

LOCATION MAP
1" = 2000'

APPLICANT / RECORD OWNER

MONOCACY GENERAL CONTRACTING, LLC
C/O PLAMEN AYVAZOV, MEMBER
P.O. BOX 4334
BETHLEHEM, PA 18018
484-866-1816

STATEMENT OF INTENT

THE APPLICANT INTENDS TO REDEVELOP AN ABANDONED COMMERCIAL PROPERTY (FORMER MONUMENT MANUFACTURER) TO CONSTRUCT A 4-STORY MIXED USE BUILDING COMPRISING 39 RESIDENTIAL DWELLING UNITS (21 1-BR AND 12 2-BR), FIRST FLOOR COMMERCIAL SPACE, RESIDENT COMMON AREAS AND AMENITIES, OFF-STREET PARKING (57 VEHICLES) AND LOADING/UNLOADING ACCOMMODATIONS, UTILITY SERVICE CONNECTIONS, STORMWATER MANAGEMENT FACILITIES, SITE LANDSCAPING, AND RELATED PUBLIC AND PRIVATE IMPROVEMENTS, ALL AS DEPICTED HEREIN.

SITE DATA

RECORD OWNER: MONOCACY GENERAL CONTRACTING, LLC
PROPERTY ADDRESS: 218-226 WEST UNION BOULEVARD
TAX MAP REFERENCE: PENW2B-8-8
DEED REFERENCE: D.B.V. 2021-1, PG. 362027
EX. LOT AREA (BY DEED): 38,997 S.F./0.8952 AC.
CITY WARD/BLOCK: 8/12A
ZONING CLASSIFICATION: LIMITED COMMERCIAL (CL)
WATER: CITY OF BETHLEHEM
SANITARY SEWER: CITY OF BETHLEHEM
NO. EXISTING/PROPOSED LOTS: 1/1

ZONING DATA

LIMITED COMMERCIAL (CL) ZONING DISTRICT
(MULTI-FAMILY RESIDENTIAL USE, >2.5 STORIES) (1)
PER ORD. PER PLAN
MIN. TRACT AREA: 9,000 S.F. 39.0K S.F.
MIN. LOT AREA PER D.U.: 1,200 S.F. 1,000 S.F. (2)
MIN. LOT WIDTH: 90 FEET 180 FEET
FRONT YARD SETBACK: 10 FEET 0 FEET (2,3)
SIDE YARD SETBACK (EACH): 15+6.5 FEET 21.5 FEET (4)
REAR YARD SETBACK: 50 FEET 5 FEET (2,4,5)
MAX. BUILDING HEIGHT: 60 FEET 48 FEET
MAX. BUILDING COVER: 5 STRY 4 STRY
MAX. IMPERVIOUS COVER: 90% 76%

- NOTES:**
- FOR MULTI-FAMILY DWELLINGS IN THE CL ZONING DISTRICT, A PRINCIPAL COMMERCIAL USE SHALL BE LOCATED ON THE FRONT, STREET-LEVEL OF THE SAME BUILDING.
 - PROPOSED NON-COMFORMITY - REFER TO THE ZONING RELIEF GRANTED BLOCK HEREIN.
 - NO NEW VEHICLE PARKING SPACES SHALL BE LOCATED BETWEEN THE FRONT LOT LINE ALONG A PUBLIC STREET AND THE FRONT OF A PRINCIPAL BUILDING.
 - FOR MULTI-FAMILY DWELLINGS OVER 2.5 STORIES, SIDE AND REAR YARD SETBACKS SHALL BE INCREASED BY NOT LESS THAN ONE-HALF (1/2) FOOT FOR EACH ONE (1) FOOT IN BUILDING HEIGHT OVER THIRTY-FIVE (35) FEET. [20 1306.01(a), NOTE (1)]
 - IN THE CL DISTRICT, ANY PORTION OF A PRINCIPAL BUILDING EXCEEDING 4' STOREY OR 45 FEET SHALL BE SET BACK A MINIMUM OF 50 FEET FROM ANY REAR PROPERTY LINE ADJACENT TO A RESIDENTIAL ZONE. [20 13.06.07(a)]
 - DESIGN STANDARDS APPLICABLE TO THE CL ZONING DISTRICT [20 1311]

GENERAL NOTES

- ANY AND ALL SITE IMPROVEMENTS, PUBLIC AND PRIVATE, PROPOSED HEREIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BETHLEHEM CONSTRUCTION STANDARDS IN EFFECT AT THE TIME OF LAND DEVELOPMENT APPROVAL.
- DESIGN, MATERIALS, AND CONSTRUCTION FOR THE PROPOSED BUILDING SHALL MEET OR EXCEED INTERNATIONAL BUILDING CODE STANDARDS, LATEST EDITION.
- CLEAR SIGHT TRIANGLES: THE PROPERTY OWNER(S), THEIR HEIRS, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE TO MAINTAIN CLEAR SIGHT TRIANGLES, LOCATED ON THE SUBJECT PROPERTY AND DELINEATED HEREIN, FREE OF VEGETATION AND OTHER VISUAL OBSTRUCTIONS BETWEEN A HEIGHT THREE FEET ABOVE THE STREET GRADE AND A PLANE 10 FEET ABOVE CURB LEVEL, IN ACCORDANCE WITH SECTION 1319.06(B) OF THE CITY OF BETHLEHEM ZONING ORDINANCE. IT IS INTENDED THAT MAINTENANCE RESPONSIBILITIES IMPOSED HEREUNDER SHALL BE A COVENANT RUNNING WITH THE LAND AND ENFORCEABLE AGAINST ALL FUTURE OWNERS.
- DRAINAGE EASEMENTS: PROPERTY OWNER(S) THEIR HEIRS, SUCCESSORS, AND ASSIGNS SHALL BE PERPETUALLY RESPONSIBLE TO MAINTAIN EXISTING AND PROPOSED EASEMENTS LOCATED ON THEIR RESPECTIVE PROPERTIES IN ACCORDANCE WITH THE GRADES AND DESIGNS INDICATED ON THE APPROVED LAND DEVELOPMENT PLANS FOR THE PROJECT. DRAINAGE EASEMENTS PROVIDE FOR THE FLOW OF STORMWATER ACROSS LOTS AND MAY NOT BE ALTERED WITHOUT WRITTEN PERMISSION OF THE CITY ENGINEER, AND OBSTRUCTIONS SUCH AS PLANTING BERMS OR FENCES, OTHER THAN THOSE DEPICTED HEREIN, MAY BE INSTALLED IN DRAINAGE EASEMENTS WITHOUT APPROVAL IN WRITING. PROVISIONS FOR THE PASSAGE OF STORMWATER, ANY SUCH PROPOSED PROVISIONS SHALL BE APPROVED IN WRITING BY THE CITY ENGINEER. IT IS INTENDED THAT THE MAINTENANCE RESPONSIBILITIES IMPOSED HEREUNDER SHALL BE A COVENANT RUNNING WITH THE LAND AND ENFORCEABLE AGAINST ALL FUTURE OWNERS.
- ELECTRIC UTILITY SERVICE LINES (E.G. ELECTRIC POWER, CABLE TV, TELECOMMUNICATION) SHALL BE INSTALLED

ZONING RELIEF GRANTED

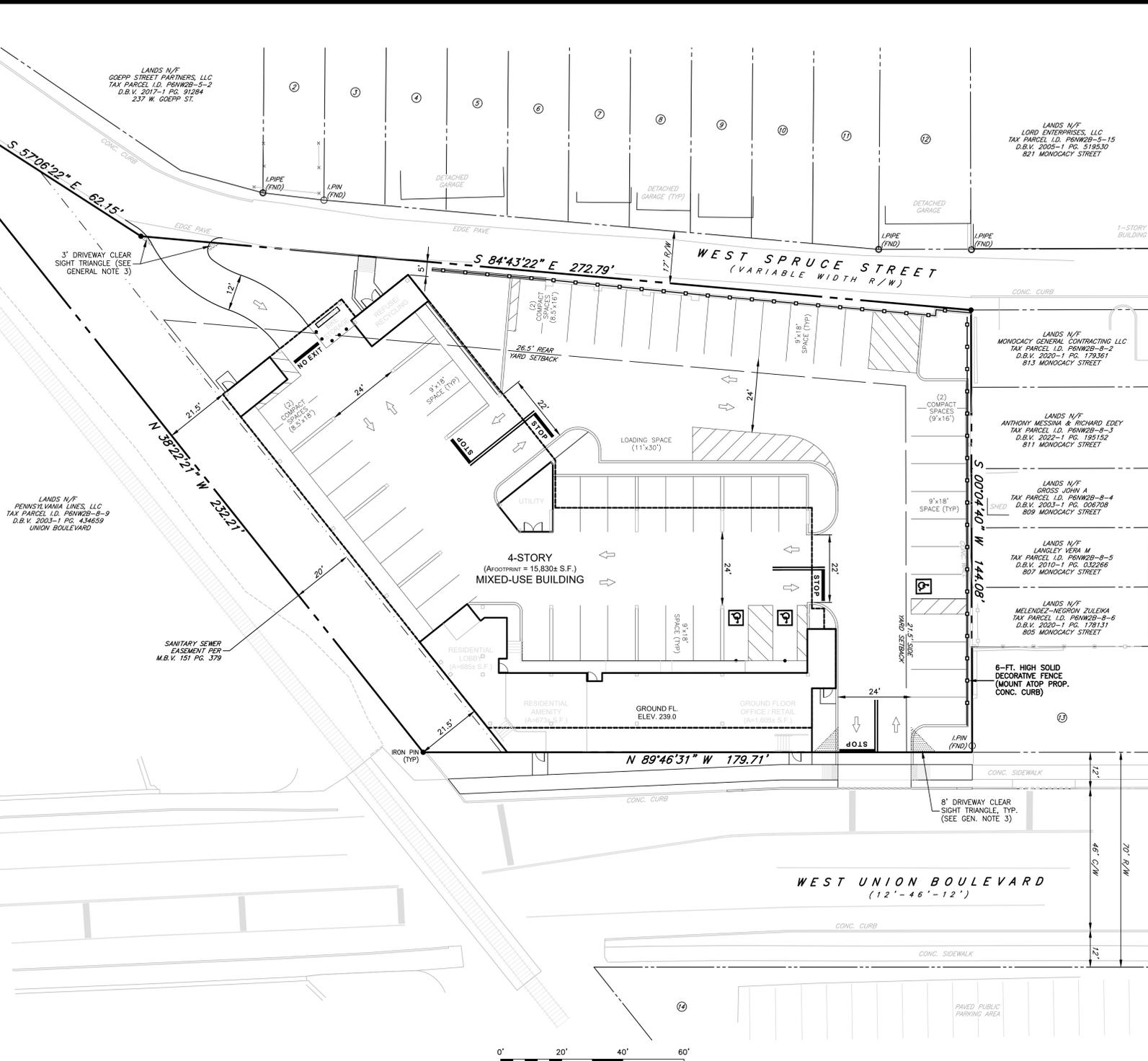
AT A DULY ADVERTISED PUBLIC HEARING HELD ON APRIL 22, 2022, THE CITY OF BETHLEHEM ZONING HEARING BOARD GRANTED THE APPLICANT RELIEF FROM THE FOLLOWING SECTIONS OF THE ZONING ORDINANCE:

- 1306.01(a)(4) A VARIANCE FOR MINIMUM LOT AREA PER DWELLING UNIT (1,200 S.F. REQUIRED (33 UNITS), 1,017 FT. PROPOSED (39 UNITS))
- 1306.01(b)(2) A VARIANCE FOR FRONT YARD SETBACK (10 FT. REQUIRED, 0 FT. PROPOSED)
- 1306.02(a) A VARIANCE FOR REAR YARD SETBACK (50 FT. REQUIRED, 5 FT. PROPOSED)
- 1118.23 A VARIANCE FOR BUFFER YARDS (8 FT. REQUIRED, 2.3 FT. (SIDE) AND 4 FT. (REAR) PROPOSED)
- 1119.02(b)(2) A SPECIAL EXCEPTION FOR NUMBER OF OFF-STREET PARKING SPACES (78 REQUIRED, 57 PROPOSED)

IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF ITS WRITTEN DECISION DATED JUNE 10, 2022.

OFF-STREET PARKING SPACE TABULATION

INDOOR RETAIL BUSINESS
REQUIRED:
4.0 SPACES PER 1,000 S.F. G.F.A.
4.0 SPACES * 1,600 S.F. G.F.A. / 1,000 = 6.4 SPACES
PLUS 1.00 SPACE PER VEHICLE USED IN THE CONDUCT OF BUSINESS PLUS:
1.00 SPACES * 0 VEHICLES = 0 SPACES
MULTI-FAMILY RESIDENTIAL USE: (39) 1-2 BEDROOM UNITS
REQUIRED:
1.75 SPACES PER UNIT
1.75 SPACES * 39 UNITS = 68.3 SPACES
TOTAL
TOTAL SPACES REQUIRED: 75
TOTAL SPACES PROPOSED: 57
EXCESS(DEFICIT): (18) SPACES (*)
ADA SPACES REQUIRED: 3
NOTES:
* PROPOSED NON-COMFORMITY - REFER TO THE ZONING RELIEF GRANTED BLOCK HEREIN.



SCALE: 1"=20'

PLAN PREPARER'S NOTES

- THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED BY KEYSTONE CONSULTING ENGINEERS, INC. AS OF MARCH 12, 2021 USING A TRIMBLE S-8 ROBOTIC TOTAL STATION AND A TRIMBLE R-8 GPS WITH KEYNET AND REPRESENTS AN EXISTING FEATURES AND TOPOGRAPHIC SURVEY OF LANDS NOW OR FORMERLY OF BOYD-BETH, LLC.
- LOCATIONS OF AND INFORMATION PERTAINING TO UNDERGROUND UTILITIES CONTAINED HEREIN ARE APPROXIMATE AND WERE INTERPOLATED BASED ON FIELD LOCATIONS OF OBVIOUS ABOVE-GROUND EVIDENCE. UNDERGROUND UTILITIES NOT EVIDENCED ON THE SURFACE BY MARKINGS OR STRUCTURES AT THE TIME OF THE FIELD SURVEY HAVE NOT BEEN DEPICTED HEREIN.
- CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATIONS OF UNDERGROUND UTILITIES ON THE SITE IN ACCORDANCE WITH PA ACT 187 AND 121 PRIOR TO COMMENCING ANY EARTH DISTURBANCE ACTIVITY.
- PROPERTY OWNERS' NAMES, DEED REFERENCES, AND TAX PARCEL IDENTIFIER INFORMATION CONTAINED HEREIN ARE BASED ON NORTHAMPTON COUNTY TAX ASSESSMENT RECORDS AND ARE SUBJECT TO THE ACCURACIES OR INACCURACIES THEREOF.
- PROPERTY BOUNDARIES DEPICTED HEREIN AND ANNOTATED WITH BEARING ANGLES, DISTANCES, OR CURVE DATA DENOTE BOUNDARIES MEASURED BY THIS SURVEY. PROPERTY BOUNDARIES WITHOUT GEOMETRIC ANNOTATION MAY HAVE BEEN PLOTTED USING RECORD INFORMATION AND ARE INTENDED FOR GENERAL SITE ORIENTATION PURPOSES ONLY.
- HORIZONTAL BEARING ANGLES AND COORDINATES CONTAINED HEREIN ARE BASED ON THE PA SOUTH ZONE STATE PLANE COORDINATE SYSTEM IN US FEET. DISTANCES ANNOTATED HEREIN REPRESENT GROUND MEASUREMENTS (NO GRID SCALE FACTOR HAS BEEN APPLIED).
- SPOT ELEVATIONS AND CONTOUR LINES CONTAINED HEREIN ARE BASED ON GPS OBSERVATIONS USING A TRIMBLE R-8 GPS WITH KEYNET AND ARE ACCURATE WITHIN 0.15' OF THE U.S.G.S. NORTH AMERICAN VERTICAL DATUM OF 1988.
- 'IRON PIN (TO BE SET)' IDENTIFIED HEREIN DENOTES A 3/4"-INCH DIAMETER REINFORCING BAR WITH YELLOW PLASTIC CAP INSCRIBED "KEYSTONE ENG." TO BE SET BY KEYSTONE CONSULTING ENGINEERS, INC.
- PLAN REFERENCES: PLAN REFERENCES: "BLOCK SURVEY SHOWING DEED AND OCCUPATION DISTANCES - WARD 7 BLOCK 2B" BY CITY OF BETHLEHEM DEPARTMENT OF ENGINEERING, DATED 1919, REVISED MARCH 7, 1940.
- THIS SURVEY AND PLAN WERE PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND ARE THEREFORE SUBJECT TO ANY EASEMENTS OR OTHER PERTINENT FACTS WHICH SUCH SEARCH MAY DISCLOSE.

ADJACENT PROPERTY SCHEDULE

I.D.	OWNER	TAX I.D.	D.B.V./PG.	STREET ADDRESS
1	CASLO CONCRETE CORP	PENW2B-8-11	2003-1/332638	245 W. GOEPP ST.
2	MONOCACY GEN. CONTRACTING	PENW2B-5-17	2022-1/109992	234 W. SPRUCE ST.
3	VINCENT BRADLEY	PENW2B-5-16	2004-1/80967	232 W. SPRUCE ST.
4	YUN TAE SUK & LEE JONG HWA	PENW2B-5-5	2021-1/99519	227 W. GOEPP ST.
5	LEE TAEHO	PENW2B-5-6	2022-1/320113	225 W. GOEPP ST.
6	HENRY SHARIF	PENW2B-5-7	2020-1/186238	223 W. GOEPP ST.
7	REBEKA SEIBERT	PENW2B-5-8	2018-1/53033	221 W. GOEPP ST.
8	DALE & SABBINA BACHMAN	PENW2B-5-9	2005-1/142183	219 W. GOEPP ST.
9	JOSETTE LAMARRE	PENW2B-5-10	2007-1/442526	217 W. GOEPP ST.
10	DAVID & DEANA FURINO	PENW2B-5-11	2022-1/79192	215 W. GOEPP ST.
11	CAROLINA & MONICA LAUBACH	PENW2B-5-12	200-1/167973	213 W. GOEPP ST.
12	NICHOLAS & MARIA BOZAKIS	PENW2B-5-13	2021-1/296563	311 W. GOEPP ST.
13	OB'T REALTY, LLC	PENW2B-8-7	2007-1/290160	202 W. UNION BLVD.
14	BETHLEHEM CITY	PENW2B-11-1	1998-1/127771	121 W. UNION BLVD.

LEGEND

- SUBJECT PROPERTY LINE
- ADJONER PROPERTY LINE OR RIGHT-OF-WAY LINE
- ADJONER PROPERTY OWNER I.D.
- EX. ROADWAY CENTERLINE
- REQUIRED YARD LINE
- EX. SAN. SEWER EASEMENT LINE
- ZONING DISTRICT BOUNDARY LINE
- EX. CONCRETE CURB
- EX. EDGE OF PAVE
- EX. WOOD FENCE
- EX. CHAIN LINK FENCE
- EX. IRON PIN (OR AS NOTED)
- EX. CONCRETE MONUMENT
- PROPOSED BUILDING FOOTPRINT (AT GROUND LEVEL)
- PROPOSED BUILDING FOOTPRINT (ABOVE GROUND LEVEL)
- PROPOSED IMPROVEMENT
- PROPOSED CONCRETE CURB
- PROPOSED DEPRESSED CONC. CURB
- PROPOSED FENCE/RAILING (AS NOTED)
- PROPOSED PROPERTY CORNER MARKER (IRON PIN OR AS NOTED)

NOTE:
ITALIC TEXT IN PLAN VIEW DENOTES EXISTING FEATURES
WHILE UPRIGHT TEXT DENOTES PROPOSED FEATURES.

PLAN SHEET INDEX

- LD1 OF 6 RECORD PLAN *
- LD2 OF 6 EXISTING CONDITIONS & DEMOLITION PLAN
- LD3 OF 6 SITE GRADING & UTILITIES PLAN
- LD4 OF 6 SITE LANDSCAPING & SIGNAGE PLAN
- LD5 OF 6 SITE LIGHTING PLAN
- LD6 OF 6 CONSTRUCTION DETAILS & SPECS PLAN
- ES1 OF 2 EROSION & SEDIMENT POLLUTION CONTROL (ESPC) PLAN
- ES2 OF 2 ESPC BMP DETAILS & SPECIFICATIONS PLAN
- * DENOTES PLAN TO BE RECORDED IN NORTHAMPTON COUNTY RECORDER OF DEEDS OFFICE UPON APPROVAL BY CITY OF BETHLEHEM.

PLAN OF RECORD

RECORDED THIS _____ DAY OF _____, 20____
IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF NORTHAMPTON, PENNSYLVANIA, IN PLAN
BOOK NO. _____ PAGE _____

RECORDER OF DEEDS

PLANNING COMMISSION REVIEW

REVIEWED AND ACCEPTED FOR RECORDING BY THE CITY OF BETHLEHEM PLANNING COMMISSION

CHAIRMAN

SECRETARY

L.V.P.C. REVIEW

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

L.V.P.C. STAFF PERSON RESPONSIBLE FOR REVIEW _____ DATE _____

OWNER'S STATEMENT

I, THE UNDERSIGNED, AN AUTHORIZED SIGNATORY FOR MONOCACY GENERAL CONTRACTING, LLC (MGC), DEPOSE AND SAY THAT MGC IS THE OWNER OF THE PROPERTY HEREIN SUBDIVIDED OR DEVELOPED, THAT NO LITIGATION OR LIENS EXIST ON OR ARE PENDING AGAINST THE PROPERTY, THAT THIS PLAN HAS BEEN PROCESSED WITH OWNER'S FREE CONSENT, AND DESIRES THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

NAME _____ TITLE _____
SIGNATURE _____

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

IN WITNESS THEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

ENGINEER'S CERTIFICATION

I, KEITH T. LAWLER, A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR THIS SURVEY AND PLAN. THIS SURVEY REPRESENTS A RE-TRACED SURVEY OF LANDS AS DESCRIBED IN THE DEEDS OF RECORD LISTED IN THE SITE DATA TABLE AND THE SURVEY DIMENSIONS ARE CORRECT IN THE FIELD AS INDICATED HEREIN AND CORRECTLY MEET THE PRECISION STANDARDS OF A "SUBURBAN" SURVEY AS PUBLISHED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1992. THIS SURVEY AND PLAN HAVE BEEN PREPARED WITH THE BENEFIT OF A TITLE SEARCH AND ARE THEREFORE SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER PERTINENT FACTS WHICH A TITLE SEARCH MAY DISCLOSE.

KEYSTONE CONSULTING ENGINEERS, INC. DATE: _____
BY KEITH T. LAWLER, P.E. (AGENT)
REGISTRATION NO. PE-0455006

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT: THE SURVEY DEPICTED ON THIS PLAN WAS CONDUCTED UNDER MY SUPERVISION AND THE LOCAL STANDARDS OF CARE. THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED AS OF THE DATE(S) INDICATED IN PLAN PREPARER'S NOTE 1 HEREIN. THE SURVEY REPRESENTS A RE-TRACED SURVEY OF LANDS AS DESCRIBED IN THE DEEDS OF RECORD LISTED IN THE SITE DATA TABLE AND THE SURVEY DIMENSIONS ARE CORRECT IN THE FIELD AS INDICATED HEREIN AND CORRECTLY MEET THE PRECISION STANDARDS OF A "SUBURBAN" SURVEY AS PUBLISHED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1992. THIS SURVEY AND PLAN HAVE BEEN PREPARED WITH THE BENEFIT OF A TITLE SEARCH AND ARE THEREFORE SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER PERTINENT FACTS WHICH A TITLE SEARCH MAY DISCLOSE.

KEYSTONE CONSULTING ENGINEERS, INC. DATE: _____
BY DOUGLAS HARWICK, P.L.S. (AGENT)
REGISTRATION NO. SU275033

THIS PLAN IS NULL AND VOID UNLESS IT CONTAINS AN ORIGINAL SIGNATURE, DATE, AND PROFESSIONAL SEAL.

KEYSTONE CONSULTING ENGINEERS, INC.
Engineering firm of choice since 1972
2870 EMRICKBOULEVARD, BETHLEHEM, PA 18020 610-865-4555
East Office: Bethlehem, West Office: Allentown, North Office: Kresgeville
www.KCEinc.com

RECORD PLAN
LAND DEVELOPMENT
RESIDENTIAL - COMMERCIAL BUILDING
218-226 WEST UNION BOULEVARD
BETHLEHEM CITY
NORTHAMPTON COUNTY, PENNSYLVANIA

DESIGNED BY: KJH
DRAWN BY: KJH
CHECKED BY: KJH
DATE: FEB. 6, 2023
SCALE: 1" = 20'
KCE JOB NO.: CB-21-123
SHEET: LD1 OF 5

REVISIONS
DATE: 05-22-2023
BY: KJH

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BETHLEHEM, PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS AND REGULATIONS AS APPLICABLE.
- CONTRACTOR SHALL LOCATE OR CAUSE TO HAVE LOCATED ANY AND ALL UNDERGROUND UTILITIES IN ACCORDANCE WITH PA ACT 121 PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER IN THE EVENT THAT A CONFLICT IS DISCOVERED.
- PROPOSED ELEVATION CONTOUR LINES DEPICTED ON THIS PLAN REPRESENT FINAL GRADES AT THE COMPLETION OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION TO PREVENT THE PONDING OF WATER ON THE SITE.
- CONTRACTOR SHALL Dewater and otherwise maintain utility trenches and other excavations free of water (GROUND WATER AND SURFACE WATER) AT ALL TIMES USING A PUMPED WATER FILTER BAG OR OTHER APPROVED METHODS (REFER TO PUMPED WATER FILTER BAG DETAIL ON E&S POLLUTION CONTROL DETAILS PLAN). ADDITIONALLY, CONTRACTOR SHALL PROPERLY GRADE ADJACENT AREAS AND TAKE ANY OTHER REASONABLE PRECAUTIONS NECESSARY TO PREVENT WATER FROM ENTERING EXCAVATIONS.
- IF CONTRACTOR ENCOUNTERS SOFT OR SATURATED SOILS DEEMED UNSUITABLE BY THE PROJECT ENGINEER DURING CONSTRUCTION, CONTRACTOR SHALL EXCAVATE, REMOVE, AND REPLACE ANY SUCH UNSUITABLE MATERIAL WITH COMPACTED CLEAN FILL OR AGGREGATE MATERIAL AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- WHERE PLACEMENT OF FILL BENEATH SETTLEMENT SENSITIVE STRUCTURES (E.G. BUILDING PADS, PARKING LOTS, UTILITY AND STORM SEWERS LINES, AND RELATED STRUCTURES) IS NECESSARY TO ACHIEVE DESIRED SUBGRADE, CONTRACTOR SHALL PLACE AND COMPACT APPROPRIATE FILL MATERIAL IN MAXIMUM 8-INCH LIFTS TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR DENSITY OF THE MATERIAL (SEE FOR BUILDING PADS) OR AS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
- SPOT ELEVATIONS AND CONTOUR LINES CONTAINED HEREIN ARE BASED ON GPS OBSERVATIONS USING A TRIMBLE R-8 GPS WITH KEYNET AND ARE ACCURATE WITHIN 0.15' OF THE U.S.G.S. NORTH AMERICAN VERTICAL DATUM OF 1988.
- LOCATIONS OF WATER AND SANITARY SEWER LATERALS AS DEPICTED HEREIN ARE APPROXIMATE AND COULD BE SUBJECT TO FIELD ADJUSTMENT.
- PRIOR TO ANY WORK WITHIN PUBLIC RIGHTS-OF-WAY, PERMITS MUST BE OBTAINED FROM THE CITY OF BETHLEHEM ENGINEERING OFFICE AND/OR PennDOT, AS APPLICABLE.
- DESIGN OF CONCRETE CURB RAMP SHALL BE IN STRICT ACCORDANCE WITH PENNDOT PUBLICATION 72M, STANDARDS FOR ROADWAY CONSTRUCTION, RC-4M. MATERIALS AND CONSTRUCTION SHALL MEET PENNDOT PUBLICATION 408, SECTIONS 350, 400, 630, 674, 694, AND 695 STANDARDS, AS APPLICABLE. DETECTABLE WARNING SURFACES SHALL BE BRICK RED IN COLOR.
- THE SITE/PLAN BENCHMARK IS THE RM OF THE EXISTING SANITARY SEWER MANHOLE LOCATED IN WEST SPRUCE STREET AT THE APPROXIMATE INTERSECTION OF THE PROPOSED REAR SITE DRIVEWAY AND HAVING AN ELEVATION OF 236.48 FEET (ACCURATE WITHIN 0.15' OF THE U.S.G.S. NORTH AMERICAN VERTICAL DATUM OF 1988).
- FLOODPLAIN: THE ENTIRETY OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 0.1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN, ZONE AE, PER FEMA FLOOD INSURANCE RATE MAP PANEL 244 OF 355, MAP NUMBER 42095C0244E, REVISED JULY 16, 2011. THE BASE FLOOD ELEVATION VARIES FROM 236.6 NEAR UNION BOULEVARD TO 238.9 AT THE NORTHERN-MOST POINT ON THE PROPERTY.

STORM SEWER NOTES

- STORM SEWERAGE SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BETHLEHEM, PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS AND REGULATIONS AS APPLICABLE.
- PIPING WITHIN PUBLIC RIGHTS-OF-WAY SHALL CONSIST OF REINFORCED CONCRETE PIPE OF THE SIZES INDICATED HEREIN WITH RUBBER G-RING GASKETS AND SHALL MEET ASTM C76 STANDARDS FOR CLASS III WALL B PIPE.
- PIPING ON PRIVATE PROPERTY SHALL CONSIST OF DUAL-WALL (SMOOTH INSIDE, CORRUGATED OUTSIDE) HIGH-DENSITY POLYETHYLENE STORM SEWER PIPE (EXCEPT WHERE NOTED) OF THE SIZES INDICATED HEREIN AND SHALL INCLUDE IN-LINE BELLS AND INTEGRAL "SOIL-TIGHT" GASKETS AS MANUFACTURED BY ADS, HANCOCK, OR APPROVED EQUAL.
- STORM SEWER STRUCTURES (I.E. INLET BOXES, TOP UNITS, MANHOLES, ENDWALLS, ETC.) AND APPURTENANCES SHALL BE PENNDOT STANDARD STRUCTURES (EXCEPT AS OTHERWISE NOTED) OF THE SIZES AND TYPES INDICATED HEREIN AND SHALL MEET MINIMUM STANDARDS OF PENNDOT PUBLICATION 72M, STANDARDS FOR ROADWAY CONSTRUCTION, LATEST EDITION.
- INLET TOPS SHALL BE FITTED WITH STRUCTURAL STEEL BICYCLE SAFE GRATES AND ADORNED WITH A 24" X 3" TROUT LOGO PLATE AND "DUMP NO WASTE, DRAINS TO WATERWAYS" TAGS AS MANUFACTURED BY EAST JORDAN IRON WORKS, INC. (CATALOG NO. 7003PL) OR APPROVED.
- MANHOLE FRAMES AND COVERS SHALL BE FABRICATED OF CAST IRON AND PROVIDE A MINIMUM 24-INCH DIAMETER CLEAR OPENING. MANHOLE COVERS SHALL BE CAST WITH THE WORD "STORM" IN 2-IN. HIGH LETTERS ON THE TOP SURFACE.
- PIPING, STRUCTURES, AND APPURTENANCES SHALL BE DESIGNED TO WITHSTAND HS-25 HIGHWAY LOADING AND SHALL MEET OR EXCEED APPLICABLE PENNDOT AND ASTM STANDARDS, EXCEPT WHERE NOTED HEREIN.
- CONNECT ROOF DRAIN DOWNSPOUTS TO LEADERS BELOW GRADE USING A PREFABRICATED WALL-MOUNT BOOT PER SPECIFICATIONS BY THE PROJECT ARCHITECT. RUN SDR35 LEADERS BELOW GRADE AND CONNECT TO ADJACENT COLLECTOR PIPE USING PREFABRICATED SADDLE FITTINGS. ALL JOINTS SHALL BE WATERTIGHT.
- PROPOSED STORM SEWER STRUCTURES, PIPING, AND APPURTENANCES PROPOSED HEREIN AND LOCATED ON PRIVATE PROPERTY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.

WATER SYSTEM NOTES

- WATER DISTRIBUTION SYSTEM SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH CITY OF BETHLEHEM, PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AMERICAN WATER WORKS ASSOCIATION STANDARDS AND REGULATIONS AS APPLICABLE.
- PIPING FOR INDIVIDUAL SERVICE LINES SHALL BE CLASS 52 DUCTILE IRON PIPE OF THE SIZES INDICATED HEREIN. WATER SYSTEM PIPING AND APPURTENANCES SHALL COMPLY WITH AMERICAN WATER WORKS ASSOCIATION STANDARDS.
- PROVIDE A MINIMUM 10'-FOOT HORIZONTAL SEPARATION OR 18-INCH CLEAR VERTICAL SEPARATION BETWEEN WATERLINES AND SANITARY OR STORM SEWERS WHERE PRACTICABLE.
- INSTALL WATER LINES AT LEAST FOUR FEET BELOW FINAL GRADE.

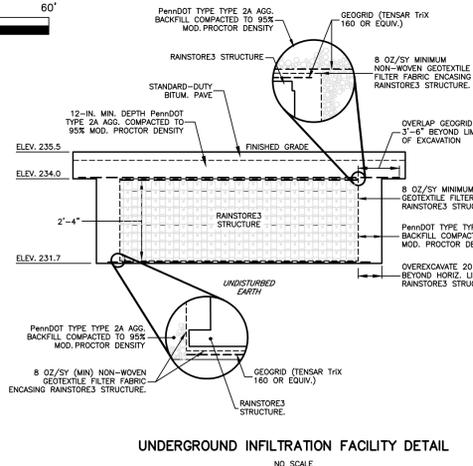
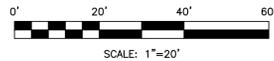
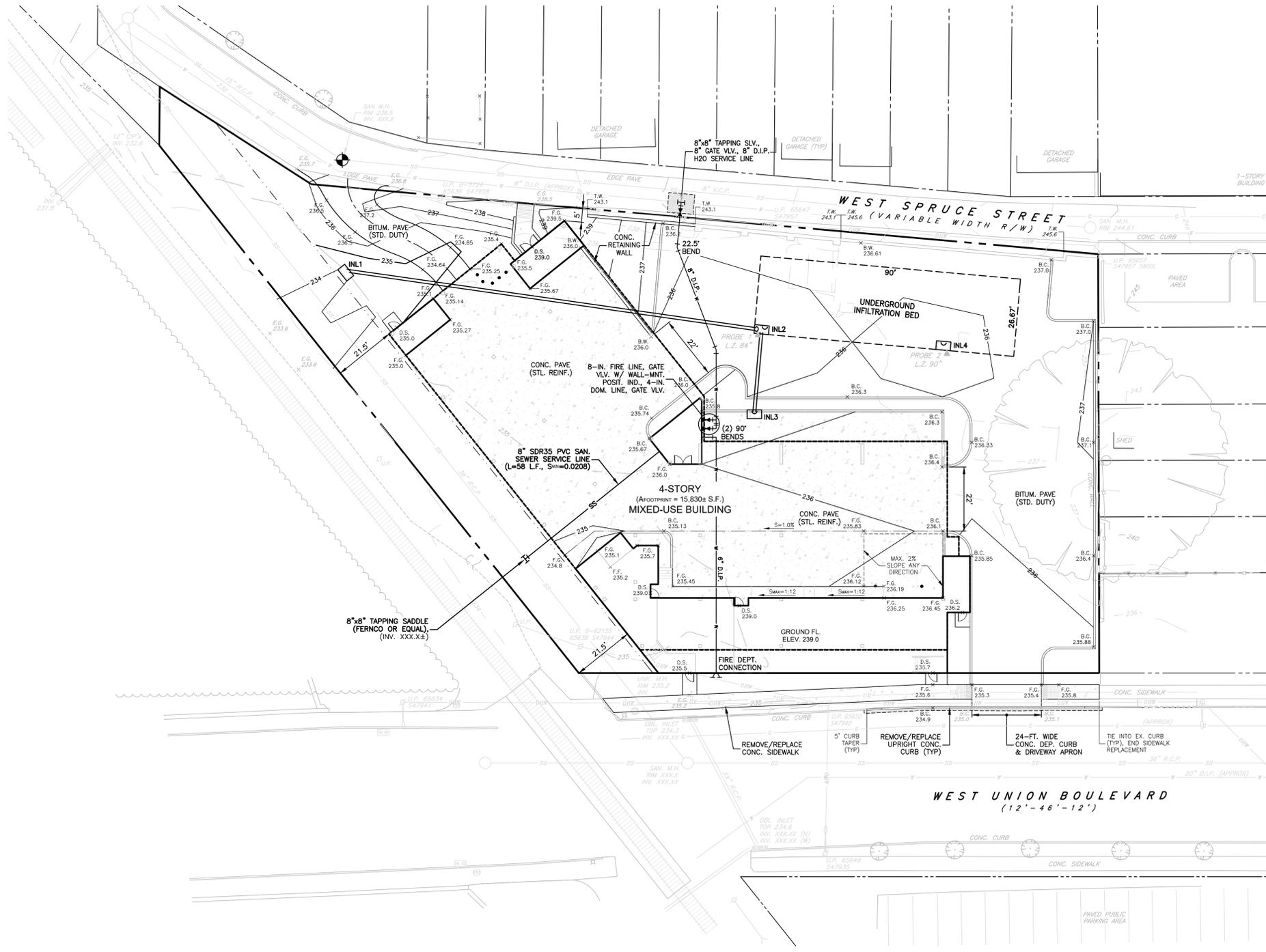
SANITARY SEWER SYSTEM NOTES

- SANITARY SEWERAGE SYSTEM SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH CITY OF BETHLEHEM AND PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS AND REGULATIONS AS APPLICABLE.
- PIPING FOR INDIVIDUAL SERVICE LINE SHALL BE 8-INCH DIAMETER SDR-35 PVC PIPE.
- PIPING, STRUCTURES, AND APPURTENANCES SHALL BE DESIGNED TO WITHSTAND HS-25 HIGHWAY LOADING AND SHALL MEET OR EXCEED APPLICABLE PENNDOT AND ASTM STANDARDS.

STORM SEWER SCHEDULE										
UPSTREAM STRUCTURE					PIPE OUT					DWNSTREAM
I.D.	TYPE	TOP*	INVERT	DI.(N)	TYPE	L (FT)	SLOPE	-----	I.D.	
INL4	STD., 'M' TOP	235.50	232.50 (N)	12	----	-----	-----	----	BASIN	
INL3	STD., 'M' TOP	236.15	232.65 (N)	12	HDPE	27.2	0.0055	----	INL2	
INL2	STD., 'C' TOP	235.50	232.50 (S)	12	----	-----	-----	----	BASIN	
			232.50 (N)	12	----	-----	-----	----	BASIN	
			232.50 (W)	12	HDPE	142.3	0.0050	----	OCS1	
INL1	STD., 'M' TOP	234.00	231.00 (E)	12	----	-----	-----	----		

NOTES:

- "TOP" ABOVE REFERS TYPE 'C' INLET TOP OF CURB, TYPE 'M' INLET GRATE, OR MANHOLE RIM ELEVATIONS, AS APPLICABLE.
- INL2, INL3, AND INL4 SHALL BE FABRICATED WITH A 2'-FT. DEEP SUMPED BOTTOM MEASURED BELOW THE LOWEST PIPE INVERT.
- OUTFLOW OPENINGS IN INL2, INL3, AND INL4 SHALL BE FITTED WITH SNOOT OIL-DEBRIS-WATER SEPARATORS (SIZE 18") AS MANUFACTURED BY BMP-INC. OR APPROVED EQUAL.
- HDPE PIPE BETWEEN INL2 AND OCS1 SHALL BE SANITITE HP DUAL WALL PIPE AS MANUFACTURED BY ADS, OR APPROVED EQUAL PROVIDING WATERTIGHT JOINTS.
- CONTRACTOR SHALL VERIFY LOCATIONS, SIZES, TYPES, AND INVERT ELEVATIONS OF EXISTING STORM SEWER PIPES/STRUCTURES AT PROPOSED POINTS OF CONNECTION AS WELL AS LOCATIONS, SIZES, TYPES, AND DEPTHS OF EXISTING UTILITIES ALONG THE PATH OF THE PROPOSED STORM SEWER EXTENSION AND IDENTIFY ANY POTENTIAL CONFLICTS THEREWITH PRIOR TO FABRICATION OF STRUCTURES.



UNDERGROUND INFILTRATION FACILITY DETAIL

UNDERGROUND INFILTRATION BED NOTES

- THE UNDERGROUND STORMWATER INFILTRATION FACILITY SHALL BE A RANSTORE3 MODULAR STORAGE SYSTEM AS MANUFACTURED BY INVISIBLE STRUCTURES, INC. OF 1600 JACKSON STREET, SUITE 310, GOLDEN, COLORADO 80401, PH: 800-233-1510, WWW.INVISIBLESTRUCTURES.COM OR APPROVED EQUAL.
- THE FINISHED SYSTEM SHALL HAVE HORIZONTAL DIMENSIONS OF 26.87 FT. X 90 FT., A DEPTH OF 2.33 FT., AND A STORAGE CAPACITY OF 5,260 C.F. (0.1207 AC-FT.).
- DO NOT OPERATE VEHICLES OR HEAVY EQUIPMENT WITHIN THE BED AREA OR OTHERWISE COMPACT THE UNDERLYING SOIL PRIOR TO OR DURING CONSTRUCTION.
- REMOVE ANY ROCK OR UNSUITABLE SOIL ENCOUNTERED DURING EXCAVATION TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BED BOTTOM ELEVATION AND REPLACE WITH APPROVED NATIVE OR ENGINEERED SOIL AS DIRECTED BY THE PROJECT GEOLOGIST.
- LEVEL THE SUBGRADE TO WITHIN A TOLERANCE OF 1/2 IN. OF THE DESIGN BOTTOM ELEVATION.
- ARRANGE FOR AN INSPECTION OF THE PREPARED SUBGRADE BY THE PROJECT GEOLOGIST PRIOR TO THE INSTALLATION OF THE GEOTEXTILE MATERIAL.
- IF, IN THE OPINION OF THE PROJECT GEOLOGIST, THE SOIL APPEARS TO HAVE BEEN COMPACTED DURING CONSTRUCTION, THE PROJECT GEOLOGIST MAY REQUIRE SOIL INFILTRATION TESTING AND SOIL REMEDIATION AS DEEMED NECESSARY TO ENSURE PROPER FUNCTIONALITY OF THE INFILTRATION SYSTEM.
- UPON APPROVAL OF THE PREPARED SUBGRADE BY THE PROJECT ENGINEER, INSTALL THE SYSTEM TO THE LINES AND GRADES INDICATED HEREIN AND IN STRICT COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS.



DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION

PRELIMINARY DESIGN SERIAL NUMBER: 2022000000-000

FINAL DESIGN SERIAL NUMBER: 0000000000-000

KEYSTONE CONSULTING ENGINEERS, INC., PREPARED THESE DRAWINGS FOR THE PURPOSE OF THE DESIGN OF THE SUBDIVISION OR LAND DEVELOPMENT IMPROVEMENTS SHOWN, PURSUANT TO THE REQUIREMENTS OF PA ACT 287 OF 1974, AS AMENDED, KEYSTONE CONSULTING ENGINEERS, INC., HAS:

- REQUESTED LINE AND FACILITY INFORMATION FROM A ONE-CALL SYSTEM NOT LESS THAN TEN NOR MORE THAN NINETY WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
- SHOWN UPON THE DRAWINGS THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINES, DERIVED PURSUANT TO THE REQUEST MADE, INCLUDING THE FACILITY OWNER'S NAME, OFFICE ADDRESS AND TELEPHONE NUMBER AS SHOWN ON THE LIST MAINTAINED BY THE ONE-CALL SYSTEM;
- MADE A REASONABLE EFFORT IN PREPARATION OF THE CONSTRUCTION DRAWINGS TO AVOID DAMAGE TO AND MINIMIZE INTERFERENCE WITH THE FACILITY OWNER'S FACILITIES IN THE CONSTRUCTION AREA BY MAINTAINING AN EIGHTEEN-INCH CLEARANCE OF THE FACILITY OWNER'S FACILITIES;
- IF, IN THE OPINION OF THE PROJECT GEOLOGIST, THE SOIL APPEARS TO HAVE BEEN COMPACTED DURING CONSTRUCTION, THE PROJECT GEOLOGIST MAY REQUIRE SOIL INFILTRATION TESTING AND SOIL REMEDIATION AS DEEMED NECESSARY TO ENSURE PROPER FUNCTIONALITY OF THE INFILTRATION SYSTEM.
- UPON APPROVAL OF THE PREPARED SUBGRADE BY THE PROJECT ENGINEER, INSTALL THE SYSTEM TO THE LINES AND GRADES INDICATED HEREIN AND IN STRICT COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

LEGEND

	SUBJECT PROPERTY LINE
	ADJOINER PROPERTY LINE
	EX. ROADWAY CENTERLINE
	EX. SAN. SEWER EASEMENT LINE
	EX. CONTOUR LINE
	EX. CONCRETE CURB
	EX. EDGE OF PAVE
	EX. OVERHEAD UTILITY LINES
	EX. NATURAL GAS MAIN
	EX. STORM SEWER
	EX. WATER MAIN (HP DENOTES HIGH PRESSURE)
	EX. SANITARY SEWER MAIN
	EX. WOOD FENCE
	EX. CHAIN LINK FENCE
	EX. TREE ROW OR EDGE OF WOODS
	EX. CONIFEROUS TREE
	EX. DECIDUOUS TREE
	EX. IRON PIN (OR AS NOTED)
	EX. CONCRETE MONUMENT
	PROPOSED BUILDING FOOTPRINT (AT GROUND LEVEL)
	PROPOSED BUILDING FOOTPRINT (ABOVE GROUND LEVEL)
	PROPOSED IMPROVEMENT
	PROPOSED CONCRETE CURB
	PROPOSED DEPRESSED CONC. CURB
	PROPOSED FULL-DEPTH PAVEMENT RESTORATION
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONTOUR LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER GRAVITY LINE
	PROPOSED STORM SEWER
	SITE/PLAN BENCHMARK

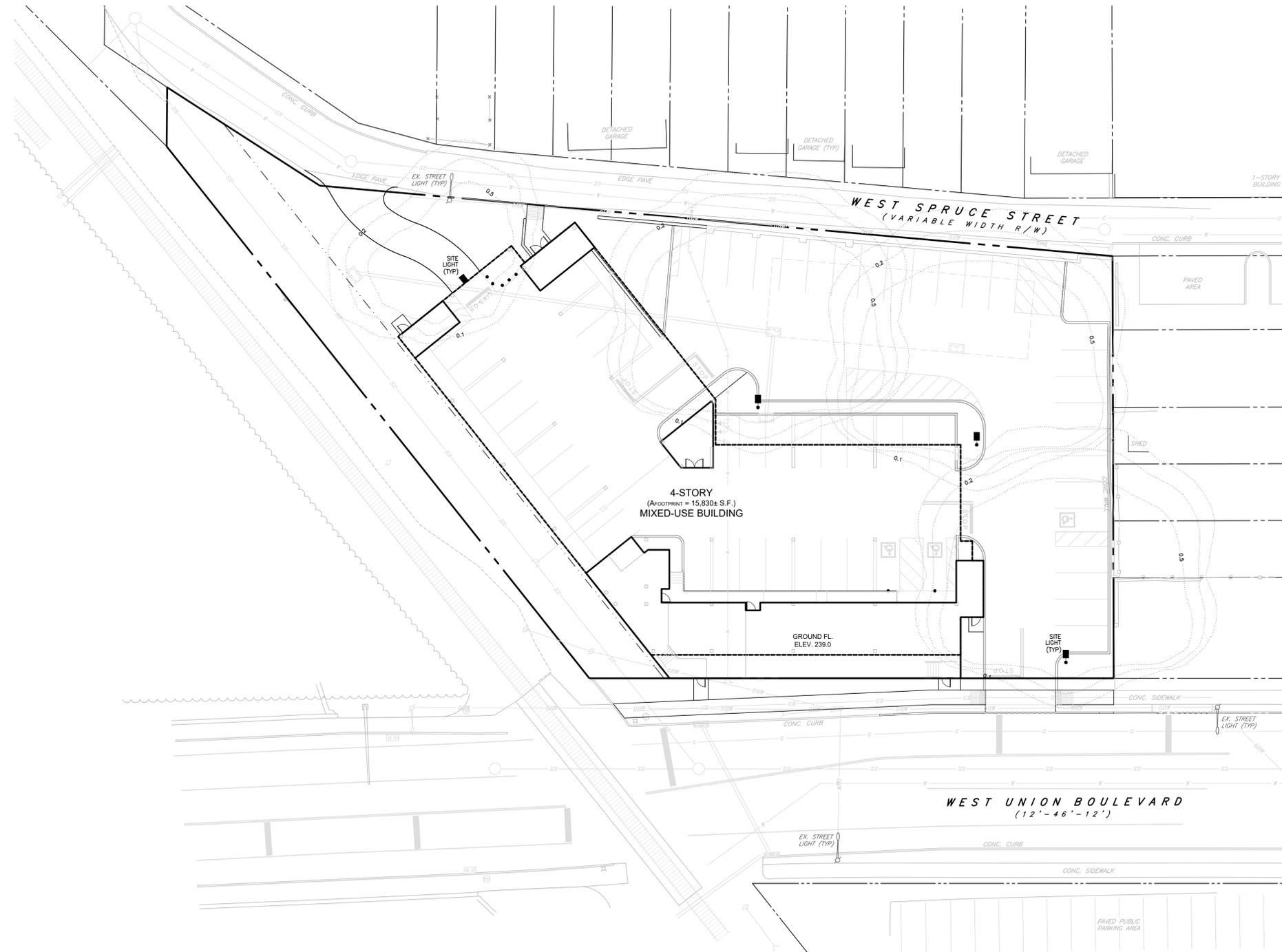
NOTE:
ITALIC TEXT IN PLAN VIEW DENOTES EXISTING FEATURES
WHILE UPRIGHT TEXT DENOTES PROPOSED FEATURES.

KEYSTONE CONSULTING ENGINEERS, INC.
Engineering firm of choice since 1972
 2870 EMRICKBOULEVARD, BETHLEHEM, PA 18020 610-865-4555
 East Office: Bethlehem, West Office: Allentown, North Office: Kresgeville
 www.KCEinc.com



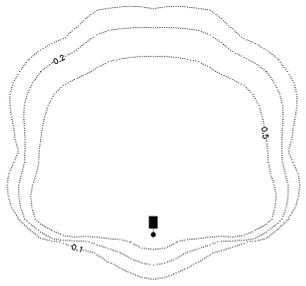
SITE GRADING & UTILITIES PLAN
LAND DEVELOPMENT
RESIDENTIAL - COMMERCIAL BUILDING
 218-226 WEST UNION BOULEVARD
 BETHLEHEM CITY
 NORTHAMPTON COUNTY, PENNSYLVANIA

DESIGNED BY:	DATE:
KJH	05-22-2023
DRAWN BY:	DATE:
KJH	
CHECKED BY:	DATE:
KJH	FEB. 6, 2023
SCALE:	DATE:
1" = 20'	
KCE JOB NO.:	DATE:
CB-21-123	
SHEET:	DATE:
LD3 OF 6	



- LEGEND**
- SUBJECT PROPERTY LINE
 - - - ADJOINER PROPERTY LINE
 - - - EX. ROADWAY CENTERLINE
 - - - EX. SAN. SEWER EASEMENT LINE
 - - - EX. CONTOUR LINE
 - - - EX. CONCRETE CURB
 - - - EX. EDGE OF PAVE
 - - - EX. OVERHEAD UTILITY LINES
 - - - EX. NATURAL GAS MAIN
 - - - EX. STORM SEWER
 - - - EX. WATER MAIN
 - - - EX. SANITARY SEWER MAIN
 - - - EX. WOOD FENCE
 - - - EX. CHAIN LINK FENCE
 - - - EX. TREE ROW OR EDGE OF WOODS
 - - - EX. CONIFEROUS TREE
 - - - EX. DECIDUOUS TREE
 - - - EX. IRON PIN (OR AS NOTED)
 - - - EX. CONCRETE MONUMENT
 - - - PROPOSED BUILDING FOOTPRINT (AT GROUND LEVEL)
 - - - PROPOSED BUILDING FOOTPRINT (ABOVE GROUND LEVEL)
 - - - PROPOSED IMPROVEMENT
 - - - PROPOSED CONCRETE CURB
 - - - PROPOSED DEPRESSED CONC. CURB
 - - - PROPOSED CONTOUR LINE
 - - - PROPOSED WATER LINE
 - - - PROPOSED SANITARY SEWER GRAVITY LINE
 - - - PROPOSED STORM SEWER
 - - - PROPOSED RAILING/FENCE (AS NOTED)

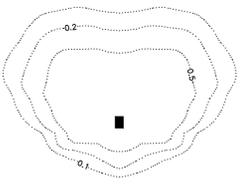
NOTE:
ITALIC TEXT IN PLAN VIEW DENOTES EXISTING FEATURES
WHILE UPRIGHT TEXT DENOTES PROPOSED FEATURES.



SPECIFICATIONS:
SINGLE BEACON VIPER S LED LIGHTING FIXTURE (HUBBELL LIGHTING, INC. VP-S-60L-136-4K7-4-BC), OR APPROVED EQUAL. FIXTURE COLOR, FINISH, AND OPTIONS TO BE SPECIFIED BY THE OWNER. POLE-MOUNTED AT 20 FEET ABOVE FINISHED GRADE (3 REQUIRED).

* NOTE: INSTALL MANUFACTURER-SUPPLIED SHIELD ON PROPOSED FIXTURE AS NECESSARY TO PREVENT LIGHT SPILLOVER ONTO ADJACENT PROPERTIES.

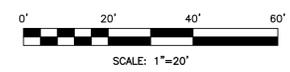
SITE LIGHT PHOTOMETRIC DIAGRAM
(20 FT. POLE-MOUNTED, SINGLE FIXTURE)
SCALE: 1" = 30'



SPECIFICATIONS:
LITEPAK LNC3 LED LIGHTING FIXTURE (HUBBELL LIGHTING, INC. LNC3-2L4K-090-4-U), OR APPROVED EQUAL. FIXTURE COLOR, FINISH, AND OPTIONS TO BE SPECIFIED BY THE OWNER. WALL-MOUNTED AT MIN. 10 FEET ABOVE FINISHED GRADE (1 REQUIRED).

* NOTE: INSTALL MANUFACTURER-SUPPLIED SHIELD ON PROPOSED FIXTURE AS NECESSARY TO PREVENT LIGHT SPILLOVER ONTO ADJACENT PROPERTIES.

SITE LIGHT PHOTOMETRIC DIAGRAM
(10 FT. WALL-MOUNTED, SINGLE FIXTURE)
SCALE: 1" = 30'



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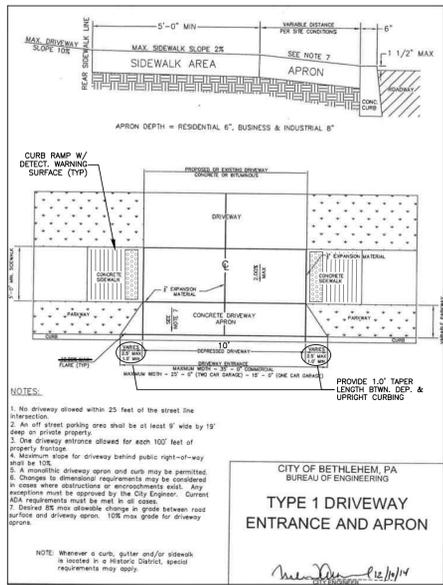
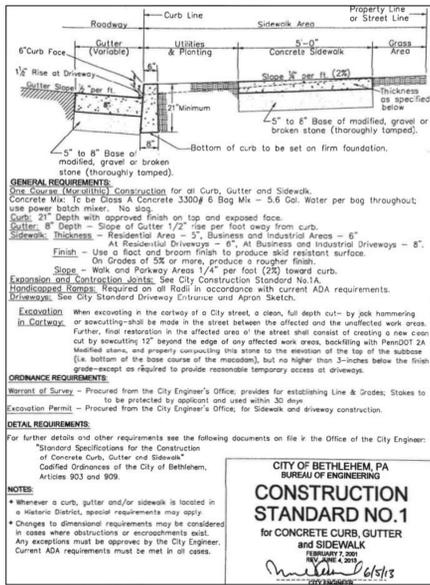


SITE LIGHTING PLAN

LAND DEVELOPMENT
RESIDENTIAL - COMMERCIAL BUILDING
218-226 WEST UNION BOULEVARD
BETHLEHEM CITY
NORTHAMPTON COUNTY, PENNSYLVANIA

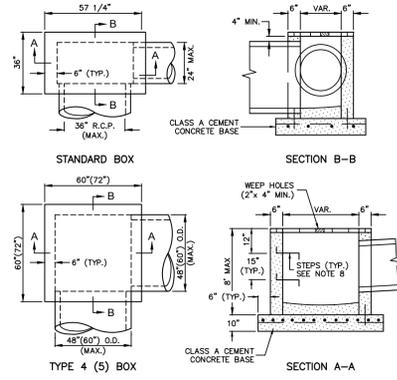
REVISIONS	
BY	DATE
KJH	05-22-2023

DESIGNED BY: KJH	CHECKED BY: KJH
DRAWN BY: KJH	DATE: FEB. 6, 2023
SCALE: 1" = 20'	KCE JOB NO.: CB-21-123
SHEET: L05 OF 6	

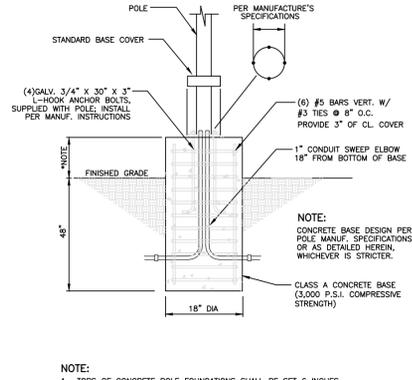


CITY OF BETHLEHEM, PA
BUREAU OF ENGINEERING
CONSTRUCTION STANDARD NO. 1
for CONCRETE CURB, GUTTER and SIDEWALK
REVISED FEBRUARY 2008
www.kceinc.com

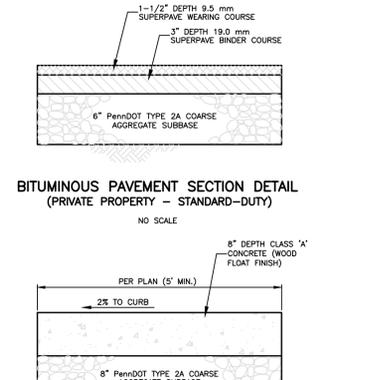
CITY OF BETHLEHEM, PA
BUREAU OF ENGINEERING
TYPE 1 DRIVEWAY ENTRANCE AND APRON
REVISED FEBRUARY 2008
www.kceinc.com



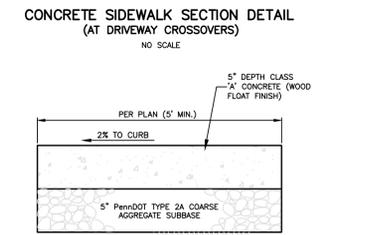
- NOTES:**
1. PRECAST CONCRETE INLET BOXES SHALL BE IN ACCORDANCE WITH CITY OF BETHLEHEM STANDARD CONSTRUCTION STANDARDS, PENNDOT PUBLICATION 72M, PG. 454, AND PENNDOT PUBLICATION 40B, SPECIFICATIONS, AS APPLICABLE.
 2. DIMENSIONS FOR PENNDOT TYPE 5 INLET BOX SHOWN IN PARENTHESES.
 3. REFER TO STORM SEWER NOTES ON PLAN SHEET L03 OF 6.



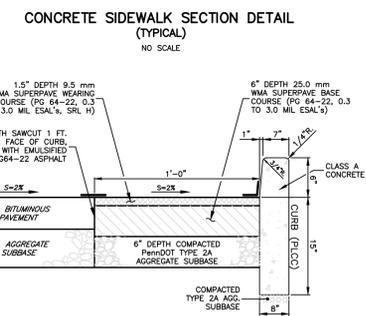
- NOTE:**
1. TOPS OF CONCRETE POLE FOUNDATIONS SHALL BE SET 6 INCHES ABOVE THE TOP ELEVATION OF THE ADJACENT CURB (OT).
 2. THE ABOVE DESIGN IS INTENDED FOR CONCEPTUAL PURPOSES ONLY. CONTRACTOR SHALL FURNISH ENGINEERED FOUNDATION PLANS DESIGNED BY A LICENSED PROFESSIONAL AND SUBMIT SAME TO THE MUNICIPALITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 3. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN BUILDING PERMITS FROM THE MUNICIPALITY FOR PROPOSED LIGHT POLE FOUNDATION INSTALLATIONS, AS APPLICABLE.



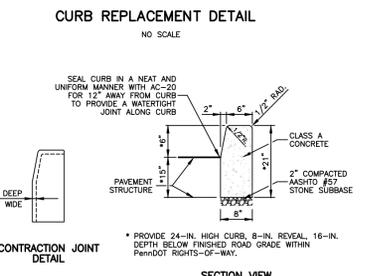
NOTE:
REFER TO NOTES FOR TYPICAL CONCRETE SIDEWALK SECTION DETAIL HEREIN.



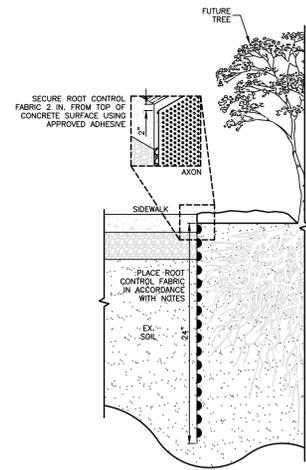
- NOTES:**
1. MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH SECTIONS 704 AND 1001 OF PENNDOT PUBLICATION 40B.
 2. SIDEWALK SECTIONS SHALL HAVE AN AVERAGE AREA OF W X W SQUARE FEET.
 3. SIDEWALK SECTIONS SHALL BE FORMED USING MAXIMUM ONE-QUARTER (1/4) INCH THICK DIVISION PLATES OR EXPANSION JOINT MATERIAL THAT EXTENDS THE FULL DEPTH OF THE SLAB.
 4. NOSING ON ALL EDGES SHALL BE FINISHED TO A RADIUS OF NOT MORE THAN ONE-HALF (1/2) INCH.
 5. PLACE 1/2-INCH PREMOULDED BITUM. EXPANSION JOINT MATERIAL AT STRUCTURES (INCLUDING EXISTING SIDEWALK). TRIM MATERIAL TO CONFORM TO FINISHED SIDEWALK CROSS-SECTION.



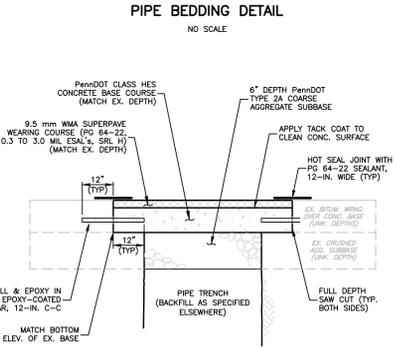
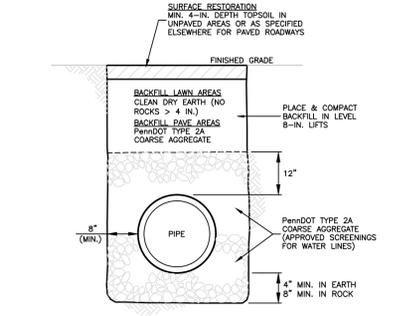
- NOTES:**
1. FOR CURB REPLACEMENT, SAW-CUT AND REMOVE EXISTING ROADWAY PAVEMENT 1 FT. FROM THE FACE OF THE EXISTING CURB.
 2. CONSTRUCT AGGREGATE BASE COURSE IN ACCORDANCE WITH SECTION 350.3 OF PENNDOT PUBLICATION 40B.
 3. MATERIALS AND CONSTRUCTION FOR ROADWAY WEIDING IN ACCORDANCE WITH CITY OF BETHLEHEM AND PENNDOT STANDARDS, AS APPLICABLE.
 4. CONSTRUCT PLAN CEMENT CONCRETE CURB IN ACCORDANCE WITH PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION, RC-64M, OCT. 29, 2008 EDITION.



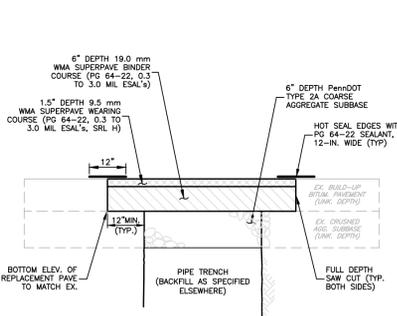
- NOTES:**
1. MATERIALS AND CONSTRUCTION SHALL CONFORM WITH SECTIONS 740 AND 1001 OF PENNDOT PUBLICATION 40B AND CITY OF BETHLEHEM CONSTRUCTION STANDARDS.
 2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS (4'-0\"/>



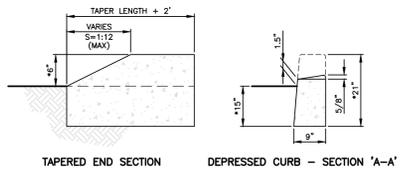
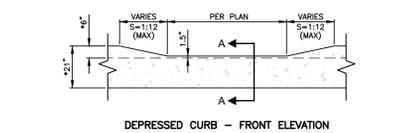
- NOTES:**
1. CONTRACTOR SHALL VERIFY LOCATIONS OF ANY AND ALL UNDERGROUND UTILITIES IN ACCORDANCE WITH PA ACT 121 PRIOR TO ANY EXCAVATION.
 2. INSTALL AND BACKFILL ROOT CONTROL FABRIC AS SOON AS POSSIBLE (WITHIN 12 HOURS) AFTER OPENING MANUFACTURER'S PACKAGING. HIGH TEMPERATURES AND DIRECT SUNLIGHT CAN REDUCE THE EFFECTIVE LIFE OF THE PRODUCT.
 3. DIG TRENCHES AT LEAST 4 IN. WIDE WITH A MINIMUM LENGTH EQUAL TO THE WIDTH OF THE MATURING PLANT CANOPY PLUS TO FEET CENTERED ON THE ROOT SOURCE ADJACENT TO THE PROTECTION AREA.
 4. INSTALL ROOT CONTROL FABRIC ON THE SIDE OF THE TRENCH OPPOSITE THE ROOT SOURCE.
 5. INSTALL ROOT CONTROL FABRIC WITH NODULES FACING TOWARD ROOT/WEED SOURCE.
 6. FIXING PINS SHOULD PENETRATE FABRIC BETWEEN THE NODULES 1/4 IN. FROM TOP EDGE OF FABRIC AND AT A 45° ANGLE TO THE TRENCH WALL.
 7. REFER TO THE MANUFACTURER'S WEBSITE FOR ADDITIONAL INFORMATION.



- NOTE:**
ROADWAY RESTORATION SHALL BE IN STRICT ACCORDANCE WITH CITY OF BETHLEHEM CONSTRUCTION STANDARDS, PENNDOT PUBLICATION 72M, STANDARDS FOR ROADWAY CONSTRUCTION, AND PENNDOT PUBLICATION 40B, SPECIFICATIONS, STANDARDS, AS APPLICABLE.

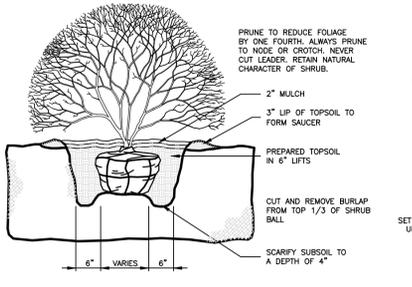


- NOTE:**
ROADWAY RESTORATION SHALL BE IN STRICT ACCORDANCE WITH CITY OF BETHLEHEM CONSTRUCTION STANDARDS, PENNDOT PUBLICATION 72M, STANDARDS FOR ROADWAY CONSTRUCTION, AND PENNDOT PUBLICATION 40B, SPECIFICATIONS, STANDARDS, AS APPLICABLE.

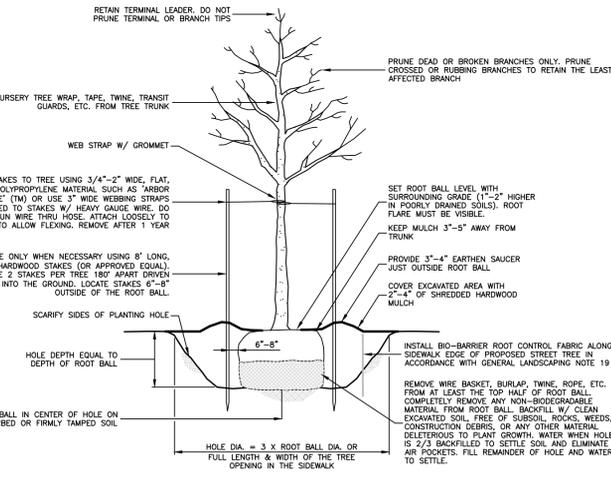


- NOTES:**
1. EXISTING CURB REMOVAL SHALL BE IN COMPLETE SECTIONS (JOINT TO JOINT), NOT PARTIAL REMOVAL.
 2. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH PENNDOT SPECIFICATIONS AND PUBLICATION 40B, SECTION 330, CURRENT EDITION.
 3. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS (4'-0\"/>

PLAIN CEMENT CONCRETE CURB DETAILS
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE



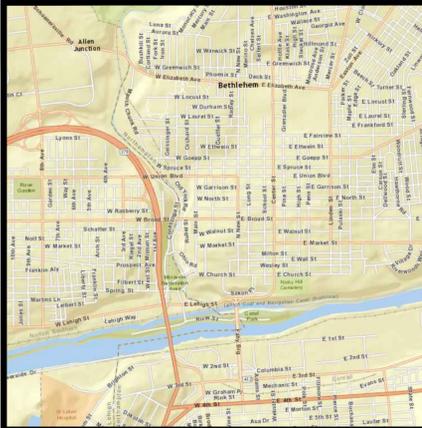
TREE PLANTING AND STAKING DETAIL
NO SCALE

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East Office: Bethlehem, West Office: Allentown, North Office: Kresgeville
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CONSTRUCTION DETAILS AND SPECS PLAN
LAND DEVELOPMENT
RESIDENTIAL - COMMERCIAL BUILDING
218-226 WEST UNION BOULEVARD
BETHLEHEM CITY
NORTHAMPTON COUNTY, PENNSYLVANIA

DESIGNED BY:	DATE:
KJH	05-22-2023
DRAWN BY:	DATE:
KJH	
CHECKED BY:	DATE:
KJH	
DATE:	SCALE:
FEB. 6, 2023	1" = 20'
KCE JOB NO.:	SHEET:
CB-21-123	L06 OF 6



LOCATION MAP
1" = 2000'

APPLICANT / RECORD OWNER

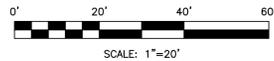
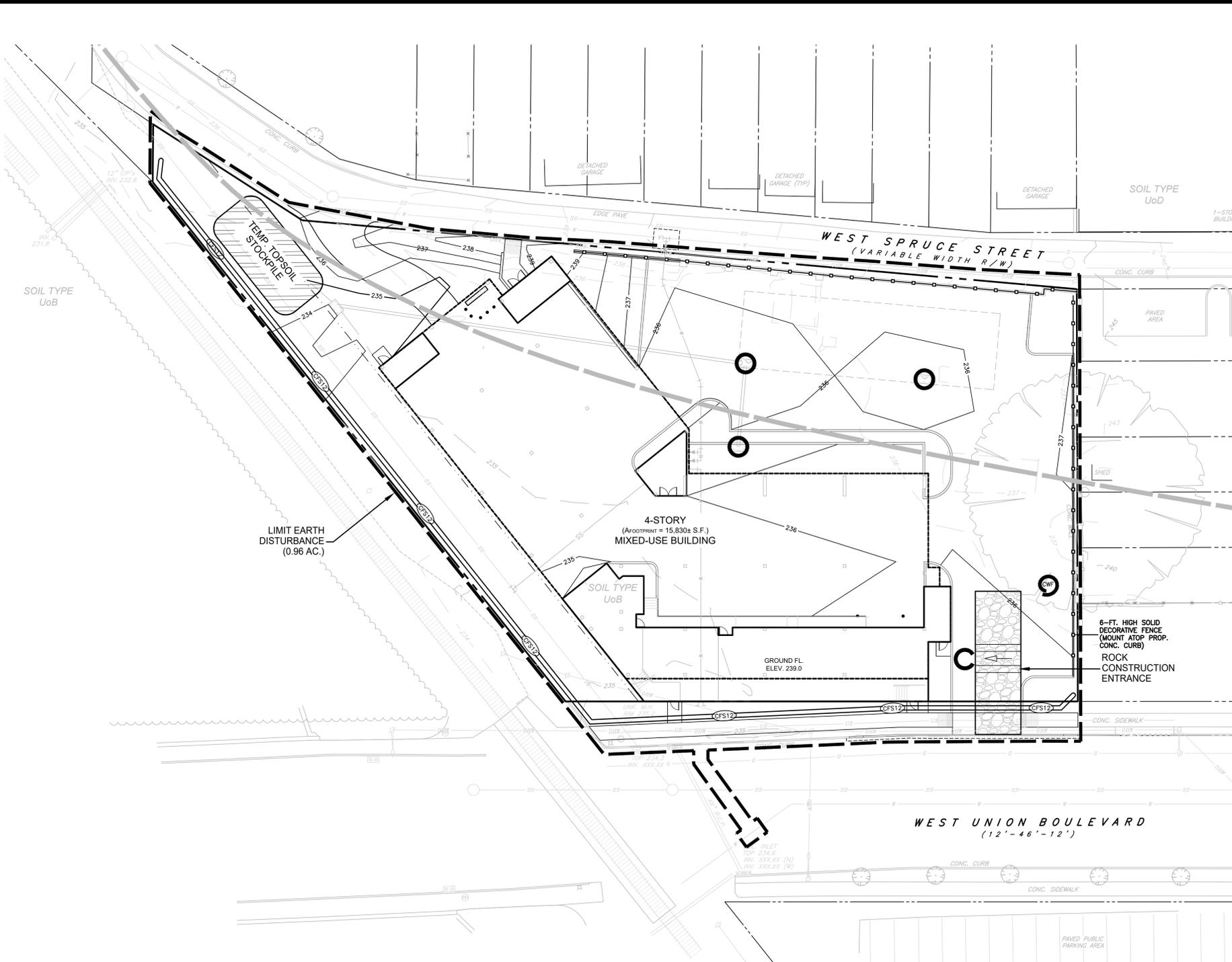
MONOCACY GENERAL CONTRACTING, LLC
C/O PLAMEN AYVAZOV, MEMBER
P.O. BOX 4334
BETHLEHEM, PA 18018
484-866-1816

STATEMENT OF INTENT

THE APPLICANT INTENDS TO REDEVELOP AN ABANDONED COMMERCIAL PROPERTY (FORMER MONUMENT MANUFACTURER) TO CONSTRUCT A 4-STORY MIXED USE BUILDING COMPRISING 39 RESIDENTIAL DWELLING UNITS (27 1-BR AND 12 2-BR), FIRST FLOOR COMMERCIAL SPACE, RESIDENT COMMON AREAS AND AMENITIES, OFF-STREET PARKING (57 VEHICLES) AND LOADING/UNLOADING ACCOMMODATIONS, UTILITY SERVICE CONNECTIONS, STORMWATER MANAGEMENT FACILITIES, SITE LANDSCAPING, AND RELATED PUBLIC AND PRIVATE IMPROVEMENTS, ALL AS DEPICTED HEREIN.

SITE DATA

RECORD OWNER: MONOCACY GENERAL CONTRACTING, LLC
PROPERTY ADDRESS: 218-226 WEST UNION BOULEVARD
TAX MAP REFERENCE: PEN02B-8-8
DEED REFERENCE: D.B.V. 2021-1, PG. 362027
EX. LOT AREA (BY DEED): 38,997 S.F./0.8952 AC.
CITY WARD/BLOCK: 8/12A
ZONING CLASSIFICATION: LIMITED COMMERCIAL (CL)
WATER: CITY OF BETHLEHEM
SANITARY SEWER: CITY OF BETHLEHEM
NO. EXISTING/PROPOSED LOTS: 1/1



LEGEND

	SUBJECT PROPERTY LINE
	ADJOINER PROPERTY LINE
	EX. ROADWAY CENTERLINE
	EX. CONTOUR LINE
	EX. CONCRETE CURB
	EX. EDGE OF PAVE
	EX. OVERHEAD UTILITY LINES
	EX. NATURAL GAS MAIN
	EX. STORM SEWER
	EX. WATER MAIN
	EX. SANITARY SEWER MAIN
	EX. WOOD FENCE
	EX. CHAIN LINK FENCE
	EX. TREE ROW OR EDGE OF WOODS
	EX. DECIDUOUS TREE
	EX. IRON PIN (OR AS NOTED)
	EX. CONCRETE MONUMENT
	PROPOSED BUILDING FOOTPRINT (AT GROUND LEVEL)
	PROPOSED BUILDING FOOTPRINT (ABOVE GROUND LEVEL)
	PROPOSED IMPROVEMENT
	PROPOSED CONCRETE CURB
	PROPOSED DEPRESSED CONC. CURB
	F.F.E. FIRST FLOOR ELEVATION
	L.L.E. LOWER LEVEL ELEVATION
	PROPOSED CONTOUR LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER GRAVITY LINE
	PROPOSED STORM SEWER

NOTE:
ITALIC TEXT IN PLAN VIEW DENOTES EXISTING FEATURES
WHILE UPRIGHT TEXT DENOTES PROPOSED FEATURES.

ESPC LEGEND

	LIMIT OF EARTH DISTURBANCE
	SOIL TYPE LIMIT
	ROCK CONSTRUCTION ENTRANCE W/ WASH RACK (-> = DISCHARGE DIR.)
	XX-IN. COMPOST FILTER SOCK
	EROSION CONTROL MATTING (TYPE PER PLAN)
	INLET FILTER BAG
	CWF CONCRETE WASHWATER FACILITY

RECEIVING STREAM DESIGNATION
THE PROJECT SITE IS TRIBUTARY TO THE MONOCACY CREEK WHICH HAS A DESIGNATED USE OF HIGH QUALITY COLD WATER FISHES, MIGRATORY FISHES (HQ-CWF, MF) ACCORDING TO PA CODE CHAPTER 93.

SOIL TYPES, LIMITATIONS & RESOLUTIONS

- SOIL TYPES AND LIMITATIONS:**
- URBAN LAND - DUFFIELD COMPLEX
 - UoB, 0 TO 8 PERCENT SLOPES
 - UoD, 8 TO 25 PERCENT SLOPES

LIMITATIONS: MODERATE DEPTH TO GROUNDWATER;
MODERATE DEPTH TO BEDROCK.

RESOLUTIONS:

 - IF ENCOUNTERED DURING CONSTRUCTION, CONTRACTOR SHALL REMOVE AND REPLACE OR REMEDIATE WET OR OTHERWISE UNSUITABLE SOILS AS DIRECTED BY THE PROJECT GEOTECHNICAL ENGINEER.
 - IF ENCOUNTERED DURING CONSTRUCTION, CONTRACTOR SHALL EXCAVATE ROCK TO A SUFFICIENT DEPTH AND REPLACE SAME WITH SUITABLE MATERIAL, AS DIRECTED BY THE PROJECT GEOTECHNICAL ENGINEER.
 - CONSTRUCTION ACTIVITIES WILL BE SEQUENCED TO MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE.
 - CONSTRUCTION ACTIVITIES WILL BE SEQUENCED TO AVOID THE CREATION OF LOW SPOTS AND STANDING WATER.
 - CONTRACTOR SHALL Dewater OR OTHERWISE MAINTAIN ALL EXCAVATIONS AND TRENCHES FREE OF WATER FOR THE DURATION OF THE PROJECT.

SPECIFICATIONS FOR SEEDING STABILIZATION AND SOIL SUPPLEMENTS

TEMP. NON-VEGETATIVE SURFACE STABILIZATION

TEMPORARY MULCH TYPE: HAY OR STRAW
APPLICATION RATE: 3 TONS/AC.

TEMPORARY SEED MIXTURE

PENNDOT FORMULA E PER PennDOT PUB. 408, SEC. 804

SPECIES	% WEIGHT	PURITY	GERMINATION
ANNUAL RYEGRASS	100	98%	90%

APPLICATION RATE: 10 LBS. PER 1,000 S.Y.
FERTILIZER TYPE: 10-10-10
FERTILIZER APPLICATION RATE: 100 LBS. PER 1,000 S.Y.
LIME APPLICATION RATE: 410 LBS. PER 1,000 S.Y.
HAY OR STRAW MULCH APPLICATION RATE: 3 TONS/AC.
SEEDING PERIOD: MARCH 15 TO OCTOBER 15

PERMANENT SEED MIXTURE

PENNDOT FORMULA B PER PennDOT PUB. 408, SEC. 804

SPECIES	% WEIGHT	PURITY	GERMINATION
PERENNIAL RYEGRASS	20	98%	90%
CREeping RED FESCUE	30	98%	85%
KENTUCKY BLUEGRASS	50	98%	80%

APPLICATION RATE: 21 LBS. PER 1,000 S.Y.
FERTILIZER TYPE: 10-20-20
FERTILIZER APPLICATION RATE: 210 LBS. PER 1,000 S.Y.
LIME APPLICATION RATE: 2,480 LBS. PER 1,000 S.Y.
HAY OR STRAW MULCH APPLICATION RATE: 3 TONS/AC.
SEEDING PERIOD: MARCH 15 TO OCTOBER 15

NOTES

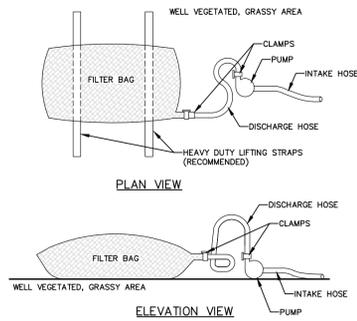
- THE CUTOFF DATE FOR HYDROSEEDING IS NOVEMBER 15.
- SLURRY APPLICATIONS OF SEED USING A CELLULOSE THICKENER SHALL INCLUDE A STRAW MULCH BINDER AT A RATE OF 3 TONS PER ACRE

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NORTHAMPTON COUNTY, PENNSYLVANIA

DESIGNED BY:	DATE:
KJH	05-22-2023
DRAWN BY:	DATE:
KJH	FEB. 6, 2023
CHECKED BY:	SCALE:
KJH	1" = 20'
DATE:	KCE JOB NO.:
FEB. 6, 2023	CB-21-123
SCALE:	SHEET:
1" = 20'	EST OF 2



NOTES:
 LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL WITH HIGH STRENGTH, DOUBLE STITCHED "F" JOINT SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4533	205 LB
PUNCTURE	ASTM D-4533	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
ACQ. % RETAINED	ASTM D-4751	80 %/2%

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL NOT BE PLACED ON STRIPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS WHERE THIS IS NOT POSSIBLE. A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY NOT BE PLACED ON FILTER STOCKPILE. INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 2% FOR SLOPES EXCEEDING 2% OR ON OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

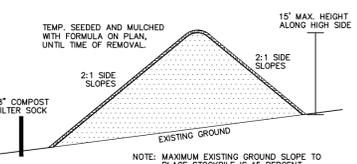
NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HO OR EV WATERSHEDS WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

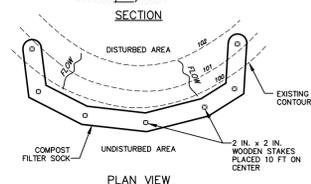
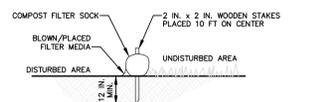
FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG
 NOT TO SCALE



NOTES:
 1. INSPECTED STOCKPILE TOPSOIL AND FILL MATERIAL ON A DAILY BASIS AND AFTER EVERY RUNOFF EVENT. MAKE ALL NECESSARY REPAIRS IMMEDIATELY.
 2. ALL STOCKPILES WILL BE TEMPORARILY SEEDED AND MULCHED AT ALL TIMES.

CONSTRUCTION DETAIL #9-1
SPECIAL DETAIL STOCKPILED TOPSOIL AND FILL MATERIAL
 NOT TO SCALE



ORGANIC MATTER CONTENT	25%-100% (DFT WIDTH BASIS)
ORGANIC PORTION	FIBROUS & ELONGATED
PH	5.5-8.5
MOISTURE CONTENT	30%-60%
PARTICLE SIZE	30-50% PASS THROUGH 3/8" SIEVE
SOLUBLE SALT CONCENTRATION	≤ 0.25 MAXIMUM

NOTES:
 SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 6 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

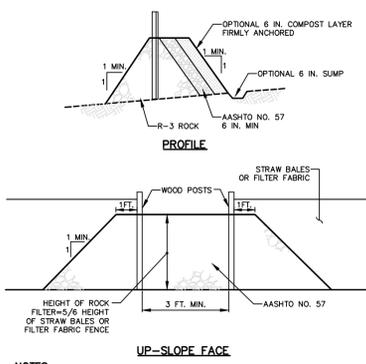
ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

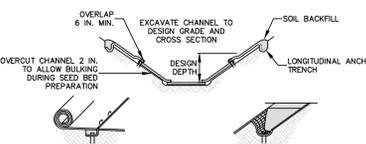
UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK
 NOT TO SCALE
 (ABACT)

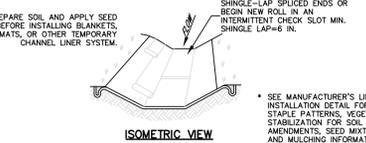


NOTES:
 INSTALL A ROCK FILTER OUTLET WHERE FAILURE OF A COMPOST FILTER SOCK, SILT FENCE, OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. IT SHALL BE INSTALLED TO FACILITATE REMOVAL OF SEDIMENT FROM HO AND EV WATERSHEDS. REMOVE SEDIMENT WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

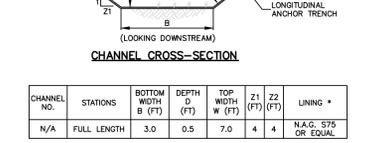
STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET
 NOT TO SCALE



INTERMITTENT CHECK SLOT



LONGITUDINAL ANCHOR TRENCH



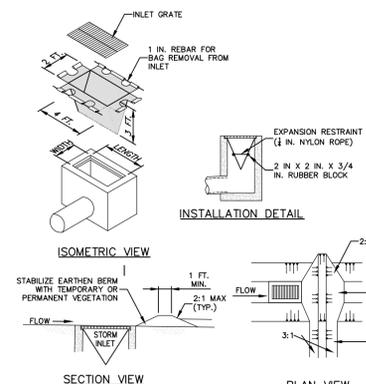
CHANNEL CROSS-SECTION

CHANNEL NO.	STATIONS	BOTTOM WIDTH (FT)	DEPTH (FT)	TOP WIDTH (FT)	Z1 (FT)	Z2 (FT)	LINING
N/A	FULL LENGTH	3.0	0.5	7.0	4	4	N.A.G. STS OR EQUAL

NOTES:
 1. INSTALL ANCHOR TRENCHES AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
 2. CONSTANTLY MAINTAIN CHANNEL DIMENSIONS. CLEAN CHANNEL WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 20% AT ANY LOCATION. REMOVE SEDIMENT DEPOSITS WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. REPAIR OR REPLACE DAMAGED LINING WITHIN 48 HOURS OF DISCOVERY.
 3. REMOVE NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) IN ANY MORNING. MAINTAIN GRASS HEIGHT BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. REMOVE EXCESS VEGETATION FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.
 4. STAPLE MATING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. (STAPLE PATTERN 'D')

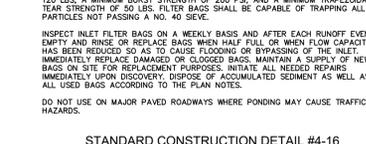
STANDARD CONSTRUCTION DETAIL #6-1
VEGETATED CHANNEL
 NOT TO SCALE

COMPOST FILTER SOCK FABRIC AND FILTER MEDIA SPECIFICATIONS

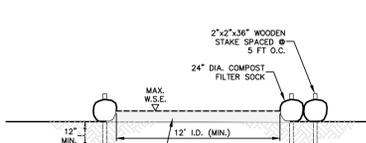


NOTES:
 MAXIMUM DRAINAGE AREA = 1/2 ACRE.
 INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
 INSTALL AND MAINTAIN ROLLED EARTHEN BERM IMMEDIATELY DOWN-GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STOKED. INSTALL AND MAINTAIN ROAD SUBBASE BERM UNTIL ROADWAY IS PAVED. INSTALL AND MAINTAIN A SIX-INCH MINIMUM HEIGHT ASPHALT BERM UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
 AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS. A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A #40 SIEVE.
 INSPECT INLET FILTER BAGS ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. EMPTY AND RINSE OR REPLACE BAGS WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. IMMEDIATELY REPLACE DAMAGED OR CLOGGED BAGS. MAINTAIN A SUPPLY OF NEW BAGS ON SITE FOR REPLACEMENT PURPOSES. INITIATE ALL NECESSARY REPAIRS IMMEDIATELY UPON DISCOVERY. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
 DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

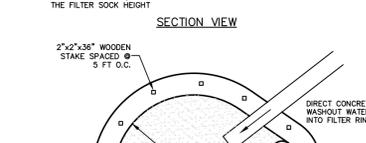
STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET
 NOT TO SCALE



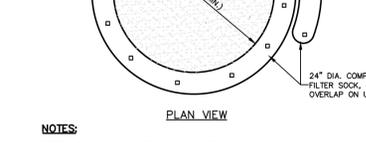
STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET
 NOT TO SCALE



STANDARD CONSTRUCTION DETAIL #3-2
ROCK CONSTRUCTION ACCESS WITH WASH RACK
 NOT TO SCALE
 (ABACT)

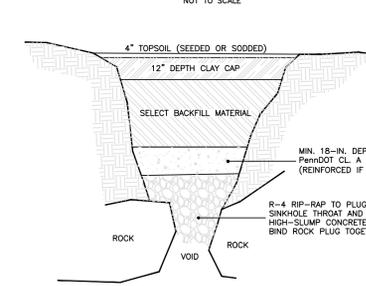


STANDARD CONSTRUCTION DETAIL #3-2
ROCK CONSTRUCTION ACCESS WITH WASH RACK
 NOT TO SCALE
 (ABACT)



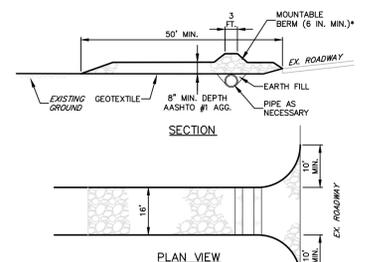
NOTES:
 INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
 (3) 12-IN. FILTER SOCKS MAY BE STACKED IN PYRAMIDAL CONFIGURATION TO INCREASE THE SAME DESIRED 19-IN. EFFECTIVE HEIGHT OF A SINGLE 24-IN. FILTER SOCK.
 PLACE A SUITABLE IMPERVIOUS GEOMEMBRANE AT THE WASHOUT LOCATION PRIOR TO INSTALLATION OF THE FILTER SOCK(S).

CONSTRUCTION DETAIL
CONCRETE WASHWATER FACILITY
 NOT TO SCALE



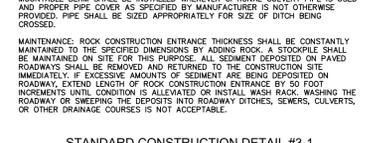
NOTES:
 1. EXCAVATE AS NECESSARY TO EXPOSE SINKHOLE THROAT AND CONSOLIDATED SURROUNDING MATERIAL.
 2. PLACE RIP-RAP PLUG, SELECT BACKFILL MATERIAL, CLAY CAP, AND TOPSOIL AS DEPICTED ABOVE.
 3. GRADE FINISHED GROUND SURFACE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE REPAIR.
 4. THIS DETAIL AND ABOVE PROCEDURES ARE INTENDED FOR GENERAL REFERENCE. PURPOSES ONLY AND MAY NOT BE APPLICABLE TO ALL SINKHOLE REPAIRS.
 5. IN THE EVENT A SINKHOLE IS DISCOVERED DURING CONSTRUCTION, CONTRACTOR SHALL IMMEDIATELY SECURE THE AREA AND NOTIFY THE PROPERTY OWNER, PROJECT CIVIL OR GEOTECHNICAL ENGINEER, AND THE TOWNSHIP GEOTECHNICAL CONSULTANT.
 6. CONTRACTOR SHALL REPAIR SINKHOLE AS DIRECTED BY THE PROJECT GEOTECHNICAL ENGINEER AND TO THE SATISFACTION OF THE TOWNSHIP GEOTECHNICAL CONSULTANT.

SINKHOLE REPAIR DETAIL
 NO SCALE

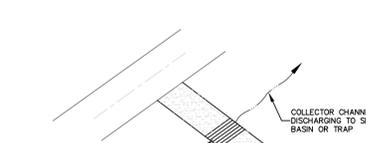


NOTES:
 REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
 RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BERM PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
 MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CURBPIPE IS 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 OF ROCK MATERIAL 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 CONDITIONS IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, COLLECTORS, OR OTHER DRAINAGE DEVICES IS NOT ACCEPTABLE.

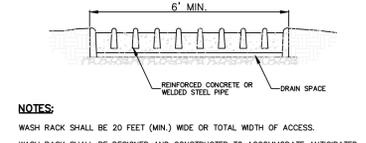
STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE
 NOT TO SCALE



STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE
 NOT TO SCALE



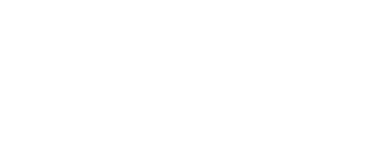
STANDARD CONSTRUCTION DETAIL #3-2
ROCK CONSTRUCTION ACCESS WITH WASH RACK
 NOT TO SCALE
 (ABACT)



STANDARD CONSTRUCTION DETAIL #3-2
ROCK CONSTRUCTION ACCESS WITH WASH RACK
 NOT TO SCALE
 (ABACT)



STANDARD CONSTRUCTION DETAIL #3-2
ROCK CONSTRUCTION ACCESS WITH WASH RACK
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ROCK CONSTRUCTION ACCESS WITH WASH RACK
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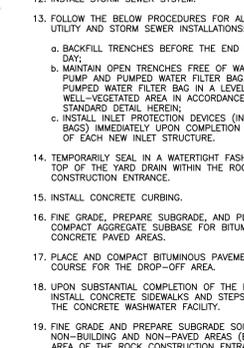


STANDARD CONSTRUCTION DETAIL #3-2
ROCK CONSTRUCTION ACCESS WITH WASH RACK
 NOT TO SCALE
 (ABACT)

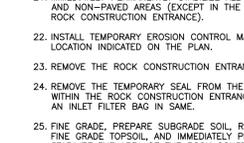
SEQUENCE OF EARTH DISTURBANCE ACTIVITIES

- AT LEAST 7 DAYS PRIOR TO COMMENCING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE CONSTRUCTION MANAGER SHALL HOST AN ON-SITE PRE-CONSTRUCTION MEETING INVOLVING CONTRACTORS THAT WILL PARTICIPATE IN EARTH DISTURBANCE ACTIVITIES. THE APPLICANT AND/OR LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENTATION POLLUTION CONTROL (ESPC) PLAN PREPARER, AND A REPRESENTATIVE OF THE NORTHAMPTON COUNTY CONSERVATION DISTRICT.
- AT LEAST 3 DAYS PRIOR TO COMMENCING ANY EARTH DISTURBANCE ACTIVITIES, CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL SYSTEM, INC. AT 1-800-242-1776 TO OBTAIN LOCATIONS OF BURIED UTILITIES IN ACCORDANCE WITH PA ACT 121.
- CONSTRUCTION ACTIVITIES SHALL TAKE PLACE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STAGE. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO AREAS DESCRIBED IN EACH STAGE.
- INSTALL ROCK CONSTRUCTION ENTRANCE AND COMPOST FILTER SOCKS AT THE LOCATIONS DESIGNATED ON THE PLAN. THESE BMPs MUST BE INSTALLED AND FUNCTIONAL PRIOR TO SUBSEQUENT EARTH DISTURBANCE ACTIVITIES.
- DELINEATE THE SOUTHERLY LIMITS OF EARTH DISTURBANCE USING TEMPORARY CONSTRUCTION FENCING AND INSTALL THE CONCRETE WASHWATER FACILITY.
- STRIP TOPSOIL FROM WITHIN THE AREA OF EARTH DISTURBANCE AND TEMPORARILY STOCKPILE AT THE LOCATION DESIGNATED ON THE PLAN OR Haul TOPSOIL OFF-SITE TO AN APPROVED LOCATION.
- COMPLETE BULK EARTHWORK AND ROUGH GRADING TO THE LINES AND GRADES DEPICTED ON THE PLAN.
- CONSTRUCT THE BUILDING FOUNDATION AND BACKFILL SAME.
- BUILDING CONSTRUCTION AND SUBSEQUENT EARTH DISTURBANCE ACTIVITIES MAY TAKE PLACE CONCURRENTLY.
- INSTALL PUBLIC WATER, SANITARY SEWER, AND OTHER UTILITY SERVICES FOR THE PROPOSED BUILDING.
- IMMEDIATELY TEMPORARILY STABILIZE ANY RESULTING DISTURBED AREAS OUTSIDE OF THE PROTECTED AREA (I.E. LIMITED UTILITY WORK IN HARTLEY AVENUE).
- INSTALL STORM SEWER SYSTEM.

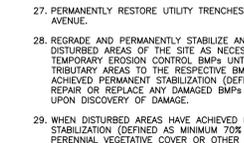
- FOLLOW THE BELOW PROCEDURES FOR ALL UNDERGROUND UTILITY AND STORM SEWER INSTALLATIONS:
 - BACKFILL TRENCHES BEFORE THE END OF EACH WORK DAY.
 - MAINTAIN OPEN TRENCHES FREE OF WATER USING A PUMP AND PUMPED WATER FILTER BAG. LOCATE PUMPED WATER FILTER BAG IN A LEVEL, WELL-VEGETATED AREA IN ACCORDANCE WITH THE STANDARD DETAIL HEREIN.
 - INSTALL INLET PROTECTION DEVICES (INLET FILTER BAGS) IMMEDIATELY UPON COMPLETION OF INSTALLATION OF EACH NEW INLET STRUCTURE.
- TEMPORARILY SEAL IN A WATERIGHT FASHION THE GRATE TOP OF THE YARD DRAIN WITHIN THE ROCK CONSTRUCTION ENTRANCE.
- INSTALL CONCRETE CURBING.
- FINE GRADE, PREPARE SUBGRADE, AND PLACE AND COMPACT AGGREGATE SUBBASE FOR BITUMINOUS AND CONCRETE PAVED AREAS.
- INSTALL CONCRETE CURBING.
- FINE GRADE, PREPARE SUBGRADE, AND PLACE AND COMPACT BITUMINOUS PAVEMENT BASE COURSE FOR THE DROP-OFF AREA.
- UPON SUBSTANTIAL COMPLETION OF THE BUILDING, INSTALL CONCRETE SIDEWALKS AND STEPS THEN REMOVE THE CONCRETE WASHWATER FACILITY.
- FINE GRADE AND PREPARE SUBGRADE SOIL IN ALL NON-BUILDING AND NON-PAVED AREAS (EXCEPT IN THE AREA OF THE ROCK CONSTRUCTION ENTRANCES).
- REPLACE AND FINE GRADE TOPSOIL IN ALL NON-BUILDING AND NON-PAVED AREAS (EXCEPT IN THE AREA OF THE ROCK CONSTRUCTION ENTRANCES).
- IMMEDIATELY PERMANENTLY STABILIZE ALL NON-BUILDING AND NON-PAVED AREAS (EXCEPT IN THE AREA OF THE ROCK CONSTRUCTION ENTRANCES).
- INSTALL TEMPORARY EROSION CONTROL MATTING AT LOCATION INDICATED ON THE PLAN.
- REMOVE THE ROCK CONSTRUCTION ENTRANCE.
- REMOVE THE TEMPORARY SEAL FROM THE YARD DRAIN WITHIN THE ROCK CONSTRUCTION ENTRANCE AND INSTALL AN INLET FILTER BAG IN SAME.
- FINE GRADE, PREPARE SUBGRADE SOIL, REPLACE AND FINE GRADE TOPSOIL, AND IMMEDIATELY PERMANENTLY STABILIZE THE AREA OF THE ROCK CONSTRUCTION ENTRANCE.
- PLACE AND COMPACT BITUMINOUS BINDER COURSE (WHERE REQUIRED) AND WEARING COURSE FOR THE DROP-OFF AREA.
- PERMANENTLY RESTORE UTILITY TRENCHES IN HARTLEY AVENUE.
- REGRADE AND PERMANENTLY STABILIZE ANY ERODED OR DISTURBED AREAS OF THE SITE AS NECESSARY. MAINTAIN TEMPORARY EROSION CONTROL BMPs UNTIL THE TRIBUTARY AREAS TO THE RESPECTIVE BMPs HAVE ACHIEVED PERMANENT STABILIZATION (DEFINED BELOW). REPAIR OR REPLACE ANY DAMAGED BMPs IMMEDIATELY UPON DISCOVERY OF DAMAGE.
- WHEN DISTURBED AREAS HAVE ACHIEVED PERMANENT STABILIZATION (DEFINED AS MINIMUM 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER SUFFICIENT TO RESIST ACCELERATED EROSION), REMOVE COMPOST FILTER SOCKS, INLET PROTECTION DEVICES, AND TEMPORARY CONSTRUCTION FENCING AND PERMANENTLY STABILIZE ANY RESULTING DISTURBED AREAS.



STANDARD CONSTRUCTION DETAIL #3-2
ROCK CONSTRUCTION ACCESS WITH WASH RACK
 NOT TO SCALE
 (ABACT)



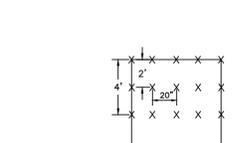
STANDARD CONSTRUCTION DETAIL #3-2
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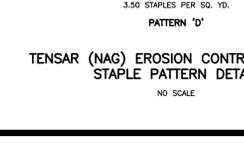
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STANDARD CONSTRUCTION DETAIL #3-2
ROCK CONSTRUCTION ACCESS WITH WASH RACK
 NOT TO SCALE
 (ABACT)

EROSION AND SEDIMENT POLLUTION CONTROL NOTES

- ALL EARTH DISTURBANCE ACTIVITIES SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION POLLUTION CONTROL (ESPC) PLAN. A COMPLETE COPY OF THE APPROVED ESPC PLAN (UNREPAIRED, SIGNED, AND DATED BY THE REVIEWING AGENCY) SHALL BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST 7 DAYS PRIOR TO COMMENCING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE CONSTRUCTION MANAGER SHALL HOST AN ON-SITE PRE-CONSTRUCTION MEETING INVOLVING CONTRACTORS THAT WILL PARTICIPATE IN EARTH DISTURBANCE ACTIVITIES. THE APPLICANT AND/OR LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENTATION POLLUTION CONTROL (ESPC) PLAN PREPARER, AND A REPRESENTATIVE OF THE NORTHAMPTON COUNTY CONSERVATION DISTRICT.
- CONSTRUCTION ACTIVITIES SHALL TAKE PLACE IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STAGE. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO AREAS DESCRIBED IN EACH STAGE.
- INSTALL ROCK CONSTRUCTION ENTRANCE AND COMPOST FILTER SOCKS AT THE LOCATIONS DESIGNATED ON THE PLAN. THESE BMPs MUST BE INSTALLED AND FUNCTIONAL PRIOR TO SUBSEQUENT EARTH DISTURBANCE ACTIVITIES.
- DELINEATE THE SOUTHERLY LIMITS OF EARTH DISTURBANCE USING TEMPORARY CONSTRUCTION FENCING AND INSTALL THE CONCRETE WASHWATER FACILITY.
- STRIP TOPSOIL FROM WITHIN THE AREA OF EARTH DISTURBANCE AND TEMPORARILY STOCKPILE AT THE LOCATION DESIGNATED ON THE PLAN OR Haul TOPSOIL OFF-SITE TO AN APPROVED LOCATION.
- COMPLETE BULK EARTHWORK AND ROUGH GRADING TO THE LINES AND GRADES DEPICTED ON THE PLAN.
- CONSTRUCT THE BUILDING FOUNDATION AND BACKFILL SAME.
- BUILDING CONSTRUCTION AND SUBSEQUENT EARTH DISTURBANCE ACTIVITIES MAY TAKE PLACE CONCURRENTLY.
- INSTALL PUBLIC WATER, SANITARY SEWER, AND OTHER UTILITY SERVICES FOR THE PROPOSED BUILDING.
- IMMEDIATELY TEMPORARILY STABILIZE ANY RESULTING DISTURBED AREAS OUTSIDE OF THE PROTECTED AREA (I.E. LIMITED UTILITY WORK IN HARTLEY AVENUE).
- INSTALL STORM SEWER SYSTEM.
- FOLLOW THE BELOW PROCEDURES FOR ALL UNDERGROUND UTILITY AND STORM SEWER INSTALLATIONS:
 - BACKFILL TRENCHES BEFORE THE END OF EACH WORK DAY.
 - MAINTAIN OPEN TRENCHES FREE OF WATER USING A PUMP AND PUMPED WATER FILTER BAG. LOCATE PUMPED WATER FILTER BAG IN A LEVEL, WELL-VEGETATED AREA IN ACCORDANCE WITH THE STANDARD DETAIL HEREIN.
 - INSTALL INLET PROTECTION DEVICES (INLET FILTER BAGS) IMMEDIATELY UPON COMPLETION OF INSTALLATION OF EACH NEW INLET STRUCTURE.
- TEMPORARILY SEAL IN A WATERIGHT FASHION THE GRATE TOP OF THE YARD DRAIN WITHIN THE ROCK CONSTRUCTION ENTRANCE.
- INSTALL CONCRETE CURBING.
- FINE GRADE, PREPARE SUBGRADE, AND PLACE AND COMPACT AGGREGATE SUBBASE FOR BITUMINOUS AND CONCRETE PAVED AREAS.
- INSTALL CONCRETE CURBING.
- FINE GRADE, PREPARE SUBGRADE, AND PLACE AND COMPACT BITUMINOUS PAVEMENT BASE COURSE FOR THE DROP-OFF AREA.
- UPON SUBSTANTIAL COMPLETION OF THE BUILDING, INSTALL CONCRETE SIDEWALKS AND STEPS THEN REMOVE THE CONCRETE WASHWATER FACILITY.
- FINE GRADE AND PREPARE SUBGRADE SOIL IN ALL NON-BUILDING AND NON-PAVED AREAS (EXCEPT IN THE AREA OF THE ROCK CONSTRUCTION ENTRANCES).
- REPLACE AND FINE GRADE TOPSOIL IN ALL NON-BUILDING AND NON-PAVED AREAS (EXCEPT IN THE AREA OF THE ROCK CONSTRUCTION ENTRANCES).
- IMMEDIATELY PERMANENTLY STABILIZE ALL NON-BUILDING AND NON-PAVED AREAS (EXCEPT IN THE AREA OF THE ROCK CONSTRUCTION ENTRANCES).
- INSTALL TEMPORARY EROSION CONTROL MATTING AT LOCATION INDICATED ON THE PLAN.
- REMOVE THE ROCK CONSTRUCTION ENTRANCE.
- REMOVE THE TEMPORARY SEAL FROM THE YARD DRAIN WITHIN THE ROCK CONSTRUCTION ENTRANCE AND INSTALL AN INLET FILTER BAG IN SAME.
- FINE GRADE, PREPARE SUBGRADE SOIL, REPLACE AND FINE GRADE TOPSOIL, AND IMMEDIATELY PERMANENTLY STABILIZE THE AREA OF THE ROCK CONSTRUCTION ENTRANCE.
- PLACE AND COMPACT BITUMINOUS BINDER COURSE (WHERE REQUIRED) AND WEARING COURSE FOR THE DROP-OFF AREA.
- PERMANENTLY RESTORE UTILITY TRENCHES IN HARTLEY AVENUE.
- REGRADE AND PERMANENTLY STABILIZE ANY ERODED OR DISTURBED AREAS OF THE SITE AS NECESSARY. MAINTAIN TEMPORARY EROSION CONTROL BMPs UNTIL THE TRIBUTARY AREAS TO THE RESPECTIVE BMPs HAVE ACHIEVED PERMANENT STABILIZATION (DEFINED BELOW). REPAIR OR REPLACE ANY DAMAGED BMPs IMMEDIATELY UPON DISCOVERY OF DAMAGE.
- WHEN DISTURBED AREAS HAVE ACHIEVED PERMANENT STABILIZATION (DEFINED AS MINIMUM 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER SUFFICIENT TO RESIST ACCELERATED EROSION), REMOVE COMPOST FILTER SOCKS, INLET PROTECTION DEVICES, AND TEMPORARY CONSTRUCTION FENCING AND PERMANENTLY STABILIZE ANY RESULTING DISTURBED AREAS.

- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED IN THE PLAN DRAWINGS. ANY DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING BY THE LOCAL CONSERVATION DISTRICT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL, TREES, VEGETATION, ROOTS, AND OTHER OBSTRUCTIONAL MATERIAL.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN THE PLAN DRAWINGS. THE CONSTRUCTION SEQUENCE, GENERAL SITE CLEARING, GRUBBING, AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNLESS THE ESPC BMPs SPECIFIED IN THE SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS ESPC PLAN.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) DEPICTED ON THE PLAN. THE AMOUNT NECESSARY TO MAINTAIN THE FINISHED GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED WITH VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER DEPICTED ON THE PLAN. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERY OF ANY UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BMPs TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT.
- ALL BUILDING MATERIALS AND WASTE SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH LOCAL WASTE MANAGEMENT REGULATIONS DEFINED IN 25 PA CODE 260.1 ET. SEQ., 271.1 ET. SEQ. AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE A FULLY IMPLEMENTED ESPC PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ONTO THE SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL ACTIVATED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.</