF BEI.

ENGINEER'S CERTIFICATION

I, Casey Bond, a registered professional engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct, to the best of my professional knowledge and belief, and conforms to the requirements of the City of Bethlehem Subdivision and Land Development Ordinance.

11/17/2025
Date

Casey L Bond
Casey Bond, P.E. No. PE073719
Base Engineering, Inc.
1010 N. Quebec Street
Allentown, Pa. 18109-1607
(610) 437-0978

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — CASEY L. BOND — ENGINEER — PE-073719

SURVEYOR'S CERTIFICATION

I hereby certify that this plan has been compiled from a survey actually made, on the ground, that it is correct, and at the same time the survey was made, there were no easements or encroachments across property lines, other than those shown.

Date

GREGORY C. NOLL, P.L.S. NO. SU075048
VALLEY LAND SERVICES, LLC
4383 HECKTOWN ROAD, SUITE B
BETHLEHEM, PA. 18020
610-365-2907

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. CONSTRUCTION/FABRICATION SHALL NOT BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS FROM ALL PERMITTING AUTHORITIES.
2. THE LOCATION OF UTILITIES AND OTHER EXISTING FEATURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
3. LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLAN ARE APPROXIMATE. BEI MAKES NO GUARANTEE THAT THOSE SHOWN ARE ALL THAT EXIST ON THE SITE, NOR THAT THOSE SHOWN AT THE CORRECT LOCATION. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION/EXCAVATION. NOTE THAT PA. ACT 187 OF 1996 REQUIRES 3 WORKING DAYS NOTICE PRIOR TO CONSTRUCTION PHASE COMMENCEMENT.

NOTES

1. THERE ARE NO STREAMS, PONDS, LAKES OR FLOOD PLAINS PRESENT ON SITE.
2. THERE ARE NO NATURAL STEEP SLOPES CONTAINED ON THE SUBJECT SITE; ANY SLOPE CONDITION GREATER THAN 15% IS A RESULT OF MAN-MADE ACTIVITIES DO TO PREVIOUS DEVELOPMENT / USE OF THE SITE.

100 YEAR FLOODPLAIN NOTE

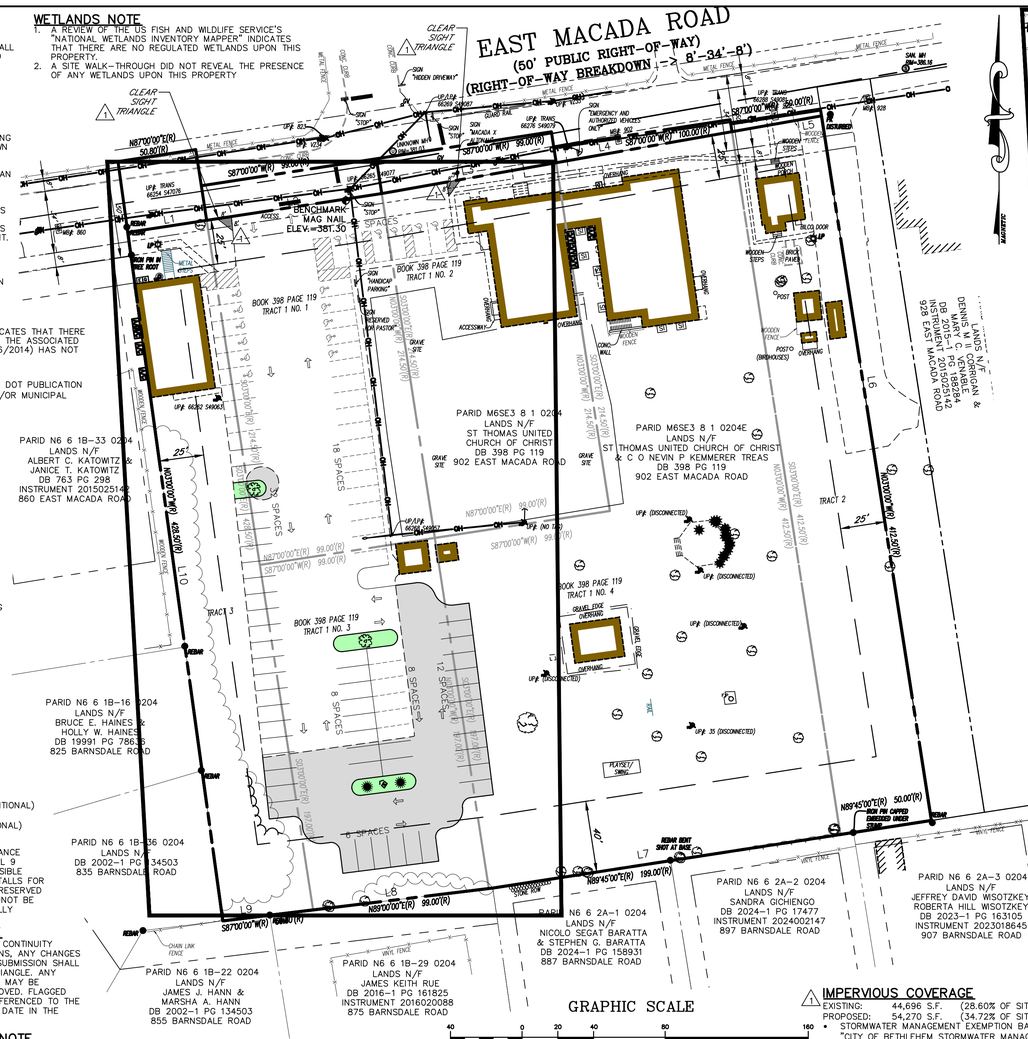
A REVIEW OF THE FEMA FLOOD MAP SERVICE CENTER INDICATES THAT THERE IS NO 100 YEAR FLOOD PLAIN UPON THIS PROPERTY, AND THE ASSOCIATED FIRM MAP PANEL (MAP NO. 42095C0263E, EFFECTIVE 7/16/2014) HAS NOT BEEN PRINTED.

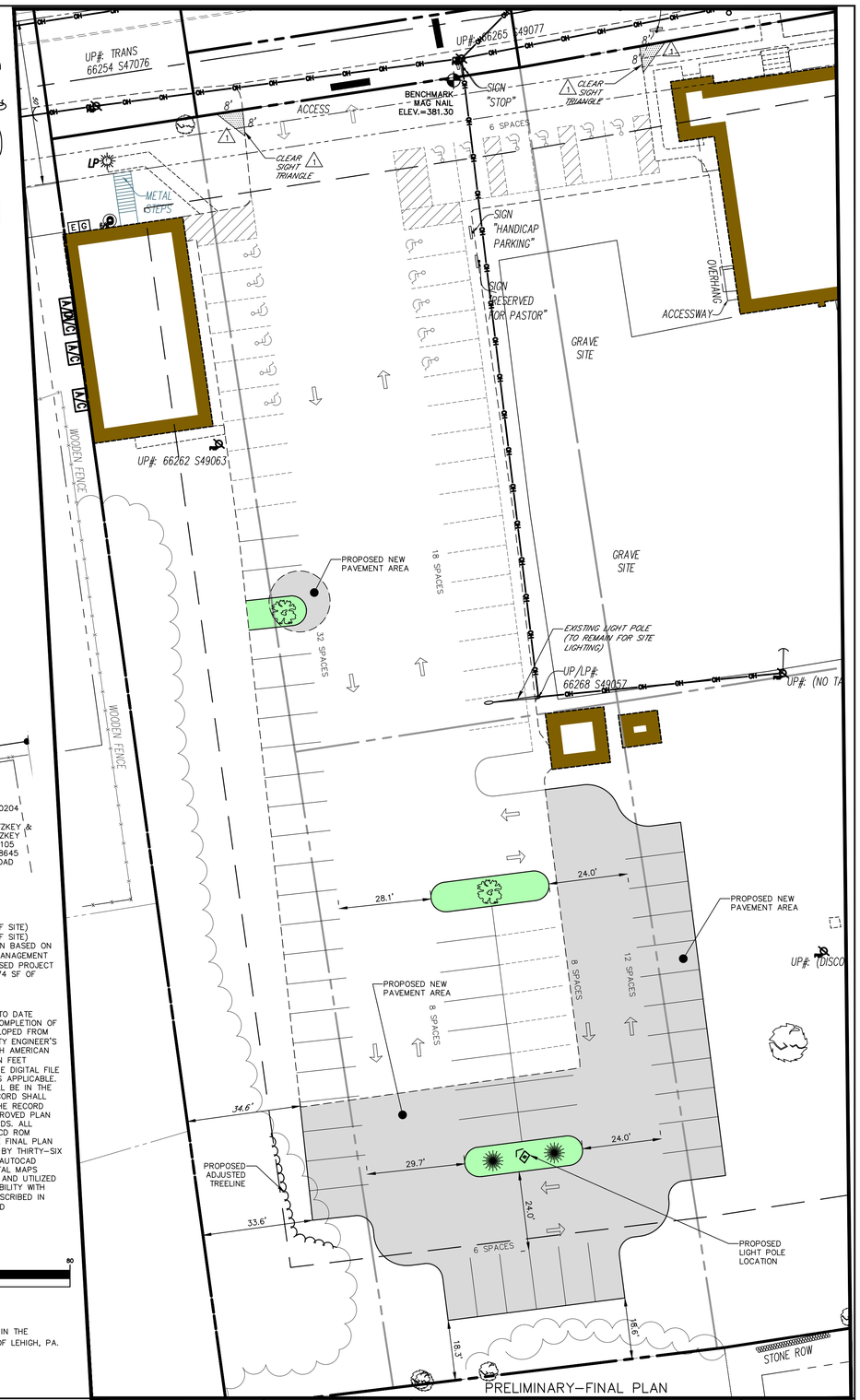
CONSTRUCTION NOTE

ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO PA DOT PUBLICATION 408 AS AMENDED/LAST REVISED, PADEP STANDARDS, AND/OR MUNICIPAL STANDARDS, WHICHEVER IS MOST STRINGENT.

WETLANDS NOTE

1. A REVIEW OF THE US FISH AND WILDLIFE SERVICE'S "NATIONAL WETLANDS INVENTORY MAPPER" INDICATES THAT THERE ARE NO REGULATED WETLANDS UPON THIS PROPERTY.
2. A SITE WALK-THROUGH DID NOT REVEAL THE PRESENCE OF ANY WETLANDS UPON THIS PROPERTY





PLAN/PROJECT INTENT:

THE ADDITION OF PARKING LOT ON SOUTHERN SIDE OF EXISTING LOT TO PROVIDE AN ADDITIONAL 29 SPACES (FROM 61 EXISTING TO 90 PROPOSED). THERE ARE NO PROPOSED UTILITIES OR STRUCTURES. (JUST ADDITIONAL PARKING LOT PAVING, LOT PAINT RESTRIPING, MINIMAL GRADING, AND ONE ADDITIONAL SITE LIGHTING POLE FIXTURE)

PARKING TABULATION

EXISTING: REGULAR = 53 SPACES
HANDICAP = 8 SPACES
TOTAL = 61 SPACES

PROPOSED: REGULAR = 82 SPACES (29 ADDITIONAL)
HANDICAP = 8 SPACES
TOTAL = 90 SPACES (29 ADDITIONAL)

PARKING TABULATION NOTE

EXISTING PARKING LAYOUT CONSISTS WITH 8 ORDINANCE COMPLIANT ACCESSIBLE STALLS, AND AN ADDITIONAL 9 PAINTED AS SUCH WITHIN THE LOT. NO NEW ACCESSIBLE SPACES ARE PROPOSED. THE 9 NON-COMPLIANT STALLS FOR ACCESSIBLE SPACE USE MAY BE DESIGNATED AND RESERVED AS SOME OTHER PREFERENTIAL CRITERIA, JUST CANNOT BE INCLUDED IN THE TABULATION FOR SUPPLIED, LEGALLY ACCESSIBLE PARKING.

LEGEND

- BENCHMARK
- PROPERTY LINE
- BUILDING RESTRICTION LINE
- PROPOSED EDGE OF PAVE
- ADJACENT PROPERTY LINE
- PROPOSED PAINT
- EXISTING BUILDING - NON-PROJECT
- EXISTING BUILDING - PROJECT
- EXISTING CONCRETE
- EXISTING CURB
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING EDGE OF PAVE
- EXISTING PAINT
- EXISTING SIGN
- EXISTING TREELINE
- EXISTING DECIDUOUS TREES
- PROPOSED TREELINE
- PROPOSED PARKING LOT PAVEMENT
- PROPOSED GRASS ISLANDS

EXISTING FEATURES ARE SHOWN/ DEPICTED IN SLANTED TEXT AND DASHED LINES AND PROPOSED FEATURES ARE SHOWN/ DEPICTED IN STRAIGHT TEXT AND SOLID LINES.

REVISIONS NOTE

IN ORDER TO MAINTAIN CONTINUITY BETWEEN PLAN REVISIONS, ANY CHANGES TO A PREVIOUS PLAN SUBMISSION SHALL BE FLAGGED WITH A TRIANGLE, ANY CHANGES NOT FLAGGED MAY BE CONSIDERED NOT APPROVED. FLAGGED CHANGES SHALL BE REFERENCED TO THE APPROPRIATE REVISION DATE IN THE REVISION BLOCK.

DRAINAGE EASEMENT NOTE

A 10' DRAINAGE AND UTILITY EASEMENT IS REQUIRED ALONG THE SIDES AND REAR OF THE PROPERTY. THE DRAINAGE EASEMENT PROVIDES FOR THE FLOW OF STORM WATER ACROSS LOTS, AND MAY NOT BE ALTERED WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER. NO OBSTRUCTIONS SUCH AS PLANTING BERMS OR FENCES MAY BE INSTALLED IN THE DRAINAGE EASEMENTS AREAS WITHOUT SUFFICIENT PROVISION FOR THE PASSAGE OF STORM WATER, AND ANY SUCH PROPOSED PROVISION SHALL BE APPROVED IN WRITING BY THE CITY ENGINEER.

SITE DATA

ADDRESS:	902 E MACADA ROAD, BETHLEHEM, PA 18017		
AREA:	156,291 SF OR 3.5879 ACRES		
PARCEL ID:	M6SE3 8 1 0204 M6SE3 8 1 0204E		
DEED:	DBV 398 PG. 000119		
WATER:	PUBLIC		
SEWER:	PUBLIC		
MUNICIPALITY:	CITY OF BETHLEHEM, NORTHAMPTON COUNTY		
CITY WARD:	14		
CITY BLOCK:	SM4		
ZONING:	RURAL RESIDENTIAL DISTRICT (RR)		
	REQUIRED	PROVIDED AND/OR EXISTING	
MINIMUM LOT AREA	15,000 SF	*156,291 SF*	
MINIMUM LOT WIDTH	100 FT	*393 FT*	
MAX. BUILDING COVERAGE:	15%	*7.84%*	
MAX. IMPERVIOUS COVERAGE:	50%	34.82%	
BUILDING SETBACKS:			
FRONT YARD:	25 FT	*12.6 FT*	*ALL EXISTING (NO NEW STRUCTURES OR ALTERATIONS PROPOSED)*
SIDE YARD:	25 FT	*0 FT*	
REAR YARD:	40 FT	*296.7 FT*	

LINE TABLE AS-SURVEYED

LINE	BEARING	DISTANCE
L1	N 81°18'13" E	(S)144.62'(S)
L2	N 81°18'13" E	(S)199.17'(S)
L3	N 79°58'18" E	(S)198.85'(S)
L4	N 79°58'18" E	(S)199.79'(S)
L5	N 79°58'18" E	(S)250.82'(S)
L6	S 08°51'38" E	(S)139.70'(S)
L7	S 81°14'13" W	(S)154.07'(S)
L8	S 83°03'53" W	(S)101.17'(S)
L9	S 83°03'53" W	(S)150.83'(S)
L10	N 07°51'38" W	(S)388.58'(S)

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

IMPERVIOUS COVERAGE

EXISTING: 44,696 S.F. (28.60% OF SITE)
PROPOSED: 54,270 S.F. (34.72% OF SITE)

- STORMWATER MANAGEMENT EXEMPTION BASED ON "CITY OF BETHLEHEM STORMWATER MANAGEMENT ORDINANCE" ARTICLE 925.06 (PROPOSED PROJECT ONLY PROPOSES AN ADDITIONAL 9,574 SF OF IMPERVIOUS COVER).

AS-BUILT NOTE

ACCURATE AS-BUILT PLANS SHALL BE KEPT UP TO DATE DURING THE CONSTRUCTION PROCESS. AT THE COMPLETION OF THE PROJECT RECORD DRAWINGS SHALL BE DEVELOPED FROM THE AS-BUILT PLANS AND SUBMITTED TO THE CITY ENGINEER'S OFFICE. ALL FINAL DRAWINGS SHALL SHOW NORTH AMERICAN DATUM (NAD) 1983 STATE PLANE COORDINATES IN FEET (PENNSYLVANIA SOUTH, FIPS ZONE 3702) AND THE DIGITAL FILE SHALL BE IN STATE PLANE FEET COORDINATES AS APPLICABLE. THE HARD COPY OF THE RECORD DRAWINGS SHALL BE IN THE FORM OF A MYLAR COPY. THE ENGINEER OF RECORD SHALL CERTIFY (I.E. P.E. STAMPED AND SIGNED) THAT THE RECORD DRAWINGS COMPLY SUBSTANTIALLY WITH THE APPROVED PLAN AND THAT THEY CONFORM TO INDUSTRY STANDARDS. ALL DIGITAL FILES SHALL RESIDE ON PC COMPATIBLE CD ROM CONTAINING THE DIGITAL REPRESENTATION OF THE FINAL PLAN AS PRESENTED ON THE TWENTY-FOUR (24) INCH BY THIRTY-SIX (36) INCH SHEETS. THE DIGITAL MAP SHALL BE AUTOCAD COMPATIBLE. ALL LAYERS INCLUDED IN THE DIGITAL MAPS SHALL BE THE STANDARDIZED LAYERS PREPARED AND UTILIZED BY THE CITY OF BETHLEHEM TO ENSURE COMPATIBILITY WITH THE CITY'S EXISTING CAD STANDARDS AND AS DESCRIBED IN APPENDIX A OF THE CITY'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LAND DEVELOPMENT NOTES

1. BY SUBMISSION OF THESE PLANS THE ENGINEER ON RECORD CERTIFIES THAT THESE PLANS ARE IN COMPLETE CONFORMANCE WITH THE CITY OF BETHLEHEM STORM WATER MANAGEMENT ORDINANCE.
2. PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY, PERMITS MUST BE OBTAINED FROM CITY ENGINEERING OFFICE.

CITY OF BETHLEHEM PLANNING BUREAU

APPROVED BY THE CITY OF BETHLEHEM PLANNING COMMISSION AT ITS MEETING ON _____

_____
SECRETARY

LEHIGH VALLEY PLANNING COMMISSION

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

_____
LVPC STAFF PERSON RESPONSIBLE FOR REVIEW DATE

EXISTING FEATURES/SURVEY NOTE

BOUNDARY AND LAND SURVEY PERFORMED BY VALLEY LAND SERVICES, LLC ON 6/20/2025. ALL EXISTING FEATURES ARE BASED ON SURVEY DATA.

CERTIFICATION OF OWNERSHIP

I, REPRESENTATIVE OF ST. THOMAS UNITED CHURCH OF CHRIST BEING DULY SWORN ACCORDING TO LAW, AND ACTING IN MY CAPACITY AS _____ DEPOSE AND SAY THAT THE ABOVE NAMED CORPORATION IS THE TRUE AND LAWFUL OWNER OF THE PROPERTY KNOWN AS 817-821 W BROAD ST; THAT THE ABOVE DESCRIBED PROPERTY IS IN PEACEFUL POSSESSION OF SAID CORPORATION AND THAT THERE ARE NO SUITS OR LIENS PENDING AFFECTING THE TITLE THEREOF.

_____
REPRESENTATIVE
ST. THOMAS UNITED CHURCH OF CHRIST
902 E MACADA ROAD
BETHLEHEM, PA 18017

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public
My commission expires _____

RECORDER OF DEEDS

RECORDED THIS_____ DAY OF_____, 20 ____, IN THE OFFICE FOR THE RECORDING DEEDS, ETC., IN AND FOR THE COUNTY OF LEHIGH, PA. IN _____.

_____
RECORDER OF DEEDS

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA 1 CALL SYSTEM INC. 1-800-242-1776
POCS SERIAL NUMBER 20251413228 05/21/2025

OWNER/APPLICANT

ST. THOMAS UNITED CHURCH OF CHRIST
902 E MACADA ROAD
BETHLEHEM, PA 18017
(610) 868-9167
STTHOMASUNITED.CHURCHOFCHRIST@RCN.COM

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE
					1	REVISED PER 11/14/25 CITY OF BETHLEHEM REVIEW LETTER	DAN		11/17/25

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VALLEY LAND SERVICES, LLC
4383 HECKTOWN ROAD
BETHLEHEM, PA 18020
Phone (610) 365-2907 Fax (610) 365-2958
NJ Certificate of Authorization: 24GA28339300

BASE ENGINEERING INC.
CONSULTING ENGINEERS & SURVEYORS
1010 N. QUEBEC STREET
ALLENTOWN, PA 18109
PHONE: (610) 437-0978
www.BaseEng.com
email: BaseEngineering@BaseEng.com

SCALE	AS NOTED
DATE	10/17/2025
DRAWN BY	DAN
CHECKED BY	

LAYOUT PLAN / RECORD PLAN
CHURCH PARKING LOT EXPANSION
902 E MACADA ROAD

WARD 14 BLOCK SM4
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PA

DWG. No. 2025113-LR
REV. 1
SHEET 2 of 6

P:\BASEENGINEERING\2025_JOBS\2025-113 (902 E MACADA ROAD, BETHLEHEM - ST. THOMAS CHURCH)\DWG\11-17-2025 RESUBMISSION\(11-17-25) LAND DEVELOPMENT PLAN SET, LAYOUT - RECORD PLAN
11/17/2025 1:58 PM DAN