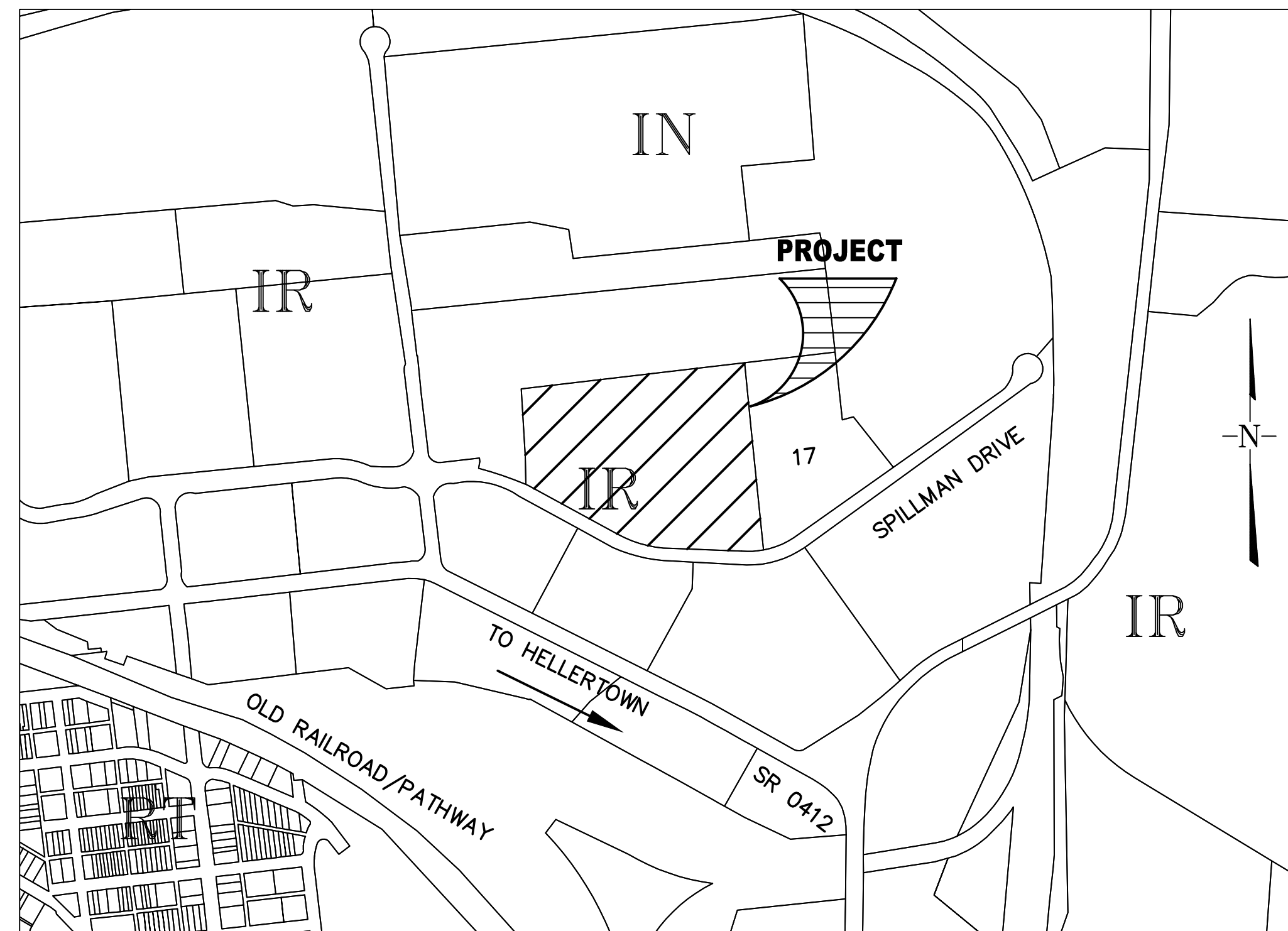


PRELIMINARY/FINAL LAND DEVELOPMENT PLAN LOT 15 WAREHOUSE EXPANSION

WARD 17 CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA



Location Map
SCALE 1" = 500'

Record Notes

- TRIPLE NET INVESTMENTS II, L.P. IS THE DEVELOPER AND OWNER OF THE TRACT OF LAND ENCOMPASSED IN THIS LAND DEVELOPMENT.
- THE LOT SHOWN IS SUBJECT TO ALL EASEMENTS VISIBLE, OR ON RECORD, OR AS REQUIRED BY A UTILITY TO SERVE SAID LOT AT SUCH TIME AS THE UTILITY IS INSTALLED.
- ALL PUBLIC IMPROVEMENTS IN THIS PROJECT SHALL BE CONSTRUCTED TO THE STANDARDS OF THE CITY OF BETHLEHEM, THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND THE APPROPRIATE PUBLIC UTILITY AUTHORITIES, UNLESS SAID IMPROVEMENTS ARE APPROVED OTHERWISE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PLACEMENT OF ALL STREET IDENTIFICATION AND TRAFFIC SIGNS AS DEEMED NECESSARY BY THE CITY. PLACEMENT SHALL COMPLY WITH ALL CITY STANDARDS REGARDING LOCATION, HEIGHT, SIZE AND TYPE.
- IF UTILITY POLES ARE TO BE RELOCATED FOR CONSTRUCTION OF IMPROVEMENTS, THEY SHALL BE RELOCATED IN ACCORDANCE WITH ALL UTILITY COMPANY, CITY AND PENNDOT REGULATIONS AND SPECIFICATIONS.
- IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM, FIRM (FLOOD INSURANCE RATE MAP), FOR THE CITY OF BETHLEHEM, NORTHAMPTON COUNTY, COMMUNITY PANEL NUMBERS 42095C0283E, EFFECTIVE DATE JULY 16, 2014, THE PROJECT SITE IS LOCATED IN THE ZONE "X" AREA OF MINIMAL FLOOD HAZARD.
- SINKHOLE REPAIRS AND CLOSURES SHALL BE COMPLETED IN ACCORDANCE WITH THE DETAILS PROVIDED ON THE PROJECT DRAWINGS.
- THE SANITARY SEWER LATERALS ARE PROPOSED TO BE PRIVATELY OWNED.
- NO UTILITY WILL BE ACCEPTED BY THE CITY WITH A STRUCTURE OR REMNANT THEREOF ON TOP OF THE UTILITY. NO STRUCTURE SHOULD BE CONSTRUCTED OVER ANOTHER UTILITY.
- ALL ELECTRICAL WORK WILL REQUIRE AN ELECTRICAL PERMIT AND A "PPL" JOB REQUEST NUMBER. DEVELOPER MUST FOLLOW CITY OF BETHLEHEM'S REQUIREMENTS FOR PARKING LOT AREA LIGHTING. POLE HEIGHTS MAY NOT BE GREATER THAN 20 FEET. ANY ARTIFICIAL LIGHT MUST NOT INFRINGE ON ADJACENT PROPERTY. ALL LIGHT FIXTURES SHALL HAVE A CUT OFF DESIGN THAT AIMS LIGHT DIRECTLY DOWNWARD.
- AT THE TIME OF ANY FUTURE EXPANSION THE DESIGNER SHALL VERIFY AND PROVIDE ANY FEATURES NECESSARY TO ASSURE THAT THE DOWNSIDE STORM SYSTEM HAS ADEQUATE CONVEYANCE CAPACITY AND MEETS CITY OF BETHLEHEM STANDARDS.
- THE OWNER SHALL INSTALL KNOX BOX FOR CITY OF BETHLEHEM FIRE DEPARTMENT ACCESS.
- ALL APPROVED AUDIBLE DEVICES SHALL BE CONNECTED TO EVERY AUTOMATIC SPRINKLER SYSTEM. SUCH SPRINKLER WATERFLOW ALARM DEVICES SHALL BE ACTIVATED BY WATERFLOW EQUIVALENT TO THE FLOW OF A SINGLE SPRINKLER SIZE INSTALLED IN THE SYSTEM. ALARM DEVICES SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION. WHERE A FIRE ALARM SYSTEM IS INSTALLED, ACTIVATION OF THE AUTOMATIC SPRINKLER SYSTEM SHALL ACTIVATE THE BUILDING FIRE ALARM SYSTEM. IN AUTOMATIC SPRINKLER SYSTEMS WHERE MULTIPLE SPRINKLER RISERS ARE REQUIRED, AND THE RISERS ARE LOCATED IN SEPARATE AREAS WITHIN THE BUILDING, AN OUTSIDE VISIBLE ALARM NOTIFICATION APPLIANCE SHALL BE REQUIRED FOR EACH RISER. SUCH APPLIANCE SHALL BE A WHITE STROBE (MINIMUM 95 CANDELA STROBE RATING) PLACED IN AN APPROVED LOCATION ON THE EXTERIOR WALL, AS CLOSE AS PRACTICABLE, TO EACH SPRINKLER RISER. THE STROBE WILL ACTIVATE WHEN THE WATER FLOW ALARM FOR ITS RESPECTIVE RISER IS ACTIVATED. (ORD. 2014-21 - PASSED 8/5/14)
- THE SUBJECT PARCEL WAS PREVIOUSLY DEVELOPED AS THE BETHLEHEM STEEL AND PRIOR SUBDIVISION WAS SLAG AND IMPERVIOUS AREA. THUS, NO NEW IMPERVIOUS COVERAGE IS PROPOSED.
- PROPOSED MONUMENT SIGN LOCATION AND SIZE SHALL CONFORM WITH THE CITY'S ZONING ORDINANCE AND LVP COVENANTS AND WILL REQUIRE A PERMIT FROM THE CITY PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWING FOR LOCATION OF CONTROL AND EXPANSION JOINTS IN CONCRETE SIDEWALKS. CONTRACTOR SHALL REVIEW AND COORDINATE JOINT LAYOUT WITH THE PROJECT ARCHITECT.
- ANY CHANGE IN THE LOCATION OF THE FIRE DEPARTMENT CONNECTION (FDC) MUST BE APPROVED BY THE CITY OF BETHLEHEM FIRE DEPARTMENT.
- TRUCKS ARE NOT PERMITTED TO PARK, WAIT FOR ENTRY, OR IDLE ON SPILLMAN DRIVE OR EMERY STREET.
- RECYCLING WILL BE ADDRESSED AS IT CURRENTLY IS IN THE EXISTING FACILITY.

NPDES Note

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.

As-Built Note

ACCURATE AS-BUILT PLANS SHALL BE KEPT UP TO DATE DURING THE CONSTRUCTION PROCESS. AT THE COMPLETION OF THE PROJECT, RECORD DRAWINGS SHALL BE DEVELOPED FROM 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, PIPS ZONE 1702) AND THE DIGITAL FILE SHALL BE IN STATE PLANE FEET COORDINATES AS APPLICABLE. THE HARD COPY OF THE RECORD DRAWINGS SHALL BE IN FORM OF MYLAR COPY. THE ENGINEER OF RECORD SHALL CERTIFY (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 P2 COMPATIBLE CD ROM CONTAINING THE DIGITAL REPRESENTATION OF THE FINAL PLAN AS PRESENTED ON THE TWENTY-FOUR (24) INCH BY THIRTY-SIX (36) INCH SHEETS. THE DIGITAL MAP SHALL BE AUTOCAD COMPATIBLE. ALL LAYERS INCLUDED IN THE DIGITAL MAPS SHALL BE THE STANDARDIZED LAYERS PREPARED AND UTILIZED BY THE CITY OF BETHLEHEM TO ENSURE COMPATIBILITY WITH THE CITY'S EXISTING CADD STANDARDS AND AS DESCRIBED IN APPENDIX A OF THE CITY'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

Revisions Notes

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.

Engineering Permits Note

PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY, PERMITS MUST BE OBTAINED FROM CITY ENGINEERING OFFICE.

Stormwater Notes

- THE MAINTENANCE OF STORM WATER FACILITIES NOT DEDICATED TO AND ACCEPTED BY THE CITY, SHALL BE THE OWNER'S RESPONSIBILITY. THE OWNER'S DEED, AND THE DEED TO ANY SUBSEQUENT OWNER, SHALL NOTE THAT THE OWNER SHALL ACCEPT THE MAINTENANCE RESPONSIBILITIES. THE CITY OF BETHLEHEM SHALL BE PERMITTED TO INSPECT THE STORM WATER FACILITIES ON AT LEAST AN ANNUAL SCHEDULE TO ENSURE THAT ANY NECESSARY CORRECTIVE WORK IS PERFORMED IN A TIMELY MANNER.
- THE DRAINAGE EASEMENT PROVIDES FOR THE FLOW OF STORMWATER ACROSS LOTS, AND MAY NOT BE ALTERED WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER. NO OBSTRUCTIONS SUCH AS PLANTING BERMS OR FENCES MAY BE INSTALLED IN THE DRAINAGE EASEMENTS AREAS WITHOUT SUFFICIENT PROVISION FOR THE PASSAGE OF STORMWATER, AND ANY SUCH PROPOSED PROVISION SHALL BE APPROVED IN WRITING BY THE CITY ENGINEER.

Inlet Marker Note

ALL PUBLIC INLETS SHOULD HAVE INLET MARKERS. THE DESIGN OF THE INLET MARKERS SHALL BE APPROVED BY THE CITY ENGINEER.

Building Stakeout Note

THE BUILDING FOOTPRINT SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO STAKEOUT.

Benchmarks for this Plan

- FIRE HYDRANT K7075 TOP NUT ELEVATION=287.80
- CONCRETE MONUMENT-NORTH END OF CURB RETURN AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SPILLMAN AND LYNN-TOP ELEVATION=320.30
- CONCRETE MONUMENT-SOUTH END OF CURB RETURN AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SPILLMAN AND LYNN-TOP ELEVATION=321.19



"CALL BEFORE YOU DIG"

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL.
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
THIS PROJECT'S DESIGNER INQUIRY NO.
20202933379

BETHLEHEM CITY DEPT. OF WATER/SEWER RESOURCES
MORAVIAN COLLEGE
PPL ELECTRIC SERVICE ELECTRIC CABLE TV INC
UGI UTILITIES INC.
RON TELECOM
VERIZON

PROJECT / SERIAL NUMBERS / EXCAVATION-DEMOLITION / TYPE OF ONE CALL / DATE / ADDRESS / NEAREST INT. / TOWNSHIP / COUNTY
3942(2020) 20202933379 EXCAVATION 10/22/2020 SPILLMAN DRIVE EMERY ST CITY OF BETHLEHEM NORTHAMPTON
PPL ELEC LEHIGH (P0) / BETHLEHEM C DWS (0X) / SVC ELEC CATV (SET) / RON TELECOM (TCC) / UGI LEHIGH (UG) / VERIZON EASTERN (Y1)
MARKED MARKED MARKED NO FACILITIES MARKED NO FACILITIES

Site Data

PARCELS: P7 - 6 - 6-15 13.22 ACRES / 576,008 S.F.
WARD: 17
TAX MAP REFERENCED: MAP P7, BLOCK 6, LOT 6-15
DEED REFERENCED: 2004-11-209584
ZONING DISTRICT: IR (INDUSTRIAL REDEVELOPMENT)
EXISTING USE: WAREHOUSE AND OFFICE
PROPOSED USE: WAREHOUSE - EXPANSION
WATER: PUBLIC
SEWER: PUBLIC

	REQUIRED/ALLOWED IR DISTRICT	ALLOWED BY LVP COVENANTS	LOT 15/16
MINIMUM LOT AREA:	20,000 S.F.	N/A	13.22 ACRES
MAXIMUM BUILDING HEIGHT:	200 FT	N/A	50 FT.
MAXIMUM BUILDING COVERAGE:	90%	N/A	50%
IMPERVIOUS COVERAGE:	90%	70%	19.0% EXIST (114,750 S.F.) 48.0% EXIST. (276,213 S.F.) 57.1% (213,750 S.F.)
BUILDING COVER (PROP.):	90%	70%	71.0% (408,234 S.F.)
IMPERVIOUS COVER (PROP.):	90%	90%	
SETBACKS:			
FRONT YARD:	10 FT	50 FT	252.2 FT
REAR YARD:	20 FT	15 FT	60.2 FT
SIDE YARD:	20 FT	15 FT	61.4 FT
PARKING SETBACKS:			
FRONT YARD:	10 FT	25 FT	N/A
REAR YARD:	20 FT	10 FT	N/A
SIDE YARD:	10 FT	10 FT	N/A
PARKING REQUIREMENTS:			
MINIMUM SIZE:	9' x 18'	9' x 18'	9' x 18'

SPACES REQUIRED: (SEE BELOW FOR ORIGINAL TABULATION)

OFFICE: 1 SPACE PER 1.5 EMPLOYEE (50 EMPLOYEES) 34 SPACES REQ.
WAREHOUSE: 1 SPACE PER 1.5 EMPLOYEE (175 EMP./13 SHIFTS) 68/SHIFT = 118 AT SHIFT CHANGE / 79 SPACES
TOTAL NUMBER EMPLOYEES: 225 SPACES
TOTAL SPACES REQUIRED: 113 SPACES

ACCESSIBLE PARKING REQ.: 7 SPACES, ONE OF WHICH VAN ACCESSIBLE
ACCESSIBLE PROVIDED: 7 SPACES / 2 VAN
TOTAL SPACES PROVIDED: 236 SPACES

BICYCLE PARKING
REQUIRED SPACES 5% OF 236 SPACES = 12 SPACES
PROVIDED SPACES 12 SPACES

AT THE MEETING ON _____ 2020, THE BETHLEHEM CITY PLANNING COMMISSION, BETHLEHEM, PENNSYLVANIA, DULY ENACTED AND APPROVED THIS PLAN OF THE PROPERTY LOT 15 WAREHOUSE EXPANSION LOCATED IN NORTHAMPTON COUNTY AS SHOWN HEREIN.

CHAIRMAN _____
SECRETARY _____

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION FOR LEHIGH AND NORTHAMPTON COUNTIES.
LVPIC STAFF PERSON RESPONSIBLE FOR REVIEW _____ DATE _____

THIS PLAN WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR NORTHAMPTON COUNTY, ON _____ IN PLAN BOOK _____ PAGE _____

Owner Signature:
TRIPLE NET INVESTMENTS II, L.P.
COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF NORTHAMPTON } SS:
I, _____ NAME _____ OF TRIPLE NET INVESTMENTS II, L.P. CORPORATION NAME _____

BEING DULY SWORN ACCORDING TO LAW, AND ACTING IN MY CAPACITY AS _____ I DOPOSE AND SAY THAT THE ABOVE NAMED CORPORATION IS THE TRUE AND LAWFUL OWNER OF PROPERTY KNOWN AS _____; THAT THE ABOVE DESCRIBED PROPERTY IS IN THE PEACEFUL POSSESSION OF SAID CORPORATION AND THAT THERE ARE NO LIENS PENDING AFFECTING THE TITLE THEREOF.

CORPORATION OFFICIAL

SWORN AND SUBSCRIBED TO BEFORE ME THIS ____ DAY OF _____

NOTARY PUBLIC

MY COMMISSION EXPIRES ON _____

Land Development Plans

- * 1 COVER SHEET - RECORD PLAN 1 OF 2
- * 2 RECORD PLAN 2 OF 2
- 3 GRADING & UTILITY PLAN
- 4 DETAILED GRADING AND UTILITIES
- 5 EXISTING FEATURES AND DEMOLITION PLAN
- 6 PROFILE PLAN
- 7 LANDSCAPE PLAN AND DETAILS
- 8 LIGHTING PLAN AND DETAILS
- 9 TRUCK TURNING PLAN
- 10 CONSTRUCTION DETAILS
- 11 CONSTRUCTION DETAILS

* DENOTES PLANS TO BE RECORDED

Supplemental Plans

- FIRE TRUCK TURNING PLAN - 1 OF 1
- SIGHT LINE FROM SPILLMAN DR. PLAN - 1 OF 1
- POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
- EROSION & SEDIMENTATION CONTROL PLAN

Statement of Intent

TO CONSTRUCT A 100,000 S.F. BUILDING ADDITION TO THE EXISTING CIGARS INTERNATIONAL BUILDING WITH ASSOCIATED PAVEMENT AND INFRASTRUCTURE.

Plan Preparer



Bethlehem Office
252 Broadhead Road, Suite 100 P:610.691.5644
Bethlehem, PA 18017-8944 F:610.691.6968
HanoverEng.com

Owner / Developer (Lot 15/16)

TRIPLE NET INVESTMENTS II, L.P.
171 STATE ROUTE 173, SUITE 100
ASBURY, NJ 08802
(908)-730-6909
dbaker@jgpetrucci.com

Site Address

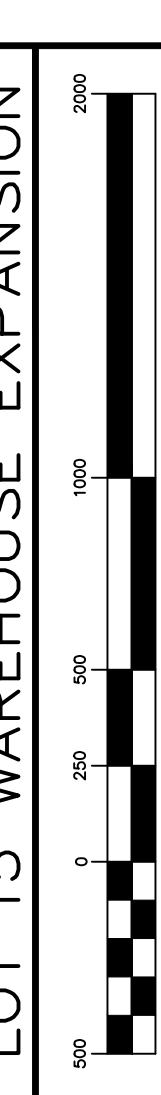
1911 SPILLMAN DRIVE
BETHLEHEM, PA 18015

I, CHARLES H. UNANGST, P.E., A PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE PROPOSED DEVELOPMENT AS DESIGNED BY HANOVER ENGINEERING ASSOCIATES, INC.

ENGINEER'S SIGNATURE _____ DATE _____
CHARLES H. UNANGST, P.E. (PE-055050-E)
HANOVER ENGINEERING ASSOCIATES, INC.
252 BRODHEAD ROAD, SUITE 100
BETHLEHEM, PA 18017-8944
610-691-5644

PRELIMINARY/FINAL LAND DEVELOPMENT
(RECORD PLAN 1 OF 2)

COVER SHEET
LOT 15 WAREHOUSE EXPANSION



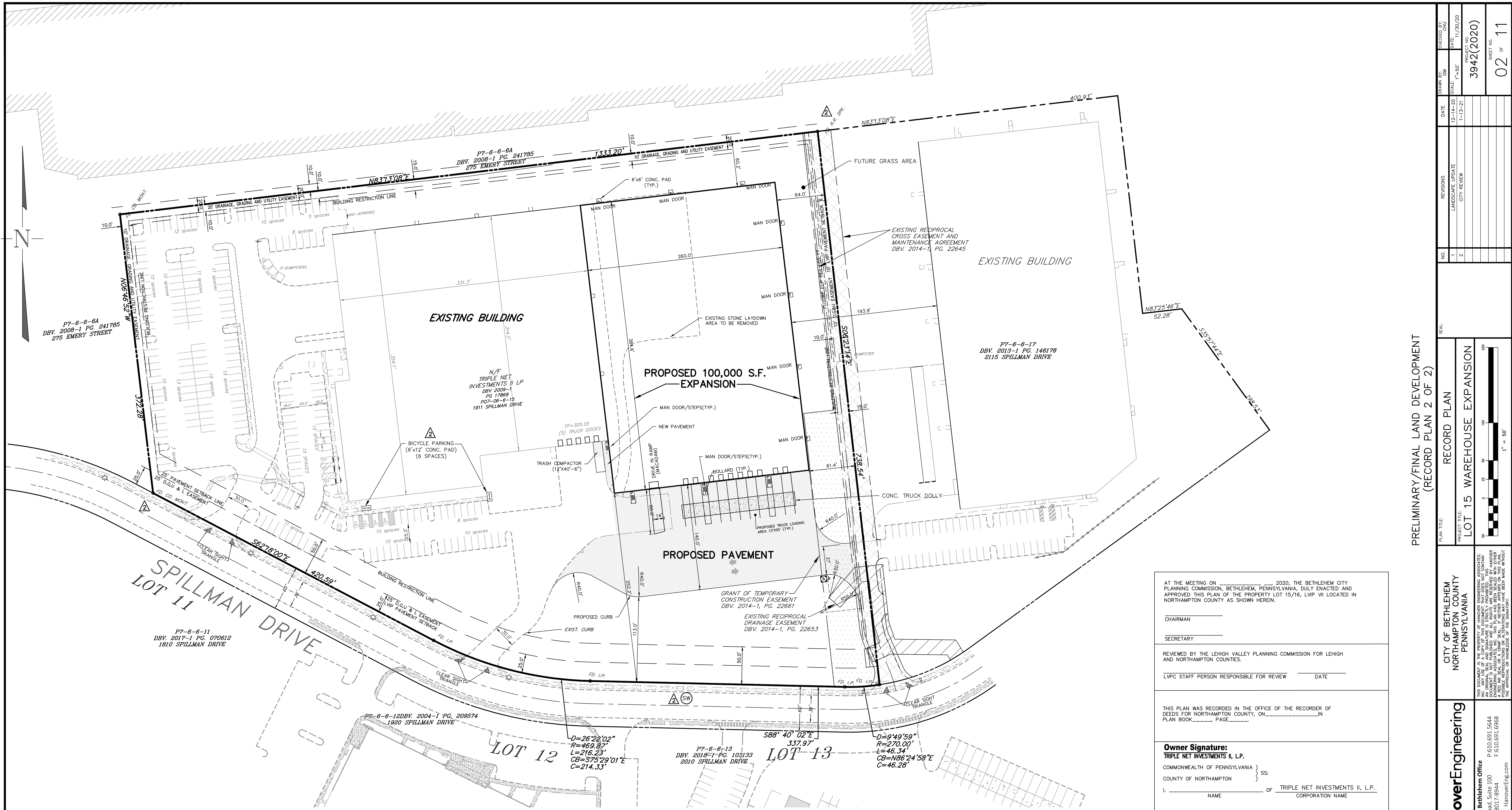
CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA



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252 Broadhead Road, Suite 100 P:610.691.5644
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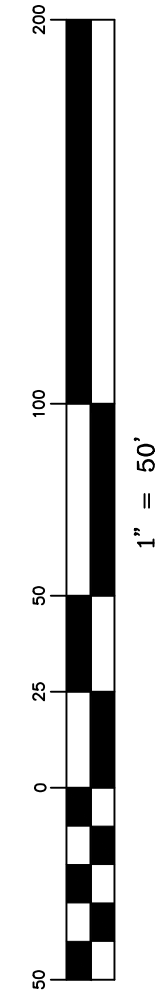
NO.	REVISIONS	DATE	DRAWN BY	CHECKED BY
1	LANDSCAPE UPDATE	12-14-20		
2	CITY REVIEW	1-13-21		

PROJECT NO. 3942(2020)
SHEET NO. 01 OF 11



PRELIMINARY/FINAL LAND DEVELOPMENT
(RECORD PLAN 2 OF 2)

RECORD PLAN
LOT 15 WAREHOUSE EXPANSION



CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA

HanoverEngineering
Bethlehem Office
252 Brodhead Road, Suite 100
Bethlehem, PA 18017-6514
F: 610.931.6544
P: 610.931.6588
hanovereng.com

NO.	REVISIONS	DATE	DRAWN BY	CHECKED BY
1	LANDSCAPE UPDATE	12-14-20	1"=50'	11/20/20
2	CITY REVIEW	1-13-21	1"=50'	3942(2020)

PROJECT NO.	3942(2020)
SHEET NO.	02
OF	11

AT THE MEETING ON _____ 2020, THE BETHLEHEM CITY PLANNING COMMISSION, BETHLEHEM, PENNSYLVANIA, DULY ENACTED AND APPROVED THIS PLAN OF THE PROPERTY LOT 15/16, LVP VII LOCATED IN NORTHAMPTON COUNTY AS SHOWN HEREIN.

CHAIRMAN _____

SECRETARY _____

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION FOR LEHIGH AND NORTHAMPTON COUNTIES.

LVPIC STAFF PERSON RESPONSIBLE FOR REVIEW _____ DATE _____

THIS PLAN WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR NORTHAMPTON COUNTY, ON _____ IN PLAN BOOK _____, PAGE _____.

Owner Signature:
TRIPLE NET INVESTMENTS II, L.P.
COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF NORTHAMPTON }
I, _____ OF TRIPLE NET INVESTMENTS II, L.P.
NAME CORPORATION NAME

BEING DULY SWORN ACCORDING TO LAW, AND ACTING IN MY CAPACITY AS _____ DOPOSE AND SAY THAT THE ABOVE NAMED CORPORATION IS THE TRUE AND LAWFUL OWNER OF PROPERTY KNOWN AS _____; THAT THE ABOVE DESCRIBED PROPERTY IS IN THE PEACEFUL POSSESSION OF SAID CORPORATION AND THAT THERE ARE NO LIENS PENDING AFFECTING THE TITLE THEREOF.

_____ TRIPLE NET INVESTMENTS II, L.P.
CORPORATION

_____ CORPORATION OFFICIAL

SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES ON _____

SYMBOL	QUANTITY	DESCRIPTION	AREA	HEIGHT
(A)	1	PENNDOT R7-8 "RESERVED PARKING"	30'x30'	9'

Signage Note:
ALL SITE AND BUILDING SIGNAGE WILL BE INSTALLED IN CONFORMITY WITH THE CITY OF BETHLEHEM ZONING ORDINANCE. DETAILED DRAWINGS WITH DESIGNED DIMENSIONS OF THE PROPOSED SIGNS WILL BE PROVIDED TO THE CITY FOR APPROVAL PRIOR TO OBTAINING ANY REQUIRED PERMITS FOR THEIR CONSTRUCTION.

Landscaping Note:
1. ALL TREES REMOVED FOR CONSTRUCTION SHALL BE REPLANTED IN AREAS NOTED ON THE LANDSCAPE PLAN, ALONG THE NORTH SIDE OF THE NEW BUILDING ADDITION AND ON THE WEST SIDE OF THE TRUCK ENTRANCE.

(A) SW REPLACE MISSING PORTION OF SIDEWALK TO CITY STANDARDS.

---	PROPERTY LINE	⊕	EXISTING ELECTRIC POLE
- - - -	EXISTING ADJOINER LINE	⊕	EXISTING UTILITY BOX
- - - -	EXISTING EASEMENT	⊕	EXISTING STORM MANHOLE
- - - -	EXISTING LEGAL RIGHT-OF-WAY	⊕	EXISTING C-TOP MANHOLE
---	GAS	⊕	EXISTING M-TOP MANHOLE
---	SAN	⊕	EXISTING GAS VALVE
---	EXISTING SANITARY LINE	⊕	EXISTING WATER VALVE
---	EXISTING STORM SEWER	⊕	EXISTING WATER SHUT OFF
---	EXISTING WATER SEWER	⊕	EXISTING FIRE HYDRANT
---	EXISTING WATER LINE	⊕	EXISTING SEWER MANHOLE
---	EXISTING CENTER LINE	⊕	EXISTING SIDEWALK
---	EXISTING CURB	⊕	PROPOSED BELGIUM BLOCK CURB
---	EXISTING EDGE OF PAVE	⊕	PROPOSED CONCRETE PAD
---	EXISTING MAJOR CONTOUR	⊕	PARKING AREA (TOTAL 17,303 SQ. FT.)
---	EXISTING MAJOR CONTOUR	⊕	PROPOSED SAWCUT
---	EXISTING MAJOR CONTOUR	⊕	EXISTING TREES TO BE RELOCATED

"CALL BEFORE YOU DIG"
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
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20202933379

BETHLEHEM CITY DEPT. OF WATER/SEWER RESOURCES
MORAVIAN COLLEGE
PPL ELECTRIC
SERVICE ELECTRIC CABLE TV INC
UGS UTILITIES INC.
RCN TELECOM
VERIZON

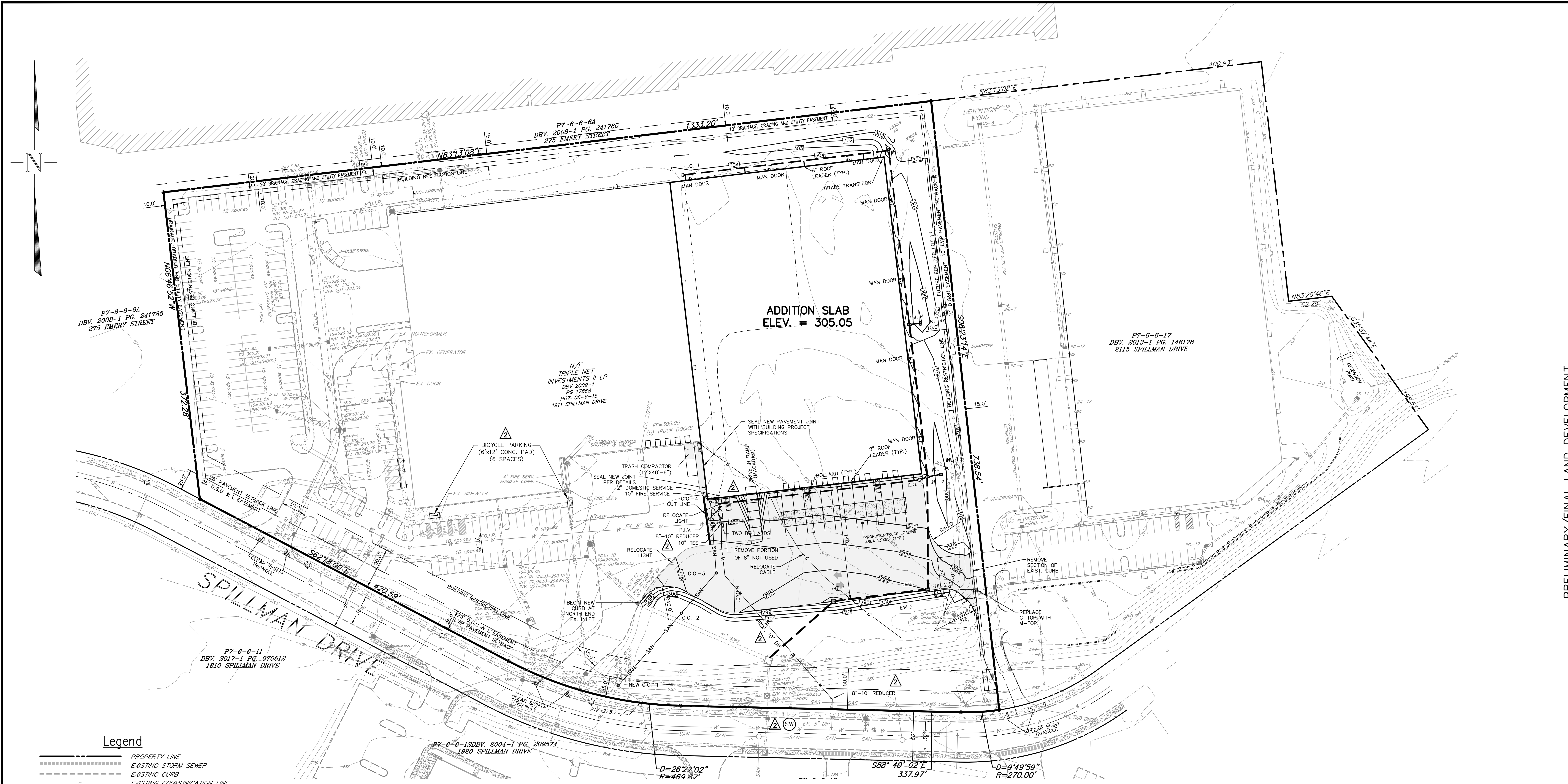
Benchmarks for this Plan

- FIRE HYDRANT K7075 TOP NUT ELEVATION=287.80
- CONCRETE MONUMENT-NORTH END OF CURB RETURN AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SPILLMAN AND LYNN-TOP ELEVATION=320.30
- CONCRETE MONUMENT-SOUTH END OF CURB RETURN AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SPILLMAN AND LYNN-TOP ELEVATION=321.19



PROJECT / SERIAL NUMBERS / EXCAVATION-DEMOLITION	DATE	ADDRESS	NEAREST INT.	TOWNSHIP	COUNTY
3942(2020) 20202933379	EXCAVATION ROUTINE	10/22/2020 SPILLMAN DRIVE	EMERY ST.	CITY OF BETHLEHEM	NORTHAMPTON

PPL ELEC LEHIGH (PDL) / BETHLEHEM C DWS (QX) / SVC ELEC CATV (SET) / RCN TELECOM (TCC) / UG LEHIGH (UG) / VERIZON EASTERN (V)	MARKED	MARKED	MARKED	NO FACILITIES	NO FACILITIES
---	--------	--------	--------	---------------	---------------



Legend

- PROPERTY LINE
- EXISTING STORM SEWER
- EXISTING CURB
- EXISTING COMMUNICATION LINE
- SAN ----- SAN
- DWVD ----- DWVD
- USE ----- USE
- GAS ----- GAS
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GAS MAIN
- EXISTING WATER LINE
- EXISTING RIGHT-OF-WAY
- EXISTING BUILDING RESTRICTION LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING CUY WIRE
- EXISTING LIGHT POLE
- EXISTING IRON PIN
- EXISTING SIGN
- EXISTING TREES
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE PAD
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED STORM INLET
- PROPOSED STORM SEWER
- PROPOSED DEPRESSED CURB
- DC

△(SW) REPLACE MISSING PORTION OF SIDEWALK TO CITY STANDARDS.

Grading and Utility Notes:

- ALL PROPOSED STORM SEWER PIPE SHALL BE HDPE PIPE WITH O-RING GASKETS UNLESS NOTED OTHERWISE ON THE PLAN.
- STRUCTURAL DETAILS FOR ALL STORM WATER STRUCTURES SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF PENNSYLVANIA AND SUBMITTED TO THE CITY OF BETHELEHM FOR REVIEW AND APPROVAL, AT LEAST THIRTY (30) DAYS BEFORE CONSTRUCTION.
- ABANDONMENT OF EXISTING UTILITIES AND ASSOCIATED STRUCTURES WITHIN STREET RIGHTS-OF-WAY OR EASEMENTS TO BE DEDICATED TO THE CITY, SHALL BE COMPLETED IN ACCORDANCE WITH METHODS APPROVED BY THE CITY.
- ALL LOTS SHALL HAVE A TEN (10) FOOT DRAINAGE, GRADING AND UTILITY EASEMENT ADJACENT TO EACH LINE UNLESS A MORE PROHIBITIVE EASEMENT IS REQUIRED OR EXISTS.
- THE DEVELOPER SHALL ENSURE THAT CURRENT AS-BUILT RECORDS ARE MAINTAINED DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION, CERTIFIED (I.E., P.E. STAMPED) AS-BUILT DRAWINGS SHALL BE SUBMITTED BY THE DEVELOPER'S ENGINEERS. THESE AS-BUILT DRAWINGS SHALL BE FOUND ACCEPTABLE BY THE CITY ENGINEER PRIOR TO RELEASE OF ANY REMAINING SECURITY.
- THE MAINTENANCE OF THE STORM WATER FACILITIES, INCLUDING THE DETENTION BASINS, SHALL BE THE OWNER'S RESPONSIBILITY UNTIL SUCH TIME AS SAID FACILITIES ARE DEDICATED TO THE CITY. THE OWNER'S DEED, AND THE DEEDS TO ANY SUBSEQUENT OWNER, SHALL NOTE THAT THE OWNER SHALL ACCEPT THE MAINTENANCE RESPONSIBILITIES OF ANY FACILITIES NOT DEDICATED. THE CITY OF BETHELEHM SHALL BE PERMITTED TO INSPECT THE STORM WATER FACILITIES ON AT LEAST AN ANNUAL SCHEDULE TO ENSURE THAT ANY NECESSARY CORRECTIVE WORK IS PERFORMED IN A TIMELY MANNER.
- 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.
- FOR STORM SEWER MANHOLES/BOXES, THE ACTUAL RIM ELEVATION SHALL BE FINAL ADJUSTED PRIOR TO PAVING.

STORM SEWER CHART									
NAME	TYPE	TOP	INV. IN	INV. OUT	PIPE DIA.	LENGTH	MATERIAL	SLOPE	DOWNSTEAM STRUCTURE
C.O. 2	CLEAN OUT	RIM=300.95	293.39 (C.O. 3)	293.39	18"	10.20'	HDPE	0.75%	INL 3
C.O. 3	CLEAN OUT	RIM=300.76	295.24	295.24	18"	251.63'	HDPE	0.75%	C.O. 2
C.O. 1	CLEAN OUT	RIM=304.42	300.01	300.01	18"	250.11'	HDPE	0.79%	INL 5
EX. MH 12	EXST. BOX	TC=289.90	286.80 (INL 1)						
INL 1	TYPE 4 BOX, C TOP	TC=297.34	288.95 (INL 2)	288.95	24"	103.47'	HDPE	2.08%	EX. INLET
INL 2	TYPE 4 BOX, C TOP	TC=298.49	290.85 (INL 3)	290.85	24"	114.26'	HDPE	1.66%	INL 1
INL 3	STD BOX, M TOP	TC=300.67	293.37 (INL 4) 293.37 (INL 3A) 293.31 (C.O. 2)	292.87	24"	136.45'	HDPE	1.48%	INL 2
INL 3A	STD BOX, M TOP	TC=299.37	293.71	293.71	15"	16.70'	HDPE	2.04%	INL 3
INL 4	STD BOX, M TOP	TC=300.68	295.69 (INL 5) 295.69 (INL 4A)	294.94	24"	184.96'	HDPE	0.85%	INL 3
INL 4A	STD BOX, M TOP	TC=299.11	295.84	295.84	15"	13.55'	HDPE	1.13%	INL 4
INL 5	STD BOX, M TOP	TC=300.92	298.03 (C.O. 1)	298.03	18"	211.06'	HDPE	1.11%	INL 4

Benchmarks for this Plan

- FIRE HYDRANT K7075 TOP NUT ELEVATION=287.80
- CONCRETE MONUMENT-NORTH END OF CURB RETURN AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SPILLMAN AND LYNN-TOP ELEVATION=320.30
- CONCRETE MONUMENT-SOUTH END OF CURB RETURN AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SPILLMAN AND LYNN-TOP ELEVATION=321.19



"CALL BEFORE YOU DIG"
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
 PENNSYLVANIA ONE CALL SYSTEM, INC.
 1-800-242-1776
 THIS PROJECT'S DESIGNER INQUIRY NO.
 20202933379

BETHELEHM CITY DEPT. OF WATER/SEWER RESOURCES
 MORAVIAN COLLEGE
 PPL ELECTRIC
 SERVICE ELECTRIC CABLE TV INC
 UGI UTILITIES INC.
 RON TELECOM
 VERIZON

PROJECT / SERIAL NUMBERS/ EXCAVATION-DEMOLITION / TYPE OF ONE CALL / DATE / ADDRESS / NEAREST INT. / TOWNSHIP / COUNTY
 3942(2020) 20202933379 EXCAVATION ROUTINE 10/22/2020 SPILLMAN DRIVE EMERY ST. CITY OF BETHELEHM NORTHAMPTON
 PPL ELEC LEHIGH (PBL) / BETHELEHM C WKS (BWS) / SVC ELEC CATV (SET) / RON TELECOM (TCC) / UGI LEHIGH (U-G) / VERIZON EASTERN (VY)
 MARKED MARKED NO FACILITIES MARKED NO FACILITIES

PRELIMINARY/FINAL LAND DEVELOPMENT

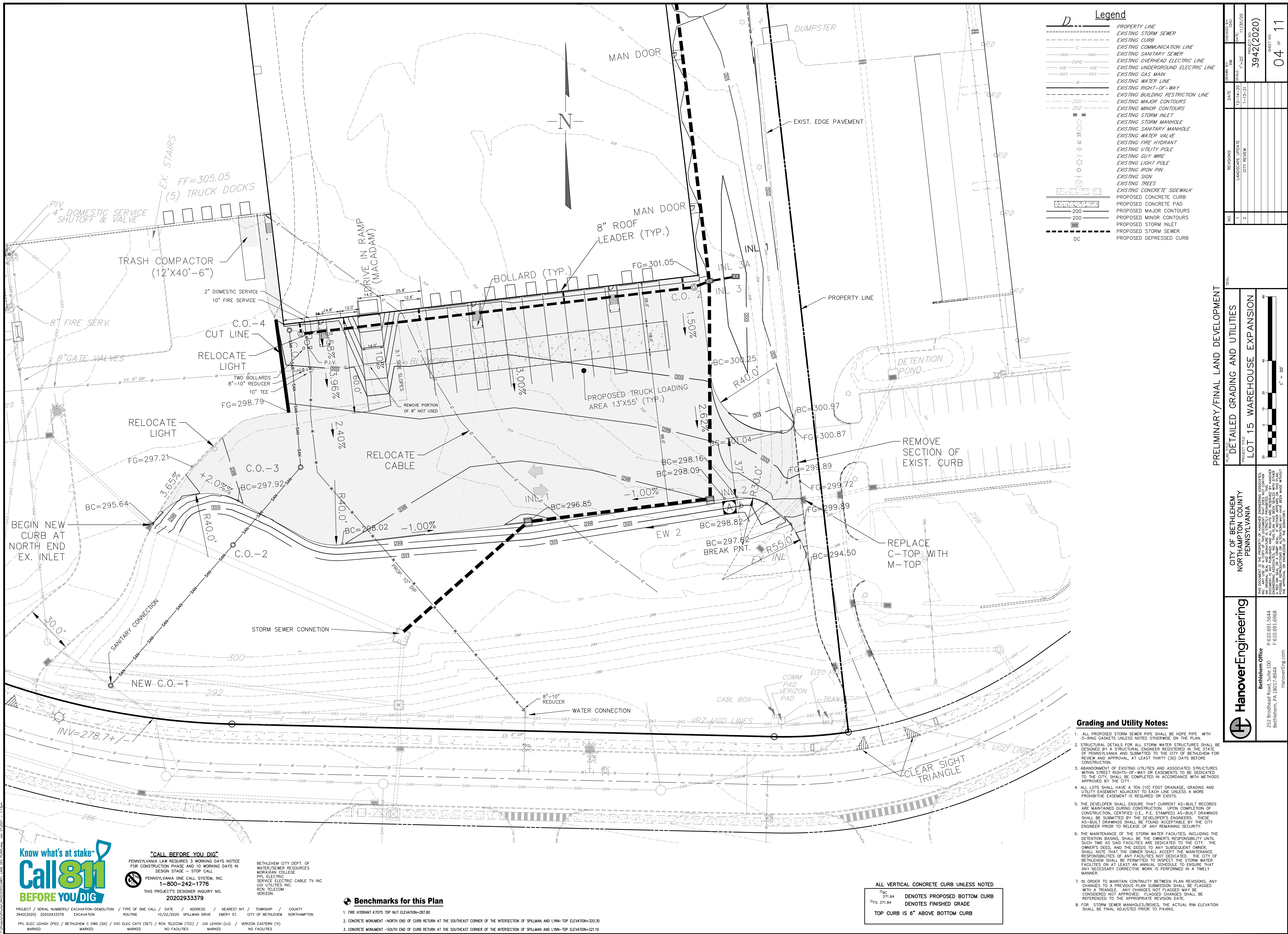
PLAN TITLE: GRADING AND UTILITY PLAN
 PROJECT TITLE: LOT 15 WAREHOUSE EXPANSION

CITY OF BETHELEHM
 NORTHAMPTON COUNTY
 PENNSYLVANIA

HanoverEngineering
 Bethlehem Office
 752 Brothhead Road, Suite 100
 Bethlehem, PA 18017-6544
 P: 610.991.6544
 F: 610.991.6568
 HanoverEng.com

NO.	REVISIONS	DATE	DRAWN BY	CHECKED BY
1	LANDSCAPE UPDATE	12-14-20	SCALE: 1"=50'	DATE: 11/29/20
2	CITY REVIEW	1-13-21		

PROJECT NO. 3942(2020)
 SHEET NO. 03 OF 11



Legend

	PROPERTY LINE
	EXISTING STORM SEWER
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING GAS MAIN
	EXISTING WATER LINE
	EXISTING RIGHT-OF-WAY
	EXISTING BUILDING RESTRICTION LINE
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	EXISTING STORM MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING IRON PIN
	EXISTING TREE
	EXISTING CONCRETE SIDEWALK
	PROPOSED CONCRETE PAD
	PROPOSED CONCRETE CURB
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	PROPOSED STORM INLET
	PROPOSED STORM SEWER
	PROPOSED DEPRESSED CURB

DATE	12-14-20	SCALE	1"=20'
DATE	1-13-21	SCALE	1"=20'
REVISIONS	LANDSCAPE UPDATE	PROJECT NO.	3942(2020)
	CITY REVIEW	SHEET NO.	04 of 11

NO.	1	NO.	2
-----	---	-----	---

PLAN TITLE	PRELIMINARY/FINAL LAND DEVELOPMENT
SCALE	1" = 20'
PLAN TITLE	DETAILED GRADING AND UTILITIES
SCALE	1" = 20'
PROJECT TITLE	LOT 15 WAREHOUSE EXPANSION

CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA

HanoverEngineering

Bethlehem Office
252 Brodhead Road, Suite 100
Bethlehem, PA 18017-6544
F: 610.931.6544
P: 610.931.6568
hanovereng.com

Grading and Utility Notes:

- ALL PROPOSED STORM SEWER PIPE SHALL BE HDPE PIPE WITH O-RING GASKETS UNLESS NOTED OTHERWISE ON THE PLAN.
- STRUCTURAL DETAILS FOR ALL STORM WATER STRUCTURES SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF PENNSYLVANIA AND SUBMITTED TO THE CITY OF BETHLEHEM FOR REVIEW AND APPROVAL, AT LEAST THIRTY (30) DAYS BEFORE CONSTRUCTION.
- ABANDONMENT OF EXISTING UTILITIES AND ASSOCIATED STRUCTURES WITHIN STREET RIGHTS-OF-WAY OR EASEMENTS TO BE DEDICATED TO THE CITY, SHALL BE COMPLETED IN ACCORDANCE WITH METHODS APPROVED BY THE CITY.
- ALL LOTS SHALL HAVE A TEN (10) FOOT DRAINAGE, GRADING AND UTILITY EASEMENT ADJACENT TO EACH LINE UNLESS A MORE PROHIBITIVE EASEMENT IS REQUIRED OR EXISTS.
- THE DEVELOPER SHALL ENSURE THAT CURRENT AS-BUILT RECORDS ARE MAINTAINED DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION, CERTIFIED (I.E., P.E. STAMPED) AS-BUILT DRAWINGS SHALL BE SUBMITTED BY THE DEVELOPER'S ENGINEERS. THESE AS-BUILT DRAWINGS SHALL BE FOUND ACCEPTABLE BY THE CITY ENGINEER PRIOR TO RELEASE OF ANY REMAINING SECURITY.
- THE MAINTENANCE OF THE STORM WATER FACILITIES, INCLUDING THE DETENTION BASINS, SHALL BE THE OWNER'S RESPONSIBILITY UNTIL SUCH TIME AS SAID FACILITIES ARE DEDICATED TO THE CITY. THE OWNER'S DEED, AND THE DEEDS TO ANY SUBSEQUENT OWNER, SHALL NOTE THAT THE OWNER SHALL ACCEPT THE MAINTENANCE RESPONSIBILITIES OF ANY FACILITIES NOT DEDICATED. THE CITY OF BETHLEHEM SHALL BE PERMITTED TO INSPECT THE STORM WATER FACILITIES ON AT LEAST AN ANNUAL SCHEDULE TO ENSURE THAT ANY NECESSARY CORRECTIVE WORK IS PERFORMED IN A TIMELY MANNER.
- 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.
- FOR STORM SEWER MANHOLES/BOXES, THE ACTUAL RIM ELEVATION SHALL BE FINAL ADJUSTED PRIOR TO PAVING.

ALL VERTICAL CONCRETE CURB UNLESS NOTED

FG 371.84 DENOTES PROPOSED BOTTOM CURB
OFG 371.84 DENOTES FINISHED GRADE
TOP CURB IS 6" ABOVE BOTTOM CURB

- Benchmarks for this Plan**
- FIRE HYDRANT K7075 TOP NUT ELEVATION=287.80
 - CONCRETE MONUMENT -NORTH END OF CURB RETURN AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SPILLMAN AND LYNN-TOP ELEVATION=320.30
 - CONCRETE MONUMENT -SOUTH END OF CURB RETURN AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SPILLMAN AND LYNN-TOP ELEVATION=321.19

Know what's at stake?
Call 811
BEFORE YOU DIG

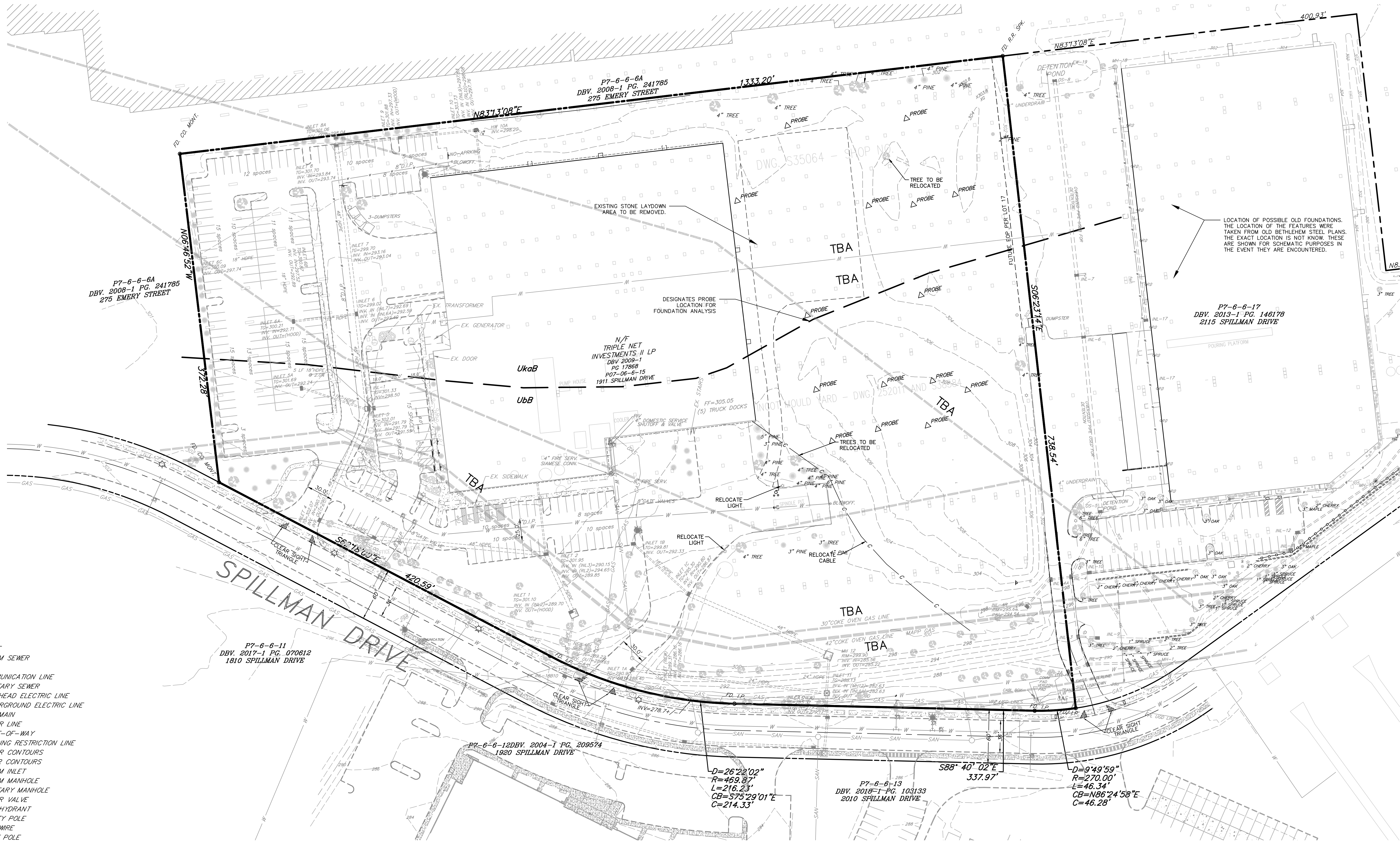
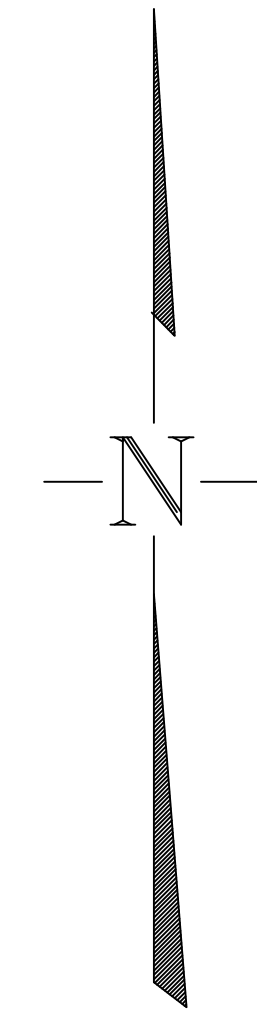
"CALL BEFORE YOU DIG"
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

BETHLEHEM CITY DEPT. OF WATER/SEWER RESOURCES
MORAVIAN COLLEGE
PPL ELECTRIC
SERVICE ELECTRIC CABLE TV INC
UGI UTILITIES INC.
RBN TELECOM
VERIZON

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
THIS PROJECT'S DESIGNER INQUIRY NO.
20202933379

PROJECT / SERIAL NUMBERS/ EXCAVATION-DEMOLITION / TYPE OF ONE CALL / DATE / ADDRESS / NEAREST INT. / TOWNSHIP / COUNTY
3942(2020) 20202933379 EXCAVATION ROUTINE 10/22/2020 SPILLMAN DRIVE EMERY ST. CITY OF BETHLEHEM NORTHAMPTON

PPL ELEC LEHIGH (PPL) / BETHLEHEM C DWS (OX) / SVC ELEC CATV (SET) / RBN TELECOM (TCC) / UGI LEHIGH (UGI) / VERIZON EASTERN (V)
MARKED MARKED MARKED MARKED NO FAULTS



Legend

- PROPERTY LINE
- EXISTING STORM SEWER
- EXISTING CURB
- EXISTING COMMUNICATION LINE
- SAN----- SAN----- EXISTING SANITARY SEWER
- OWH----- EXISTING OVERHEAD ELECTRIC LINE
- UGE----- UGE----- EXISTING UNDERGROUND ELECTRIC LINE
- GAS----- GAS----- EXISTING GAS MAIN
- W----- EXISTING WATER LINE
- EXISTING RIGHT-OF-WAY
- EXISTING BUILDING RESTRICTION LINE
- 200----- EXISTING MAJOR CONTOURS
- 202----- EXISTING MINOR CONTOURS
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING LIGHT POLE
- EXISTING IRON PIN
- EXISTING SIGN
- EXISTING TREES
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE PAD
- 200----- PROPOSED MAJOR CONTOURS
- 202----- PROPOSED MINOR CONTOURS
- PROPOSED STORM INLET
- PROPOSED STORM SEWER
- DC----- PROPOSED DEPRESSED CURB

SOIL TYPES

- UbB** UDORTHENTS, LIMESTONE, 0 TO 8 PERCENT SLOPES
- UkaB** URBAN LAND, 0 TO 8 PERCENT SLOPES



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BETHLEHEM CITY DEPT. OF WATER/SEWER RESOURCES
 MORAVIAN COLLEGE
 PPL ELECTRIC SERVICE ELECTRIC CABLE TV INC
 RGN UTILITIES INC.
 RGN TELECOM
 VERIZON

Benchmarks for this Plan

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 PPL ELEC LEIGH (PDL) / BETHLEHEM C WS (DW) / SVC ELEC CATV (SET) / RGN TELECOM (TCC) / UGI LEHIGH (LU) / VERIZON EASTERN (Y)
 MARKED MARKED MARKED NO FACILITIES MARKED NO FACILITIES

Slopes Table			
Minimum Slope	Maximum Slope	Color	Area
15.00%	25.00%		18868 SF
25.00%	60.00%		30928 SF

TBA (TO BE ABANDONED)
 PIPES AND MANHOLES TAKEN FROM OLD BETHLEHEM STEEL PAPER DRAWINGS. THESE UTILITIES FOR THE MOST PART ARE NOT VISIBLE AND MAY OR MAY NOT BE EXIST. THEY ARE SHOWN SO IF THE CONTRACTOR ENCOUNTERS THEM, THEY WILL KNOW THAT THESE UTILITIES ARE NOT IN SERVICE AND SHALL BE ABANDONED.
 IF A MANHOLE IS ENCOUNTERED WITHIN LIMITS OF THE SITE WORK, THE TOP SECTION SHALL BE REMOVED AND IT SHALL BE FILLED WITH CRUSHED STONE.
 IF A PIPE IS ENCOUNTERED WITHIN LIMITS OF THE SITE WORK IT, SHALL BE PACKED 1FT WITH NON-SHRINK GROUT.

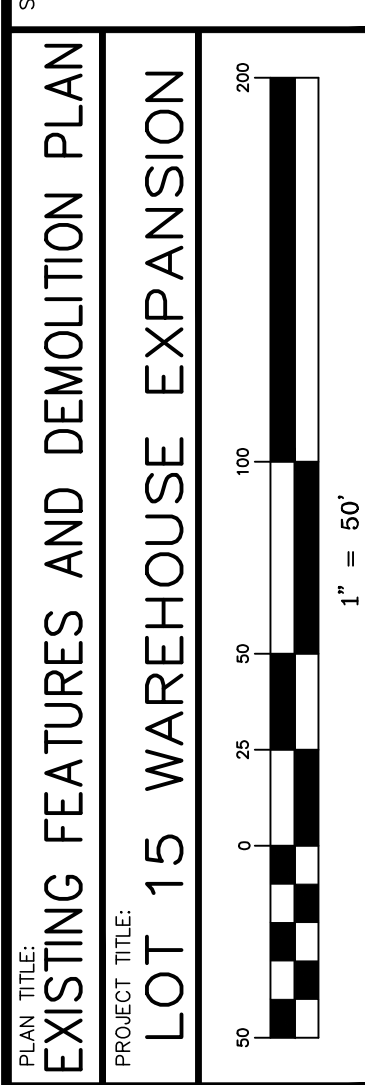
PRELIMINARY/FINAL LAND DEVELOPMENT
 EXISTING FEATURES AND DEMOLITION PLAN
 LOT 15 WAREHOUSE EXPANSION

CITY OF BETHLEHEM COUNTY
 NORTHAMPTON COUNTY
 PENNSYLVANIA

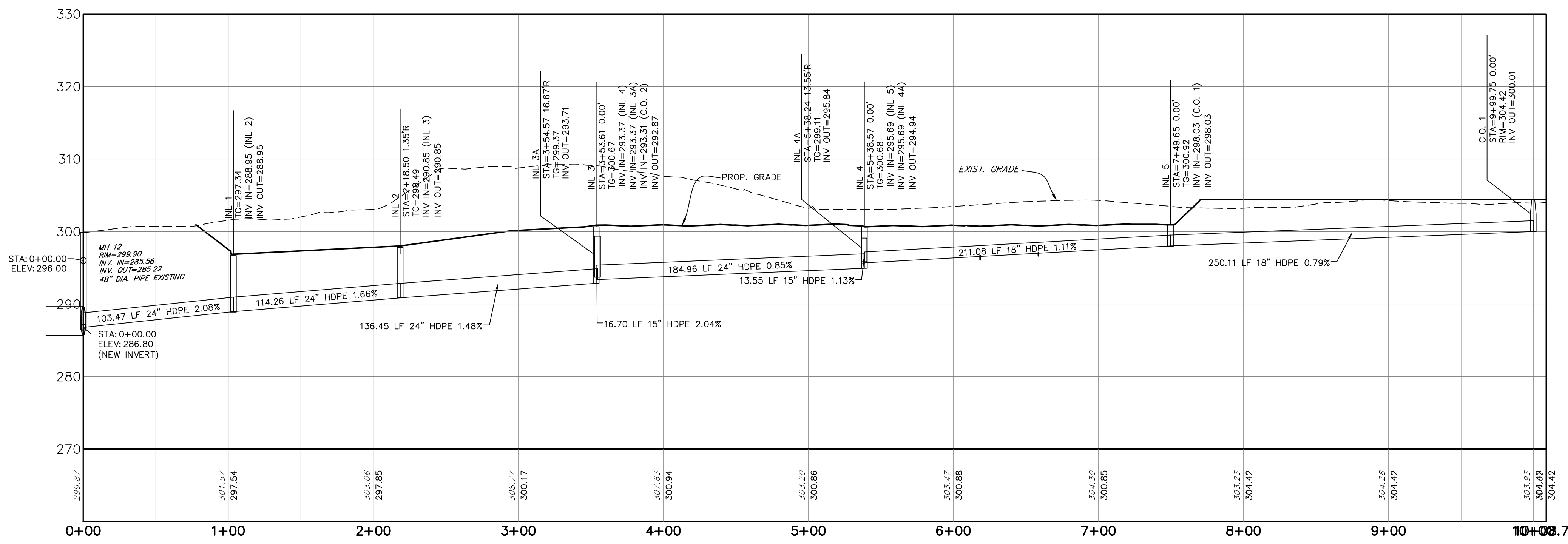
HanoverEngineering
 Bethlehem Office
 252 Brothhead Road, Suite 100
 Bethlehem, PA 18017-6544
 P: 610.691.6544
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 HanoverEng.com

NO.	REVISIONS	DATE	DRAWN BY	CHECKED BY
1	LANDSCAPE UPDATE	1-13-21		
2	CITY REVIEW	12-14-20		

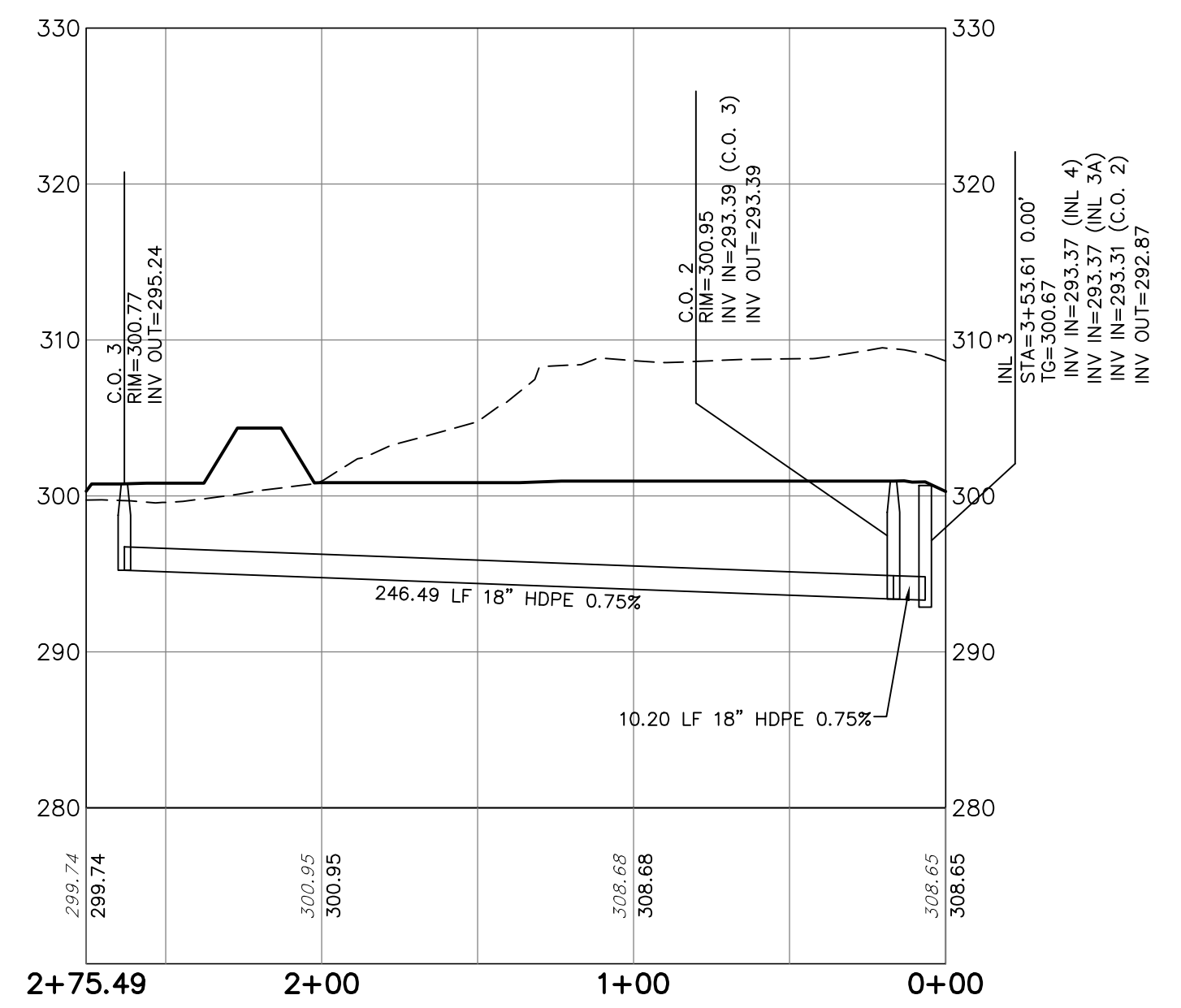
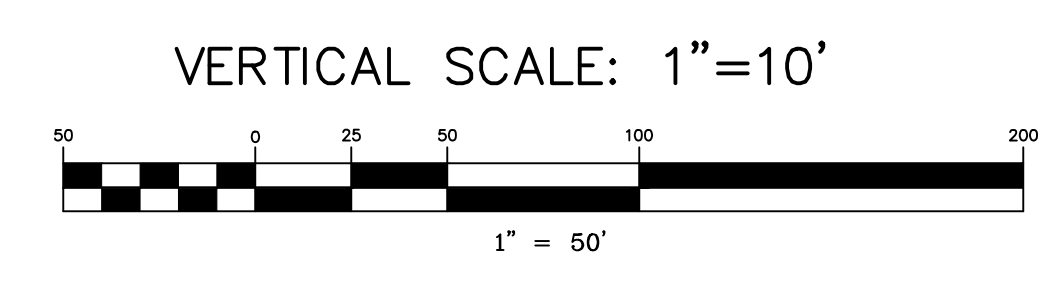
DATE: 12-14-20
 SCALE: 1"=50'
 PROJECT NO.: 3942(2020)
 SHEET NO.: 05 OF 11



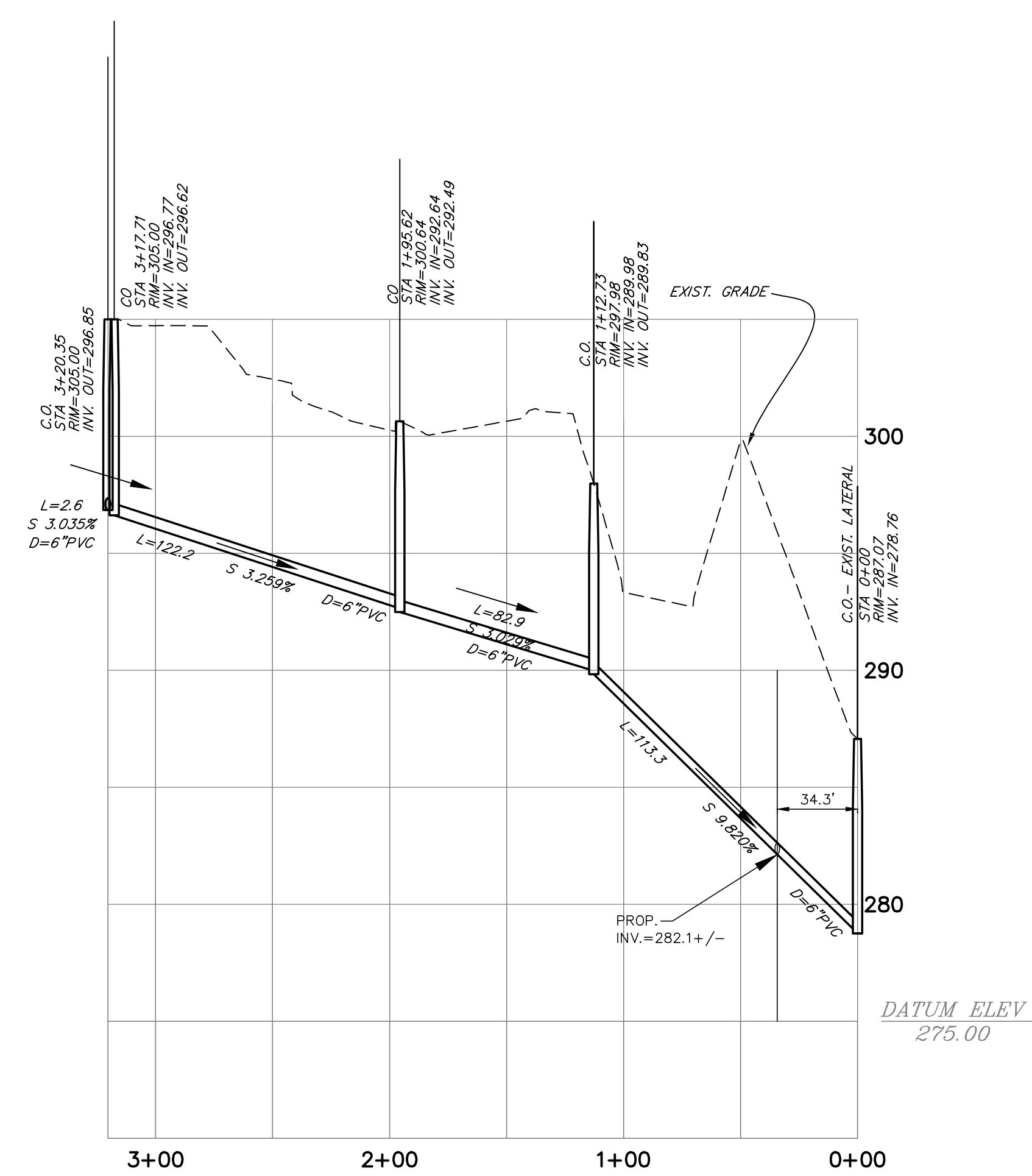
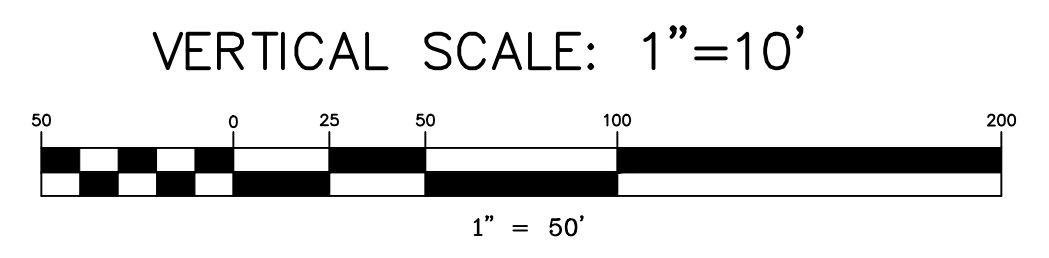
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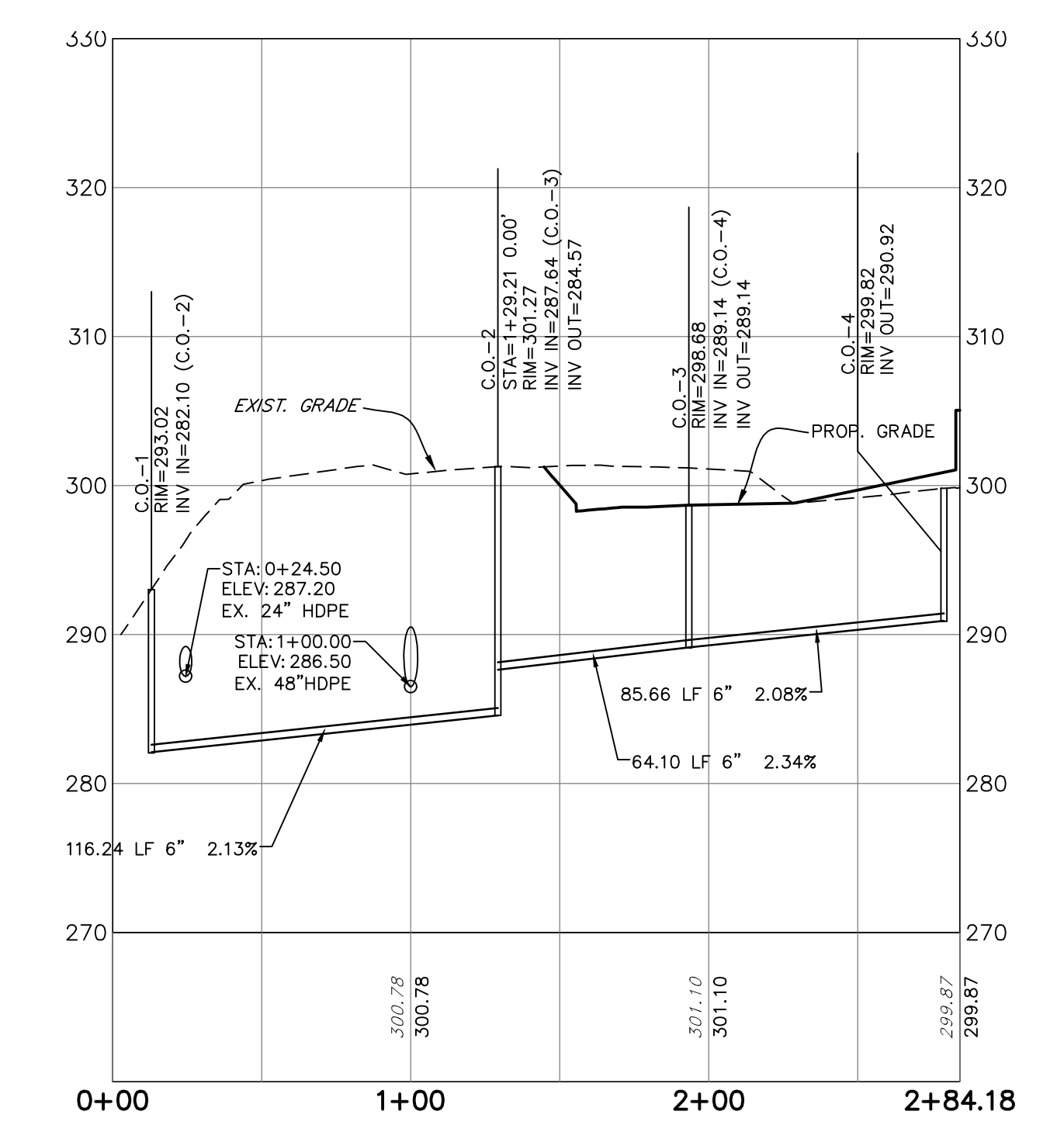
DOWNSPOUT COLLECTION SYSTEM PROFILE



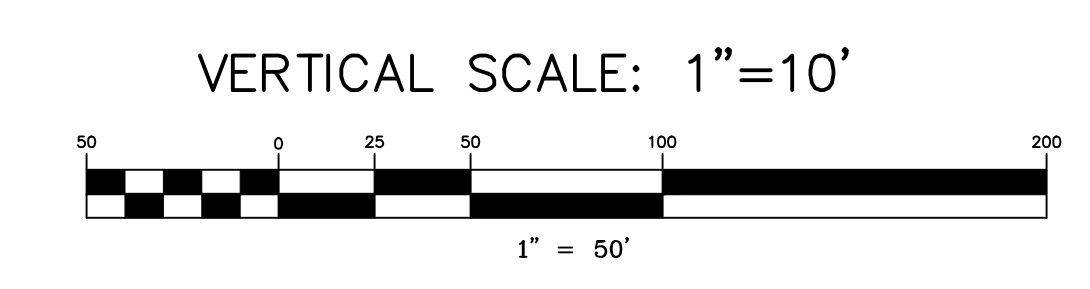
DOWNSPOUT FRONT BLDG. PROFILE



SANITARY LATERAL (EXISTING)



SANITARY LATERAL PROFILE (PROPOSED)



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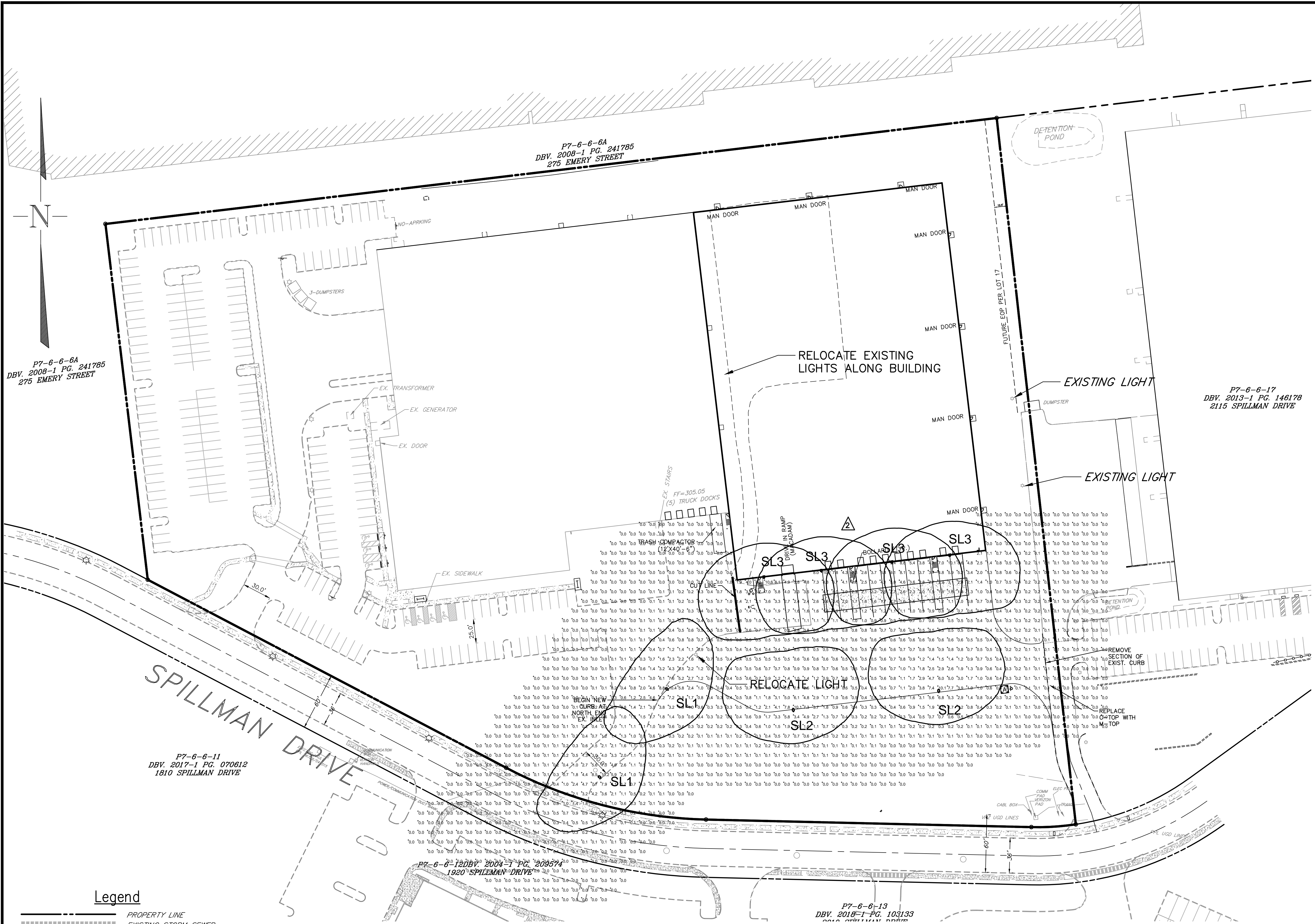
BETHLEHEM CITY DEPT. OF WATER/SEWER RESOURCES
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 SERVICE ELECTRIC CABLE TV INC.
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 RSN TELECOM
 VERIZON

Benchmarks for this Plan

- FIRE HYDRANT K7075 TOP NUT ELEVATION=287.80
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PROJECT / SERIAL NUMBERS / EXCAVATION-DEMOLITION / TYPE OF ONE CALL / DATE / ADDRESS / NEAREST INT. / TOWNSHIP / COUNTY
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PPL ELEC LEHIGH (PDL) / BETHLEHEM C DWS (OX) / SVC ELEC CATV (SET) / RSN TELECOM (TCC) / UGI LEHIGH (UJ) / VERIZON EASTERN (YI)
 MARKED MARKED MARKED NO FACILITIES MARKED NO FACILITIES



LIGHTING NOTE:

LIGHTING PLAN PREPARED BY
 COMROE
 COMROE ADVANCED POWER, INC.
 ELECTRICAL DESIGN & CONSTRUCTION
 3061 PHEASANT DRIVE
 NORTHAMPTON, PA. 18067
 (O) 610-837-6664
 (P) (F) 610-837-4348

PLAN SL1 - CIGARS INTERNATIONAL - EXPANSION
 PLAN LAST REVISED 1-6-21

**Area Light Gen 3
150W**

Features:
 Bronze Diecast Aluminum Housing
 Heat Resistant Directed Optics Frosted Polycarbonate Lens
 Excellent Heat Dissipation - Maximum Life Expectancy
 Seoul 3030 LEDs

Note: Fixture does not include mount - Pole Arm, Slipfitter, Trunnion, Yoke, and Universal Mounts sold separately

Part#	Wattage	Volts	Housing Color	Light Pattern	Lumens	CCT	CRI	Dimming	Lumens/Watt	DLC Product ID# Area Light	DLC Product ID# Flood Light
74010A	150	120-277	Bronze	Type III	19186	5000	75.0	0-10V/PMW/VR	130.1	PL3P3K383SW2	PLW4UT0XBW0
74010A	150	120-277	White	Type III	19186	5000	75.0	0-10V/PMW/VR	130.1	PL3P3K383SW2	PLW4UT0XBW0
74008A	150	120-277	Bronze	Type III	18921	4000	75.0	0-10V/PMW/VR	128.5	PL3P3K383SW2	PLW4UT0XBW0
74011A	150	347-480	Bronze	Type III	19274	5000	75.0	0-10V/PMW/VR	130.0	PL1M0Q6S0K	PL11840VSRH
74011A	150	347-480	Bronze	Type IV	19367	5000	75.0	0-10V/PMW/VR	131.1	PL1M0Q6S0K	PL1M2Y28RS2
74011A	150	120-277	White	Type IV	19367	5000	75.0	0-10V/PMW/VR	129.7	PL1M0Q6S0K	PL1M2Y28RS2
74009A	150	120-277	Bronze	Type IV	19139	4000	75.0	0-10V/PMW/VR	129.7	PL1Z1H8K1J5	PL1M2Y28RS2
74015A	150	347-480	Bronze	Type IV	18694	5000	75.0	0-10V/PMW/VR	126.3	PL0ENBYK2E7	PL16R0D0YCE
74053A	150	120-277	Bronze	Type V	19142	5000	75.0	0-10V/PMW/VR	129.6	PL1M0D3N3XB	PL16R0V0EGOL
74055A	150	120-277	Bronze	Type V	18907	4000	75.1	0-10V/PMW/VR	128.0	PL1K3C1UEFK	PLW57P0M1Y0P
74054A	150	347-480	Bronze	Type V	18668	5000	75.0	0-10V/PMW/VR	126.2	PL0R02X0S0TH	PL159C7P8P

www.morrisproducts.com

Legend

-----	PROPERTY LINE
-----	EXISTING STORM SEWER
-----	EXISTING CURB
C	EXISTING COMMUNICATION LINE
SAN	EXISTING SANITARY SEWER
OVHD	EXISTING OVERHEAD ELECTRIC LINE
UGR	EXISTING UNDERGROUND ELECTRIC LINE
GAS	EXISTING GAS MAIN
W	EXISTING WATER LINE
-----	EXISTING RIGHT-OF-WAY
-----	EXISTING BUILDING RESTRICTION LINE
200	EXISTING MAJOR CONTOURS
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○	EXISTING SIGN
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-----	PROPOSED MINOR CONTOURS
-----	PROPOSED STORM INLET
-----	PROPOSED STORM SEWER
-----	PROPOSED DEPRESSED CURB
DC	

Schedule

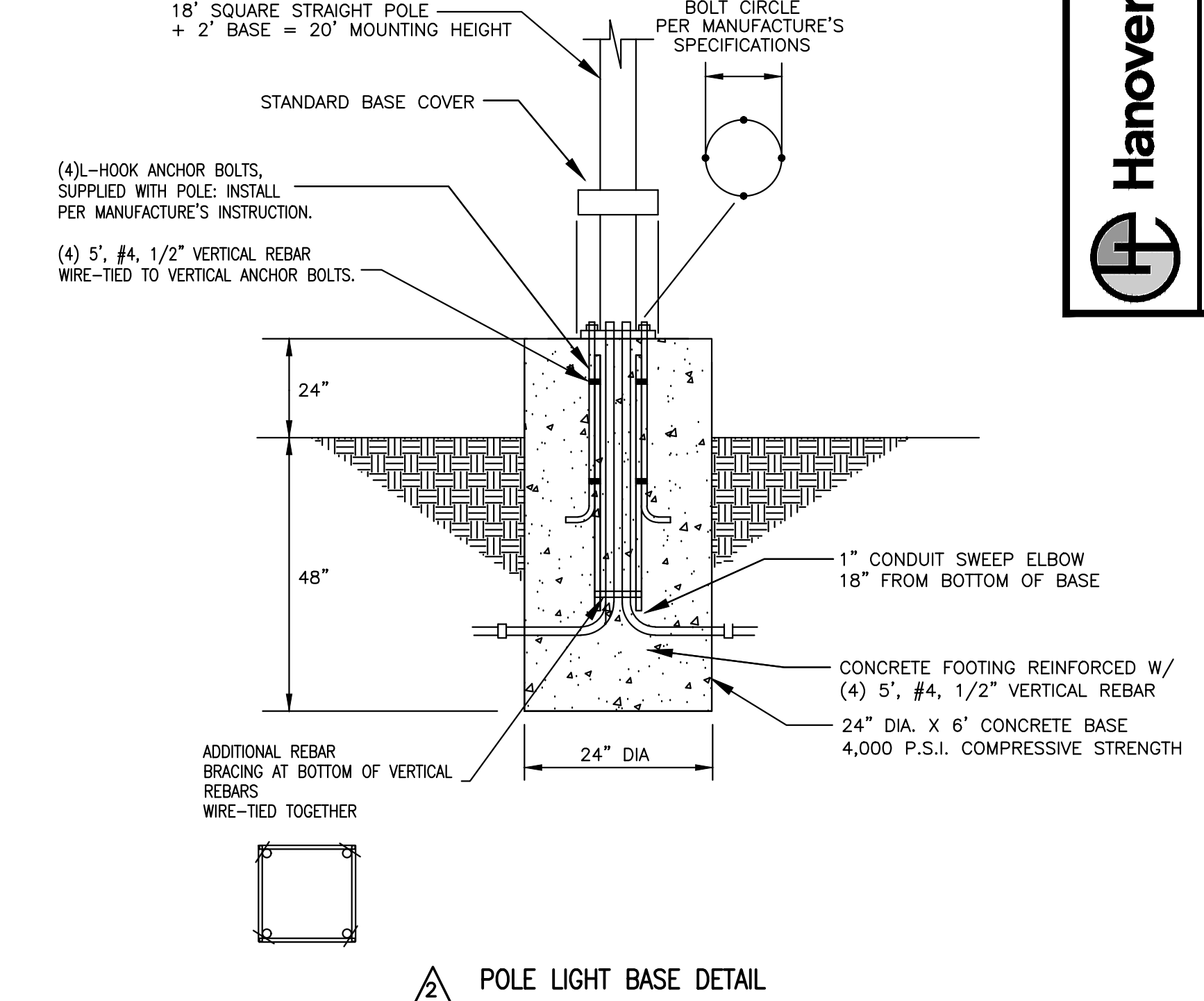
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Mounting Height	Lamp	Number LED lamps	Lumens Per Lamp	Wattage	LLF
○	SL1	2	MORRIS PRODUCTS	74008A	SINGLE POLE LIGHT TYPE 3 Full cutoff Dark Bronze	20' POLE MOUNTED To Match Existing Heights	40K	1	18,931	150W	0.90
○	SL2	2	MORRIS PRODUCTS	74009A	SINGLE POLE LIGHT TYPE 4 Full cutoff Dark Bronze	20' POLE MOUNTED To Match Existing Heights	40K	1	19,139	150W	0.90
○	SL3	4	MORRIS PRODUCTS	74009A	WALL LIGHT TYPE 4 Full cutoff Dark Bronze	20' WALL MOUNTED To Match Existing Heights	40K	1	19,139	150W	0.90

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ENTRANCE PATHWAY	+	2.4 fc	9.1 fc	0.3 fc	30.3:1	8.0:1
LOADING ZONE	+	4.1 fc	10.5 fc	1.1 fc	9.5:1	3.7:1
TRUCK SWING AREA	+	1.3 fc	9.9 fc	0.4 fc	24.8:1	3.3:1

Benchmarks for this Plan

1. FIRE HYDRANT K7075 TOP NUT ELEVATION=287.80
2. CONCRETE MONUMENT - NORTH END OF CURB RETURN AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SPILLMAN AND LYNN - TOP ELEVATION=320.30
3. CONCRETE MONUMENT - SOUTH END OF CURB RETURN AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SPILLMAN AND LYNN - TOP ELEVATION=321.19



PRELIMINARY/FINAL LAND DEVELOPMENT

LIGHTING PLAN AND DETAILS
 LOT 15 WAREHOUSE EXPANSION

CITY OF BETHLEHEM
 NORTHAMPTON COUNTY
 PENNSYLVANIA

HanoverEngineering
 Bethlehem Office
 252 Brodhead Road, Suite 1100
 Bethlehem, PA 18017-5544
 P: 610.931.6544
 F: 610.931.6568
 HanoverEng.com

DRAWN BY: JMM
 CHECKED BY: JMM
 DATE: 11/20/20
 SCALE: 1"=50'
 REVISIONS:
 1. LANDSCAPE UPDATE
 2. CITY REVIEW
 PROJECT NO.: 3942(2020)
 SHEET NO.: 08 OF 11

Know what's at stake?

Call 811

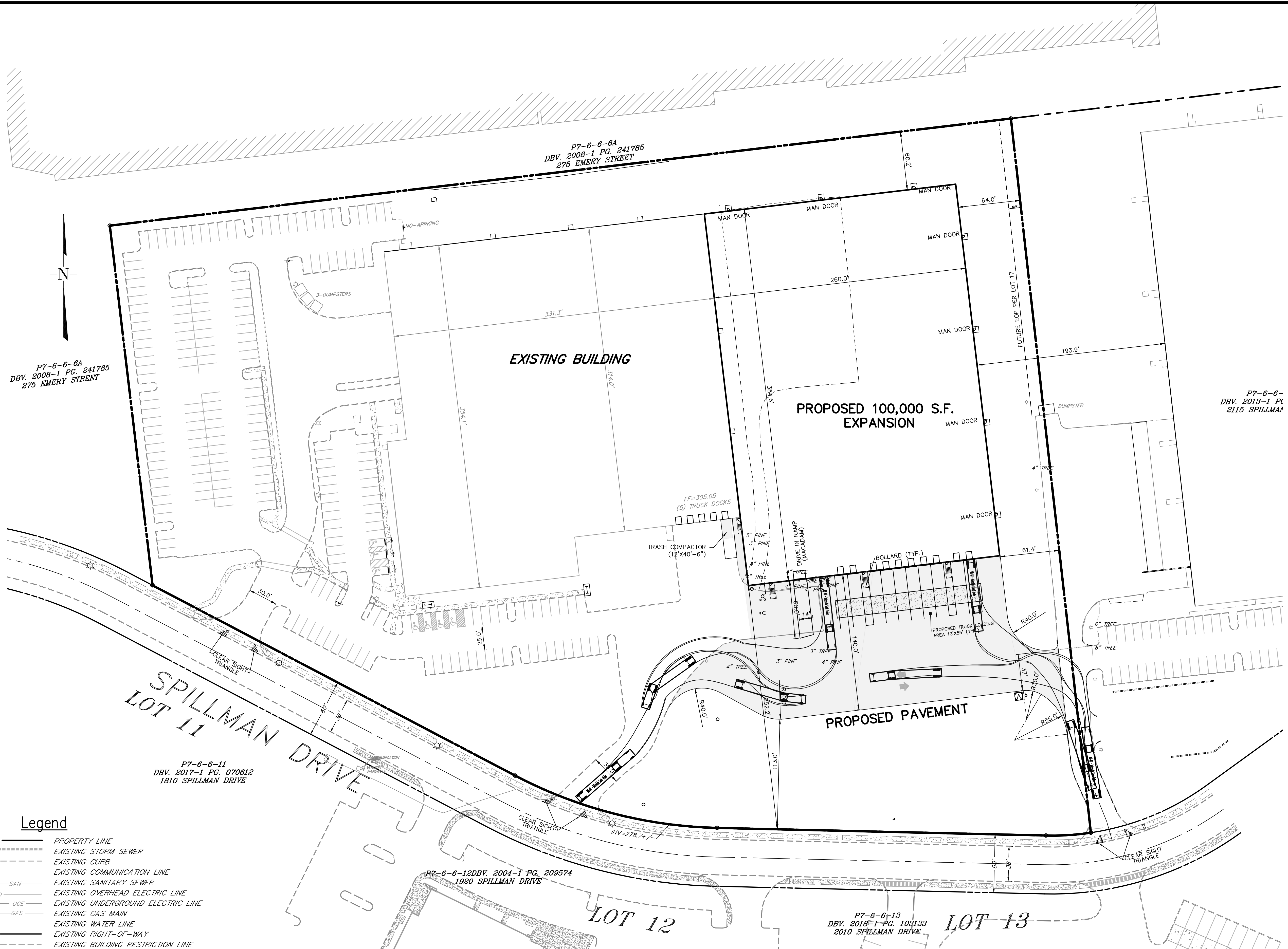
BEFORE YOU DIG

"CALL BEFORE YOU DIG"
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
 PENNSYLVANIA ONE CALL SYSTEM, INC.
 1-800-242-1776
 THIS PROJECT'S DESIGNER INQUIRY NO. 20202933379

BETHLEHEM CITY DEPT. OF WATER/SEWER RESOURCES
 MARYAM COLLEGE
 PPL ELECTRIC
 SERVICE ELECTRIC CABLE TV INC
 UGI UTILITIES INC.
 RCN TELECOM
 VERIZON

PROJECT / SERIAL NUMBERS / EXCAVATION-DEMOLITION / TYPE OF ONE CALL / DATE / ADDRESS / NEAREST INT. / TOWNSHIP / COUNTY
 3942(2020) / 20202933379 / EXCAVATION / ROUTINE / 10/22/2020 / SPILLMAN DRIVE / EMERY ST. / CITY OF BETHLEHEM / NORTHAMPTON

PPL ELEC LEVH (PO) / BETHLEHEM C DWS (DX) / SVC ELEC CATV (SET) / RCN TELECOM (TCC) / UGI LEVH (L2) / VERIZON EASTERN (YM)
 MARKED / MARKED / MARKED / NO FACILITIES / MARKED / NO FACILITIES



P7-6-6-6A
DBV. 2008-1 PG. 241785
275 EMERY STREET

P7-6-6-6A
DBV. 2008-1 PG. 241785
275 EMERY STREET

P7-6-6-6
DBV. 2013-1 PG.
2115 SPILLMAN

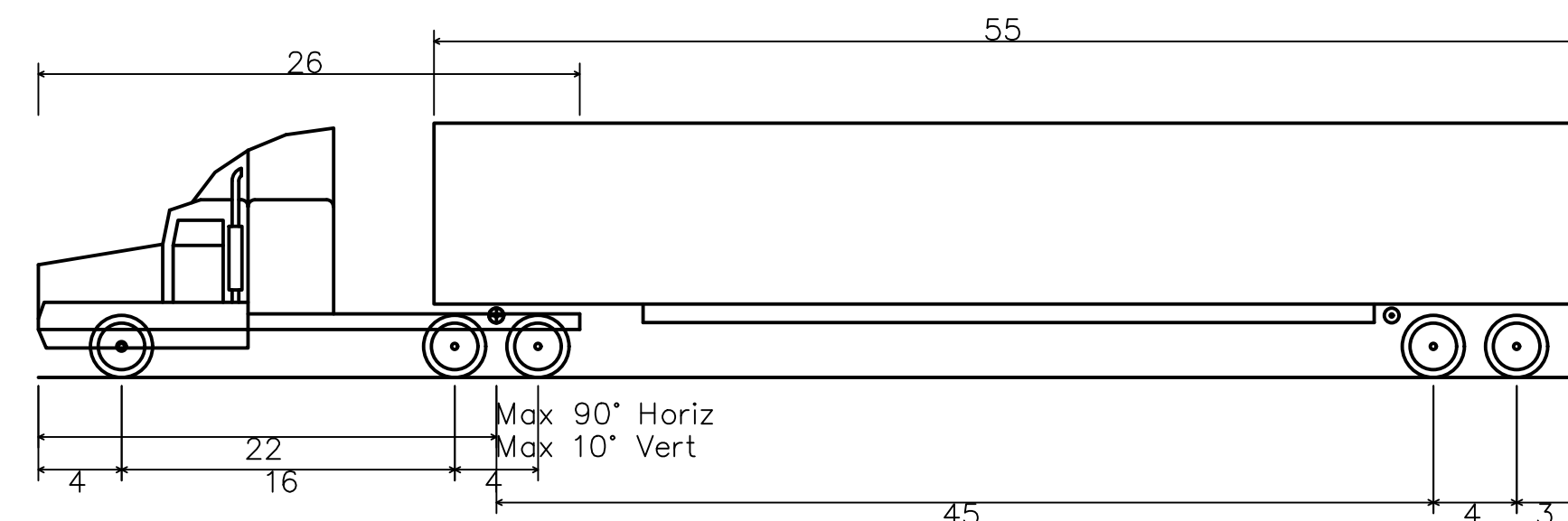
P7-6-6-11
DBV. 2017-1 PG. 070612
1810 SPILLMAN DRIVE

P7-6-6-12 DBV. 2004-1 PG. 208574
1920 SPILLMAN DRIVE

P7-6-6-13
DBV. 2018-1 PG. 103133
2010 SPILLMAN DRIVE

Legend

- PROPERTY LINE
- EXISTING STORM SEWER
- EXISTING CURB
- EXISTING COMMUNICATION LINE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GAS MAIN
- EXISTING WATER LINE
- EXISTING RIGHT-OF-WAY
- EXISTING BUILDING RESTRICTION LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING LIGHT POLE
- EXISTING IRON PIN
- EXISTING SIGN
- EXISTING TREES
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE PAD
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED STORM INLET
- PROPOSED STORM SEWER
- PROPOSED DEPRESSED CURB



WB-67 - Interstate Semi-Trailer
 Overall Length 74.000ft
 Overall Width 8.500ft
 Overall Body Height 12.227ft
 Min Body Ground Clearance 1.422ft
 Track Width 8.500ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 45.000ft

PRELIMINARY/FINAL LAND DEVELOPMENT
 TRUCK TURNING PLAN
 LOT 15 WAREHOUSE EXPANSION



CITY OF BETHLEHEM
 NORTHAMPTON COUNTY
 PENNSYLVANIA

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NO.	REVISIONS	DATE	DRAWN BY	CHECKED BY
1	LANDSCAPE UPDATE	12-14-20	1"=50'	11/20/20
2	CITY REVIEW	1-13-21	1"=50'	
PROJECT NO.		3942(2020)		
SHEET NO.		09		
OF		11		



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 MORAVIAN COLLEGE
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 UGI UTILITIES INC.
 RCN TELECOM
 VERIZON

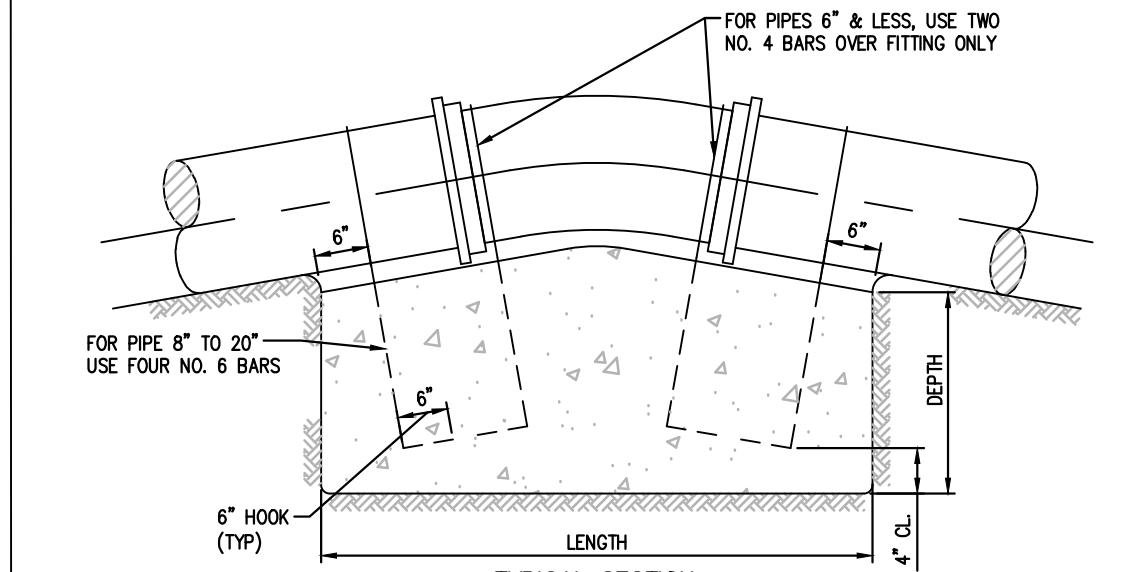
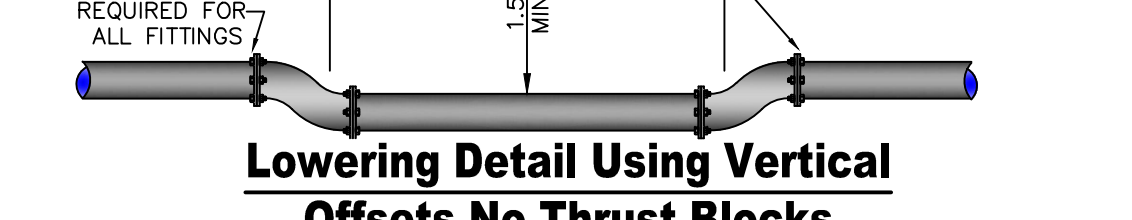
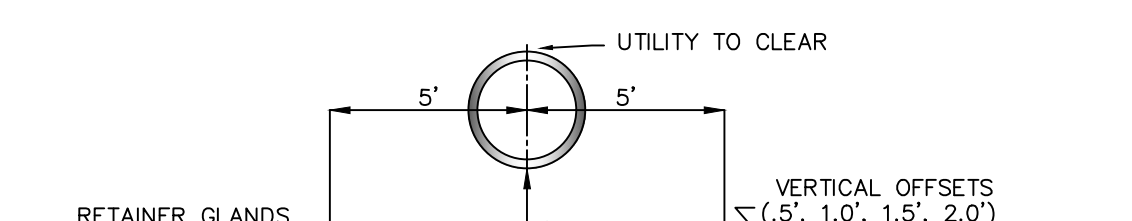
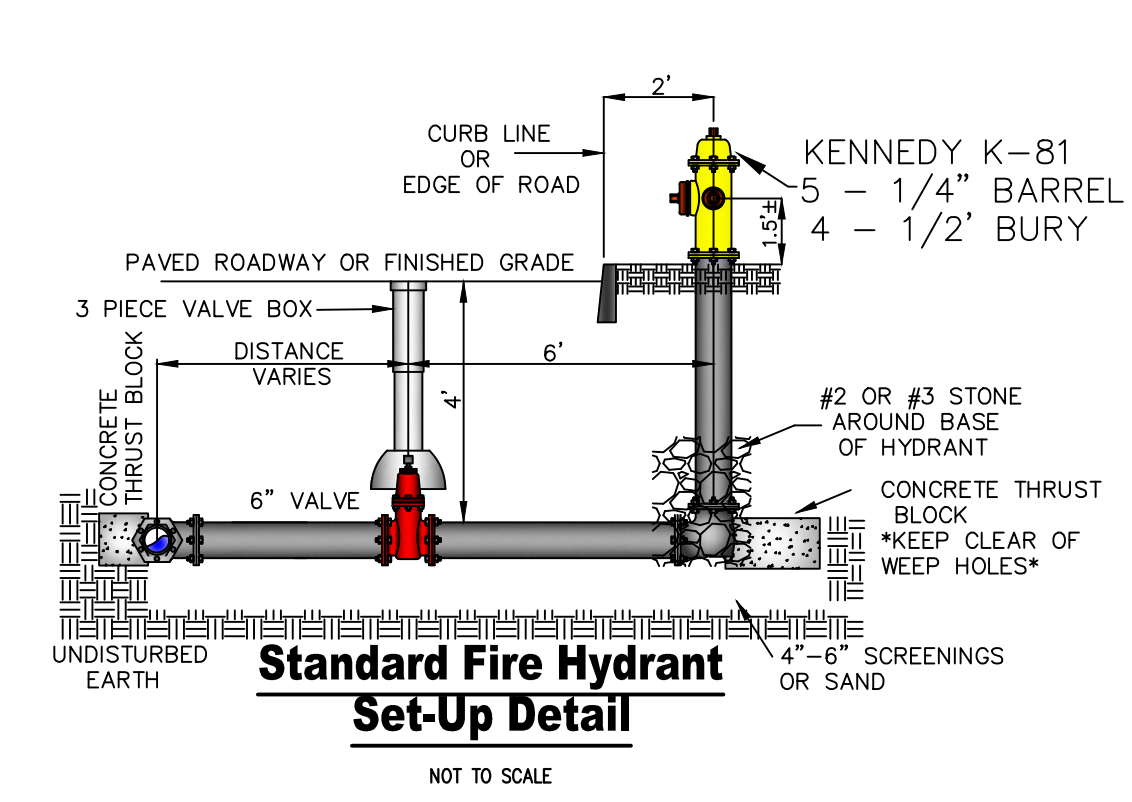
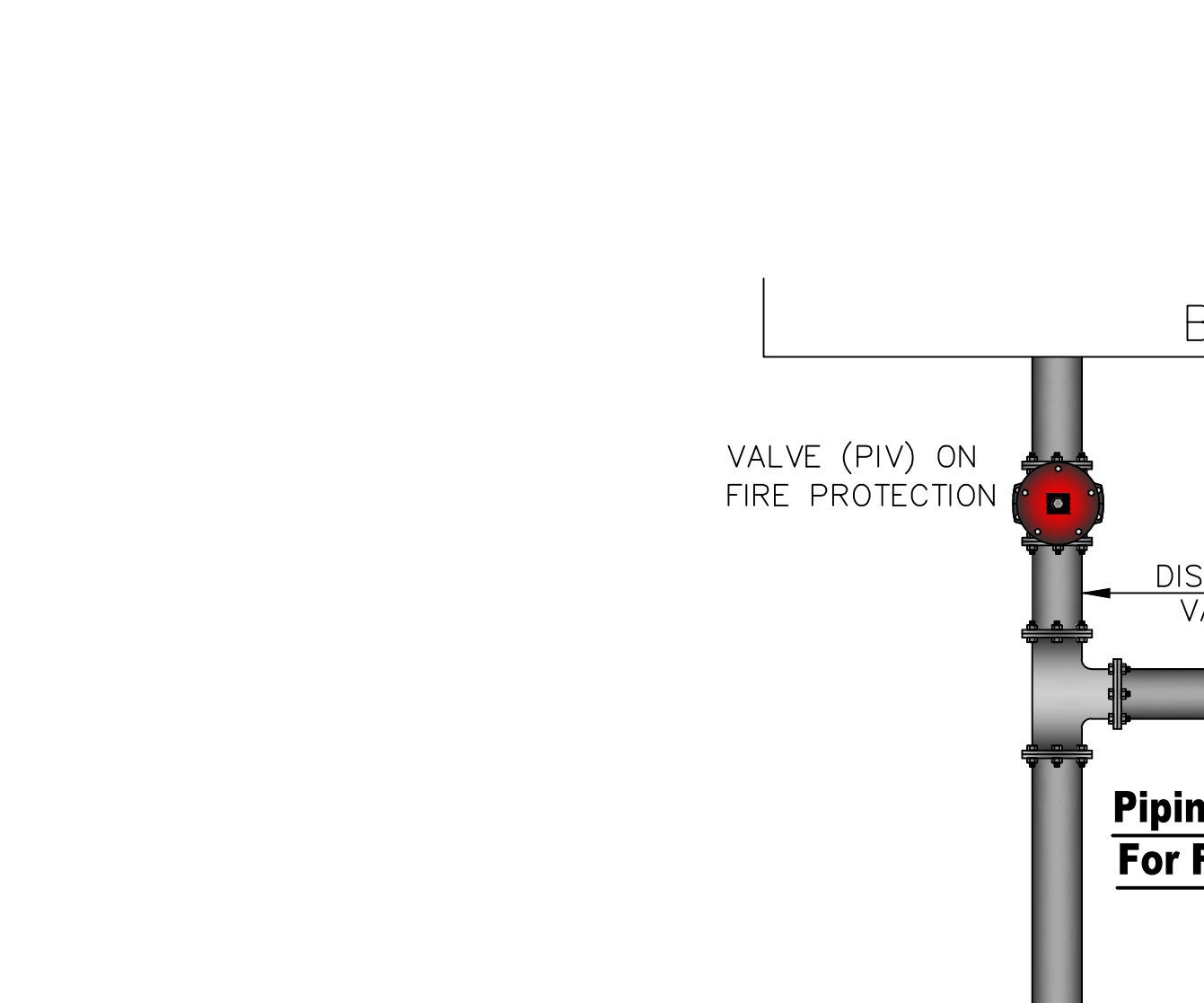
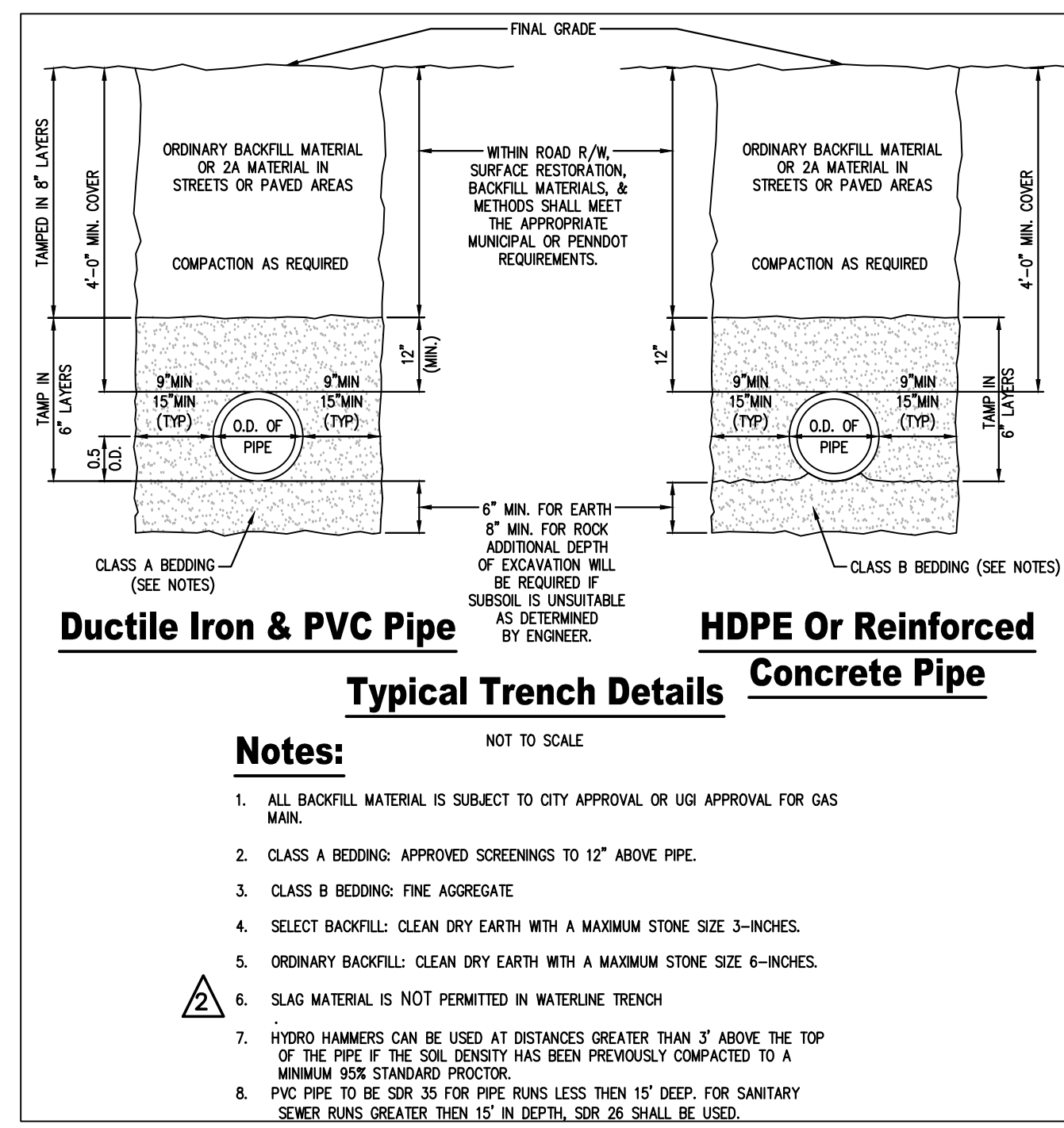
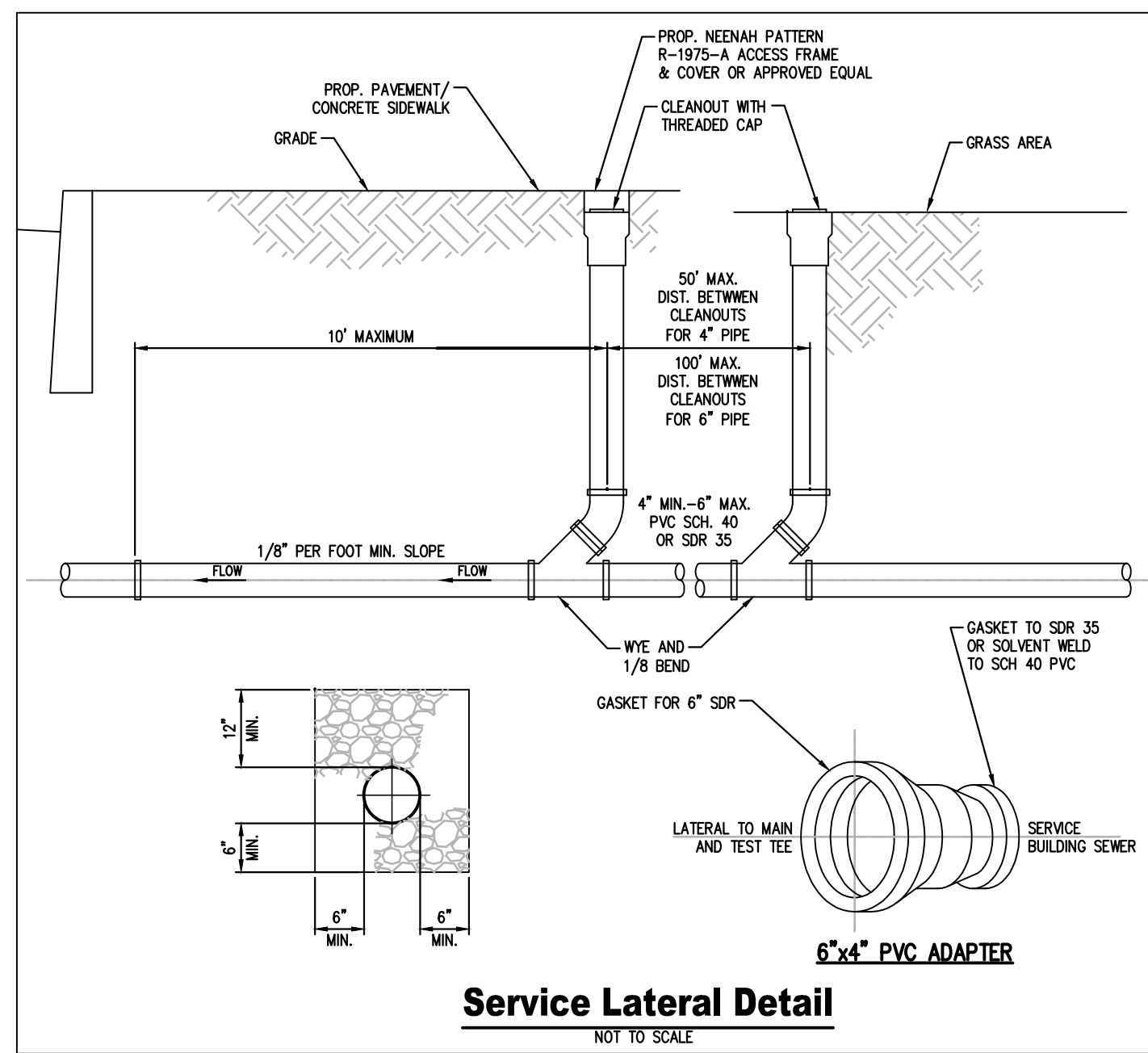
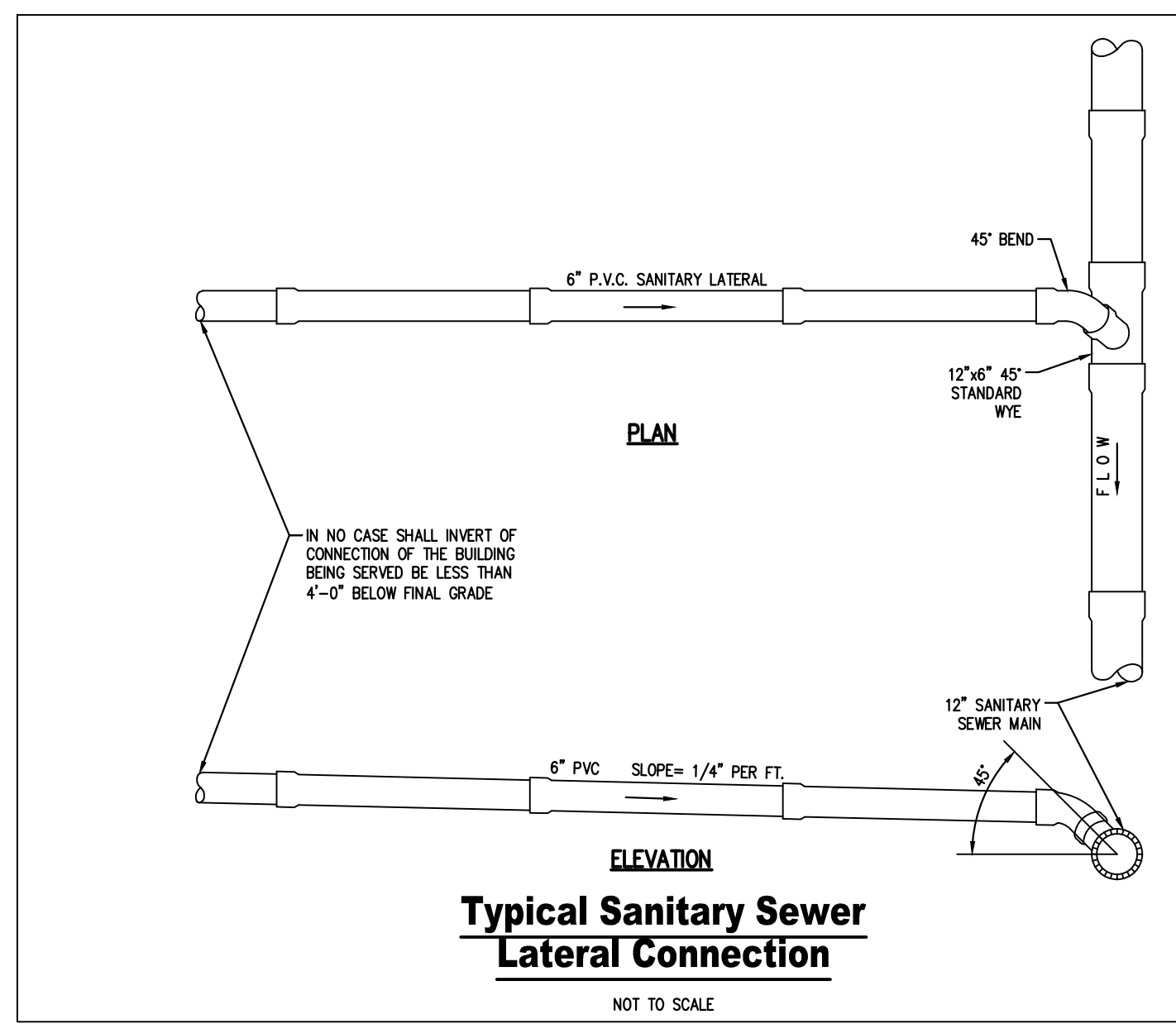
Benchmarks for this Plan

- FIRE HYDRANT K7075 TOP NUT ELEVATION=287.80
- CONCRETE MONUMENT - NORTH END OF CURB RETURN AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SPILLMAN AND LYNN-TOP ELEVATION=320.30
- CONCRETE MONUMENT - SOUTH END OF CURB RETURN AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SPILLMAN AND LYNN-TOP ELEVATION=321.19

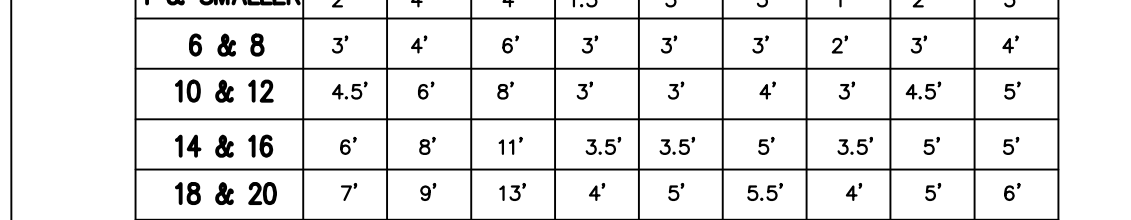
PROJECT / SERIAL NUMBERS / EXCAVATION-DEMOLITION / TYPE OF ONE CALL / DATE / ADDRESS / NEAREST INT. / TOWNSHIP / COUNTY

3942(2020)	20202933379	EXCAVATION	ROUTINE	10/22/2020	SPILLMAN DRIVE	EMERY ST.	CITY OF BETHLEHEM	NORTHAMPTON
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PPL ELEC LEHIGH (P1D) / BETHLEHEM C DWS (OX) / SVC ELEC CATV (SET) / RCN TELECOM (TCC) / UGI LEHIGH (LJL) / VERIZON EASTERN (Y1)
 MARKED MARKED MARKED NO FACILITIES MARKED NO FACILITIES



PIPE SIZES (inches)	DIMENSIONS OF CONCRETE BLOCKING					
	LENGTH		WIDTH		DEPTH	
4 & SMALLER	11 1/4	22 1/2	45	11 1/4	22 1/2	45
6 & 8	3	4	6	3	3	3
10 & 12	4.5	6	8	3	3	4
14 & 16	6	8	11	3.5	5	5
18 & 20	7	9	13	4	5	5



Type of Bearing Material and Allowable loads, psf	BEARING AREA REQUIRED, SQUARE FEET					
	4" and less DEGREE BEND		6" and 8" DEGREE BEND		10" and 12" DEGREE BEND	
LOOSE SAND OR MEDIUM CLAY - 2,000	1.0	2.0	2.7	4.0	1.5	3.0
PACKED GRAVEL AND SAND - 4,000	1.0	1.0	1.5	2.0	1.5	3.0
ROCK - 10,000	1.0	1.0	1.0	1.0	1.2	2.0

Type of Bearing Material and Allowable Loads	BEARING AREA REQUIRED, SQUARE FEET					
	14" and 16" DEGREE BEND OR DEFLECTION			18" and 20" DEGREE BEND OR DEFLECTION		
LOOSE SAND OR MEDIUM CLAY - 2,000	6.0	12.0	22.5	40.0	9.5	19.0
PACKED GRAVEL AND SAND - 4,000	3.0	6.0	11.3	20.0	4.8	9.5
ROCK - 10,000	1.2	2.4	4.5	8.0	2.0	3.8

