

OWNER

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

APPLICANT

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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.
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- 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

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STATEMENT OF INTENT

THE APPLICANT INTENDS TO KEEP AN EXISTING BUILDING USED FOR COMMERCIAL SPACE AND RESIDENTIAL APARTMENTS FOR STUDENT HOUSING AND CONSTRUCT A MULTI-FAMILY SEMI-DETACHED RESIDENTIAL BUILDING (FIVE DWELLING UNITS TOTAL) FOR STUDENT HOUSING AND THEIR ASSOCIATED IMPROVEMENTS ALL AS DEPICTED HEREIN.

SITE DATA

PROPERTY ADDRESS: 608 PIERCE STREET
NORTHAMPTON CO. MAP P65E1C / 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/MACRAM/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.

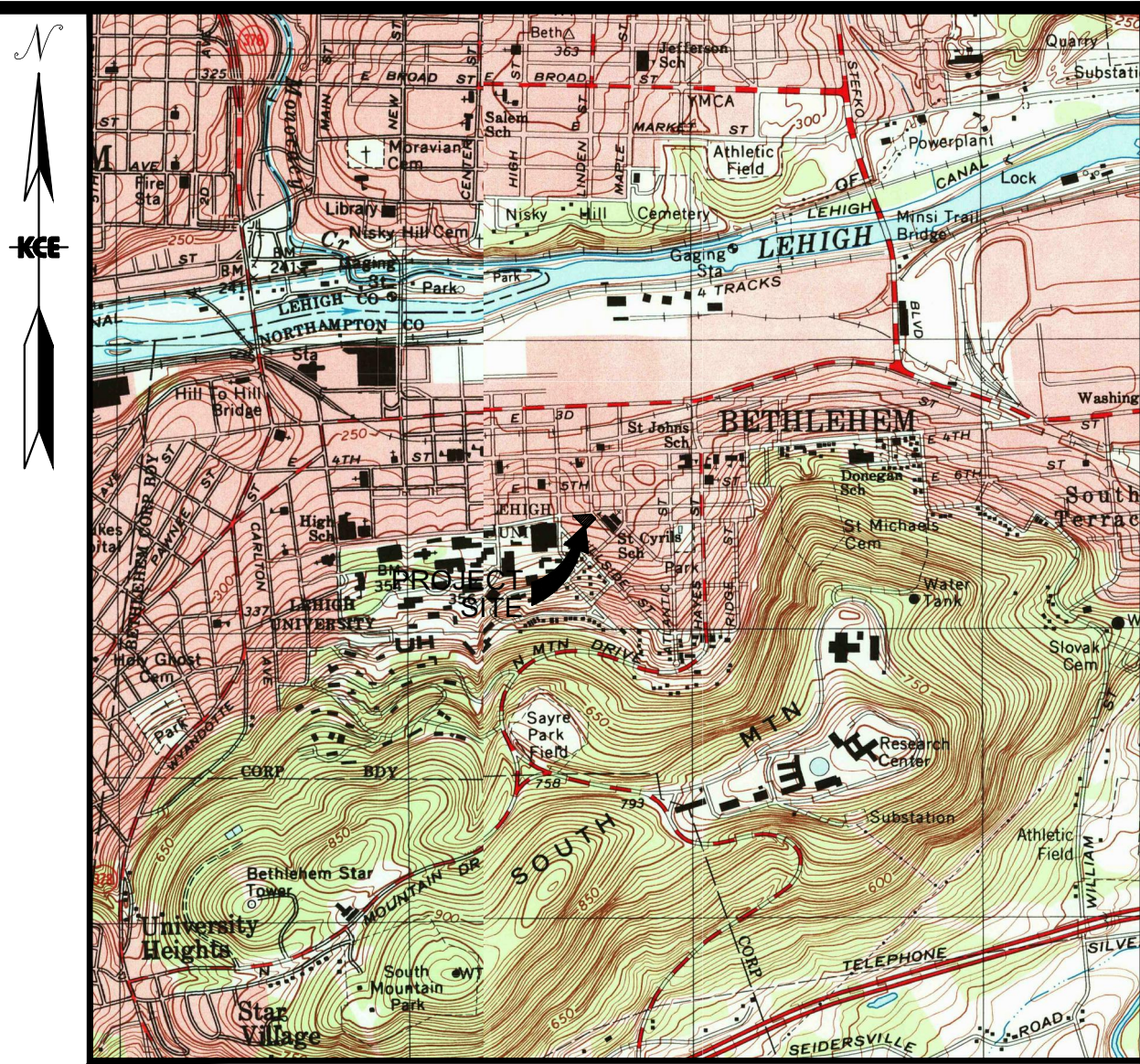
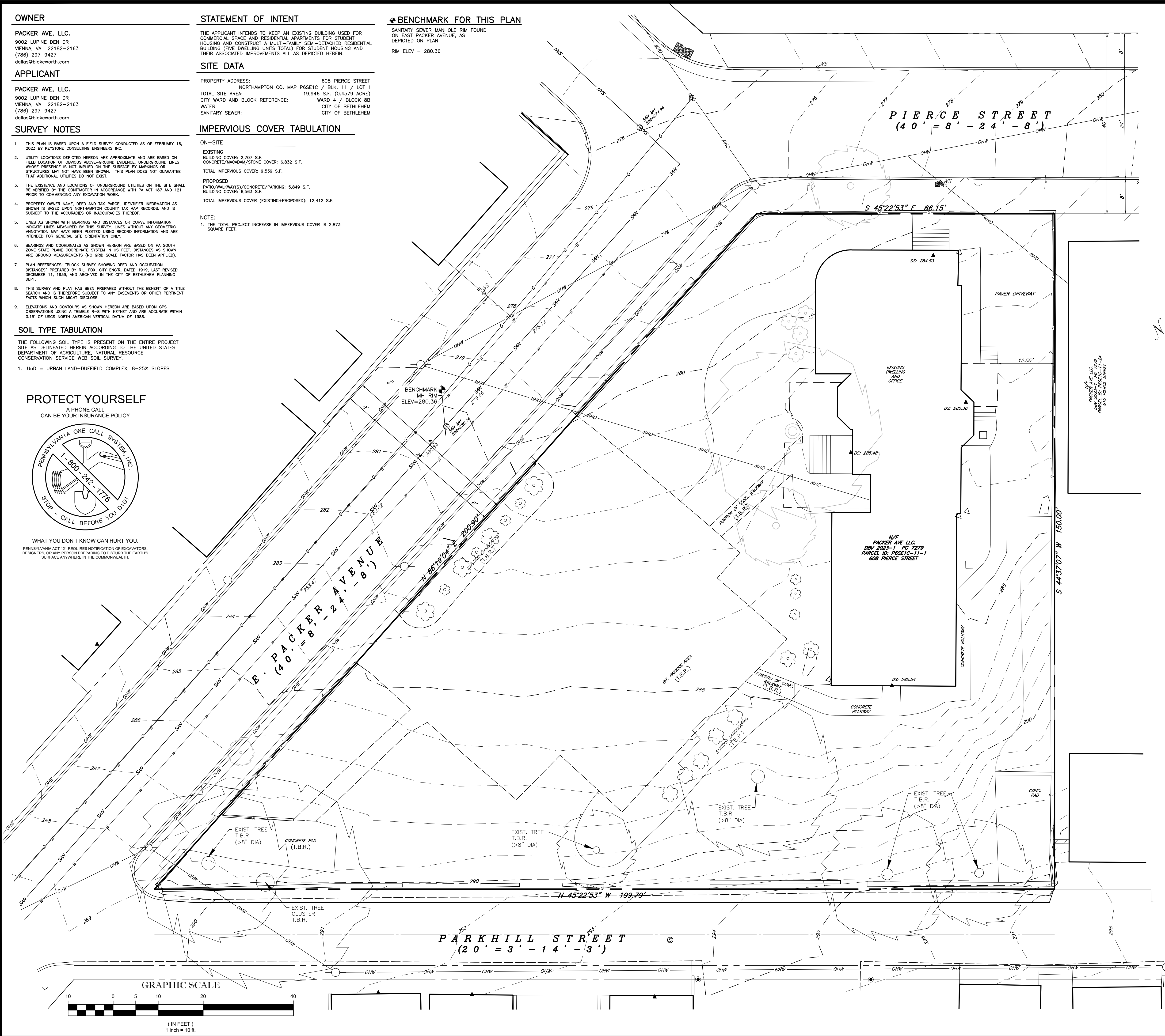
TOTAL IMPERVIOUS COVER (EXISTING+PROPOSED): 12,412 S.F.

NOTE:

- THE TOTAL PROJECT INCREASE IN IMPERVIOUS COVER IS 2,873 SQUARE FEET.

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"=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 |

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

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

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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



EXISTING CONDITIONS AND DEMOLITION 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: 1 OF 5

SITE DATA

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HIGH DENSITY RESIDENTIAL ZONING DISTRICT (R-T)
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	21.23 FEET
REAR YARD SETBACK:	20 FEET	>20 FEET (PROP. BLDG)
BUILDING HEIGHT:	35 FEET MAX.	<35 FEET
BUILDING COVER:	2.5 STORIES MAX.	32.9% (EX. + PROP. BLDG)
IMPERVIOUS COVER:	N/A	(6,564 S.F.) (13,356 S.F.)

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PARKING REQUIREMENTS

ON-SITE

PROPOSED BUILDING:
5 TOWNHOUSES X 3 SPACES/EA (STUDENT HOUSING) = 15 SPACES REQUIRED
EXISTING BUILDING:
LEASING OFFICE/APARTMENT/GYM SPACE FOR RESIDENTS = 3 SPACES REQUIRED
TOTAL REQUIRED PARKING = 18 SPACES
TOTAL PROPOSED PARKING PROVIDED = 18 SPACES

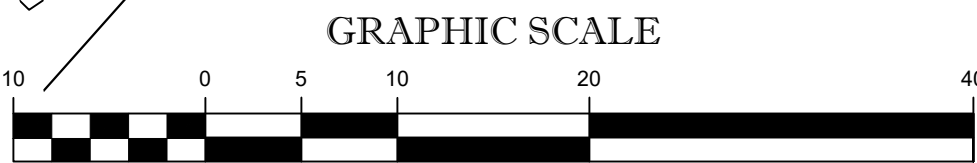
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GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

PARKHILL STREET
(20' = 3' - 14' - 3')

PIERCE STREET
(40' = 8' - 24' - 8')

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
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	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:
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SITE GRADING PLAN

PIERCE STREET TOWNHOMES
608 PIERCE STREET

CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PENNSYLVANIA

REVISIONS

BY DATE

DESIGNED BY: KRS

DRAWN BY: KRS

CHECKED BY: KTL

DATE: 11/20/2023

SCALE: 1" = 10'

JOB NUMBER: CB-22-121

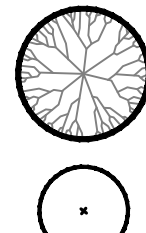
SHEET: 2 OF 5



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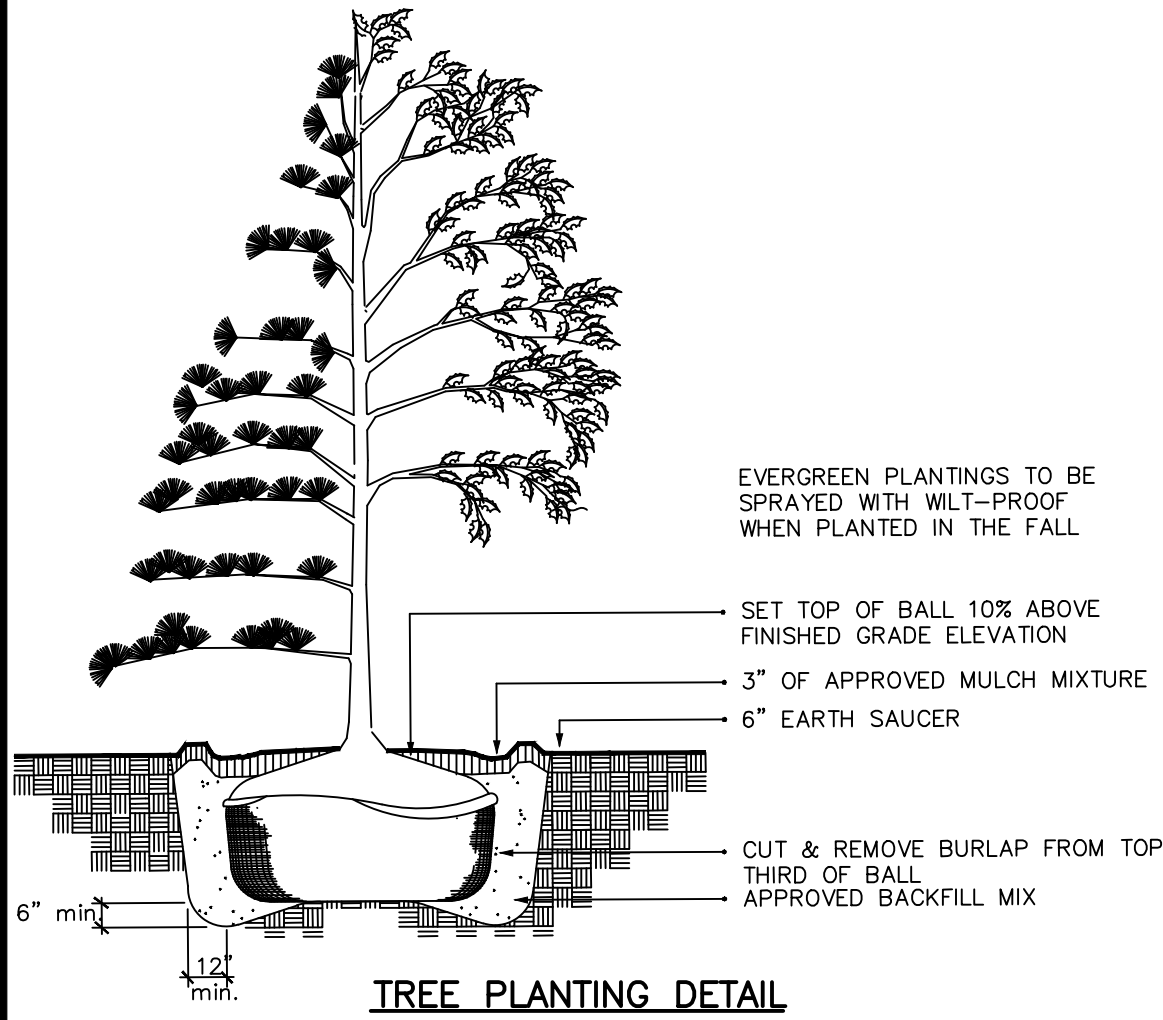
F:\VCE Accounts\Commercial (CB)\2022_CB\CB22121_Pierce Street Townhomes\Drawings\CB22121_Site Plan_20231113.dwg-->03--LIGHTING Date: November 20, 2023--3:03pm Keystone Consulting Engineers, Inc. West Office



PLANT SCHEDULE						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	COMMENTS
LANDSCAPE PLANTINGS						
AB	3	ACER_BURGERIANUM	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	

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.



TREE PLANTING DETAIL

- NTS -

LANDSCAPE TABULATION

REPLACEMENT TREES:

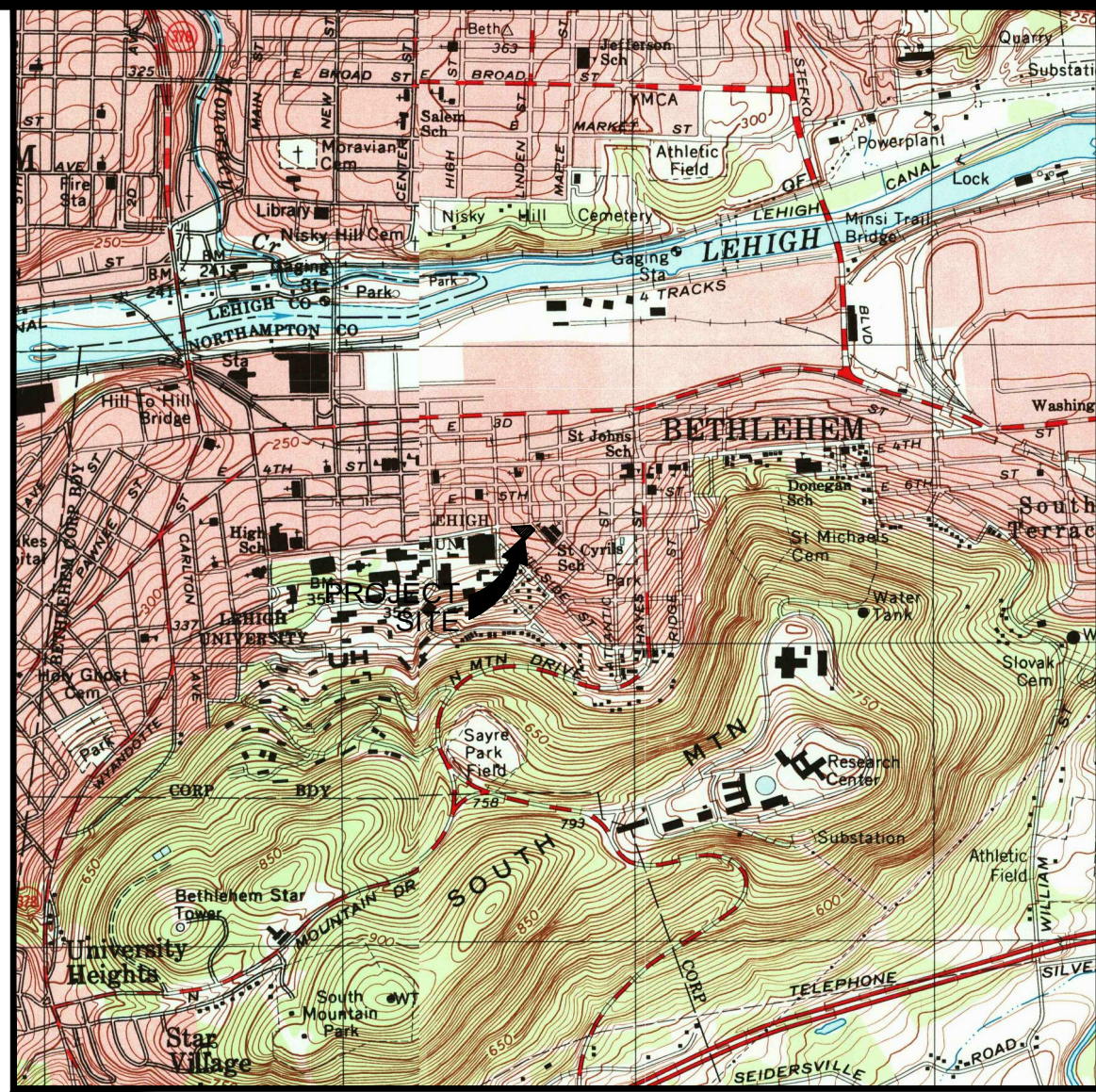
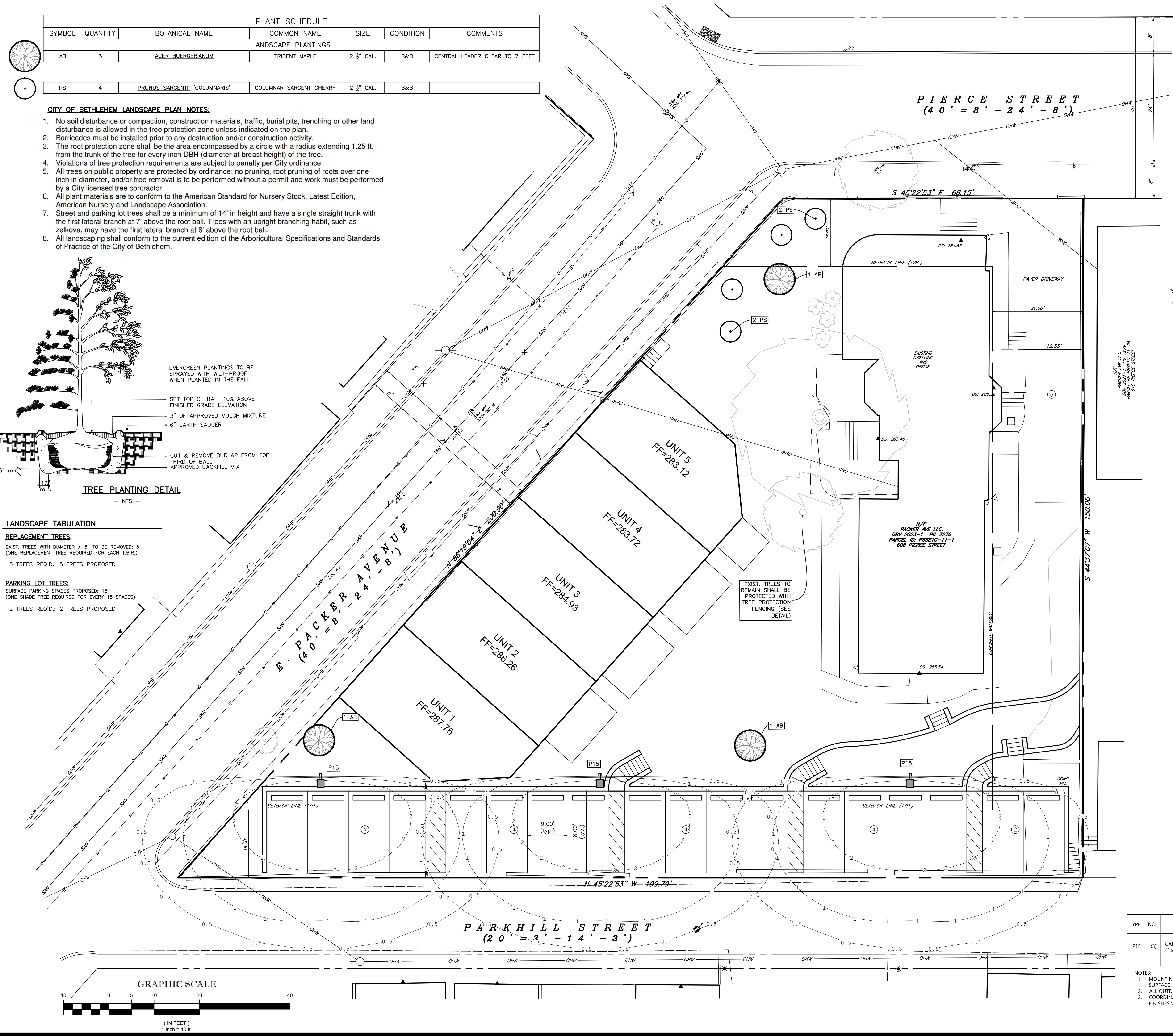
EXIST. TREES WITH DIAMETER > 8" TO BE REMOVED: 5
(ONE REPLACEMENT TREE REQUIRED FOR EACH T.B.R.)

5 TREES REQ'D.; 5 TREES PROPOSED

PARKING LOT TREES:

SURFACE PARKING SPACES PROPOSED: 18
(ONE SHADE TREE REQUIRED FOR EVERY 15 SPACES)

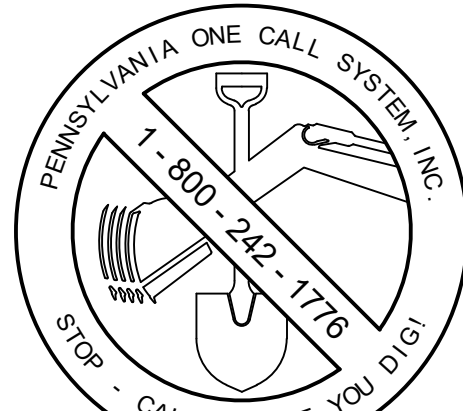
2 TREES REQ'D.; 2 TREES PROPOSED



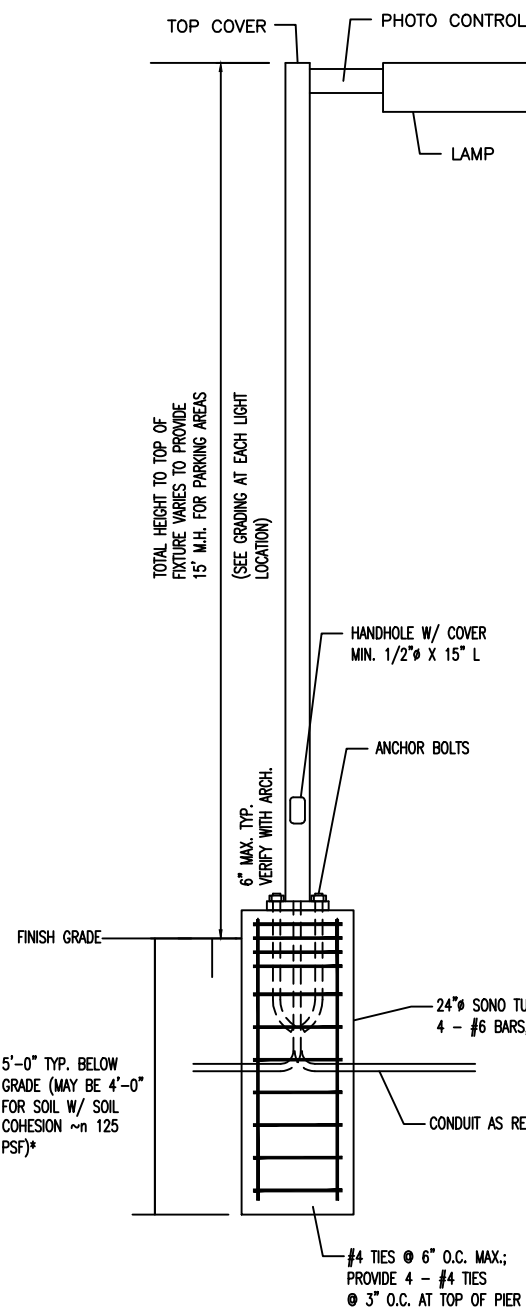
LOCATION MAP - ALLENTOWN EAST & HELLERTOWN QUADRANGLE
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NOTE: THIS DETAIL IS NOT CERTIFIED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO PROVIDE SHOP DRAWINGS CERTIFIED BY STRUCTURAL ENGINEER.

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

DESIGNED BY: KRS

DRAWN BY: KRS

CHECKED BY: KTL

DATE: 11/20/2023

SCALE: 1" = 10'

JOB NUMBER: CB-22-121

SHEET: 3 OF 5



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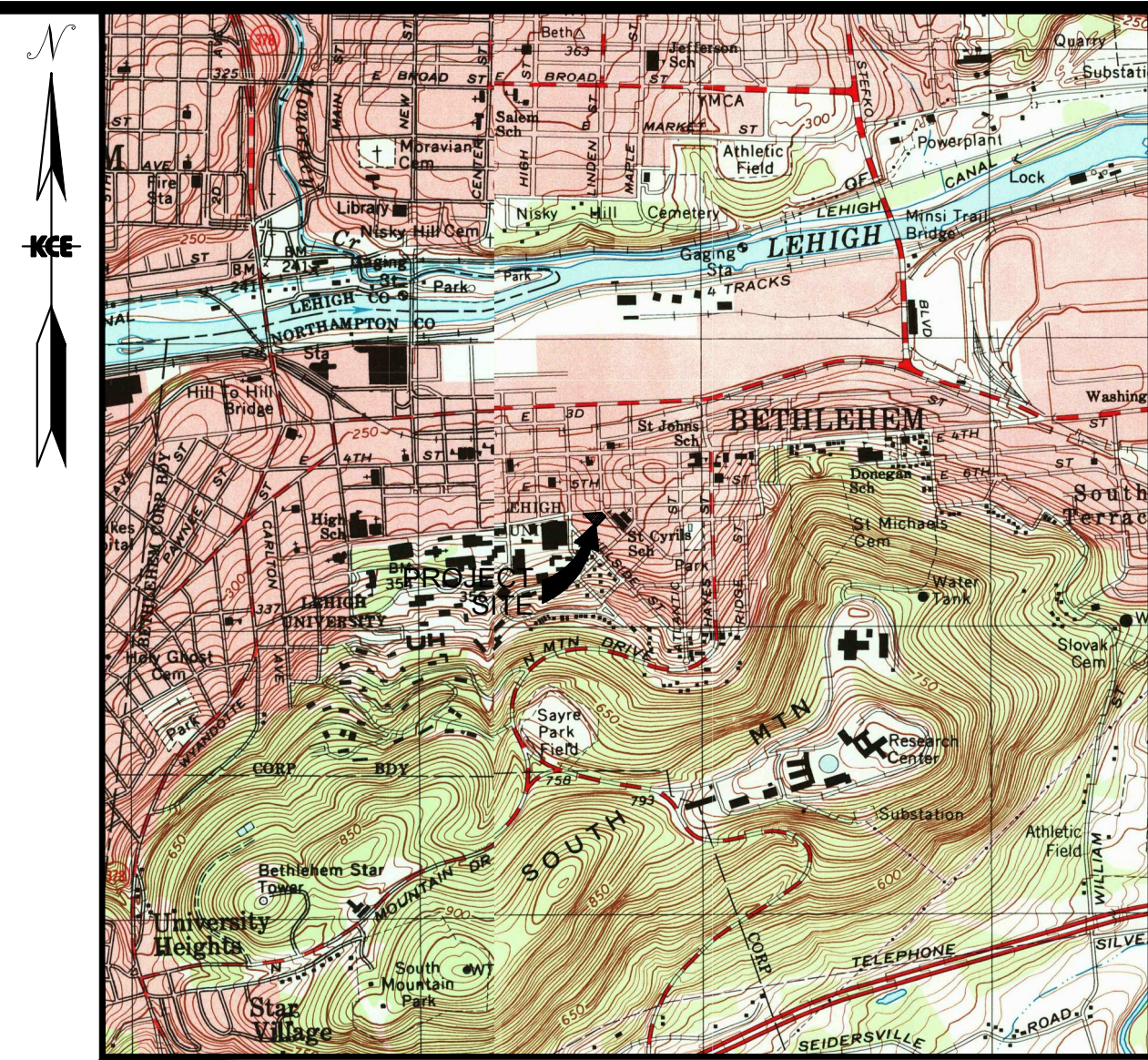
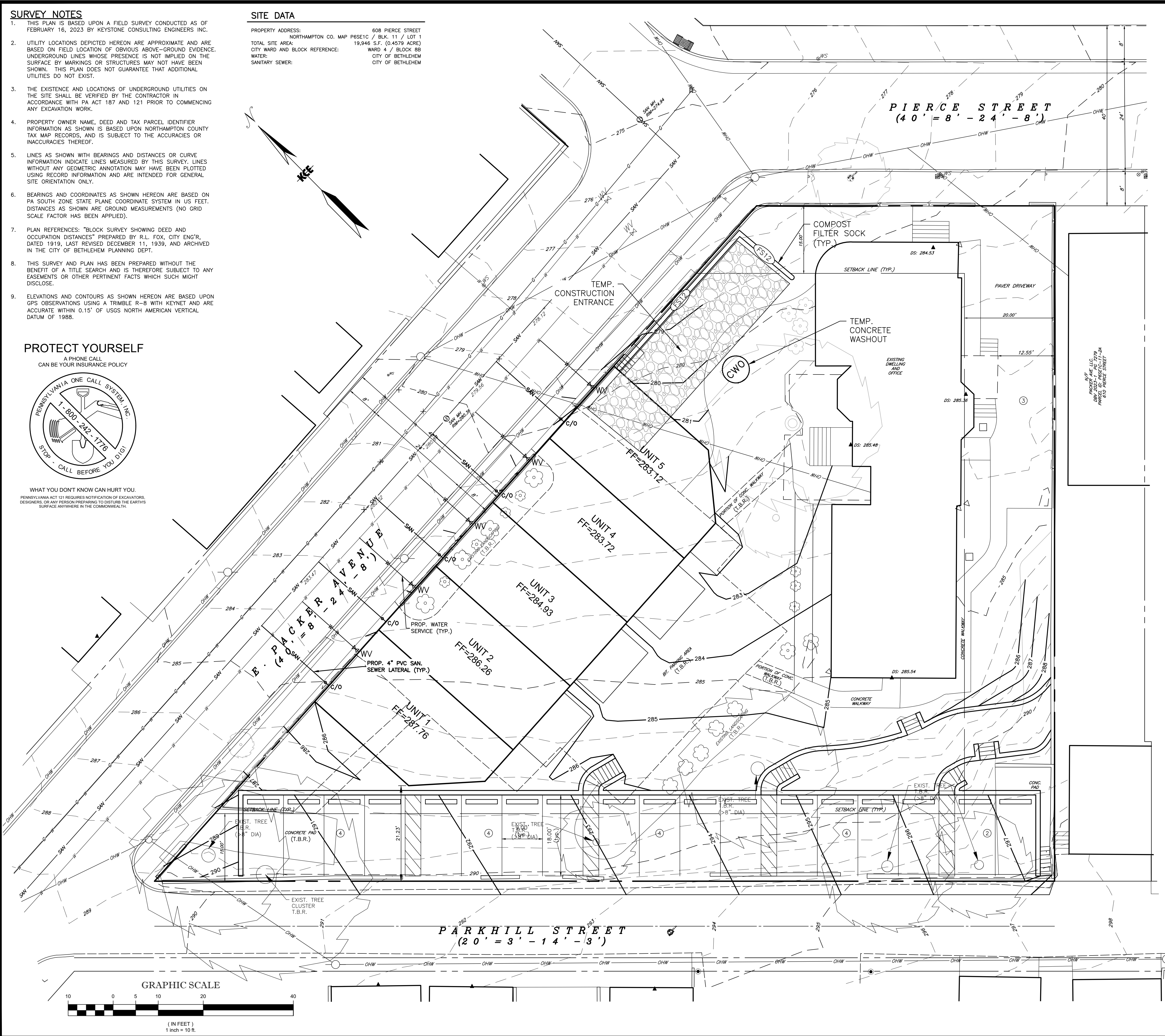
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