

SITE DATA

OWNER: RJ HOLDING INC.
LOT 1
PIN: P6NW2B 4 2 0204
ADDRESS: 130 W. GOEPP STREET
AREA: 18,535 S.F. (0.4255 A.C.)
LOT 2
PIN: P6NW2B 4 1 0204
ADDRESS: 911 ORCHARD STREET
AREA: 10,485 S.F. (0.2407 A.C.)
NUMBER OF LOTS PROPOSED: 1
LINEAL FEET OF NEW STREETS - 0 L.F.
WATER SUPPLY - PUBLIC
SEWER - PUBLIC

ZONING DATA

Table with columns: ZONING DISTRICT, MINIMUM LOT SIZE, MINIMUM LOT WIDTH, MINIMUM YARDS, MAX. BUILDING COVERAGE, MAX. BUILDING HEIGHT, MINIMUM LOT AREA PER DWELLING UNIT, PROPOSED DENSITY.

Legend

- EXISTING Legend: PROPERTY LINE, EXISTING RIGHT-OF-WAY, BUILDING RESTRICTION LINE, EXISTING EDGE OF PAVE, EXISTING VEGETATION, EXISTING CENTERLINE, EXISTING ROAD PAVEMENT, EXISTING SIDEWALK, EXISTING STRUCTURE, EXISTING ADJOINER, EXISTING GAS LINE, EXISTING SANITARY LINE, EXISTING STORM SEWER, EXISTING WATER LINE, EXISTING CURB, EXISTING FENCE, EXISTING MINOR CONTOUR, EXISTING MAJOR CONTOUR, EXISTING ELECTRIC POLE, EXISTING GAS VALVE, EXISTING WATER VALVE, EXISTING FIRE HYDRANT, EXISTING IRON PIN, EXISTING CONTROL POINT, EXISTING TEST PIT, EXISTING INLET.

Legend

- PROPOSED Legend: PROP. PROPERTY LINE, PROP. TRACT LINE, PROP. RIGHT-OF-WAY, PROP. EASEMENT, PROP. BUILDING RESTRICTION LINE, PROP. FENCE, PROP. TREE LINE, PROP. CENTERLINE, PROP. SIDEWALK, PROP. CURB, PROP. DRIVEWAY, PROP. CONTOUR MAJOR, PROP. CONTOUR MINOR, PROP. GAS LINE, PROP. GAS LATERAL LINE, PROP. SANITARY LINE, PROP. SANITARY LATERAL LINE, PROP. STORM LINE, PROP. WATER LINE, PROP. WATER LATERAL LINE, PROP. DRAINAGE PATH, PROP. MONUMENTATION, PROP. UTILITY POLE, PROP. SANITARY MANHOLE, PROP. CLEANOUT, PROP. VENT, PROP. STORM MANHOLE, PROP. INLET, PROP. SIGN, PROP. FIRE HYDRANT, PROP. WATER VALVE, PROP. WELL, PROP. GAS VALVE, PROP. TREE, PROP. BENCHMARK, PROP. CONCRETE WHEELSTOP, PROP. BUILDING/STRUCTURE, PROP. DRIVEWAY.

SHEET INDEX

Table with columns: SHEET, OF, RECORD PLAN, EXISTING SITE PLAN, PROPOSED SITE PLAN, LIGHTING AND LANDSCAPE PLAN, EROSION CONTROL PLAN & DETAILS, CONSTRUCTION DETAILS.

ISABELLA COURT APARTMENTS
PRELIMINARY/FINAL LAND DEVELOPMENT AND LOT CONSOLIDATION
CITY OF BETHLEHEM, NORTHAMPTON COUNTY
PENNSYLVANIA
PLAN INTENT

THE APPLICANT WISHES TO CONSTRUCT AN 18 UNIT MULTI-FAMILY DWELLING WITH ASSOCIATED PARKING AND SITE IMPROVEMENTS.

REQUIRED LANDSCAPING:

- 1. LANDSCAPE AREAS EQUAL TO 10 PERCENT OF THE OFFSTREET PARKING AREA SHALL BE PROVIDED. APPROX PARKING AREA=5,600 SF REQ'D LANDSCAPE AREA=560 SF
2. LANDSCAPE AREAS EQUAL TO 10 PERCENT OF THE MULTIFAMILY BUILDING AREA SHALL BE PROVIDED. APPROX BUILDING AREA=6,912 SF REQ'D LANDSCAPE AREA=691 SF
TOTAL REQ'D LANDSCAPE AREA=1,251 SF
PROVIDED LANDSCAPE AREA=1,300 SF (13 PROPOSED TREES AT MINIMUM CREDIT OF 100 SF PER TREE)

PARKING REQUIREMENT

1.75 SPACES PER MULTI FAMILY UNIT
18 UNITS x 1.75 = 31.5 SPACES REQ'D (32 PROVIDED)

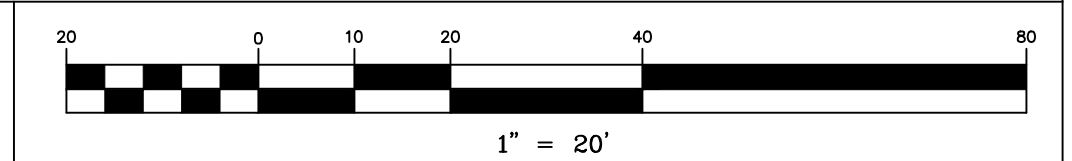
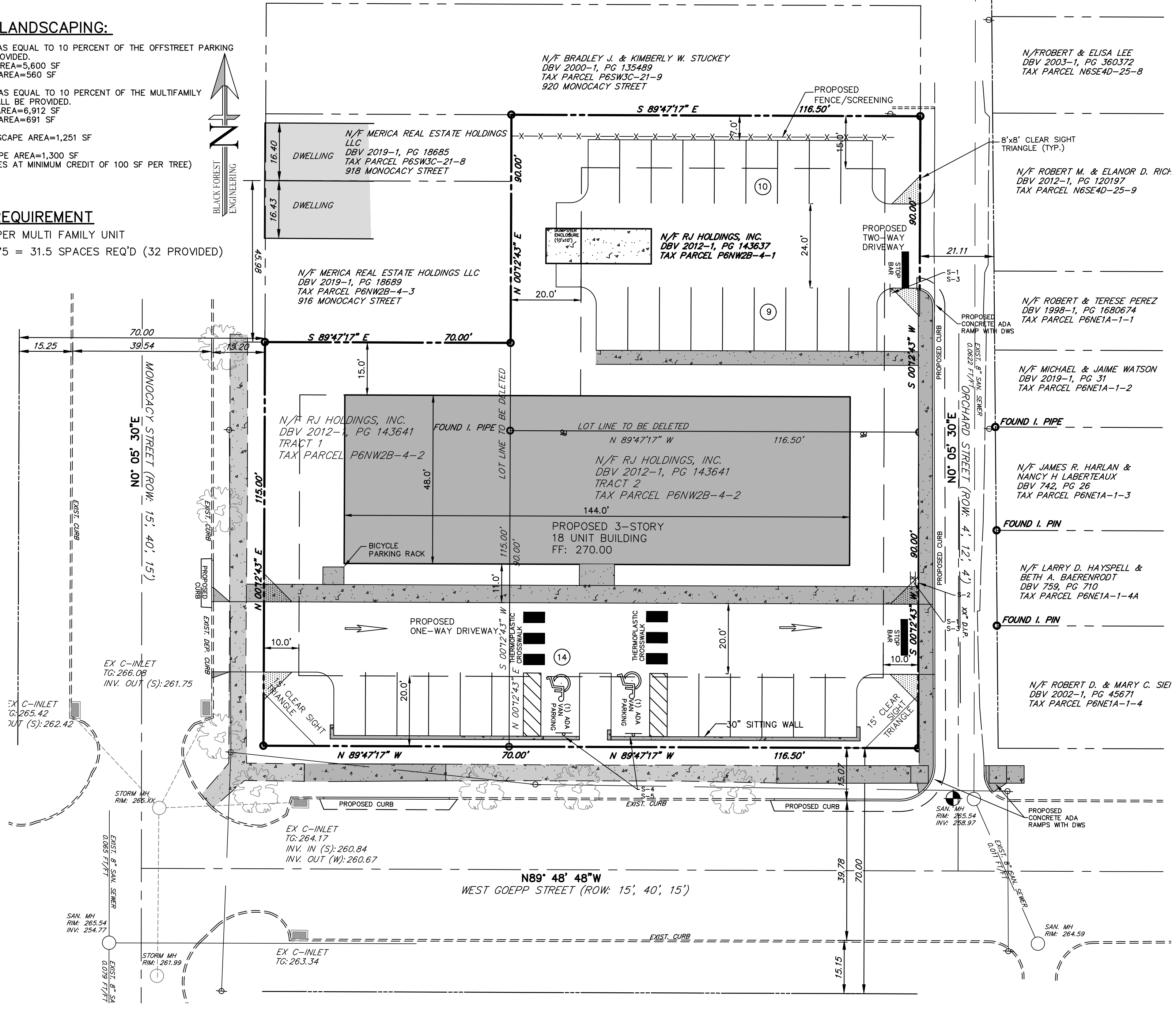
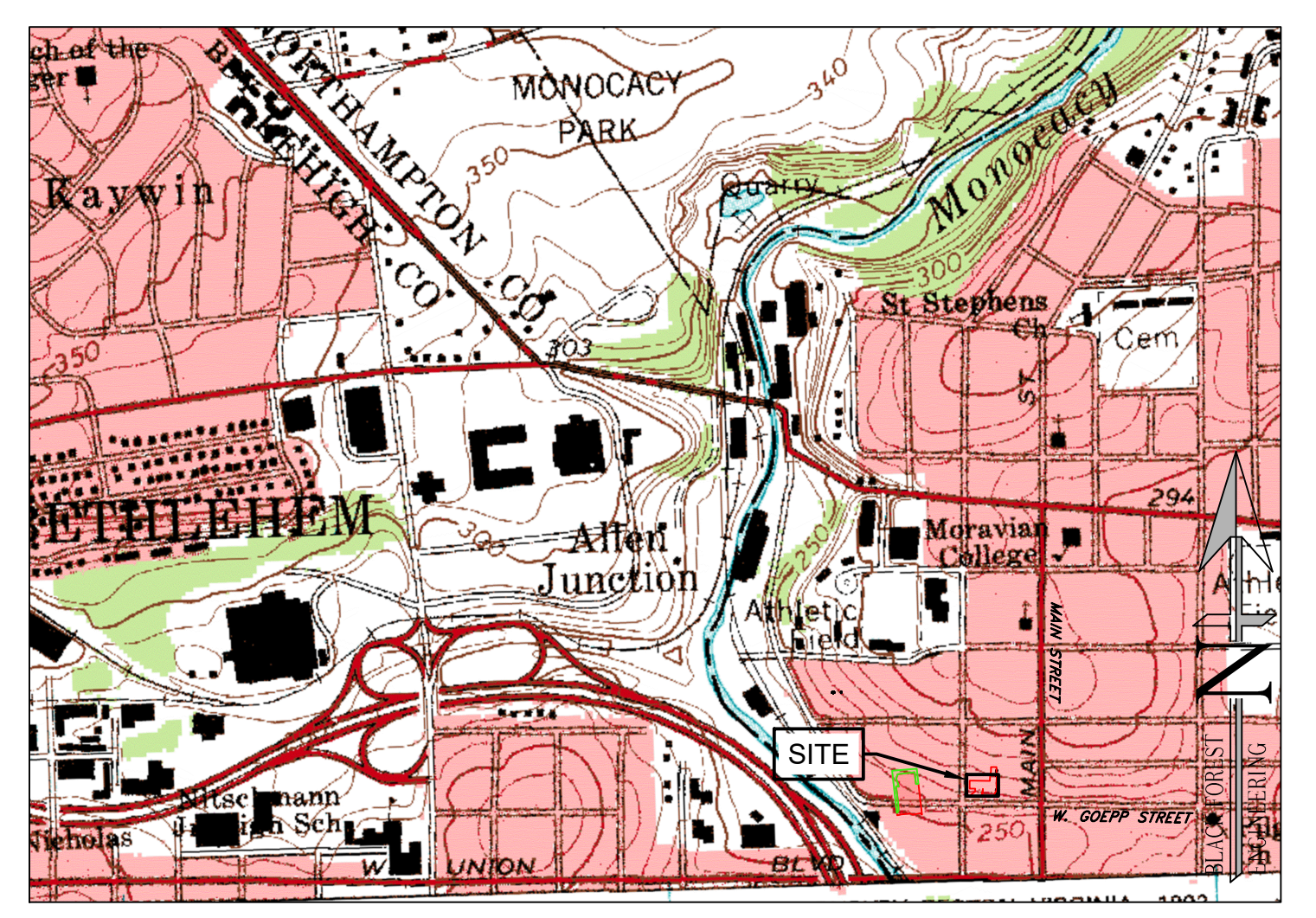


Table with columns: SYMBOL, LEGEND, QTY., BLANK SIZE, PENNDOT #. Includes entries for STOP, DO NOT ENTER, NO LEFT TURN, RESERVED PARKING WITH PARKING FINE PLAQUE, and VAN ACCESSIBLE PLAQUE AND PARKING FINE PLAQUE.

BENCHMARK FOR THIS PLAN
VERTICAL CONTROL IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BEARING SYSTEM BASED UPON THE PENNSYLVANIA NORTH AMERICAN DATUM OF 1983, SOUTH ZONE, US FOOT (PA-NAD83).
1. EXISTING TOP SANITARY SEWER MANHOLE AT INTERSECTION OF ORCHARD STREET AND WEST GOEPP STREET ELEV.=265.54

SURVEY NOTES:
1. THIS PLAN IS BASED ON A FIELD SURVEY CONDUCTED ON APRIL 24, 2021 BY BLACK FOREST ENGINEERING LLC USING A TOTAL STATION AND GPS RTK UNIT.
2. THE BEARING AND COORDINATE SYSTEM IS BASED ON PA STATE PLANE SOUTH ZONE, NAD83.
3. THE SHOWN ELEVATIONS ARE BASED ON USGS NORTH AMERICAN VERTICAL DATUM OF 1988.
4. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND HAVE BEEN BASED ON VISIBLE ABOVE-GROUND EVIDENCE. A CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN AND ANY ADDITIONAL EXISTING UTILITIES NOT SHOWN ON THIS PLAN.
5. BOUNDARY LINES SHOWN WITH BEARINGS AND DISTANCES OR CURVE INFORMATION HAVE BEEN FIELD VERIFIED BY THIS SURVEY.



SIGNATURE BLOCKS

CERTIFICATION OF OWNERSHIP

I (WE) THE OWNER(S) OF _____ BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT I (WE) AM (ARE) THE SOLE OWNER(S) OF THE ABOVE PROPERTY IN PEACEFUL POSSESSION OF THE SAME AND THAT THERE ARE NO SUITS OR LIENS PENDING AFFECTING THE TITLE THEREOF.

SIGNATURE OF OWNER _____ PRINTED NAME OF OWNER _____

NOTARIZATION

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ A.D. (LEGIBLE IMPRESSION OF NOTARY SEAL)
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

PLANNING COMMISSION APPROVAL

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

CHAIRMAN _____ DATE _____
PLANNING DIRECTOR _____ DATE _____

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CORRECTLY AND ACCURATELY REPRESENTS THE LANDS OF THE OWNER AND, WHERE APPLICABLE, THE LOTS, BUILDINGS, STREETS, PARKING AREAS, WALKWAYS, AND OTHER STRUCTURES AND IMPROVEMENTS SHOWN THEREON.

JOSEPH EDWARD RENTKO
REGISTRATION NO. PE085609

PROOF OF RECORDING

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF NORTHAMPTON COUNTY.

PENNSYLVANIA, UNDER DOCKET ID # _____

ON THE _____ DAY OF _____ 20____

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____

RECORDER OF DEEDS _____

L.V.P.C. REVIEW

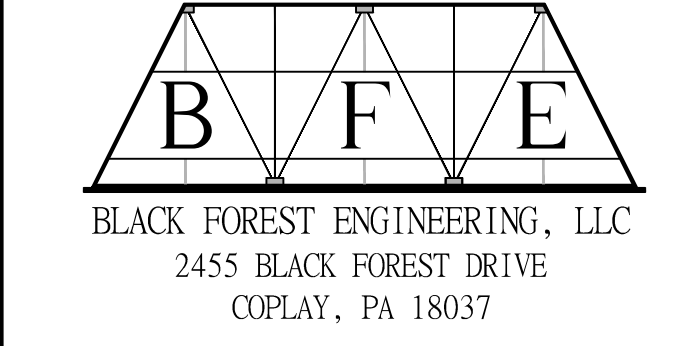
REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

PLANNING _____ DATE _____

LOCATION MAP

USGS CATASAUQUA QUADRANGLE
SCALE: 1"=1000'

"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
SERIAL NUMBER: 2022010598



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JOSEPH E. RENTKO, P.E. #PE085609
2455 BLACK FOREST DRIVE
COPLAY, PA 18037
717-339-4499

Table with columns: REV, DESCRIPTION, BY, DATE. Includes entries for ADDRESS 10-18-21 COMMENTS, LOWER BUILDING TO STREET LEVEL.

ISABELLA COURT APARTMENTS

PROJECT OWNER: RJ HOLDING INC.
PO BOX 4427
BETHLEHEM, PA 18018

CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA

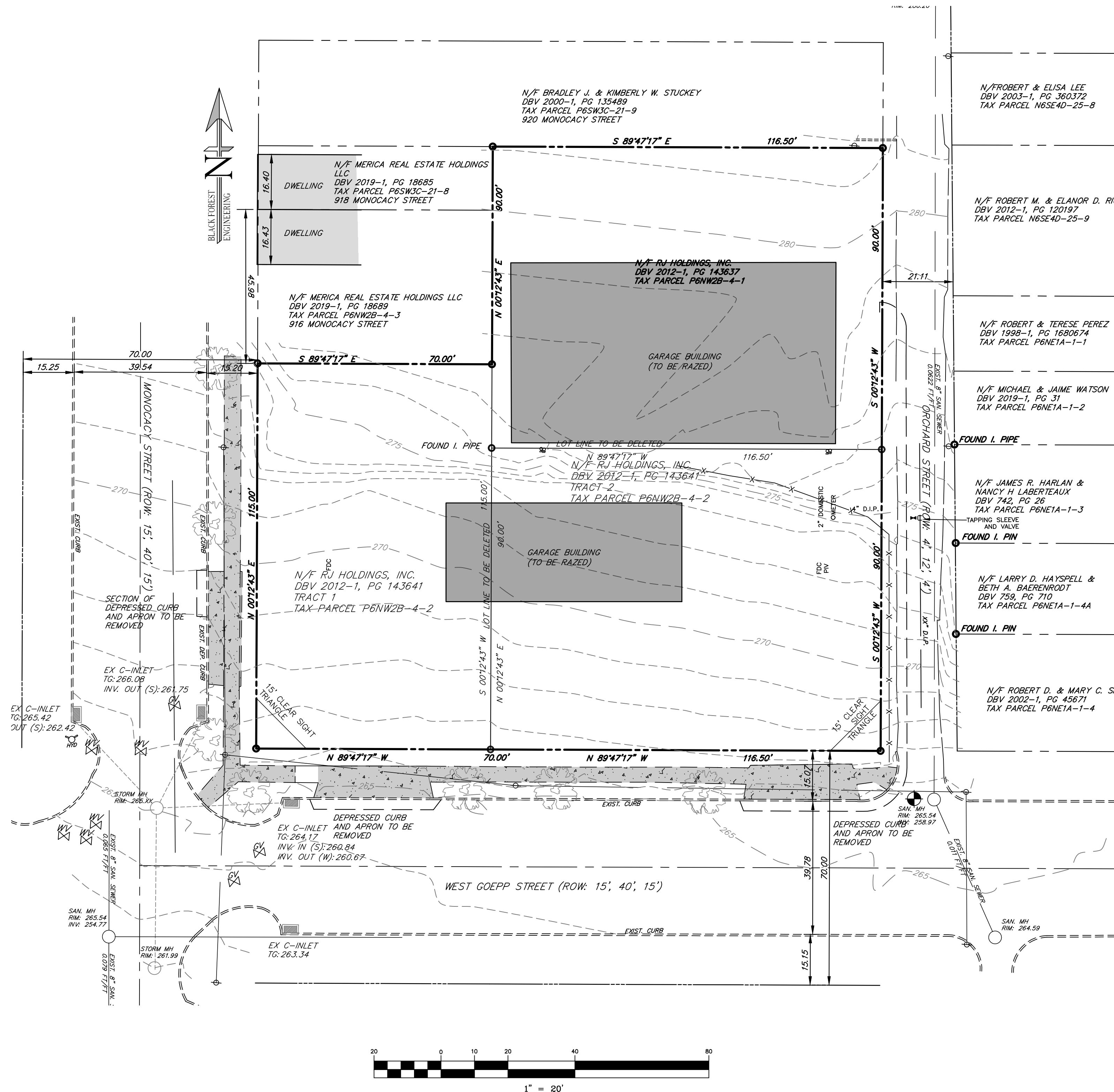
RECORD

SCALE: 1"=20' DATE: 9/16/21 DRAWN: JER CHECKED: JER

PROJECT NO. 0130 DRAWING NO. 1 OF 9 REVISION: 00

EXISTING Legend

	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	BUILDING RESTRICTION LINE
	EXISTING EDGE OF PAVE
	EXISTING VEGETATION
	EXISTING CENTERLINE
	EXISTING ROAD PAVEMENT
	EXISTING SIDEWALK
	EXISTING STRUCTURE
	EXISTING ADJOINER
	EXISTING GAS LINE
	EXISTING SANITARY LINE
	EXISTING STORM SEWER
	EXISTING WATER LINE
	EXISTING CURB
	EXISTING FENCE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING ELECTRIC POLE
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING IRON PIN
	EXISTING CONTROL POINT
	EXISTING TEST PIT
	EXISTING INLET



B F E

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2455 BLACK FOREST DRIVE
COPLAY, PA 18037

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SEAL:

JOSEPH E. RENTKO, P.E. #0085609
2455 BLACK FOREST DRIVE
COPLAY, PA 18037
717-239-4499

NO.	DESCRIPTION	DATE	BY
2	ADDRESS 10-18-21 COMMENTS	4/3/22	JER
1	LOWER BUILDING TO STREET LEVEL	11/19/21	JER

PROJECT TITLE:
ISABELLA COURT APARTMENTS

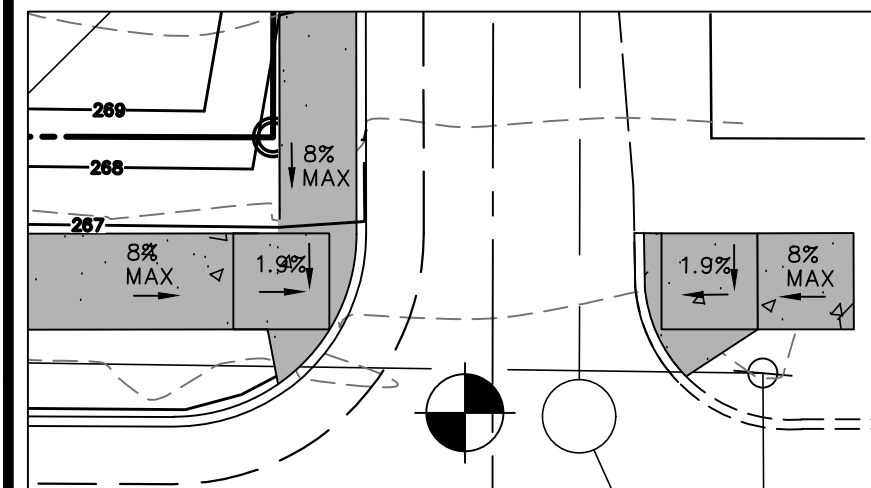
PROJECT OWNER:
RJ HOLDING INC.
PO BOX 4427
BETHLEHEM, PA 18018

PROJECT LOCATION:
**CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA**

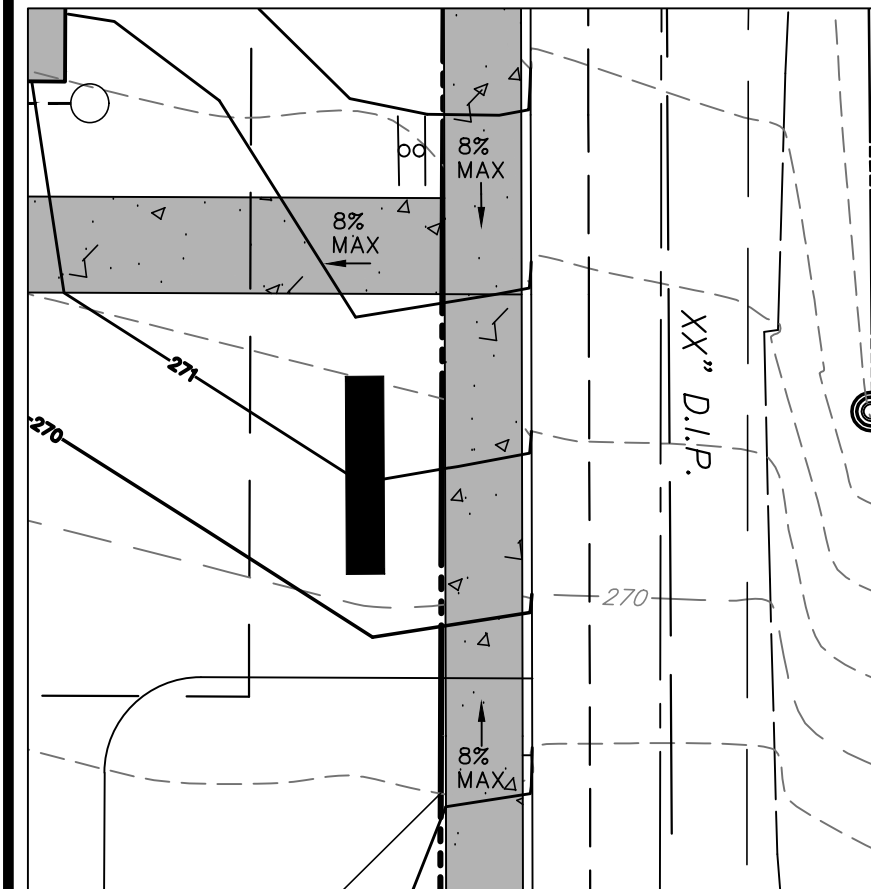
PLAN TITLE:
EXISTING SITE

SCALE: 1"=20'	DATE: 9/16/21	DRAWN: JDC	CHECKED: JER
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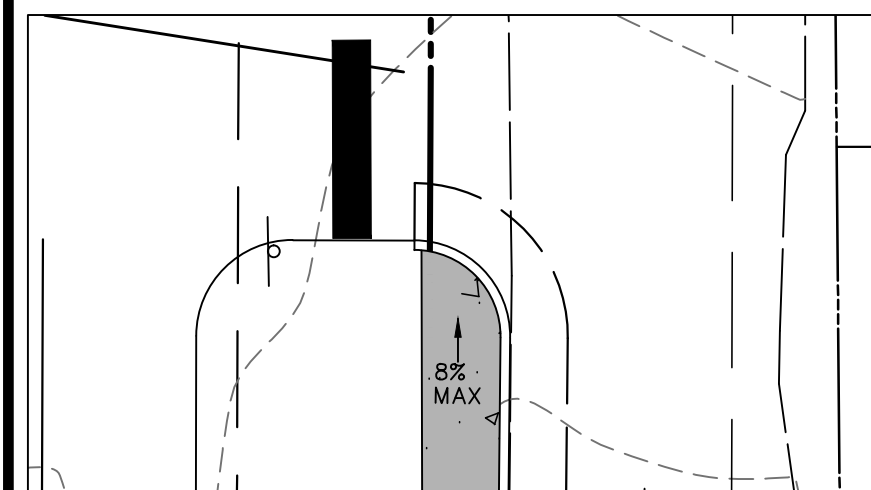
PROJECT NO. 0130	DRAWING NO. 2 OF 9	REVISION: 00
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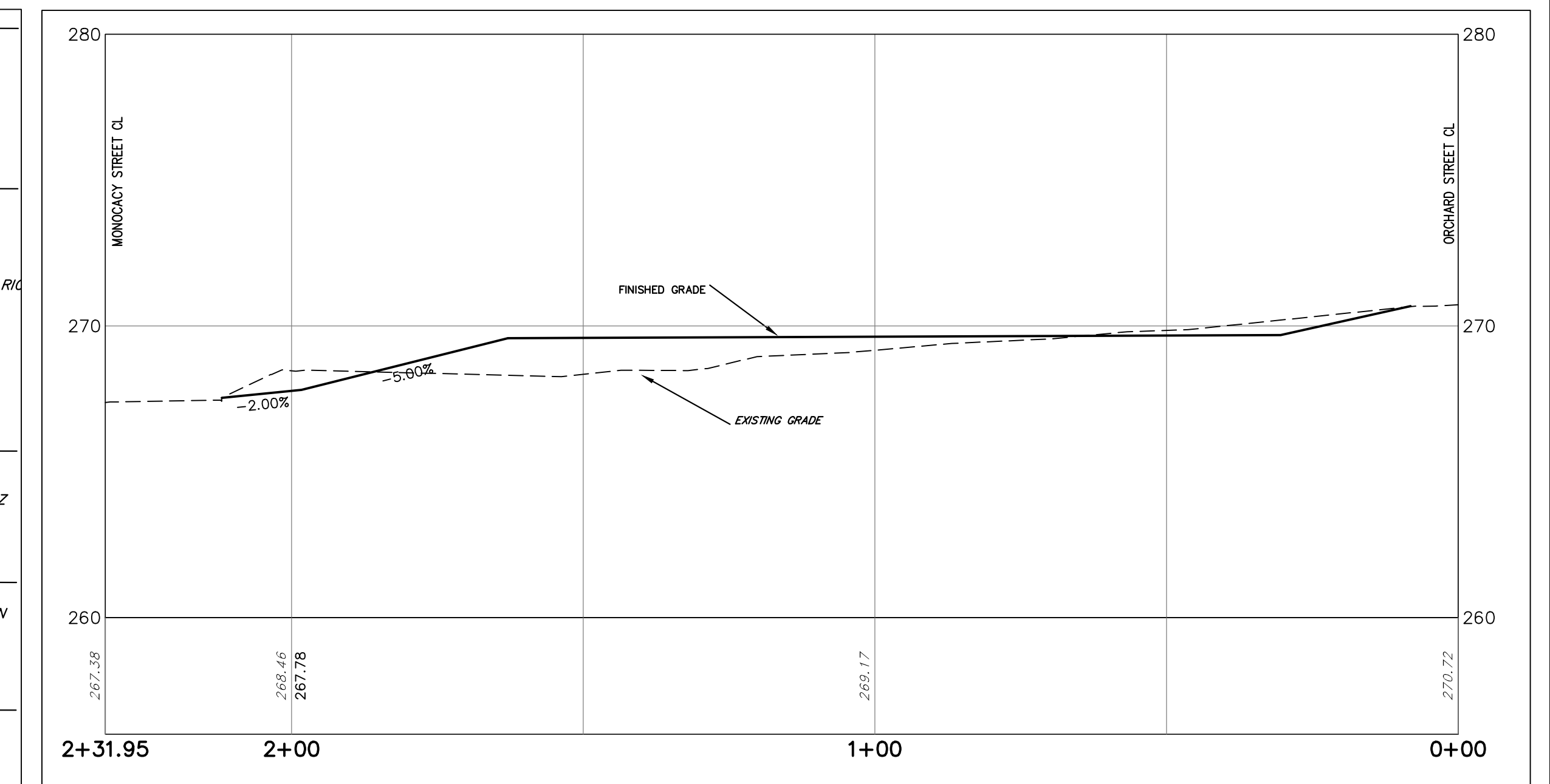
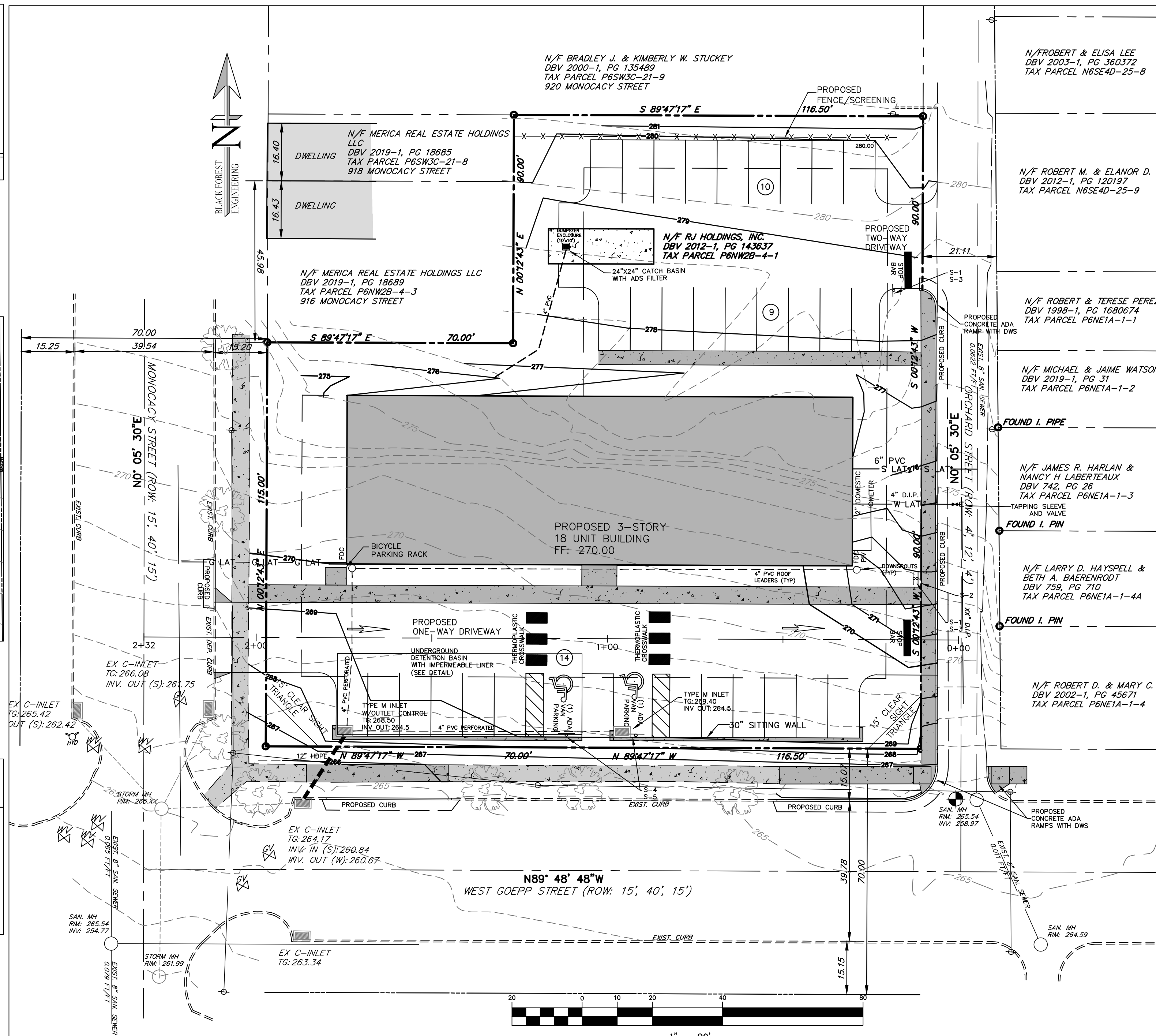
ORCHARD STREET-GOEPP STREET RAMP BLOW-UP SCALE: 1"=10'



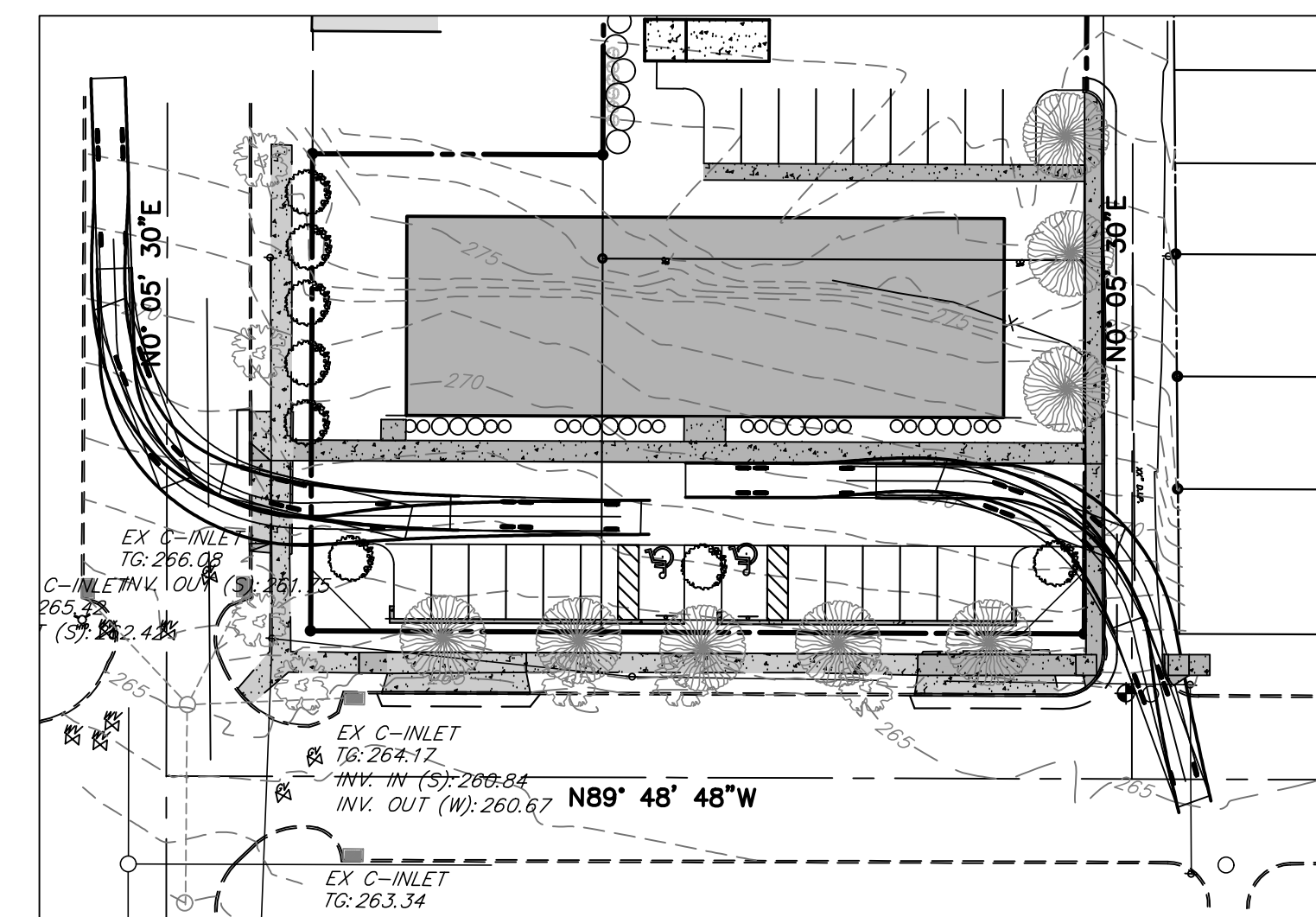
ORCHARD STREET-DRIVEWAY RAMP BLOW-UP SCALE: 1"=10'



ORCHARD STREET-PARKING LOT RAMP BLOW-UP SCALE: 1"=10'



MAIN DRIVEWAY PROFILE SCALE: 1"=4' VERT. 1"=20' HORIZ.



VEHICULAR TURNING MOVEMENT 1"=40'

PROPOSED Legend

- PROP. PROPERTY LINE
- PROP. TRACT LINE
- PROP. RIGHT-OF-WAY
- PROP. EASEMENT
- PROP. BUILDING RESTRICTION LINE
- PROP. FENCE
- PROP. TREE LINE
- PROP. CENTERLINE
- PROP. SIDEWALK
- PROP. CURB
- PROP. DRIVEWAY
- PROP. CONTOUR MAJOR
- PROP. CONTOUR MINOR
- PROP. GAS LINE
- PROP. GAS LATERAL LINE
- PROP. SANITARY LINE
- PROP. SANITARY LATERAL LINE
- PROP. STORM LINE
- PROP. WATER LINE
- PROP. WATER LATERAL LINE
- PROP. DRAINAGE PATH
- PROP. MONUMENTATION
- PROP. UTILITY POLE
- PROP. SANITARY MANHOLE
- PROP. CLEANOUT
- PROP. VENT
- PROP. STORM MANHOLE
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- PROP. GAS VALVE
- PROP. TREE
- PROP. BENCHMARK
- PROP. CONCRETE WHEELSTOP
- PROP. BUILDING/STRUCTURE
- PROP. DRIVEWAY

EXISTING Legend

- EXISTING RIGHT-OF-WAY
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- EXISTING IRON PIN
- EXISTING CONTROL POINT
- EXISTING TEST PIT
- EXISTING INLET

WATER UTILITY NOTES

- ALL WATER SERVICE LATERALS MUST BE INSTALLED FROM THE MAIN, CORPORATION STOP TO THE CURB STOP AT THE CITY RIGHT-OF-WAY WITHOUT A SPICE CONNECTION.
- THE CONTRACTOR SHALL NOT OPERATE EXISTING VALVES, FIRE HYDRANTS, ETC., WITHIN THE CITY'S WATER SYSTEM. ARRANGEMENTS SHALL BE MADE THROUGH THE CITY FOR OPERATION.
- ALL WATER SYSTEM MATERIALS, APPURTENANCES AND CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST BE IN COMPLIANCE WITH THE CITY OF BETHLEHEM CONSTRUCTION SPECIFICATIONS, AS AMENDED AND THE PA DEP PUBLIC WATER SUPPLY MANUAL, LATEST EDITION.
- ALL WATER LATERALS AND APPURTENANCES MUST MAINTAIN A MINIMUM OF 4 FEET COVER FROM FINISHED GRADE AND SHALL BE 1 INCH DIAMETER COPPER.

GENERAL UTILITY NOTES

- THE DEVELOPER IS RESPONSIBLE TO SECURE AND PAY FOR ALL ESTABLISHED CITY APPLICATION, ALLOCATION AND TRANSMISSION AND TREATMENT FEES OR PERMITS NECESSARY FOR THE CONNECTION OF THE WATER AND SEWER SYSTEMS TO THE CITY PUBLIC SYSTEMS.
- ALL DEVELOPMENT CONSTRUCTION IMPROVEMENTS ARE SUBJECT TO QUALITY CONTROL INSPECTION BY THE CITY OR THEIR ASSIGNED AGENTS. ALL WORK CONSTRUCTED WITHOUT QUALITY CONTROL INSPECTION WILL BE SUBJECT TO REJECTION AND REMOVAL AND RECONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CITY A MINIMUM OF 3 DAYS PRIOR TO ANY CONSTRUCTION OPERATIONS WITHIN THE CITY RIGHT-OF-WAY OR AFFECTING A CITY UTILITY.

SANITARY SEWER NOTES

- ALL SANITARY SEWER MATERIAL AND APPURTENANCES TO BE DEDICATED TO THE CITY MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BETHLEHEM CONSTRUCTION SPECIFICATIONS, AS AMENDED AND THE PA DEP DOMESTIC WASTEWATER FACILITIES MANUAL, LATEST REVISION.
- ALL SANITARY SEWER PIPE, FITTINGS, AND APPURTENANCES MUST BE SDR-26 PVC, UNLESS NOTED OTHERWISE.
- CONNECTION TO EXISTING SANITARY SEWER MANHOLE MUST BE MADE USING WATERTIGHT CONNECTION.
- THE SITE PLUMBER SHALL UTILIZE ONE OF THE EXISTING WYES TO CONNECT THE SANITARY SEWER LATERAL TO THE EXISTING MAIN.
- EXISTING SANITARY SEWER CONNECTIONS SHALL BE CAPPED PRIOR TO DEMOLITION. CAPPING PERMITS SHALL BE OBTAINED FROM THE CITY OF BETHLEHEM ENGINEERING BUREAU.

Pure Basin & Curb Inlet Filters

Pure Basin and curb inlet filters are the preferred choice for permanent inlet protection and stormwater runoff control. Constructed of stainless steel, Pure Inlet Filters will fit any drainage structure and are available with site-specific filter bags providing various levels of filtration.

Applications:

- Car washes
- Commercial
- Loading ramps
- Industrial

Features:

- Custom stainless steel frames are configured to fit into any drainage structure
- Flow and bypass rates meet specific inlet requirements
- Filter bags target site specific removal of silt, leaves, small particles, oil and grease
- Works below grade with bypass to drain area if bag is full
- Installs quickly and maintained with removed silt

Features:

- Stainless steel frame provides extended service life
- Reusable filter bags handle loads with a safety factor of five
- Most stringent removal requirements:
- Filter bags rated 90% removal efficiency of street sweeping particles
- PCPC bags have been tested to 99% TSS removal of 10 to 150 micron sand and 97% removal petroleum hydrocarbon removal



Pure Inlet Filters Specification

Identification: The installer shall inspect the plans and/or work site to determine the quantity of each drainage structure casting type. The quantity casting number, exact grade size and clear opening size or other information will be necessary to finalize the part number and dimensions.

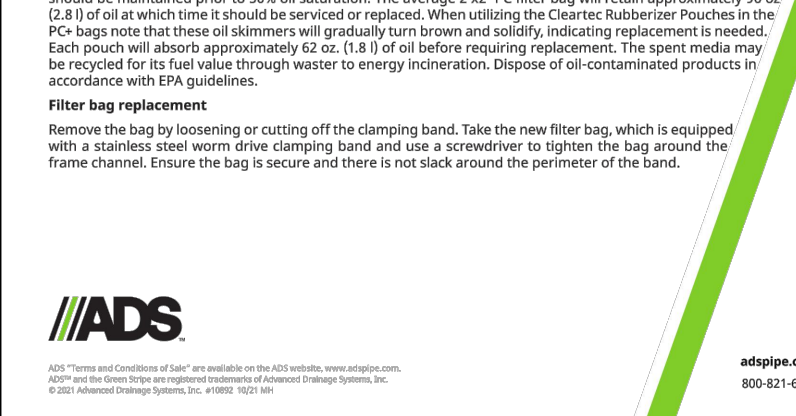
Material and performance: The filter is comprised of a stainless steel frame and a replaceable geotextile filter bag attached to the frame with a stainless steel locking band. The filter bag hangs suspended below the grate that shall allow full bypass flow into the drainage structure of the bag is completely filled with sediment. The installed sewer and stormwater sediment load. The post-construction PC filter bags are rated for 13% silt/clay and have been tested and certified at 99% TSS removal to 10 micron and 97% TPH removal of used motor oil hydrocarbon mix.

Installation: Remove the grate and clean the ledge of the frame to ensure it is free of stones and dirt. Hang the inlet filter's suspension hangers as directed by the engineer or maintenance contract in accordance with EPA guidelines.

Inspection Frequency: Construction site inspection should occur following each 1/2" (12 mm) or more rain event. Post construction inspections should occur three times per year in areas with summer rainfall and four times per year in areas with summer rains. Industrial application site inspections should occur on a regular scheduled basis no less than three times per year.

Maintenance guidelines: Empty the filter bag if more than half filled with sediment and debris or as directed by the engineer. Remove the grate, engage the lifting bars or handles with the removal tool and lift from the structure. Dispose of the silt or sediment in a 1/2" (12 mm) diameter or greater on the lower half of the bag. Post-construction PCPC bags should be maintained prior to 50% of saturation. The average 2.5' x 1' C-10 bag will retain approximately 60 lb. of silt or sediment. Each bag should be replaced or replaced with a new bag. When using the Clearco Rubberizer Pouches in the PC bags, the bags should be replaced when the bags are saturated and sediment is visible. Industrial application site inspections should occur on a regular scheduled basis no less than three times per year.

Filter bag replacement: Remove the bag by loosening or cutting off the clamping band. Take the new filter bag, which is equipped with a stainless steel worm drive clamping band and use a screwdriver to tighten the bag around the frame channel. Ensure the bag is secure and there is no slack around the perimeter of the frame.



ADS INLET FILTER NOT TO SCALE

B F E
BLACK FOREST ENGINEERING, LLC
2455 BLACK FOREST DRIVE
COPLAY, PA 18037

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SEAL:
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
JOSEPH E. RENTKO
ENGINEER
PROFESSIONAL

JOSEPH E. RENTKO, P.E. #PE085609
2455 BLACK FOREST DRIVE
COPLAY, PA 18037
717-339-4499

2	ADDRESS 10-18-21 COMMENTS	JER	4/3/22
1	LOWER BUILDING TO STREET LEVEL	JER	11/25/21
REV:	DATE:	BY:	DATE:

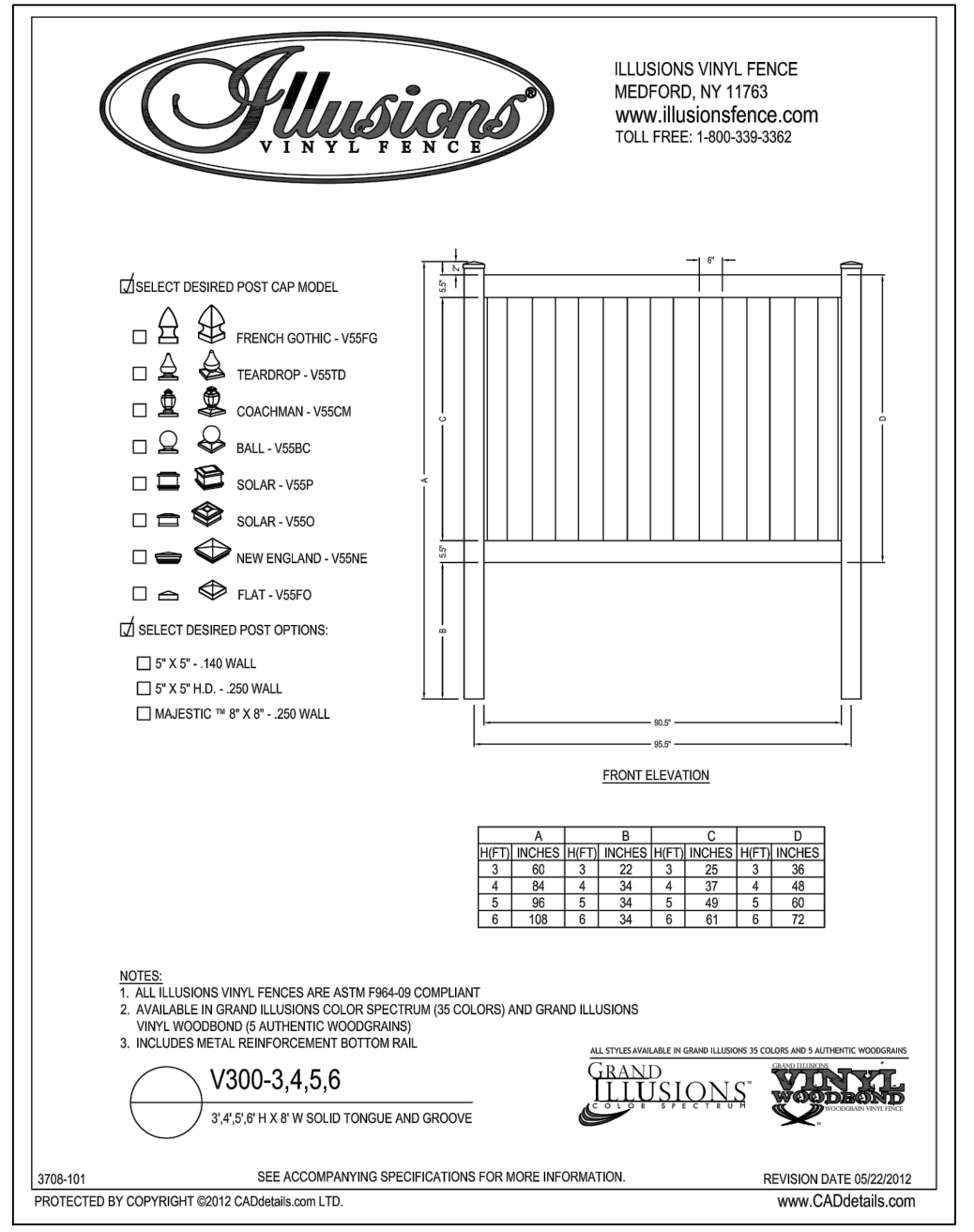
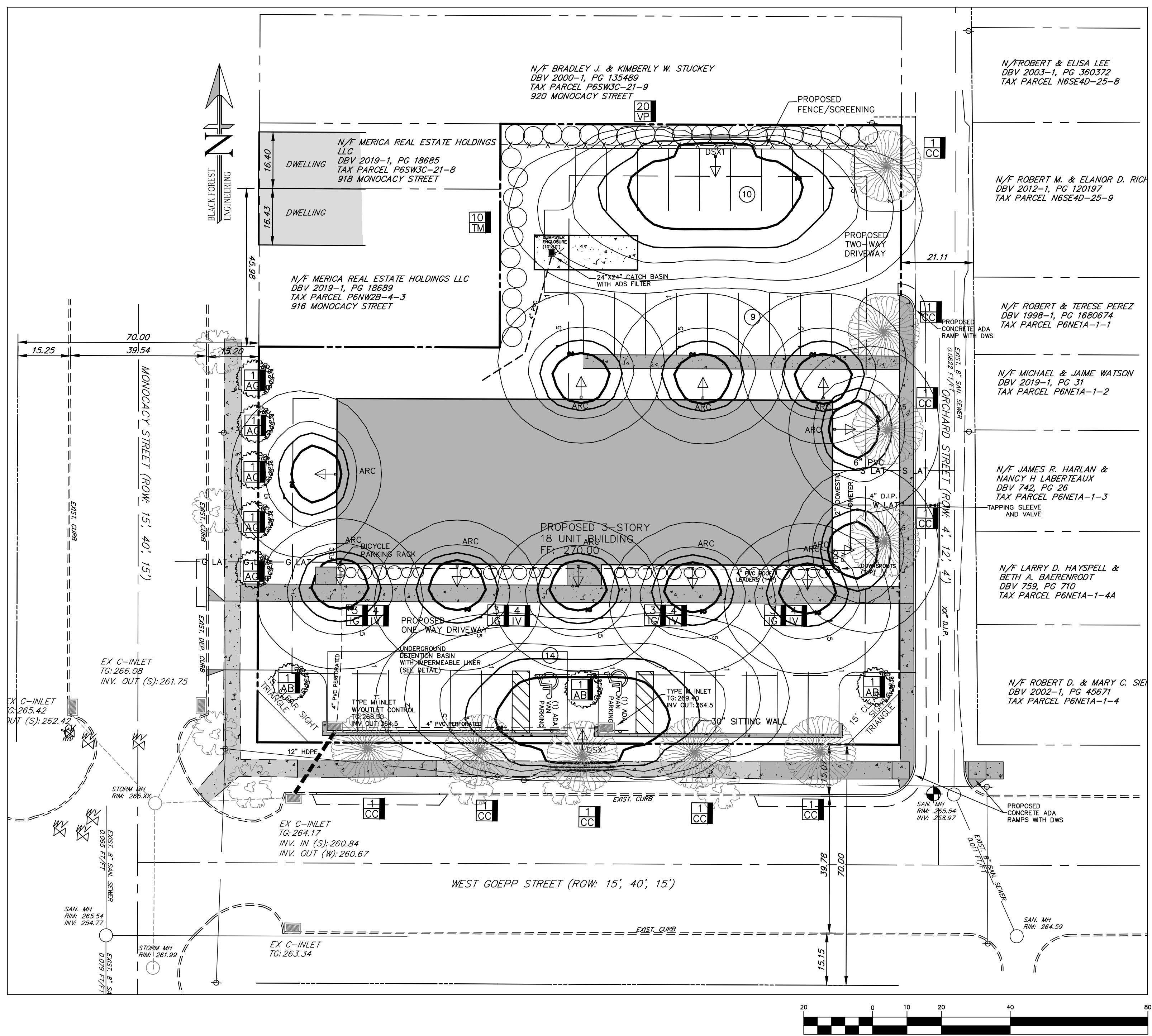
PROJECT TITLE:
ISABELLA COURT APARTMENTS

PROJECT OWNER:
RJ HOLDING INC.
PO BOX 4427
BETHLEHEM, PA 18018

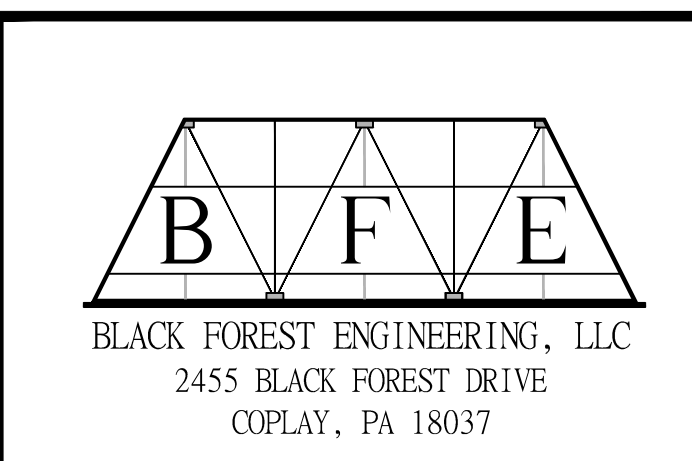
PROJECT LOCATION:
**CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA**

PLAN TITLE:
PROPOSED SITE

SCALE: 1"=20'	DATE: 10/28/21	DRAWN: JER	CHECKED: JER
PROJECT NO. 0130	DRAWING NO. 3 OF 9	REVISION: 00	



VINYL PRIVACY FENCE DETAIL



BLACK FOREST ENGINEERING, LLC
2455 BLACK FOREST DRIVE
COPLAY, PA 18037

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SEAL:
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
JOSEPH E. RENTKO
ENGINEER
PENNSYLVANIA

JOSEPH E. RENTKO, P.E. #PE085609
2455 BLACK FOREST DRIVE
COPLAY, PA 18037
717-239-4499

REQUIRED LANDSCAPING:

STREET TREES:
MONACOY STREET =115 LF FRONTAGE (1 TREE REQ'D PER 30 LF); 4 TREES REQ'D
GOEPP STREET =187 LF FRONTAGE (1 TREE REQ'D PER 30 LF); 7 TREES REQ'D
ORCHARD STREET =180 LF FRONTAGE (1 TREE REQ'D PER 30 LF); 6 TREES REQ'D

- LANDSCAPE AREAS EQUAL TO 10 PERCENT OF THE OFFSTREET PARKING AREA SHALL BE PROVIDED.
APPROX PARKING AREA=5,600 SF
REQ'D LANDSCAPE AREA=560 SF
 - LANDSCAPE AREAS EQUAL TO 10 PERCENT OF THE MULTIFAMILY BUILDING AREA SHALL BE PROVIDED.
APPROX BUILDING AREA=6,912 SF
REQ'D LANDSCAPE AREA=691 SF
- TOTAL REQ'D LANDSCAPE AREA=1,251 SF
(17 PROPOSED TREES AT MINIMUM CREDIT OF 100 SF PER TREE)

PLANT LIST: STREET & PARKING LOT TREES

KEY	BOTANIC / COMMON NAME	SIZE	ROOT CONDITION	QUANTITY
AB	ACER BUERGERIAUM / TRIDENT MAPLE	2"-2.5" CAL.	B&B	3
AG	ACER GRISEUM / PAPERBARK MAPLE	2"-2.5" CAL.	B&B	5
CC	CERIS CANADENSIS / EASTERN REDBUD	2"-2.5" CAL.	B&B	9

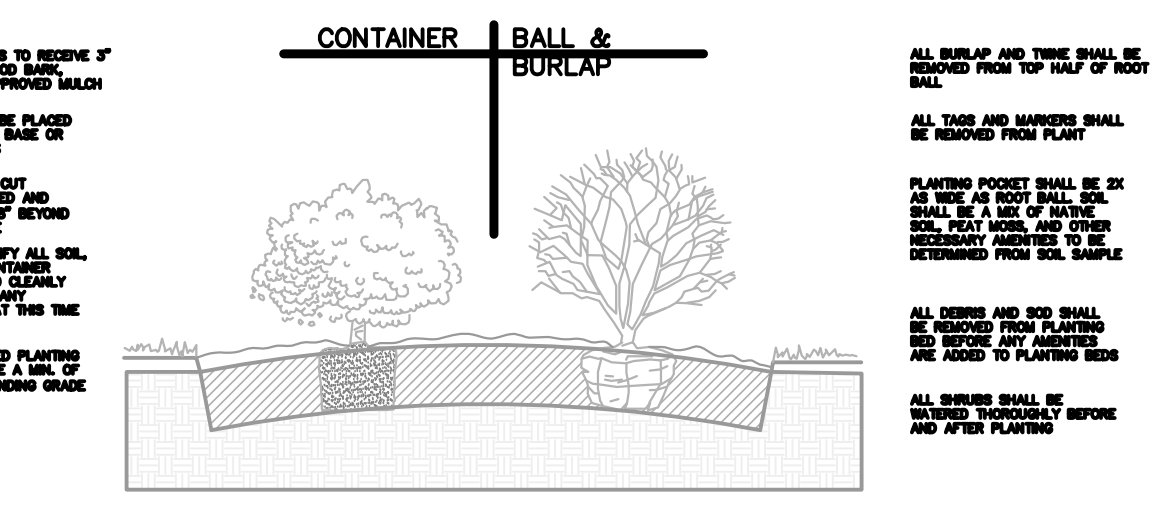
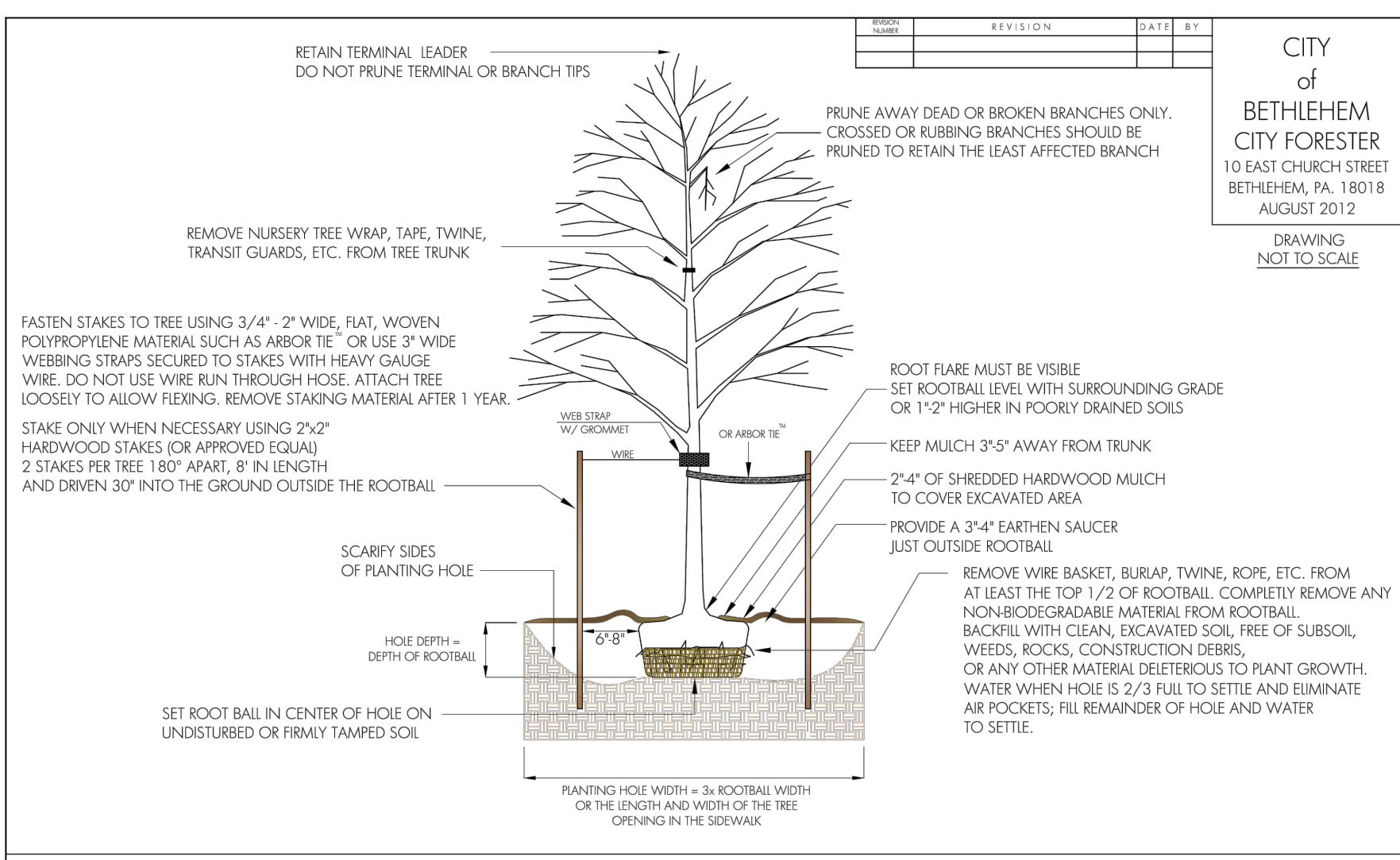
PLANT LIST: BUFFER PLANTS

KEY	BOTANIC / COMMON NAME	SIZE	ROOT CONDITION	QUANTITY
TM	TAXUS X MEDIA / JAPANESE YEW	2' HT.	B&B	27
VP	VBURNUM X PRAGENSE / PRAGRENSE VBURNUM	7 LB	B&B	53

PLANT LIST: FOUNDATION PLANTS

KEY	BOTANIC / COMMON NAME	SIZE	ROOT CONDITION	QUANTITY
IG	ILEX GLABRA / SHAMROCK	5 LB	CONT.	19
IV	ITEA VIRGINICA / LITTLE HENRY	5 LB	CONT.	43

ALL TREES AND SHRUBS SHALL BE MATCHES, IN FORM, IN THEIR VARIETY.



SHRUB PLANTING

NOTES:
1. REFER TO SITE PLAN FOR LANDSCAPED AREAS.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SITE LIGHTING PLAN

LIGHTING SCHEDULE

KEY	COMPANY	PRODUCT NAME	QTY	HIT
ARC	LITHONIA	ARC 1 LED P1 30K	11	10
DSX	LITHONIA	DSX1 LED P1 40K BLC MVOLT	2	15

PROPOSED BUILDING LIGHTS MODEL: ARC 1
LED P1 30K (OR EQUAL) 10FT HT

PROPOSED PARKING/STREET LIGHTS MODEL: DSX1 LED
P1 40K BLC MVOLT (OR EQUAL) 15FT POLE

REV.	DESCRIPTION:	BY	DATE
2	ADDRESS 10-18-21 COMMENTS	JER	4/3/22
1	LOWER BUILDING TO STREET LEVEL	JER	11/19/21

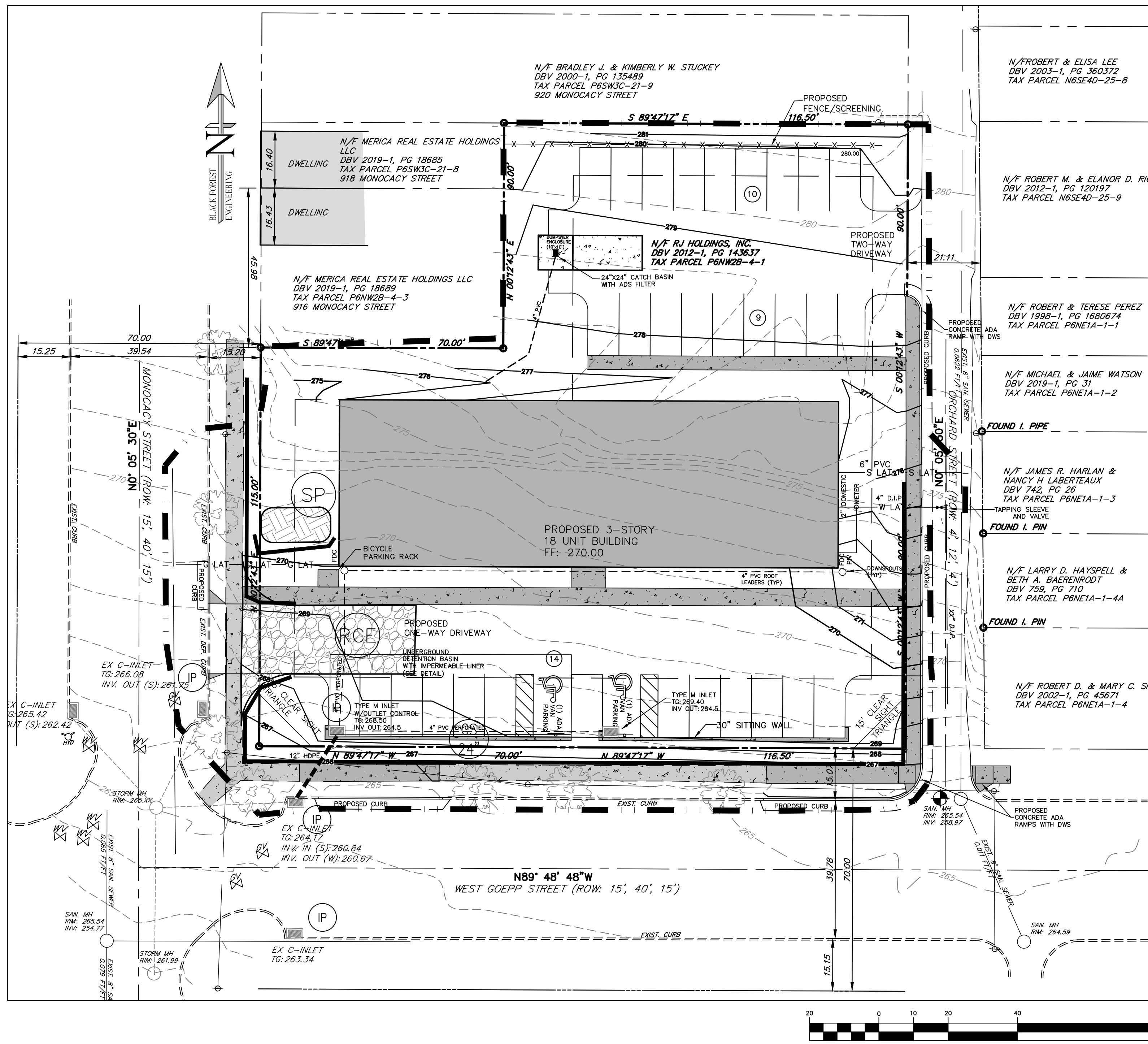
PROJECT TITLE:
ISABELLA COURT APARTMENTS

PROJECT OWNER:
RJ HOLDING INC.
PO BOX 4427
BETHLEHEM, PA 18018

PROJECT LOCATION:
**CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA**

PLAN TITLE:
LIGHTING AND LANDSCAPE

SCALE:	DATE:	DRAWN:	CHECKED:
1"=20'	9/16/21	JER	JER
PROJECT NO.	DRAWING NO.	REVISION:	
0130	4 of 9	00	



ACCELERATED EROSION CONTROL
 DURING THE CONSTRUCTION PHASE, MEASURES TO CONTROL ACCELERATED EROSION INCLUDE BUT ARE NOT LIMITED TO THE USE OF TEMPORARY STOCKPILES, PUMPED WATER FILTERS, AND PERMANENT STABILIZATION OF FINAL GRADES. ALL EFFORTS TO MINIMIZE THE EXTENT AND DURATION OF THE EARTH DISTURBANCE ACTIVITIES, MINIMIZE SOIL COMPACTION (WHERE PRUDENT), MAXIMIZE THE PRESERVATION OF EXISTING DRAINAGE FEATURES AND VEGETATION, AND TO EMPLOY OTHER MEASURES OR CONTROLS TO PREVENT THE INCREASE OF STORMWATER RUNOFF.

RESPONSIBILITY FOR E & S CONTROL FACILITIES
 NOTE: CONTRACTOR SHALL COMPLETE INSPECTION REPORT FORM 3150-FM-BWEM-0083 INSURING MAINTENANCE OF E&S FACILITIES. DURING IMPROVEMENTS CONSTRUCTION, THE SITE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STABILIZATION & MAINTENANCE OF ALL SITE EROSION & SEDIMENTATION CONTROL FACILITIES. AFTER CONTRACTOR INVOLVEMENT CEASES, RESPONSIBILITY SHALL REVERT TO THE OWNER OF THE PROPERTY.

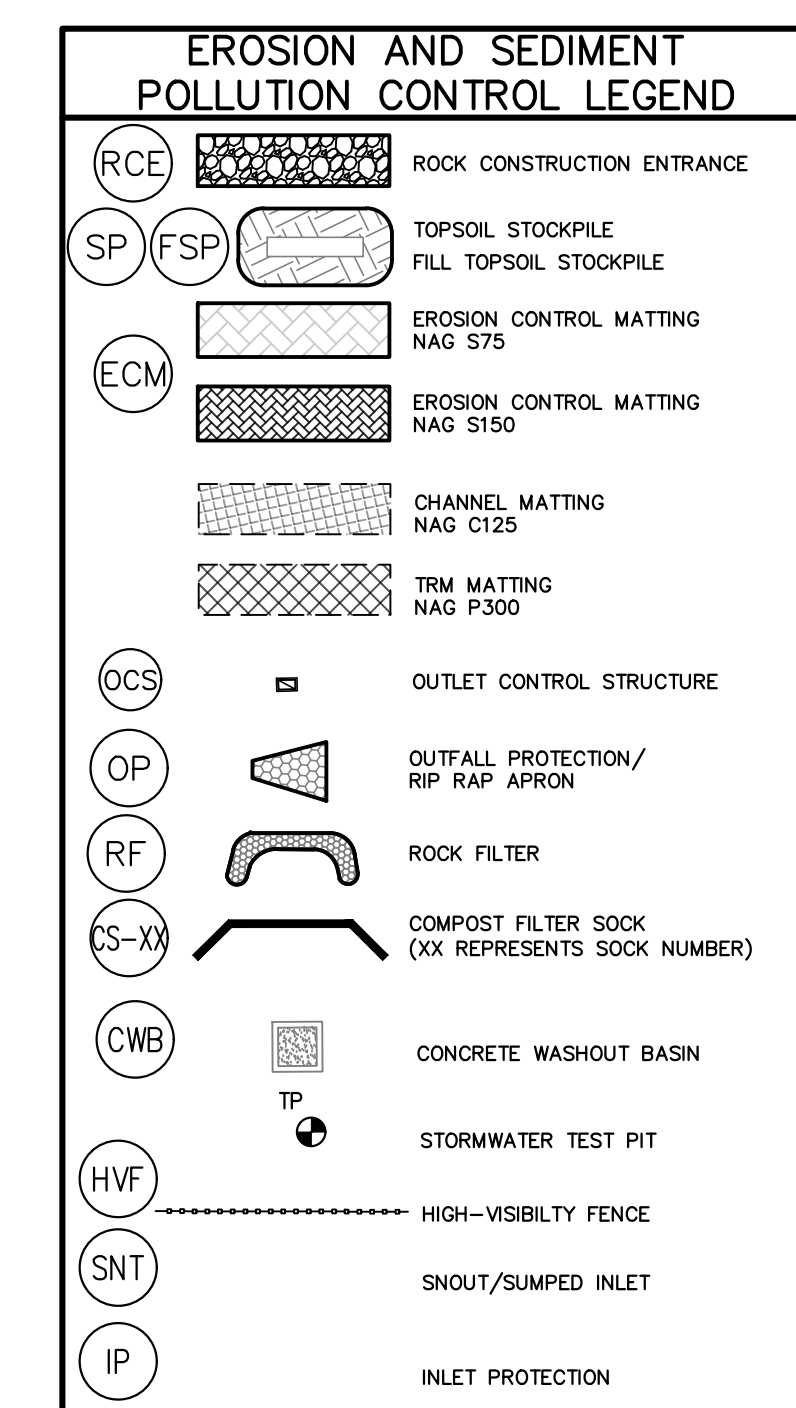
ASSURANCE OF DESIGN PERFORMANCE

THE SPECIFICATIONS AND REQUIREMENTS OF THE PROJECT PLANS, NARRATIVE AND SPECIFICATION ARE THE MINIMUM ACCEPTABLE CONSTRUCTION CRITERIA FOR THIS PROJECT.

DURING SITE DEVELOPMENT CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENT CONTROL FACILITIES MUST BE CHECKED BY THE SITE CONTRACTOR AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ANY DAMAGE TO THE FACILITIES MUST BE REPAIRED IMMEDIATELY. ANY LOST SOIL MATERIAL SHALL BE RECOVERED, IF POSSIBLE. WASHED OUT LAWN OR SLOPE AREAS MUST HAVE TOPSOIL REPLACED AND THEN MUST BE RE-SEEDING AND MULCHED.

IF, FOR ANY REASON, THE DESIGNED FACILITIES OR MEASURES DO NOT PROVIDE THE NECESSARY PROTECTION, THE CONTRACTOR SHALL ADJUST THE EROSION CONTROL MEASURES AND SEDIMENTATION CONTROL MEASURES TO ACHIEVE A COMPLETE NON-ERODED STABILIZED SITE CONDITION.

AFTER THE MUNICIPALITY'S FINAL ACCEPTANCE OF SITE WORK CONSTRUCTION AND STABILIZATION BY THE CONTRACTOR, THE GROUND SURFACE AND ALL DRAINAGE FACILITIES LOCATED ON PUBLIC PROPERTY WILL BE MAINTAINED BY THE MUNICIPALITY.



CONSTRUCTION NOTES:

- All grading shall be done in accordance with the City of Bethlehem.
- No earthmoving or grading activities may take place until a grading permit is granted by the City of Bethlehem.
- The City Engineer and/or staff may enter the property to inspect all grading and construction activities on the site.
- At least 7 days prior to any earth disturbance activities, the operator shall notify the City and invite all contractors involved in those activities, and the landowner to an on-site meeting.
- At least 7 days prior to any earth disturbance activities, the operator shall provide notice in writing to the City of Bethlehem that earth disturbance activities will be commencing.
- Temporary and permanent seeding shall be in accordance with requirements on the details. Compost Filter Socks shall be installed downslope of all topsoil stockpiles as indicated in the Topsoil Stockpile detail.
- Topsoil pile locations may be adjusted to fit the contractor schedule as long as the silt sock is placed downslope of the pile locations.
- Prior to any seeding and lime and fertilizer application, a soil test shall be performed to determine the pH factor. Additional lime and fertilizer may be required.
- All disturbed areas shall be immediately stabilized if earth disturbance/construction has ceased. Disturbed slopes of 3:1 or greater shall be stabilized with erosion control matting.
- Soil compaction and vehicle traffic shall be kept to a minimum at areas designated for sanitary absorption or stormwater infiltration BMPs.
- Topsoil should be stripped and stockpiled prior to all earthwork. Only strip the amount of topsoil necessary to perform earthwork. All disturbed areas shall be stabilized immediately if disturbance has ceased.
- On a daily basis, the Contractor shall inspect and clean any sediment that is tracked onto existing roads.
- All erosion control facilities shall be inspected after every runoff event and on a weekly basis, any necessary repairs must be made immediately.
- An area shall be considered to have achieved final stabilization when it has a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding or other movements.
- NAGS75 matting to be applied to all proposed 3:1 slopes.

SEQUENCE OF CONSTRUCTION

- At least 7 days before starting any earth disturbance activities, the operator provide written notification to the NCCD and shall invite all contractors involved in those activities, appropriate municipal officials, the ESPC plan preparer, a representative from the NCCD, and the landowner to an on-site meeting.
- At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System, Inc. shall be notified at 1-800-242-1770 for the location of existing underground utilities.
- Flag and mark the Limits of Disturbance. No grading or earthmoving may take place beyond the Limits of Disturbance.
- Install Rock Construction Entrance (RCE) off of Monocacy Street where indicated on the Plan. This shall be the only ingress and egress from the site. Any sediment tracked onto the public roadway shall be collected and returned to the site by the end of each workday. Any sediment tracked onto the public roadway during RCE construction shall be cleaned immediately.
- Install perimeter compost filter socks at locations indicated on plan and per details.
- Remove existing buildings and asphalt from the site. Immediately stabilize any disturbed areas outside of construction area. Any remaining topsoil shall be stockpiled in stockpile locations indicated on the Plan.
- Begin bulk earthwork for the building pads and parking lot. Rough grade the driveway and sidewalk; install stone base to stabilize in accordance with City details. Fill should be compacted in layers so as to minimize sliding, slumping and erosion of soil. Erosion Control matting shall be installed on any graded slopes of 3:1 or greater.
- Rough grade building pad area. Fill should be compacted in layers so as to minimize sliding, slumping and erosion of soil. All newly graded shall be stabilized immediately. Erosion Control matting shall be installed on any graded slopes of 3:1 or greater.
- Begin building construction, retaining walls, and utility connections installation.
- Upon completion of proposed improvements, any temporary staging area shall be restored to existing condition. Proposed landscaping shall be installed upon completion of buildings and retaining walls.
- After the site is stabilized, remove E&S BMPs. Immediately stabilize any areas disturbed by the removal of the erosion and sediment pollution controls. An area shall be considered to have achieved final stabilization when it has a minimum uniform 70% perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding or other movements.

RECYCLING AND DISPOSAL OF MATERIALS

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH, AND TO INFORM HIS WORKERS OF ALL LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS REGARDING THE CONDUCT OF WORK AND HANDLING OF MATERIALS ON THE PROJECT, AND TO PERFORM ALL ACTIVITIES IN ACCORDANCE WITH THOSE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EMERGENCY RESPONSE PLANS FOR ANY HAZARDOUS OR POLLUTING MATERIALS USED IN THE WORK.

ALL RUBBISH OR WASTE MATERIALS PRODUCED BY CONTRACTOR'S WORKERS SHALL BE PROTECTED FROM DISSEMINATION BY WIND, RAIN, OR ANIMALS, AND SHALL BE LEGALLY DISPOSED OF REGULARLY. ANY CONSTRUCTION DEBRIS OR OTHER UNSUITABLE MATERIALS TRAPPED BY SILT BARRIER FACILITIES SHALL BE SEPARATED FROM SOIL MATERIALS AND DISPOSED OF IN A LAWFUL MANNER.

SEDIMENT WHICH HAS BEEN TRAPPED BY SILT BARRIER FACILITIES MUST BE REMOVED AND STOCKPILED OR REDISTRIBUTED ON THE PROJECT SITE. SEDIMENT WHICH COLLECTS TO THE SPECIFIED CLEAN-OUT ELEVATION IN THE BOTTOM OF STORMWATER MANAGEMENT PONDS, OR THE SPECIFIED ELEVATIONS IN SEDIMENT TRAPS, MUST BE REMOVED AND STOCKPILED OR REDISTRIBUTED AND STABILIZED ON THE PROJECT SITE.

IF THE CONTRACTOR EXPECTS TO RECYCLE OR DISPOSE OF ANY SOIL OR ROCK MATERIAL TO LOCATIONS OTHER THAN THE PROJECT AREA FOR WHICH THIS PLAN AND NARRATIVE HAVE BEEN PREPARED, THE CONTRACTOR SHALL ARRANGE FOR PREPARATION AND SUBMITTAL TO THE APPROPRIATE COUNTY CONSERVATION DISTRICT OF EROSION AND SEDIMENT CONTROL PLANS FOR ALL SUCH OFF-PROJECT AREAS PRIOR TO COMMENCEMENT OF WORK.

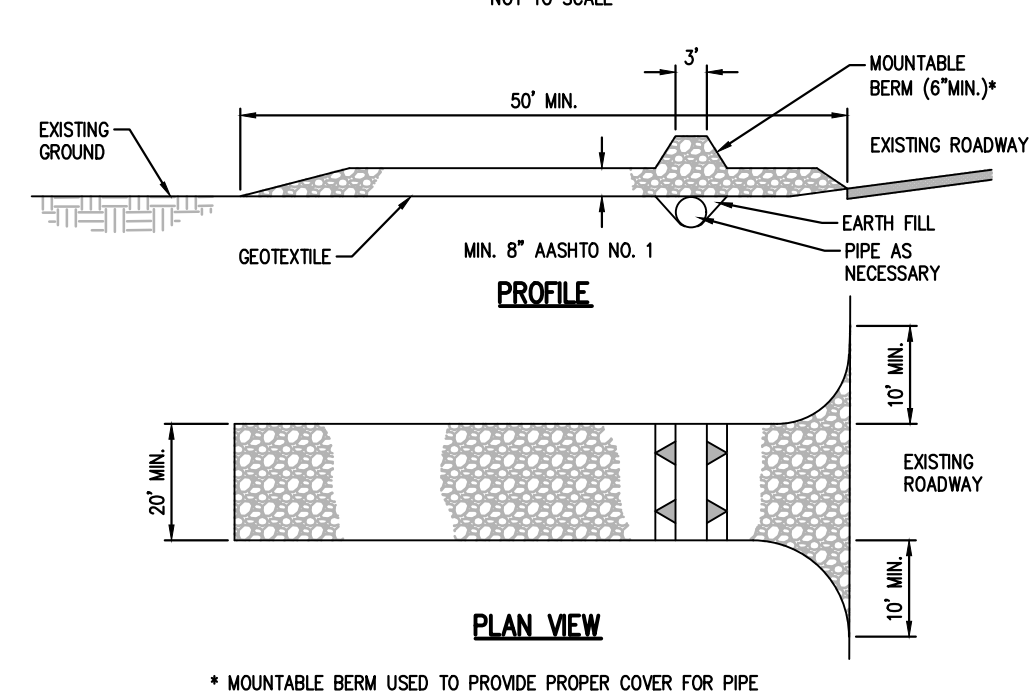
DISPOSAL OF MATERIALS FROM CONTROL FACILITIES

SEDIMENT WHICH HAS BEEN TRAPPED BY EROSION CONTROL FACILITIES MUST BE REMOVED AND STOCKPILED OR REDISTRIBUTED ON THE PROJECT SITE. ALL CONSTRUCTION DEBRIS OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A LAWFUL MANNER.

ALL SILT BARRIER FACILITIES MUST BE CHECKED FOR CAPACITY AND PROPER FUNCTION WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL ALL UPSTREAM AREAS HAVE A UNIFORM PERENNIAL VEGETATIVE COVER OF OVER SEVENTY (70) PERCENT.

RECYCLING AND/OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE MUST BE IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

Standard Construction Detail # 3-1
ROCK CONSTRUCTION ENTRANCE
 NOT TO SCALE



General Notes:

- REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
- RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SATISFAE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
- MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SLEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEEDS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

SOIL TYPES **UmB**
 UoD Urban Land Duffield - 8 to 25 percent slopes

ALL BMP'S SHALL BE INSPECTED AFTER EVERY RUNOFF EVENT AND ON A WEEKLY BASIS. ANY NECESSARY REPAIRS MUST BE MADE IMMEDIATELY.

B F E
 BLACK FOREST ENGINEERING, LLC
 2455 BLACK FOREST DRIVE
 COPLAY, PA 18037

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SEAL:

 JOSEPH E. RENTKO, P.E. #0085609
 2455 BLACK FOREST DRIVE
 COPLAY, PA 18037
 717-239-4499

2	ADDRESS 10-18-21 COMMENTS	JER	4/3/22
1	LOWER BUILDING TO STREET LEVEL	JER	11/19/21
REV:	DESCRIPTION:	BY	DATE

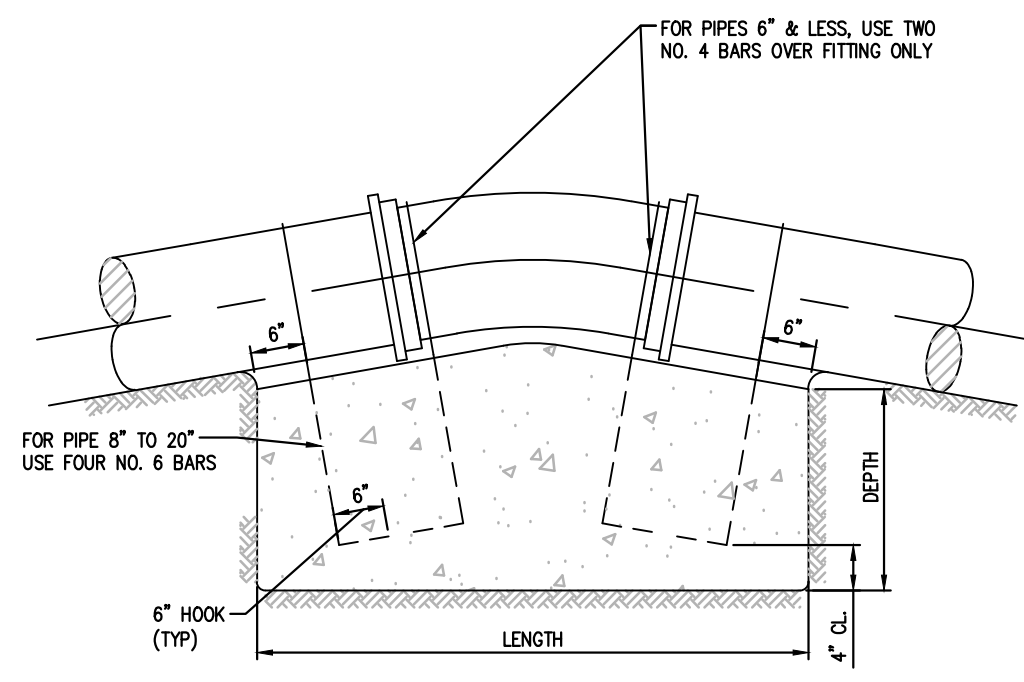
PROJECT TITLE:
ISABELLA COURT APARTMENTS

PROJECT OWNER:
 RU HOLDING INC.
 PO BOX 4427
 BETHLEHEM, PA 18018

PROJECT LOCATION:
**CITY OF BETHLEHEM
 NORTHAMPTON COUNTY
 PENNSYLVANIA**

PLAN TITLE:
EROSION CONTROL

SCALE: 1"=20'	DATE: 9/16/21	DRAWN: JER	CHECKED: JER
PROJECT NO. 0130	DRAWING NO. 5 of 9	REVISION: 00	



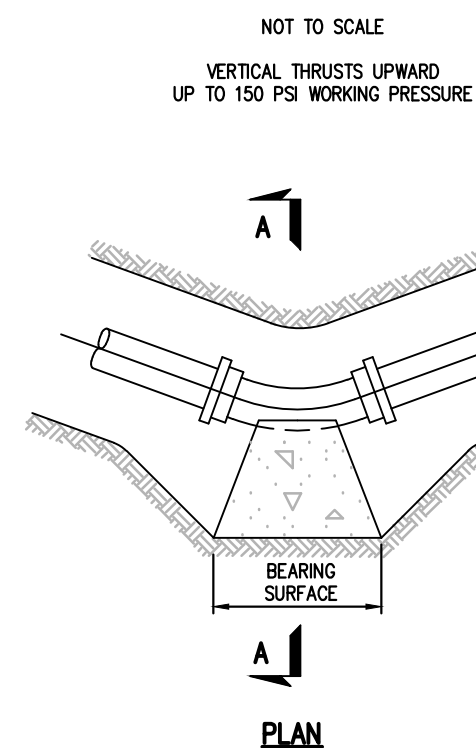
TYPICAL SECTION

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	11 1/4	22 1/2	45
6 & 8	2'	4'	6'	3'	3'	3'	1'	2'	3'
10 & 12	4.5'	6'	8'	3'	3'	4'	3'	4.5'	5'
14 & 16	6'	8'	11'	3.5'	3.5'	5'	3.5'	5'	5'
18 & 20	7'	9'	13'	4'	5'	5.5'	4'	5'	6'

Notes:

- NO COUPLING OR JOINTS SHALL BE COVERED WITH CONCRETE.
- REINFORCING BAR STRAPS TO BE SHAPED TO PIPE CURVATURE.
- ALL EXPOSED STEEL TO BE PAINTED WITH TWO COATS ASPHALTIC PAINT.

Thrust Blocking - Vertical Thrusts

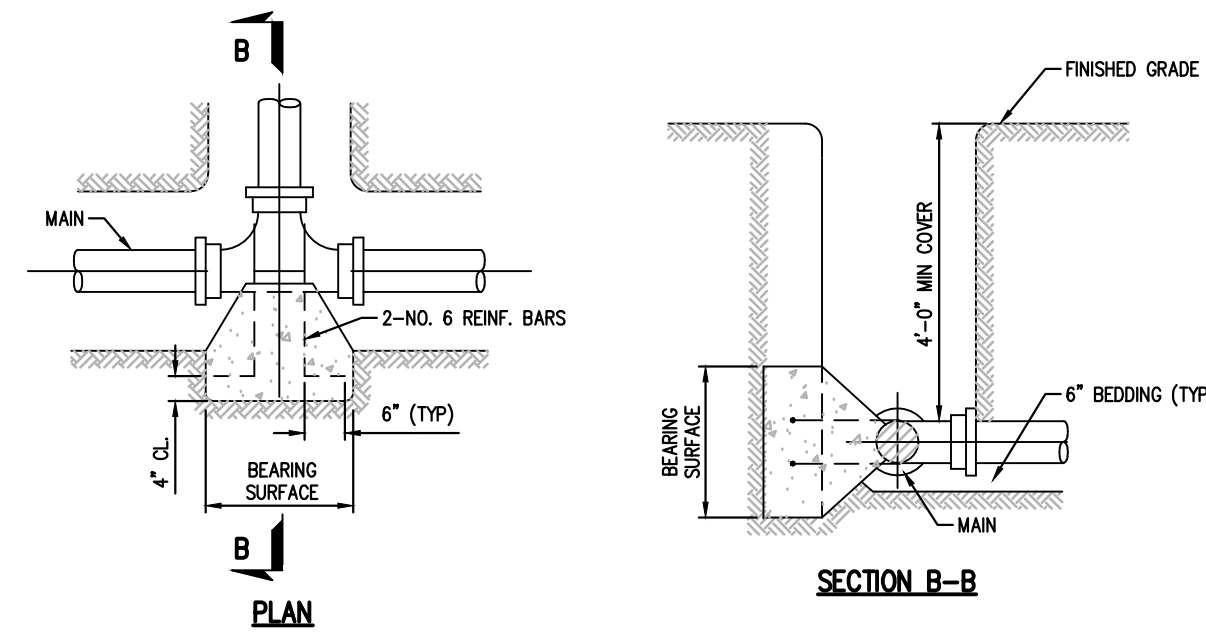


Notes:

- SEE STANDARD DETAIL STANDARD DETAIL VI-27 FOR BEARING AREA REQUIRED.
- NO COUPLING OR JOINTS SHALL BE COVERED WITH CONCRETE.

Thrust Blocking For Bends

NOT TO SCALE
TYPICAL BLOCKING FOR HORIZONTAL & VERTICAL DOWNWARD THRUSTS UP TO 150 PSI WORKING PRESSURE



Notes:

- SEE STANDARD DETAIL STANDARD DETAIL VI-27 FOR BEARING AREA REQUIRED.
- NO COUPLING OR JOINTS SHALL BE COVERED WITH CONCRETE.
- REINFORCING BAR STRAPS TO BE SHAPED TO PIPE CURVATURE.
- ALL EXPOSED STEEL TO BE PAINTED WITH TWO COATS ASPHALTIC PAINT.

Thrust Blocking For Tees

NOT TO SCALE
TYPICAL BLOCKING FOR HORIZONTAL & VERTICAL DOWNWARD THRUSTS UP TO 150 PSI WORKING PRESSURE

BEARING AREA REQUIRED, SQUARE FEET

Type of Bearing Material and Allowable loads, psf	4" and less DEGREE BEND			6" and 8" DEGREE BEND			10" and 12" DEGREE BEND		
	LOOSE SAND OR MEDIUM CLAY - 2,000	11 1/4	22 1/2	45	90	11 1/4	22 1/2	45	90
PACKED GRAVEL AND SAND - 4,000	1.0	1.0	1.5	2.0	1.0	1.5	3.0	5.0	
ROCK - 10,000	1.0	1.0	1.0	1.0	1.0	1.2	2.0	1.3	

BEARING AREA REQUIRED, SQUARE FEET

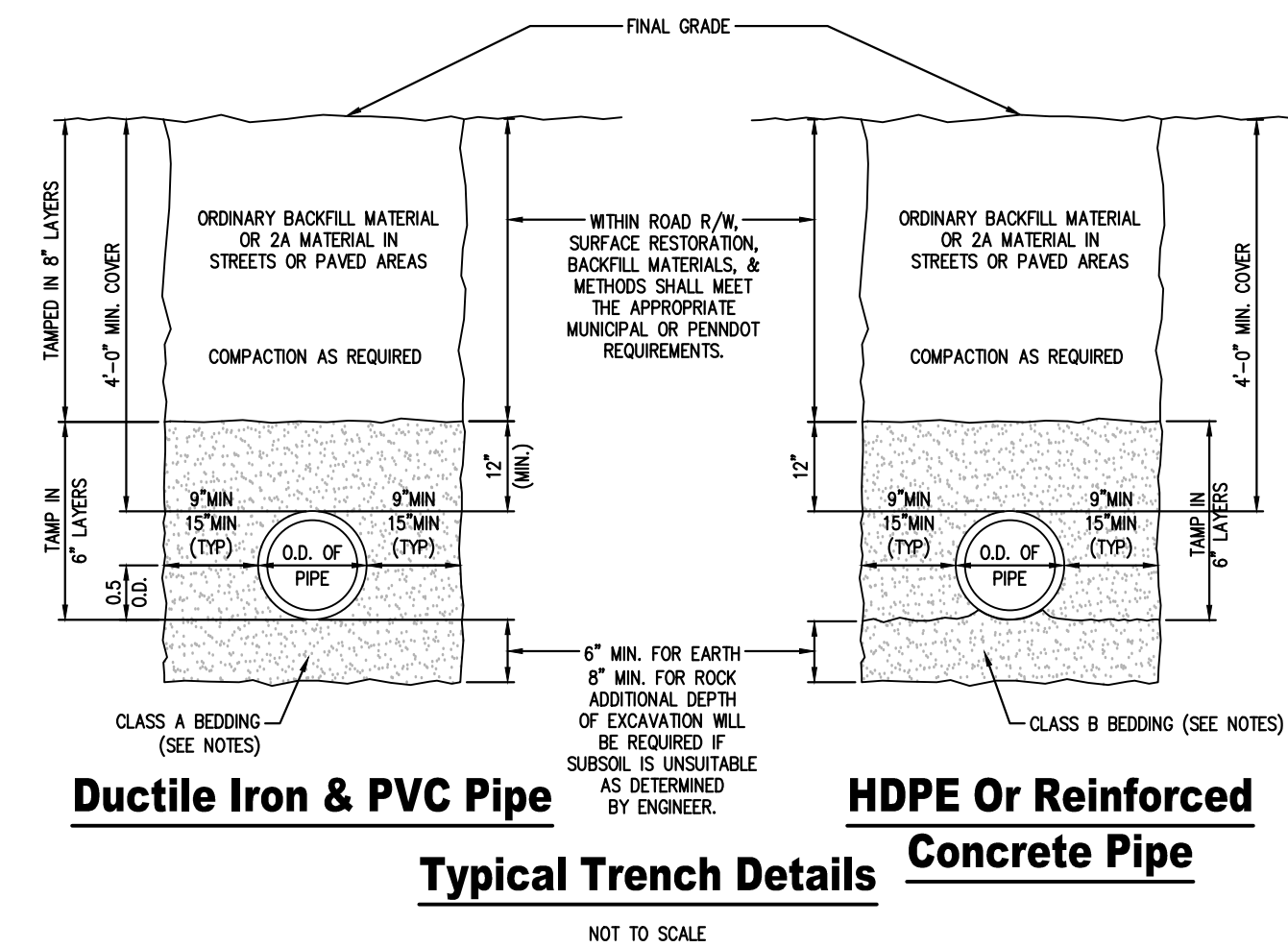
Type of Bearing Material and Allowable Loads	14" and 16" DEGREE BEND OR DEFLECTION			18" and 20" DEGREE BEND OR DEFLECTION		
	LOOSE SAND OR MEDIUM CLAY - 2,000	6.0	12.0	22.5	40.0	9.5
PACKED GRAVEL AND SAND - 4,000	3.0	6.0	11.3	20.0	4.8	9.5
ROCK - 10,000	1.2	2.4	4.5	8.0	2.0	3.8

Notes:

THRUST BLOCKING FOR TEES SHALL HAVE THE SAME BEARING AREA AS 90° BENDS OF THE PIPE SIZE OF THE OUTLET. DEAD ENDS SHALL HAVE THE SAME BEARING AS 90° BENDS.

Thrust Blocking Schedule

NOT TO SCALE
SCHEDULE OF DIMENSIONS UP TO 150 PSI WORKING PRESSURE



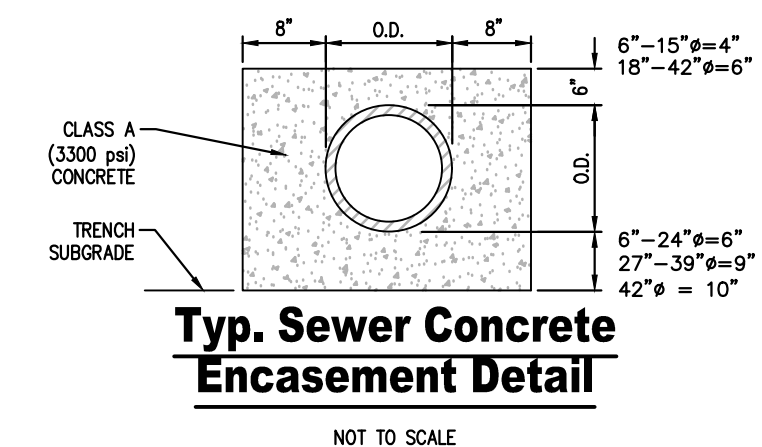
Ductile Iron & PVC Pipe

Typical Trench Details

HDPE Or Reinforced Concrete Pipe

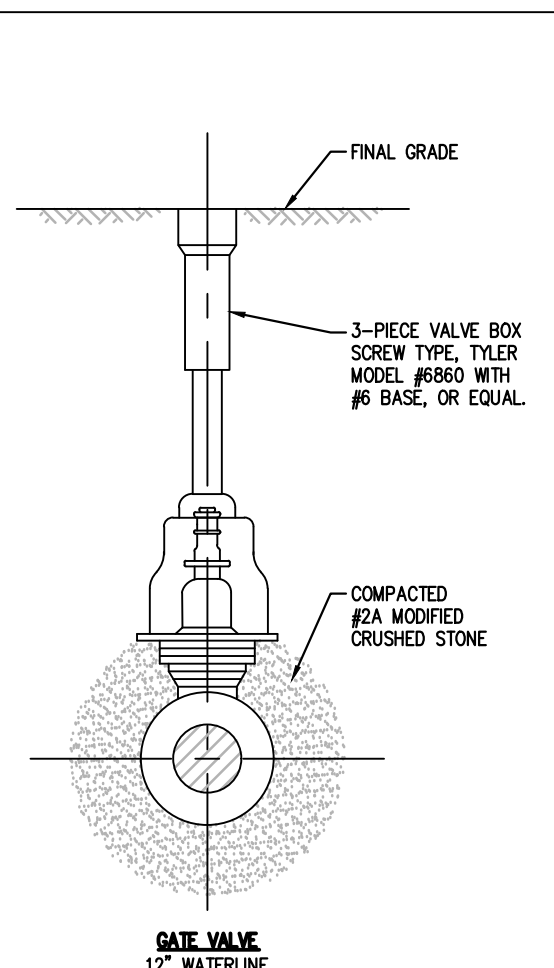
Notes:

- ALL BACKFILL MATERIAL IS SUBJECT TO CITY APPROVAL OR UGI APPROVAL FOR GAS MAIN.
- CLASS B BEDDING: APPROVED SCREENINGS TO 12" ABOVE PIPE.
- CLASS B BEDDING: FINE AGGREGATE
- SELECT BACKFILL: CLEAN DRY EARTH WITH A MAXIMUM STONE SIZE 3-INCHES.
- ORDINARY BACKFILL: CLEAN DRY EARTH WITH A MAXIMUM STONE SIZE 6-INCHES.
- SLAG MATERIAL IS PERMITTED ABOVE THE 12 INCHES OF INTIAL COVER MATERIAL ABOVE THE PIPE.
- HYDRO HAMMERS CAN BE USED AT DISTANCES GREATER THAN 3' ABOVE THE TOP OF THE PIPE IF THE SOIL DENSITY HAS BEEN PREVIOUSLY COMPACTED TO A MINIMUM 95% STANDARD PROCTOR.
- PVC PIPE TO BE SDR 35 FOR PIPE RUNS LESS THEN 15' DEEP. FOR SANITARY SEWER RUNS GREATER THEN 15' IN DEPTH, SDR 26 SHALL BE USED.



Typ. Sewer Concrete Encasement Detail

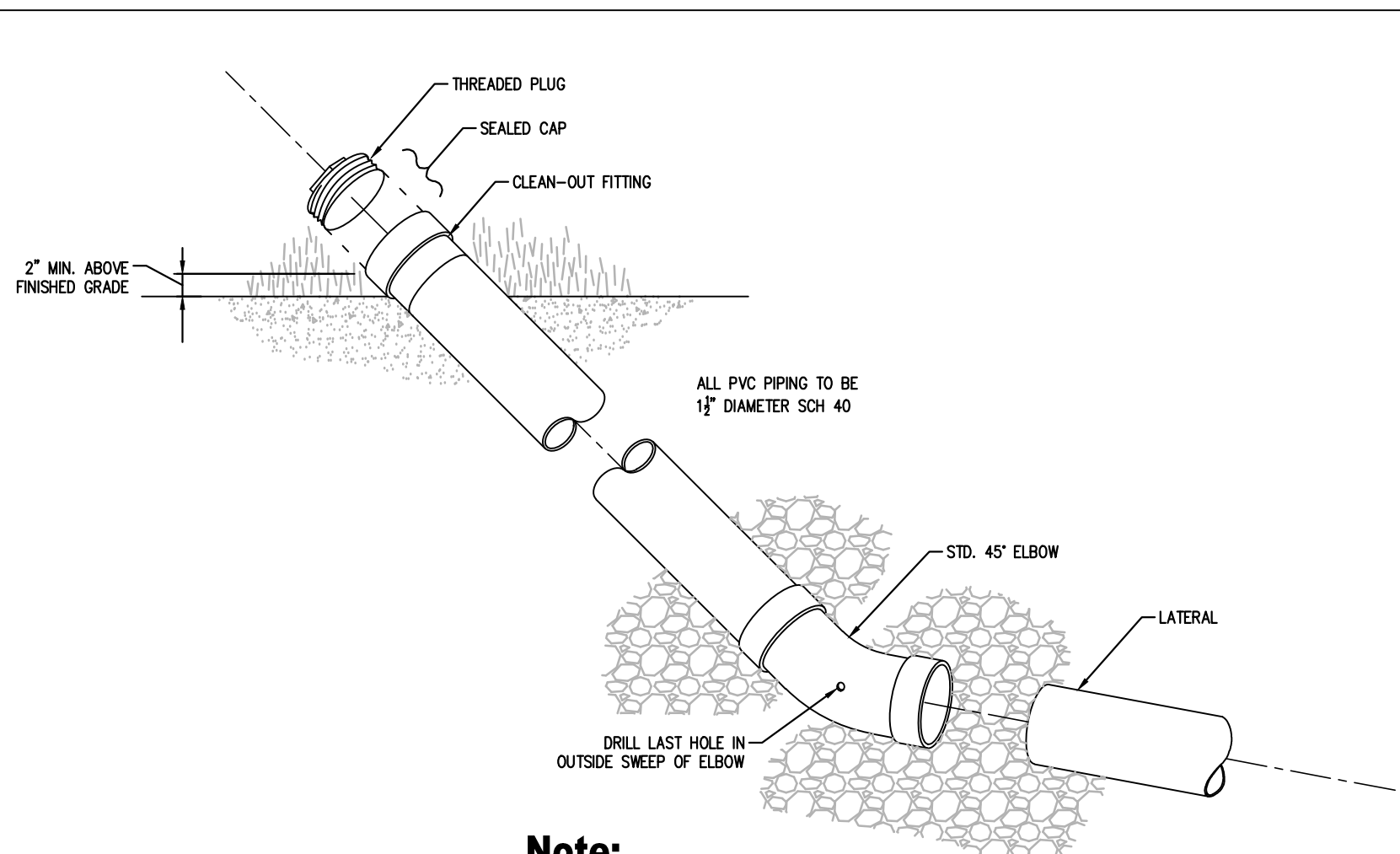
NOT TO SCALE



Valving Detail

NOTE:

- VALVES 8" OR SMALLER SHALL BE RODDED TO A FITTING WITH 2 ALL-THREAD RODS, 12" VALVES WITH 4 ALL-THREAD RODS.
- ROD DIAMETER SHALL BE EQUAL TO THAT OF THE GLAND BOLTS. RODS SHALL BE GIVEN ONE COAT OF BITUMASTIC PAINT.

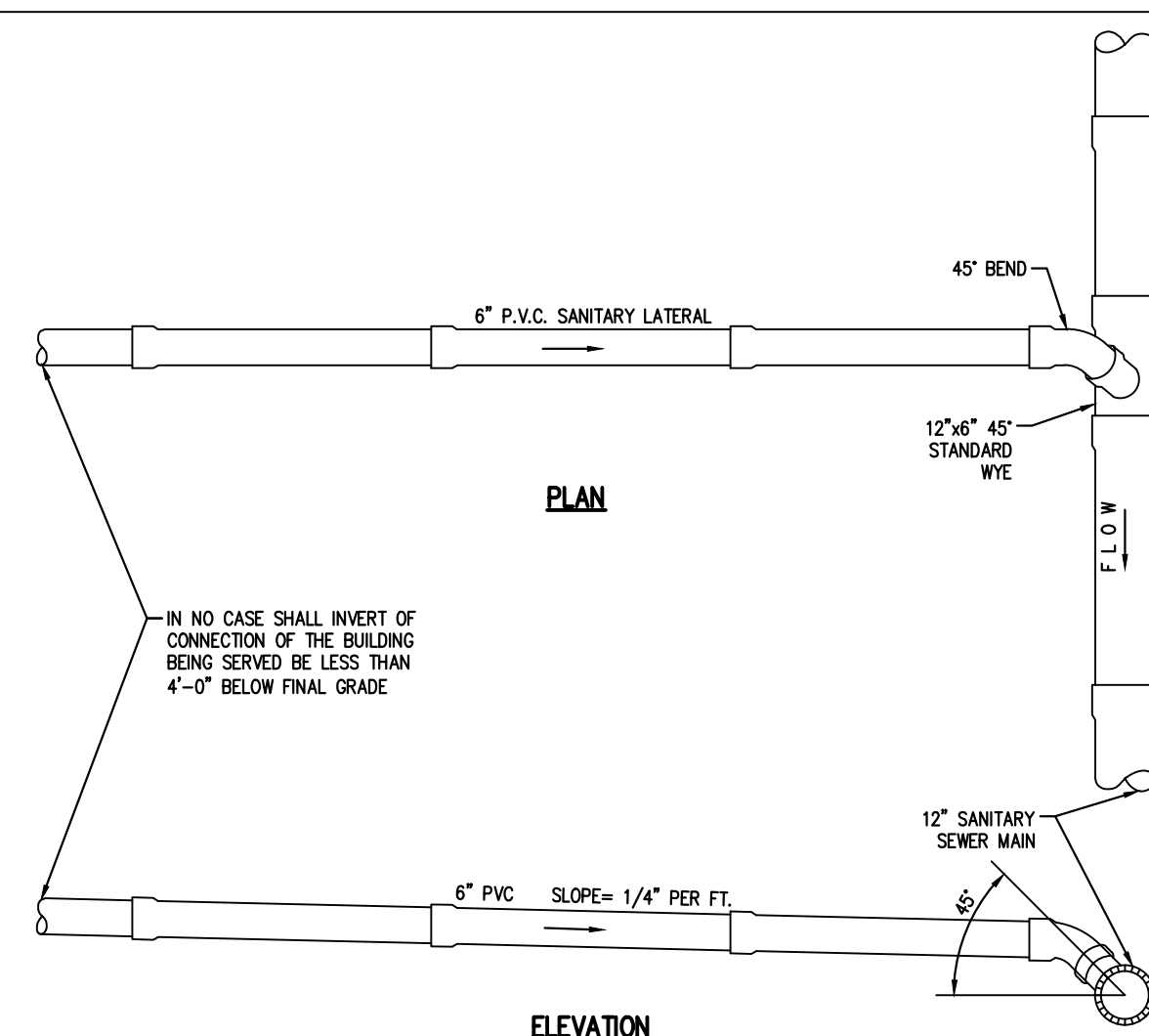


Note:

TYPICAL AT END OF ALL LATERALS

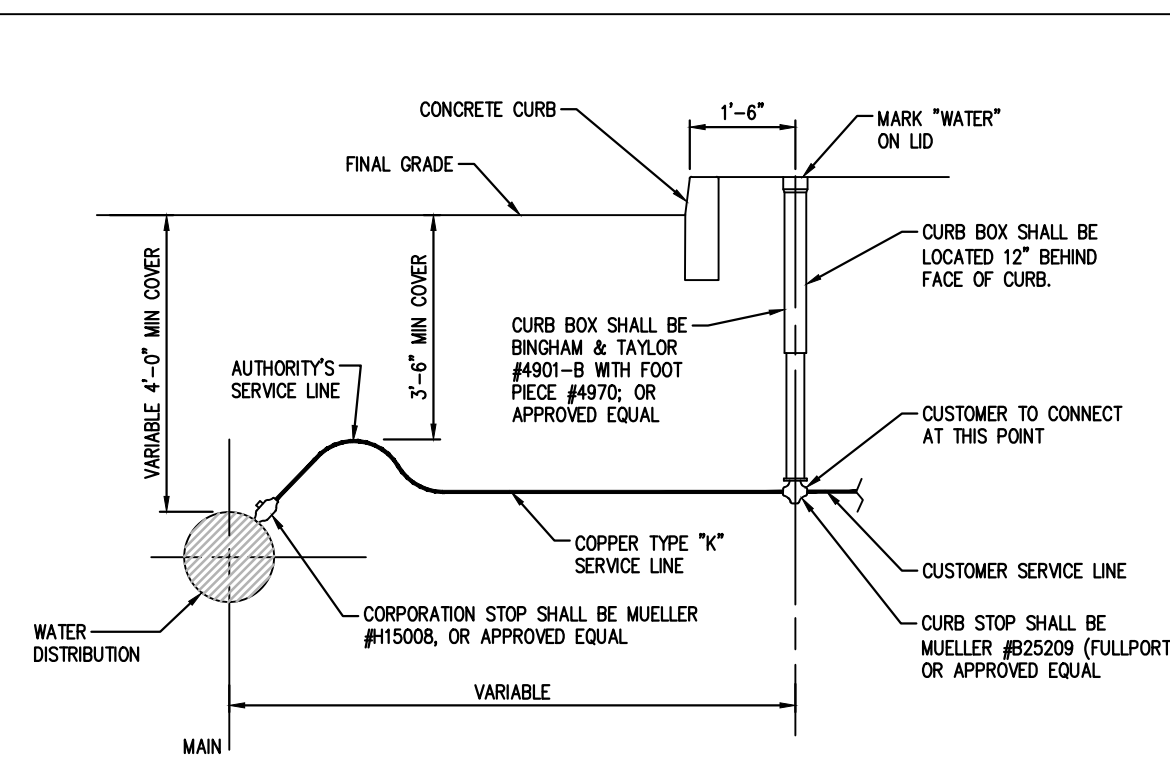
Lateral Clean-out

NOT TO SCALE



Typical Sanitary Sewer Lateral Connection

NOT TO SCALE

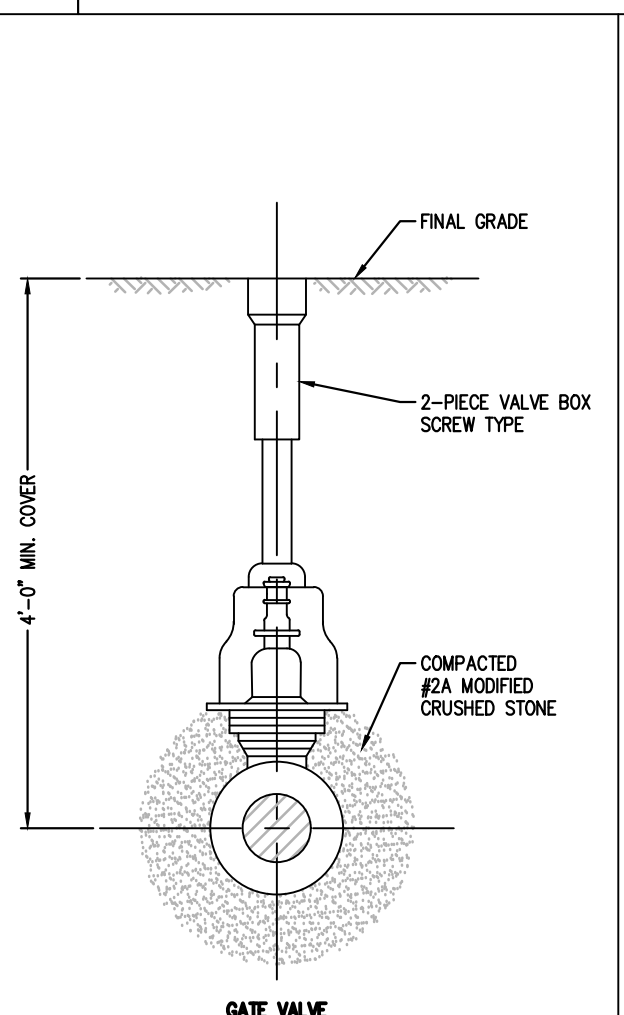


Notes:

- ALL PIPE MUST BE BEDDED IN A MIN. 4" LAYER OF SAND OR SCREENINGS AND SHALL BE BACK FILLED WITH THE SAME MATERIAL IN MAX. 6" LAYERS COMPACTED. EACH LAYER SHALL BE HAND TAMPED UNTIL 1" OF COVER EXISTS OVER THE PIPE.
- PIPES AROUND WIRES AND ALL PLUGS, CAPS, HYDRANTS, TEES, CROSSES, VALVES, ETC., SHALL BE BLOCKED WITH CONCRETE TO TAKE THE REACTION AND OR THRUST.

Water Lateral Small Service Connection

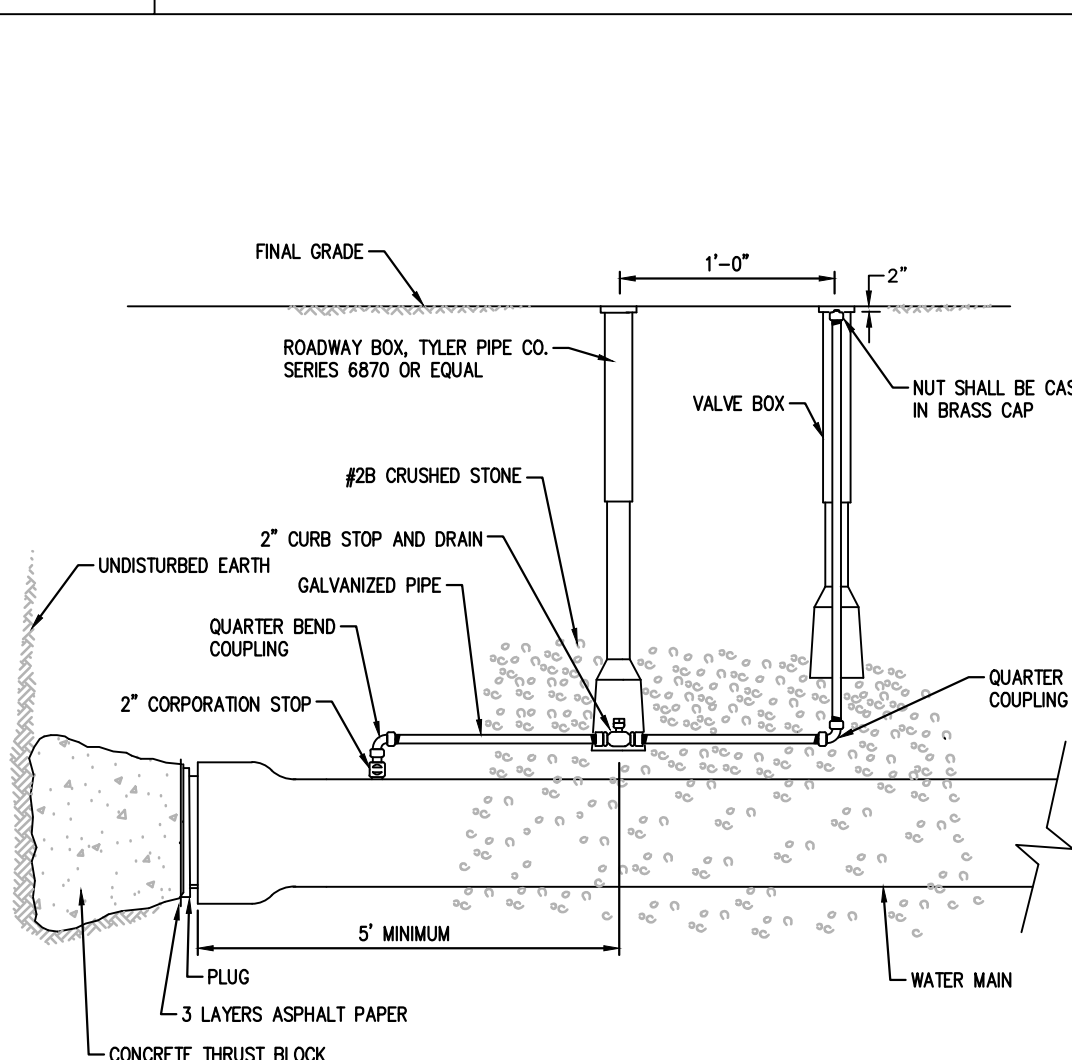
NOT TO SCALE



Gate Valve Detail

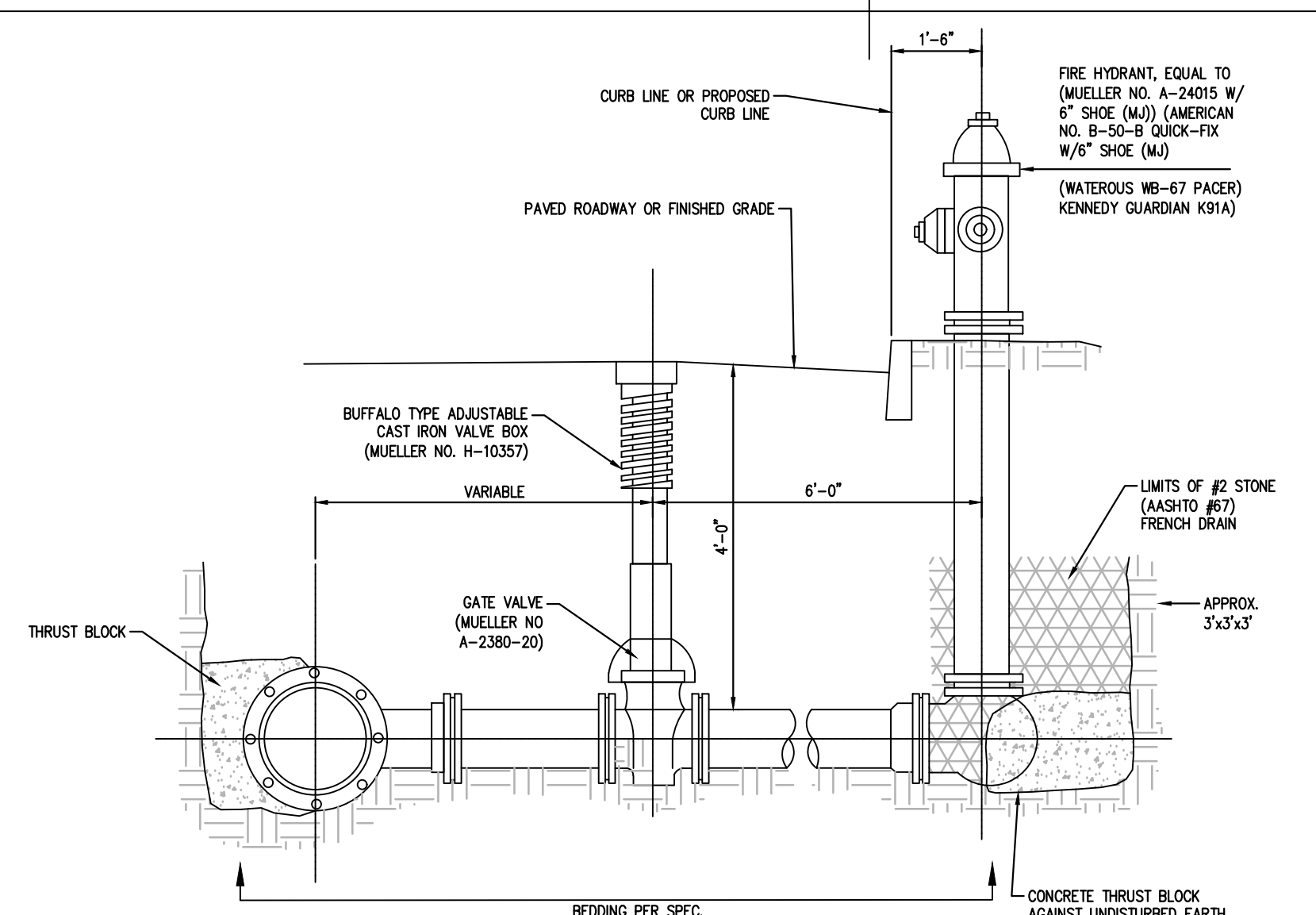
NOTE:

- RETAINER GLANDS REQUIRED ON ALL MECHANICAL JOINT FITTINGS
- ROD DIAMETER SHALL BE EQUAL TO THAT OF THE GLAND BOLTS. RODS SHALL BE GIVEN ONE COAT OF BITUMASTIC PAINT.



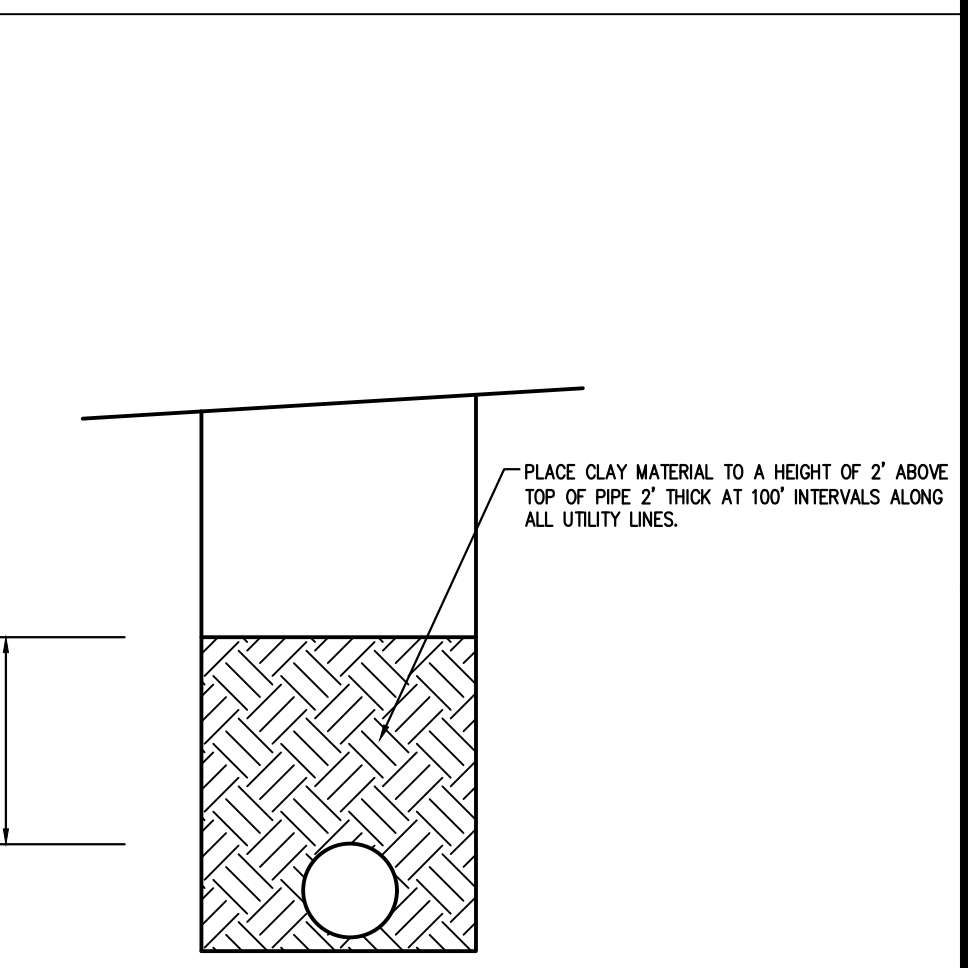
2" Surface Blowoff

NOT TO SCALE



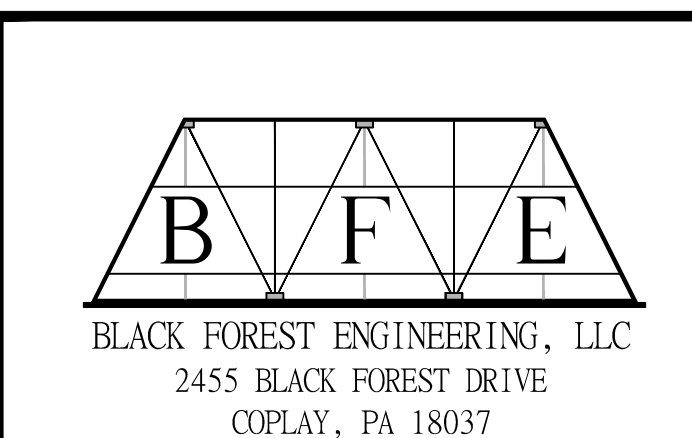
Typical Fire Hydrant Detail

NOT TO SCALE



Typical Trench Plug

NOT TO SCALE



BLACK FOREST ENGINEERING, LLC
2455 BLACK FOREST DRIVE
COPLAY, PA 18037

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SEAL:

2	ADDRESS 10-18-21 COMMENTS	JER	4/3/22
1	LOWER BUILDING TO STREET LEVEL	JER	11/19/21

JOSEPH E. RENTKO, P.E. #PE085609
2455 BLACK FOREST DRIVE
COPLAY, PA 18037
370-239-4499

REV.	DESCRIPTION:	BY	DATE
2	ADDRESS 10-18-21 COMMENTS	JER	4/3/22
1	LOWER BUILDING TO STREET LEVEL	JER	11/19/21

PROJECT TITLE:
ISABELLA COURT APARTMENTS
PROJECT OWNER:
RJ HOLDING INC.
PO BOX 4427
BETHLEHEM, PA 18018

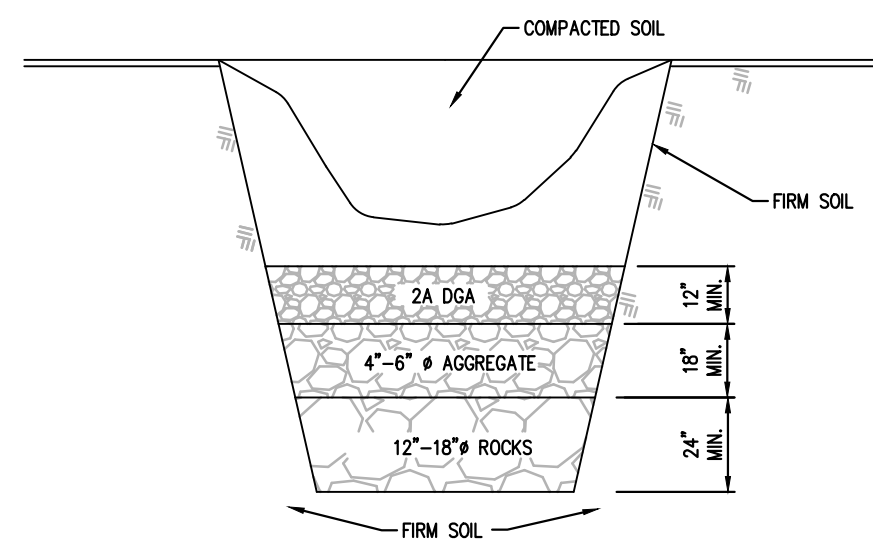
PROJECT LOCATION:
**CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA**

CONSTRUCTION DETAILS

SCALE:	DATE:	DRAWN:	CHECKED:
AS NOTED	9/16/21	JER	JER

PROJECT NO.	DRAWING NO.	REVISION:
0130	8 OF 9	00

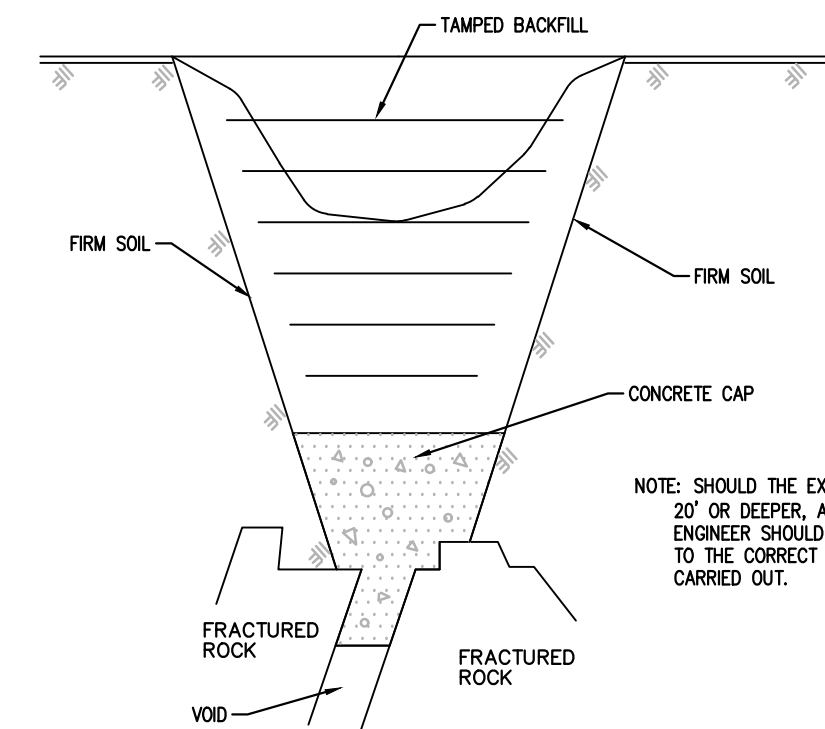
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Sinkhole In Soil

NOT TO SCALE

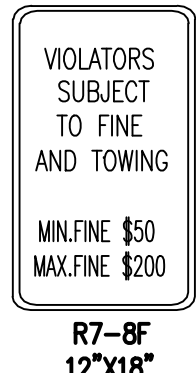
1. THE REPAIR TECHNIQUES AS DESCRIBED BELOW ARE SUITABLE ONLY IF THE SINKHOLE IS LOCATED IN AN OPEN AREA. IF THE SINKHOLE IS LOCATED UNDER OR NEAR A STRUCTURE OR A BUILDING, COMPACTION GROUTING MAY BE NECESSARY FOR REMEDIATION, AS DETERMINED BY A GEOTECHNICAL ENGINEER LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA.
2. EXCAVATE DOWN TO ROCK TO SINKHOLE THROAT OR TO A DEPTH OF 15 FEET BELOW GRADE, WHICHEVER OCCURS FIRST.
3. IF ROCK IS ENCOUNTERED WITHIN 10 FEET, STOP EXCAVATION. THE LIMIT OF EXCAVATION SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER. GENERALLY, A ZONE OF SOFT, IN-FILL MATERIAL WILL BE FOUND WHICH COVERS MOST OF THE BOTTOM OF THE EXCAVATION. COVER THIS AREA WITH A GRADED ROCK FILTER AS SHOWN ABOVE.
4. BACKFILL HOLE WITH RELATIVELY IMPERMEABLE CLAY SOIL. COMPACT SOIL IN 6" LIFTS WITH A POWER TAMPER OR RAMMER TO AT LEAST 95% OF THE STANDARD PROCTOR.
5. BACKFILL HOLE ABOVE EXISTING GRADE TO DIVERT SURFACE WATER.



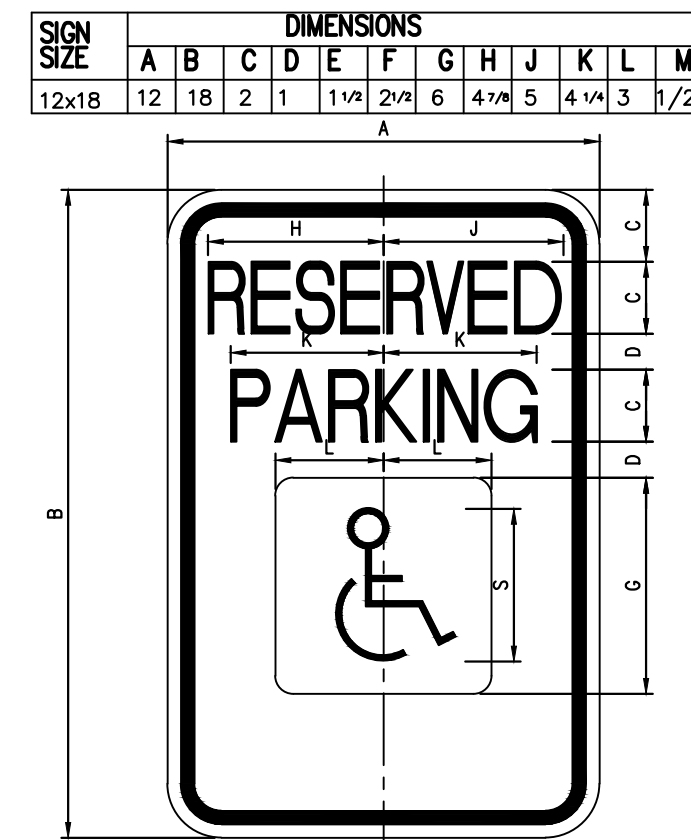
Sinkhole In Rock

NOT TO SCALE

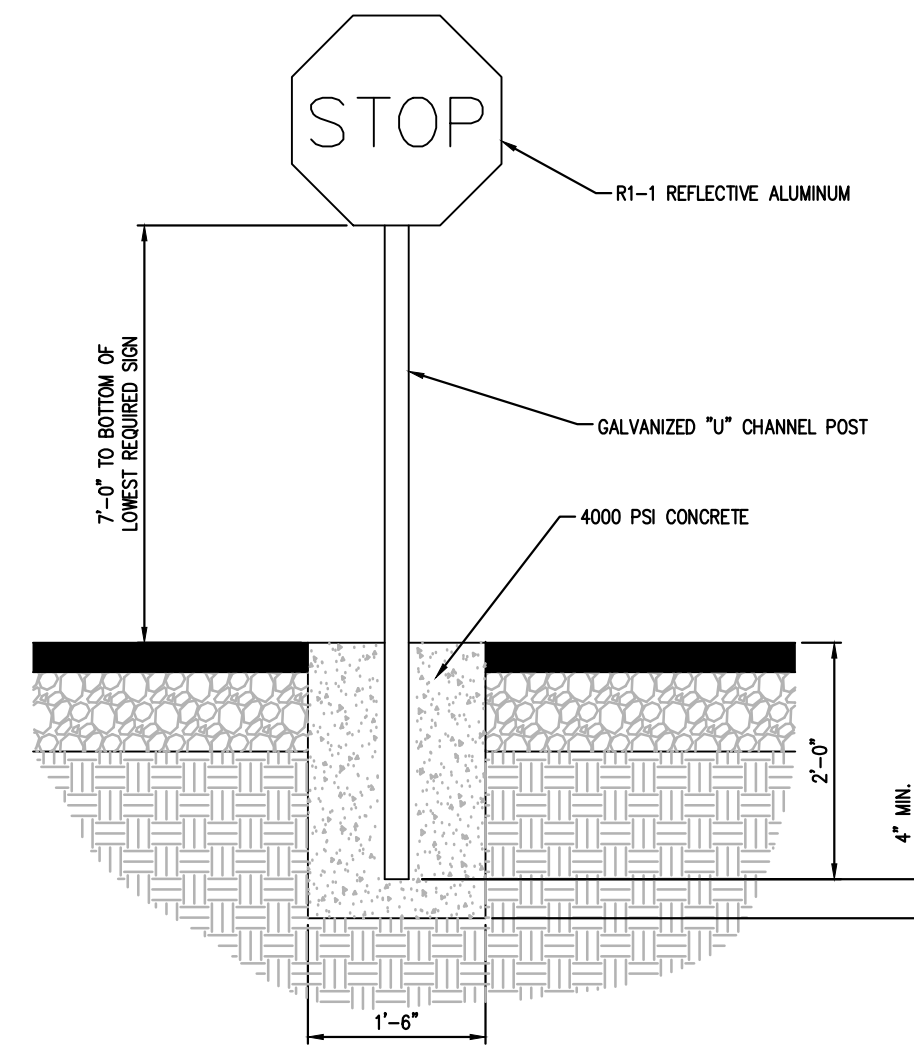
1. THE REPAIR TECHNIQUES AS DESCRIBED BELOW ARE SUITABLE ONLY IF THE SINKHOLE IS LOCATED IN AN OPEN AREA. IF THE SINKHOLE IS LOCATED UNDER OR NEAR A STRUCTURE OR A BUILDING, COMPACTION GROUTING MAY BE NECESSARY FOR REMEDIATION, AS DETERMINED BY A GEOTECHNICAL ENGINEER LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA.
2. EXCAVATE DOWN TO BEDROCK OR TO THE SINKHOLE THROAT.
3. EXPOSE THE ROCK SURFACE BY WASHING THE AREA WITH A SMALL HOSE WATER SPRAY AND INSTALL HIGHJUMP CEMENT INTO VOIDS AND CREVICES UNTIL VOIDS ARE FILLED AND A CAP COVERS THE AREA. THE LIMIT OF EXCAVATION AND CONCRETE SHALL BE DETERMINED BY THE ENGINEER.
4. AFTER CONCRETE HAS SET OVERNIGHT, BACKFILL HOLE WITH RELATIVELY IMPERMEABLE CLAY SOIL. COMPACT SOIL IN 6" LIFTS WITH A POWER TAMPER OR RAMMER TO AT LEAST 95% OF THE STANDARD PROCTOR. THE TOP THREE(3) FEET SHALL BE BACKFILLED WITH 20C CRUSHED AGGREGATE.
5. BACKFILL HOLE ABOVE EXISTING GRADE TO DIVERT SURFACE WATER.
6. WHEN SINKHOLE IS UNDER A PROPOSED UTILITY, CONCRETE IS TO BE SET 6" BELOW THE UTILITY TO ALLOW FOR A STONE BEDDING.



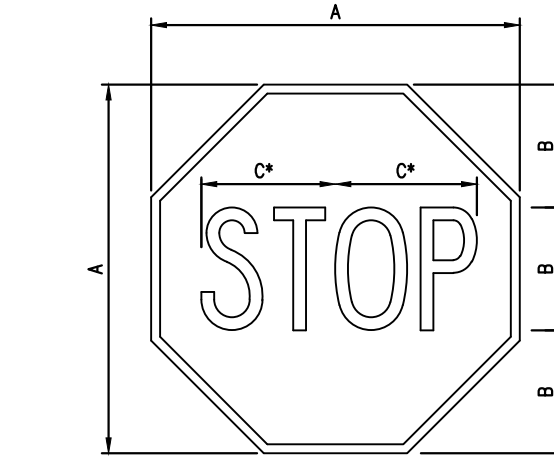
ADA Parking Signs
12"x6" R7-8B
ADA
NOT TO SCALE



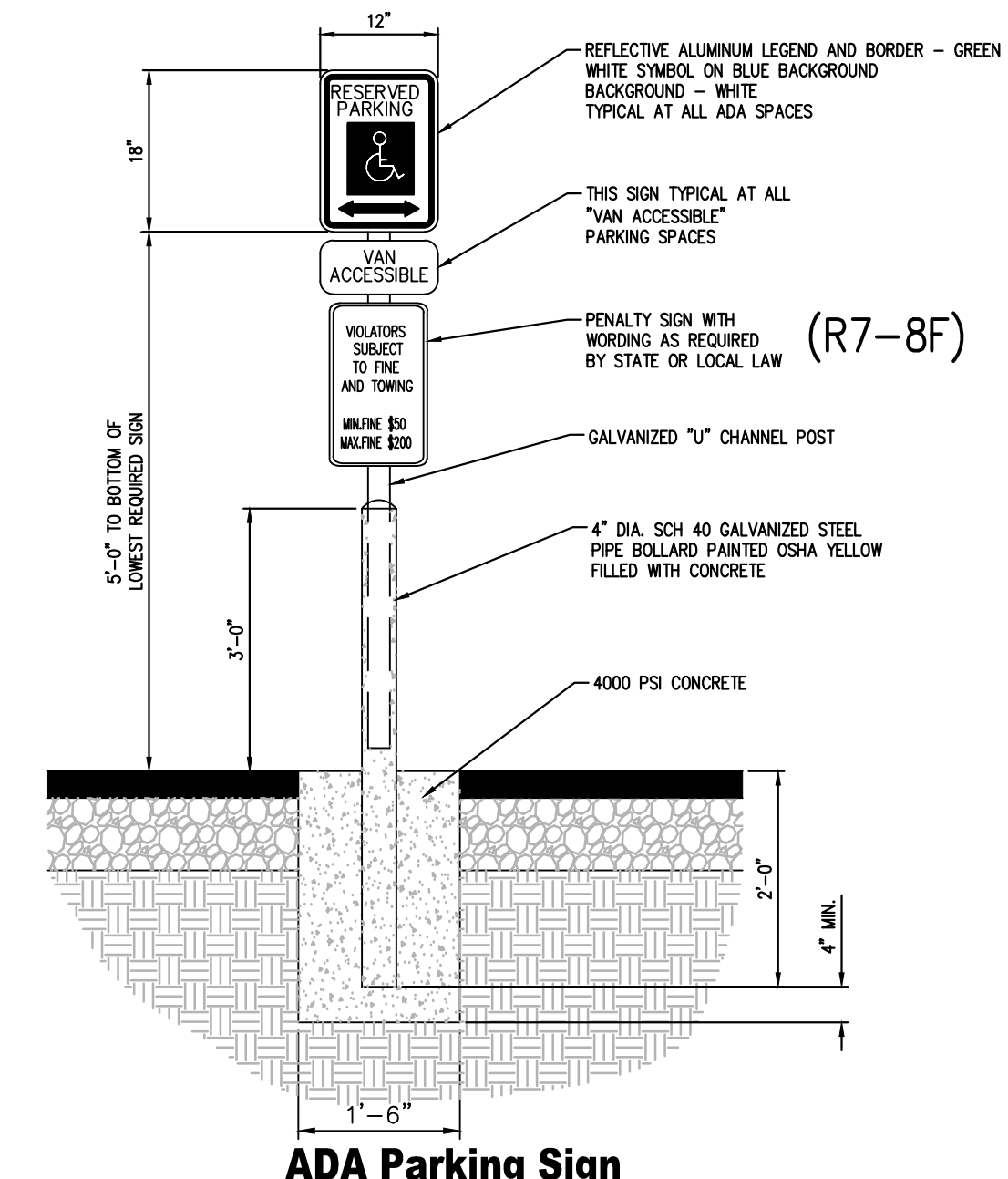
"Reserved Parking" Sign
PennDOT R7-8
NOT TO SCALE



Stop Sign Detail
NOT TO SCALE

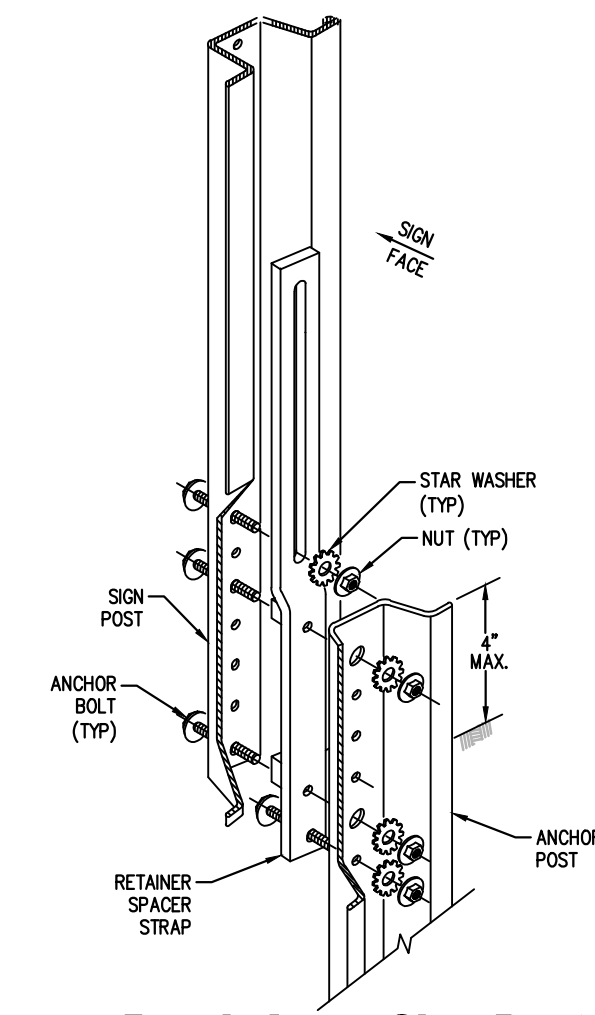


SIGNAGE
SERIES MESSAGE SIZE QTY.
R1-1 STOP SIGN 30X30 7
(HIGH INTENSITY SIGNS REQUIRED)

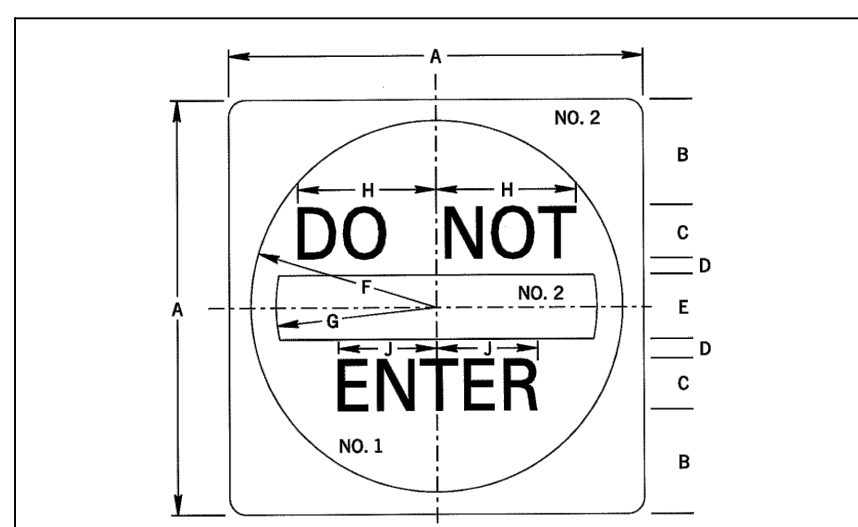


ADA Parking Sign
NOT TO SCALE

NOTE: ONE AT EACH ADA SPACE. WHERE ADA SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES.

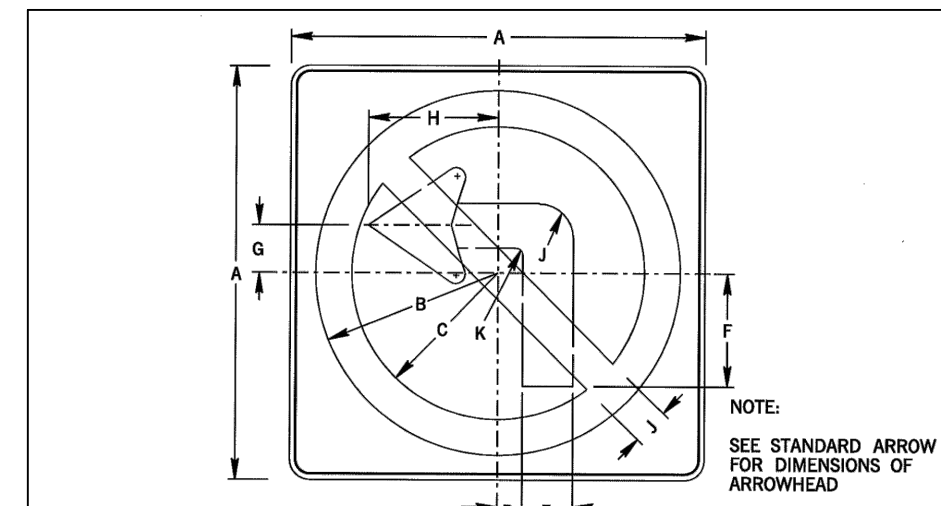


Break Away Sign Post Installation Detail
NOT TO SCALE



SIGN SIZE A x B	DIMENSIONS - IN											BLANK STD.			
	B	C	D	E	F	G	H	J	K	L	M				
30" x 30"	6.6	4.0	1.9	5	14.6	12.4	9.9	7.9							B3-30
36" x 36"	7.6	6.0	2.4	6	17.6	15	12.4	9.8							B3-36
48" x 48"	11	6.0	3	8	23.6	20	14.9	11.8							B3-48

30"x30" Do Not Enter Sign
NOT TO SCALE

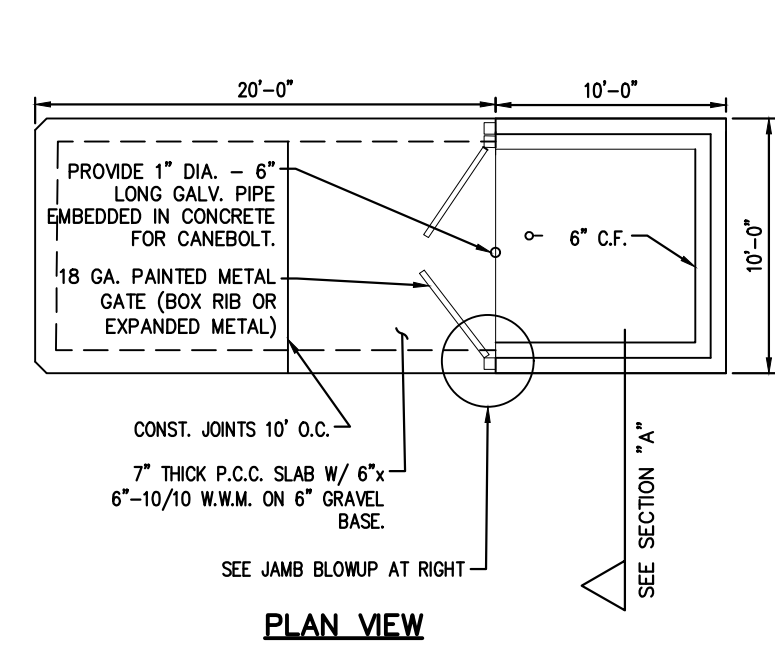


SIGN SIZE A x B	DIMENSIONS - IN											BLANK STD.			
	B	C	D	E	F	G	H	J	K	L	M				
24" x 24"	10.5	8.5	1.5	2.6	6.4	2.8	7.4	2	0.4	0.4					B3-24
30" x 30"	13.2	10.6	1.8	3.2	8.2	3.4	9.4	2.6	0.6	0.4					B3-30
36" x 36"	15.8	12.8	2.2	3.8	9.6	4.1	11.2	3	0.8	0.6					B3-36
48" x 48"	21	17	3	5	13	5.5	15	4	1	0.8					B3-48

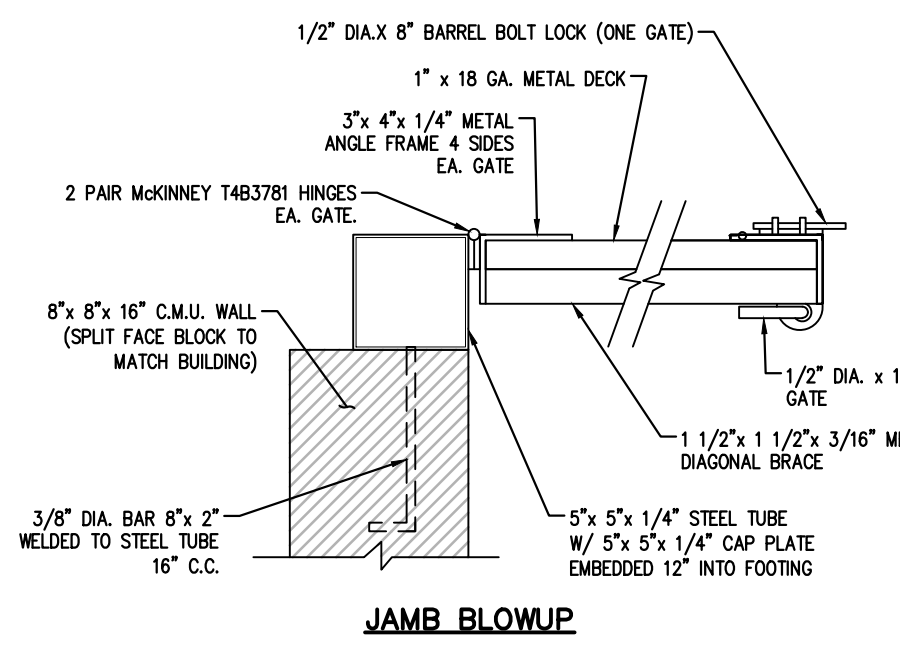
24"x24" No Left Turn Sign
NOT TO SCALE

SIGN SCHEDULE				
SYMBOL	LEGEND	QTY.	BLANK SIZE	PENNDOT #
S-1	STOP	2	24 X 24	R1-1
S-2	DO NOT ENTER	1	30 X 30	R5-1A
S-3	NO LEFT TURN	2	24 X 24	R3-2
S-4	RESERVED PARKING WITH PARKING FINE PLAQUE	2	12 X 18 12 X 18	R7-8 R7-BB
S-5	SAME AS S-4 WITH VAN ACCESSIBLE PLAQUE AND PARKING FINE PLAQUE	2	12 X 18 12 X 6 12 X 18	R7-8 R7-BA R7-BB

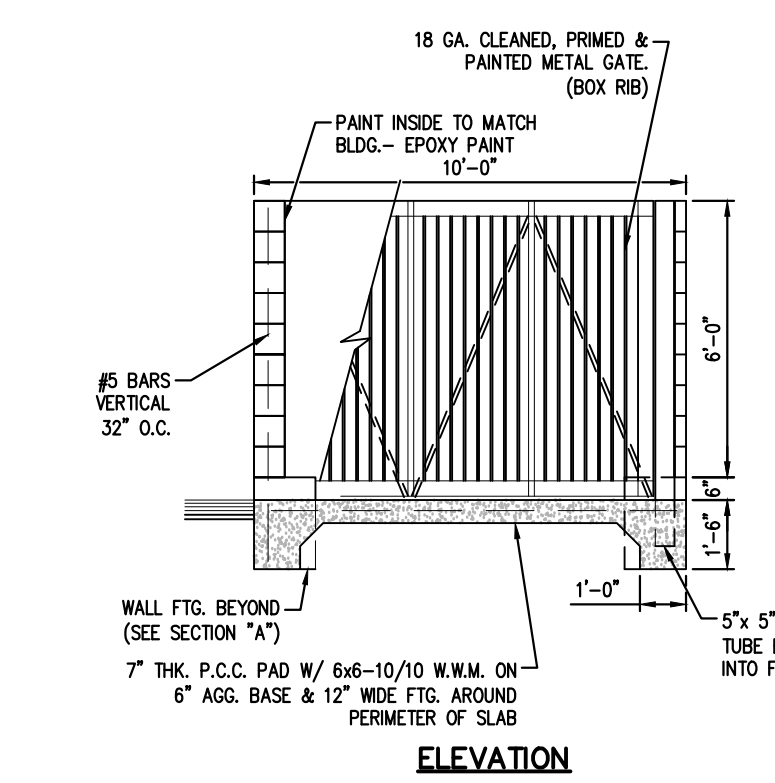
- MOUNT ALL SIGNS ON PENNDOT STD. 2.25 LB. BREAKAWAY CHANNEL BAR POSTS, UNLESS NOTED OTHERWISE.
- MARK ALL PARKING SPACES WITH 4" WIDE SOLID WHITE LINES.



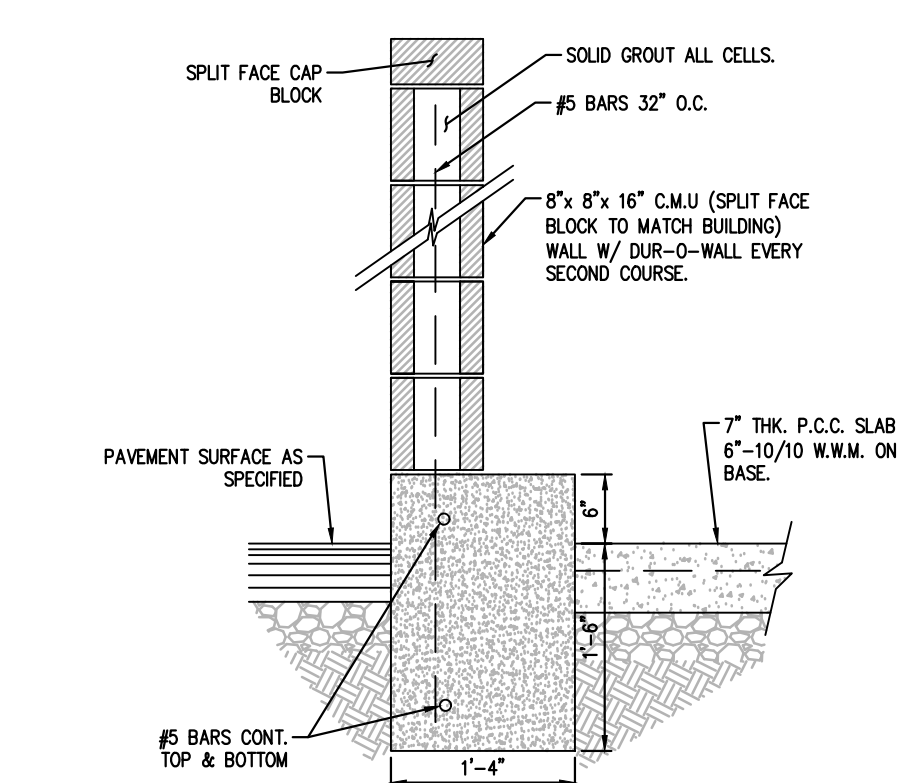
PLAN VIEW



JAMB BLOWUP

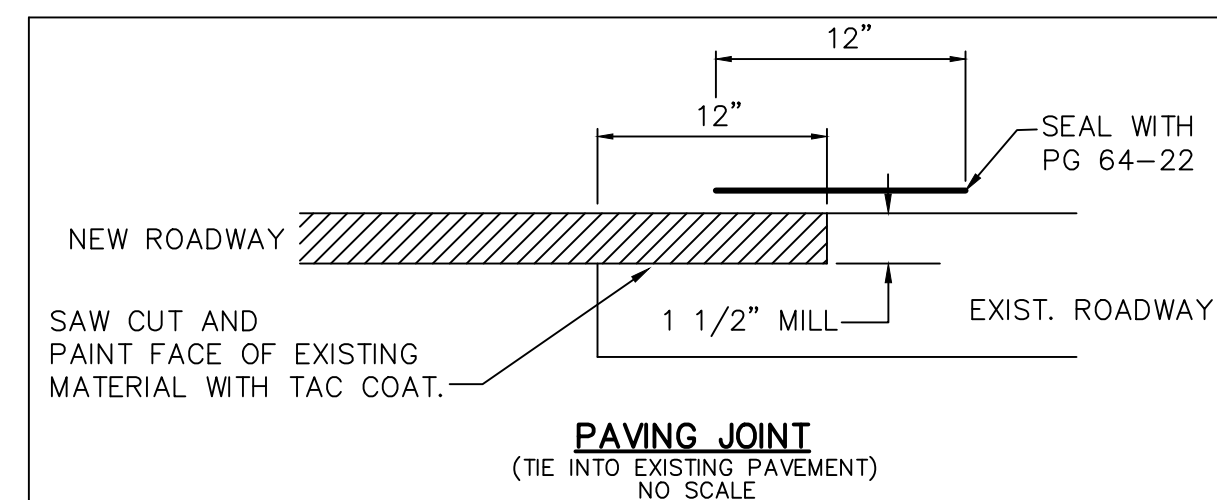


ELEVATION

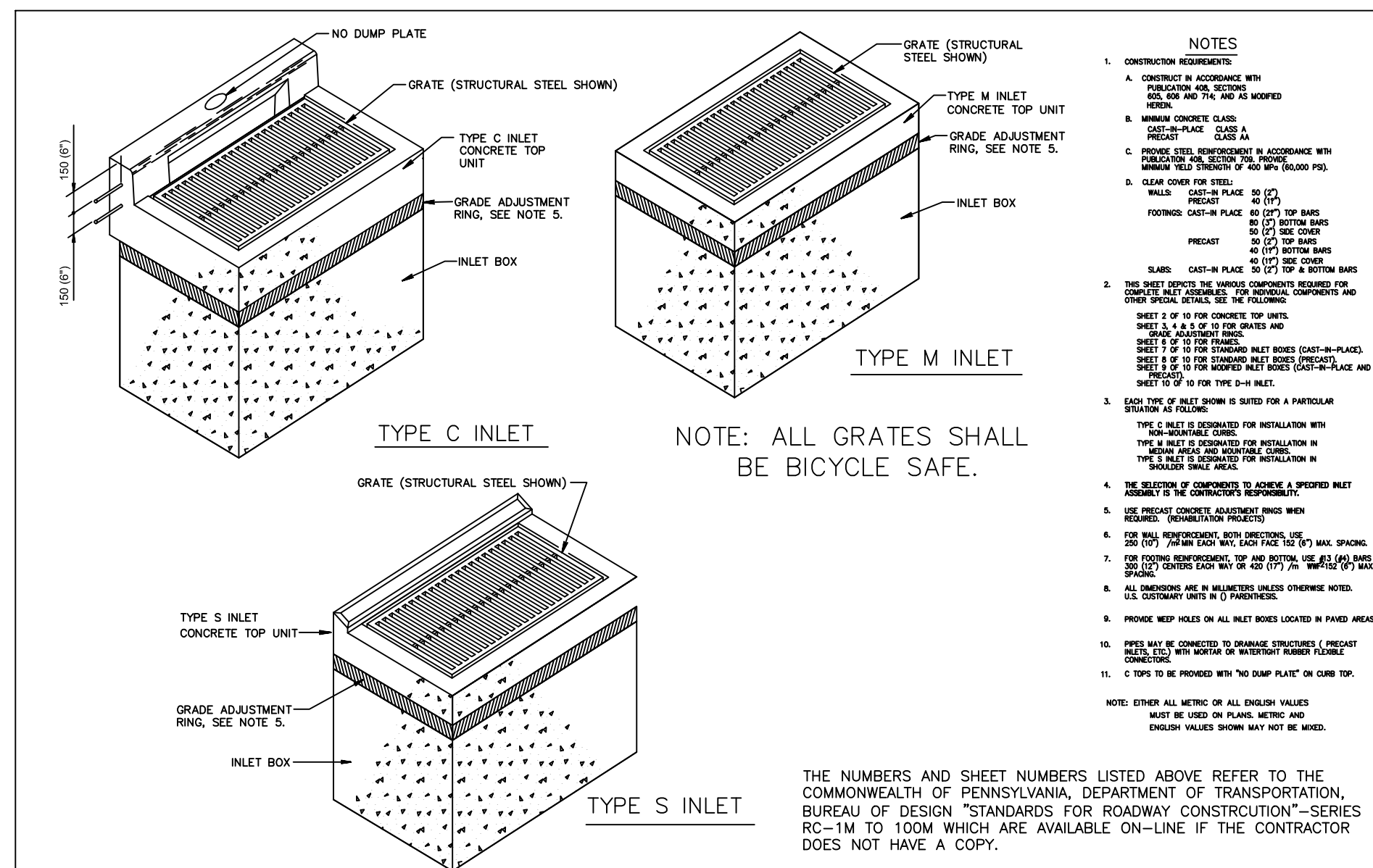


SECTION "A"

10'x10' TRASH ENCLOSURE DETAIL
NOT TO SCALE



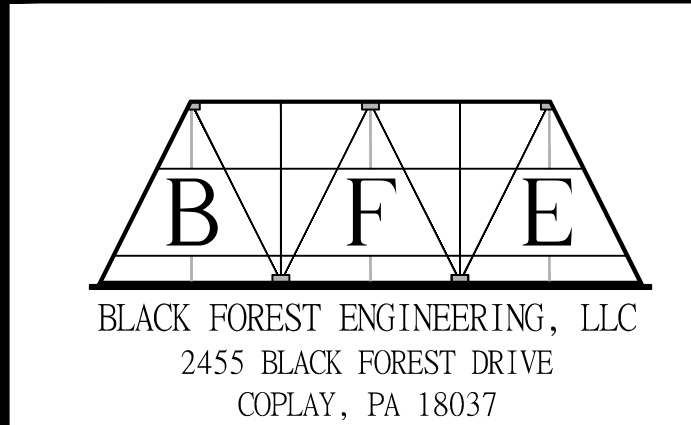
PAVING JOINT
(TIE INTO EXISTING PAVEMENT)
NO SCALE



- NOTES**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND MATERIALS WITH THE DESIGNER.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 11. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 12. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 13. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 14. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 15. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 16. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 17. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 18. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 19. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 20. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

NOTE: ALL GRATES SHALL BE BICYCLE SAFE.

THE NUMBERS AND SHEET NUMBERS LISTED ABOVE REFER TO THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, BUREAU OF DESIGN "STANDARDS FOR ROADWAY CONSTRUCTION"-SERIES RC-1M TO 100M WHICH ARE AVAILABLE ON-LINE IF THE CONTRACTOR DOES NOT HAVE A COPY.



BLACK FOREST ENGINEERING, LLC
2455 BLACK FOREST DRIVE
COPLAY, PA 18037

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REV.	DESCRIPTION	BY	DATE
2	ADDRESS 10-18-21 COMMENTS	JER	4/3/22
1	LOWER BUILDING TO STREET LEVEL	JER	11/19/21

PROJECT TITLE:
ISABELLA COURT APARTMENTS

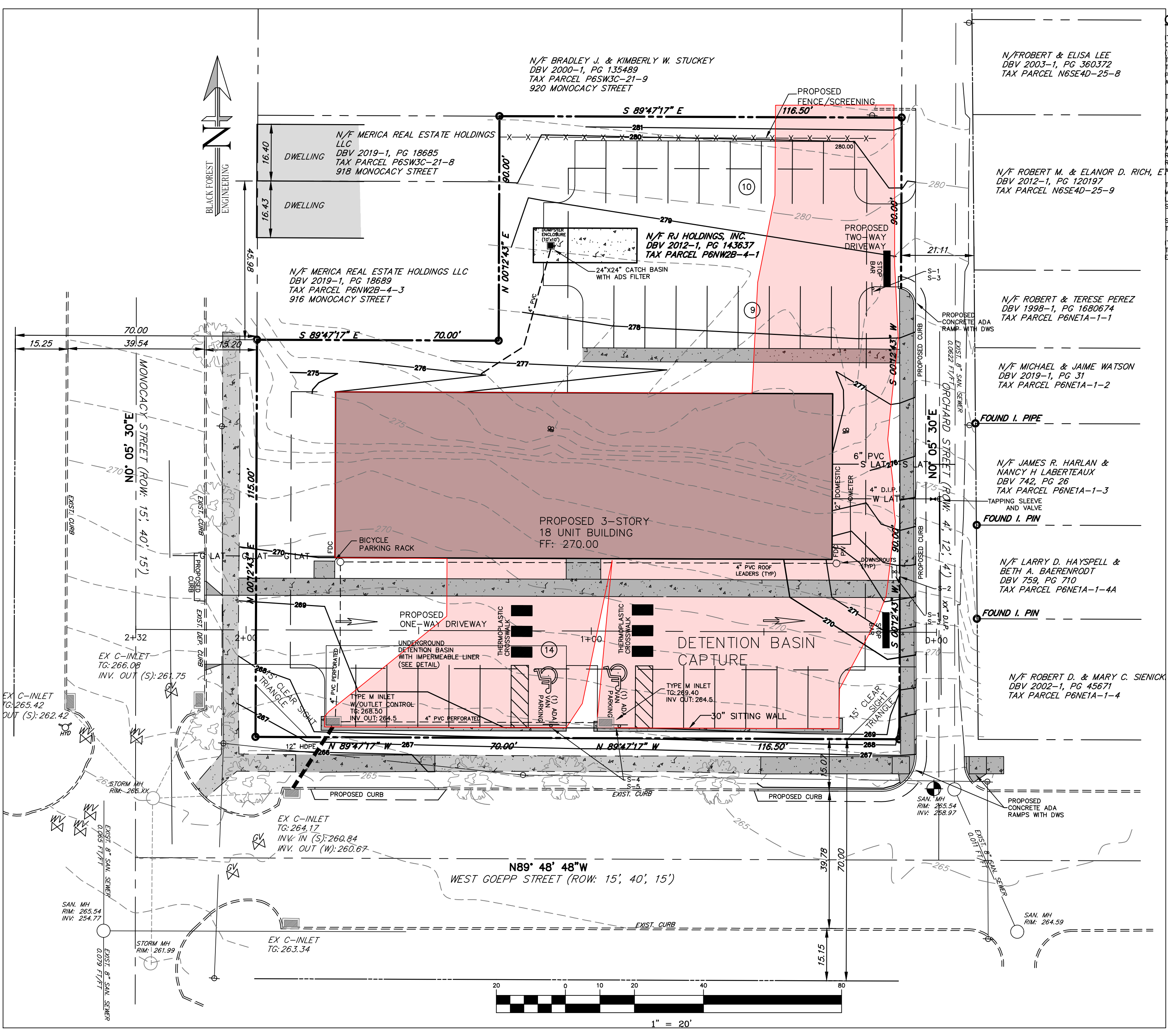
PROJECT OWNER:
RJ HOLDING INC.
PO BOX 4427
BETHLEHEM, PA 18018

PROJECT LOCATION:
CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

PLAN TITLE:
CONSTRUCTION DETAILS

SCALE:	DATE:	DRAWN:	CHECKED:
AS NOTED	9/16/21	JER	JER
PROJECT NO.	DRAWING NO.	REVISION:	
0130	9 of 9	00	

- EXISTING Legend**
- PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - BUILDING RESTRICTION LINE
 - EXISTING EDGE OF PAVE
 - EXISTING VEGETATION
 - EXISTING CENTERLINE
 - EXISTING ROAD PAVEMENT
 - EXISTING SIDEWALK
 - EXISTING STRUCTURE
 - EXISTING ADJOINER
 - EXISTING GAS LINE
 - EXISTING SANITARY LINE
 - EXISTING STORM SEWER
 - EXISTING WATER LINE
 - EXISTING CURB
 - EXISTING FENCE
 - EXISTING MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING ELECTRIC POLE
 - EXISTING GAS VALVE
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING IRON PIN
 - EXISTING CONTROL POINT
 - EXISTING TEST PIT
 - EXISTING INLET
- PROPOSED Legend**
- PROP. PROPERTY LINE
 - PROP. TRACT LINE
 - PROP. RIGHT-OF-WAY
 - PROP. EASEMENT
 - PROP. BUILDING RESTRICTION LINE
 - PROP. FENCE
 - PROP. TREE LINE
 - PROP. CENTERLINE
 - PROP. SIDEWALK
 - PROP. CURB
 - PROP. DRIVEWAY
 - PROP. CONTOUR MAJOR
 - PROP. CONTOUR MINOR
 - PROP. GAS LINE
 - PROP. GAS LATERAL LINE
 - PROP. SANITARY LINE
 - PROP. SANITARY LATERAL LINE
 - PROP. STORM LINE
 - PROP. WATER LINE
 - PROP. WATER LATERAL LINE
 - PROP. DRAINAGE PATH
 - PROP. MONUMENTATION
 - PROP. UTILITY POLE
 - PROP. SANITARY MANHOLE
 - PROP. CLEANOUT
 - PROP. VENT
 - PROP. STORM MANHOLE
 - PROP. INLET
 - PROP. SIGN
 - PROP. FIRE HYDRANT
 - PROP. WATER VALVE
 - PROP. WELL
 - PROP. GAS VALVE
 - PROP. TREE
 - PROP. BENCHMARK
 - PROP. CONCRETE WHEELSTOP
 - PROP. BUILDING/STRUCTURE
 - PROP. DRIVEWAY



PROPOSED Legend

--- SUBAREA 1 CAPTURE

BLACK FOREST ENGINEERING, LLC
2455 BLACK FOREST DRIVE
COPLAY, PA 18037

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SEAL:

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
JOSEPH E. RENTKO
ENGINEER
PROFESSION

JOSEPH E. RENTKO, P.E. #PE085609
2455 BLACK FOREST DRIVE
COPLAY, PA 18037
717-339-4499

2	ADDRESS 10-18-21 COMMENTS	JER	4/3/22
1	LOWER BUILDING TO STREET LEVEL	JER	11/25/21
REV:	DESCRIPTION:	BY	DATE

PROJECT TITLE:
ISABELLA COURT APARTMENTS

PROJECT OWNER:
RJ HOLDING INC.
PO BOX 4427
BETHLEHEM, PA 18018

PROJECT LOCATION:
CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA

PLAN TITLE:
DRAINAGE PLAN

SCALE: 1"=20'

DATE: 10/28/21

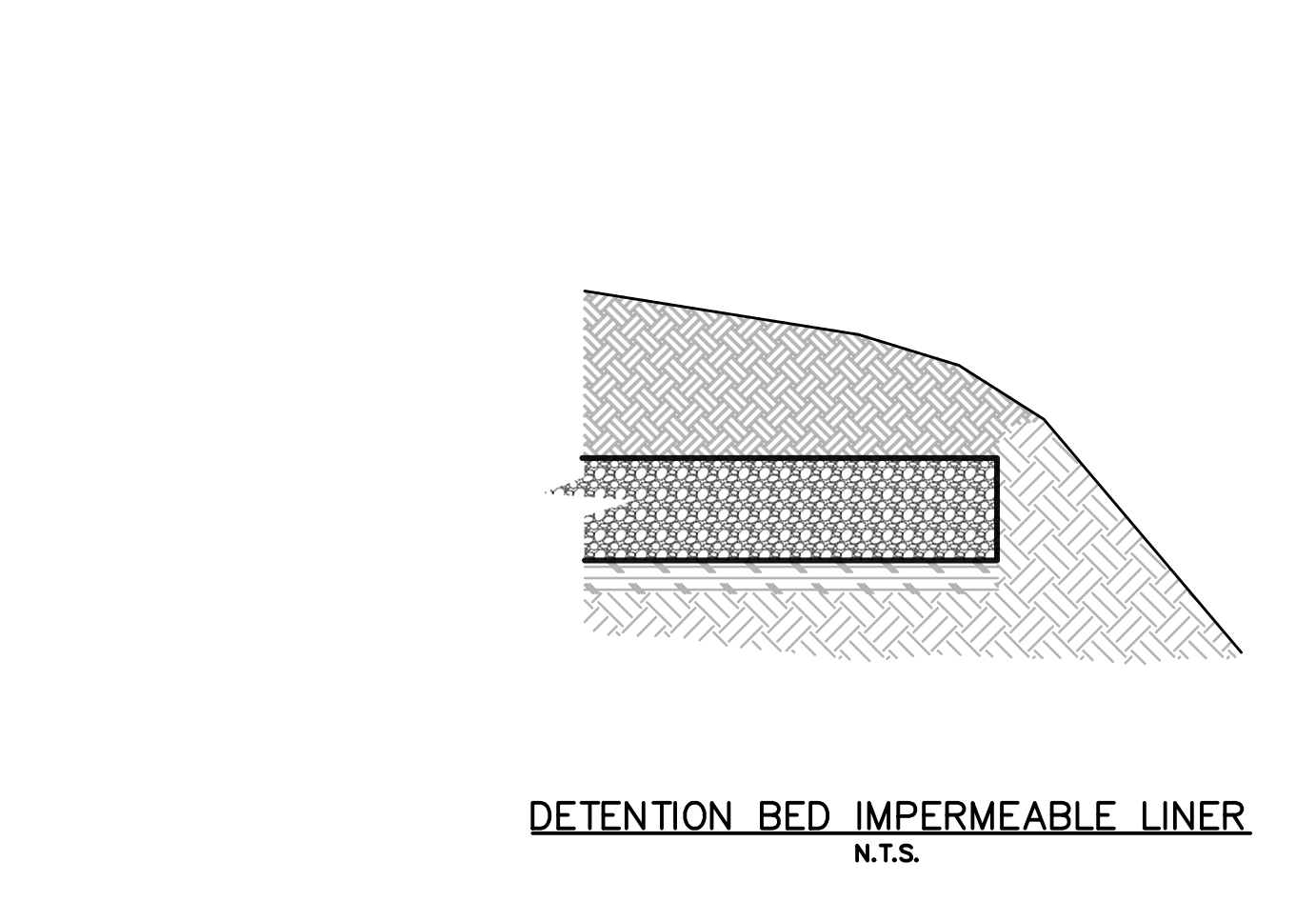
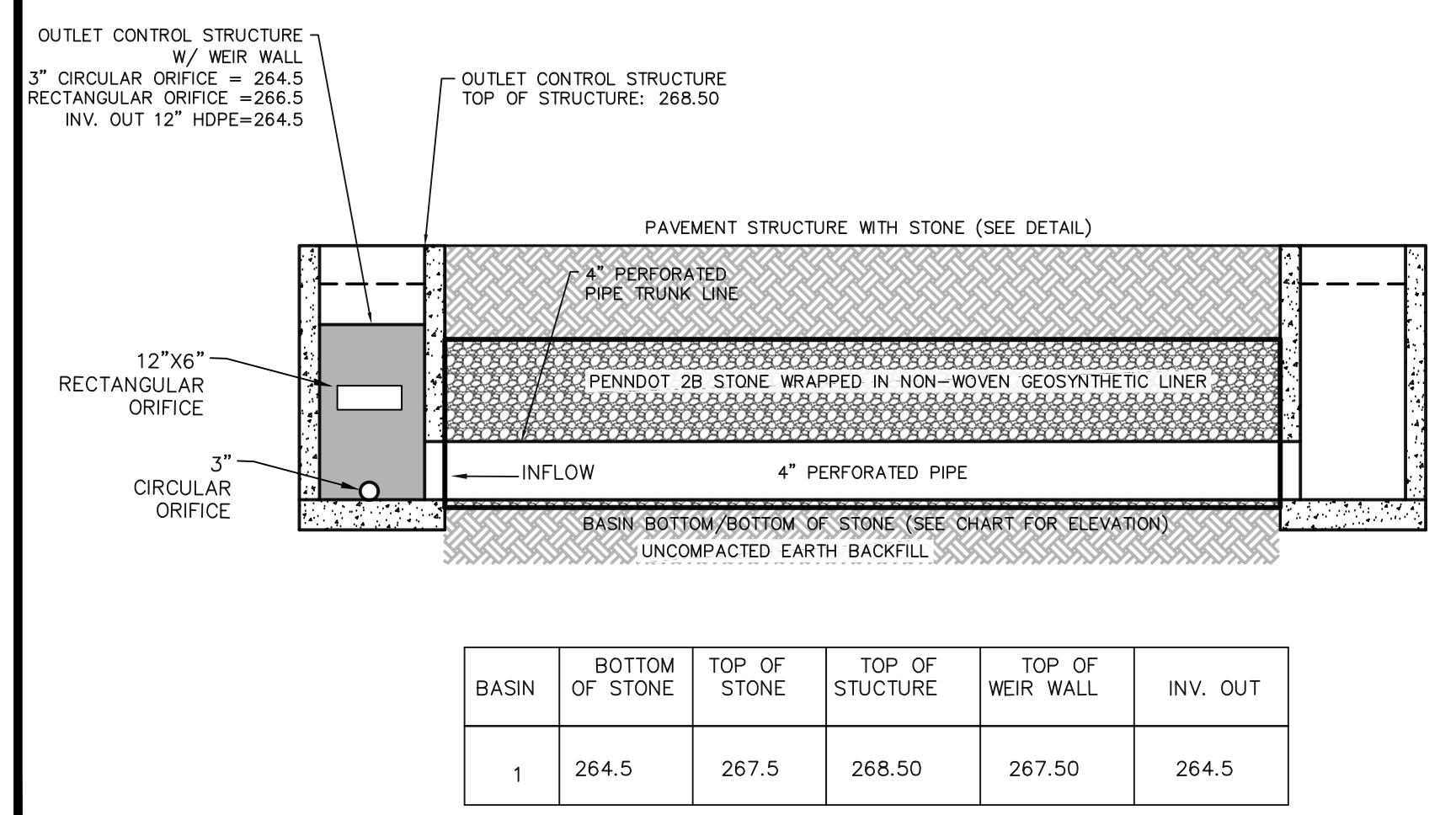
DRAWN: JER

CHECKED: JER

PROJECT NO. 0130

DRAWING NO. 1 OF 1

REVISION: 00



Pure Basin & Curb Inlet Filters

Pure Basin and curb inlet filters are the preferred choice for permanent inlet protection and stormwater runoff control.

Constructed of durable stainless steel, Pure Inlet Filters will fit any drainage structure and are available with site-specific filter bags providing various levels of filtration.

Applications:

- Gas stations
- Car washes
- Dock lots
- Loading ramps
- Industrial
- Gas stations
- Braking lots
- Dock lots
- Maintenance

Features:

- Custom stainless steel frames are configured to fit into any drainage structure
- Flow and bypass rates meet specific site requirements
- Filter bags target site specific removal of silt, leaves, small particles, oil and grease
- Works below grade with bypass to drain area if bag is full
- Installs quickly and maintained with removal tool
- Stainless steel frame provides extended service life
- Removable filter bags handle loads with a safety factor of five
- Meets stringent removal requirements:
- FX bags rated 90% removal efficiency of street sweepable particles
- FX bags rated 40% removal efficiency of silt, leaves, small particles, oil and grease
- FX bags have been tested to 99% TSS removal of 10-150 micron sand and 99% TPH (total petroleum hydrocarbon) removal

Installation:

Remove the grate and clean the ledge of the frame to ensure it is free of stones and dirt. Hang the inlet filter's suspension hangers firmly on the casting's inside ledge. Replace the grate and confirm it is elevated no more than 1/2" (13 mm) for wall mount units. Follow instructions for attaching the stainless steel mounting brackets using the provided concrete fasteners.

Inspection Frequency:

Construction site inspection should occur following each 10' (3 m) or more rain event. Post construction inspections should occur three times per year in areas with mild year round rainfall and four times per year in areas with summer rains. Industrial application site inspections should occur on a regular scheduled basis no less than three times per year.

Maintenance guidelines:

Empty the filter bag if more than half filled with sediment and debris or as directed by the engineer. Remove the grate, engage the lifting bars or handles with the removal tool and lift from the structure. Dispose of the sediment or debris as directed by the engineer or maintenance contract in accordance with EPA guidelines.

As an alternative, an industrial vacuum may be used to collect the accumulated sediment. Remove any caked-on silt from the sediment bag and reverse flush the bag with medium spray for optimal filtration. Replace the bag if not as per paragraph 7. (2) empty container or grate on the lower half of the bag. Post construction FX bags should be maintained prior to 50% of saturation. The average 2.4' x 1.6' bag will retain approximately 60 lb (27 kg) of oil at which time it should be serviced or replaced. When utilizing the CleanPro Rubberliner Pouches in the FX bags, these oil drains will gradually form rips and seals, indicating replacement is needed. Each pouch will absorb approximately 62 gal (235 l) of oil before requiring replacement. The spent media may be recycled for fuel value through water to energy incineration. Dispose of oil-contaminated products in accordance with EPA guidelines.

Filter bag replacement:

Remove the bag by loosening or cutting off the clamping band. Take the new filter bag, which is equipped with a stainless steel worm drive clamping band and use a screwdriver to tighten the bag around the frame channel. Ensure the bag is secure and there is no slack around the perimeter of the frame.

ADS

Pure Inlet Filters Specification

Identification:

The installer shall inspect the plans and/or worksite to determine the quantity of each drainage structure casting type. The factory casting number, exact grate size and clear opening size or other information will be necessary to finalize the part number and dimensions.

Materials and performance:

The filter is comprised of a stainless steel frame and a replaceable geotextile filter bag attached to the frame with a stainless steel locking band. The filter bag hangs suspended below the grate that shall allow full bypass flow into the drainage structure if the bag is completely filled with sediment. The standard reverse polypropylene FX filter bags are rated for 200-grit filter with a removal efficiency of 85% when filtering a USA Sway Load sediment load. The post-construction FX filter bags are rated for 135-grit filter and have been 100% party tested at 99% TSS removal to 110 micron and 99% TPH removal of used motor oil hydrocarbon mix.

Installation:

Remove the grate and clean the ledge of the frame to ensure it is free of stones and dirt. Hang the inlet filter's suspension hangers firmly on the casting's inside ledge. Replace the grate and confirm it is elevated no more than 1/2" (13 mm) for wall mount units. Follow instructions for attaching the stainless steel mounting brackets using the provided concrete fasteners.

Inspection Frequency:

Construction site inspection should occur following each 10' (3 m) or more rain event. Post construction inspections should occur three times per year in areas with mild year round rainfall and four times per year in areas with summer rains. Industrial application site inspections should occur on a regular scheduled basis no less than three times per year.

Maintenance guidelines:

Empty the filter bag if more than half filled with sediment and debris or as directed by the engineer. Remove the grate, engage the lifting bars or handles with the removal tool and lift from the structure. Dispose of the sediment or debris as directed by the engineer or maintenance contract in accordance with EPA guidelines.

As an alternative, an industrial vacuum may be used to collect the accumulated sediment. Remove any caked-on silt from the sediment bag and reverse flush the bag with medium spray for optimal filtration. Replace the bag if not as per paragraph 7. (2) empty container or grate on the lower half of the bag. Post construction FX bags should be maintained prior to 50% of saturation. The average 2.4' x 1.6' bag will retain approximately 60 lb (27 kg) of oil at which time it should be serviced or replaced. When utilizing the CleanPro Rubberliner Pouches in the FX bags, these oil drains will gradually form rips and seals, indicating replacement is needed. Each pouch will absorb approximately 62 gal (235 l) of oil before requiring replacement. The spent media may be recycled for fuel value through water to energy incineration. Dispose of oil-contaminated products in accordance with EPA guidelines.

Filter bag replacement:

Remove the bag by loosening or cutting off the clamping band. Take the new filter bag, which is equipped with a stainless steel worm drive clamping band and use a screwdriver to tighten the bag around the frame channel. Ensure the bag is secure and there is no slack around the perimeter of the frame.

ADS

ADS INLET FILTER
NOT TO SCALE

ADS