

Sketch  
 Preliminary  
 Final

FILE NO.: \_\_\_\_\_

SUBDIVISION AND LAND DEVELOPMENT APPLICATION  
CITY OF ALLENTOWN  
ALLENTOWN CITY PLANNING COMMISSION

DATE: August 16, 2022

NAME OF SUBDIVISION: Cumberland Apartment Complex  
ADDRESS OF SUBDIVISION: 6th and Cumberland Streets  
PROPERTY OWNER: Cottage Investors LP  
ADDRESS: 116 Route 22  
CITY, STATE, ZIP: North Plainfield, NJ 07060  
E-MAIL ADDRESS: \_\_\_\_\_  
PHONE #: roy@commerceparknj.com FAX#: \_\_\_\_\_

APPLICANT (If other than owner): The Yasin Khan 2021 Family Trust  
ADDRESS: 1146 South Cedar Crest Boulevard  
CITY, STATE, ZIP: Allentown, PA 18103  
E-MAIL ADDRESS: drynkhan@gmail.com  
PHONE #: 610-905-6036 FAX#: \_\_\_\_\_

SURVEYOR/ENGINEER/ATTORNEY: Bernard Telatovich, Benchmark Civil Engineering Services, Inc.  
ADDRESS: 1727 Jonathan Street  
CITY, STATE, ZIP: Allentown, PA 18104  
E-MAIL ADDRESS: bernie.telatovich@bencivil.com  
PHONE #: 610-776-6700 FAX #: \_\_\_\_\_

SUBDIVISION CLASSIFICATION: Minor  Major  Deed Consolidation   
LAND DEVELOPMENT: Minor  Major

NUMBER OF LOTS: \_\_\_\_\_ ACREAGE: \_\_\_\_\_  
SQ. FT OF FLOOR AREA: Office: \_\_\_\_\_ Retail: \_\_\_\_\_ Warehouse: \_\_\_\_\_ Other: 180,422 (All floors)

PROPOSED DEVELOPMENT: Apartments

ARE MUNICIPAL UTILITIES AVAILABLE? YES  NO

FEE: (Please complete page 2 and enter the fee here): \$ 27,847.98  
(The fee must accompany submission)

**Note:**

1. All materials, including plans, reports and other documentation submitted on behalf of an application become public records as defined in the Pennsylvania Right to Know Law, 65 p.s. § 66.1 et. Seq.
2. **Major land developments and all subdivisions must be accompanied by an electronic copy and a hard copy of the site plan (8.5" x 11"), location map, project description, project elevation/rendering, and documentation of Lehigh Valley Planning Commission and Lehigh County Authority submissions.**
3. All new submissions require 10 sets of plans and four (4) copies of all reports.

SIGNATURE OF OWNER, APPLICANT OR AUTHORIZED REPRESENTATIVE:

[Signature] Signature \_\_\_\_\_ Title \_\_\_\_\_  
Effective January 2019 (Turn over for fee schedule.)



All comments in the report are advisory

# Planning & Zoning Staff Report to the Allentown City Planning Commission September 13, 2022

## Proposed Apartment Buildings

**Project Title (Number):** Cumberland Apartment Complex (LMA-2022-00015 & LDC-2022-00007)

**Project Location:** S. 6<sup>th</sup> & W. Cumberland Sts. **Type:** Major Land Dev't / Preliminary-Final Plan

**Owner:** Cottage Investors LP **Engineer:** Benchmark Civil Eng'g (Bernard Telatovich)

**Salient Features (Fig-1):** Construction of four, 3-story apartment buildings containing a total of 150 dwelling units on 6.3 acres of vacant land. Project includes the following, among other activities:

- a. Street vacation (portions of S. 6<sup>th</sup> St., W. Cumberland and East St.)
- b. Land consolidation
- c. Land clearing and grading.
- d. 250 parking spaces (for residents and visitors).
- e. Landscaping and lighting.

## Findings / Comments

Figure 1: Aerial of project vicinity showing project location, site plan (page 5/26 of submission) and abutting land uses.



1. The project site is in South Allentown. It consists of 15 vacant parcels as well as lands that will accrue from vacating some street segments. When consolidated, total land area for



development will be approximately 6.3 acres.

2. It may be recalled that this location used to host the former Montex Mills Textile plant, which burned down in 2005 and has since remained vacant. In 2013, parcels south of W. Cumberland Street and east of N. 6th Street were re-zoned from B/LI (business light-industrial) to RM (residential medium density) in preparation for residential development. That planned residential project called cottage-type housing, however, did not proceed.
3. In May 2022, all but one parcel had their zoning designations harmonized from RM (residential medium) to R-MH (residential medium-high density), which is a proper zoning for the proposed apartment complex. For efficient land use administration, staff recommends for the applicant to:
  - a. *Work towards vacating the street segments that will form part of the development.*
  - b. *Cause the integration of the 15 distinct parcels into one contiguous lot.*

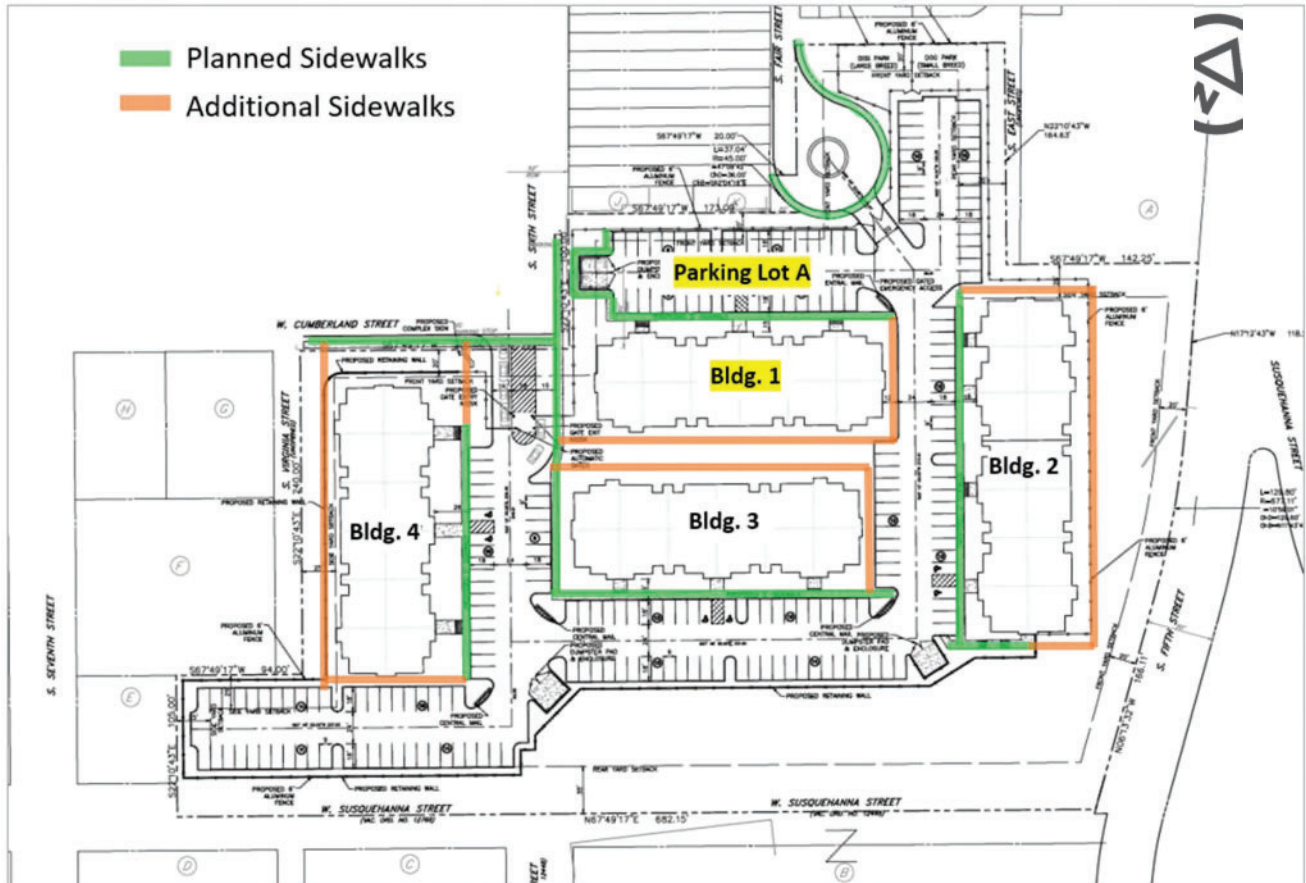
4. (Refer to Fig-2.) Allentown Vision 2030 locates the project site just south of the strategic planning area of Little Lehigh Creek where a variety of economic opportunities for maker spaces, workforce development and industrial locations are available. Likewise, the past comprehensive plan (2010) recognized this location as having underutilized residential and industrial lands with opportunities for growth and development – but that it is deemed challenged by narrow streets, soil contamination issues, and steep slopes.

Figure 2. Project site relative to nearby assets identified in Vision 2030.



5. Nonetheless, Allentown needs more housing regardless of tenancy, building-type or location. Staff deems this proposed residential project consistent with the housing element of Vision 2030 and a proper complement to the industrial hub along Little Lehigh Creek.
6. City GIS maps suggest the presence of underground utilities (water and sanitary sewer) located around the perimeter of the site that can be tapped to service the needs of the development.
7. Building 1 Location vis-à-vis Parking Lot A – The site plan (depicted in Fig-3 next page) shows Parking Lot A abutting residential uses along its north border. It seems sensible – but not critical in this case – to relocate Bldg. 1 northward to switch locations with Parking Lot A, such that residential uses abut each other thereby avoiding potential land use conflicts that may arise from different activities.
  - a. *The applicant may wish to consider switching the location of Bldg. 1 with Parking Lot A and reconfigure the parking and sidewalk layouts because of this change.*

Figure 3. Project site plan showing locations of major land uses and sidewalks.



8. Traffic Generation – When the project site was being reviewed for re-zoning early this year, Staff mentioned that this type of high-density residential development will affect future traffic flows in the vicinity.
  - a. *Staff strongly recommends for the applicant /developer to undertake and submit to the city a traffic impact assessment of the project.*
9. Sidewalks – The planned sidewalks (shown as green lines Fig-3) lack overall connectivity as to encourage walking within the development and engender pedestrian safety. It is strongly recommended for the developer to:
  - a. *Install additional sidewalks in areas where normal pedestrian traffic would occur, such as around the residential buildings and near parking lots.*
  - b. *Make the effort to connect the interior sidewalks with the sidewalks outside the development.*
10. Lighting – the lighting plan seems adequate for the most part. In addition, however, the developer may wish to:
  - a. *Install additional lighting for Bldg. 4 where the structure abuts W. Cumberland and S. Virginia to properly illuminate these areas to increase sense of safety and comfort.*
11. Landscaping and Trees – Staff has no further substantive comment on the landscaping plan except to remind the developer that:
  - a. *The site has a few mature, healthy trees along the south and west borders and to consider retention /integration into the proposed development.*



**Conclusion** -- Assuming all details on site planning, zoning, traffic and stormwater management have been satisfactorily addressed, Staff recommends endorsement of the project.

*Figures 4a and 4b. Project rendering of a building and proposed construction materials for the façade.*





**Mark Hartney, Deputy Director**  
**Community and Economic Development**  
435 Hamilton Street  
Allentown, PA 18101-1699  
Office 610-437-7610  
Mark.Hartney@allentownpa.gov

September 12, 2022

The Yasin Khan 2021 Family Trust  
1146 South Cedar Crest Boulevard  
Allentown, PA 18103

RE: 6<sup>th</sup> and Cumberland Streets  
LMA-2022-00015 & LDC-2022-00007  
Revised Comments

Dear Yasin Khan 2021 Family Trust,

The above-referenced major land development plan has been reviewed by the appropriate City offices. We offer the following comments: (If you have any questions, please call the listed phone number.)

**Engineering 610-437-7589:**

The Bureaus of Engineering and Traffic have reviewed the subject plans and supporting documentation prepared by Benchmark Civil Engineering Services, Inc. dated August 16, 2022, no revision and offer the following comments and/or recommendations to be addressed in subsequent plan submissions:

1. All resubmissions must be accompanied by 4 copies of a written response letter addressing each Engineering and Traffic comment and referencing appropriate plan revision locations in the plan set. Attach a copy of the most recent City review letter to your written response.
2. Provide copies of the deeds for the development tract including any easements that may exist and the deeds for the adjoining tracts. Is there an agreement with an easement area for the Adams billboard along S 5th Street? A restrictive area should be noted with the agreement.
3. Provide approved NPDES permit and E&S approval from the LCCD.
4. Provide LCA approval of the water and sewer connections.

5. Provide LVPC review letter.
6. Add the notation "Final Plan" to the title block of each sheet.
7. Provide an existing features and design plans with current topography from a field survey. Provide benchmarks and ensure they are shown and referenced on the grading plans at a minimum.
8. Show the number and location of existing trees and all those marked for retention. In accordance with § 355-12B no living tree with a diameter of more than 6" shall be removed except where buildings or appurtenances are to be placed. Existing impervious areas should be shown and clarify the distribution of pervious cover types among lawn, woods, and meadow as applicable.
9. Revise the street vacation plan to a lot consolidation plan and include the pertinent lot consolidation information (property line to be deleted, etc).
10. The western limit of the vacation Ordinance 12768 is at the centerline of S Virginia Street.
11. Susquehanna Street from S Virginia St to S 7<sup>th</sup> St should be shown as to be vacated.
12. S Virginia St from Cumberland St to its S Terminus should be shown as to be vacated.
13. Cumberland St from S 6<sup>th</sup> St to S 5<sup>th</sup> St should be shown as to be vacated.
14. The interior property lines within S Fair St should be removed on the site plan.
15. Ownership should be listed for 1025 S 6<sup>th</sup> St.
16. The proposed Fair St cul-de-sac should be shown within existing and proposed right-of-way. The right-of-way line for S Fair St should include the areas along property K and 1025 S 6<sup>th</sup> St. If the plan is to remain as shown property K & 1025 S 6<sup>th</sup> St will need to sign off on the plan and a new Deed will need to be recorded for each property.
17. Ensure that all the right-of-way and cartway widths of the adjoining roadways are labeled and dimensioned.
18. Per § 545-13A of the Streets, Utilities and Public Service Code, "It shall be the duty of owners of property having frontage on a dedicated and opened public street or alley to construct sidewalks, curbs, handicap ramps and cross-overs (driveways) where any of the following apply: "Construction of new residential or non-residential structure". Propose curbing along Rye St. The existing depressed curb, apron, and ramp on the S 5<sup>th</sup> frontage should be removed and replaced with full height curb and



sidewalk. Propose curb and sidewalk along the S 5th frontage of the property. A PennDOT project is under design that will change the S 5th St and Susquehanna St intersection. Any curb and sidewalk design must be coordinated with the new layout. Please contact the engineering bureau for additional information on the plan.

19. The applicant may seek a postponement from installing sidewalks per § 545-16: Variances. The Allentown Planning Commission will hear requests from property owners for variances from the duties to construct a sidewalk imposed by this article. The Commission may grant variances either modifying or postponing the obligation imposed by this article up to a period of ten (10) years where: the character of the neighborhood is such that the installation of sidewalks would not serve any public purpose; or where unique physical conditions make the installation of sidewalks an undue hardship, and the absence of this installation would not materially affect the public safety and conveniences.
20. The crossovers should be labeled as commercial crossovers and the sidewalk area should be continuous through the crossover uninterrupted by radius curb.
21. Provide new ADA ramps on the south west corner of 6th Street oriented for the north-south crossing of Cumberland St with thermoplastic crosswalk.
22. The proposed unit # range for each floor of each apartment should be listed on Sheet 5 for addressing purposes.
23. The following addresses should be labeled on the buildings; Building #1=541 Cumberland Street, Building #2=602 Cumberland Street, Building #3=551 Cumberland Street and Building #4= 520 Cumberland St .
24. At least one accessible route within the site shall be provided from accessible parking and public streets or sidewalks to the accessible building entrances. The design must include defined pedestrian access routes from the perimeter sidewalk to the building entrances. The route should be selected to accommodate the most likely access points and provide safe passage through the parking and aisle areas.
25. Provide complete stormwater management calculations. Provide drainage area and routing information for UG basin 1. Runoff must be demonstrated as being controlled and conveyed safely downstream. The 100 yr event calculations provided do not identify the peak outflow from UG basin 1 to the existing system to demonstrate that adequate capacity is available downstream. Information about the existing storm infrastructure should be shown on the plan including pipe material and size.
26. Provide site investigations including geotechnical evaluations and infiltrations studies.
27. Provide a during construction analysis of stormwater impacts and downstream analysis including the detention basin routings. Identify where runoff in excess of the downstream

capacity goes. Inadequate capacity may need to be mitigated with onsite BMPs or storm sewer improvements.

28. Infiltration areas must meet the buffer requirements noted in Ordinance § 538-15I or the applicant is to provide the ordinance indicated documentation to be granted relief from the buffer requirements.
29. Add a BMP tabulation (listing all the BMP devices to be employed on the site) on the PCSM plan.
30. Provide the 2-yr water quality volume treated on the PCSM plan.
31. The detail sections for the underground basins and the outlet structures do not appear to match the calculations. Provide a plan view detail of the underground basins.
32. The connecting storm line from UG basin 2 to OCS- 2 should be shown.
33. OCS-2 is shown under the proposed fence. Identify access points for MH 7, 8, and 6 to be maintained.
34. Provide the elevations and grades of the roof drains. The roof drain of the southeastern most building shall be directed to the site storm sewer.
35. Prior to final plan signatures for recording, the owner shall sign an operation and maintenance agreement for stormwater BMP's and a Stormwater License agreement for connection to the City stormwater system. The agreement templates must be requested from the City Engineering Department (Please contact Mike Lichty at [Michael.Lichty@allentownpa.gov](mailto:Michael.Lichty@allentownpa.gov)). The Owner will sign and notarize, and return to the City Engineering Department, The City will have the agreement signed by the Mayor and notarized. The City will return to the Owner, the Owner shall record the agreement at the office of the Lehigh County Recorder of Deeds, and then the Owner will supply a copy of the recorded documents to the City Engineering Department. (Stormwater Management Ordinance § 538-Appendix E). Due to the lengthy nature of this process, we encourage the applicant to start the process as soon as the stormwater BMP Plans are approved.
36. Provide a note on the plan stating that a connection permit from the City Engineering Bureau for each connection to the public storm sewer must be obtained prior to construction.
37. Provide a note stating: survey cut sheets for curbing shall be submitted to the city for review prior to construction.
38. Provide a note that Prior to apply for any Building permit, County Tax Parcel Identification Numbers should be reassigned for all new lots.

39. An analysis of sanitary sewage planning will need to be made and submitted. If there is an increase in sanitary flow from the previous use or any previously approved planning module, a sanitary sewer planning module will need to be proposed, routed through LCA and the City, and submitted to DEP for their review and approval. Provide any previously approved sewage planning module used for the analysis.
40. City mapping shows a waterline extending through Cumberland St to S 5th St. going under a proposed structure. The line should be located or its existence should be verified.
41. Provide locations for power, communications, and gas utility lines to service the development as applicable.
42. The following zoning steep slope standards shall apply whenever existing areas of steep slopes are proposed for development or disturbance:
- In areas with twenty-five (25) percent to thirty-five (35) percent slope, no more than twenty-five (25) percent of the total of such areas shall be altered, re-graded, cleared, built upon or otherwise altered.
  - In areas of thirty-five (35) percent slope or greater, no area shall be altered, re-graded, cleared, built upon or otherwise altered.
- Provide a table denoting area (SF or Acre) of 25% to 35% slopes and 35% + slopes. Also indicate the area and percentage of proposed disturbance of each.
43. The zoning ordinance does not provide relief for man-made steep slopes. If the zoning ordinance percentage of allowed slope disturbance is exceeded, a zoning variance must be sought.
44. Waivers and variances sought by the applicant and granted by the City of Allentown should be listed on the plan along with the dated granted.
45. The Surveyor Signature Block should be revised to be consistent with the signature block as contained in the City of Allentown Land Development and Subdivision Ordinance.
46. Provide all certifications, signature blocks and proof of recording on each sheet to be recorded. All PCSM sheets are to be recorded. Sheets 1, 2, 3(Consolidation Plan), 5, 21, 22, 23, 24, 25, & 26 will need to be recorded and should have all signature blocks.
47. The proposed monumentation for the developed lot must be indicated on the site plan. The plan should show each proposed property corners as "monument to be set" (concrete monuments for road right of way frontage, iron pins for all other boundary changes). Also, denote each type and location of the "found" monumentation.
48. The sanitary line will require an easement from the adjoining property owner on 7<sup>th</sup> St. The metes and bounds for any proposed easements must be defined on the plan.



Signed easement agreements shall be provided or the adjoining owner should be also signing the plan.

49. Provide the E&S control plan narrative.

50. Various notes on the notes plan should be revised to reference the City, not Township. General note 9 does not appear to apply and should be removed.

51. In reference to the Record Plan, the following notes shall be added to the plan.

- a) Water quality drainage structures shall be periodically inspected and maintained by the owner. In the event that the recorded owner(s) fails to property maintain the facilities which are the responsibility of the recorded owner(s) after notification to said owner(s) by the City, the City is authorized to enter upon the property to perform such maintenance and thereafter recover the cost of performing such maintenance from the record owner(s). In order to enforce the recovery of such cost maintenance, the City shall have the right to file a municipal lien against the recorded owner(s) and therefore to exercise its remedies in accordance with the Home Rule Charter.
- b) Owner is required to periodically inspect and maintain the on-site water facilities, primarily the BMP and storm water management devices, and have a log on hand of when such inspection & maintenance has been performed. This log shall be made available to the City during a post storm water inspection.
- c) All Storm sewer collection system piping shall have water-tight joints conforming to the latest or supersession of ASTM C361, C443, C877, C1628, C1896, D3212, and others as approved by the City Engineer.
- d) Runoff from all on-site impervious areas shall not be directed into the public sanitary sewer, across the sidewalk area within the public right-of-way, or onto adjoining properties.
- e) All lateral sanitary sewer piping is to be sch 40 or SDR-26 PVC piping.
- f) Any work to be done in the public rights-of-way shall be done in accordance to City and LCA standards.
- g) Work to be performed onsite, shall be done in accordance with the IBC.

52. The Land Development Control Ordinance, § 355-11B indicates that "The horizontal distance from either the toe or top of an excavation or fill slope line shall be five (5) feet or one-half the height of the fill or excavation from any adjoining property or easement line, whichever is greater. This condition is not met along the southwestern property

lines of the proposed development. Revise the design, acquire easements, or request waivers of the requirement from the Planning Commission. At locations where waivers are granted, if any, construction fencing must be placed on the property line to ensure no grading across the line occurs.

53. The plan must include a note that states: "The proposed retaining wall design will be prepared, signed and sealed by Professional Engineer registered in the state of Pennsylvania and shall be submitted at the time of building permit application to be reviewed and approved by an approved third party reviewer. The wall shall be designed to be contained completely within the applicant's property or an easement shall be acquired and indicated on the record plan to allow for the construction of any portion of the wall and / or wall tie-backs to be constructed on the adjoining property."
54. Provide a protective device such as fence or handrail at least 42" high at the top of any retaining walls higher than 30".
55. Provide additional information about proposed retaining walls including locations, extents, and the top and bottom of wall elevations.
56. The applicant must pay the Shade Tree Commission's assigned fee for trees that are required per the Zoning and Tree Commission Ordinances but not able to be planted on the project site. Proof of plan approval or payment of the fee to the Shade Tree Commission must be provided prior to mylar signature.
57. All review comments contained in this letter shall be addressed as well as any future comments in subsequent submissions related to this letter. All provisions of the City ordinances shall be addressed prior to final plan signatures.
58. An engineering improvements cost estimate for all public improvements must be prepared and should also include items for E&S controls and maintenance, stormwater BMPs and appurtenant storm sewer. A colored plan shall be provided indicating the proposed improvements that security will be provided for. The engineering security cost estimate shall be titled, dated and signed by a Professional Engineer. The engineering improvements cost estimate for land development escrow must also provide at a minimum a 10% contingency cost, a 5% inspection fee, and a 2% as-built Plans and Profiles in AutoCAD format fee. Also, provide a colored plan depicting the various public improvement items corresponding to the engineering improvements cost estimate.

Upon completion of addressing all outstanding comments and at the time of record plan mylar signature by the City Engineer, provide three complete sets of signed and sealed land development plans stamped "FOR CONSTRUCTION" for the Engineering Department's use.

**Traffic 610-437-7735:**

1. Provide one way, do not enter, stop sign and stop bar and related proper signage at entrance/exit area.
2. Show existing street signs, pavement markings, widths, travel lanes, parking areas, street lighting and all related information.
3. Provide handicap ramps at all sidewalk 'end' areas which meets pave or concrete.
4. Show existing and proposed pedestrian crossing areas with related signage and pavement markings.
5. Show existing and proposed handicap ramps, handicap travel paths and access paths to all entrances and sidewalk areas.
6. Provide trash truck, delivery, and fire truck turning templates through the development and S Fair St cul-de-sac.
7. Add concrete parking stop blocks for the existing and proposed parking spaces facing sidewalks and fences.
8. Provide appropriate signs and pavement markings to the entire parking lot areas, including directional arrows. Note that all pavement markings must be thermoplastic.
9. Label the dimension of all curb radii throughout the entire parking and travel areas.
10. Eliminate parking spaces (2) at dumpster area at lot north building #1.
11. Provide travel path for pedestrians parking in :
  - a. Lot north of proposed apartment building #4,
  - b. Lot east of proposed apartment building #3, and
  - c. Large lot south of proposed apartment building #2New sidewalks in these areas may be necessary.
12. Provide proof of sight distance availability for vehicles traveling around proposed central mail bump outs and accessible paths to the mailboxes.
13. Remove 'interior/landscape' circle shown at emergency access area off Fair Street.
14. All lighting within public right of way must meet city standards.
15. Additional comments may follow upon review of the plan re-submission(s) for the proposed land development plan. If you have any questions concerning the Traffic and lighting comments, please contact Mr. Varughese at [Nelson.Varughese@allentownpa.gov](mailto:Nelson.Varughese@allentownpa.gov).



Based on the number and content of these comments, we reserve the right to add additional comments in future submissions.

**Zoning 610-437-7630:**

1. Plans unsatisfactory as submitted. Insufficient information to complete Zoning review.
2. Multiple front yard setbacks. At least a couple look like they should be side yards and not front yards.
3. Calculation of Slope Disturbance not provided. Provide calculations.
  - a. § 660-63 Development standards for steep slopes. E. Standards and criteria for applications. The following shall apply whenever areas of steep slopes are proposed for development or disturbance. (1) In areas with 25% to 35% slope, no more than 25% of the total of such areas shall be altered, regraded, cleared, built upon or otherwise altered. (2) In areas of 35% slope or greater, no area shall be altered, regraded, cleared, built upon or otherwise altered
4. Retaining wall heights not provided. Provide heights. Are proposed retaining walls being tiered for slope?
  - a. § 660-38E Retaining wall. The provisions of this subsection shall not apply to a retaining wall of up to eight feet in height that is necessary to hold back slopes or the wall of a building in a location permitted by this chapter. Also see § 660-38A below.
  - b. § 660-63E(13) When terraces or retaining walls are utilized to cope with steep slopes, the maximum vertical drop per terrace shall be five feet.
5. Fence proposed within required minimum front yard. What type of fence is proposed?
  - a. § 660-38A Residential districts. (1) Within the required minimum front yard the following shall apply: (a) A maximum height of six feet shall apply to any fence that has a maximum ratio of solid to open areas of 1:1 (such as a picket, split rail or wrought iron fence); and (b) A maximum height of four feet shall apply to any wall or a fence that does not have a maximum ratio of solid to open areas of 1:1. (c) On a corner lot, within the required setback of the second front yard, a maximum height of six feet shall apply. (2) Outside of the required minimum front yard or second front yard, any wall or fence shall have a maximum height of eight feet. (3) Any wall shall be constructed of brick or other masonry with a finished appearance.
6. Insufficient bicycle parking. **(Variance)**
  - a. § 660-73W(2) If a lot would contain 20 or more new apartment dwellings or 20,000 square feet or more of new building floor area, then such bicycle

facilities shall be required. In such case, the hitch(s), rack(s) or locker(s) may be limited to residents or employees on the lot.

7. Angle of horizontal not provided. Provide angle of horizontal.
  - a. § 660-84A(26)(a) Location of buildings. The distance between multifamily dwelling unit buildings on the same lot shall not be less than 20 feet. No interior yards, as such, shall be required but all buildings shall be so located in relation one to another that the angle of horizontal from the sill of the lowest window in the habitable area in one building to the highest point of another building, excluding towers, chimneys and similar fixtures, does not exceed 45°. Where possible, the design layout of dwelling structures shall be such that the front of one structure does not face the rear of another.
8. Insufficient pedestrian walks. **(Variance)**
  - a. § 660-84A(26)(f)[3] Pedestrian walks shall be not less than four feet in width and shall be provided wherever normal pedestrian traffic will occur. All walks shall meet minimum construction standards as specified by the City Engineer.
9. Are new telephone and electric service utilities proposed to be underground?
  - a. § 660-84A(26)(f)[5] All new telephone and electric service utilities shall be underground in all new multifamily developments.
10. Parking lot lighting not shielded from neighboring property. **(Variance)**
  - a. § 660-84A(26)(f)[9] Interior development roads, parking areas, dwelling entranceways and pedestrian walks shall be provided with sufficient illumination to minimize hazards to pedestrians and vehicles utilizing the same and shall, where necessary, be shielded to avoid disturbing glares to occupants of buildings. Lighting shall be so arranged as to reflect away from adjoining properties.
  - b. § 660-61K Light and glare control. (1) Streetlighting exempted. This section shall not apply to streetlighting that is owned, financed or maintained by the City, state or public utility. (2) Diffused. All light sources, including signs, shall be properly diffused with a translucent or similar cover to prevent the lighting element from being directly visible from streets, public sidewalks, dwellings or adjacent lots. Five or more bare incandescent light bulbs of 40 watts or greater shall not be hung along a public street or an abutting property. (3) Shielding. All light sources, including signs, shall be shielded around the light source and directed and placed to prevent the lighting from creating a nuisance to persons in adjacent dwellings or undeveloped residentially zoned areas, and to prevent the lighting from shining into the eyes of passing motorists.
11. Insufficient information to complete review of minimum habitable floor area and facilities, storage space, stairwells, stairways and landings. Zoning review

incomplete until building plan submission is reviewed.

12. Zoning application required. Future signage requires zoning application and plans.

**Shade Tree Commission 610-821-4252:**

1. Comments will be forthcoming at a later date.

These comments will be reviewed by the Allentown City Planning Commission at their meeting scheduled for Tuesday, September 13, 2022. Following the meeting when all the comments have been addressed, please submit seven (7) sets of revised plans for further review.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Mark Hartney', with a stylized flourish at the end.

Mark Hartney

SITE DATA:

OWNER/APPLICANT: THE YASIN KHAN 2021 FAMILY TRUST
1148 S. CEDAR CREST BLVD. ALLENTOWN, PA 18103
SITE ADDRESS: COTTAGE INVESTORS LP
ADDRESS: 1102-1132 S. 5TH STREET
PIN NUMBER: 640636425261 1

TOTAL SITE AREA: 5,295 AC. OR 236,632 S.F.
INSTRUMENT #: 2016027269

ZONING DATA:

R-MH - MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT
USE: MULTI-FAMILY DWELLINGS (PERMITTED BY RIGHT)

MINIMUM LOT AREA: 5,000 S.F.
MINIMUM LOT WIDTH: 120 FT.
MAXIMUM BUILDING COVERAGE: 30%

MINIMUM BUILDING SETBACK: 20 FT.
FRONT: 20 FT.
SIDE: 25 FT.
REAR: 35 FT.

BUILDING COVERAGE CALCULATIONS:

TOTAL LOT AREA = 249,623.73 S.F. OR 5.73 ACRES
BUILDING COVERAGE = 52,809.03 S.F. OR 1,207 ACRES

52,809.03 S.F. (BUILDING COVERAGE)/249,623.73 S.F. (TOTAL LOT AREA) = 0.21299 OR 21.07%

IMPERVIOUS COVERAGE CALCULATIONS:

EXISTING TOTAL LOT AREA = 249,623.73 S.F. OR 5.73 ACRES

EXISTING HISTORICAL RUINS IMPERVIOUS (BURIED)
IMPERVIOUS AREA = 138,316.83 SF OR 3.175 ACRES

EXISTING SITE IMPERVIOUS (TO BE REMOVED)
IMPERVIOUS AREA = 43,163.26 SF OR 1.45 ACRES

PROPOSED SITE IMPERVIOUS
IMPERVIOUS AREA = 153,102.22 SF OR 3.515 ACRES

SITE IMPERVIOUS CALCULATIONS
153,102.22 SF(SITE IMPERVIOUS)/249,623.73 SF(TOTAL LOT AREA) = 0.6133 OR 61% IMPERVIOUS COVERAGE

(NOTE: DOES NOT INCLUDE ANY HISTORICAL OR EXISTING SITE IMPERVIOUS)
PARKING DATA:
REQUIRED 1.5 SPACES PER UNIT
TOTAL NUMBER OF UNITS=138 UNITS
1.5(SPACES PER UNIT) X 138(NUMBER OF UNITS) = 207 PARKING SPACES REQUIRED

NOTES:

- 1. PROJECT SITE HAS A LANTA BUS ROUTE STOP 2 BLOCKS FROM THE PROJECT AREA.
2. INFORMATION ON THESE PLANS DERIVED FROM CITY OF ALLENTOWN, GIS INFORMATION AS PROVIDED TO PHASA.

PLANNING COMMISSION APPROVAL:

THE WITHIN PLOT OR PLAN OF LAND LOCATED IN ALLENTOWN, LEHIGH COUNTY PENNSYLVANIA, WAS APPROVED BY THE ALLENTOWN CITY PLANNING COMMISSION.

Table with columns: CHAIRMAN, PLANNING DIRECTOR, SECRETARY, APPROVED, CITY ENGINEER, DATE, REVIEWER

LEHIGH VALLEY PLANNING COMMISSION

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION.

DATE REVIEWER

SURVEYOR CERTIFICATION

I, JOSEPH A. GRUIVER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED AND REGISTERED TO PERFORM SURVEYS IN THE COMMONWEALTH OF PENNSYLVANIA, PURSUANT TO THE PENNSYLVANIA PROFESSIONAL ENGINEERS REGISTRATION LAW, ACT OF MAY 23, 1945, P.L. 913, AS AMENDED AS FOUND AT 63 P.S. SECTION 148 ET SEQ., AND DO HEREBY CERTIFY THAT THE PLAN, PREPARED FROM A FIELD SURVEY, CORRECTLY REPRESENTS THE PROPOSED LOTS AS SURVEYED BY ME FOR THE OWNERS AND THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE CITY.

JOSEPH A. GRUIVER, PLS # SU075242 DATE
BENCHMARK CIVIL ENGINEERING SERVICES, INC.
1727 JONATHAN STREET
ALLENTOWN, PA 18104
610-776-6700

ENGINEER CERTIFICATION

I, BERNARD M. TELATOVICH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER LICENSED AND REGISTERED TO PRACTICE ENGINEERING IN THE COMMONWEALTH OF PENNSYLVANIA, PURSUANT TO THE PENNSYLVANIA PROFESSIONAL ENGINEERS REGISTRATION LAW, ACT OF MAY 23, 1945, P.L. 913, AS AMENDED AS FOUND AT 63 P.S. SECTION 148 ET SEQ., AND THAT THE ENGINEERING ASPECTS OF THE PLAN, PREPARED FROM A FIELD SURVEY, CORRECTLY REPRESENTS THE PROPOSED LOTS AS SURVEYED BY ME FOR THE OWNERS AND THAT THE PLAN COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE CITY.

BERNARD M. TELATOVICH, P.E. #055998E DATE
BENCHMARK CIVIL ENGINEERING SERVICES, INC.
1727 JONATHAN STREET
ALLENTOWN, PA 18104
610-776-6700

CERTIFICATION OF OWNER OF RECORD AND DEDICATION

I (WE), THE UNDERSIGNED, BEING THE OWNER(S) IN PEACEFUL POSSESSION OF THE LAND HEREIN PLATTED AND BEING THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME, DO HEREBY ADOPT THIS PLAN OF PROPERTY SITUATED ON THE CITY OF ALLENTOWN, LEHIGH COUNTY PENNSYLVANIA, (AND DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL LAND FOR PUBLIC PURPOSES SHOWN HEREON).

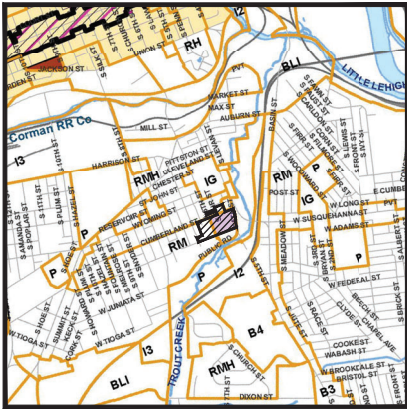
YASIN KHAN
PRESIDENT

NOTARY'S CERTIFICATION

STATE OF ALLENTOWN, LEHIGH COUNTY
ON THIS, THE DAY OF 20, BEFORE ME, THE NOTARY PUBLIC, THE UNDERSIGNED OFFICER PERSONALLY APPEARED YASIN KHAN, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE CORPORATE TITLE OF YASIN KHAN PARTNERSHIP, A CORPORATION, AND THAT HE AS SUCH PRESIDENT, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEALS.

NOTARY PUBLIC



SITE PLAN
SCALE: 1" = 1,000'
CITY OF ALLENTOWN ZONING MAP



LOCATION MAP
SCALE: 1" = 2000'
ALLENTOWN EAST, PA. U.S.G.S. QUADRANGLE, PA.

SHEET INDEX:

- 1. (C-1) COVER SHEET
2. (N-1) NOTES
3. (VA-1) STREET VACATION PLAN
4. (EX-1) EXISTING FEATURES PLAN
5. (S-1) LAND DEVELOPMENT PLAN
6. (SG-1) STORMWATER & GRADING PLAN
7. (U-1) UTILITY PLAN
8. (LL-1) LANDSCAPING PLAN
9. (LI-2) LIGHTING PLAN
10. (P-1) PROFILE SHEET (ROAD/UTILITIES)
11. (P-2) PROFILE SHEET (ROAD/UTILITIES)
12. (P-3) PROFILE SHEET (ROAD/UTILITIES)
13. (D-1) DETAIL SHEET
14. (D-2) DETAIL SHEET
15. (D-3) DETAIL SHEET
16. (D-4) DETAIL SHEET
17. (D-5) DETAIL SHEET
18. (ES-1) EROSION AND SEDIMENTATION CONTROL PLAN
19. (ES-2) EROSION AND SEDIMENTATION CONTROL NOTES
20. (ES-3) EROSION AND SEDIMENTATION CONTROL DETAILS
21. (PCSM-1) POST CONSTRUCTION STORMWATER MAINTENANCE PLAN (OVERALL)
22. (PCSM-2) POST CONSTRUCTION STORMWATER MAINTENANCE PLAN (NOTES)
23. (PCSM-3) POST CONSTRUCTION STORMWATER MAINTENANCE PLAN (DETAILS)
24. (PCSM-4) POST CONSTRUCTION STORMWATER MAINTENANCE PLAN (DETAILS)
25. (PRE-1) PRE-DEVELOPMENT DRAINAGE AREA PLAN
26. (PS-1) POST-DEVELOPMENT DRAINAGE AREA PLAN
\* (PLANS TO BE RECORDED)

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
1-800-242-1776
1-CALL NO. 2022011214 DATE: 01/12/22

Table with columns: NO, REVISION, BY, DATE

PROJECT: CUMBERLAND APARTMENT COMPLEX
CITY OF ALLENTOWN, WARD 12, LEHIGH COUNTY, PENNSYLVANIA

CLIENT: THE YASIN KHAN 2021 FAMILY TRUST
1148 S. CEDAR CREST BLVD ALLENTOWN, PA 18103

PREPARED BY: Benchmark CIVIL ENGINEERING SERVICES, INC.
1727 JONATHAN STREET ALLENTOWN, PA 18104
610.776.6700 610.776.1190 FAX www.benchmark.com
\* CIVIL ENGINEERING • TRAFFIC ENGINEERING • SURVEYING

TITLE: COVER PLAN

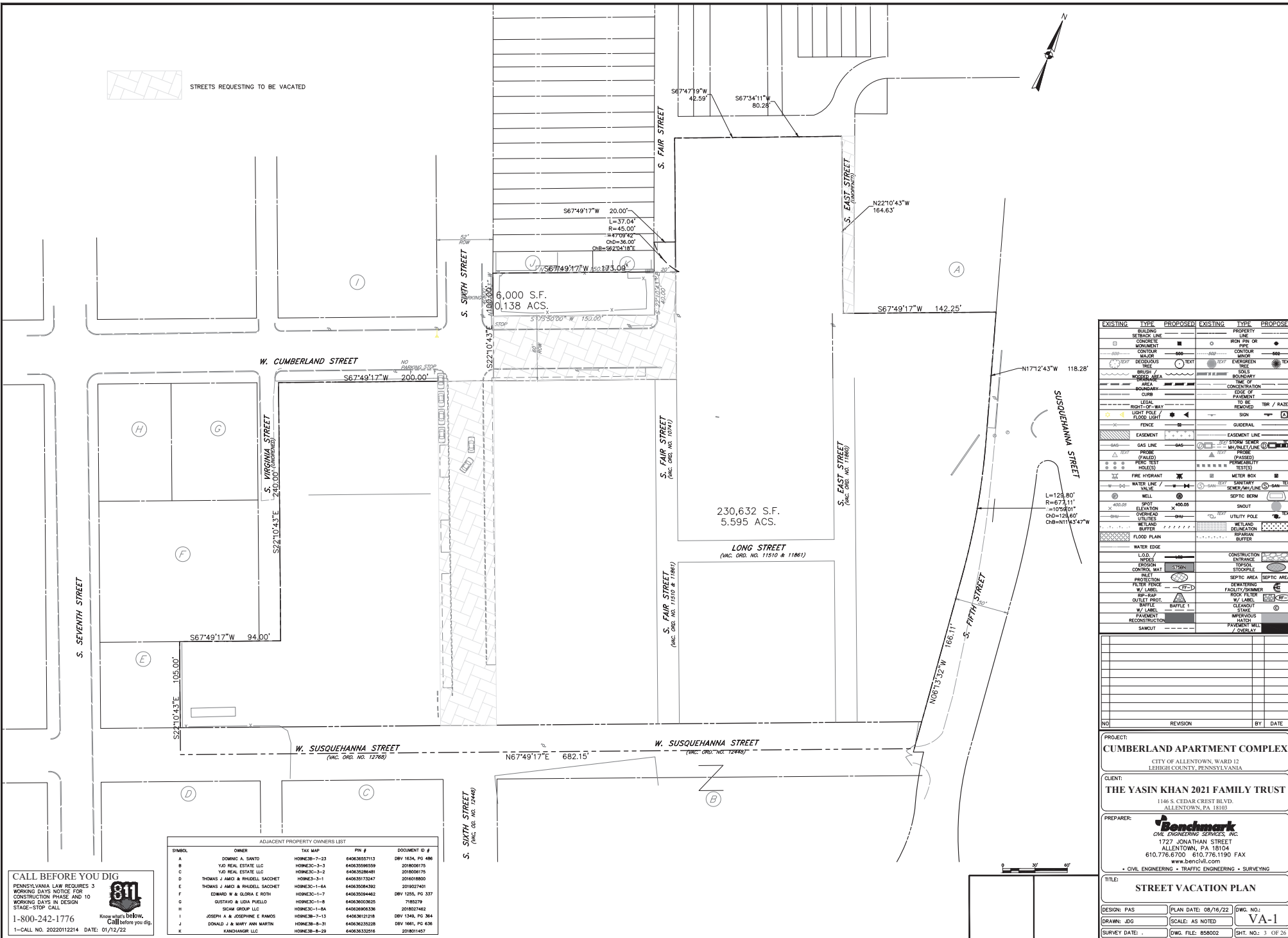
Table with columns: DESIGN, DRAWN, SURVEY DATE, PLAN DATE, SCALE, DWG. NO., SHEET NO.







STREETS REQUESTING TO BE VACATED



EXISTING	TYPE	PROPOSED	EXISTING	TYPE	PROPOSED
[Symbol]	BUILDING	[Symbol]	[Symbol]	PROPERTY	[Symbol]
[Symbol]	SETBACK LINE	[Symbol]	[Symbol]	LINE	[Symbol]
[Symbol]	CONCRETE MONUMENT	[Symbol]	[Symbol]	IRON PIN OR PIPE	[Symbol]
[Symbol]	CONTOUR MAJOR	[Symbol]	[Symbol]	CONTOUR MINOR	[Symbol]
[Symbol]	DECEADUOUS TREE	[Symbol]	[Symbol]	EVERGREEN TREE	[Symbol]
[Symbol]	BRUSH	[Symbol]	[Symbol]	SOILS BOUNDARY	[Symbol]
[Symbol]	MOUSE AREA	[Symbol]	[Symbol]	TIME CONCENTRATION	[Symbol]
[Symbol]	AREA	[Symbol]	[Symbol]	EDGE OF PAVEMENT TO BE REMOVED	[Symbol]
[Symbol]	BOUNDARY	[Symbol]	[Symbol]	TR / RAZED	[Symbol]
[Symbol]	CURB	[Symbol]	[Symbol]	GUIDELINE	[Symbol]
[Symbol]	LEGAL RIGHT-OF-WAY	[Symbol]	[Symbol]	EASEMENT	[Symbol]
[Symbol]	FLOOD LIGHT	[Symbol]	[Symbol]	EASEMENT LINE	[Symbol]
[Symbol]	FENCE	[Symbol]	[Symbol]	GAS LINE	[Symbol]
[Symbol]	EASEMENT	[Symbol]	[Symbol]	FAILED (PASSED)	[Symbol]
[Symbol]	GAS LINE	[Symbol]	[Symbol]	PERMANENT (TESTS)	[Symbol]
[Symbol]	PAVEMENT (FAILED)	[Symbol]	[Symbol]	METER BOX	[Symbol]
[Symbol]	PERMITS (TESTS)	[Symbol]	[Symbol]	SEWER MAIN/LINE	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]	[Symbol]	SEPTIC BERM	[Symbol]
[Symbol]	WATER LINE / VALVE	[Symbol]	[Symbol]	SNOUT	[Symbol]
[Symbol]	WELL	[Symbol]	[Symbol]	UTILITY POLE	[Symbol]
[Symbol]	SPOT ELEVATION	[Symbol]	[Symbol]	METERS	[Symbol]
[Symbol]	OVERHEAD UTILITIES	[Symbol]	[Symbol]	DEUNATION	[Symbol]
[Symbol]	MELAND BUFFER	[Symbol]	[Symbol]	REFRIGERANT BUFFER	[Symbol]
[Symbol]	FLOOD PLAN	[Symbol]	[Symbol]	WATER EDGE	[Symbol]
[Symbol]	INDEX	[Symbol]	[Symbol]	CONSTRUCTION ENTRANCE	[Symbol]
[Symbol]	CONTROL MAT	[Symbol]	[Symbol]	STOCKPILE	[Symbol]
[Symbol]	PROTECTION	[Symbol]	[Symbol]	SEPTIC AREA	[Symbol]
[Symbol]	FILTER TRENCH	[Symbol]	[Symbol]	FACTORY/SUMMER	[Symbol]
[Symbol]	W/ LABEL	[Symbol]	[Symbol]	TRUCK STOP	[Symbol]
[Symbol]	W/ LABEL	[Symbol]	[Symbol]	W/ LABEL	[Symbol]
[Symbol]	W/ LABEL	[Symbol]	[Symbol]	STAKE	[Symbol]
[Symbol]	W/ LABEL	[Symbol]	[Symbol]	MARKERS	[Symbol]
[Symbol]	RECONSTRUCTION	[Symbol]	[Symbol]	HATCH	[Symbol]
[Symbol]	SAW CUT	[Symbol]	[Symbol]	PAVEMENT HELL / OUTLAY	[Symbol]

NO.	REVISION	BY	DATE

PROJECT:  
**CUMBERLAND APARTMENT COMPLEX**  
CITY OF ALLENTOWN, WARD 12  
LEHIGH COUNTY, PENNSYLVANIA

CLIENT:  
**THE YASIN KHAN 2021 FAMILY TRUST**  
1146 S. CEDAR CREST BLVD  
ALLENTOWN, PA 18103

PREPARED BY:  
**Benchmark**  
CIVIL ENGINEERING SERVICES, INC.  
1727 JONATHAN STREET  
ALLENTOWN, PA 18104  
610.776.6700 610.776.1190 FAX  
www.benchmark-cs.com  
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TITLE:  
**STREET VACATION PLAN**

DESIGN: PAS      PLAN DATE: 08/16/22      DWG. NO.:  
DRAWN: JGD      SCALE: AS NOTED      **VA-1**  
SURVEY DATE:      DWG. FILE: 858002      SHEET: 3 OF 26

ADJACENT PROPERTY OWNERS LIST

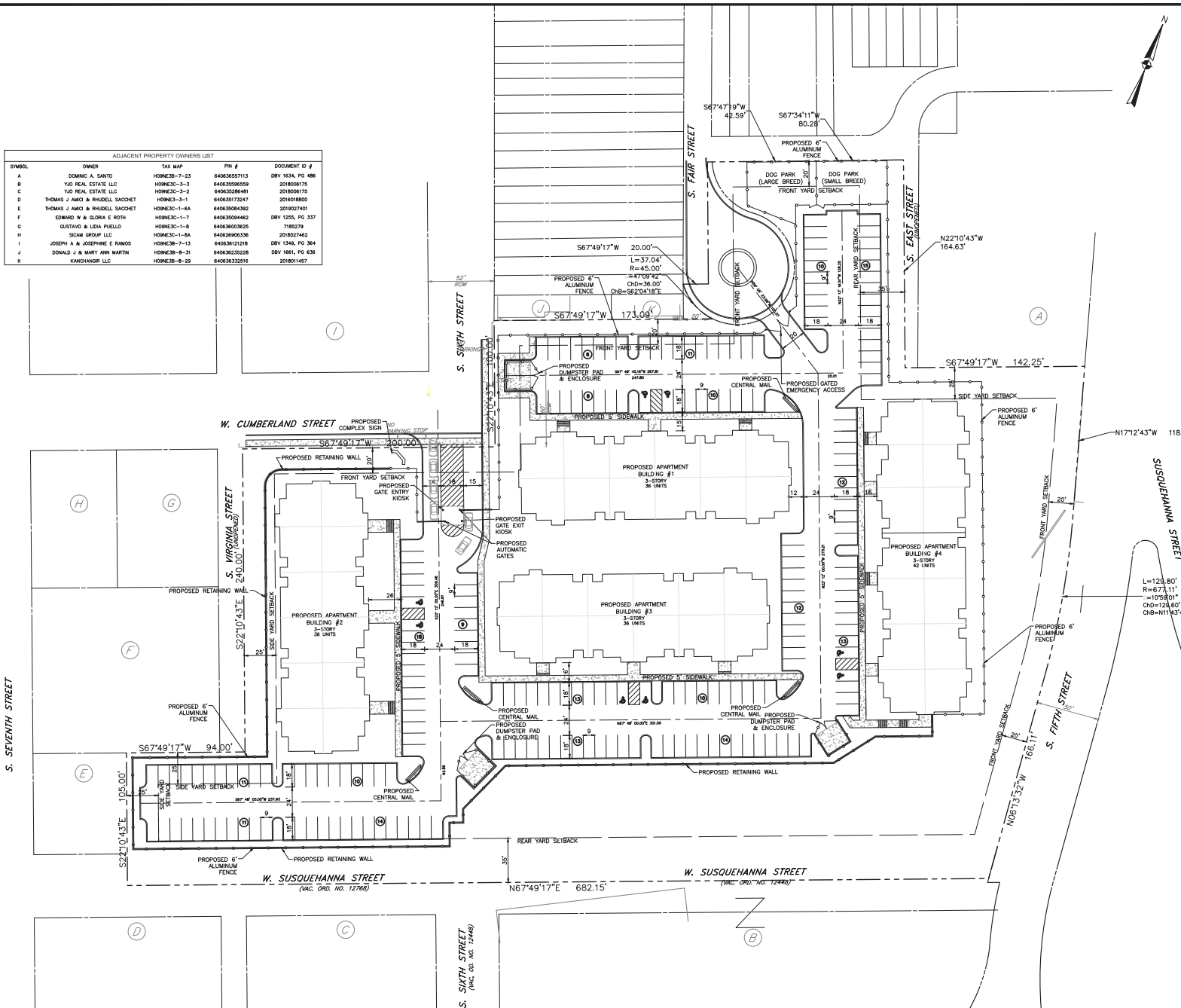
SYMBOL	OWNER	TAX MAP	PN #	DOCUMENT ID #
A	DOMINIC A. SANTO	HOMEX-7-23	640636527113	DBV 1634, PG 486
B	YEO REAL ESTATE LLC	HOMEX-3-3	640635980559	2018061075
C	YEO REAL ESTATE LLC	HOMEX-3-2	640636286493	2018061075
D	THOMAS J AMO & RHODELL SACCHET	HOMEX-3-1	640635173247	2016018800
E	THOMAS J AMO & RHODELL SACCHET	HOMEX-1-6A	640635084392	2019027401
F	EDWARD W & SLOAN E MOHN	HOMEX-1-7	640635094462	DBV 1255, PG 337
G	GUSTAVO & LIDA PUELLO	HOMEX-1-8	640636003625	718529
H	SCAM GROUP LLC	HOMEX-1-8A	640626906336	2018027462
I	JOSEPH A & JOSEPHINE E RAMOS	HOMEX-7-13	640636131218	DBV 1249, PG 364
J	DONALD J & MARY ANN MARTIN	HOMEX-8-31	640636232228	DBV 1661, PG 436
K	KANCHANGOR LLC	HOMEX-8-29	640636325516	2018011657

**CALL BEFORE YOU DIG**  
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL  
1-800-242-1776  
Keep water's below, Call before you dig, 1-CALL NO. 20220112214 DATE: 01/12/22





ADJACENT PROPERTY OWNERS LIST				
SYMBOL	OWNER	TAX MAP	PN #	DOCUMENT ID #
A	DOMING A. SANTO	HOMESB-7-23	640636527113	DRV 1634, PG 486
B	YAO REAL ESTATE LLC	HOMESB-3-3	640635509559	2018006175
C	YAO REAL ESTATE LLC	HOMESB-3-2	640635284941	2018006175
D	THOMAS J AMO & RHODELL SACCHET	HOMESB-3-1	640635173247	2016018800
E	THOMAS J AMO & RHODELL SACCHET	HOMESB-1-8A	640635084392	2019027421
F	EDWARD W & ELORA E MOH	HOMESB-1-7	640635094862	DRV 1505, PG 337
G	GUSTAVO & LIDA PUELO	HOMESB-1-8	640636003625	7185279
H	SCAM GROUP LLC	HOMESB-1-8A	640628906338	2018027462
I	JOSEPH A & JOSEPHINE E RAMOS	HOMESB-7-13	640636121218	DRV 1346, PG 364
J	DONALD J & MARY ANN MARTIN	HOMESB-8-31	640636232528	DRV 1665, PG 636
K	KANCHANGOR LAL	HOMESB-8-29	640636325216	2018011457



EXISTING	TYPE	PROPOSED	EXISTING	TYPE	PROPOSED
[Symbol]	BUILDING SETBACK LINE	[Symbol]	CONCRETE MONUMENT	[Symbol]	IRON PIPE OR PIPE
[Symbol]	CONTOUR MAJOR	[Symbol]	CONTOUR MINOR	[Symbol]	CONTOUR MINOR
[Symbol]	DECOLOUS TREE	[Symbol]	EVERGREEN TREE	[Symbol]	EVERGREEN TREE
[Symbol]	BUSH	[Symbol]	SOILS BOUNDARY	[Symbol]	SOILS BOUNDARY
[Symbol]	MOBILE AREA	[Symbol]	TIME CONCENTRATION	[Symbol]	TIME CONCENTRATION
[Symbol]	CURB	[Symbol]	EDGE OF PAVEMENT	[Symbol]	EDGE OF PAVEMENT
[Symbol]	LEGAL RIGHT-OF-WAY	[Symbol]	TO BE REMOVED	[Symbol]	TO BE REMOVED
[Symbol]	LIGHT POLE / FLOOD LIGHT	[Symbol]	TO BE REMOVED	[Symbol]	TO BE REMOVED
[Symbol]	FENCE	[Symbol]	GUIDEWALL	[Symbol]	GUIDEWALL
[Symbol]	EASEMENT	[Symbol]	EASEMENT LINE	[Symbol]	EASEMENT LINE
[Symbol]	GAS LINE	[Symbol]	GAS	[Symbol]	GAS
[Symbol]	PAVED (FAILED)	[Symbol]	PAVED (PASSED)	[Symbol]	PAVED (PASSED)
[Symbol]	MELAND BUFFER	[Symbol]	PERMANENT HOLES	[Symbol]	PERMANENT HOLES
[Symbol]	FIRE HYDRANT	[Symbol]	METER BOX	[Symbol]	METER BOX
[Symbol]	WATER LINE / VALVE	[Symbol]	SEWER MAIN / LINE	[Symbol]	SEWER MAIN / LINE
[Symbol]	WELL	[Symbol]	SEPTIC BERM	[Symbol]	SEPTIC BERM
[Symbol]	ELEVATION	[Symbol]	SNOUT	[Symbol]	SNOUT
[Symbol]	UTILITIES	[Symbol]	UTILITY POLE	[Symbol]	UTILITY POLE
[Symbol]	FLOOD PLAN	[Symbol]	DELEGATION BUFFER	[Symbol]	DELEGATION BUFFER
[Symbol]	WATER EDGE	[Symbol]	CONSTRUCTION ENTRANCE	[Symbol]	CONSTRUCTION ENTRANCE
[Symbol]	INDEX	[Symbol]	TRIP	[Symbol]	TRIP
[Symbol]	PROTECTION	[Symbol]	SEPTIC AREA	[Symbol]	SEPTIC AREA
[Symbol]	W/ LABEL	[Symbol]	FACTORY / SUMMER	[Symbol]	FACTORY / SUMMER
[Symbol]	W/ LABEL	[Symbol]	ROCK PILE	[Symbol]	ROCK PILE
[Symbol]	W/ LABEL	[Symbol]	STAKE	[Symbol]	STAKE
[Symbol]	W/ LABEL	[Symbol]	CONCRETE RECONSTRUCTION	[Symbol]	CONCRETE RECONSTRUCTION
[Symbol]	W/ LABEL	[Symbol]	PAVEMENT PATCH	[Symbol]	PAVEMENT PATCH
[Symbol]	W/ LABEL	[Symbol]	PAVEMENT PATCH / OUTLAY	[Symbol]	PAVEMENT PATCH / OUTLAY

NO.	REVISION	BY	DATE

PROJECT:  
**CUMBERLAND APARTMENT COMPLEX**  
 CITY OF ALLENTOWN, WARD 12  
 LEHIGH COUNTY, PENNSYLVANIA

CLIENT:  
**THE YASIN KHAN 2021 FAMILY TRUST**  
 1146 S. CEDAR CREST BLVD  
 ALLENTOWN, PA 18103

PREPARED BY:  
**Benchmark**  
 CIVIL ENGINEERING SERVICES, INC.  
 1727 JONATHAN STREET  
 ALLENTOWN, PA 18104  
 610.776.6700 610.776.1190 FAX  
 WWW.BENCHM-CIVIL.COM

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TITLE:  
**SITE PLAN**

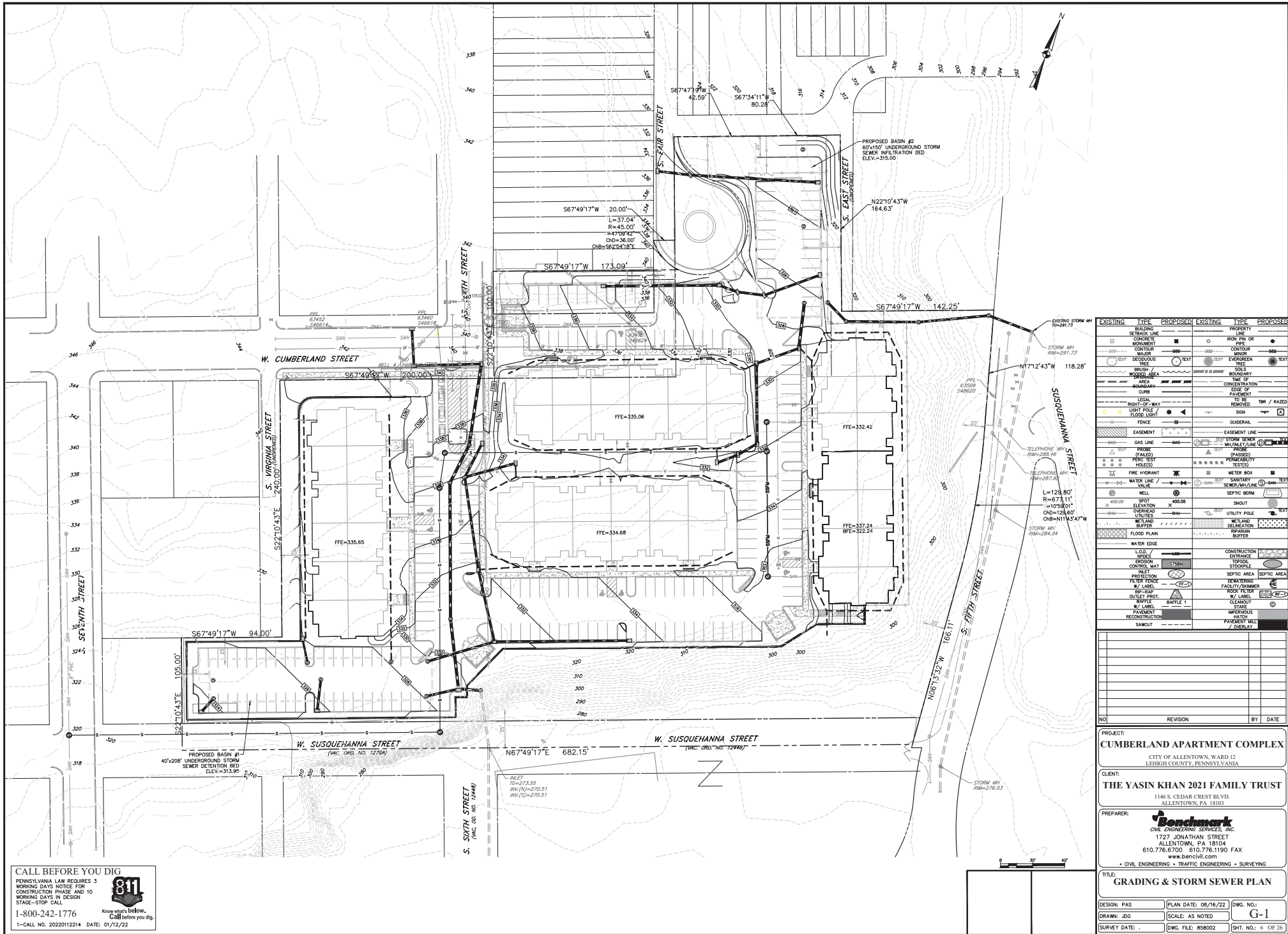
DESIGN: PAS      PLAN DATE: 08/16/22      DWG. NO.:  
 DRAWN: JGD      SCALE: AS NOTED      **S-1**  
 SURVEY DATE:      DWG. FILE: 858002      SHEET NO.: 5 OF 26

**CALL BEFORE YOU DIG**  
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

1-800-242-1776  
 Keep others below, Call before you dig.

NO. 2022012214 DATE: 01/12/22





EXISTING	TYPE	PROPOSED	EXISTING	TYPE	PROPOSED
[Symbol]	BUILDING	[Symbol]	[Symbol]	IRON PIPE OR LINE	[Symbol]
[Symbol]	SEWER LINE	[Symbol]	[Symbol]	CONTOUR	[Symbol]
[Symbol]	CONCRETE MONUMENT	[Symbol]	[Symbol]	MINOR	[Symbol]
[Symbol]	CONTOUR	[Symbol]	[Symbol]	EVERGREEN TREE	[Symbol]
[Symbol]	MACE	[Symbol]	[Symbol]	SOILS BOUNDARY	[Symbol]
[Symbol]	DEODOROUS TREE	[Symbol]	[Symbol]	EDGE OF CONCENTRATION AREA	[Symbol]
[Symbol]	POWER AREA	[Symbol]	[Symbol]	EDGE OF PAVEMENT TO BE REMOVED	[Symbol]
[Symbol]	AREA	[Symbol]	[Symbol]	TR / RAZED	[Symbol]
[Symbol]	BOUNDARY	[Symbol]	[Symbol]	GUIDE/RAIL	[Symbol]
[Symbol]	CURB	[Symbol]	[Symbol]	EASEMENT	[Symbol]
[Symbol]	LEGAL RIGHT-OF-WAY	[Symbol]	[Symbol]	EASEMENT	[Symbol]
[Symbol]	FLOOD LIGHT	[Symbol]	[Symbol]	GAS LINE	[Symbol]
[Symbol]	LIGHT POLE	[Symbol]	[Symbol]	(PALED)	[Symbol]
[Symbol]	FENCE	[Symbol]	[Symbol]	PERMANENT HOLES	[Symbol]
[Symbol]	EASEMENT	[Symbol]	[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	EASEMENT	[Symbol]	[Symbol]	WATER LINE / VALVE	[Symbol]
[Symbol]	GAS LINE	[Symbol]	[Symbol]	WELL	[Symbol]
[Symbol]	(PALED)	[Symbol]	[Symbol]	SPOT ELEVATION	[Symbol]
[Symbol]	HOLES	[Symbol]	[Symbol]	DANGER UTILITIES	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]	[Symbol]	METAL BUFFER	[Symbol]
[Symbol]	WATER LINE / VALVE	[Symbol]	[Symbol]	FLOOD PLAN	[Symbol]
[Symbol]	WELL	[Symbol]	[Symbol]	WATER EDGE	[Symbol]
[Symbol]	SPOT ELEVATION	[Symbol]	[Symbol]	INDEX	[Symbol]
[Symbol]	DANGER UTILITIES	[Symbol]	[Symbol]	ENGLISH CONTROL MAT	[Symbol]
[Symbol]	METAL BUFFER	[Symbol]	[Symbol]	PROJECTION	[Symbol]
[Symbol]	FLOOD PLAN	[Symbol]	[Symbol]	FEET FENCE	[Symbol]
[Symbol]	WATER EDGE	[Symbol]	[Symbol]	W/ LABEL	[Symbol]
[Symbol]	INDEX	[Symbol]	[Symbol]	SEWER	[Symbol]
[Symbol]	ENGLISH CONTROL MAT	[Symbol]	[Symbol]	OUTLET PROT.	[Symbol]
[Symbol]	PROJECTION	[Symbol]	[Symbol]	W/ LABEL	[Symbol]
[Symbol]	FEET FENCE	[Symbol]	[Symbol]	PAVEMENT RECONSTRUCTION	[Symbol]
[Symbol]	W/ LABEL	[Symbol]	[Symbol]	SAW CUT	[Symbol]
[Symbol]	SEWER	[Symbol]	[Symbol]		
[Symbol]	OUTLET PROT.	[Symbol]	[Symbol]		
[Symbol]	W/ LABEL	[Symbol]	[Symbol]		
[Symbol]	PAVEMENT RECONSTRUCTION	[Symbol]	[Symbol]		
[Symbol]	SAW CUT	[Symbol]	[Symbol]		

NO.	REVISION	BY	DATE

PROJECT:  
**CUMBERLAND APARTMENT COMPLEX**  
 CITY OF ALLENTOWN, WARD 12  
 LEHIGH COUNTY, PENNSYLVANIA

CLIENT:  
**THE YASIN KHAN 2021 FAMILY TRUST**  
 1148 S. CEDAR CREST BLVD  
 ALLENTOWN, PA 18103

PREPARED BY:  
**Benchmark**  
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 610.776.6700 610.776.1190 FAX  
 WWW.BENCHCRV.COM  
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TITLE:  
**GRADING & STORM SEWER PLAN**

DESIGN: PAS	PLAN DATE: 08/16/22	DWG. NO.:
DRAWN: JDG	SCALE: AS NOTED	<b>G-1</b>
SURVEY DATE:	DWG. FILE: 858002	SHT. NO.: 6 OF 26

**CALL BEFORE YOU DIG**  
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL  
 1-800-242-1776  
 Keep what's below, Call before you dig.  
 1-CALL NO. 2022011214 DATE: 01/12/22





**LANDSCAPE REQUIREMENTS**

**STREET TREES - ZONING 660.77**  
 REQUIREMENT - 1 TREE FOR EVERY 40 FEET OF FRONTAGE

FRONTAGE	REQUIRED	PROPOSED
W. CUMBERLAND ST. 220 FT.	5.5 TREES	7 TREES
S. FAIR ST. 105 FT.	2.6 TREES	3 TREES

**PARKING LOT TREES - ZONING 660.77**  
 REQUIREMENT - 1 TREE FOR EVERY 10 PARKING SPACES

TOTAL TREES = 225 / 10 = 22.5 TREES

TOTAL TREES PROPOSED = 42 TREES

**PARKING AREA LANDSCAPING - ZONING 660.77**  
 REQUIREMENT - 10% OF PAVED AREA SHALL BE LANDSCAPED

REQUIRED LANDSCAPED AREA = 77,213 S.F. x 10% = 7,721 S.F.

TOTAL LANDSCAPED AREA PROPOSED = 7,735 S.F.

**BUFFER STRIP - ZONING 660.76**

A LANDSCAPED BUFFER STRIP SHALL BE REQUIRED WHENEVER A PARKING LOT OR STRUCTURE INVOLVING EIGHT OR MORE PARKING SPACES IS LOCATED ON A LOT WHOSE SIDE OR REAR LINES ABUT OR ARE ACROSS AN ALLEY FROM A RESIDENTIAL DISTRICT.

A REQUIRED LANDSCAPED BUFFER STRIP SHALL BE PLANTED AND MAINTAINED WITH AN ATTRACTIVE AND CONTINUOUS LANDSCAPE SCREEN. THE LANDSCAPING SHALL CONSIST OF PRIMARILY EVERGREEN TREES AND SHRUBS WITH A MINIMUM HEIGHT WHEN PLANTED OF 3.5 FEET AND IN SUCH NUMBERS, LOCATIONS AND SPECIES AS CAN REASONABLY BE EXPECTED TO PRODUCE, WITHIN THREE GROWING SEASONS, A NEARLY ROUND MOSTLY CONTINUOUS COMPLETE VISUAL SCREEN AT LEAST FIVE FEET IN HEIGHT.

THE ENTIRE BUFFER STRIP SHALL BE AT LEAST FIVE FEET IN WIDTH AND SHALL BE GRASS AND PLANTED IN GRASS, MULCH, AND/OR OTHER ATTRACTIVE VEGETATIVE GROUND COVER. ANY FENCING THAT IS PROVIDED SHALL BE LOCATED ON THE INSIDE OF ANY BUFFER LANDSCAPING REQUIRED BY THIS CHAPTER.

**NOTES:**

- THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY. REFER TO ENGINEERS PLANS FOR ALL OTHER PROJECT RELATED INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SPACING AND OFFSET OF PROPOSED TREES FROM EXISTING AND PROPOSED UNDERGROUND UTILITIES NECESSARY AND/OR REQUIRED BY CURRENT CODE OR PUBLIC AND PRIVATE REGULATIONS.

**CALL BEFORE YOU DIG**

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1-800-242-1776

CALL BEFORE YOU DIG

Know what's below. Call before you dig.

PLANT SCHEDULE						
STREET TREE SCHEDULE						
DECIDUOUS TREES						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPEC.	NOTES
AD	4	Aster multiflorus (10' - 15')	Flowering Aster	10' - 15'	50%	7' - 8' from curb
CD	2	Quercus macrocarpa (10' - 15')	White Oak	10' - 15'	50%	7' - 8' from curb
DU	4	Quercus macrocarpa (10' - 15')	White Oak	10' - 15'	50%	7' - 8' from curb
DR	4	Quercus macrocarpa (10' - 15')	White Oak	10' - 15'	50%	7' - 8' from curb

PARKING LOT TREE SCHEDULE						
DECIDUOUS TREES						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPEC.	NOTES
AD	2	Aster multiflorus (10' - 15')	Flowering Aster	10' - 15'	50%	7' - 8' from curb
CD	2	Quercus macrocarpa (10' - 15')	White Oak	10' - 15'	50%	7' - 8' from curb
DU	2	Quercus macrocarpa (10' - 15')	White Oak	10' - 15'	50%	7' - 8' from curb
DR	2	Quercus macrocarpa (10' - 15')	White Oak	10' - 15'	50%	7' - 8' from curb

BUFFER YARD PLANT SCHEDULE						
EVERGREEN TREES						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPEC.	NOTES
AE	2	Thuja occidentalis (10' - 15')	Green Garden Arborvitae	10' - 15'	50%	7' - 8' from curb
ES	2	Thuja occidentalis (10' - 15')	Green Garden Arborvitae	10' - 15'	50%	7' - 8' from curb

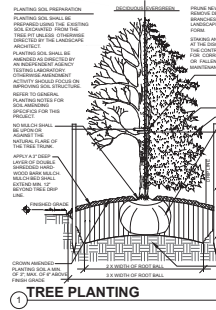
GENERAL LANDSCAPE SCHEDULE						
DECIDUOUS TREES						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPEC.	NOTES
AD	2	Aster multiflorus (10' - 15')	Flowering Aster	10' - 15'	50%	7' - 8' from curb
CD	2	Quercus macrocarpa (10' - 15')	White Oak	10' - 15'	50%	7' - 8' from curb
DU	2	Quercus macrocarpa (10' - 15')	White Oak	10' - 15'	50%	7' - 8' from curb
DR	2	Quercus macrocarpa (10' - 15')	White Oak	10' - 15'	50%	7' - 8' from curb

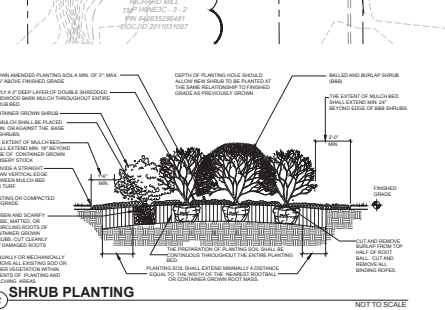
GENERAL LANDSCAPE SCHEDULE						
EVERGREEN TREES						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPEC.	NOTES
AE	2	Thuja occidentalis (10' - 15')	Green Garden Arborvitae	10' - 15'	50%	7' - 8' from curb
ES	2	Thuja occidentalis (10' - 15')	Green Garden Arborvitae	10' - 15'	50%	7' - 8' from curb

**GENERAL PLANTING NOTES:**

- The contractor shall verify location and depth of all underground utilities and facilities prior to beginning construction. Call Pennsylvania One Call 1-800-242-1776.
- The contractor shall layout and review all plant material and plant locations with landscape architect or owner prior to installation.
- All plantings shall be located to avoid placement within walkway centerlines.
- All evergreen trees/shrub groupings and hedges shall be completely encompassed within one large mulch bed at each plant grouping location. Breaks in the mulch beds shall only occur as indicated on the plans.
- All plants shall be in accordance with the American Standard for Nursery Stocks, latest edition.
- Substitutions: When plants of a specified type or size are not available within a reasonable expense, the contractor may make substitutions upon request, and only if approved by the landscape architect, owner or his representative. The contractor shall notify the landscape architect in writing of any plant materials, which the trees will not be available, prior to submitting a bid on this project. If a bid is received without such notification, it will be assumed to such substitutions.
- Field conditions may dictate minor adjustments to the location of plant material. Before major adjustments of plant locations occur, the contractor shall notify the owner or the landscape architect.
- Plants with broken or loose root balls, damage to the crown, or cut leaders shall be rejected.
- Trees in ball when planted shall be treated with anti-desiccant such as well-prod.
- The contractor is responsible for any adjustments to soil pH, fertility, and/or drainage conditions necessary to ensure proper growing conditions for proposed plantings. Planting soil for trees, shrubs, and groundcover will be amended as directed by an independent soil test analysis of the existing soil prior to planting. Test results shall be submitted to the landscape architect.
- Before mixing, clear topsoil of roots, vegetation, stones, clay lumps, and other extraneous material harmful to plant growth.
- Planting beds shall be edged with a power blade edge or hand spade at time of planting. All completed beds shall have a perpendicular appearance between turf and bedlines. Any angles or beveled appearance is unacceptable. (Wood edgers shall not be used in planting.)
- Contractor is responsible for re-edging and re-mulching beds in new lawn areas after substantial turf establishment.
- The contractor shall apply a pre-emergent weed preventative, Treflan (or approved equal), to topsoil prior to planting activities.
- Mulch for trees and shrubs shall be double shredded, hardwood bark mulch; dark brown in color; aged at least one year and clean and free of weeds.
- The contractor will be responsible for the permanent lawn establishment of all non-paved areas disturbed by construction activities.
- PERMANENT LAWN SEED MIX: 40% Kentucky Bluegrass 40% Chewings Fescue 20% Perennial Ryegrass 5% Equus equisetifolius 1% "Apply at a rate of 4.0 lbs./1,000 sq ft."
- The contractor shall perform a soil test of the existing topsoil for proper time and fertilizer application. Permanent lawn establishment shall include the grading of topsoil, removal of all rocks and debris larger than 1" in any direction, seeding, watering and mulching. A water source is available on site.
- The contractor is responsible for watering and maintaining all newly planted plantings for a period of three (3) days after planting; daily (60) days for newly seeded lawns (includes mowing). A water source is available on site.
- All required plantings shall be guaranteed for a period of twelve (12) months from the date of planting and shall be alive and healthy as determined by the landscape architect, owner or owner's representative at the end of the guaranteed period. Should a replacement period be required, the contractor shall be liable and healthy. A qualified nurseryman may be retained by the Project Owner to make a final determination.
- The contractor shall promptly remove or replace all defective stock and/or plants at no cost to the owner, which may occur within one (1) year after the date of final acceptance by the landscape architect and the owner. The contractor will be responsible for a replacement of any plantings that do not meet the required planting, unless the reason for the plantings' unhealthiness is due to the method of planting by the contractor.



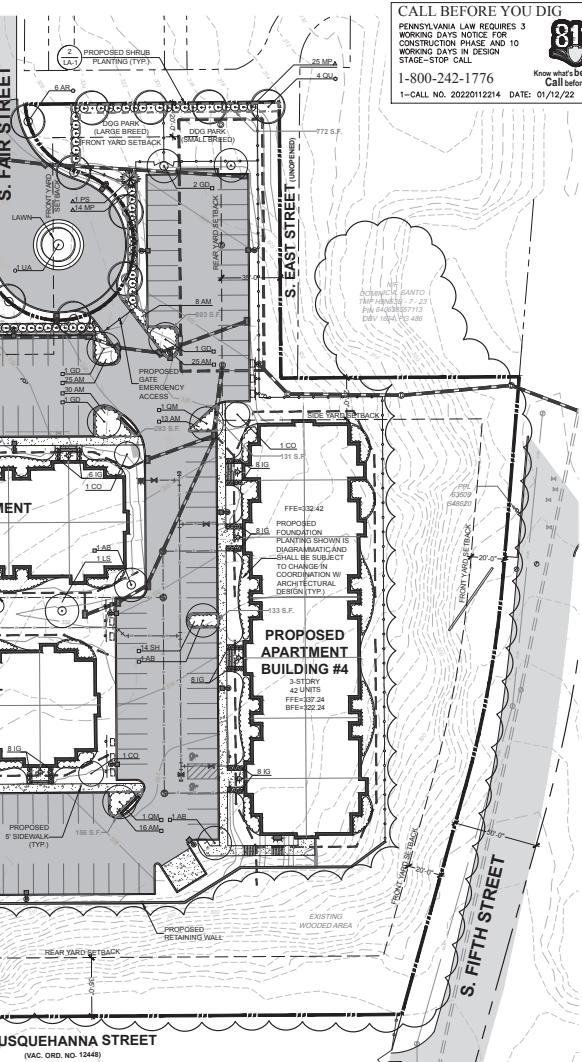
1 TREE PLANTING NOT TO SCALE



2 SHRUB PLANTING NOT TO SCALE

**LANDSCAPE LEGEND**

- EXISTING TREES
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS
- PROPOSED LIGHT FIXTURE
- PROPOSED PLANTER
- PROPOSED BUFFER YARD SCREENING
- PROPOSED BUFFER YARD SCREENING - NON REQUIRED
- PROPOSED REQUIRED PARKING AREA LANDSCAPING CALCULATION AREAS



**LANDSCAPE LEGEND**

EXISTING TREES

PROPOSED EVERGREEN TREE

PROPOSED DECIDUOUS TREE

PROPOSED SHRUBS

PROPOSED LIGHT FIXTURE

PROPOSED PLANTER

PROPOSED BUFFER YARD SCREENING

PROPOSED BUFFER YARD SCREENING - NON REQUIRED

PROPOSED REQUIRED PARKING AREA LANDSCAPING CALCULATION AREAS

Scale 1" = 30'

PLAN PREPARED BY: **browndesigncorp** land architects and planners

347 north north street  
 allentown, pa. 18102  
 phone: (610) 621-6222  
 www.browndesigncorp.com

NO.	REVISION	BY	DATE

**PROJECT:** CUMBERLAND APARTMENT COMPLEX

CITY OF ALLENTOWN, WARD-12  
 LEHIGH COUNTY, PENNSYLVANIA

**CLIENT:** KHAN PARTNERSHIP

1146 S. CEDAR CREST BLVD  
 ALLENTOWN, PA 18103

**PREPARED BY:** **Benchmark** CIVIL ENGINEERING SERVICES, INC.  
 1727 JONATHAN STREET  
 ALLENTOWN, PA 18104  
 610.776.6700 610.776.1190 FAX  
 www.benc-civ.com

**TITLE:** LANDSCAPE PLAN

**DESIGN:** PAS **PLAN DATE:** 08/16/23 **DWG. NO.:** LL-1

**DRAWN:** JDD **SCALE:** AS NOTED

**SURVEY DATE:** **DWG. FILE:** 858002 **SHT. NO.:** 08 OF 26

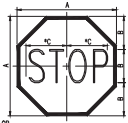








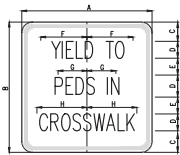




**COLOR**  
LEGEND & BORDER - WHITE (NON-REFLECT) BACKGROUND - RED (REFLECTORIZED)

SIZE	A	B	C	D	E	F	G	H
24x24	24	18	2 3/4	3	1 3/4	7 3/8	6 7/8	9 5/8
30x30	30	10	1 1/2	3	3/8	5/8	5/8	5/8
36x36	36	12	1 1/2	3	3/8	5/8	5/8	5/8
48x48	48	16	2	3	3/8	5/8	5/8	5/8

**(A) STOP SIGN (R1-1)**



**COLOR**  
LEGEND AND BORDER - BLACK (NON-REFLECTORIZED) WHITE (REFLECTORIZED)

SIZE	A	B	C	D	E	F	G	H
24 x 18	24	18	2 3/4	3	1 3/4	7 3/8	6 7/8	9 5/8

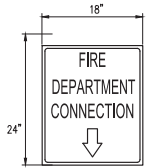
SIZE	SERIES	MAR-BOR-	BLANK
SIZE	LINES	GN	DER
24 x 18	C	C	3/8 5/8 85-2418

**JUSTIFICATION:** THE YIELD TO Peds IN CROSSWALK SIGN SHALL BE AUTHORIZED FOR USE IMMEDIATELY IN ADVANCE OF UNCONVALENTED PEDESTRIAN CROSSWALKS TO AVOID VIOLATION OF THEIR LEGAL OBLIGATION TO STOP FOR PEDESTRIANS IN CROSSWALKS.

**PLACEMENT:** WHEN USED, THE R1-5 SIGN SHALL BE INSTALLED BELOW THE PEDESTRIAN CROSSING SIGN, W11-2.

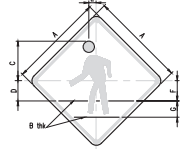
**SIZE:** THE STANDARD SIZE OF R1-5 SHALL BE 24 INCHES BY 18 INCHES.

**(B) YIELD TO Peds IN CROSSWALK SIGN PENNDOT SERIES R1-5**



**COLOR:** BORDER - BLACK  
TEXT - RED  
BACKGROUND - WHITE

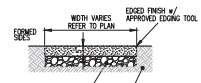
**FIRE DEPARTMENT CONNECTION SIGN**



**COLOR:** LEGEND AND BORDER - BLACK (NON-REFLECT) BACKGROUND - YELLOW (REFLECTORIZED)

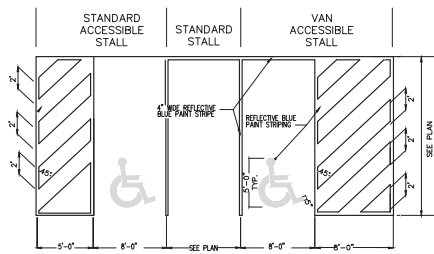
SIZE	A	B	C	D	E	F	G	H
30x30	30	3/4	14	8	1 1/2	4	6	1 1/2

**(C) PEDESTRIAN CROSS SIGN PENNDOT SERIES W11-2**



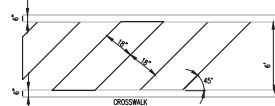
**NOTES:**  
1. SIDEWALKS TO SLOPE 1/4" PER FT AWAY FROM BUILDING OR IN DIRECTION OF PARKING LOTS AND DRIVEWAYS.  
2. THERE SHALL BE A REINFORCEMENT CONTROL JOINT EVERY FIVE FEET (5.0) FT.  
3. 1/2" R AND 1/4" RAE-MOLDED EXPANSION JOINT EVERY FIVE FEET (5.0) FT.  
3. BROOM FINISH.  
4. CONCRETE IS TO BE 3000 PSI

**CONCRETE SIDEWALK**



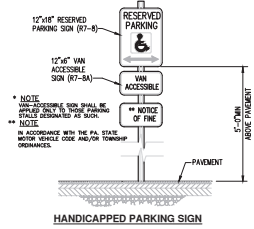
**NOTES:**  
1. ALL DIMENSIONS ARE MINIMUM.  
2. SEE MUNICIPAL ORDINANCES FOR SIZE RESTRICTIONS.  
3. PARKING STALLS IN ALL DIRECTIONS SHALL NOT EXCEED 2.00E IN ACCESSIBLE SPACES.  
4. BUILT-UP CURB RAMPS ARE NOT ALLOWED TO PROJECT INTO THE SPACES OR AISLES.  
5. PROVIDE ACCESSIBLE ROUTE AS REQUIRED.  
6. PROVIDE SIGNAGE AS REQUIRED.

**TYPICAL PARKING STALLS STRIPING DETAILS**

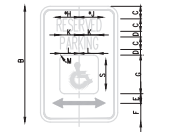


**NOTES:**  
REFER TO PENNDOT 488 SPEC. FOR PAINT TYPE.  
CROSSWALK LINES SHALL BE SOLID WHITE LINES, MARKING BOTH EDGES OF THE CROSSWALK. THEY SHALL BE NOT LESS THAN 6 INCHES IN WIDTH AND SHOULD NOT BE SPACED LESS THAN 6 FEET APART.

**CROSSWALK DETAIL**



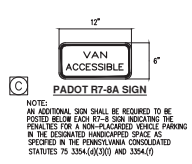
**HANDICAPPED PARKING SIGN**



**COLOR:** LEGEND AND BORDER - GREEN (NON-REFLECTORIZED) WHITE (NON-REFLECTORIZED) BACKGROUND - WHITE (NON-REFLECTORIZED) BLUE (NON-REFLECTORIZED)

SIZE	A	B	C	D	E	F	G	H	J	K	L	M	
12x18	12	18	2	1	1/2	1/2	6	4	7/8	5	4	1/4	3

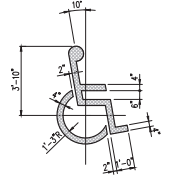
**(B) HANDICAP PARKING SIGN (R7-5)**



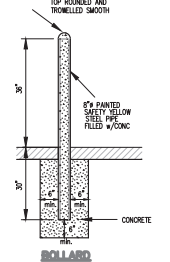
**PADOT R7-8A SIGN**

**NOTE:**  
AN ADDITIONAL SIGN SHALL BE REQUIRED TO BE POSTED BELOW SIGN R7-8A SIGN INDICATING THE PENALTIES FOR A NON-PARKED VEHICLE PARKING IN THE DESIGNATED HANDICAPPED SPACE AS SPECIFIED IN THE PENNSYLVANIA CONSOLIDATED STATUTES 75.3354(8)(3) AND 3324(4)

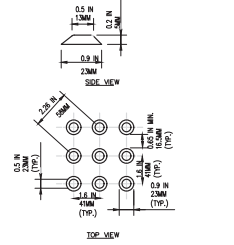
**ACCESSIBLE PARKING PENNDOT SERIES R7-8P**



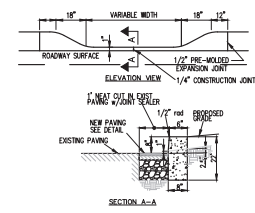
**PARKING HANICAPPED PARKING SYMBOL**



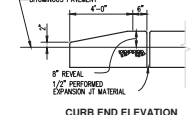
**BOLLARD**



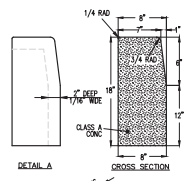
**TRUNCATED DOME PATTERN FOR A.D.A. CONCRETE DETECTABLE WARNING SURFACES**



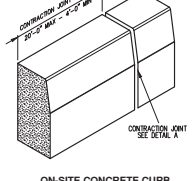
**DEPRESSED CURB**



**CURB END ELEVATION**



**DETAIL A**



**ON-SITE CONCRETE CURB**



NO.	REVISION	BY	DATE

**PROJECT:**  
CUMBERLAND APARTMENT COMPLEX  
CITY OF ALLENTOWN, WARD 12  
LEHIGH COUNTY, PENNSYLVANIA

**CLIENT:**  
THE YASIN KHAN 2021 FAMILY TRUST  
1146 S. CEDAR CREST BLVD  
ALLENTOWN, PA 18103

**PREPARED BY:**  
**Benchmark**  
CIVIL ENGINEERING SERVICES, INC.  
1727 JONATHAN STREET  
ALLENTOWN, PA 18104  
610.776.6700 610.776.1190 FAX  
www.benchmark.com

**TITLE:**  
DETAIL PLAN-1

DESIGN: PAS	PLAN DATE: 08/16/22	DWG. NO.: D-1
DRAWN: JGD	SCALE: AS NOTED	
SURVEY DATE:	DWG. FILE: 858002	SHT. NO.: 13 OF 26



















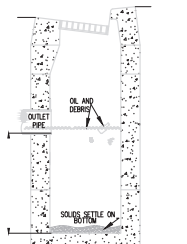








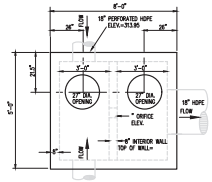




NOTE: SUMP DEPTH OF 30" MIN FOR 4" OR 6" DIA. OUTLET. FOR OUTLETS 8" OR 12" DIA. DEPTH = 2.5-3X DIAM.

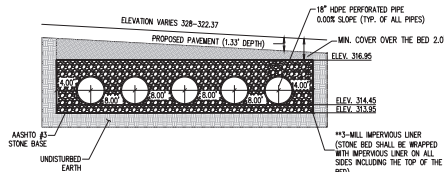
ANY STRUCTURE JOINT BELOW THE EFFLUENT INLET SHALL BE WATER TIGHT.

**SUMPED INLET**



**OUTLET CONTROL STRUCTURE OCS-1  
SUBSURFACE DETENTION BASIN #1**

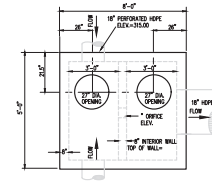
BED SIZE = 40' x 208'



NOTE: THE BOTTOM OF THE DETENTION BED IS 0% SLOPE

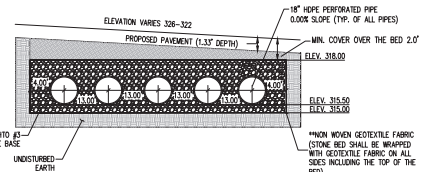
- \*\* 3 MIL IMPEROUS LINER SHALL MEET THE FOLLOWING PROPERTIES:
- A. GRAB TENSILE STRENGTH (ASTM-D4832) 120 LBS
  - B. WALL BURST STRENGTH (ASTM-D3786) 225 PSI
  - C. FLOW RATE (ASTM-D4491) 90 GAL/HR/FT2
  - D. UV RESISTANCE AFTER 500 HRS (ASTM-D4355) 70%
  - E. HEAT-SET OR HEAT-CALCINATED FABRICS ARE NOT PERMITTED
- ACCEPTABLE TYPES INCLUDE MANT 140N, AMOCO 4547, AND GEOTEX 45L.

**BASIN #1 SUBSURFACE DETENTION BASIN CROSS-SECTION**



**OUTLET CONTROL STRUCTURE OCS-2  
SUBSURFACE INFILTRATION BASIN #2**

BED SIZE = 60' x 150'



NOTE: THE BOTTOM OF THE INFILTRATION BED IS 0% SLOPE

- \*\* NON-WOVEN GEOTEXTILE SHALL CONSIST OF NEEDED NON-WOVEN POLYPROPYLENE FIBERS AND MEET THE FOLLOWING PROPERTIES:
- A. GRAB TENSILE STRENGTH (ASTM-D4832) 120 LBS
  - B. WALL BURST STRENGTH (ASTM-D3786) 225 PSI
  - C. FLOW RATE (ASTM-D4491) 90 GAL/HR/FT2
  - D. UV RESISTANCE AFTER 500 HRS (ASTM-D4355) 70%
  - E. HEAT-SET OR HEAT-CALCINATED FABRICS ARE NOT PERMITTED
- ACCEPTABLE TYPES INCLUDE MANT 140N, AMOCO 4547, AND GEOTEX 45L.

**BASIN #2 SUBSURFACE INFILTRATION BASIN CROSS-SECTION**



NO.	REVISION	BY	DATE

PROJECT:  
**CUMBERLAND APARTMENT COMPLEX**  
CITY OF ALLENTOWN, WARD 12  
LEHIGH COUNTY, PENNSYLVANIA

CLIENT:  
**THE YASIN KHAN 2021 FAMILY TRUST**  
1146 S. CEDAR CREST BLVD  
ALLENTOWN, PA 18103

PREPARED BY:  
**Benchmark**  
CIVIL ENGINEERING SERVICES, INC.  
1727 JONATHAN STREET  
ALLENTOWN, PA 18104  
610.776.6700 610.776.1190 FAX  
www.benchmark.com

CIVIL ENGINEERING • TRAFFIC ENGINEERING • SURVEYING

TITLE:  
**POST CONSTRUCTION STORMWATER  
MANAGEMENT PLAN - DETAILS**

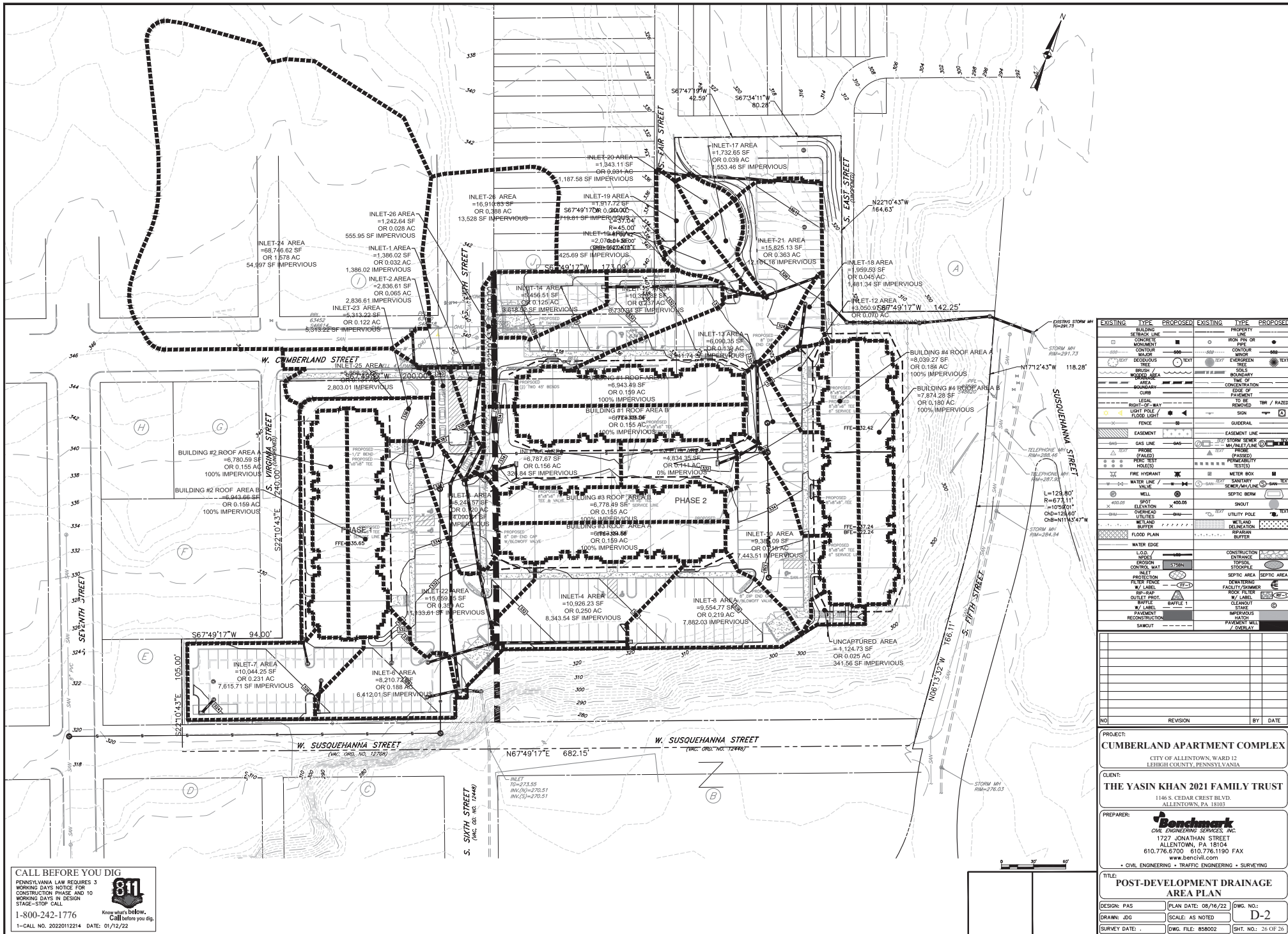
DESIGN: PAS PLAN DATE: 08/16/22 DWG. NO.:  
DRAWN: JGD SCALE: AS NOTED **PCSM-3**  
SURVEY DATE: DWG. FILE: B58002 SHEET NO.: 23 OF 26











EXISTING	TYPE	PROPOSED	EXISTING	TYPE	PROPOSED
[Symbol]	BUILDING	[Symbol]	[Symbol]	PROPERTY	[Symbol]
[Symbol]	SEWER LINE	[Symbol]	[Symbol]	LINE	[Symbol]
[Symbol]	CONCRETE	[Symbol]	[Symbol]	IRON PIPE	[Symbol]
[Symbol]	MONUMENT	[Symbol]	[Symbol]	PIPE	[Symbol]
[Symbol]	CONTOUR	[Symbol]	[Symbol]	CONTOUR	[Symbol]
[Symbol]	MOUND	[Symbol]	[Symbol]	MINOR	[Symbol]
[Symbol]	DECIDUOUS	[Symbol]	[Symbol]	EVERGREEN	[Symbol]
[Symbol]	TREE	[Symbol]	[Symbol]	TREE	[Symbol]
[Symbol]	BRUSH	[Symbol]	[Symbol]	SOILS	[Symbol]
[Symbol]	POWER AREA	[Symbol]	[Symbol]	BOUNDARY	[Symbol]
[Symbol]	AREA	[Symbol]	[Symbol]	LINE	[Symbol]
[Symbol]	DRAINAGE	[Symbol]	[Symbol]	OF CONTINGENT	[Symbol]
[Symbol]	CURB	[Symbol]	[Symbol]	EDGE OF PAVEMENT	[Symbol]
[Symbol]	LEGAL	[Symbol]	[Symbol]	TO BE	[Symbol]
[Symbol]	RIGHT-OF-WAY	[Symbol]	[Symbol]	REMOVED	[Symbol]
[Symbol]	FLOOD LIGHT	[Symbol]	[Symbol]	TR / RAZED	[Symbol]
[Symbol]	FENCE	[Symbol]	[Symbol]	GUIDELINE	[Symbol]
[Symbol]	EASEMENT	[Symbol]	[Symbol]	EASEMENT LINE	[Symbol]
[Symbol]	GAS LINE	[Symbol]	[Symbol]	MANHOLE LINE	[Symbol]
[Symbol]	(FAILED)	[Symbol]	[Symbol]	(PASSED)	[Symbol]
[Symbol]	UTILITIES	[Symbol]	[Symbol]	PERMANENT	[Symbol]
[Symbol]	(HOLES)	[Symbol]	[Symbol]	TESTS	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]	[Symbol]	METER BOX	[Symbol]
[Symbol]	WATER LINE	[Symbol]	[Symbol]	SEWER MANHOLE	[Symbol]
[Symbol]	WELL	[Symbol]	[Symbol]	SEPTIC BERM	[Symbol]
[Symbol]	SPOT	[Symbol]	[Symbol]	SHOULDER	[Symbol]
[Symbol]	ELEVATION	[Symbol]	[Symbol]	UTILITY POLE	[Symbol]
[Symbol]	OVERHEAD	[Symbol]	[Symbol]	METER END	[Symbol]
[Symbol]	UTILITIES	[Symbol]	[Symbol]	DELIMITATION	[Symbol]
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[Symbol]	UTILITIES	[Symbol]	[Symbol]	BUFFER	[Symbol]
[Symbol]	FLOOD PLAN	[Symbol]	[Symbol]	CONSTRUCTION	[Symbol]
[Symbol]	WATER EDGE	[Symbol]	[Symbol]	ENTRANCE	[Symbol]
[Symbol]	INDEX	[Symbol]	[Symbol]	STOODLE	[Symbol]
[Symbol]	ENGINEER	[Symbol]	[Symbol]	SEPTIC AREA	[Symbol]
[Symbol]	CONTROL MAT	[Symbol]	[Symbol]	SEPTIC AREA	[Symbol]
[Symbol]	PROJECTION	[Symbol]	[Symbol]	FACTORY/PRIMER	[Symbol]
[Symbol]	FEET TRIM	[Symbol]	[Symbol]	ROCKERY	[Symbol]
[Symbol]	W/ LABEL	[Symbol]	[Symbol]	W/ LABEL	[Symbol]
[Symbol]	OUTLET PROT.	[Symbol]	[Symbol]	STAKE	[Symbol]
[Symbol]	W/ LABEL	[Symbol]	[Symbol]	MARKERS	[Symbol]
[Symbol]	PAVEMENT	[Symbol]	[Symbol]	RECONSTRUCTION	[Symbol]
[Symbol]	RECONSTRUCTION	[Symbol]	[Symbol]	PAVEMENT	[Symbol]
[Symbol]	SAW CUT	[Symbol]	[Symbol]	OUTLAY	[Symbol]

NO.	REVISION	BY	DATE

PROJECT:  
**CUMBERLAND APARTMENT COMPLEX**  
 CITY OF ALLENTOWN, WARD 12  
 LEHIGH COUNTY, PENNSYLVANIA

CLIENT:  
**THE YASIN KHAN 2021 FAMILY TRUST**  
 1146 S. CEDAR CREST BLVD  
 ALLENTOWN, PA 18103

PREPARED BY:  
**Benchmark**  
 CIVIL ENGINEERING SERVICES, INC.  
 1727 JONATHAN STREET  
 ALLENTOWN, PA 18104  
 610.776.6700 610.776.1190 FAX  
 WWW.BENCHCRV.COM

• CIVIL ENGINEERING • TRAFFIC ENGINEERING • SURVEYING

TITLE:  
**POST-DEVELOPMENT DRAINAGE AREA PLAN**

DESIGN: PAS PLAN DATE: 08/16/22 DWG. NO.:  
 DRAWN: JGD SCALE: AS NOTED D-2  
 SURVEY DATE: DWG. FILE: B58002 SHEET NO.: 26 OF 26

**CALL BEFORE YOU DIG**  
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

1-800-242-1776  
 Keep what's below, Call before you dig.

1-CALL NO. 2022011214 DATE: 01/12/22





CUMBERLAND STREET APARTMENTS

ALLENTOWN, PA

07.26.22

PROPOSED EXTERIOR PERSPECTIVE\_OPTION 2



FIBER CEMENT HORIZONTAL  
LAP SIDING

ASPHALT SHINGLE ROOF

FIBER CEMENT BOARD + BATTEN  
VERTICAL SIDING



FIBER CEMENT HORIZONTAL  
LAP SIDING

FIBER CEMENT BOARD + BATTEN  
VERTICAL SIDING

STONE VENEER



CUMBERLAND STREET APARTMENTS

ALLENTOWN, PA

07.26.22

PROPOSED EXTERIOR ELEVATION\_OPTION 2