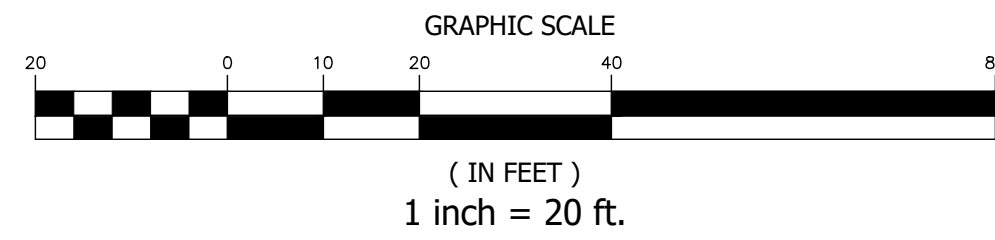


SITE LOCATION MAP
SCALE: 1" = 2,000'



GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH LOCAL MUNICIPALITY AND COUNTY CODES AND STANDARDS. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE OWNER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE CONSTRUCTION MANAGER PRIOR TO BIDDING.
- SHOULD ANY UNCHARTED, OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER AND THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
- DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER, LOCAL MUNICIPALITY AND/OR UTILITY COMPANY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY OR PERMANENT SERVICE HAS BEEN PROVIDED.
- THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
- THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. WITHIN THE SITE OR ADJOINING PROPERTIES DISTURBED DURING DEMOLITION OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER AND LOCAL MUNICIPALITY. ALL COSTS TO COMPLETE THIS WORK SHALL BE INCLUDED IN THE BASE BID FOR THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICLES CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORM TRAFFIC CONTROLLERS IN ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION OR AS REQUIRED OR DIRECTED BY THE SITE ENGINEER OR CONSTRUCTION MANAGER OR LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE DEPARTMENT OF TRANSPORTATION, LOCAL MUNICIPALITY, COUNTY, OR OTHER GOVERNING AUTHORITY IS RECEIVED.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY DISCREPANCY REGARDING THE PROPOSED WORK OR UNFORESEEN CONDITIONS ARISE PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AND THE ARCHITECT FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES.
- REFER TO DETAIL SHEETS FOR EROSION AND SEDIMENT CONTROL, STORM DRAINAGE, UTILITY, PAVING, CURBING, SIGNAGE, AND RETAINING WALL DETAILS AS APPLICABLE.
- PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH DEPARTMENT OF TRANSPORTATION GUIDELINES AND SHALL BE EITHER COLD LAID THERMOPLASTIC TAPE OR PAINTED AS DESIGNATED ON THE PLANS OR PAVEMENT MARKING DETAILS.
- SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
- ALL PAVING MATERIALS FURNISHED AND WORK COMPLETED SHALL BE IN STRICT ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION GUIDELINES UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS FOR BUILDING, WALLS, CONCRETE SLABS, AND UTILITY SERVICE POINT CONNECTIONS AND NOTIFYING THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REFERENCE BUILDING CONSTRUCTION PLANS FOR EXACT LOCATIONS OF ALL UTILITY CONNECTIONS TO BUILDINGS AND DOOR STEP LOCATIONS.
- PIPE BOLLARDS SHALL BE INSTALLED IN TRAFFIC AND LOADING AREAS AS REQUIRED TO PROTECT BUILDING CORNERS, RECEIVING AREAS, HYDRANTS, TRANSFORMERS, METERS, GENERATORS, COMPACTORS, STEPS, AND RAILINGS, AS NECESSARY.
- THE OWNER, AT THEIR DISCRETION, RESERVES THE RIGHT TO MODIFY THE DETAILS AND STANDARDS OF CONSTRUCTION FOR ALL PRIVATE FACILITIES FROM THAT INDICATED ON THE APPROVED PLAN, PROVIDED THAT THE ALTERNATE STANDARD COMPLIES WITH LOCAL CODE AND/OR UTILITY COMPANY REQUIREMENTS AND THE GENERAL DESIGN INTENT OF THE PROJECT IS NOT COMPROMISED.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AS REQUIRED FOR REVIEW AND APPROVAL, PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF THE BUILDING, ROOF DRAINS, AND CONCRETE SIDEWALKS.
- TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DEPARTMENT OF TRANSPORTATION STANDARD DETAIL SHEETS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB.
- INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM WITHIN THREE (3) WORKING DAYS BEFORE COMMENCEMENT OF WORK AT 1-800-242-1776 AND VERIFY ALL LOCATIONS.
- NO PART OF THE LOT IS LOCATED WITHIN ANY FLOODPLAIN AREAS.
- FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS.

SITE DATA INFORMATION

DEVELOPER/OWNER: AZ BETHLEHEM, LLC
20 SOUTH OLIVE STREET, SUITE 203
MEDIA, PA 19063
MR. WILLIAM ROUNTREE, PE
(610) 566-0270
bill@wrightid.com

SURVEYOR/ENGINEER: MDM SURVEYORS & ENGINEERS, LLC
375 NORTHGATE DRIVE
WARRENDALE, PA 15086
(724) 934-2810
MR. HOWARD McILVRIED, PLS
hmcilvried@mdmllc.com
MR. CHRISTOPHER PETERS, PE
cnpmdm@gmail.com

TOTAL EXISTING ACREAGE: 0.585 ACRES (25,507.14 SF)
TOTAL PROPOSED DEVELOPMENT ACREAGE: 0.585 ACRES (25,507.14 SF)

EXISTING USE: VACANT AUTO SERVICE GARAGE, (3) DWELLINGS, (2) ACCESSORY BUILDINGS

PROPOSED USE: RETAIL SALE OF AUTO PARTS, NO SERVICE WORK

EXISTING BUILDING COVERAGE: 7,374 SF
PROPOSED BUILDING COVERAGE: 6,000 SF

EXISTING IMPERVIOUS COVER: 17,051 SF
PROPOSED IMPERVIOUS COVER: 17,554 SF
DIFFERENCE: 493 SF INCREASE IN IMPERVIOUS COVER

- NOTES:**
- A KNOX BOX FOR THE CITY OF BETHLEHEM ACCESS MUST BE INSTALLED ON BUILDING FRONTAGE.
 - THIS BUILDING DOES NOT REQUIRE A FIRE SPRINKLER SYSTEM, IN ACCORDANCE WITH THE IBC FIRE CODE, BASED ON PROPOSED CONSTRUCTION TYPE, SQUARE FOOTAGE AND USE.
 - A LOT CONSOLIDATION PLAN WILL BE REQUIRED FOR LAND DEVELOPMENT APPROVAL, AND IS TO BE INCLUDED WITH FORMAL PLANNING COMMISSION SUBMITTAL.

ZONING INFORMATION

DESCRIPTION	REQUIRED	PROPOSED
MINIMUM LOT AREA	NONE REQUIRED	25,506.66 SF
MINIMUM LOT WIDTH	NONE REQUIRED	177.32'
MINIMUM FRONT YARD SETBACK (BROADWAY)	NONE REQUIRED	2'-0"
(SHEETS STREET)		12'-0"
(WYANDOTTE STREET)		22'-0"
MINIMUM SIDE YARD SETBACK	NONE REQUIRED; 20' WHEN NEXT TO RESIDENTIAL	69'-11"
MINIMUM REAR YARD SETBACK	NONE REQUIRED	N/A
MAXIMUM BUILDING HEIGHT	150'-0"	21'-0"
MAXIMUM BUILDING COVERAGE	100%	23.5%
MAXIMUM IMPERVIOUS COVERAGE	100%	69%
OFF-STREET LOADING SPACE	12'x35'	12'x35'

ZONING DISTRICT: C-B (CENTRAL BUSINESS DISTRICT)
A RETAIL STORE IS A PERMITTED USE WITHIN THIS ZONING DISTRICT.

ZONING INFORMATION WAS OBTAINED FROM: CITY OF BETHLEHEM ZONING DEPARTMENT
10 EAST CHURCH STREET
BETHLEHEM, PA 18108
610-865-7000
CRAIG PEIFFER, ZONING OFFICER

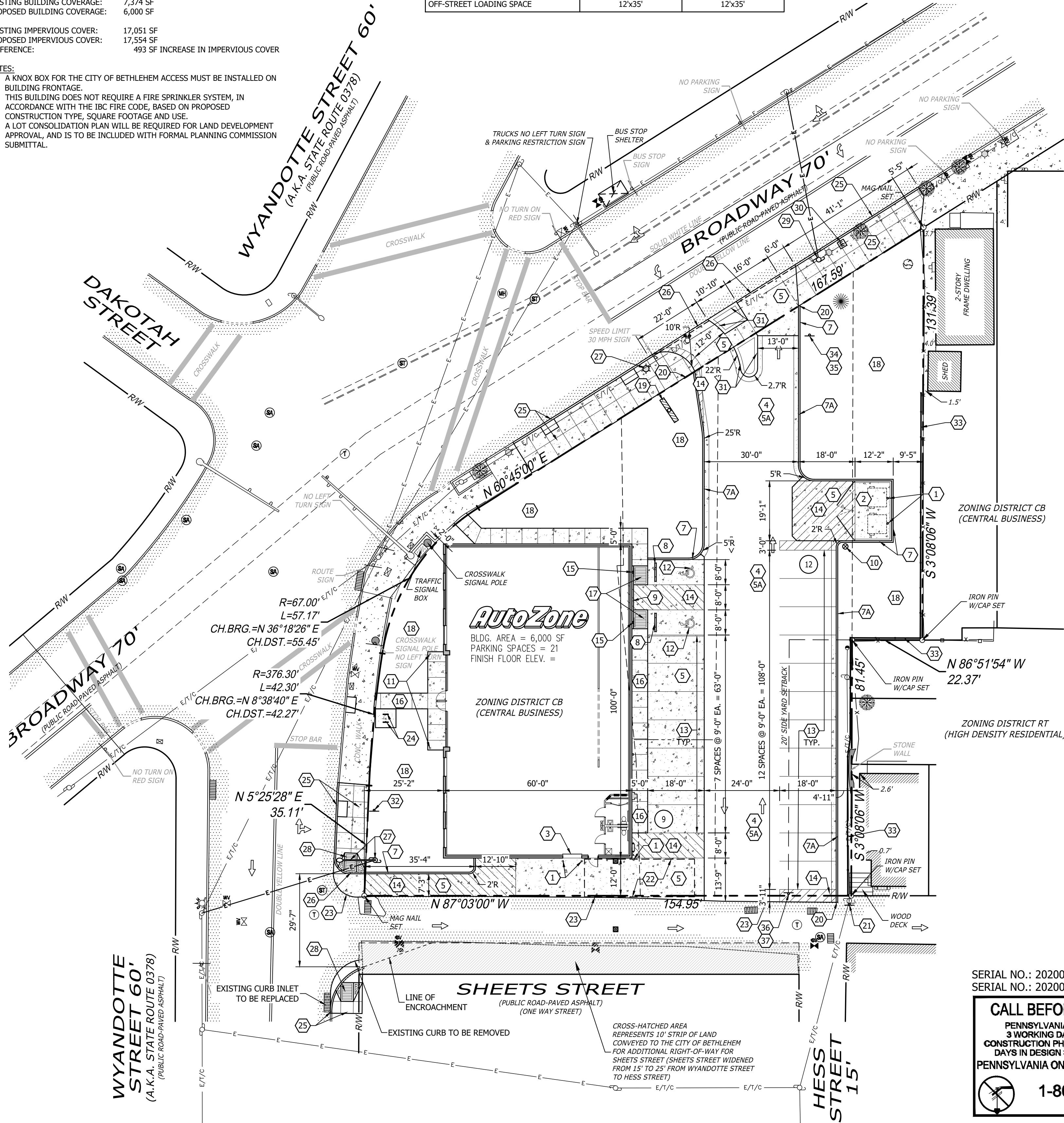
GENERAL NOTES

- PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY THE ARCHITECT OF ANY UNACCEPTABLE AREAS.
- EDGE OF NEW PAVEMENT TO BE FLUSH WITH EXISTING PAVEMENT.
- ALL SIDEWALK CURB AND GUTTER STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMP, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
- FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY OWNER AND/OR GOVERNING AUTHORITY.
- FOR PROPOSED UTILITY LOCATIONS, SEE THE SITE UTILITY PLAN.
- PROPOSED USE: RETAIL SALE OF AUTO PARTS.

KEYNOTES

- PIPE GUARD - SEE DETAIL 11/C1.A.
- DUMPSTER LAYOUT - SEE DETAILS 13, 14, 15 & 16/C1.A.
- SERVICE DOOR - SEE DETAIL 10/C1.A.
- ASPHALT PAVING - SEE DETAILS 2 & 4/C1.A.
- CONCRETE PAVING - SEE DETAIL 3/C1.A. EXPANSION AND CONTROL JOINTS - SEE DETAILS 21 & 22/C1.A. MAXIMUM SPACING FOR CONTROL JOINTS IS 15' O.C. EACH WAY.
- G.C. TO PROVIDE ALTERNATE BID FOR CONCRETE PAVING, WHERE NOTED.
- CONCRETE LIGHT POLE BASE - SEE DETAIL 12/C1.A. AIM LIGHT FIXTURE IN DIRECTION AS INDICATED.
- ROLL-OVER CURB @ CONCRETE PAVING - SEE DETAIL 1/C1.A.
- ROLL-OVER CURB @ ASPHALT PAVING - SEE DETAIL 2/C1.A.
- WHEEL STOP. SEE DETAIL 23/C1.A.
- CONSTRUCT 6" WIDE CONCRETE CURB AGAINST BUILDING AT ACCESSIBLE RAMP.
- FROST-PROOF HOSE BIBB - SEE DETAIL 6, SHEET M2.
- BOLLARD PLAN - SEE DETAIL 9/C1.A.
- BARRIER-FREE PARKING SYMBOL - SEE DETAIL 7/C1.A.
- 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.).
- 4" WIDE DIAGONAL STRIPES PAINTED WHITE AT 2 FT. O.C. STRIPES AT ACCESSIBLE PARKING TO BE BLUE - SEE DETAIL 6/C1.A.
- ACCESSIBLE PARKING SIGN - SEE DETAIL 8/C1.A. G.C. TO PROVIDE ONE VAN ACCESSIBLE SIGN.
- CONCRETE SIDEWALK - SEE DETAILS 20 & 25/ C1.A FOR SIDEWALKS AROUND BUILDING.
- ACCESSIBLE RAMP - SEE DETAILS 5 & 6/C1.A. - MAX. SLOPE 1:12 (8.33%), MAX. CROSS SLOPE 1:50 (2.00%), TRUNCATED DOME TO BE A CONTRASTING COLOR.
- NEW LANDSCAPE AREA - PROVIDE 3" TOPSOIL & SOD. SEE SHEET L1.0 FOR ADDITIONAL INFORMATION.
- 5'x8'x25' OAK Pylon SIGN. (UNDER SEPARATE PERMIT). ALL SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH CITY OF BETHLEHEM REGULATIONS.
- SLOPE CURB FLUSH TO PAVEMENT AT 4:1 SLOPE.
- RELOCATED 'ONE WAY' SIGN ON EXISTING UTILITY POLE. CONFIRM LOCATION WITH CITY OF BETHLEHEM.
- 12'x35' OFF-STREET LOADING SPACE.
- LIMIT OF NEW PAVEMENT. SEAL ALL EDGES WITH AC-20.
- TWO (2) 'U' BIKE RACKS - SEE DETAIL 27/C1.A.
- NEW CONCRETE CURB & SIDEWALK, PER CITY OF BETHLEHEM SPECIFICATIONS. MATCH EXISTING.
- NEW DEPRESSED CURB, PER CITY OF BETHLEHEM SPECIFICATIONS.
- RELOCATED STREET LIGHT. MATCH EXISTING FOUNDATION BASE. RE-CIRCUIT AS REQUIRED. CONFIRM LOCATION WITH CITY OF BETHLEHEM PRIOR TO CONSTRUCTION.
- ACCESSIBLE CURB RAMP, TYPE 1, PER PennDOT SPECIFICATIONS.
- RELOCATED UTILITY POLE BY UTILITY COMPANY. COORDINATE RELOCATION WITH NECESSARY UTILITY COMPANIES. SEE SITE UTILITY PLAN.
- RELOCATED ELECTRIC PEDESTAL BY POWER COMPANY. MAKE NEW PEDESTAL LOCATION FLUSH WITH NEW CONCRETE SIDEWALK. SEE SITE UTILITY PLAN.
- CONCRETE MOUNTABLE MEDIAN, PER PennDOT SPECIFICATIONS.
- RELOCATED 'ROUTE 412' DIRECTIONAL SIGN. CONFIRM LOCATION WITH CITY OF BETHLEHEM.
- SIX-FOOT HIGH SIGHT TIGHT VINYL FENCING, PAINTED WHITE. SEE DETAIL ON SHEET C1.A.
- NEW 'STOP' (R1-1) SIGN (30"x30"), MOUNTED ON GALVANIZED POLE, PER PennDOT SPECIFICATIONS.
- NEW 'NO LEFT TURN' SIGN (R3-2).
- NEW 'NO RIGHT TURN' SIGN (R3-1).
- NEW 'ONE WAY' SIGN (R6-2L), MOUNTED ON GALVANIZED POLE, PER PennDOT SPECIFICATIONS.

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



LEGEND OF SYMBOLS

Overhead Electric, Telephone & Cable Line	E/T/C	Traffic Light	TL
Overhead Electric Line	E	Trees	T
Depressed Curb	-----	Turn Arrow	TA
Chain Link Fence	x-x-x-x-x	Gas Valve	GV
Wooden/Vinyl Fence	o-o-o-o-o	Water Valve	WV
Traffic Signal Pole	TL	Electric Meter	EM
Street Light	TL	Fire Hydrant	FH
Iron pin w/cap set (Unless otherwise noted)	IP	Utility Pole	UP
Traffic Flow Arrow	TA	Guy Wire	GW
Storm Manhole	SM	Elec. Pedestal	EP
Storm Inlet	SI	Asphalt	ASP
Sanitary Manhole	SM	High Density Polyethylene	HDP
Cleanout	CO	Polyvinyl Chloride	PVC
Telephone Manhole	TM	Reinforced Concrete Pipe	RCF
Sign	S		
Right-of-Way	R/W		
Bollard	B		
Finished Floor Elevation	F.F.E.		
High Density Polyethylene	HDP		
Polyvinyl Chloride	PVC		
Reinforced Concrete Pipe	RCF		

SERIAL NO.: 2020092063 (DIG)
SERIAL NO.: 2020092076 (DESIGN)

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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Owner / Developer:
AZ Bethlehem, LLC
P.O. BOX 1908
MEDIA, PA 19063

PREPARED FOR:
AutoZone
Store No.: 1400
WYANDOTTE STREET & BROADWAY
CITY OF BETHLEHEM, COUNTY OF NORTHAMPTON
COMMONWEALTH OF PENNSYLVANIA

SITE PLAN

SCALE: 1" = 20'-0"

REVISIONS

1.
2.
3.
4.
5.
6.
7.

ARCHITECT: LE
DRAFTSMAN: CWT
CHECKED BY: CAD
DATE: 10-23-2020
PROTOTYPE SIZE: 6w2

C1.0