

OWNER

PACKER AVE, LLC.  
9002 LUPINE DEN DR  
VIENNA, VA 22182-2163  
(786) 297-9427  
dallos@blakeworth.com

APPLICANT

PACKER AVE, LLC.  
9002 LUPINE DEN DR  
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SURVEY NOTES

- THIS PLAN IS BASED UPON A FIELD SURVEY CONDUCTED AS OF FEBRUARY 16, 2023 BY KEYSTONE CONSULTING ENGINEERS INC.
- UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF OBVIOUS ABOVE-GROUND EVIDENCE. UNDERGROUND LINES WHOSE PRESENCE IS NOT IMPLIED ON THE SURFACE BY MARKINGS OR STRUCTURES MAY NOT HAVE BEEN SHOWN. THIS PLAN DOES NOT GUARANTEE THAT ADDITIONAL UTILITIES DO NOT EXIST.
- THE EXISTENCE AND LOCATIONS OF UNDERGROUND UTILITIES ON THE SITE SHALL BE VERIFIED BY THE CONTRACTOR IN ACCORDANCE WITH PA ACT 187 AND 121 PRIOR TO COMMENCING ANY EXCAVATION WORK.
- PROPERTY OWNER NAME, DEED AND TAX PARCEL IDENTIFIER INFORMATION AS SHOWN IS BASED UPON NORTHAMPTON COUNTY TAX MAP RECORDS, AND IS SUBJECT TO THE ACCURACIES OR INACCURACIES THEREOF.
- LINE AS SHOWN WITH BEARINGS AND DISTANCES OR CURVE INFORMATION INDICATE LINES MEASURED BY THIS SURVEY. LINES WITHOUT ANY GEOMETRIC ANNOTATION MAY HAVE BEEN PLOTTED USING RECORD INFORMATION AND ARE INTENDED FOR GENERAL SITE ORIENTATION ONLY.
- BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON PA SOUTH ZONE STATE PLANE COORDINATE SYSTEM IN US FEET. DISTANCES AS SHOWN ARE GROUND MEASUREMENTS (NO GRID SCALE FACTOR HAS BEEN APPLIED).
- PLAN REFERENCES: "BLOCK SURVEY SHOWING DEED AND OCCUPATION DISTANCES" PREPARED BY R.L. FOX, CITY ENGR, DATED 1919, LAST REVISED DECEMBER 11, 1939, AND ARCHIVED IN THE CITY OF BETHLEHEM PLANNING DEPT.
- THIS SURVEY AND PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS THEREFORE SUBJECT TO ANY EASEMENTS OR OTHER PERTINENT FACTS WHICH SUCH MIGHT DISCLOSE.
- ELEVATIONS AND CONTOURS AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS USING A TRIMBLE R-8 WITH KEYNET AND ARE ACCURATE WITHIN 0.15" OF USGS NORTH AMERICAN VERTICAL DATUM OF 1988.

SOIL TYPE TABULATION

THE FOLLOWING SOIL TYPE IS PRESENT ON THE ENTIRE PROJECT SITE AS DELINEATED HEREIN ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE WEB SOIL SURVEY.

- Uo0 = URBAN LAND-DUFFIELD COMPLEX, 8-25% SLOPES

STATEMENT OF INTENT

THE APPLICANT INTENDS TO KEEP AN EXISTING BUILDING USED FOR ONE COMMERCIAL OFFICE ON THE FIRST FLOOR AND ONE DWELLING ON THE UPPER FLOORS AND CONSTRUCT FIVE (5) SINGLE-FAMILY ATTACHED DWELLINGS, EACH CONTAINING FIVE BEDROOMS FOR THE INTENDED USE AS RENTAL STUDENT HOUSING; A 17-CAR PARKING PAD ACCESSIBLE FROM PARKHILL STREET AND ASSOCIATED IMPROVEMENTS ALL AS DEPICTED HEREIN.

SITE DATA

PROPERTY ADDRESS: 608 PIERCE STREET  
NORTHAMPTON CO. MAP P05E1C / BLK. 11 / LOT 1  
TOTAL SITE AREA: 19,946 S.F. (0.4579 ACRE)  
CITY WARD AND BLOCK REFERENCE: WARD 4 / BLOCK 8B  
WATER: CITY OF BETHLEHEM  
SANITARY SEWER: CITY OF BETHLEHEM

IMPERVIOUS COVER TABULATION

ON-SITE  
EXISTING  
BUILDING COVER: 2,707 S.F.  
CONCRETE/ASPHALT/STONE COVER: 6,832 S.F.  
TOTAL IMPERVIOUS COVER: 9,539 S.F.  
PROPOSED  
PATIO/WALKWAY(S)/CONCRETE/PARKING: 5,849 S.F.  
BUILDING COVER: 6,563 S.F.  
TOTAL IMPERVIOUS COVER (EXISTING+PROPOSED): 12,412 S.F.

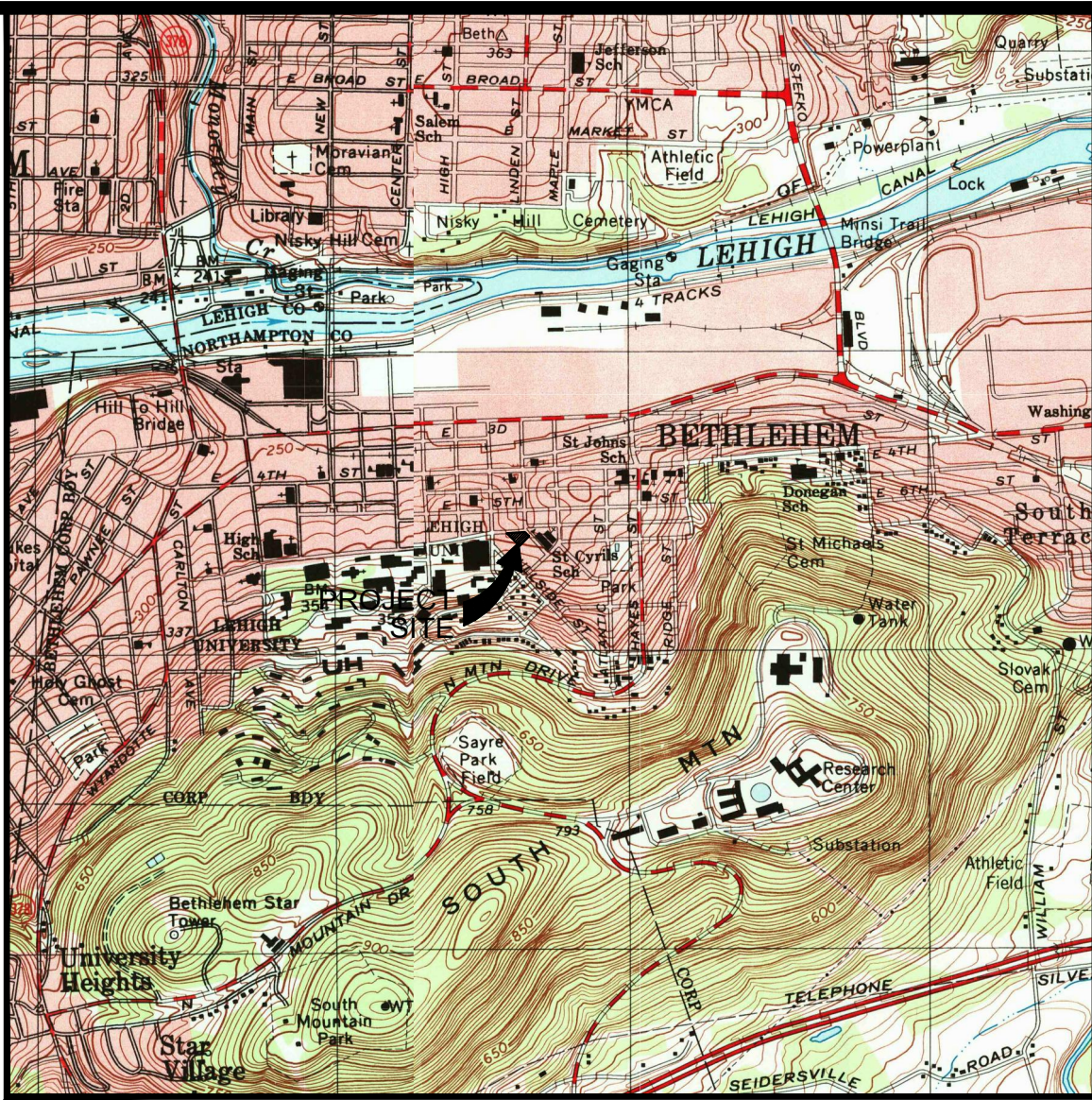
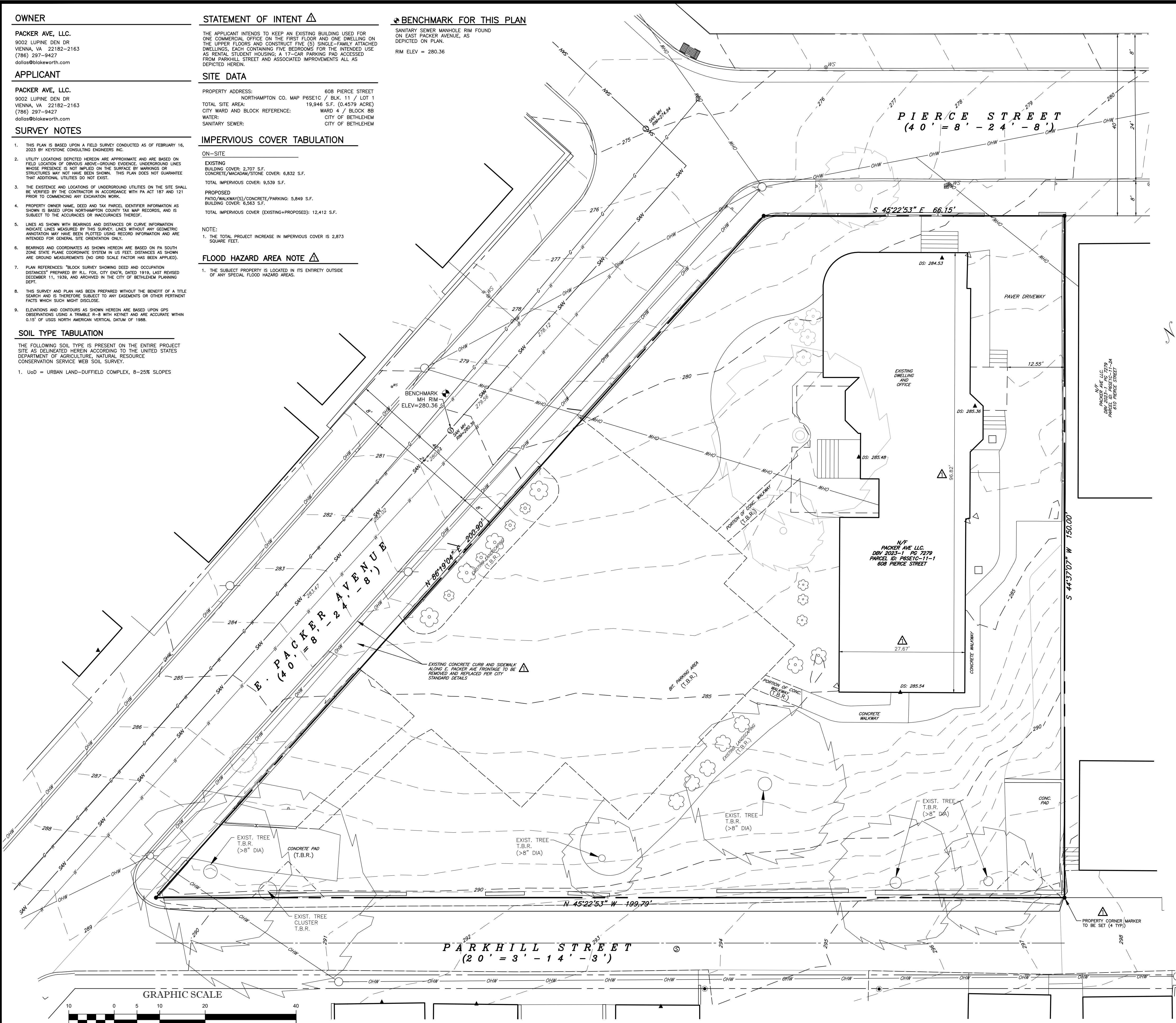
NOTE:  
1. THE TOTAL PROJECT INCREASE IN IMPERVIOUS COVER IS 2,873 SQUARE FEET.

FLOOD HAZARD AREA NOTE

- THE SUBJECT PROPERTY IS LOCATED IN ITS ENTIRETY OUTSIDE OF ANY SPECIAL FLOOD HAZARD AREAS.

BENCHMARK FOR THIS PLAN

SANITARY SEWER MANHOLE RIM FOUND ON EAST PACKER AVENUE, AS DEPICTED ON PLAN.  
RIM ELEV = 280.36



LOCATION MAP - ALLENTOWN EAST & HELLERTOWN QUADRANGLE  
1"=200'

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINER OR R/W LINE
- CENTERLINE ROADWAY
- EX. CONTOUR LINE
- EX. EDGE OF PAVE
- EX. OVERHEAD UTILITY LINES
- EX. GAS MAIN
- EX. STORM SEWER
- EX. WATER MAIN
- EX. SANITARY SEWER
- EX. TREE ROW OR EDGE OF WOODS
- PROPOSED MONUMENTATION (CORNER MARKER TO BE SET)

NOTE:  
ITALIC TEXT IN PLAN VIEW DENOTES EXISTING FEATURES WHILE UPRIGHT TEXT DENOTES PROPOSED FEATURES.

CITY OF BETHLEHEM NOTES

- 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.
- 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.
- 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 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 A FLASH/THUMB DRIVE 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. PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY, PERMITS SHALL BE OBTAINED FROM THE CITY ENGINEERING OFFICE.

DRAWING INDEX

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ENGINEER'S CERTIFICATION

I, KEITH T. LAWLER, 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 KNOWLEDGE, SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

KEYSTONE CONSULTING ENGINEERS, INC.  
BY KEITH T. LAWLER, P.E. (AGENT)  
REGISTRATION NO. PE-0465006

NOTE: ALL PLANS THAT DO NOT BEAR A RED INK OR CRIMP SEAL MAY HAVE BEEN FRAUDULENTLY ALTERED. THIS PLAN IS NULL AND VOID UNLESS IT CONTAINS AN ORIGINAL SIGNATURE, DATE AND PROFESSIONAL SEAL.

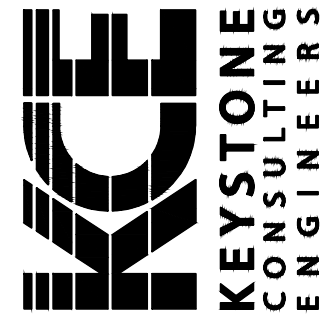
EXISTING CONDITIONS AND DEMOLITION PLAN

PIERCE STREET TOWNHOMES  
608 PIERCE STREET

CITY OF BETHLEHEM  
NORTHAMPTON COUNTY, PENNSYLVANIA

REVISIONS	DATE
NO.	04/29/2024

DESIGNED BY:	KRS
DRAWN BY:	KRS
CHECKED BY:	KTL
DATE:	11/20/2023
SCALE:	1" = 10'
JOB NUMBER:	CB-22-121
SHEET:	1 OF 7



KEYSTONE CONSULTING ENGINEERS, INC.  
Engineering firm of choice since 1972  
2870 EMRICK BOULEVARD, BETHLEHEM, PA 18020 610-865-4555  
East Office: Bethlehem, West Office: Allentown, North Office: Kresgeville  
www.KCEINC.com



F:\VCE Accounts\Commercial (CB)\2022\_CB\CB22121\_Pierce Street Townhomes Drawings\CB22121\_Site Plan Submission R1\_20240411.dwg>02-SITE PLAN Date: May 29,2024 - 12:58pm Keystone Consulting Engineers, Inc. West Office

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WATER: CITY OF BETHLEHEM  
SANITARY SEWER: CITY OF BETHLEHEM

HIGH DENSITY RESIDENTIAL ZONING DISTRICT (R-T)  
STUDENT HOUSING AND STUDENT HOME OVERLAY DISTRICT (SH) Δ  
MULTI-FAMILY DWELLING (PERMITTED USE)

	PER ORD.	PROVIDED
MINIMUM LOT AREA:	9,000 S.F.	19,946 S.F.
MINIMUM LOT WIDTH	90 FEET	200.90 FEET
FRONT YARD SETBACK:	0 FEET	0 FEET
SIDE YARD SETBACK (EACH):	15 FEET	12.55 FEET (EX. BLDG)
REAR YARD SETBACK:	20 FEET	21.23 FEET (PROP. BLDG) Δ
BUILDING HEIGHT:	35 FEET MAX.	<35 FEET
BUILDING COVER:	2.5 STORES MAX.	2.5 STORES (EX. + PROP. BLDG)
IMPERVIOUS COVER:	N/A	32.9% (EX. + PROP. BLDG) (6,564 S.F.) 67.0% (13,356 S.F.)
MIN. LOT AREA PER D.U.: Δ	2,200 S.F.	3,324 S.F. (BASED ON 6 D.U.)

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PARKING REQUIREMENTS Δ

ON-SITE  
PROPOSED BUILDING:  
5 TOWNHOUSES X 3 SPACES/EA (STUDENT HOUSING) = 15 SPACES REQUIRED  
EXISTING BUILDING:  
LEASING OFFICE (ONE EMPLOYEE) = 1 SPACE REQUIRED  
EXISTING RENTAL APARTMENT = 2 SPACES REQUIRED  
GYM SPACE (RESIDENTS ONLY, NOT PUBLIC) = 0 SPACES REQUIRED  
TOTAL REQUIRED PARKING = 18 SPACES  
TOTAL PROPOSED PARKING PROVIDED = 20 SPACES

BICYCLE PARKING REQUIREMENTS Δ

REQUIRED:  
5% OF OFF-STREET VEHICLE PARKING REQUIREMENT (18 SPACES)  
TOTAL REQUIRED BICYCLE PARKING = 1 SPACE  
TOTAL PROPOSED BICYCLE PARKING = 5 SPACES

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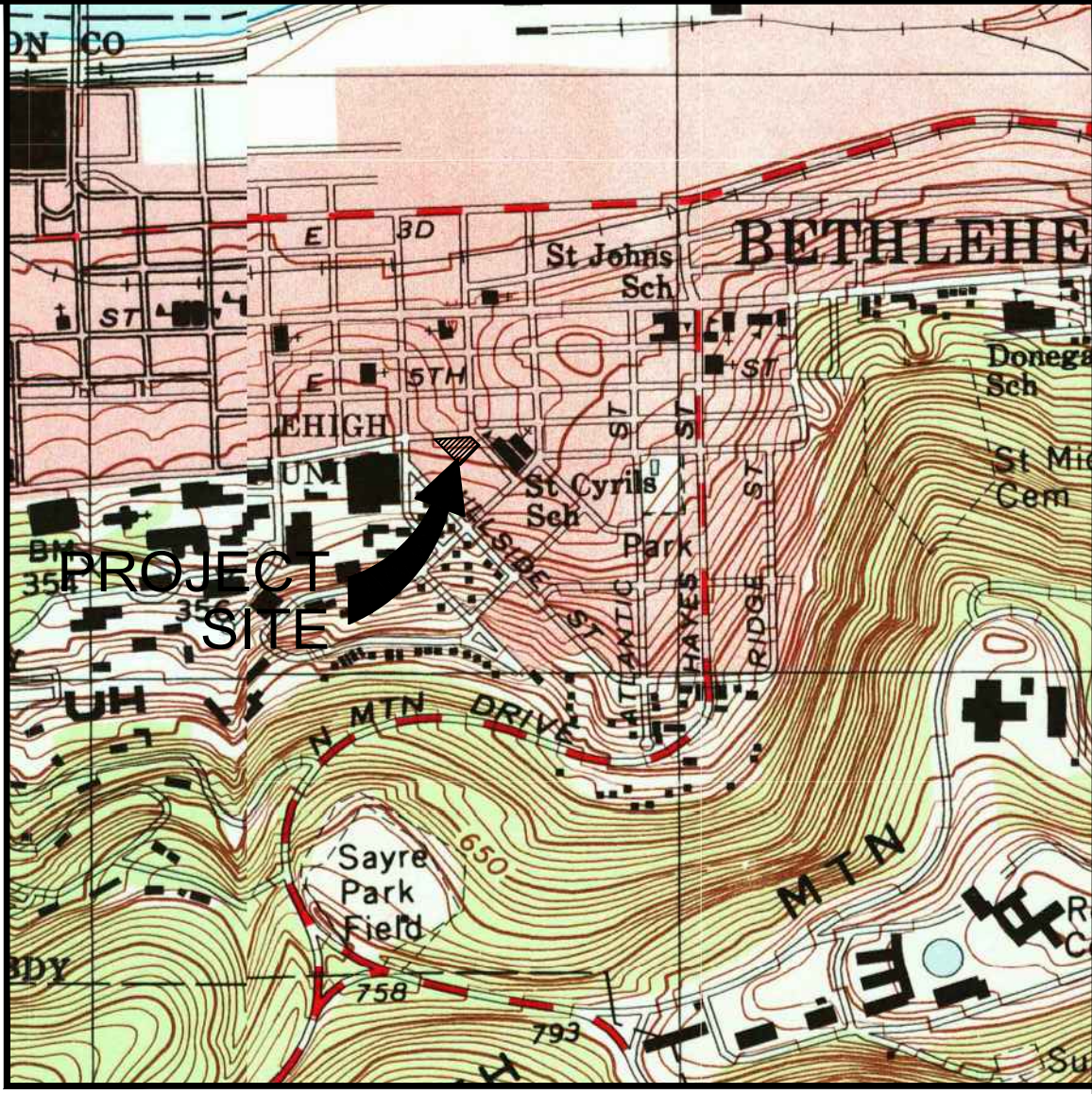
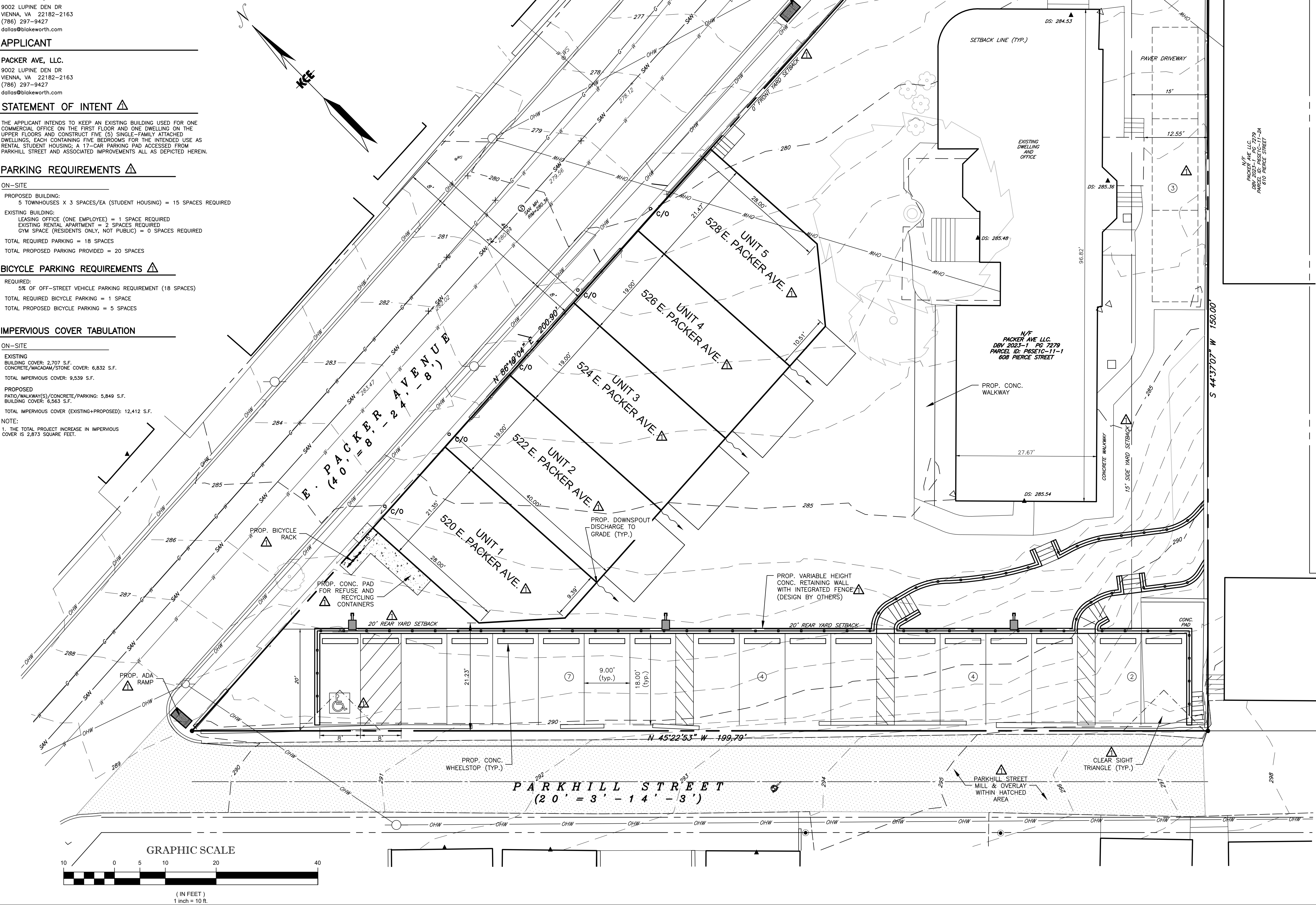


DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION.

PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER  
20241203314-000 Δ  
PENNSYLVANIA ONE CALL SYSTEM FINAL DESIGN SERIAL NUMBER  
0000000000-000

KEYSTONE CONSULTING ENGINEERS, INC., HAS PREPARED THESE TOPOGRAPHIC DRAWINGS FOR THE PURPOSE OF THE DESIGN OF THE SUBDIVISION OR LAND DEVELOPMENT IMPROVEMENTS SHOWN. PURSUANT TO THE REQUIREMENTS OF PA ACT 287 OF 1974, AS AMENDED, KEYSTONE CONSULTING ENGINEERS, INC., HAS:

1. REQUESTED THE LINE AND FACILITY INFORMATION FROM A ONE CALL SYSTEM NOT LESS THAN TEN NOR MORE THAN NINETY WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
2. SHOWN UPON THE DRAWINGS THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE, DERIVED PURSUANT TO THE REQUEST MADE, INCLUDING THE FACILITY OWNER'S NAME, OFFICE ADDRESS AND TELEPHONE NUMBER AS SHOWN ON THE LIST MAINTAINED BY THE ONE-CALL SYSTEM.
3. MADE A REASONABLE EFFORT IN PREPARATION OF THE CONSTRUCTION DRAWINGS TO AVOID DAMAGE TO AND MINIMIZE INTERFERENCE WITH THE FACILITY OWNER'S FACILITIES IN THE CONSTRUCTION AREA BY MAINTAINING AN EIGHTEEN-INCH CLEARANCE OF THE FACILITY OWNER'S FACILITIES, SHOWN UPON THE DRAWINGS THE SERIAL NUMBER AND DATE OF THE ONE CALL NOTICE. KEYSTONE CONSULTING ENGINEERS, INC., MAKES NO REPRESENTATION, ASSURANCE OR GUARANTEE THAT THE INFORMATION OBTAINED AS NOTED ABOVE AND ILLUSTRATED HEREON ACCURATELY DEPICTS FIELD CONDITIONS. ALL CONTRACTORS PERFORMING ACTUAL EXCAVATION OR DEMOLITION WORK ON THIS SITE ARE HEREBY ALERTED TO THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ONE-CALL SYSTEM AS REQUIRED BY ACT 287, AS AMENDED.
- 4.



LOCATION MAP - ALLENTOWN EAST & HELLERTOWN QUADRANGLE  
1"=1000' Δ

CERTIFICATION OF OWNERSHIP

WE, THE OWNERS OF THE LAND INVOLVING THE ACCOMPANYING PLANS, BEING DULY SWORN ACCORDING TO THE LAW, DEPOSE AND SAY WE ARE THE SOLE OWNERS OR ARE THE AUTHORIZED OFFICERS OF THE CORPORATION THAT IS THE SOLE OWNERS OF THIS PROPERTY IN PEACEFUL POSSESSION OF IT, AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF SAME, AND THAT WE ACKNOWLEDGE THE ACCOMPANYING PLANS, AND THAT ALL IMPROVEMENTS IDENTIFIED AS PROPOSED PUBLIC PROPERTY (NOT INCLUDING IMPROVEMENTS LABELED "NOT FOR DEDICATION") ARE PROPOSED FOR DEDICATION TO THE PUBLIC USE, AND THAT WE PROPOSE TO ATTACH A RECORD PLANS FOR RECORDING, AFTER RECEIVING ALL REQUIRED MUNICIPAL APPROVALS.

DALLAS BASHA Packer Ave, LLC  
NAME ENTITY

AUTHORIZED CORPORATE OFFICER'S SIGNATURE

SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF , 20.

IN WITNESS THEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

ENGINEER'S CERTIFICATION

I, KEITH T. LAWLER, A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN AND THE ACCOMPANYING APPLICATION AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

KEYSTONE CONSULTING ENGINEERS, INC. DATE:  
BY KEITH T. LAWLER, P.E. (AGENT)  
REGISTRATION NO. PE-045500E

THIS PLAN IS NULL AND VOID UNLESS IT CONTAINS AN ORIGINAL SIGNATURE, DATE, AND PROFESSIONAL SEAL.

SURVEYOR'S CERTIFICATION

I, DOUGLAS HARWICK, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN, PREPARED FROM A FIELD SURVEY ON FEBRUARY 16, 2023, CORRECTLY REPRESENTS THE PROPERTY BOUNDARY OF THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT.

KEYSTONE CONSULTING ENGINEERS, INC. DATE:  
BY DOUGLAS HARWICK, P.L.S. (AGENT)  
REGISTRATION NO. SU075503

THIS PLAN IS NULL AND VOID UNLESS IT CONTAINS AN ORIGINAL SIGNATURE, DATE, AND PROFESSIONAL SEAL.

MUNICIPAL ACKNOWLEDGEMENTS

REVIEWED BY THE CITY OF BETHLEHEM PLANNING COMMISSION AND ACCEPTED FOR RECORDING.

CHAIRPERSON SECRETARY DATE

L.V.P.C. PLANNING REVIEW

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

LVPC STAFF PERSON DATE

PLAN OF RECORD

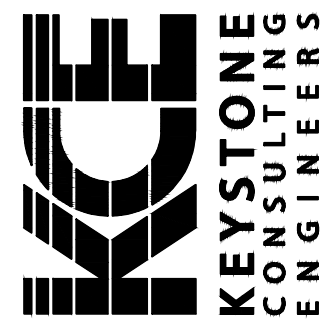
RECORDED THIS DAY OF , 20  
IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF NORTHAMPTON, PENNSYLVANIA  
IN PLAN BOOK NO. , PAGE

RECORDER OF DEEDS

KEYSTONE CONSULTING ENGINEERS, INC.

Engineering firm of choice since 1972

2870 EMRICK BOULEVARD, BETHLEHEM, PA 18020 610-865-4555  
East Office: Bethlehem, West Office: Allentown, North Office: Kresgeville  
www.KCEINC.com



SITE PLAN

PIERCE STREET TOWNHOMES

608 PIERCE STREET

CITY OF BETHLEHEM  
NORTHAMPTON COUNTY, PENNSYLVANIA

REVISIONS  
NO. DATE  
Δ 04/29/2024

DESIGNED BY: KRS  
DRAWN BY: KRS  
CHECKED BY: KTL  
DATE: 11/20/2023  
SCALE: 1" = 10'  
JOB NUMBER: CB-22-121  
SHEET: 2 OF 7



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PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER 20241203314-000

PENNSYLVANIA ONE CALL SYSTEM FINAL DESIGN SERIAL NUMBER 00000000000-000

KEYSTONE CONSULTING ENGINEERS, INC., HAS PREPARED THESE TOPOGRAPHIC DRAWINGS FOR THE PURPOSE OF THE DESIGN OF THE SUBDIVISION OR LAND DEVELOPMENT IMPROVEMENTS SHOWN. PURSUANT TO THE REQUIREMENTS OF PA ACT 287 OF 1974, AS AMENDED, KEYSTONE CONSULTING ENGINEERS, INC., HAS:

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UTILITY CONTACTS LIST

COMPANY: USIC LOCATING SERVICES LLC  
ADDRESS: 9045 N RIVER ROAD SUITE 300  
CONTACT: USIC DISPATCH  
PHONE: 800-778-9140

COMPANY: LEHIGH UNIVERSITY  
ADDRESS: 114 RESEARCH DR  
BETHLEHEM, PA 18015  
CONTACT: STEVEN BENKO  
PHONE: 610-798-5378

COMPANY: PPL ELECTRIC UTILITIES CORPORATION  
ADDRESS: 437 BLUE CHURCH RD  
PAINESVILLE, PA 17060  
CONTACT: DOUG HAUFF  
PHONE: 570-460-5884

COMPANY: CITY OF BETHLEHEM  
ADDRESS: 10 E CHURCH ST  
BETHLEHEM, PA 18018  
CONTACT: ROBERT TAYLOR  
PHONE: 610-428-0211

COMPANY: UCI UTILITIES INC  
ADDRESS: 2121 CITY LINE ROAD  
BETHLEHEM, PA 18017  
CONTACT: TIMOTHY STEWARD  
PHONE: 610-807-3182

FIRE DEPARTMENT NOTES

- A KNOX BOX FOR CITY OF BETHLEHEM FIRE DEPARTMENT ACCESS SHALL BE INSTALLED. LOCATION TO BE DETERMINED.
- CHAPTER 33 OF THE PFC "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION" WILL BE ENFORCED FOR THE DURATION OF THE CONSTRUCTION PROJECT.

UTILITY CONTACTS LIST

COMPANY: USIC LOCATING SERVICES LLC  
ADDRESS: 9045 N RIVER ROAD SUITE 300  
CONTACT: USIC DISPATCH  
PHONE: 800-778-9140

COMPANY: LEHIGH UNIVERSITY  
ADDRESS: 114 RESEARCH DR  
BETHLEHEM, PA 18015  
CONTACT: STEVEN BENKO  
PHONE: 610-798-5378

COMPANY: PPL ELECTRIC UTILITIES CORPORATION  
ADDRESS: 437 BLUE CHURCH RD  
PAINESVILLE, PA 17060  
CONTACT: DOUG HAUFF  
PHONE: 570-460-5884

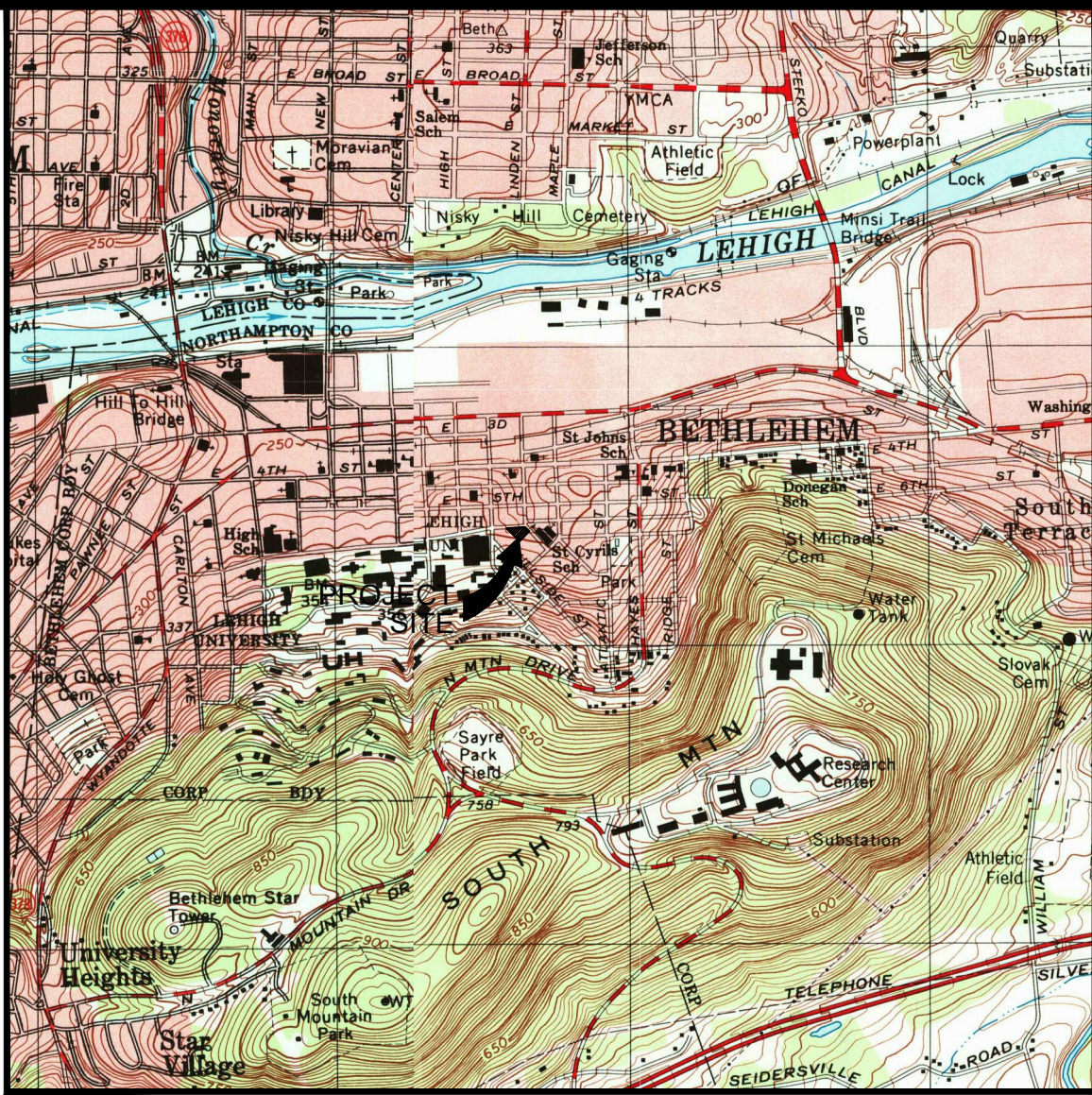
COMPANY: CITY OF BETHLEHEM  
ADDRESS: 10 E CHURCH ST  
BETHLEHEM, PA 18018  
CONTACT: ROBERT TAYLOR  
PHONE: 610-428-0211

COMPANY: UCI UTILITIES INC  
ADDRESS: 2121 CITY LINE ROAD  
BETHLEHEM, PA 18017  
CONTACT: TIMOTHY STEWARD  
PHONE: 610-807-3182

GRAPHIC SCALE



(IN FEET)  
1 inch = 10 ft.



LOCATION MAP - ALLENTOWN EAST & HELLERTOWN QUADRANGLE  
1"=2000'

LEGEND

- |  |                                |
|--|--------------------------------|
|  | SUBJECT PROPERTY LINE          |
|  | ADJOINER OR R/W LINE           |
|  | CENTERLINE ROADWAY             |
|  | EX. CONTOUR LINE               |
|  | EX. EDGE OF PAVE               |
|  | EX. OVERHEAD UTILITY LINES     |
|  | EX. GAS MAIN                   |
|  | EX. STORM SEWER                |
|  | EX. WATER MAIN                 |
|  | EX. SANITARY SEWER             |
|  | EX. TREE ROW OR EDGE OF WOODS  |
|  | PROPOSED CONCRETE CURB         |
|  | PROPOSED STORM SEWER           |
|  | PROPOSED WATER MAIN            |
|  | PROPOSED SANITARY SEWER        |
|  | PROPOSED CONTOUR LINE          |
|  | PROPOSED IMPROVEMENT           |
|  | EX. PROPERTY MONUMENTATION     |
|  | PROP. PROPERTY MONUMENTATION   |
|  | PROP. FIRST FLOOR ELEVATION    |
|  | PROP. BASEMENT FLOOR ELEVATION |
|  | PROP. ROOF LEADER              |
|  | 12" DIA. COMPOST FILTER SOCK   |

NOTE:  
ITALIC TEXT IN PLAN VIEW DENOTES EXISTING FEATURES WHILE UPRIGHT TEXT DENOTES PROPOSED FEATURES.

IMPERVIOUS COVER TABULATION

ON-SITE  
EXISTING  
BUILDING COVER: 2,707 S.F.  
CONCRETE/MACADAM/STONE COVER: 6,832 S.F.  
TOTAL IMPERVIOUS COVER: 9,539 S.F.  
PROPOSED  
PATIO/WALKWAY(S)/CONCRETE/PARKING: 5,849 S.F.  
BUILDING COVER: 6,583 S.F.  
TOTAL IMPERVIOUS COVER (EXISTING+PROPOSED): 12,412 S.F.

NOTE:  
1. THE TOTAL PROJECT INCREASE IN IMPERVIOUS COVER IS 2,873 SQUARE FEET.

ENGINEER'S CERTIFICATION

I, KEITH T. LAWLER, 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 KNOWLEDGE, SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

KEYSTONE CONSULTING ENGINEERS, INC.  
BY KEITH T. LAWLER, P.E. (AGENT)  
REGISTRATION NO. PE-045508

NOTE: ALL PLANS THAT DO NOT BEAR A RED INK OR CRIMP SEAL MAY HAVE BEEN FRAUDULENTLY ALTERED. THIS PLAN IS NULL AND VOID UNLESS IT CONTAINS AN ORIGINAL SIGNATURE, DATE AND PROFESSIONAL SEAL.

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Engineering firm of choice since 1972

2870 EMRICK BOULEVARD, BETHLEHEM, PA 18020 610-865-4555  
East Office: Bethlehem, West Office: Allentown, North Office: Kresgeville  
www.KCEINC.com



GRADING & UTILITY PLAN

PIERCE STREET TOWNHOMES

608 PIERCE STREET

CITY OF BETHLEHEM  
NORTHAMPTON COUNTY, PENNSYLVANIA

DESIGNED BY: KRS

DRAWN BY: KRS

CHECKED BY: KTL

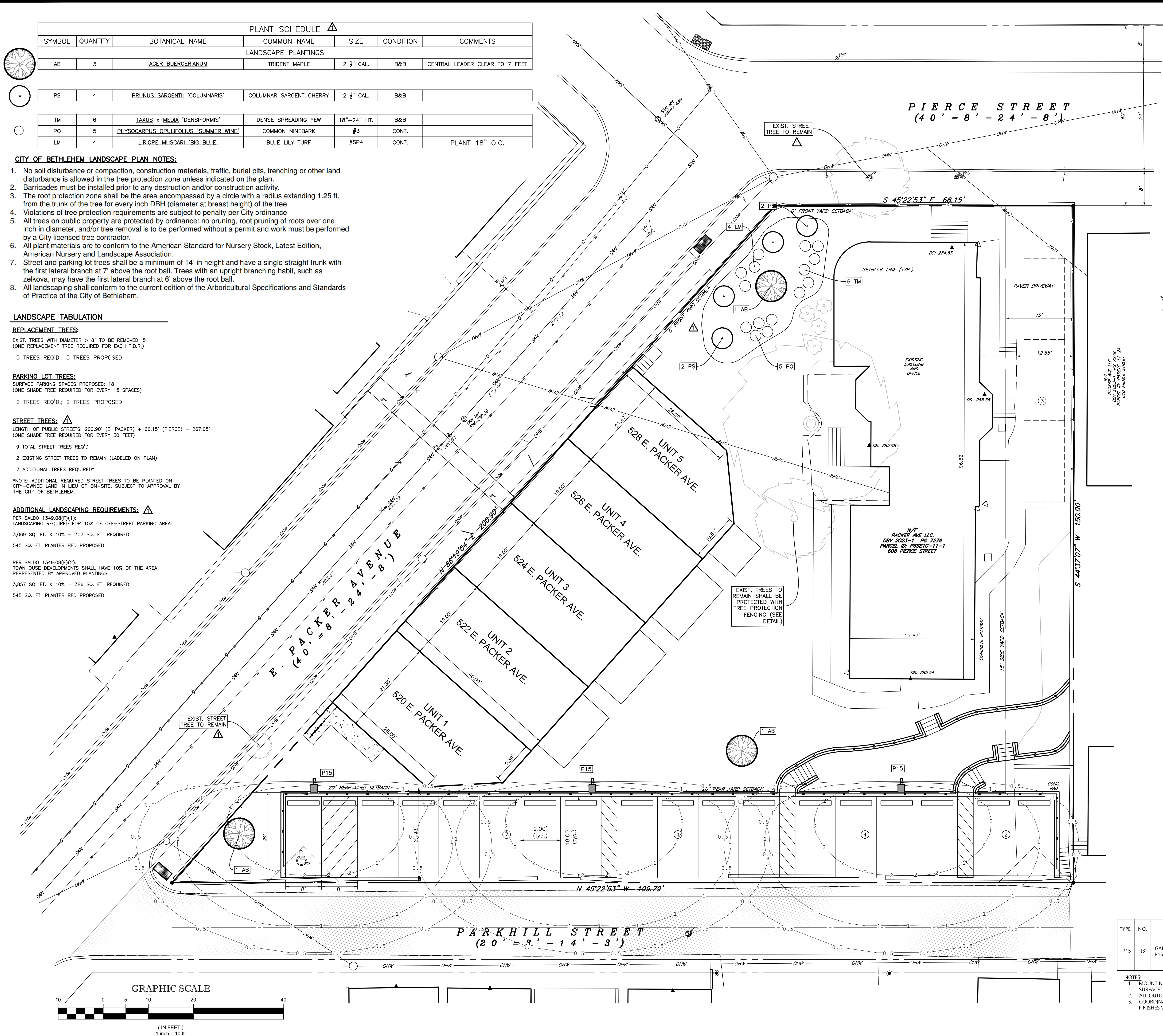
DATE: 11/20/2023

SCALE: 1" = 10'

JOB NUMBER: CB-22-121

SHEET: 3 OF 7





PLANT SCHEDULE						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	COMMENTS
LANDSCAPE PLANTINGS						
AB	3	ACER BUERGERIANUM	TRIDENT MAPLE	2 1/2" CAL.	B&B	CENTRAL LEADER CLEAR TO 7 FEET
PS	4	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	2 1/2" CAL.	B&B	
TM	6	TAXUS x MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	18"-24" HT.	B&B	
PO	5	PHYSCARPUS OPULIFOLIUS 'SUMMER WINE'	COMMON NINEBARK	#3	CONT.	
LM	4	LIRIOPE MUSCARI 'BIG BLUE'	BLUE LILY TURF	#SP4	CONT.	PLANT 18" O.C.

CITY OF BETHLEHEM LANDSCAPE PLAN 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.
- Violations 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.

LANDSCAPE TABULATION

REPLACEMENT TREES:

EXIST. TREES WITH DIAMETER > 8" TO BE REMOVED: 5  
(ONE REPLACEMENT TREE REQUIRED FOR EACH T.B.R.)  
5 TREES REQ'D.; 5 TREES PROPOSED

PARKING LOT TREES:

SURFACE PARKING SPACES PROPOSED: 18  
(ONE SHADE TREE REQUIRED FOR EVERY 15 SPACES)  
2 TREES REQ'D.; 2 TREES PROPOSED

STREET TREES:

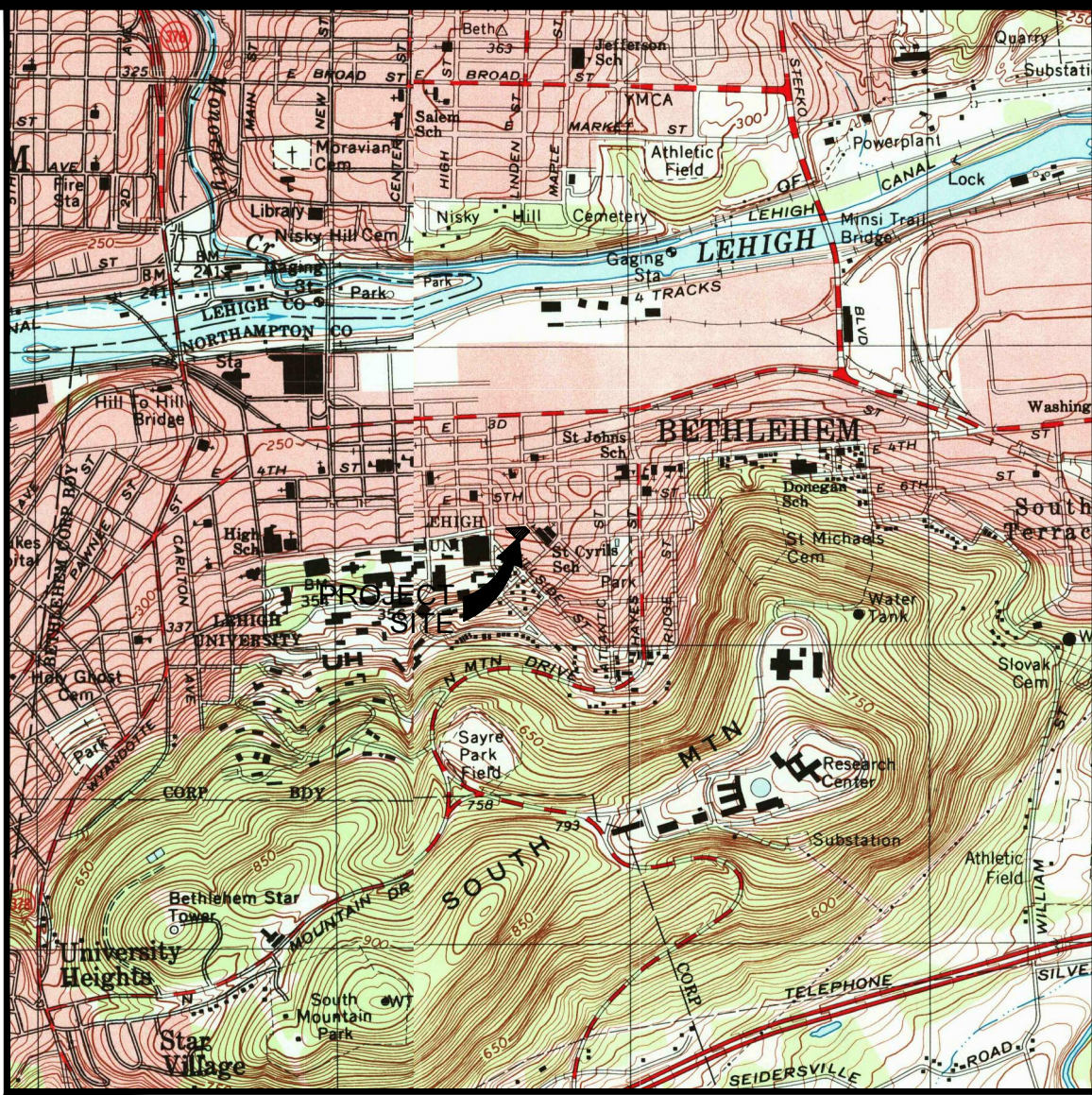
LENGTH OF PUBLIC STREETS: 200.90' (E. PACKER) + 66.15' (PIERCE) = 267.05'  
(ONE SHADE TREE REQUIRED FOR EVERY 30 FEET)  
9 TOTAL STREET TREES REQ'D  
2 EXISTING STREET TREES TO REMAIN (LABELED ON PLAN)  
7 ADDITIONAL TREES REQUIRED\*

\*NOTE: ADDITIONAL REQUIRED STREET TREES TO BE PLANTED ON CITY-OWNED LAND IN LIEU OF ON-SITE, SUBJECT TO APPROVAL BY THE CITY OF BETHLEHEM.

ADDITIONAL LANDSCAPING REQUIREMENTS:

PER SALDO 1349.08(F)(1)  
LANDSCAPING REQUIRED FOR 10% OF OFF-STREET PARKING AREA:  
3,069 SQ. FT. X 10% = 307 SQ. FT. REQUIRED  
545 SQ. FT. PLANTER BED PROPOSED

PER SALDO 1349.08(F)(2):  
TOWNHOUSE DEVELOPMENTS SHALL HAVE 10% OF THE AREA REPRESENTED BY APPROVED PLANTINGS:  
3,857 SQ. FT. X 10% = 386 SQ. FT. REQUIRED  
545 SQ. FT. PLANTER BED PROPOSED



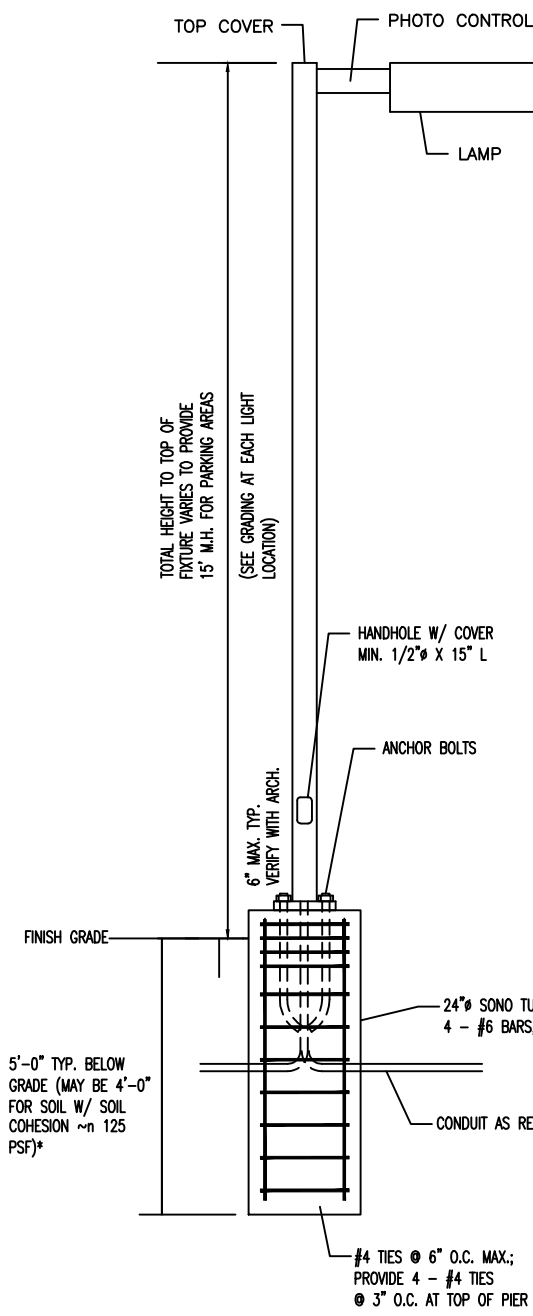
LOCATION MAP - ALLENTOWN EAST & HELLERTOWN QUADRANGLE  
1"=2000'

PROTECT YOURSELF

A PHONE CALL  
CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU.  
PENNSYLVANIA ACT 121 REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



NOTE: THIS DETAIL IS NOT CERTIFIED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO PROVIDE SHOP DRAWINGS CERTIFIED BY STRUCTURAL ENGINEER.  
LIGHT POLE WITH STANDARD ANCHORING DETAIL  
NS

SITE LUMINAIRE SCHEDULE

TYPE	NO.	CATALOG No.	DESCRIPTION	LAMP	VOLTS	MNT HT
P15	(3)	GARDCO PUREFORM CAT. No. P15-P-A03-740-BLC	POLE-MOUNTED SMALL SQUARE LED AREA LIGHT WITH PRECISION OPTICS AND BACK LIGHT CONTROL	45W LED	UNV	15'-0"

NOTES:

1. MOUNTING HEIGHT OF LIGHT FIXTURE REFERS TO THE HEIGHT ABOVE THE SURFACE INTENDED TO BE ILLUMINATED (PARKING SPACES).
2. ALL OUTDOOR LIGHTING WILL BE ON A DUSK TO DAWN TIMER.
3. COORDINATE FINAL FIXTURE SELECTIONS, COLOR TEMPERATURE, AND FINISHES WITH ARCHITECT AND OWNER.



LIGHTING AND LANDSCAPING PLAN

PIERCE STREET TOWNHOMES

608 PIERCE STREET

CITY OF BETHLEHEM  
NORTHAMPTON COUNTY, PENNSYLVANIA

REVISIONS  
NO. DATE

DESIGNED BY: KRS  
DRAWN BY: KRS  
CHECKED BY: KTL  
DATE: 11/20/2023  
SCALE: 1" = 10'  
JOB NUMBER: CB-22-121  
SHEET: 4 OF 7



SURVEY NOTES

- THIS PLAN IS BASED UPON A FIELD SURVEY CONDUCTED AS OF FEBRUARY 16, 2023 BY KEYSTONE CONSULTING ENGINEERS INC.
- UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF OBVIOUS ABOVE-GROUND EVIDENCE. UNDERGROUND LINES WHOSE PRESENCE IS NOT IMPLIED ON THE SURFACE BY MARKINGS OR STRUCTURES MAY NOT HAVE BEEN SHOWN. THIS PLAN DOES NOT GUARANTEE THAT ADDITIONAL UTILITIES DO NOT EXIST.
- THE EXISTENCE AND LOCATIONS OF UNDERGROUND UTILITIES ON THE SITE SHALL BE VERIFIED BY THE CONTRACTOR IN ACCORDANCE WITH PA ACT 187 AND 121 PRIOR TO COMMENCING ANY EXCAVATION WORK.
- PROPERTY OWNER NAME, DEED AND TAX PARCEL IDENTIFIER INFORMATION AS SHOWN IS BASED UPON NORTHAMPTON COUNTY TAX MAP RECORDS, AND IS SUBJECT TO THE ACCURACIES OR INACCURACIES THEREOF.
- LINES AS SHOWN WITH BEARINGS AND DISTANCES OR CURVE INFORMATION INDICATE LINES MEASURED BY THIS SURVEY. LINES WITHOUT ANY GEOMETRIC ANNOTATION MAY HAVE BEEN PLOTTED USING RECORD INFORMATION AND ARE INTENDED FOR GENERAL SITE ORIENTATION ONLY.
- BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON PA SOUTH ZONE STATE PLANE COORDINATE SYSTEM IN US FEET. DISTANCES AS SHOWN ARE GROUND MEASUREMENTS (NO GRID SCALE FACTOR HAS BEEN APPLIED).
- PLAN REFERENCES: "BLOCK SURVEY SHOWING DEED AND OCCUPATION DISTANCES" PREPARED BY R.L. FOX, CITY ENG'R, DATED 1919, LAST REVISED DECEMBER 11, 1939, AND ARCHIVED IN THE CITY OF BETHLEHEM PLANNING DEPT.
- THIS SURVEY AND PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS THEREFORE SUBJECT TO ANY EASEMENTS OR OTHER PERTINENT FACTS WHICH SUCH MIGHT DISCLOSE.
- ELEVATIONS AND CONTOURS AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS USING A TRIMBLE R-8 WITH KEYNET AND ARE ACCURATE WITHIN 0.15' OF USGS NORTH AMERICAN VERTICAL DATUM OF 1988.

PROTECT YOURSELF

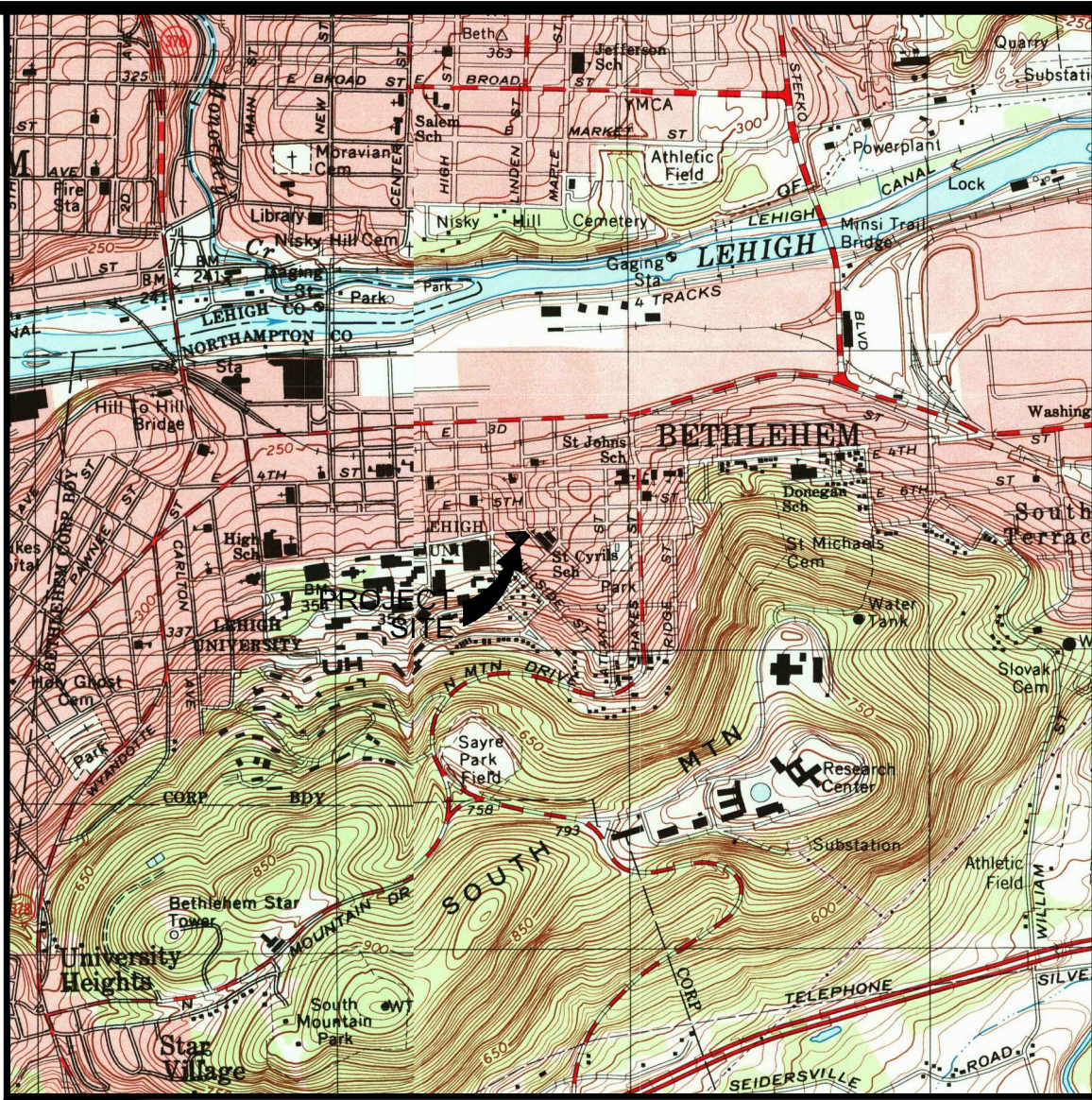
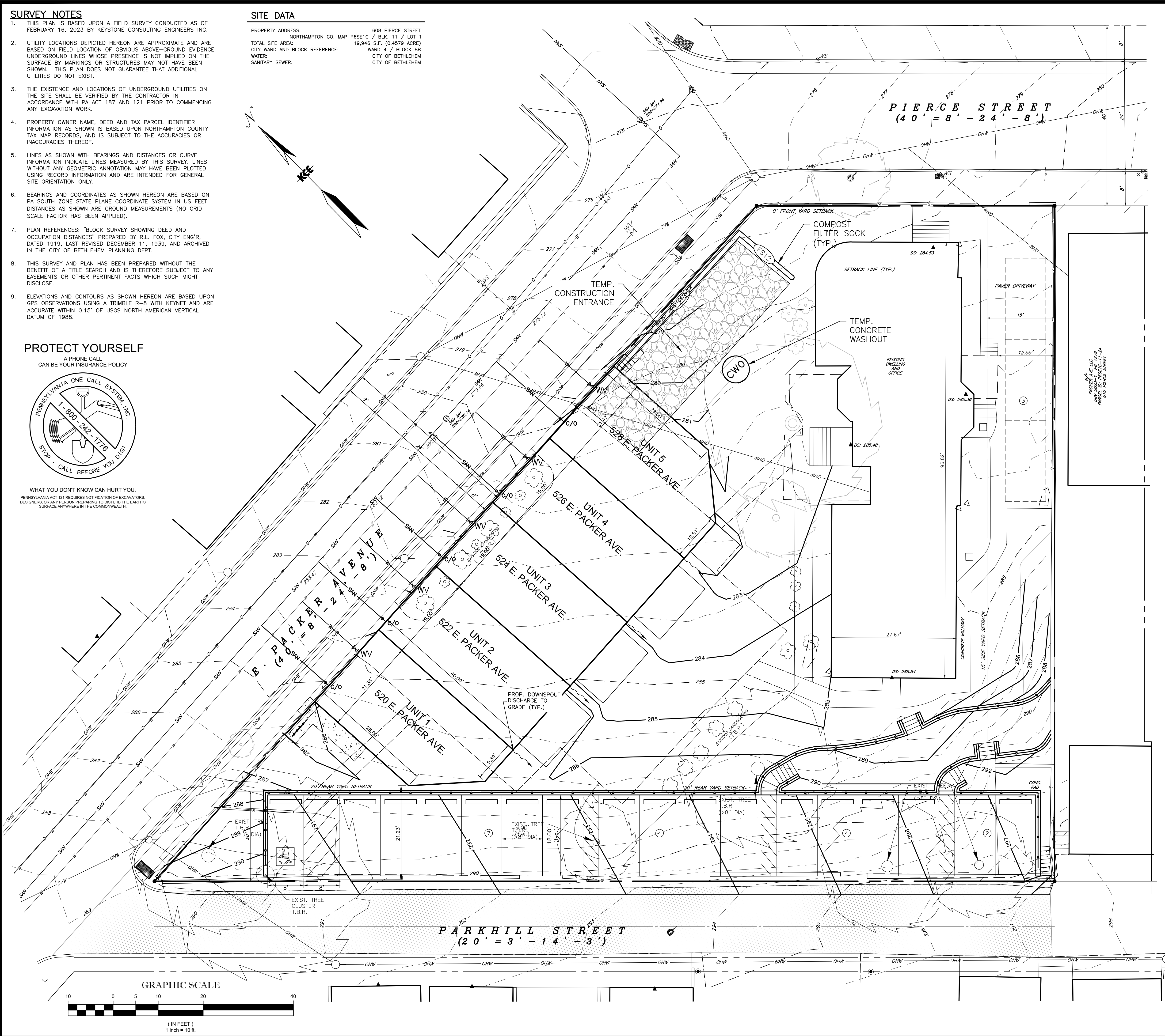
CAN BE YOUR INSURANCE POLICY



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SITE DATA

PROPERTY ADDRESS: 608 PIERCE STREET  
NORTHAMPTON CO. MAP P85E10 / BLK. 11 / LOT 1  
TOTAL SITE AREA: 19,946 S.F. (0.4579 ACRE)  
CITY WARD AND BLOCK REFERENCE: WARD 4 / BLOCK 8B  
WATER: CITY OF BETHLEHEM  
SANITARY SEWER: CITY OF BETHLEHEM



LOCATION MAP - ALLENTOWN EAST & HELLERTOWN QUADRANGLE  
1"=2000'

LEGEND

- |  |                                |
|--|--------------------------------|
|  | SUBJECT PROPERTY LINE          |
|  | ADJOINER OR R/W LINE           |
|  | CENTERLINE ROADWAY             |
|  | EX. CONTOUR LINE               |
|  | EX. EDGE OF PAVE               |
|  | EX. OVERHEAD UTILITY LINES     |
|  | EX. GAS MAIN                   |
|  | EX. STORM SEWER                |
|  | EX. WATER MAIN                 |
|  | EX. SANITARY SEWER             |
|  | EX. TREE ROW OR EDGE OF WOODS  |
|  | PROPOSED CONCRETE CURB         |
|  | PROPOSED STORM SEWER           |
|  | PROPOSED WATER MAIN            |
|  | PROPOSED SANITARY SEWER        |
|  | PROPOSED CONTOUR LINE          |
|  | PROPOSED IMPROVEMENT           |
|  | EX. PROPERTY MONUMENTATION     |
|  | PROP. PROPERTY MONUMENTATION   |
|  | PROP. FIRST FLOOR ELEVATION    |
|  | PROP. BASEMENT FLOOR ELEVATION |
|  |                                |

NOTE:  
ITALIC TEXT IN PLAN VIEW DENOTES EXISTING FEATURES WHILE UPRIGHT TEXT DENOTES PROPOSED FEATURES.



DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION.

PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER  
20241203314-000

PENNSYLVANIA ONE CALL SYSTEM FINAL DESIGN SERIAL NUMBER  
00000000000-000

KEYSTONE CONSULTING ENGINEERS, INC., HAS PREPARED THESE TOPOGRAPHIC DRAWINGS FOR THE PURPOSE OF THE DESIGN OF THE SUBDIVISION OR LAND DEVELOPMENT IMPROVEMENTS SHOWN. PURSUANT TO THE REQUIREMENTS OF PA ACT 287 OF 1974, AS AMENDED, KEYSTONE CONSULTING ENGINEERS, INC., HAS:

- REQUESTED THE LINE AND FACILITY INFORMATION FROM A ONE CALL SYSTEM NOT LESS THAN TEN NOR MORE THAN NINETY WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
- SHOWN UPON THE DRAWINGS THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE, DERIVED PURSUANT TO THE REQUEST MADE, INCLUDING THE FACILITY OWNER'S NAME, OFFICE ADDRESS AND TELEPHONE NUMBER AS SHOWN ON THE LIST MAINTAINED BY THE ONE-CALL SYSTEM.
- MADE A REASONABLE EFFORT IN PREPARATION OF THE CONSTRUCTION DRAWINGS TO AVOID DAMAGE TO AND MINIMIZE INTERFERENCE WITH THE FACILITY OWNER'S FACILITIES IN THE CONSTRUCTION AREA BY MAINTAINING AN EIGHTEEN-INCH CLEARANCE OF THE FACILITY OWNER'S FACILITIES. SHOWN UPON THE DRAWINGS THE SERIAL NUMBER AND DATE OF THE ONE CALL NOTICE. KEYSTONE CONSULTING ENGINEERS, INC., MAKES NO REPRESENTATION, ASSURANCE OR GUARANTEE THAT THE INFORMATION OBTAINED AS NOTED ABOVE AND ILLUSTRATED HEREON ACCURATELY DEPICTS FIELD CONDITIONS. ALL CONTRACTORS PERFORMING ACTUAL EXCAVATION OR DEMOLITION WORK ON THIS SITE ARE HEREBY ALERTED TO THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ONE-CALL SYSTEM AS REQUIRED BY ACT 287, AS AMENDED.

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EROSION & SEDIMENT CONTROL PLAN

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CITY OF BETHLEHEM  
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