

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN

FOR

128 SOUTH, LLC

PROPOSED MIXED USE BUILDING

PARCEL NOS. P6SE1A 12 5 0204, P6SE1A 12 6 0204, & P6SE1A 12 7 0204

122, 124 & 128 EAST THIRD STREET

WARD 3, CITY OF BETHLEHEM

NORTHAMPTON COUNTY, PENNSYLVANIA

CERTIFICATION OF OWNERSHIP

I (WE), THE OWNER(S) OF 122, 124 & 128 EAST THIRD STREET, 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 SUES OR LIENS PENDING AFFECTING THE TITLE THEREOF.

OWNER'S SIGNATURE _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20____ SEAL

MY COMMISSION EXPIRES ON _____

PROFESSIONAL ENGINEER'S OR SURVEYOR'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.

STEPHEN M. WALSH, PROFESSIONAL ENGINEER, PENNSYLVANIA LICENSE NO. 88556, DATE _____

CITY OF BETHLEHEM PLANNING COMMISSION

THIS PLAN APPROVED BY THE CITY OF BETHLEHEM PLANNING COMMISSION.

SECRETARY _____ DATE _____

CHAIRMAN _____ DATE _____

LEHIGH VALLEY PLANNING COMMISSION

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION.

PLANNER _____ DATE _____

RECORDER OF DEEDS

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NORTHAMPTON COUNTY THIS _____ DAY OF _____, 20____

PLAN BOOK _____ VOLUME _____ PAGE _____

RECORDER OF DEEDS _____

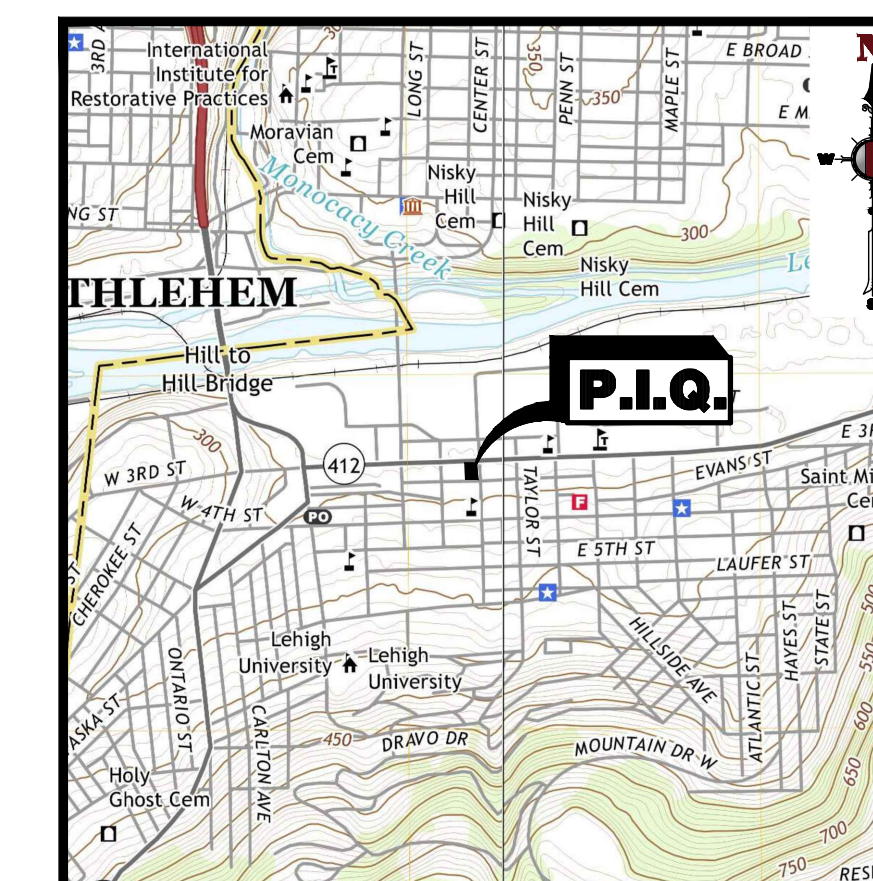
STATEMENT OF INTENT:

IT IS THE INTENT OF THIS PLAN TO DEMOLISH THE EXISTING BUILDING, CONSOLIDATE THE EXISTING PARCELS INTO ONE, AND REDEVELOP WITH A SIX STORY MIXED USE DEVELOPMENT. THE PLAN PROPOSES A TOTAL OF 55 DWELLING UNITS. THIS INCLUDES STUDIO, ONE-BEDROOM, AND TWO-BEDROOM APARTMENT UNITS. ADDITIONALLY A RETAIL/COMMERCIAL SPACE IS PROPOSED ON THE FIRST FLOOR ALONG WITH AMENITY SPACES FOR THE DWELLING UNITS.

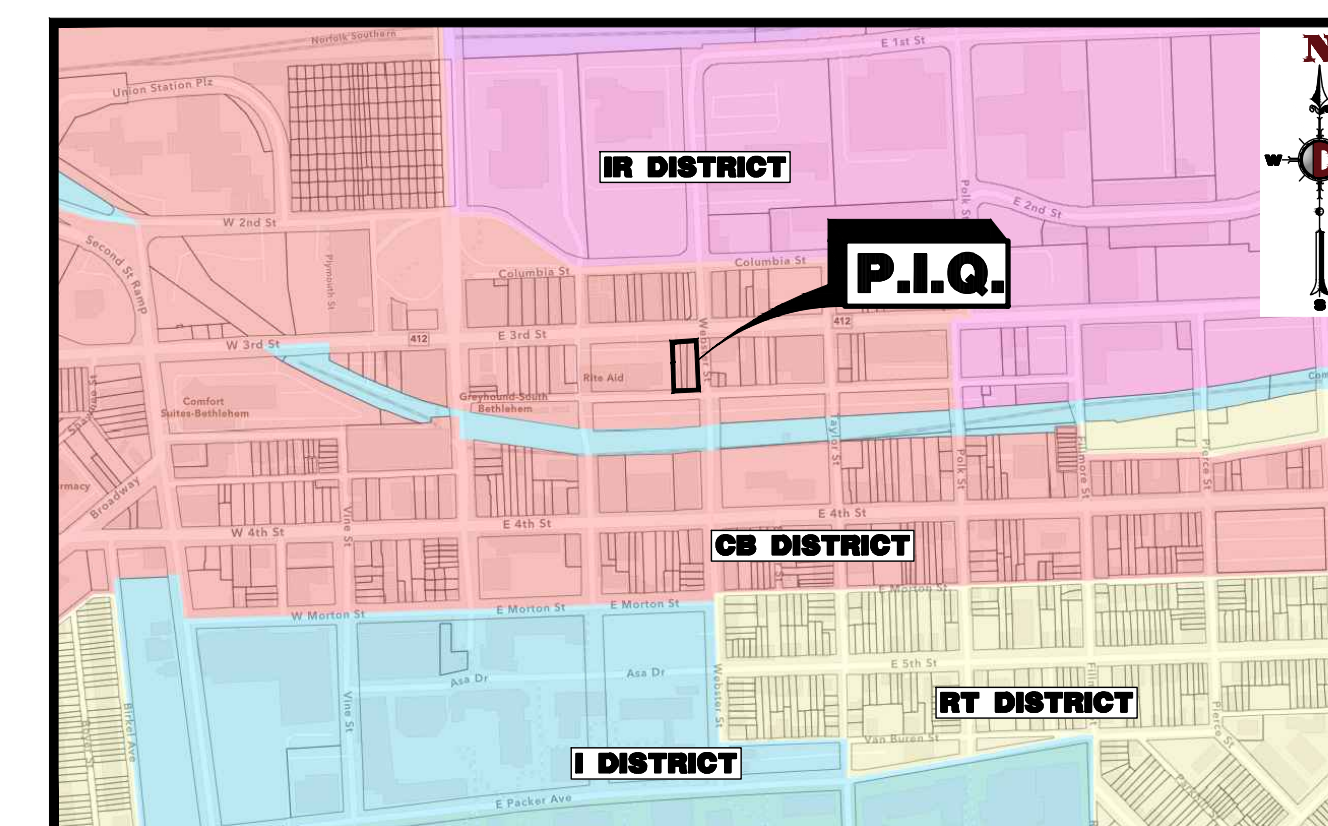
COUNTY RECORDER OF DEEDS RECORDING BLOCK



AREA MAP
1" = 50'



USGS MAP
1" = 1000'



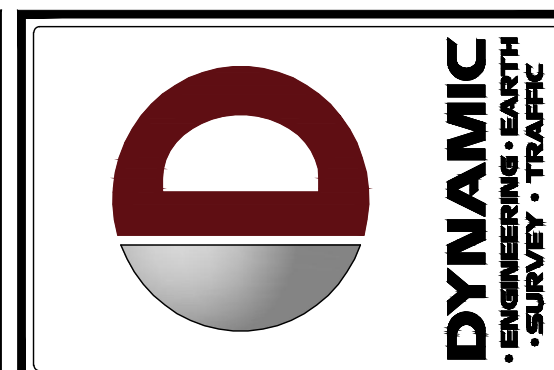
LOCATION MAP
1" = 1000'

SHEET LIST TABLE

Sheet Number	Sheet Title
01	COVER SHEET (RECORD SHEET 1 OF 3)
02	LOT CONSOLIDATION PLAN (RECORD SHEET 2 OF 3)
03	DEMOLITION PLAN
04	SITE PLAN (RECORD SHEET 3 OF 3)
05	GRADING PLAN
06	UTILITY PLAN
07	LIGHTING & LANDSCAPE PLAN
08	CONSTRUCTION DETAILS
09	CONSTRUCTION DETAILS
10	EROSION AND SOIL CONTROL PLAN
11	EROSION AND SOIL CONTROL NOTES & DETAILS

Revisions marked throughout plan set

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
95 HIGHLAND AVENUE, SUITE 170
BETHLEHEM, PA 18017
WWW.DYNAMICCEC.COM



REV.	DATE	COMMENTS
1	07/05/22	REVISED PER CITY COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.

PROJECT: **PROPOSED MIXED USE BUILDING**
128 SOUTH, LLC
PARCEL NOS. P6SE1A-12-5-0204, P6SE1A-12-6-0204, & P6SE1A-12-7-0204
WARD 3, BLOCK 158, EAST THIRD STREET
CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIGGING THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
95 Highland Avenue, Suite 170
Bethlehem, PA 18017
T: 215.253.4888 F: 267.685.0361
Offices conveniently located at:
Lehigh Valley: 717.253.4888
Cheney New Jersey: 1.800.679.9229
Reading New Jersey: 1.913.757.7200
York New Jersey: 1.717.487.0000
Northampton Pennsylvania: 1.717.487.0000
Pottsville Pennsylvania: 1.717.253.4888
Bethlehem Pennsylvania: 1.215.253.4888
High Point North Carolina: 1.704.324.9700
Houston Texas: 1.281.797.4400
Columbus Ohio: 1.614.344.2000
Del Rio Texas: 1.512.757.2000

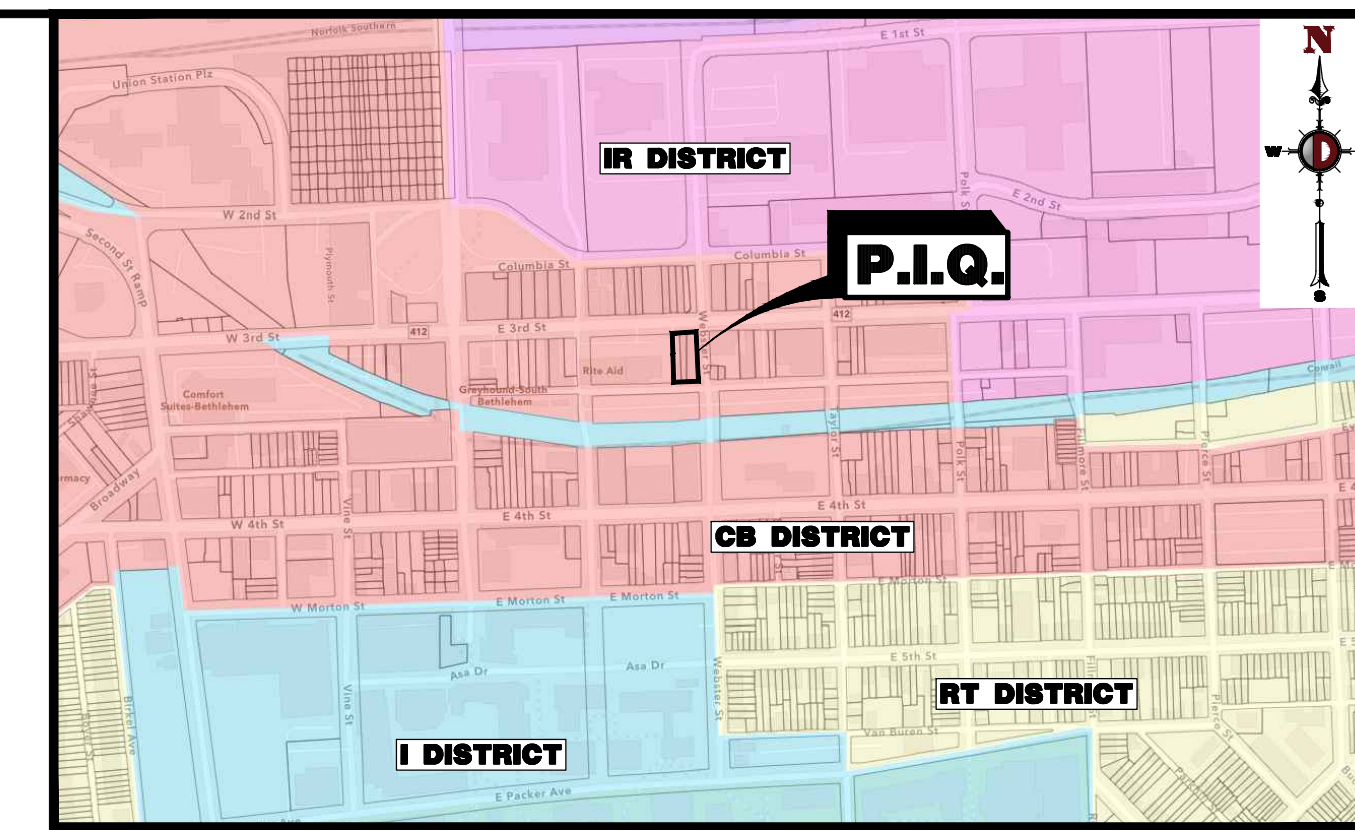
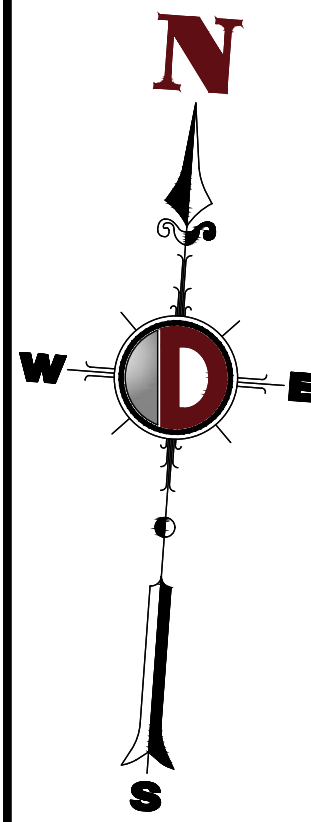
STEPHEN WALSH
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 88556

TITLE:
COVER SHEET

SCALE: (H) AS SHOWN (V) SHOWN
DATE: 03/25/22
PROJECT No: 3937-99-002

SHEET No: **1** OF 11
Rev. #: 1

Plotted: 07/12/22 - 3:45 PM. By: swalsh
 File: \\deepalocal\defolders\Data\DECEP\PROJECTS\3937 Monocacy General Contracting, LLC\09-002 Bethlehem PA\Dev\Land Dev Plans\0393799002SK1.dwg, ----> 01 COVER SHEET
 COPYRIGHT © 2022 - DYNAMIC ENGINEERING CONSULTANTS, PC - ALL RIGHTS RESERVED



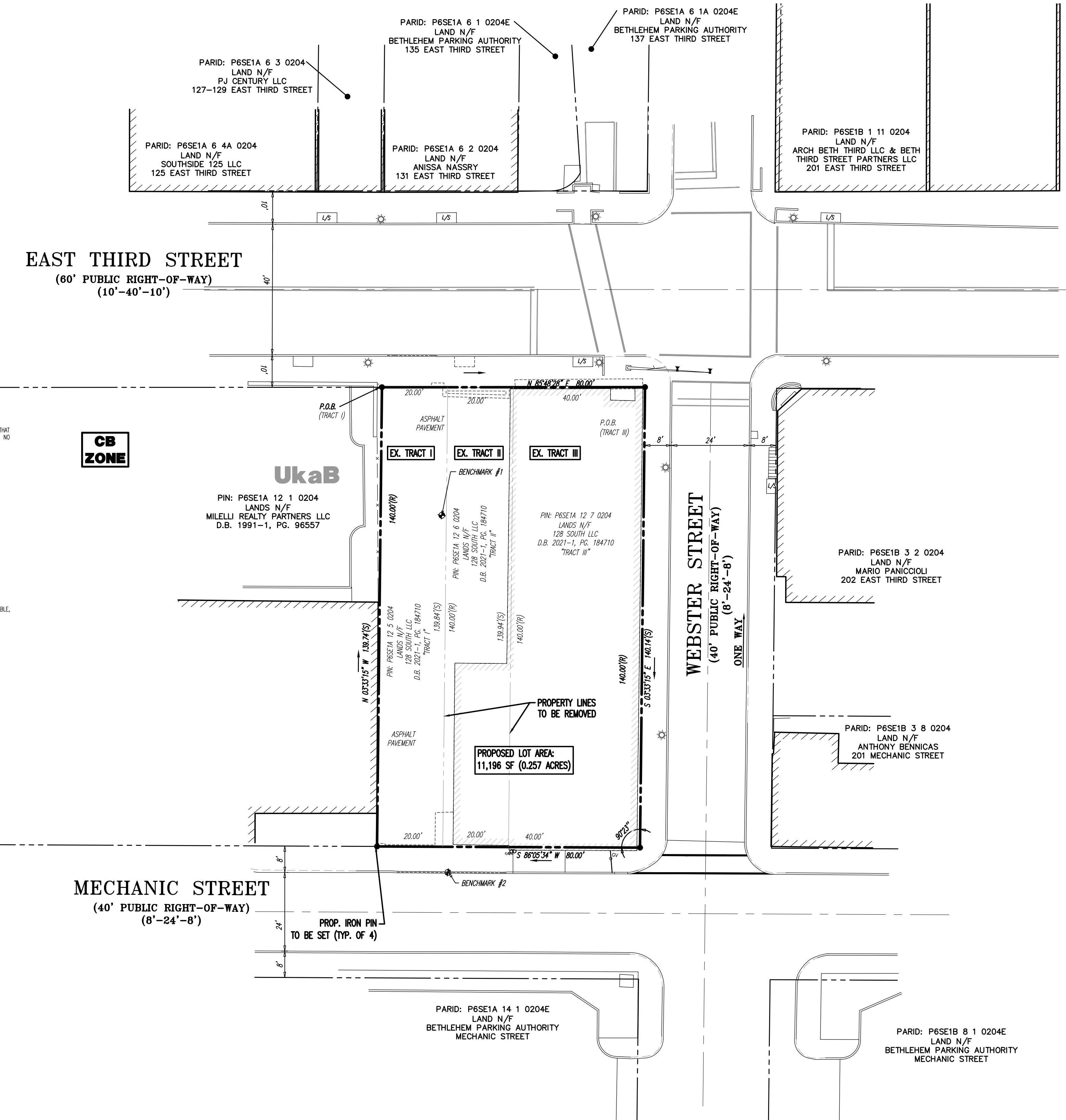
LOCATION MAP
1" = 600'

GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
EXISTING FEATURES BY:
VALLEY LAND SERVICES, LLC
4263 HECKTOWN ROAD
BETHLEHEM, PA 18020
DATED: NOVEMBER 30, 2021
- OWNER /APPLICANT: 128 SOUTH, LLC
P.O. BOX 4334
BETHLEHEM, PA 18018
- PARCEL DATA: PARCEL NUMBERS:
P6SE1A 12 5 0204
P6SE1A 12 6 0204
P6SE1A 12 7 0204
(TO BE CONSOLIDATED)
WARD 3 BLOCK 4
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PA
- ZONING DISTRICT: CENTRAL BUSINESS (CB) DISTRICT
- HISTORIC DISTRICT: SOUTHSIDE HISTORIC DISTRICT
- EXISTING USE: RETAIL BUILDING

GRAPHIC LEGEND

	EXISTING TITLE LINE (PARCEL IN QUESTION)
	EXISTING R.O.W. LINE (PARCEL IN QUESTION)
	PROPERTY LINE (PARCEL IN QUESTION)
	OFF-SITE PROPERTY LINES
	CENTERLINE
	PROPERTY LINES TO BE DISSOLVED



CERTIFICATION OF OWNERSHIP
I, (WE), THE OWNER(S) OF 122, 124 & 128 EAST THIRD STREET, 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.

OWNER'S SIGNATURE _____
SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20____ SEAL _____

MY COMMISSION EXPIRES ON _____
PROFESSIONAL ENGINEER'S OR SURVYOR'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.

STEPHEN M. WALSH, PROFESSIONAL ENGINEER DATE _____
PENNSYLVANIA LICENSE NO. 89506

CITY OF BETHLEHEM PLANNING COMMISSION
THIS PLAN APPROVED BY THE CITY OF BETHLEHEM PLANNING COMMISSION:

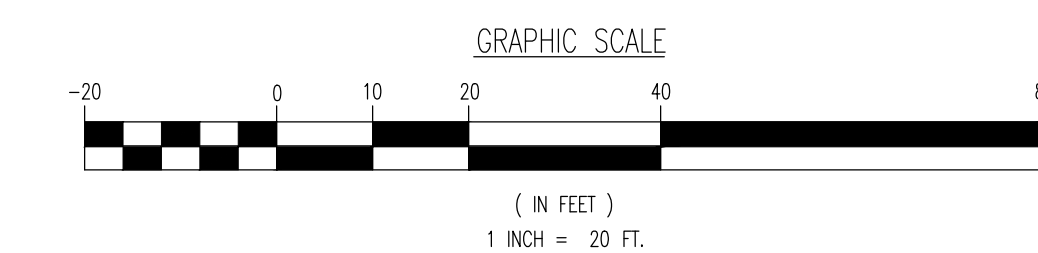
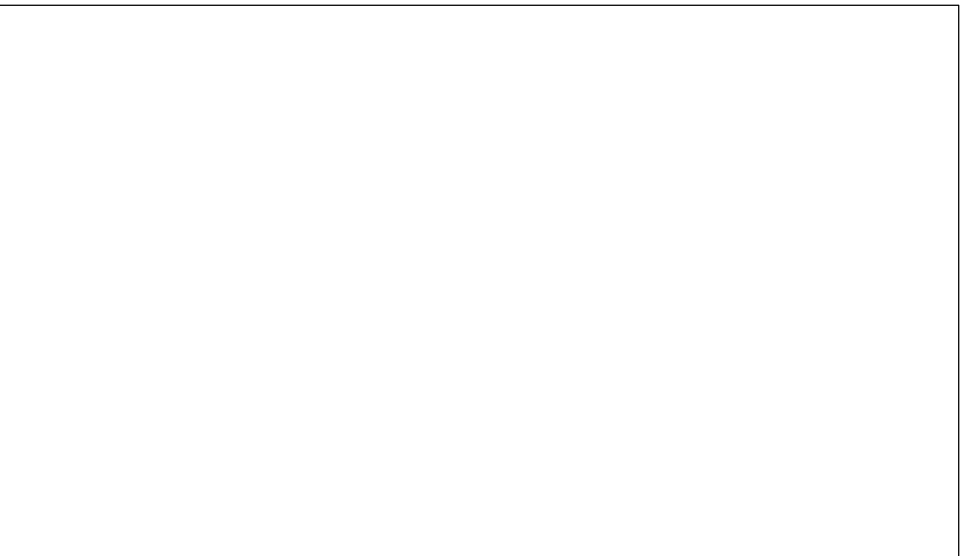
SECRETARY DATE _____
CHAIRMAN DATE _____

LEHIGH VALLEY PLANNING COMMISSION
REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION:

PLANNER DATE _____

RECORDER OF DEEDS
THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NORTHAMPTON COUNTY THIS _____ DAY OF _____ 20____
PLAN BOOK _____ VOLUME _____ PAGE _____
RECORDER OF DEEDS _____

COUNTY RECORDER OF DEEDS RECORDING BLOCK

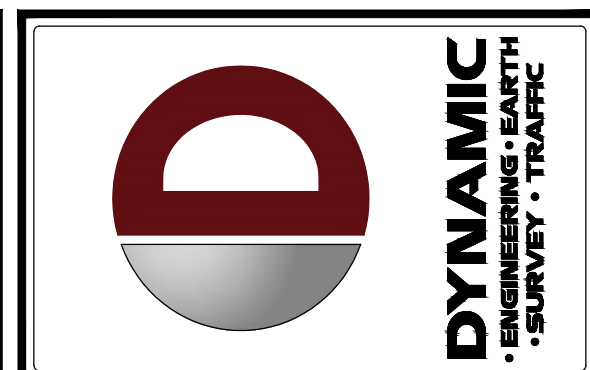


EXISTING LOT AREA TABLE

TRACT	SITE ADDRESS	TAX ID	LOT AREA	DEED	OWNER
TRACT I	122 E. THIRD ST.	P6SE1A 12 5 204	2,796 SQ. FT. / 0.064 AC.	DBV: 2021-1 PG: 184710	128 SOUTH, LLC
TRACT II	124 E. THIRD ST.	P6SE1A 12 6 204	2,798 SQ. FT. / 0.064 AC.	DBV: 2021-1 PG: 184710	128 SOUTH, LLC
TRACT III	128 E. THIRD ST.	P6SE1A 12 7 204	5,602 SQ. FT. / 0.129 AC.	DBV: 2021-1 PG: 184710	128 SOUTH, LLC
TOTAL:			11,196 SQ. FT. / 0.257 AC.		

PROPOSED LOT AREA TABLE

TRACT	SITE ADDRESS	TAX ID	LOT AREA	DEED	OWNER
TRACT I	128 E. THIRD ST.	P6SE1A 12 7 204	11,196 SQ. FT. / 0.257 AC.	TBD	128 SOUTH, LLC



REV.	DATE	COMMENTS
1	07/05/22	REVISED PER CITY COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: **PROPOSED MIXED USE BUILDING**
128 SOUTH LLC
WARD 3, BLOCK 4, EAST THIRD STREET
CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIGGING THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
95 Highland Avenue, Suite 170
Bethlehem, PA 18017
T: 215.253.4888 F: 267.685.0361
Offices conveniently located at:
Lehigh Valley: 717.713.1111
Clemens New Jersey: 1.800.879.9229
Reading New Jersey: 1.717.351.7333
York New Jersey: 1.717.487.0000
Newark Pennsylvania: 1.717.487.0000
Pittsburgh Pennsylvania: 1.717.525.4888
Bethlehem Pennsylvania: 1.215.253.4888
Allentown PA: 1.215.253.4888
Houston Texas: 1.281.390.0400
Austin Texas: 1.254.844.2947
Dallas Beach, Texas: 1.541.921.8370

www.dynamiccec.com

STEPHEN WALSH
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 89506

TITLE: **LOT CONSOLIDATION PLAN**

SCALE: (H) 1" = 20'
(V) --- DATE: 03/25/22

PROJECT No: 3937-99-002

SHEET No: **2** OF 11 Rev. #: 1

Plotted: 07/12/22 - 12:57 AM, By: swalsh
 File: P:\VEPC PROJECTS\1937 Monocacy General Contracting, LLC\99-002 Bethlehem PA\DWG\Land Dev Plans\03 DEMOLITION PLAN.dwg, ----> 03 DEMOLITION PLAN

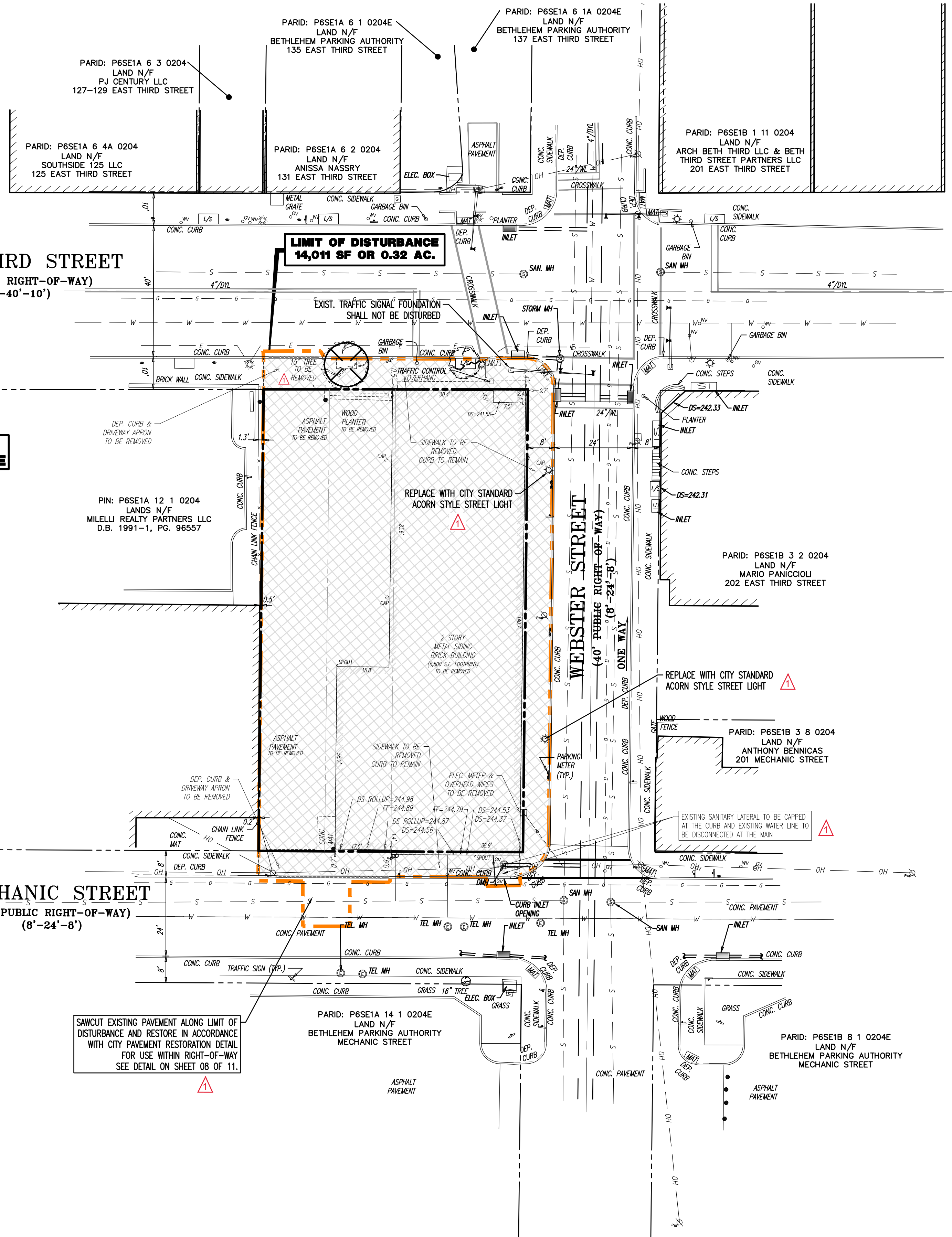
EAST THIRD STREET
(60' PUBLIC RIGHT-OF-WAY)
(10'-40'-10')

CB ZONE

MECHANIC STREET
(40' PUBLIC RIGHT-OF-WAY)
(8'-24'-8')

LIMIT OF DISTURBANCE
14,011 SF OR 0.32 AC.

SAWCUT EXISTING PAVEMENT ALONG LIMIT OF DISTURBANCE AND RESTORE IN ACCORDANCE WITH CITY PAVEMENT RESTORATION DETAIL FOR USE WITHIN RIGHT-OF-WAY SEE DETAIL ON SHEET 08 OF 11.



DEMOLITION NOTES

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
5. REMOVE STRUCTURAL TRUSS MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF HOSTS, DERRICKS OR OTHER SUITABLE METHODS.
6. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR, BREAK BASEMENT FLOOR SLABS, SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
10. ERECT AND MAINTAIN COVERED PASSAGEWAYS IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
12. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DEBRIS RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
14. ACCUMULATED AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
15. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 98% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE MATERIALS. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERDISCIPLINARY ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUITY OF SERVICE.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.
19. UNDERGROUND AND ABOVE GROUND FEATURES TO REMAIN WITHIN LIMITS OF DEMOLITION SHALL BE IDENTIFIED AND MARKED IN THE FIELD PRIOR TO BEGINNING SITE DEMOLITION.
20. CONTRACTOR TO COORDINATE WITH SURVEYOR TO RESET SITE BENCHMARKS AS NECESSARY.
21. THE FOLLOWING ITEMS WITHIN THE DEMOLITION AREA ARE TO REMAIN UNLESS OTHERWISE NOTED: UTILITY POLES, STREET SIGNS, PARKING METERS, STREET LIGHTS, TRAFFIC SIGNALS AND TRAFFIC SIGNAL CONTROLS, OVERHEAD WIRES, UTILITY CLEANOUTS AND VALVES (UNLESS ATTACHED TO UTILITY LINES WHICH AREA TO BE REMOVED) AND GARBAGE BINS.
22. THE LOCATIONS AND DEPTHS OF THE WATER AND SANITARY LATERALS TO THE EXISTING BUILDING ARE UNKNOWN. LATERALS ARE TO BE REMOVED AND STUBBED OR CAPPED AT THE CURB LINE AS PER UTILITY COMPANY REGULATIONS.
23. THE FOLLOWING BENCHMARKS ARE BASED ON NAVD 88 VERTICAL DATUM:
BENCHMARK #1, MAG NAIL ELEV. 242.18; BENCHMARK #2, MAG NAIL ELEV. 244.25.

NOTES

1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO PLACE A PA ONE CALL FOR DEMOLITION PURPOSES AND UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
4. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

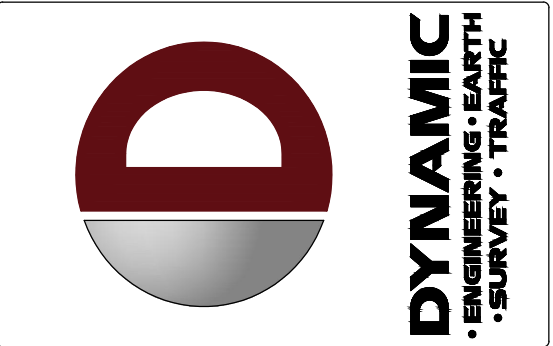
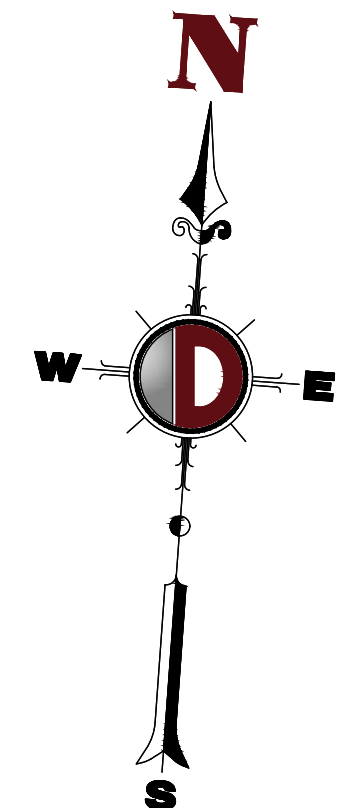
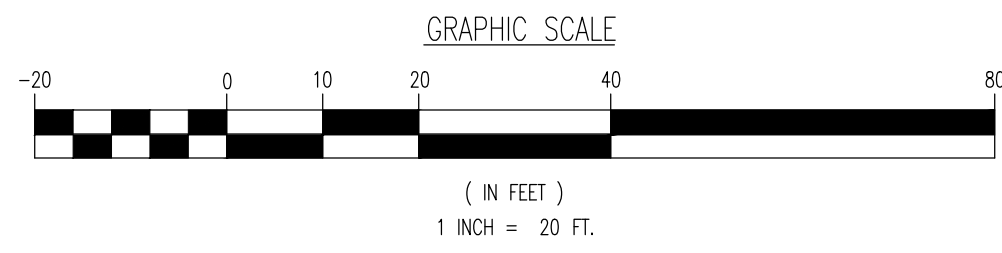
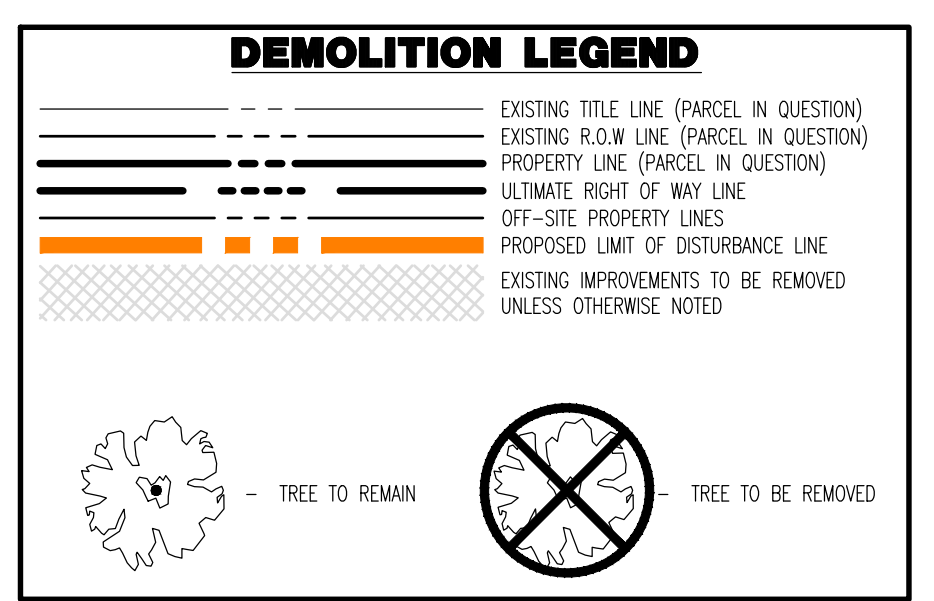
NRCS SOIL TABLE:

NORTHAMPTON COUNTY SOIL SURVEY INFORMATION

SOIL TYPE (SYMBOL)	SOIL TYPE (NAME)	HYDROLOGIC SOIL GROUP (HSG)
Uk8	URBAN LAND, 0 TO 8 PERCENT SLOPES	N/A

PA ONE-CALL INFO:

PA ONE CALL SERIAL #20213213151, ON 11/16/2021
 LIST OF UTILITY USERS:
 BETHLEHEM DEPT. OF WATER AND SEWER
 10 EAST CHURCH STREET
 BETHLEHEM, PA
 610-865-2207
 EMERGENCY: 610-865-7077
 ROBERT TAYLOR
 PPL ELECTRIC UTILITIES CORPORATION
 827 HAUSMAN ROAD
 ALLENTOWN, PA 18104
 1-800-342-5775
 SERVICE ELECTRIC CABLE TV, INC.
 2260 AVENUE A
 BETHLEHEM, PA 18017
 610-865-9100
 EMERGENCY: 570-825-8508
 USI UTILITIES INC.
 PO BOX 13009
 READING, PA 19612
 800-276-2722
 EMERGENCY: 800-276-2722
 VERIZON
 ONE VERIZON WAY,
 BASKING RIDGE, NJ 07920
 1-866-408-9290



REV.	DATE	COMMENTS
1	07/05/22	REVISED PER CITY COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY: SWM
 CHECKED BY: SWM
 DRAWN BY: GSP

PROPOSED MIXED USE BUILDING
 128 SOUTH LLC
 PARCEL NOS. P6SE1A-12-5-0204, P6SE1A-12-6-0204, & P6SE1A-12-7-0204
 WARD 3, BLOCK #8, EAST THIRD STREET
 CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF ENGINEERS, DESIGNERS, OR ANY PERSON PREPARING TO DIGGING THE EARTH'S SURFACE ANYWHERE IN ANY STATE
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING
 95 Highland Avenue, Suite 170
 Bethlehem, PA 18017
 T: 215.253.4888 | F: 267.685.0361
 Offices conveniently located at:
 Allentown, PA • 610.261.1111
 Chester, PA • 610.339.9222
 Harrisburg, PA • 717.531.2300
 York, PA • 717.487.0000
 Newberry, SC • 803.485.2200
 Philadelphia, PA • 215.253.4888
 Bethlehem, PA • 215.253.4888
 Allentown, PA • 610.261.1111
 Harrisburg, PA • 717.531.2300
 York, PA • 717.487.0000
 Newberry, SC • 803.485.2200
 Dallas, TX • 972.444.2200
 Denver, CO • 303.444.2200

STEPHEN WALSH
 ENGINEER
 PROFESSIONAL REGISTERED ENGINEER
 PENNSYLVANIA LICENSE # 100000856

TITLE: **DEMOLITION PLAN**

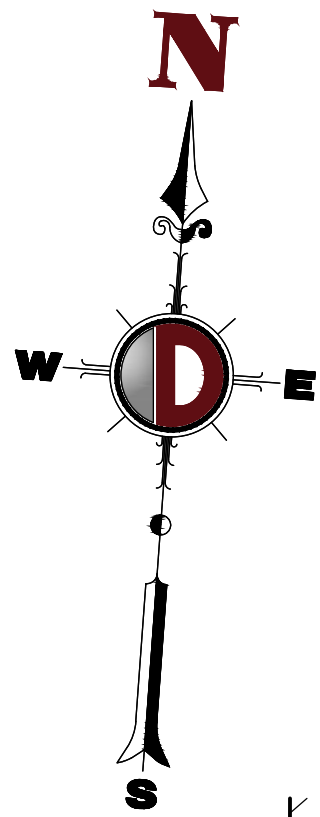
SCALE: (H) 1" = 20'
 (V) ---
 DATE: 03/25/22

PROJECT No: 39.37-99-002

SHEET No: **3** OF 11

SITE PLAN GRAPHIC LEGEND

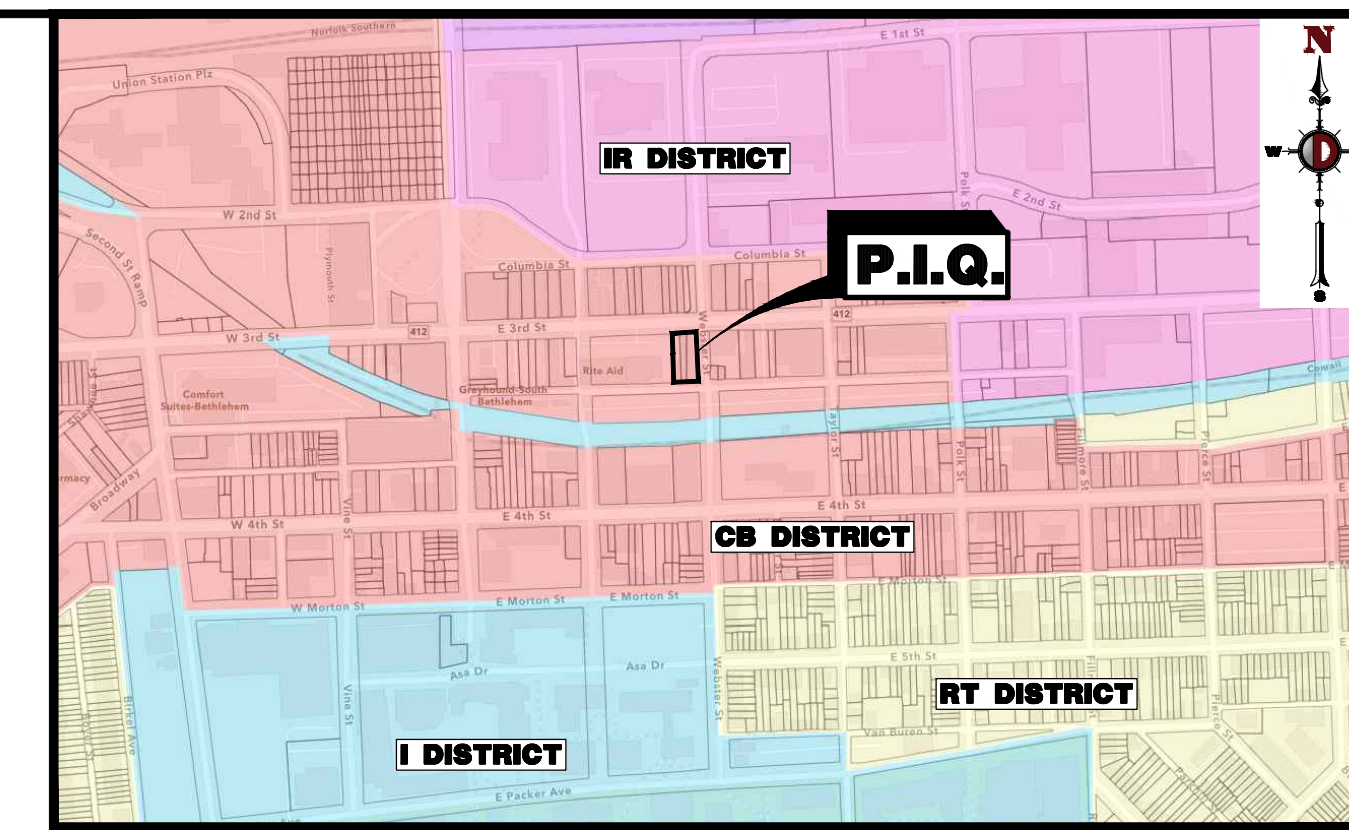
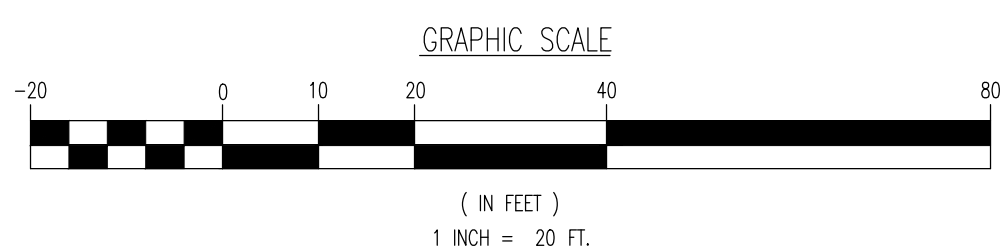
- EXIST. FIRE HYDRANT
EXIST. WATER VALVE
EXIST. GAS VALVE
EXIST. GAS METER
EXIST. ELECTRIC METER
EXIST. ELECTRIC BOX
EXIST. CLEAN OUT
EXIST. WELL
EXIST. WATER SHUT OFF VALVE
EXIST. TELEPHONE BOX
EXIST. CABLE TV BOX
EXIST. UTILITY POLE
EXIST. GUY WIRE
EXIST. LIGHT POLE
EXIST. PARKING METER
EXIST. TRAFFIC SIGNAL POLE
EXIST. MANHOLE
EXIST. 'W' INLET
EXIST. 'C' INLET
PROP. WATER VALVE
PROP. GAS VALVE
PROP. STORM CLEANOUT
PROP. SANITARY CLEANOUT
PROP. YARD INLET



EAST THIRD STREET
(60' PUBLIC RIGHT-OF-WAY)
(10'-40'-10')

CB ZONE

MECHANIC STREET
(40' PUBLIC RIGHT-OF-WAY)
(8'-24'-8')



LOCATION MAP
1" = 600'

GENERAL NOTES

- 1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
EXISTING FEATURES BY:
VALLEY LAND SERVICES, LLC
4283 HEDTOWN ROAD
BETHLEHEM, PA 18020
DATED: NOVEMBER 30, 2021
2. OWNER /APPLICANT:
128 SOUTH, LLC
P.O. BOX 4334
BETHLEHEM, PA 18018
PARCEL DATA:
PARCEL NUMBERS:
P6SE1A 12 5 0204
P6SE1A 12 6 0204
P6SE1A 12 7 0204
(W/ TO BE CONSOLIDATED)
WARD 3 BLOCK 4
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PA
3. ZONING DISTRICT: CENTRAL BUSINESS (CB) DISTRICT
4. HISTORIC DISTRICT: SOUTHSIDE HISTORIC DISTRICT
5. EXISTING USE: RETAIL BUILDING
6. PROPOSED USE: MIXED USE-MULTI FAMILY DWELLING (APARTMENTS, MORE THAN 2-1/2 STORES) & RETAIL.
7. WATER & SEWER SERVICE: PUBLIC, CITY OF BETHLEHEM.
8. SCHEDULE OF ZONING REQUIREMENTS:
ZONING REQUIREMENTS PER CITY OF BETHLEHEM ZONING ORDINANCE

Table with columns: DIMENSION/BULK REQUIREMENTS, REQUIRED/PERMITTED, EXISTING (POST LOT CONSOLIDATION), PROPOSED (POST LOT CONSOLIDATION). Rows include Minimum Lot Area, Minimum Lot Width, Maximum Building Length, etc.

- PER STREET 1302.53 THE HEIGHT OF A STRUCTURE SHALL BE THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE PROPOSED FINISHED GRADE AT THE FRONT OF THE BUILDING TO THE AVERAGE TOP OF FASCIA HEIGHT OF A PITCHED ROOF, OR TOP OF PARAPET WALL OF A FLAT ROOF, PROVIDED THAT THERE IS NO LOWER SPACE ABOVE THE FASCIA HEIGHT OF A PITCHED ROOF. IF THE AREA BEHIND THE PITCHED ROOF INCLUDES ANY LIVING SPACE, THEN THE HEIGHT OF THE BUILDING SHALL BE MEASURED FROM THE AVERAGE FINISHED GRADE AT THE HIGHEST POINT OF THE STRUCTURE.
9. PARKING CALCULATIONS PER §1319.01(a)
A. OFF STREET PARKING IS NOT REQUIRED IN THE CB DISTRICT.
10. ADDITIONAL REQUIREMENTS
A. NEW CONSTRUCTION SHOULD HAVE ROOFLINES THAT ARE SIMILAR TO ADJACENT OLDER BUILDINGS. FLAT ROOFS SHOULD BE AVOIDED, EXCEPT WHEN A DECORATIVE CORNICE OR PARAPET IS USED. WHERE A PITCHED ROOF IS NOT PRACTICAL, THEN THE ROOF SHOULD AT LEAST APPEAR TO HAVE ANGLES AND A PITCH WHEN VIEWED FROM THE STREET. (§1311.05 (i))
B. A NEW PRINCIPAL NON-RESIDENTIAL MULTI-FAMILY, OR MIXED USE BUILDING SHALL NOT HAVE A FRONT FACADE COMPOSED OF MORE THAN 33 PERCENT VINYL OR ALUMINUM SIDING.
C. A NEW PRINCIPAL BUILDING OF OVER 150 FEET IN LENGTH ALONG A STREET SHALL INCLUDE VARIATIONS IN ROOFLINES, OVERHANGS, ARCHITECTURAL DETAILS, SETBACKS, COLORS OR FACADE MATERIALS OR USE CANOPIES, PORCHES AND AWNINGS.
D. A NEW PRINCIPAL BUILDING OF OVER 150 FEET SHOULD HAVE THE APPEARANCE OF SMALLER CONNECTED BUILDINGS. ARTICLE 1311.05(D) (AMENDED 12/16/15, ORD. 2015-39)
E. BLANK WALLS WITHOUT AT LEAST ONE DOOR AND ONE WINDOW SHALL NOT FACE AN ARTERIAL STREET.
F. RETAIL STORES SHALL HAVE DISPLAY WINDOWS FACING ONTO A STREET. SUCH DISPLAY WINDOWS DO NOT NECESSARILY HAVE TO BE OPEN TO THE INSIDE OF THE STORE, IF THERE ARE SECURITY ISSUES. THE WINDOWS SHOULD HAVE SUFFICIENT VISIBILITY FROM THE STREET FOR SECURITY PURPOSES AND BE INVITING TO CUSTOMERS.

- 11. STANDARD CITY NOTES:
A. SIDEWALK SHALL BE REPLACED ALONG THE ENTIRE PROPERTY FRONTAGE. ANY DEFICIENT AND PATCHED SIDEWALK SHALL BE REPLACED AT THE TIME OF CONSTRUCTION, INCLUDING SIDEWALK NOT COMPLIANT WITH ADA REGULATIONS.
B. 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.
C. 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.
D. 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 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, FIPS ZONE 3702) AND THE DIGITAL FILE SHALL BE IN STATE PLANE FEET COORDINATES 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. P.E. STAMPED AND SIGNED) THAT THE RECORD DRAWINGS COMPLY SUBSTANTIALLY WITH THE APPROVED PLAN AND 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 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 CAD STANDARDS AND AS DESCRIBED IN APPENDIX A OF THE CITY'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. E. PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY, PERMITS MUST BE OBTAINED FROM THE CITY ENGINEERING OFFICE.
12. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDER GROUND.
13. BICYCLE RACK CALCULATIONS:
PER ORDINANCE §1319.02(a): 5% OF REQUIRED PARKING CALCULATIONS.
55 DWELLING UNITS AT 1.75 SPACES PER UNIT = 96 SPACES &
2,000 SQ. FT. RETAIL AT 4 SPACES PER 1,000 SQ. FT. = 12 SPACES
= 110 TOTAL SPACES. 5% OF 110 IS 5.5 SPACES. 6 BICYCLE RACK SPACES ARE REQUIRED.
(NOTE THAT NO PARKING SPACES ARE REQUIRED IN THE CB ZONING DISTRICT. THIS CALCULATION IS ONLY PROVIDED FOR BICYCLE RACK DETERMINATION.)
14. A KNOV BOX FOR CITY OF BETHLEHEM FIRE DEPARTMENT ACCESS MUST BE INSTALLED IN A LOCATION TO BE DETERMINED BY THE CITY OF BETHLEHEM FIRE DEPARTMENT. ANY CHANGE IN THE LOCATION OF THE FIRE DEPARTMENT CONNECTION (FDC) MUST BE APPROVED BY THE CITY OF BETHLEHEM FIRE DEPARTMENT.
15. PROPOSED BUILDING IS TO BE SPRINKLERED IN ACCORDANCE WITH APPLICABLE CITY AND IBC REQUIREMENTS.
16. THE FOLLOWING BENCHMARKS ARE BASED ON NAVD 88 VERTICAL DATUM:
BENCHMARK #1, MAG NAL ELEV. 242.18; BENCHMARK #2, MAG NAL ELEV. 244.25.
17. THE PROPERTY IS LOCATED IN FLOOD PLAIN X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL 420718 0307E, DATED JULY 16, 2014.
18. THE RECEIVING WATERSHED IS THE LEHIGH RIVER. THE CHAPTER 93 CLASSIFICATION FOR THE LEHIGH RIVER IS WARM WATER FISHED (WWF).
19. DEVELOPER TO COORDINATE WITH BETHLEHEM PARKING AUTHORITY (BPA) FOR POTENTIAL PARKING METERS AND FOR LOADING/ UNLOADING ZONE AT THEIR DISCRETION DURING CONSTRUCTION.
20. DEVELOPER TO INSTALL FIRE HYDRANT, IF REQUIRED, AT LOCATION TO BE DETERMINED BY CITY OF BETHLEHEM WATER DEPARTMENT.

CERTIFICATION OF OWNERSHIP
I (WE), THE OWNER(S) OF 122, 124 & 128 EAST THIRD STREET, BEING ONLY SHOWN 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.

OWNERS SIGNATURE
SWORN TO AND SUBSCRIBED BEFORE ME THIS
DAY OF
20
SEAL

MY COMMISSION EXPIRES ON
PROFESSIONAL ENGINEER'S OR SURVEYOR'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, MAILBOXES, AND OTHER STRUCTURES AND IMPROVEMENTS SHOWN THEREON.

STEPHEN M. WALSH, PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 8866

CITY OF BETHLEHEM PLANNING COMMISSION
THIS PLAN APPROVED BY THE CITY OF BETHLEHEM PLANNING COMMISSION:

SECRETARY
DATE
CHAIRMAN
DATE

LEHIGH VALLEY PLANNING COMMISSION
REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION:

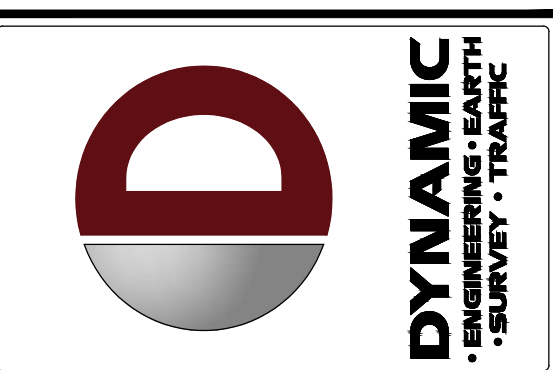
PLANNER
DATE

RECORDER OF DEEDS
THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NORTHAMPTON COUNTY THIS
DAY OF
20

PLAN BOOK
VOLUME
PAGE

RECORDER OF DEEDS

COUNTY RECORDER OF DEEDS RECORDING BLOCK

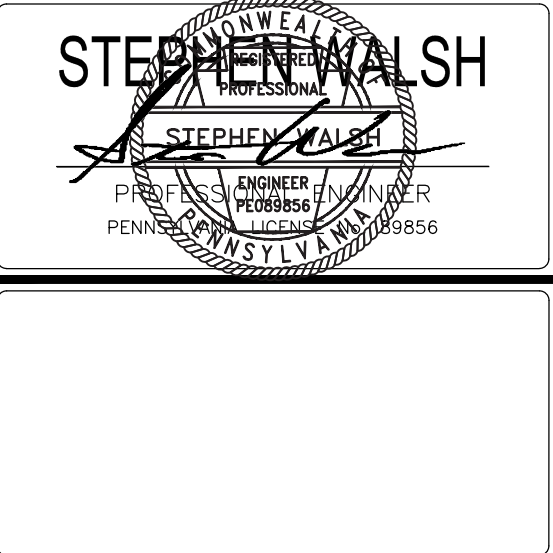


Revision table with columns: REV, DATE, COMMENTS. Shows revision 1 dated 07/05/22.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION. PROJECT: PROPOSED MIXED USE BUILDING. 128 SOUTH LLC.

811 PROTECT YOURSELF. ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIGGING THE EARTH'S SURFACE ANYWHERE IN ANY STATE.

DYNAMIC ENGINEERING. LAND DEVELOPMENT CONSULTING • PERMITTING. GEOTECHNICAL • ENVIRONMENTAL TRAFFIC • SURVEY • PLANNING & ZONING. 95 Highland Avenue, Suite 170 Bethlehem, PA 18017.



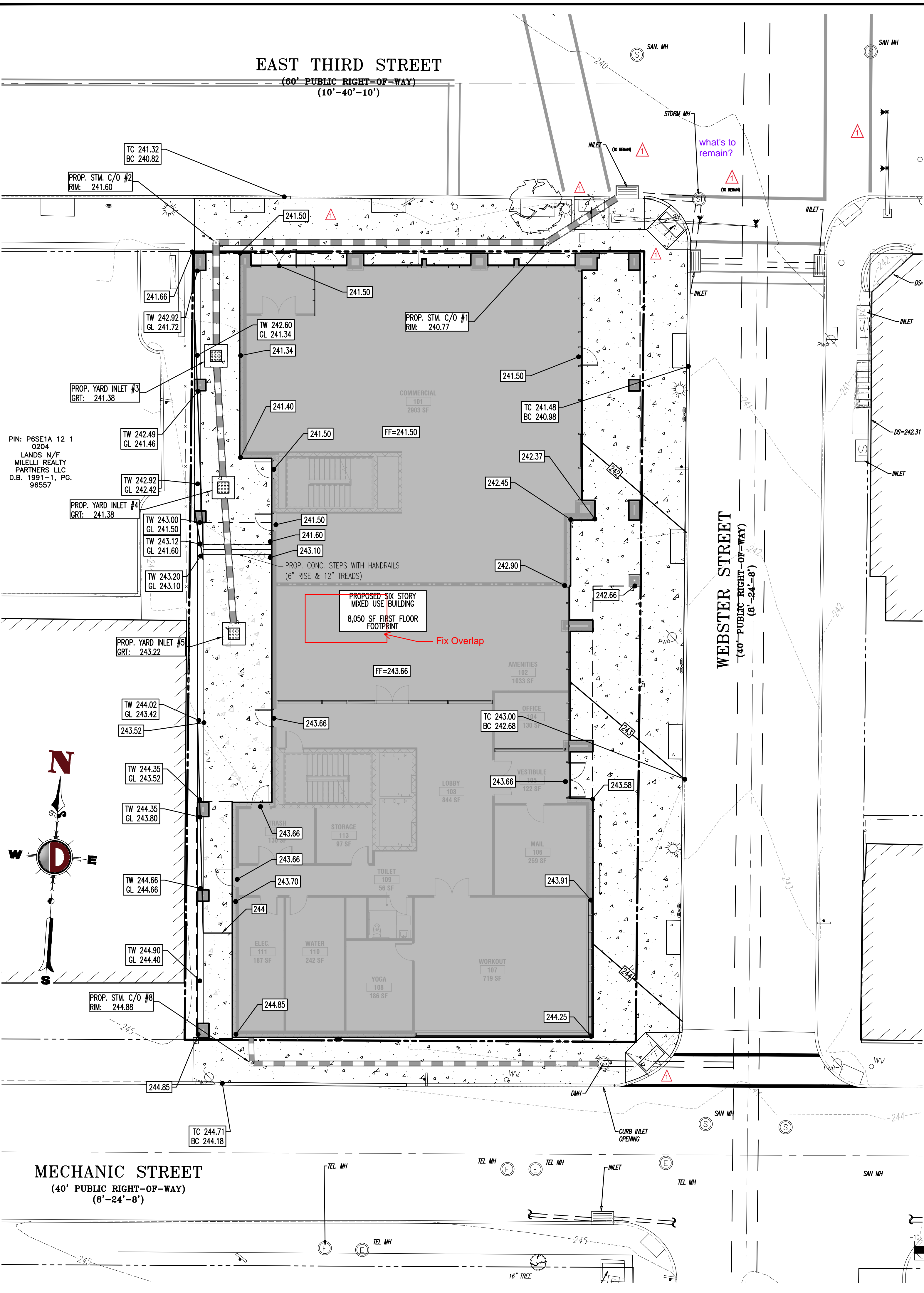
TITLE: SITE PLAN. SCALE: (H) 1" = 20' (V) ---. DATE: 03/25/22. PROJECT No: 3937-99-002. SHEET No: 4 OF 11.

Plotted: 07/12/22 - 12:58 AM. By: swalsh. File: P:\BECFC PROJECTS\1937 Monocacy General Contracting, LLC\99-002 Bethlehem PA\Dev Plans\09799002S1.dwg, ---> 04 SITE PLAN

EAST THIRD STREET
(60' PUBLIC RIGHT-OF-WAY)
(10'-40'-10')

WEBSTER STREET
(40' PUBLIC RIGHT-OF-WAY)
(8'-24'-8')

MECHANIC STREET
(40' PUBLIC RIGHT-OF-WAY)
(8'-24'-8')



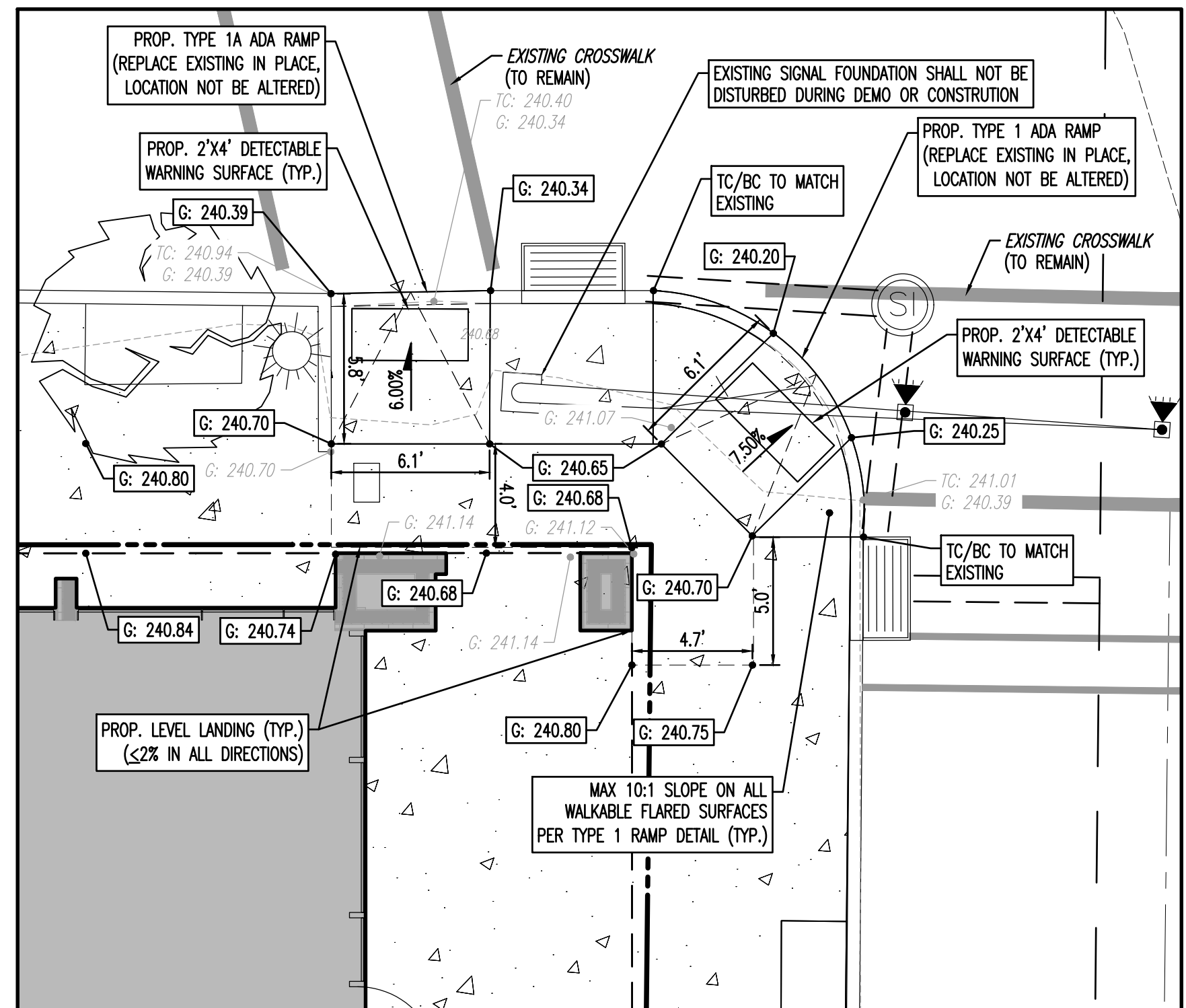
ADA NOTES

- ALL SLOPES INDICATED ARE ACTUAL. CONTRACTOR TO REFER TO LATEST ADA GUIDELINES FOR SLOPE LIMITS. AT THE TIME OF PLAN DESIGN, THE SLOPE LIMITS ARE AS FOLLOWS:
- SIDEWALKS/ACCESSIBLE ROUTES**
 - RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
 - CROSS SLOPE: 1:48 (2.08%) MAX. (1.0% MIN. (1.5% MAX. FOR NEW CONSTRUCTION))
 - INTERSECTION SLOPE: 1:48 (2.08%) MAX. IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
 - CHANGE IN LEVELS: 1/4" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
 - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL
 - CURB RAMP**
 - SLOPE: 1:12 (8.33%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
 - SIDE FLARE SLOPE: 1:10 (10%) MAX. (WHERE FEELS CROSS RAMP)
 - BOTTOM LANDINGS: 48" MIN. LENGTH; WIDTH TO MATCH CURB RAMP: 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
 - TOP LANDINGS: 36" MIN. LENGTH; WIDTH TO MATCH CURB RAMP: 1:48 MAX. (2.08%) CROSS SLOPE (1.5% MAX. FOR NEW CONSTRUCTION) AND 1:20 (5%) RUNNING SLOPE (4.5% MAX. FOR NEW CONSTRUCTION)
 - ACCESSIBILITY PARKING STALLS**
 - SPACE AND ACCESSIBLE SLOPE: 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
 - CROSSINGS**
 - RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
 - CROSS SLOPE: 1:48 (2.08%) MAX. (1.5% MAX. FOR NEW CONSTRUCTION)
 - CHANGE IN LEVELS: 1/4" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
 - GAPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL
 - RAMP**
 - SLOPE: 1:12 (8.33%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
 - EXISTING RAMP SLOPE: 1:10 (10%) MAX. FOR RISE OF 6"; 1:8 (12.5%) MAX. FOR MAX. RISE OF 3"
 - MAX. RISE: 30"
 - MIN. CLEAR WIDTH: 36"
 - MIN. LANDING CLEAR LENGTH: 60"
 - MAX. CROSS SLOPE: 1:48 (2.08%) (1.5% MAX. FOR NEW CONSTRUCTION)

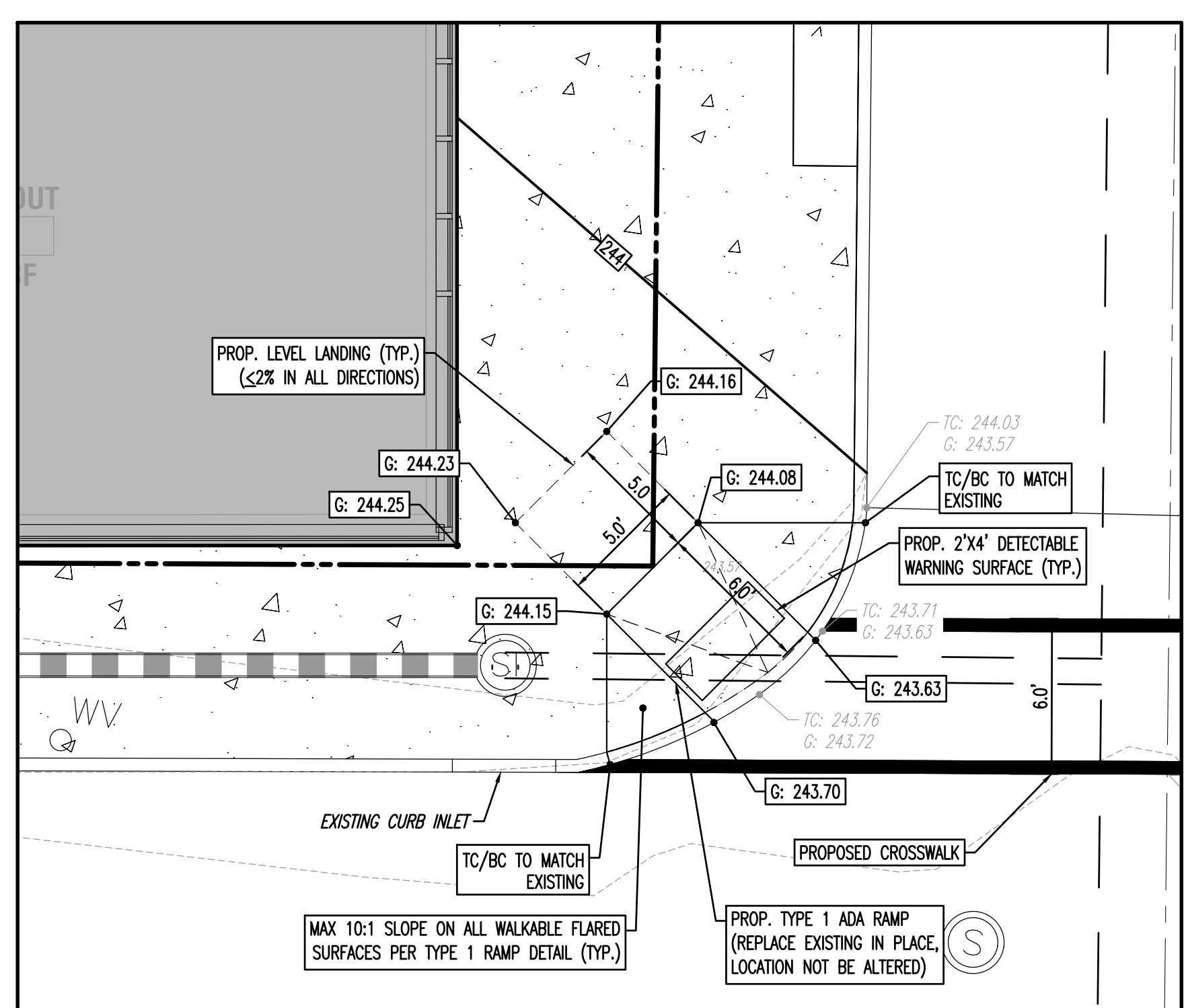
THIS PLAN TO BE UTILIZED FOR GRADING/DRAINAGE ANALYSIS PURPOSES ONLY

GRADING NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MOISTURE PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST (D-1557). MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INLET ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLAND CURBS, CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1-1/2% MIN. ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- SUBGRADE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBGRADE BE DEEMED UNSUITABLE, SUBGRADE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERSEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
- MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
- CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESS AISLES. CONTRACTOR TO ENSURE A MAXIMUM OF 5% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE, WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.



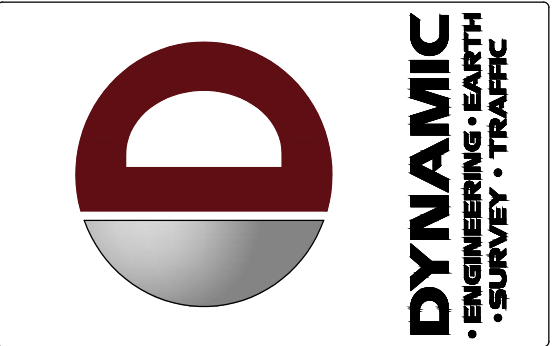
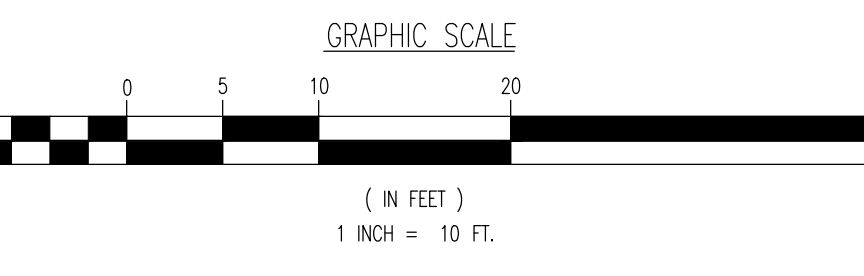
ADA RAMP ENLARGEMENT (THIRD STREET)
1" = 5'



ADA RAMP ENLARGEMENT (MECHANIC STREET)
1" = 5'

GRADING & UTILITY GRAPHIC LEGEND

— ON —	— ON —	EXIST. OVERHEAD WIRES
— UGET —	— UGET —	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
— W —	— W —	EXIST. WATER LINE
— S —	— S —	EXIST. SANITARY SEWER LINE
— SD —	— SD —	EXIST. STORM DRAIN LINE
— UP —	— UP —	EXIST. UTILITY POLE
— GW —	— GW —	EXIST. GUY WIRE
— LP —	— LP —	EXIST. LIGHT POLE
— TS —	— TS —	EXIST. TRAFFIC SIGNAL POLE
— M —	— M —	EXIST. MANHOLE
— I —	— I —	EXIST. 'M' INLET
— C —	— C —	EXIST. 'C' INLET
— Y —	— Y —	EXIST. YARD INLET
— C —	— C —	PROP. CABLE LINE
— E —	— E —	PROP. ELECTRIC LINE
— OH —	— OH —	PROP. OVERHEAD WIRES
— T —	— T —	PROP. TELEPHONE LINE
— UGET —	— UGET —	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
— W —	— W —	PROP. WATER LINE
— S —	— S —	PROP. SANITARY LINE
— SD —	— SD —	PROP. STORM DRAIN LINE
— Y —	— Y —	PROP. YARD INLET
— E —	— E —	EXIST. MINOR CONTOUR & ELEVATION
— M —	— M —	EXIST. MAJOR CONTOUR & ELEVATION
— S —	— S —	EXIST. SPOT ELEVATIONS
— G —	— G —	EXIST. GUTTER ELEV.
— T —	— T —	EXIST. TOP OF CURB ELEV.
— F —	— F —	EXIST. FINISH FLOOR ELEV.
— G —	— G —	EXIST. GARAGE FLOOR ELEV.
— G —	— G —	PROP. GRADE CONTOUR & ELEVATION
— S —	— S —	PROP. GRADE SPOT ELEV.
— C —	— C —	PROP. TOP OF CURB & FINISHED GRADE ELEV.
— F —	— F —	PROP. FINISHED FLOOR ELEV.
— W —	— W —	PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
— C —	— C —	PROP. TOP OF EXTENDED CURB, (OH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (S) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
— A —	— A —	PROP. DIRECTION OF DRAINAGE FLOW ARROW



REV.	DATE	COMMENTS
1	07/05/22	REVISED PER CITY COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: **PROPOSED MIXED USE BUILDING**
128 SOUTH LLC
PARCEL NOS. PRE14-12-5-004, PRE14-12-6-004, & PRE14-12-7-004
WARD 3, BLOCK 8, EAST THIRD STREET
CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF ENGINEERS, DESIGNERS, OR ANY PERSON PREPARING TO DESIGN OR CONSTRUCT SURFACE ANCHORS IN ANY STATE
FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEO-TECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
95 Highland Avenue, Suite 170
Bethlehem, PA 18017
T: 215.253.4888 F: 267.685.0361
Offices conveniently located at:
Littleton, Colorado • 303.771.1111
Chicago, Illinois • 708.679.9229
Newark, New Jersey • 973.752.7200
Spring Hill, Tennessee • 731.487.0000
Newport News, Virginia • 757.481.5500
Harrisburg, Pennsylvania • 717.523.4888
Bethlehem, Pennsylvania • 212.238.4420
Arling Heights, Illinois • 815.244.0000
Houston, Texas • 281.392.4800
Arling Heights, Illinois • 815.244.0000
Del Rio, Texas • 1.512.921.8200

STEPHEN WALSH
REGISTERED PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE # 100008856

TITLE: **GRADING PLAN**

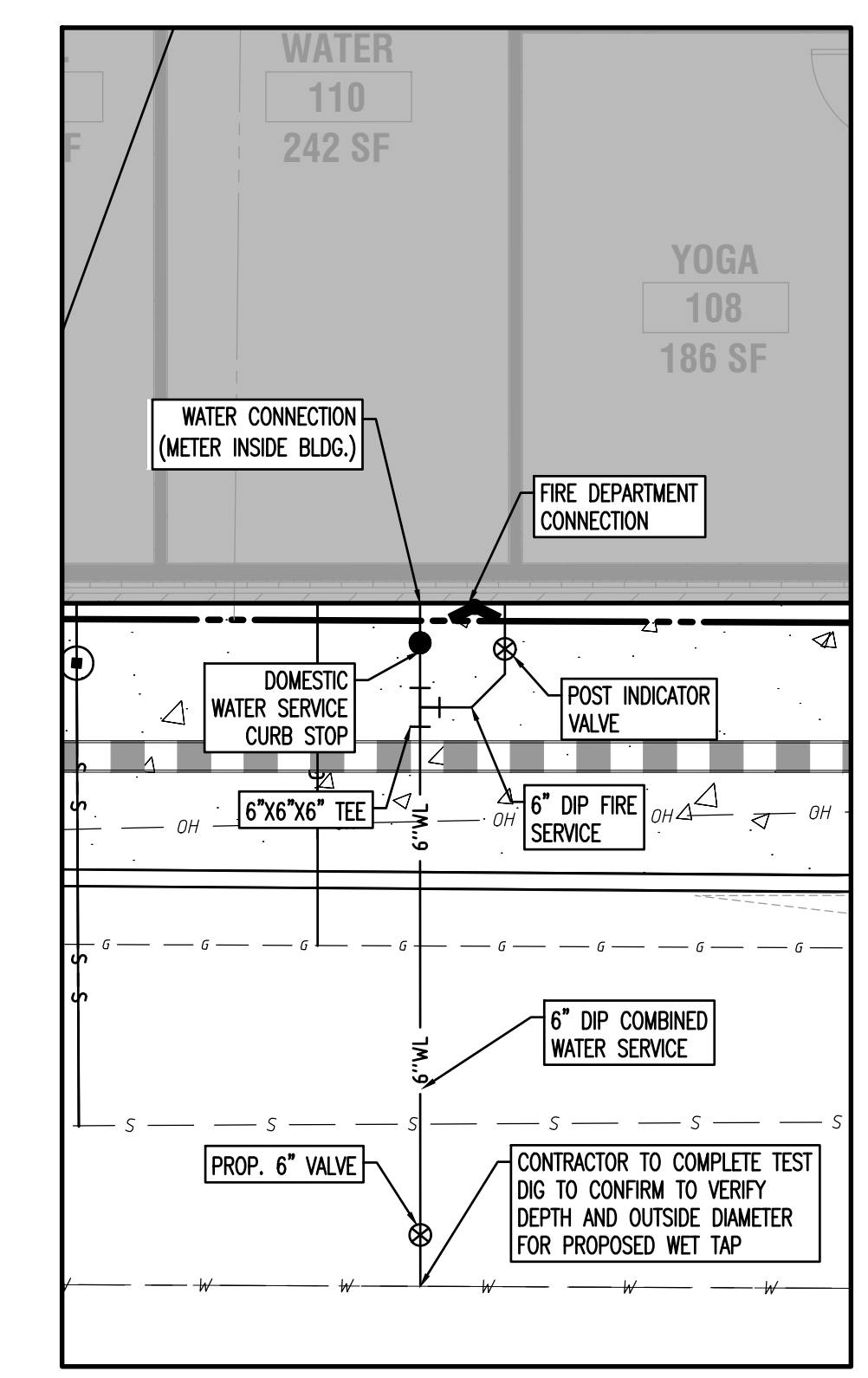
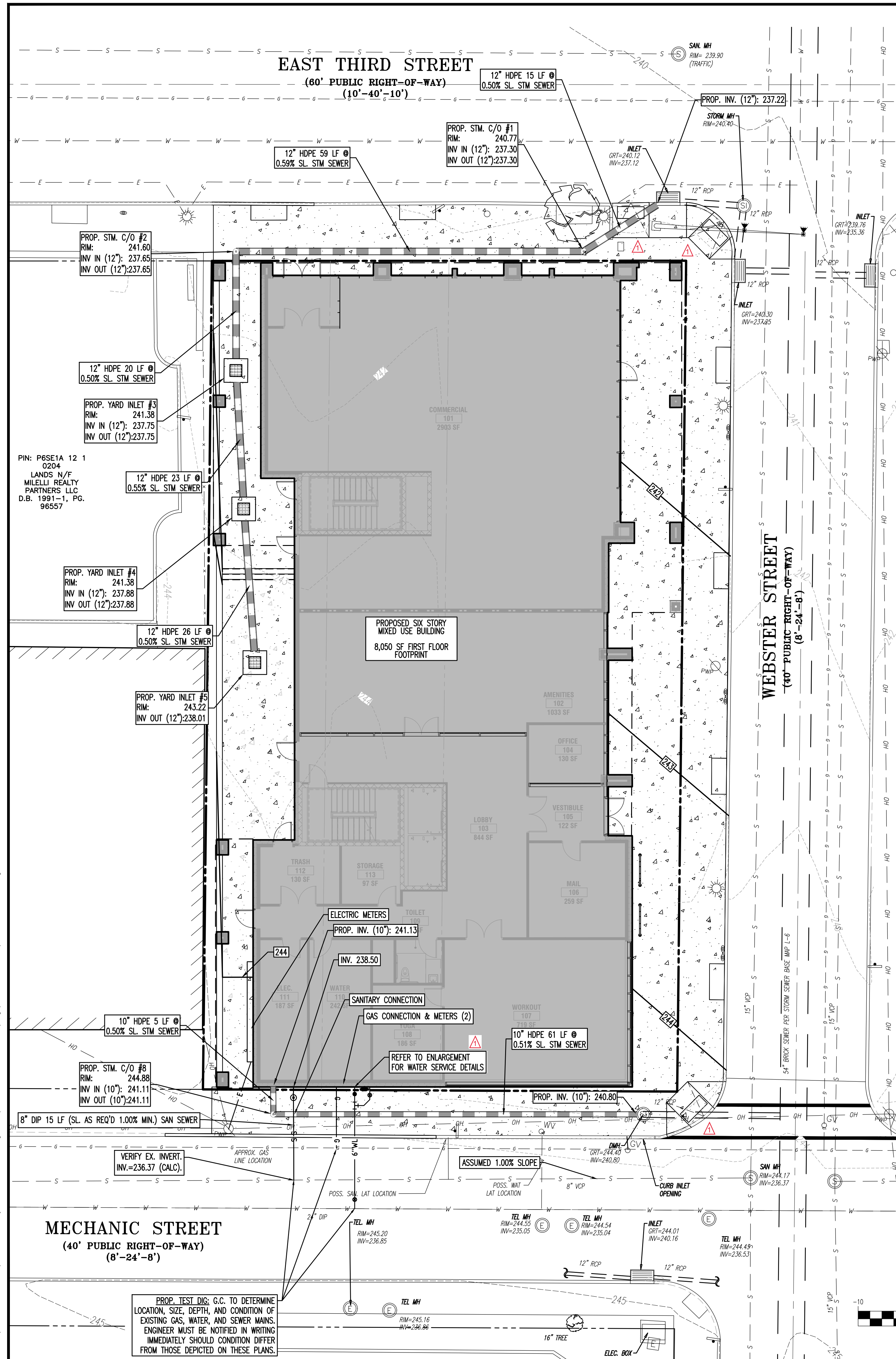
SCALE: (H) 1" = 10'
(V) ---
DATE: 03/25/22

PROJECT No: 39.37-99-002

SHEET No: **5** OF 11

Plotted: 07/12/22 - 12:58 AM, By: swalsh
File: P:\CEPC PROJECTS\3937 Monocacy General Contracting, LLC\99-002 Bethlehem PA\Dev Plans\039799002501.dwg, --- 05 GRADING PLAN

Plotted: 07/12/22 - 12:58 AM, By: swswh
File: P:\CECPC PROJECTS\1937 Monocacy General Contracting, LLC\99-002 Bethlehem PA\DWG Land Dev Plans\0979002SU1.dwg, ----> 06 UTILITY PLAN



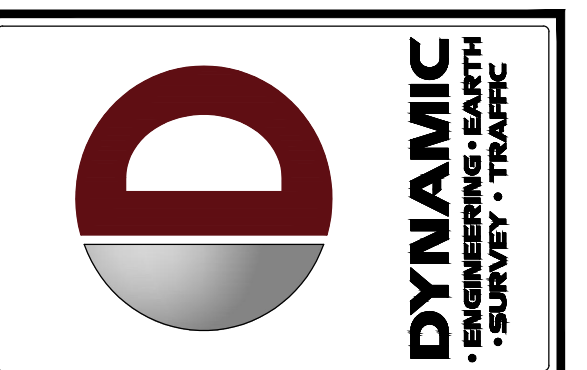
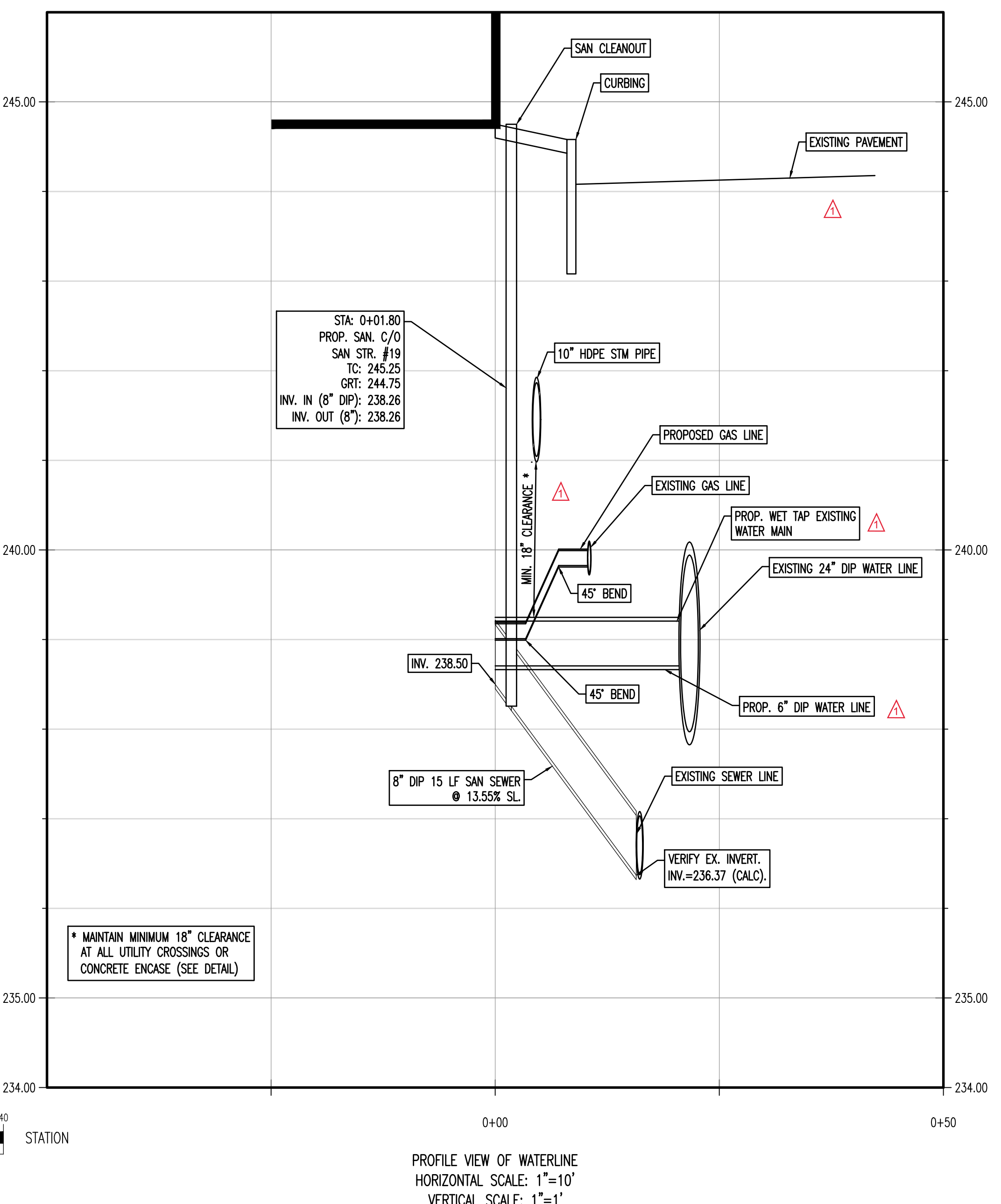
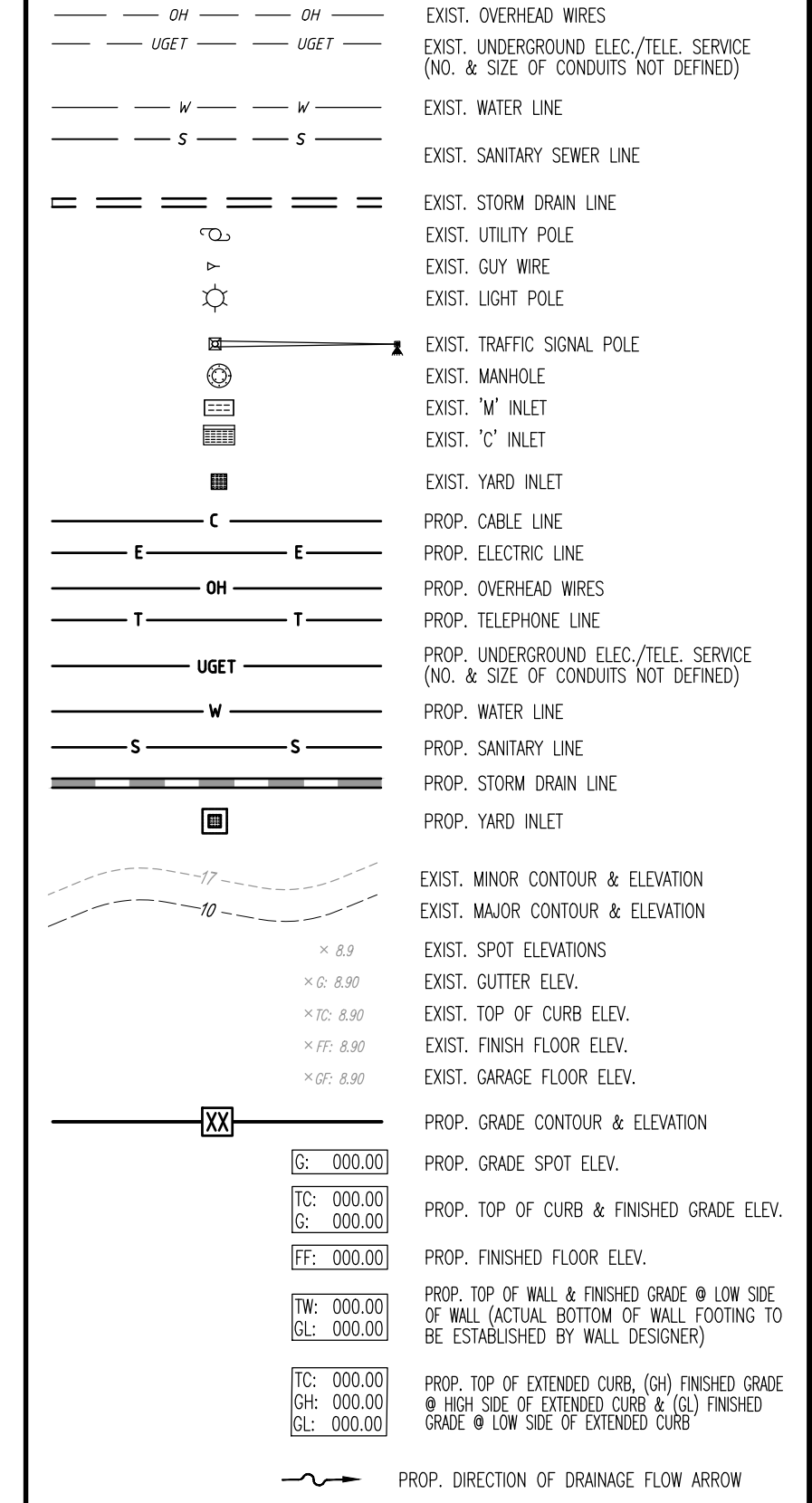
WATER SERVICE ENLARGEMENT
1" = 5'

Enlargement (spelling)

UTILITY NOTES

- 1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.
- 3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
- 4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
- 5. ALL WATER MAIN SHALL BE CEMENT-LINED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.
- 6. THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1" INCH.
- 7. SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL SEWER MAINS SHALL BE 500-35 PVC PIPE UNLESS OTHERWISE DESIGNATED.
- 8. ALL SEWER PIPE INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 30 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LINED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED EQUAL.
- 9. WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
- 10. LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATICS IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
- 11. ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED WITH ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
- 12. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
- 13. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
- 14. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS HE-III, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MONITOR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SILENT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATER-TIGHT AND CONFORM TO ASTM C-445.
- 15. HOPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HOPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HOPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
- 16. HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2738 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATER-TIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2497. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
- 17. PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.
- 18. ANY EXCAVATION, REGRADING OR MODIFICATION OF EXISTING SEPTIC AREAS SHALL RECEIVE APPROVAL FROM THE SEWER ENFORCEMENT OFFICER OR GOVERNING AGENCY PRIOR TO CONSTRUCTION.
- 19. ALL TRENCHES MUST BE RESTORED IN CONCRETE AND PINNED & DOWELED AS PER PENNDOT RC-26M STANDARDS.

GRADING & UTILITY GRAPHIC LEGEND



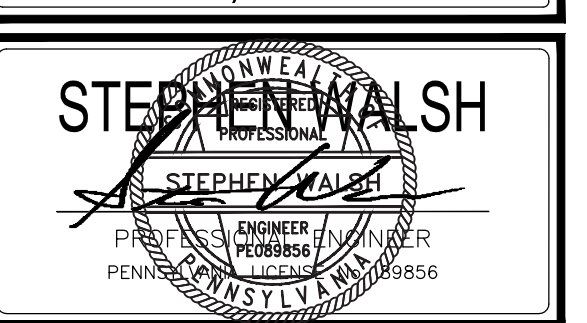
REV.	DATE	COMMENTS
1	07/05/22	REVISED PER CITY COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.

PROJECT: PROPOSED MIXED USE BUILDING
128 SOUTH LLC
PARCEL NOS. PSE14-12-5-004, PSE14-12-6-004, & PSE14-12-7-004
WARD 3, BLOCK 8, EAST THIRD STREET
CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIG BEFORE THE EXISTING SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEO TECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
95 Highland Avenue, Suite 170
Bethlehem, PA 18017
T: 215.253.4888 F: 267.685.0361
Offices conveniently located at:
Littleton, Colorado • 303.713.1111
Cherry Hill, New Jersey • 1.800.879.0229
Basking Ridge, New Jersey • 1.973.593.2200
South Plainfield, New Jersey • 1.732.487.0000
Northbrook, Illinois • 1.708.487.0000
Plymouth, Pennsylvania • 1.814.525.4888
Bethlehem, Pennsylvania • 1.212.298.4400
Arling Heights, Illinois • 1.708.487.0000
Houston, Texas • 1.281.399.4800
Arling Heights, Illinois • 1.708.487.0000
Del Rio, Texas • 1.512.921.8000



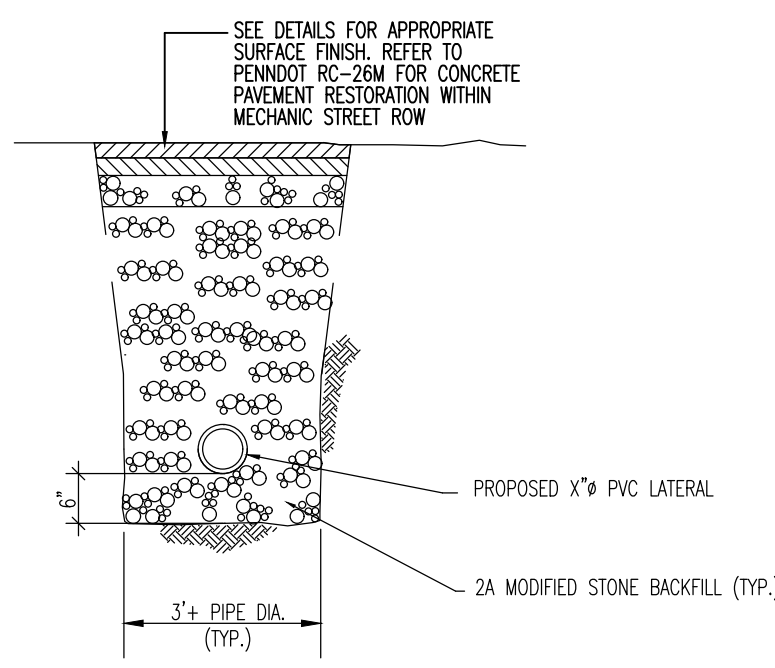
TITLE: **UTILITY PLAN**

SCALE: (H) 1" = 10'
(V) ---

DATE: 03/25/22

PROJECT No: 3937-99-002

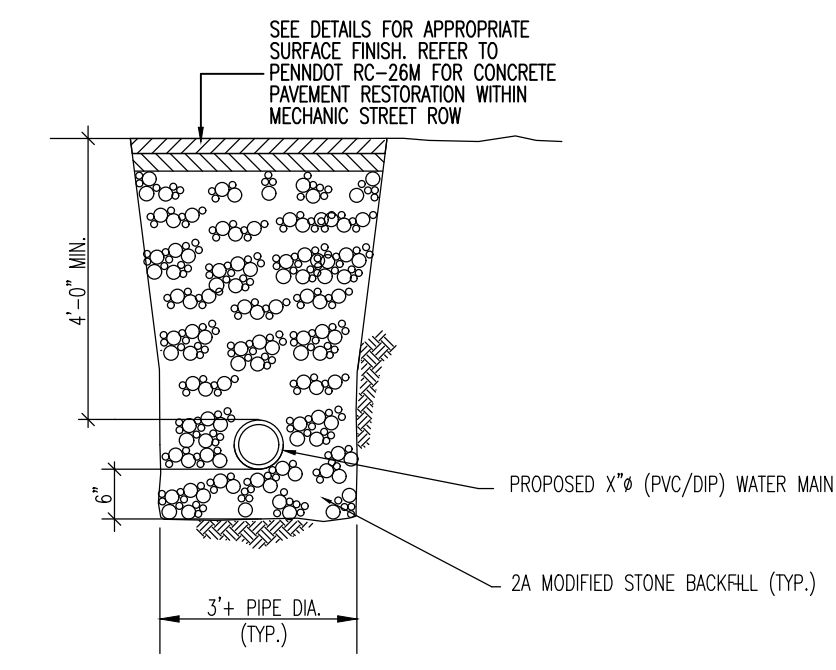
SHEET No: **6** OF 11



- NOTE:
 1. PAVEMENT SECTION TO MATCH, AT MINIMUM, ADJOINING PAVEMENT.
 2. X" - SEE PLAN FOR PIPE DIAMETER.

SANITARY SEWER TRENCH DETAIL

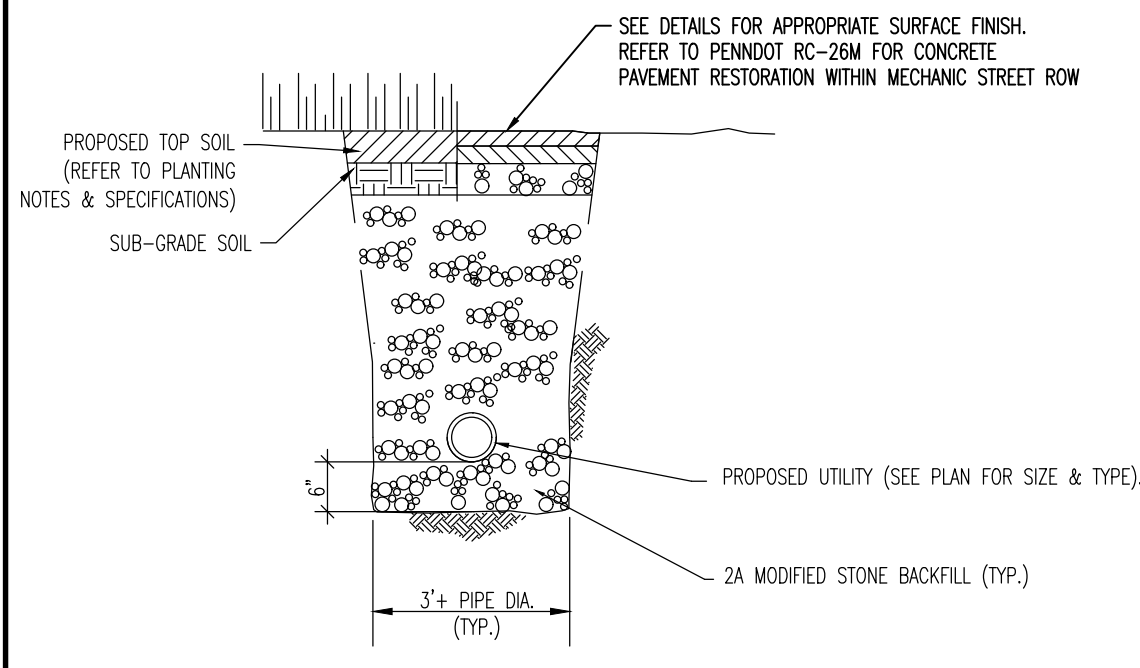
NOT TO SCALE



- NOTE:
 1. PAVEMENT SECTION TO MATCH, AT MINIMUM, ADJOINING PAVEMENT.
 2. X" - SEE PLAN FOR PIPE DIAMETER.

WATER SERVICE TRENCH DETAIL

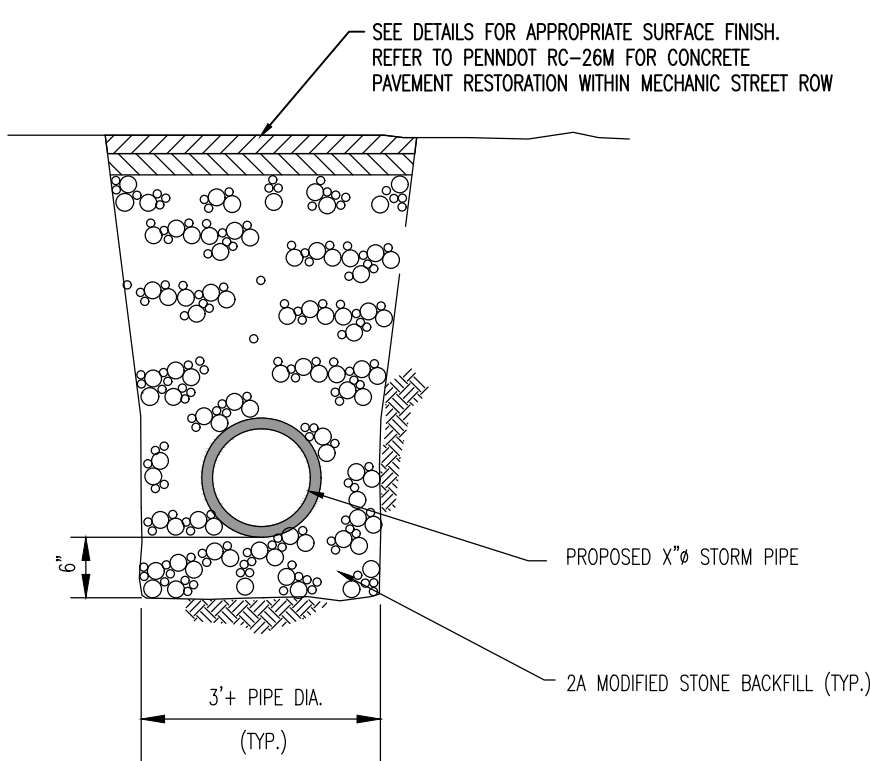
NOT TO SCALE



- NOTES:
 1) PAVEMENT SECTION SHALL BE PER ASPHALT PAVING DETAIL, OR TO MATCH ADJOINING EXISTING PAVEMENT SECTION.

UTILITY SERVICE TRENCH DETAIL

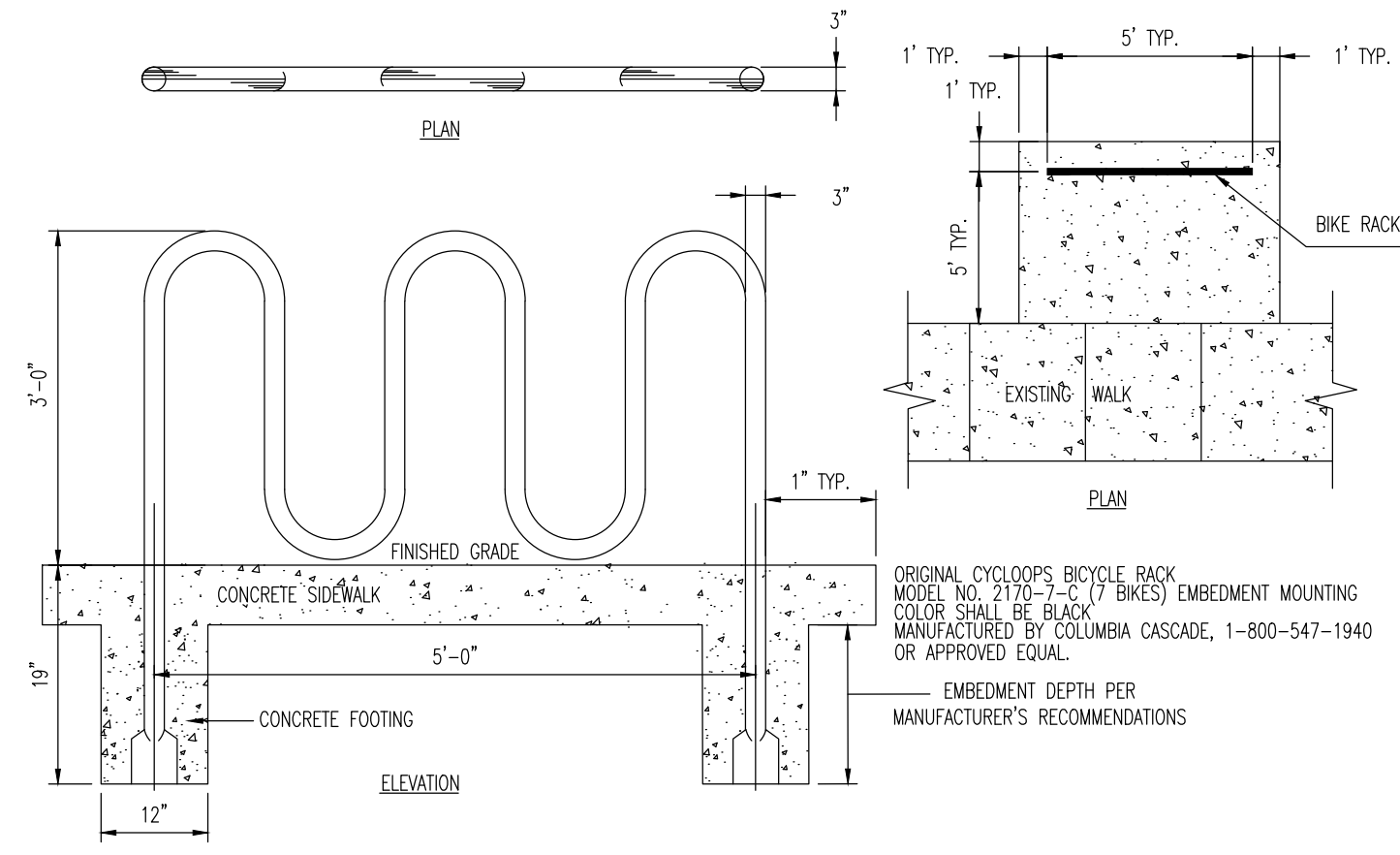
NOT TO SCALE



- NOTE:
 1. PAVEMENT SECTION TO MATCH, AT MINIMUM, ADJOINING PAVEMENT.
 2. X" - SEE PLAN FOR PIPE DIAMETER.

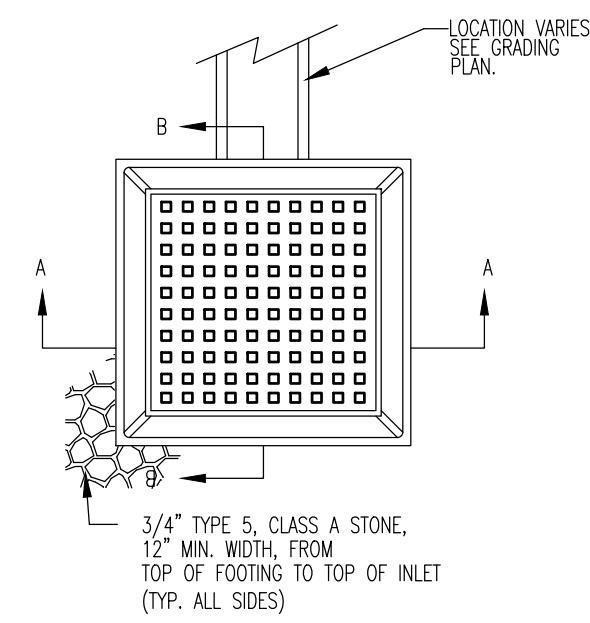
STORM SEWER TRENCH DETAIL

NOT TO SCALE



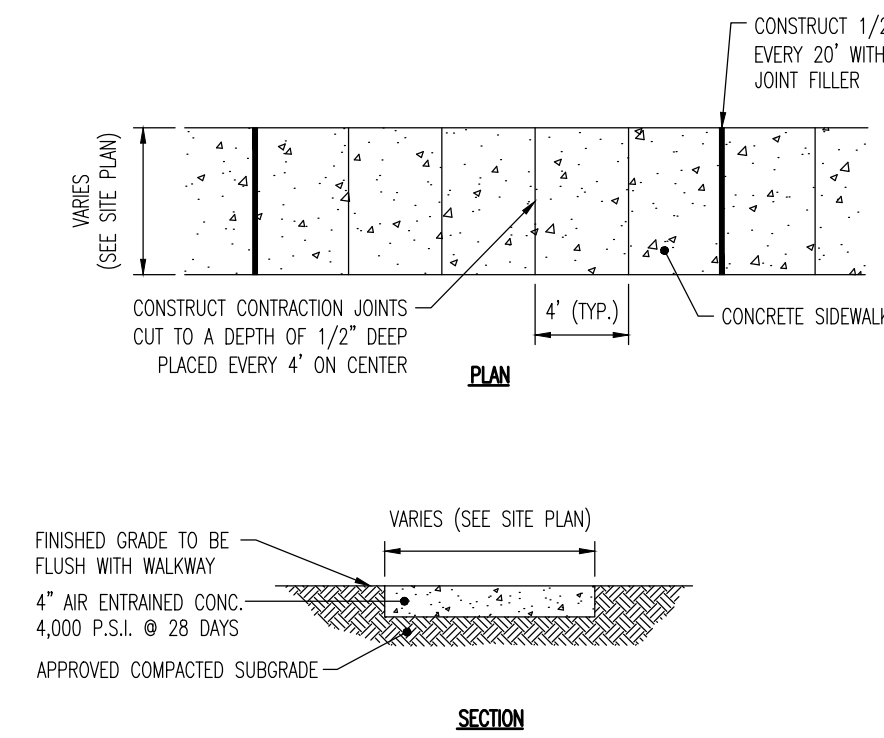
'U' BICYCLE RACK DETAIL

NOT TO SCALE



- GENERAL NOTES:
 1. FOOTING TO BE PENNDOT CLASS "C" CONCRETE.
 2. INVERT & WALLS TO BE PENNDOT CLASS "C" CONCRETE.
 3. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE, WALLS SHALL BE PLASTERED INSIDE & OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
 4. FRAME & GRATE TO BE CAMPBELL FOUNDRY CO., NO. 3194A (FOR STANDARD DUTY) OR EQUIV. SET IN CONCRETE.
 5. PROVIDE 3/4" ALUM. LADDER RUNGS SET AT 12" O.C.
 6. WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW 8'-0" MEASURED FROM GRADE TO INVERT SHALL BE 12" THICK AND EXTEND 12" BEYOND OUTSIDE OF WALL.

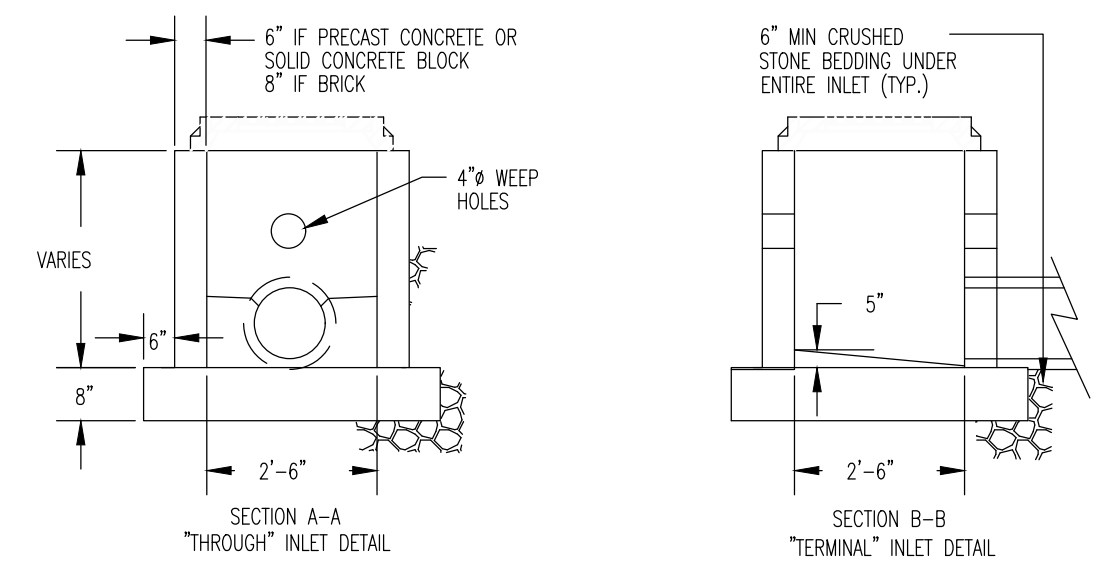
3/4" TYPE 5, CLASS A STONE, 12" MIN. WIDTH FROM TOP OF FOOTING TO TOP OF INLET (TYP. ALL SIDES)



- NOTE:
 1. MAX. CROSS SLOPE 1/4" PER FOOT PITCHED TOWARDS ROADWAY.
 2. PROVIDE 1/2" WIDE PREMOULDED BITUMINOUS EXPANSION JOINT AT 20' INTERVALS.
 3. REFER TO SITE PLAN FOR SIDEWALK WIDTH.
 4. PROVIDE A BROOM FINISH TO PROVIDE A SLIP RESISTANT WEARING SURFACE IN ACCORDANCE WITH A.D.A. REGULATIONS. FINISH THE EDGES OF THE GROOVES USING AN EDGING TOOL WITH A 1/4" RADIUS.

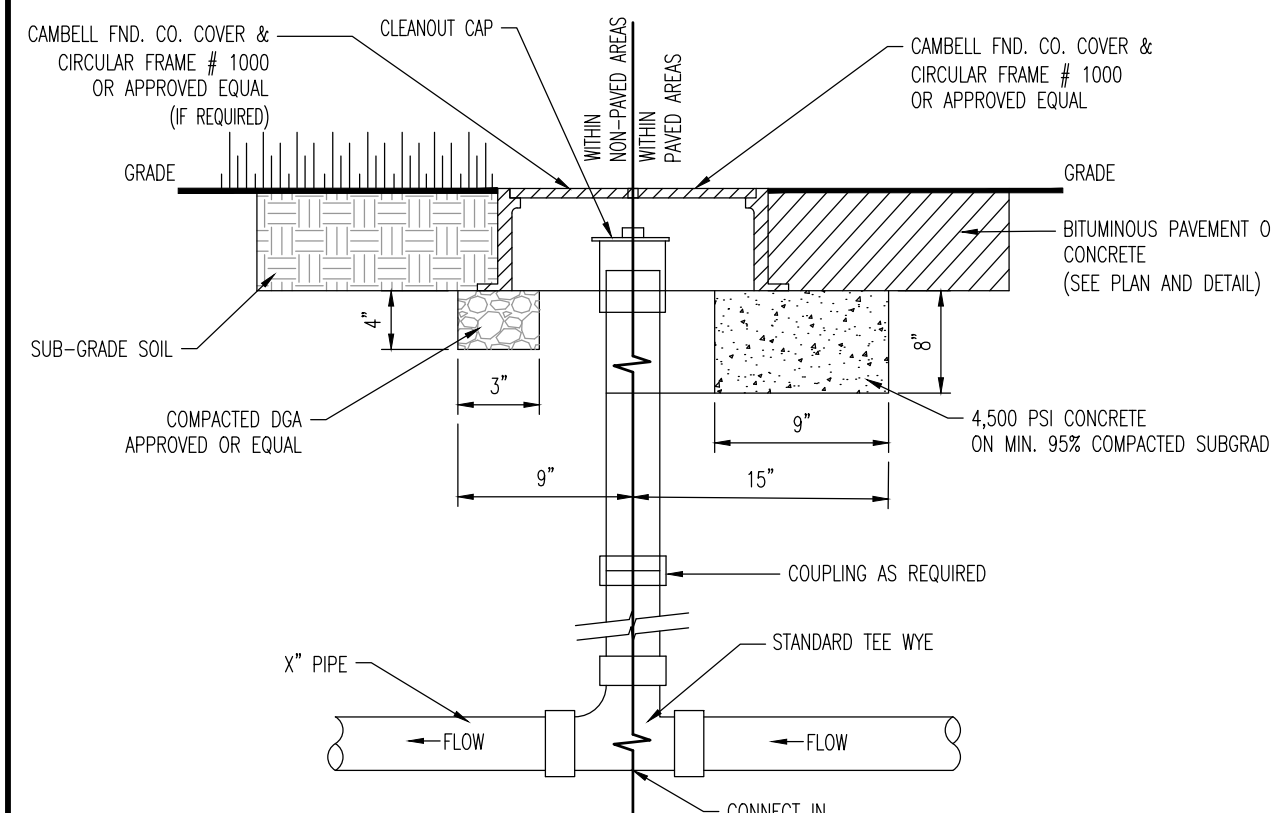
SIDEWALK DETAIL

NOT TO SCALE



2 X 2 YARD INLET DETAIL

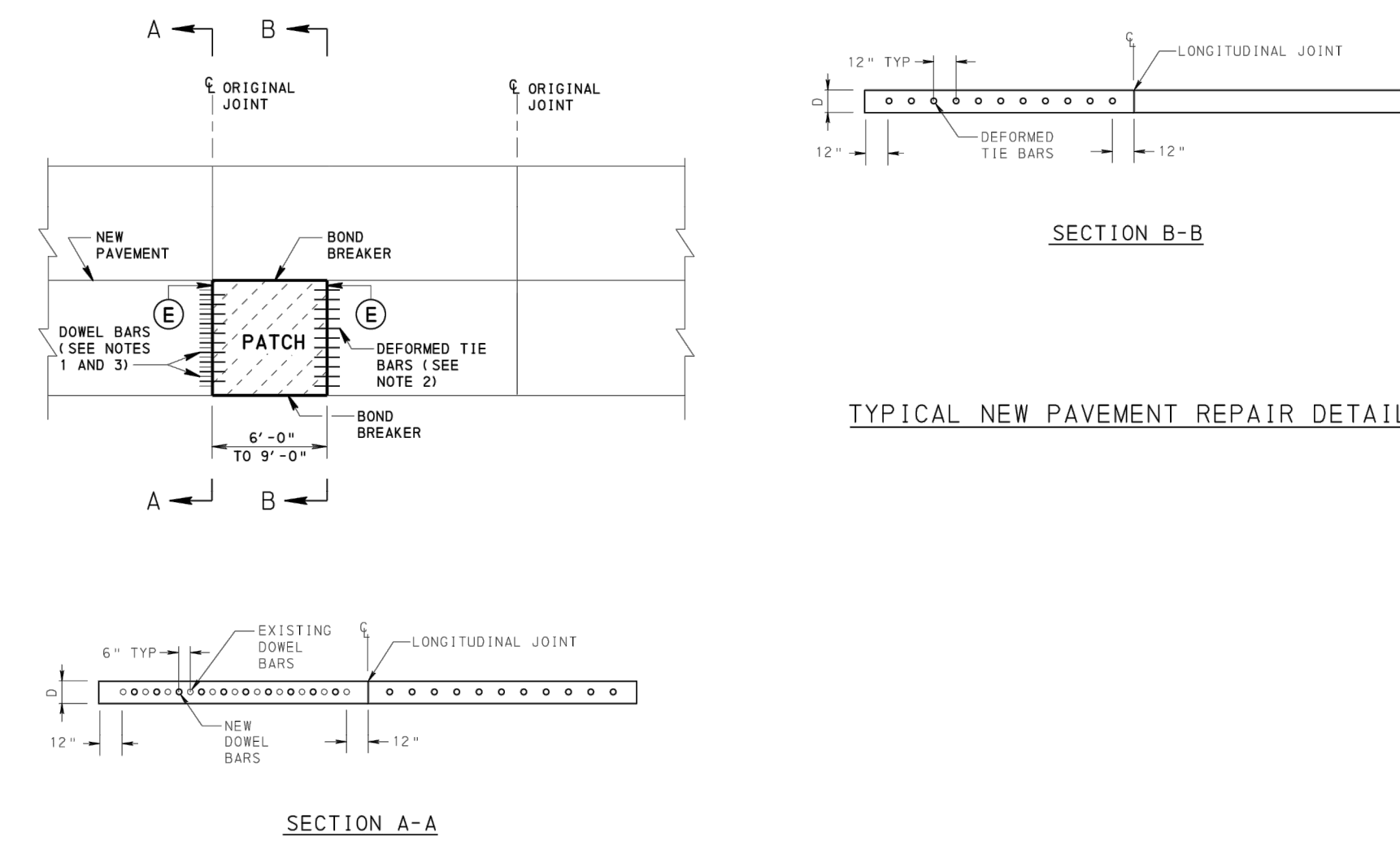
NOT TO SCALE



CLEANOUT DETAIL

NOT TO SCALE

1. ALL SANITARY SEWER PIPE IS 8" OR 10" PVC UNLESS OTHERWISE NOTED.
 2. ALL STORM SEWER PIPE IS TO BE SCH-40 PVC UNLESS OTHERWISE NOTED.
 3. ALL CLEANOUT CAPS ARE TO BE BRASS FOR SANITARY AND PVC FOR STORM SEWER.
 4. X" - SEE PLAN FOR PIPE DIAMETER.

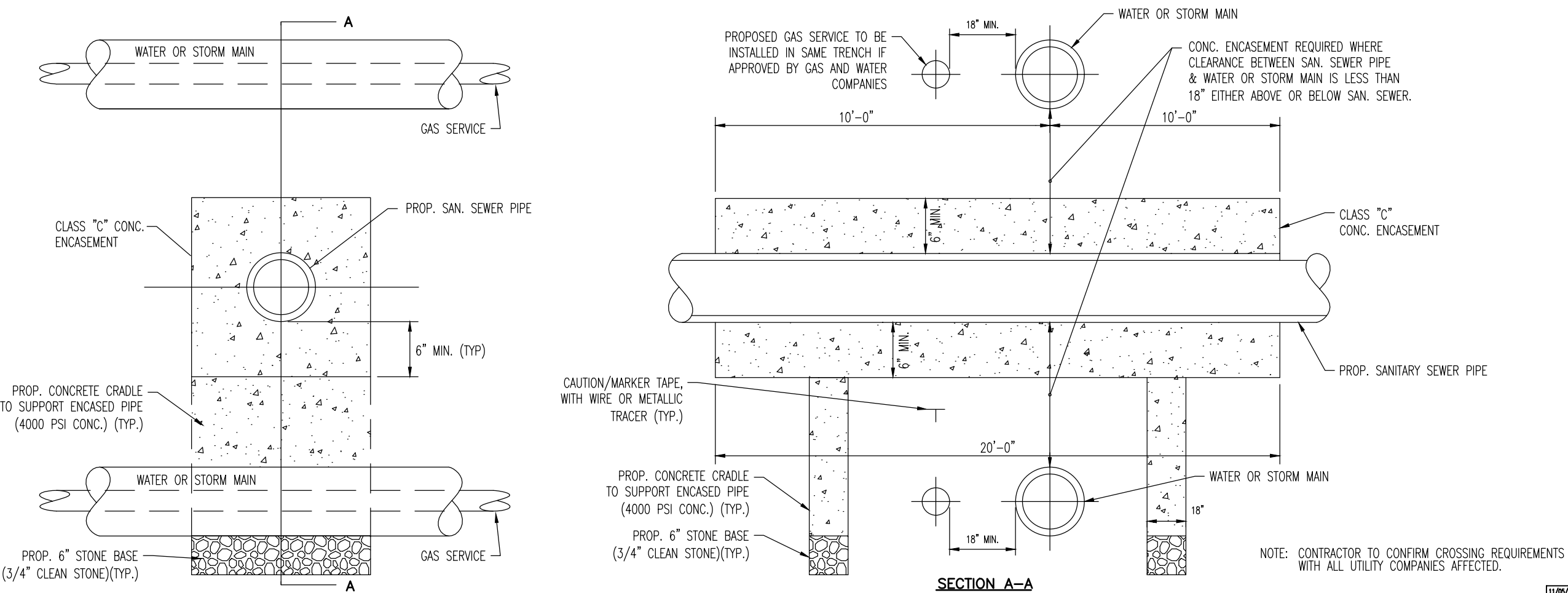


TYPICAL NEW PAVEMENT REPAIR DETAILS

- NOTES:
 1. USE MINIMUM 1 1/4" x 18" LONG DOWEL BARS FOR PAVEMENT DEPTHS 10" OR LESS AND MINIMUM 1 1/2" x 18" LONG DOWEL BARS FOR PAVEMENT DEPTHS GREATER THAN 10". APPROVED ALTERNATE DOWEL BARS HAVING EQUIVALENT PROPERTIES TO CONVENTIONAL ROUND DOWEL BARS MAY BE USED. COATED DOWEL BARS TO BE EITHER GRADE 40 OR GRADE 60.
 2. USE MINIMUM 1 1/4" x 18" LONG DEFORMED TIE BARS FOR PAVEMENT DEPTHS 10" OR LESS AND MINIMUM 1 1/2" x 18" LONG DEFORMED TIE BARS FOR PAVEMENT DEPTHS GREATER THAN 10". APPROVED ALTERNATE DEFORMED TIE BARS HAVING EQUIVALENT PROPERTIES TO CONVENTIONAL ROUND DEFORMED TIE BARS MAY BE USED. DEFORMED TIE BARS MAY BE EITHER GRADE 40 OR GRADE 60.
 3. INSTALL NEW DOWEL BARS EQUIDISTANT (6" TYP.) FROM EXISTING DOWEL BARS, AS SHOWN IN SECTION A-A.

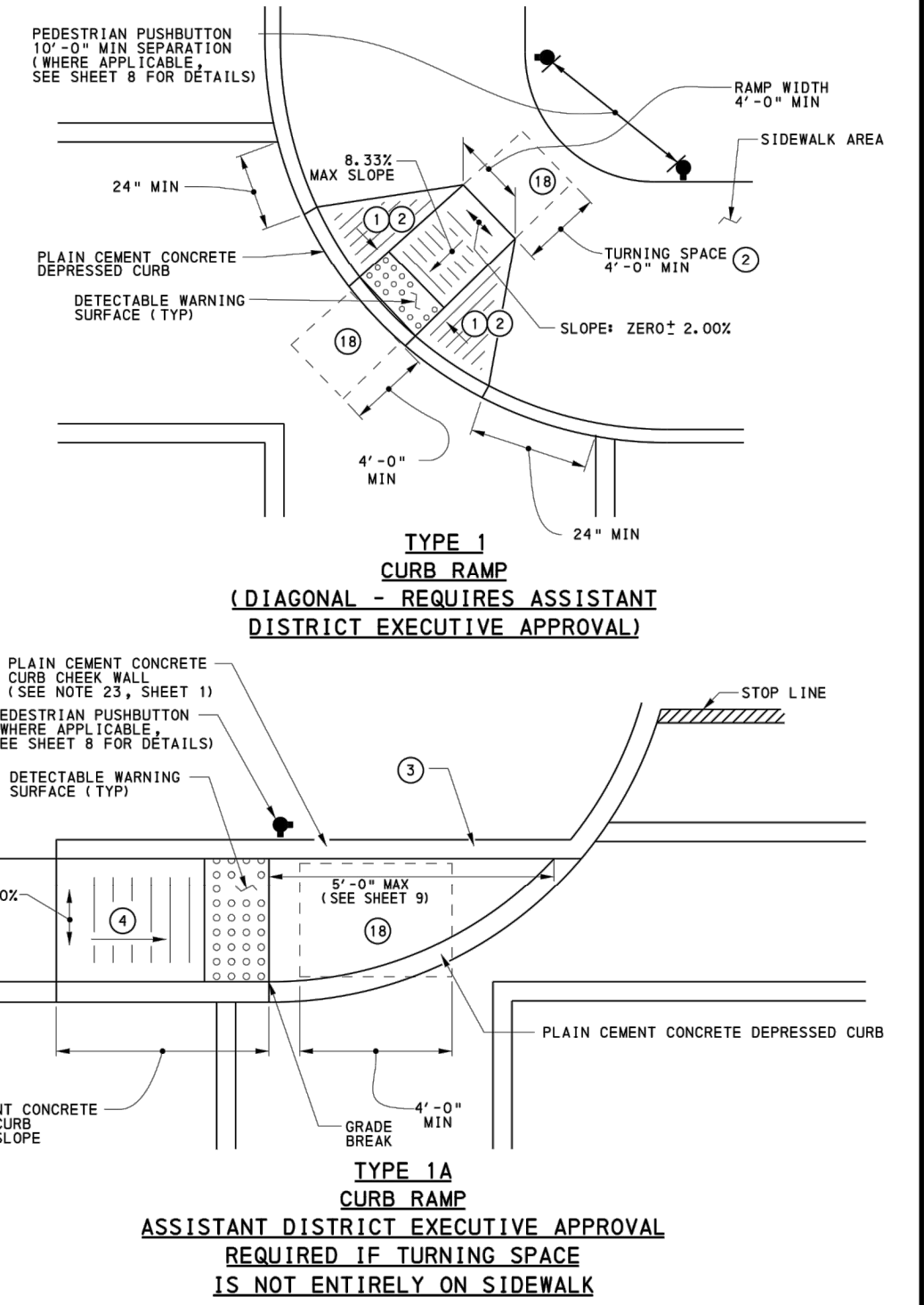
CONCRETE PAVEMENT REHABILITATION (NEW PAVEMENT REPAIR DETAIL)

RECOMMENDED SEPT. 15, 2016
 RECOMMENDED SEPT. 15, 2016
 RC-26M



UTILITY CROSSING DETAIL

NOT TO SCALE



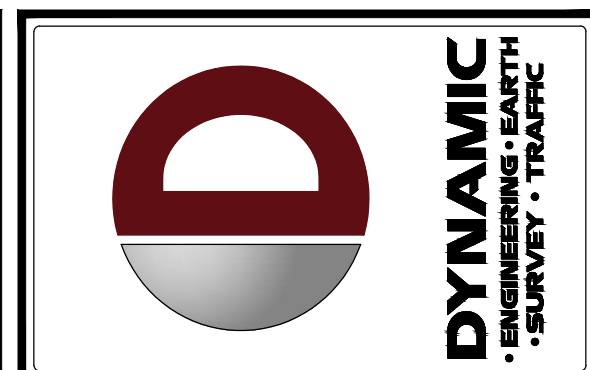
TYPE 1 CURB RAMP (DIAGONAL - REQUIRES ASSISTANT DISTRICT EXECUTIVE APPROVAL)

TYPE 1A CURB RAMP ASSISTANT DISTRICT EXECUTIVE APPROVAL REQUIRED IF TURNING SPACE IS NOT ENTIRELY ON SIDEWALK

- LEGEND:
 (E) PAVEMENT PATCHING JOINT, SEE SHEET 1.
 (1) SIDE FLARE 10.00% MAX SLOPE.
 (2) IF THE TURNING SPACE IS INDICATED TO BE LESS THAN 4'-0", CONSTRUCT SIDE FLARES @ 3.33% MAX SLOPE.
 (3) OPTIONAL BOLLARD CONCRETE SURFACE OR REGRADE SLOPE CAN BE USED TO MEET THE ADJACENT SURFACES IN LIEU OF A RETURN CURB CURB WALL.
 (4) 3.33% MAX RAMP SLOPE, SEE NOTE 8 SHEET 1.
 (5) CURB RAMP REQUIRE A TURNING SPACE WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS AND DIMENSIONS.

COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF TRANSPORTATION
 BUREAU OF PROJECT DELIVERY
CURB RAMPS AND SIDEWALKS
 NEW CONSTRUCTION OR ALTERATION DETAILS
 TYPE 1 AND TYPE 1A CURB RAMPS
 RECOMMENDED JUN. 10, 2013
 RECOMMENDED JUN. 10, 2013
 SH 2 OF 14
 RC-67M

Plotted: 07/12/22 - 12:59 AM, By: swalsh
 File: P:\CEPC PROJECTS\1937 Monocacy General Contracting, LLC\99-002 Bethlehem PA\DWG Land Dev Plans\09799002501.dwg, ----> 08 CONSTRUCTION DETAILS
 Copyright © 2022 - DYNAMIC ENGINEERING CONSULTANTS, PC - ALL RIGHTS RESERVED



REV.	DATE	COMMENTS
1	07/05/22	REVISED PER CITY COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

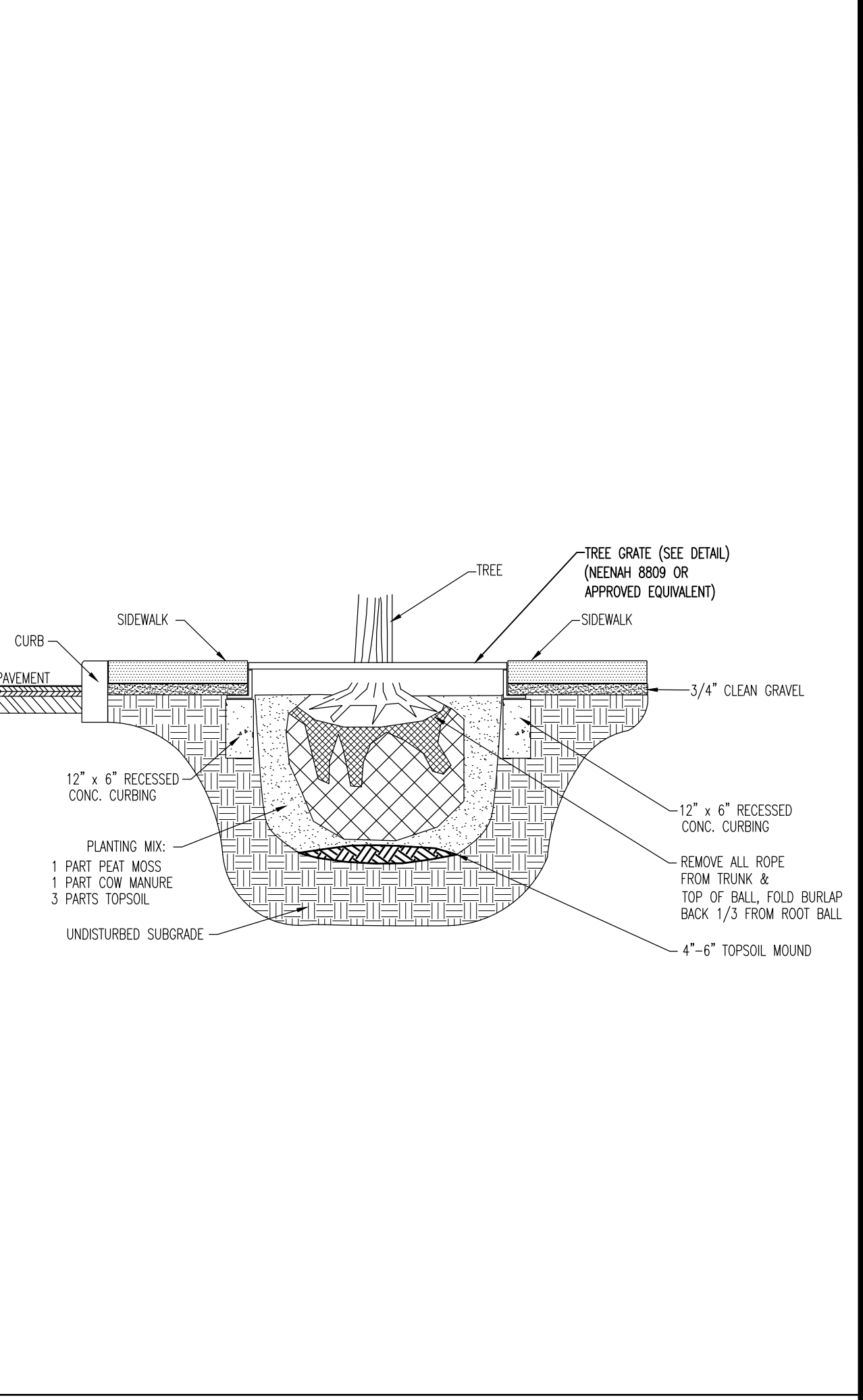
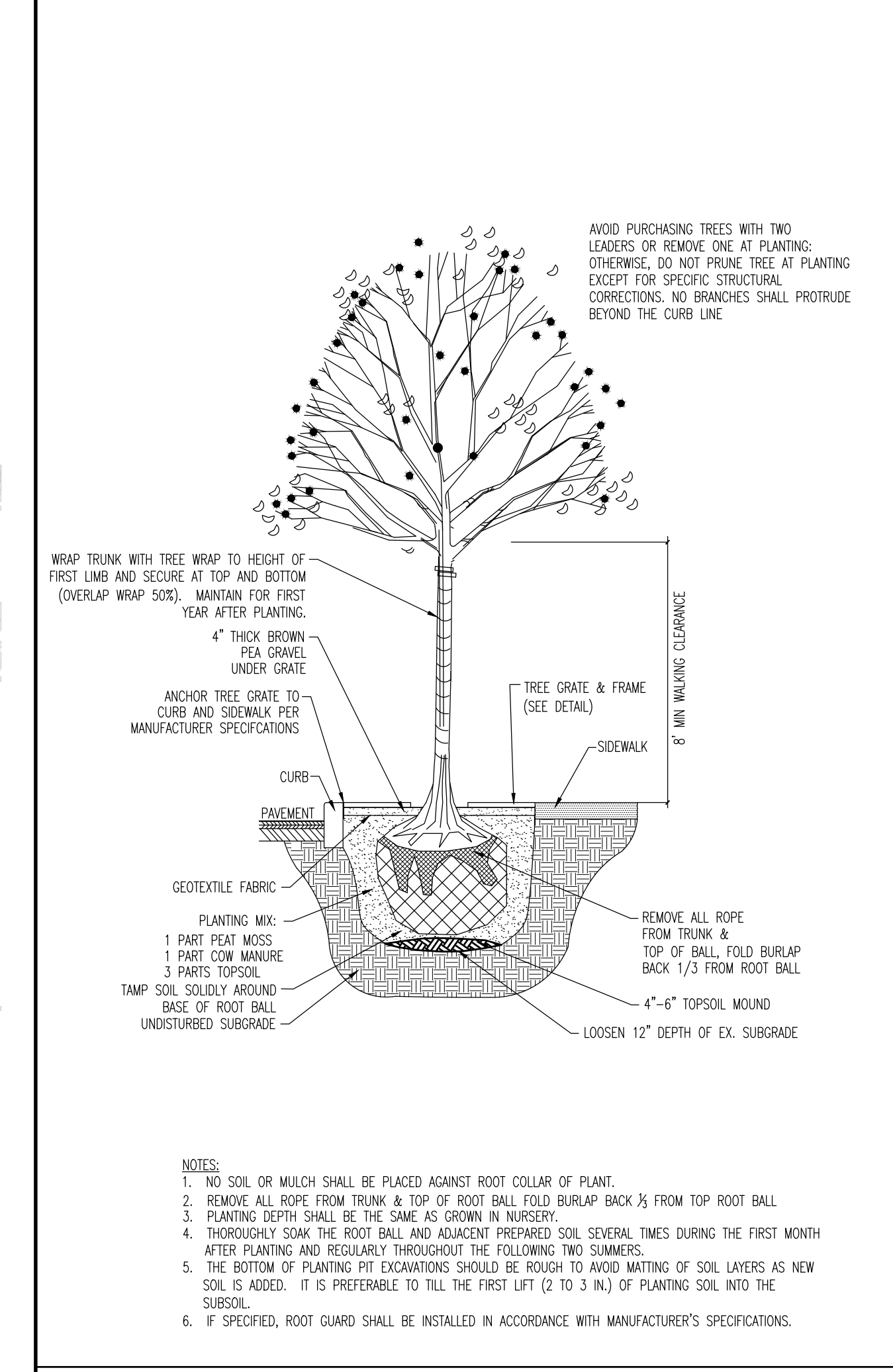
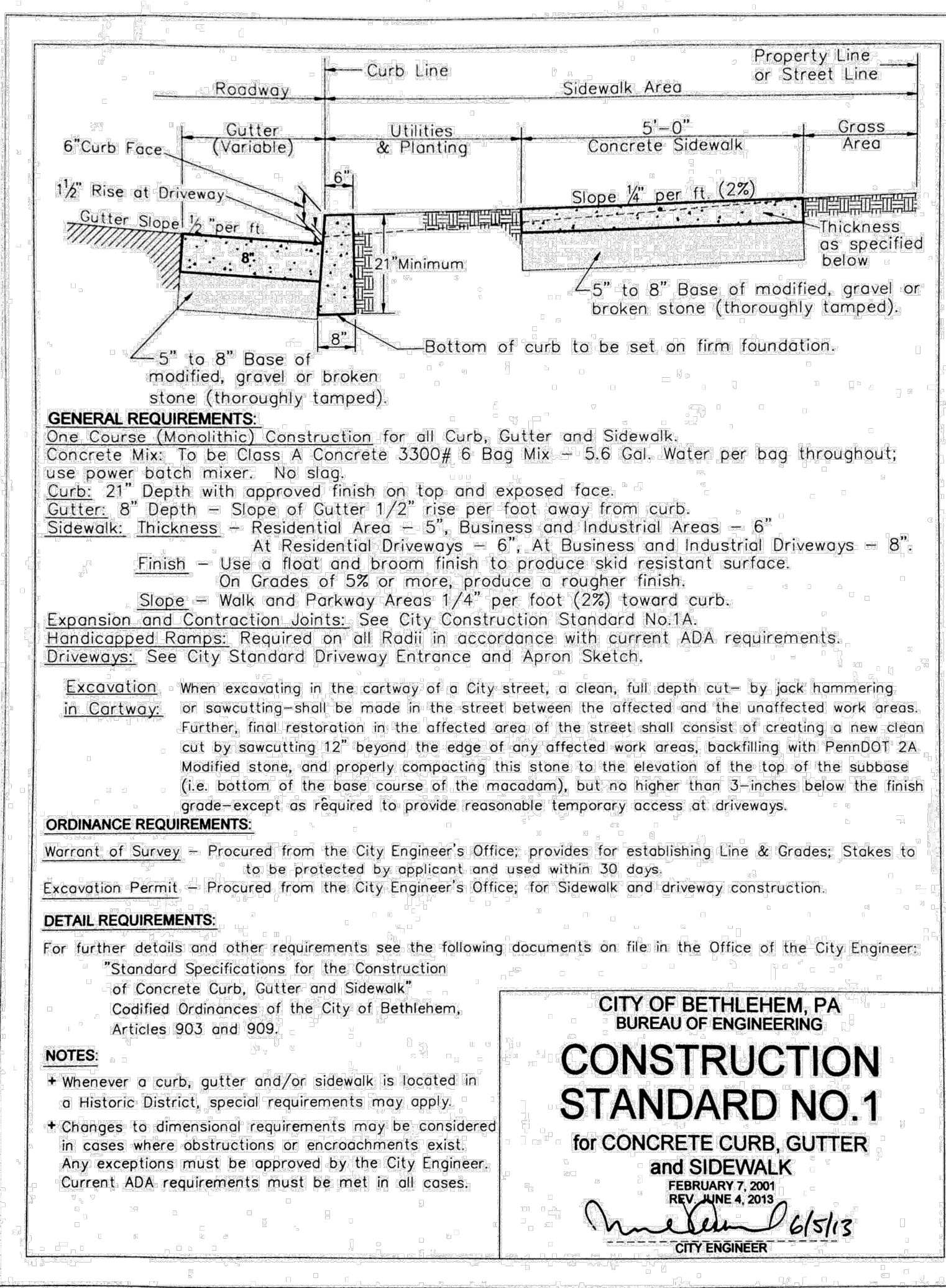
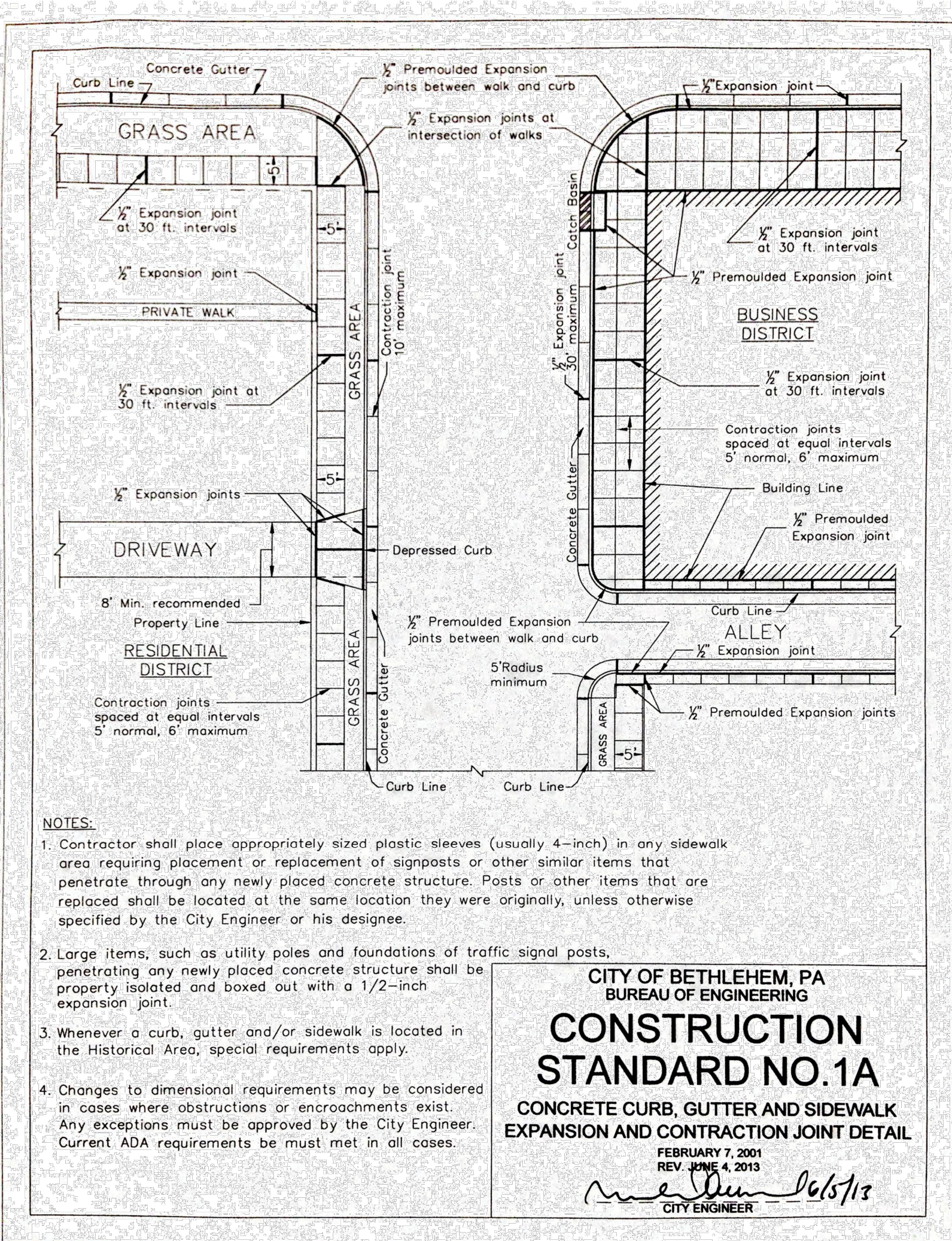
PROJECT: PROPOSED MIXED USE BUILDING
 128 SOUTH LLC
 PARCEL NOS. PRE14-12-5-0204, PRE14-12-6-0004, & PRE14-12-7-0004
 WARD 3, BLOCK 8, EAST THIRD STREET
 CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF ENGINEERS, DESIGNERS, OR ANY PERSON PREPARING TO DIG INTO THE EARTH'S SURFACE ANYWHERE IN ANY STATE
 FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING
 95 Highland Avenue, Suite 170
 Bethlehem, PA 18017
 T: 215.253.4888 | F: 267.685.0361
 Offices conveniently located at:
 Allentown, PA • 215.253.4888
 Chester, PA • 610.279.9229
 Harrisburg, PA • 717.533.2200
 Lehigh Valley, PA • 610.279.9229
 Philadelphia, PA • 215.253.4888
 Pittsburgh, PA • 412.281.4400
 Reading, PA • 610.279.9229
 Scranton, PA • 717.533.2200
 York, PA • 717.533.2200

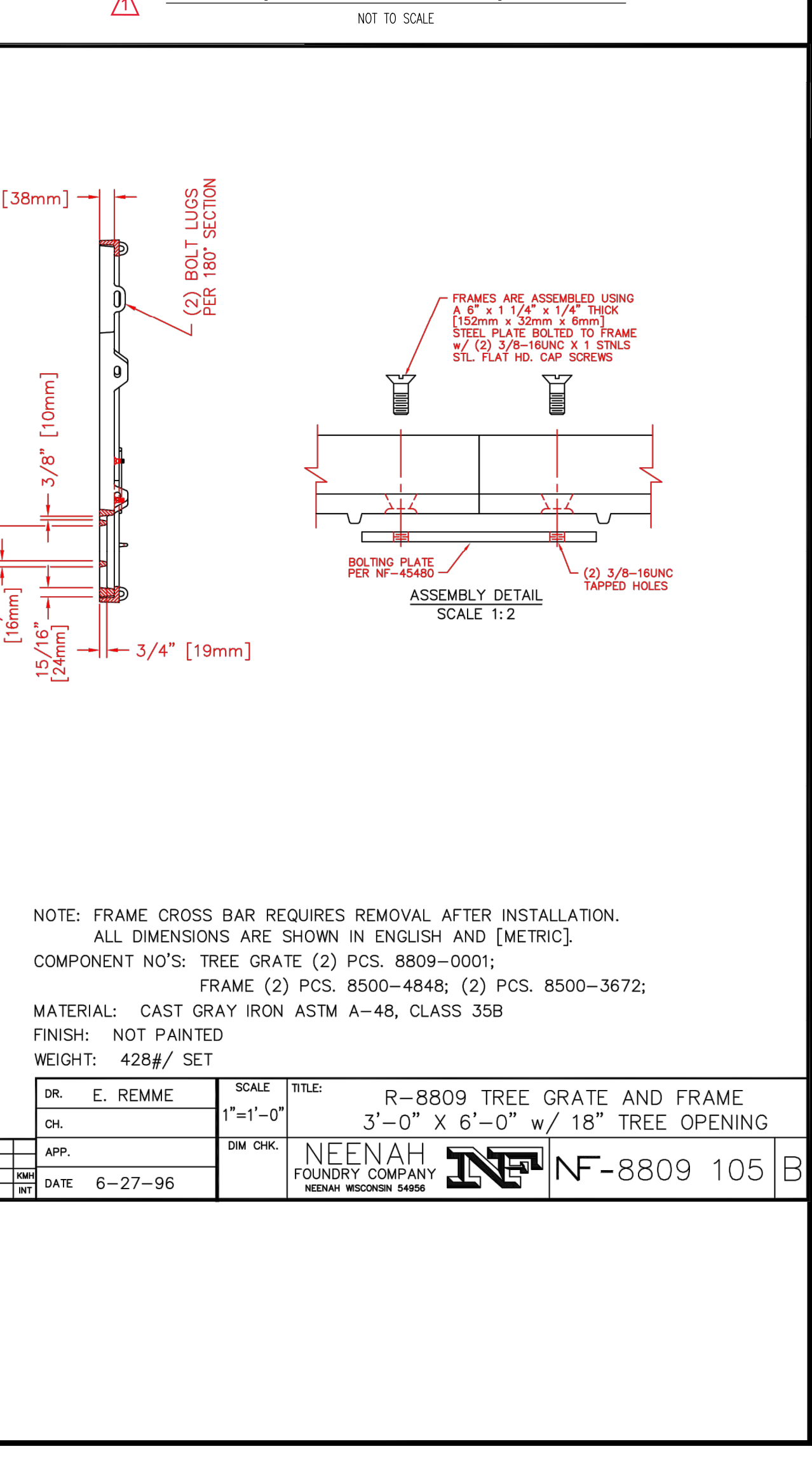
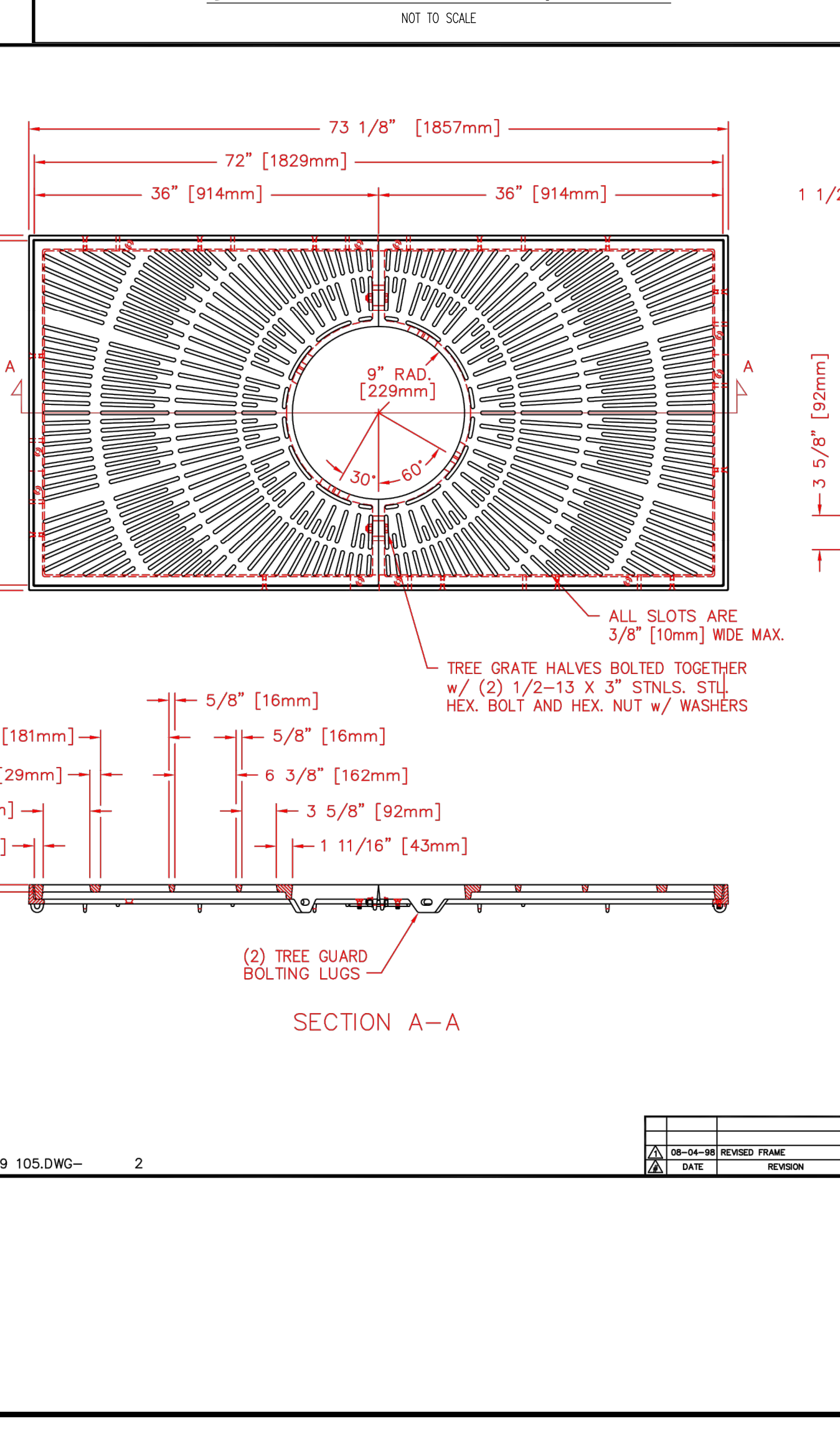
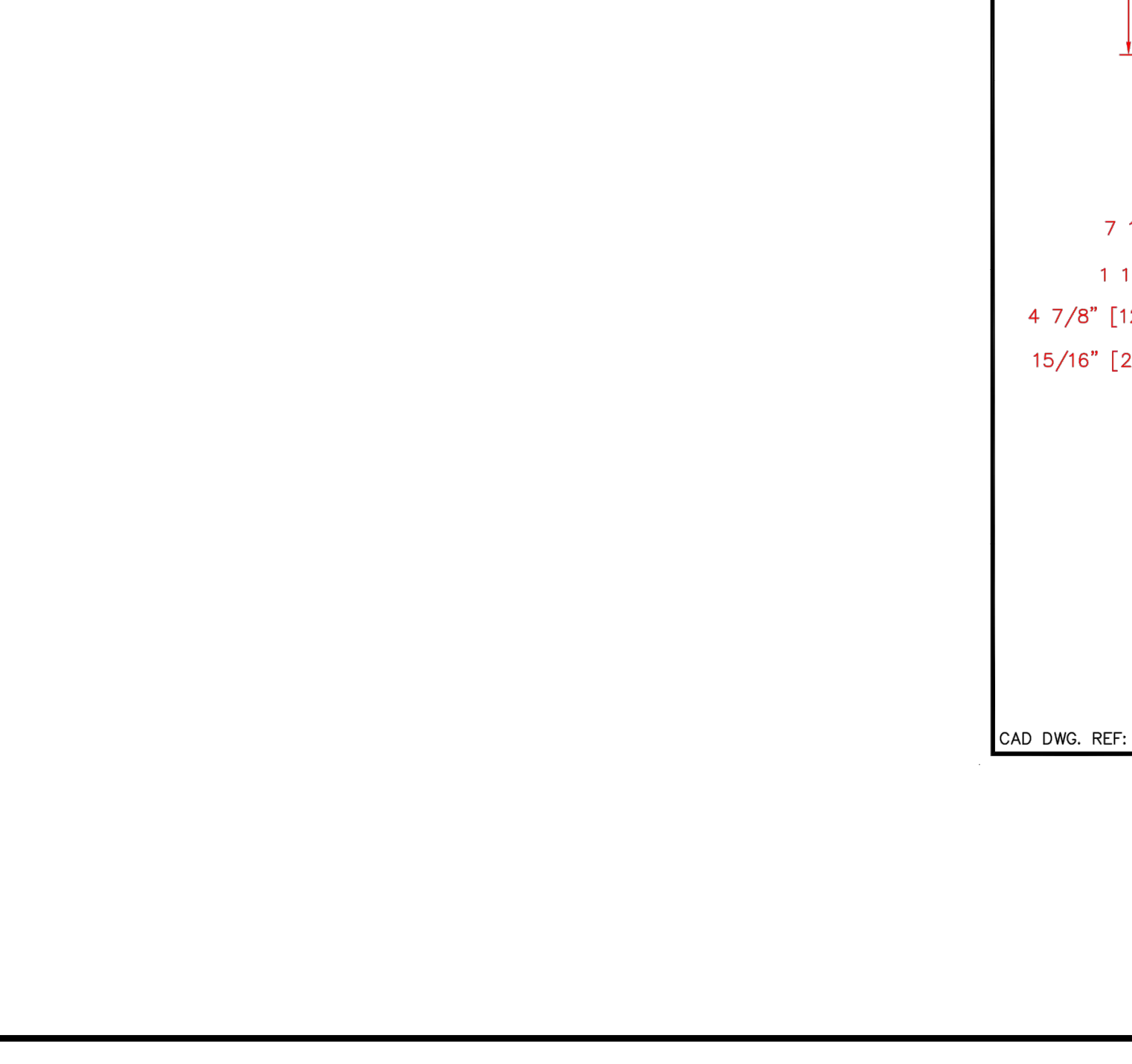
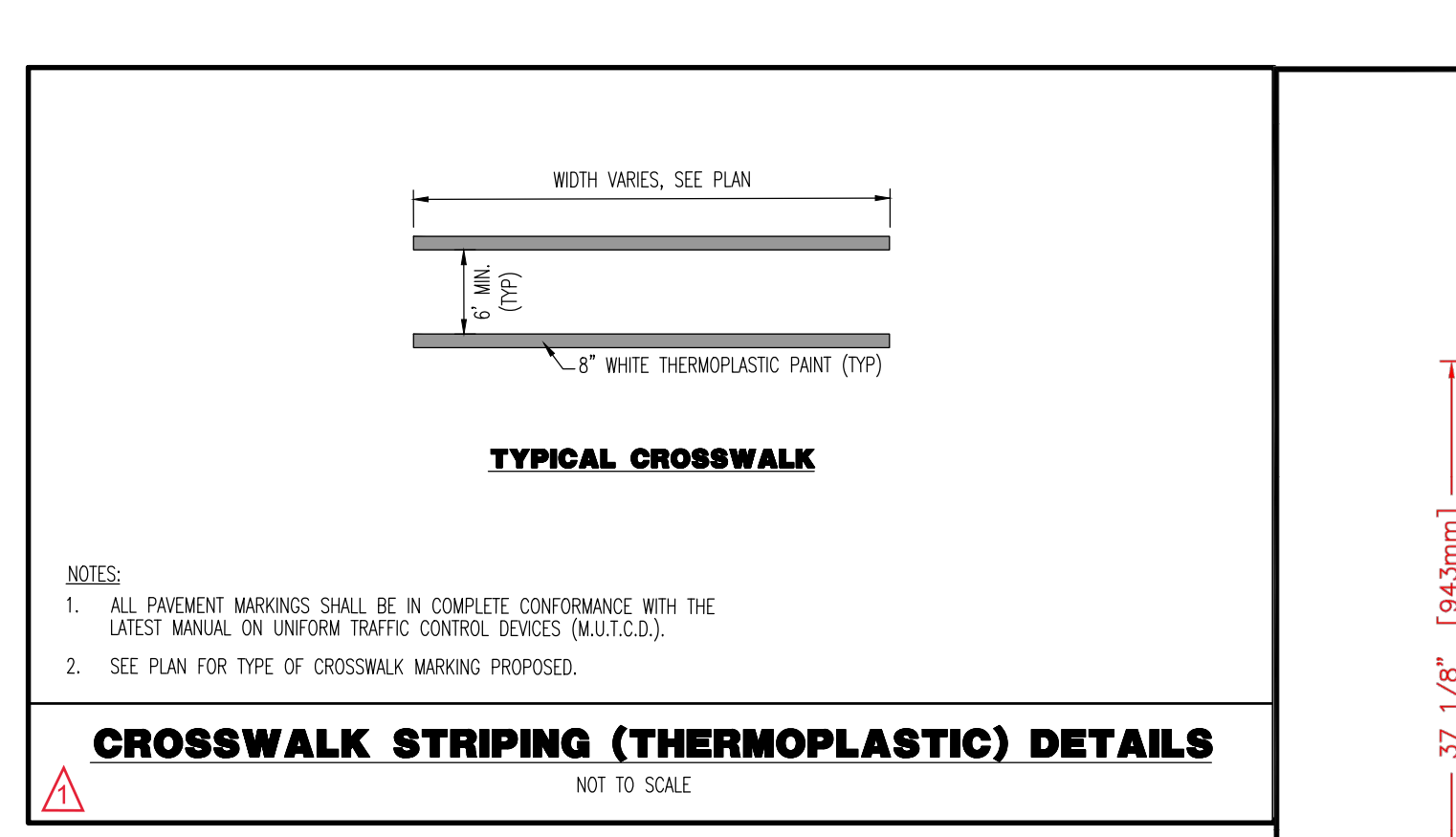
STEPHEN WALSH
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. 100108586

TITLE: CONSTRUCTION DETAILS
 SCALE: (H) AS NOTED (V) --- DATE: 03/25/22
 PROJECT No: 3937-99-002
 SHEET No: 8 OF 11 Rev. #: 1



PLANTING SPECIFICATIONS

- SCOPE OF WORK
 - THIS WORK SHALL CONSIST OF PERFORMING, CLEANING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND ANY OTHER APPROPRIATE NECESSARY FOR THE COMPLETION OF THIS PROJECT.
- MATERIALS
 - GENERAL - ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED EQUAL.
 - PLANTS - ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
 - TOPSOIL - LOAMY SIEVE HAVING AN ORGANIC CONTENT NOT LESS THAN 3%, pH RANGE BETWEEN 4.5 - 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
 - FERTILIZER AND SOIL CONDITIONER - PLANTED AREAS
 - ORGANIC FERTILIZER - SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO 'NITROHUMUS'.
 - ORGANIC FERTILIZER AND SOIL CONDITIONER - SHALL BE 'GRO-POWER' AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE, GUARANTEED ANALYSIS (5-3-1); NITROGEN 5%, PHOSPHATE 3%, POTASH 1%, 50% HUMUS AND 15% HUMIC ACIDS.
- GENERAL WORK PROCEDURES
 - LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE SWEEP CLEAN AT THE END OF EACH DAY'S WORK.
 - WEEDING
 - BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
 - SOIL MODIFICATIONS
 - THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.
 - MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR CYPRESS COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- PLANTING
 - POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
 - PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED MIX MIXED THOROUGHLY:
 - 1 PART PEAT MOSS BY VOLUME
 - 1 PART COW MANURE BY VOLUME
 - 3 PARTS TOPSOIL BY VOLUME
 - 21 GRAM AGROFORM PLANTING TABLETS AS FOLLOWS:
 - 2 TABLETS PER 1 GAL. PLANT; 3 TABLETS PER 5 GAL. PLANT; 4 TABLETS PER 15 GAL. PLANT; LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK
 - CAULPER
 - PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER THOROUGHLY.
 - ALL PLANTS SHALL BE SET SO THAT THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPANTED.
 - PREPARE RAISED DRAINAGE BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.
 - WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
 - PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO MAINWALKS TO A MIN. OF 2" BRANCHING HEIGHT.
- GUARANTEE
 - CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMPLETION OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.
- CLEANUP
 - UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
 - MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCES, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
 - MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN FREE OF DEBRIS OR GRASS AREAS.
- MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.



DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEO TECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING

95 Highland Avenue, Suite 170
Bethlehem, PA 18017
T: 215.253.4888 | F: 267.685.0361
Offices conveniently located at:
Lehigh Valley: 1-717-712-1112
Chestnut Hill: 1-610-679-9229
West Chester: 1-610-733-7333
York: 1-717-487-0000
Harrisburg: 1-717-651-0000
Pottsville: 1-610-253-4888
Bethlehem: 1-610-253-4888
Allentown: 1-610-253-4888
Reading: 1-610-253-4888
Ephrata: 1-717-854-2949
Delco: 1-302-684-2949
Delco: 1-302-684-2949

STEPHEN WALSH
REGISTERED PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 10000856

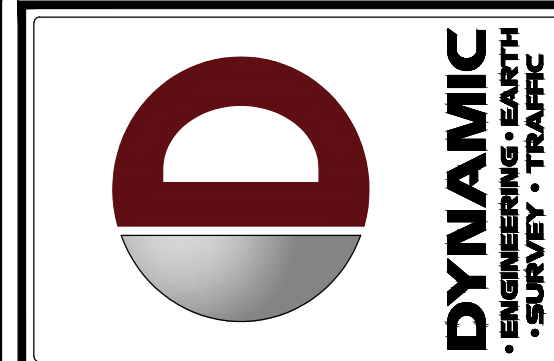
CONSTRUCTION DETAILS

SCALE: (H) AS NOTED (V) --- DATE: 03/25/22

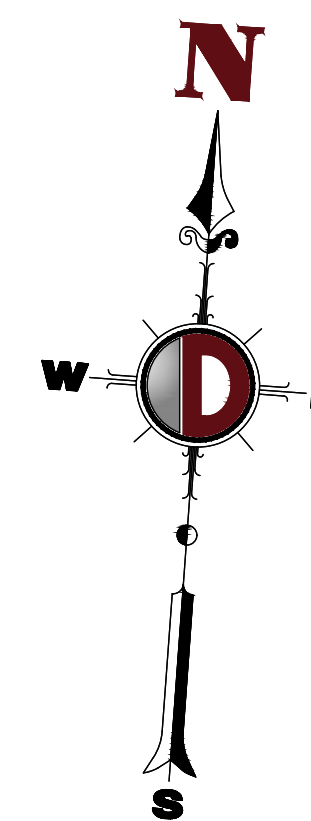
PROJECT No: 3937-99-002

SHEET No: 9 OF 11

Plotted: 07/12/22 - 12:59 AM, By: swalsh
 File: P:\CEPC PROJECTS\3937 Monocacy General Contracting, LLC\99-002 Bethlehem PA\Dev Plans\039799002SD1.dwg, --- 09 CONSTRUCTION DETAILS
 COPYRIGHT © 2022 - DYNAMIC ENGINEERING CONSULTANTS, PC - ALL RIGHTS RESERVED



REV.	DATE	REVISIONS
1	07/05/22	REVISED PER CITY COMMENTS

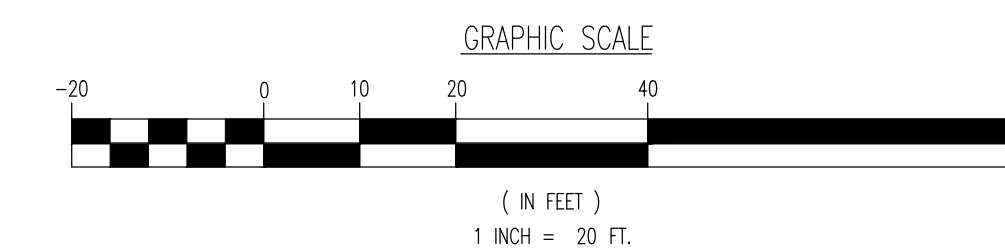
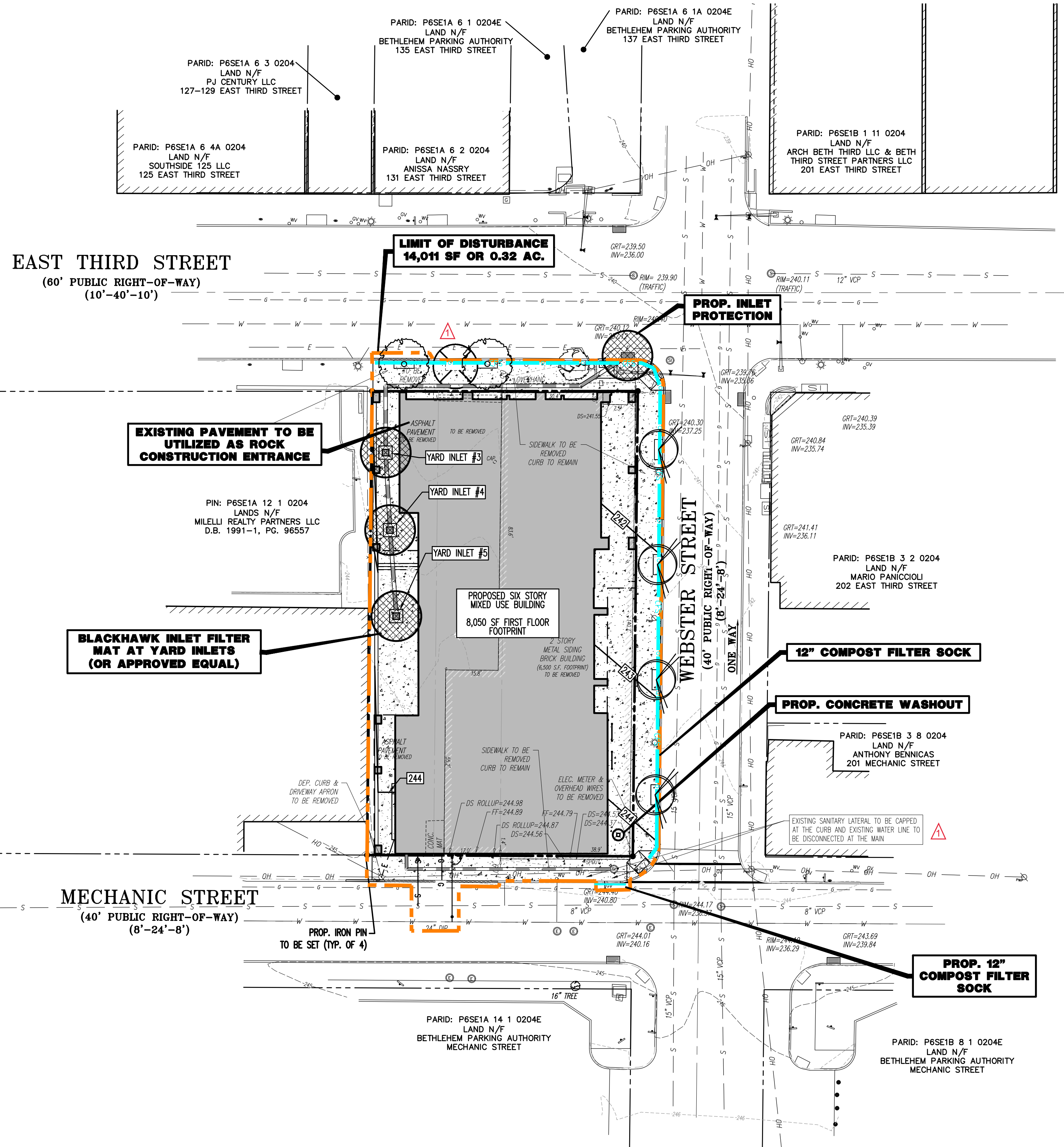


E&S CONTROL LEGEND

	EXISTING TITLE LINE (PARCEL IN QUESTION)
	EXISTING R.O.W LINE (PARCEL IN QUESTION)
	PROPERTY LINE (PARCEL IN QUESTION)
	ULTIMATE RIGHT OF WAY LINE
	OFF-SITE PROPERTY LINES
	PROPOSED LIMIT OF DISTURBANCE LINE
	PROP. COMPOST FILTER SOCK
	PROP. CONSTRUCTION FENCE
	EXIST. MINOR CONTOUR & ELEVATION
	EXIST. MAJOR CONTOUR & ELEVATION
	PROP. FINISH GRADE CONTOUR & ELEVATION
	SOIL IDENTITY
	EXIST. TREES
	PROP. TREES
	PROP. CONCRETE WASHOUT
	PROP. INLET FILTER

NRCS SOIL TABLE:

NORTHAMPTON COUNTY SOIL SURVEY INFORMATION		
SOIL TYPE (SYMBOL)	SOIL TYPE (NAME)	HYDROLOGIC SOIL GROUP (HSG)
UaB	URBAN LAND, 0 TO 8 PERCENT SLOPES	N/A



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: **PROPOSED MIXED USE BUILDING**
128 SOUTH LLC
PARCEL NOS. P6SE1A-12-5-0204, P6SE1A-12-6-0204, & P6SE1A-12-7-0204
WARD 3, BLOCK 8, EAST THIRD STREET
CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF ENGINEERS, DESIGNERS, OR ANY PERSON PREPARING TO DIG BEFORE THE EXISTING SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
95 Highland Avenue, Suite 170
Bethlehem, PA 18017
T: 215.253.4888 F: 267.685.0361
Offices conveniently located at:
Lehigh Valley: 717.312.1111
Cherry Hill, NJ: 856.979.9229
Northampton, MA: 417.532.7200
York, PA: 717.847.0000
Newark, NJ: 973.481.2500
Harrisburg, PA: 717.533.4888
Bethlehem, PA: 610.328.4400
Allentown, PA: 610.264.2000
Houston, TX: 281.390.4400
Arling Heights, IL: 708.644.2000
Del Rio, TX: 361.921.8200

STEPHEN WALSH
Professional Engineer
No. 1000000000
PA 0000000000

TITLE: **EROSION AND SOIL CONTROL PLAN**

SCALE: (H) 1" = 20'
(V) ---
DATE: 03/25/22
PROJECT No: 39.37-99-002
SHEET No: **10** OF 11
Rev. #:

Plotted: 07/12/22 - 1:00 AM. By: swalsh
 File: P:\CECPC PROJECTS\3937 Monocacy General Contracting, LLC\99-002 Bethlehem PA\Dev Plans\039799002SE1.dwg -> 10 EROSION AND SOIL CONTROL PLAN
 COPYRIGHT © 2022 - DYNAMIC ENGINEERING CONSULTANTS, PC - ALL RIGHTS RESERVED

