

R:\2022\PA220149.00\CADDRAWINGS\PLAN SET\CIVIL SITE PLANS\PA220149.00-CND5-1A.dwg---LAYOUT: C-101 COVER

CERTIFICATIONS & APPROVALS:

CERTIFICATION OF OWNERSHIP

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

(ADDRESS)

BY: _____
NAME: _____
TITLE: _____

BY: _____
NAME: _____
TITLE: _____

SWORN TO AND SUBSCRIBED BEFORE ME

THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

ENGINEER'S CERTIFICATION

I, MICHAEL E. JEITNER, 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.

MICHAEL E. JEITNER

#PE055733

REGISTRATION NO.

SEAL

SURVEYOR'S CERTIFICATION

I, JOSEPH J. WRIGHT, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN CORRECTLY AND ACCURATELY REPRESENTS THE LANDS OF THE OWNER AND, WHERE APPLICABLE, THE LOTS, BUILDINGS, STREETS, PARKING AREAS, WALKWAYS, AND OTHER STRUCTURES AND IMPROVEMENTS SHOWN THEREON.

JOSEPH J. WRIGHT

#SU37826-E

REGISTRATION NO.

SEAL

CITY OF BETHLEHEM PLANNING COMMISSION APPROVAL

REVIEWED BY THE CITY OF BETHLEHEM PLANNING COMMISSION

APPROVED ON _____

CHAIRPERSON _____

SECRETARY _____

LEHIGH VALLEY PLANNING COMMISSION

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION OF LEHIGH AND NORTHAMPTON COUNTIES

LVPC STAFF PERSON RESPONSIBLE FOR REVIEW _____ DATE _____

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF NORTHAMPTON COUNTY, PENNSYLVANIA ON _____, 20____, IN MAP BOOK VOLUME _____.

PAGE _____
NORTHAMPTON COUNTY RECORDER OF DEEDS

AMERICANS WITH DISABILITIES ACT (ADA)

THE PERMIT AND/OR PLAN HAS NOT BEEN REVIEWED TO DETERMINE ITS COMPLIANCE WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT OF 1990 (ADA) WHICH PROHIBITS DISCRIMINATION ON THE BASIS OF DISABILITY IN PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES. COMPLIANCE WITH TITLE III OF THIS ACT WITH REGARD TO PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/OWNER.

THE LAND DEVELOPMENT AS SUBMITTED AND AS BUILT ACCORDING TO THE INFORMATION INCLUDED IN THE CURRENT DESIGN WILL MEET THE ACCESSIBILITY REQUIREMENT AS EXISTING UNDER THE CURRENT BUILDING CODES ESTABLISHED IN THE CITY OF BETHLEHEM.

REQUIRED APPROVALS

APPROVAL

LVPC
FIRE DEPARTMENT
WATER DEPARTMENT
SEWER DEPARTMENT
ACT 537 SEWAGE FACILITIES PLANNING

AGENCY

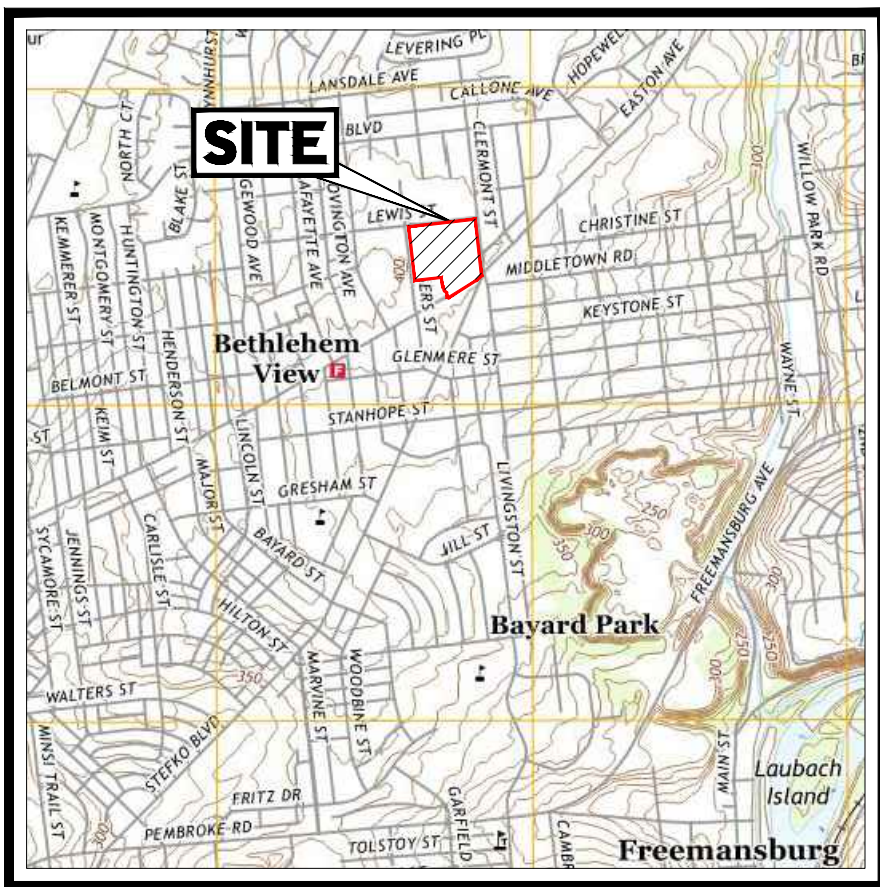
LEHIGH VALLEY PLANNING COMMISSION
BETHLEHEM FIRE DEPARTMENT
CITY OF BETHLEHEM
CITY OF BETHLEHEM
PADEP

DATE RECEIVED



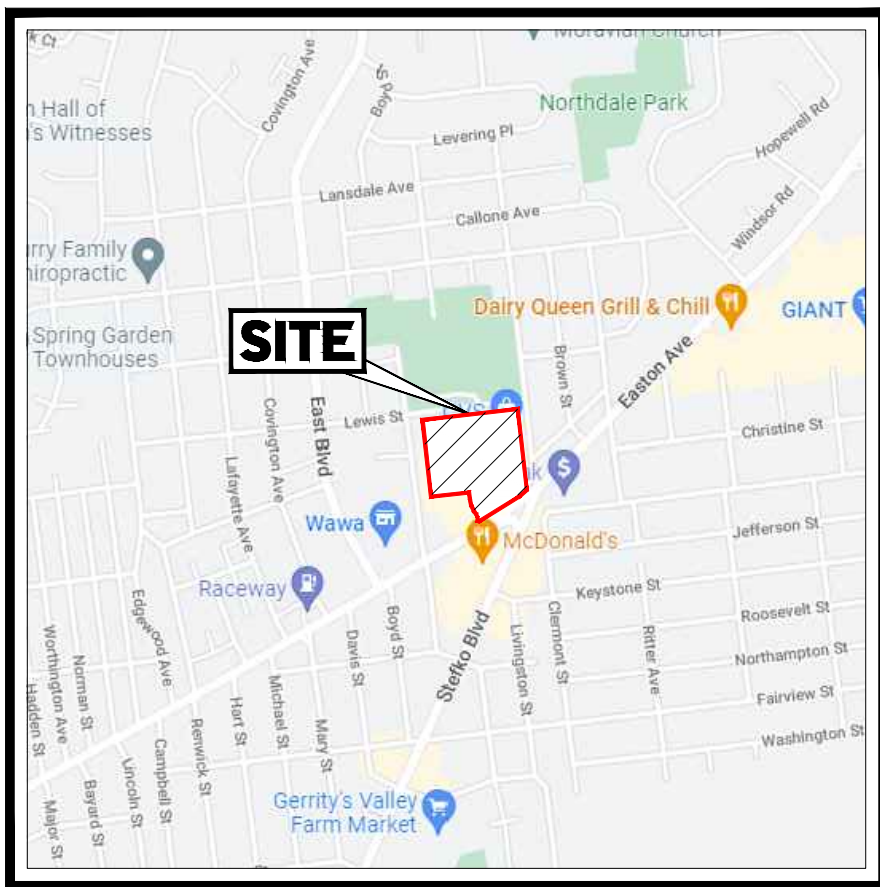
ZONING MAP

SCALE: 1" = 1,000'



USGS MAP

SCALE: 1" = 2,000'



LOCATION MAP

SCALE: 1" = 500'

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
EXISTING CONDITIONS/DEMOLITION PLAN	C-201
OVERALL SITE PLAN	C-301
SITE PLAN	C-302
TRUCK PLAN	C-303
GRADING PLAN	C-401
UTILITY PLAN	C-501
DRAINAGE AREAS MAP	C-502
SOIL EROSION & SEDIMENT POLLUTION CONTROL PLAN	C-601
SOIL EROSION & SEDIMENT POLLUTION CONTROL NOTES & DETAILS	C-602 & C-603
LANDSCAPE PLAN	C-701
LANDSCAPE DETAILS	C-702
LIGHTING PLAN	C-703
LIGHTING DETAILS	C-704
DETAILS SHEET	C-901

STATEMENT OF INTENT:

POSH PROPERTIES No.11, EASTON AVENUE FAMILY, L.P. IS PROPOSING TO DEVELOP A PAD SITE WITHIN THE SUBJECT PROPERTY WHICH CURRENTLY CONTAINS AN EXISTING SHOPPING CENTER, A FAST-FOOD RESTAURANT WITH DRIVE THROUGH (KFC), AND A DRIVE-THROUGH RESTAURANT (POTTS), WITH A NEW 2,500 + SF FAST-FOOD RESTAURANT WITH DRIVE-THROUGH (COFFEE SHOP). THE SITE IMPROVEMENTS WILL ALSO INCLUDE PARKING, ACCESS ROADWAYS, LIGHTING, LANDSCAPING, UTILITIES, AND STORMWATER CONVEYANCE FACILITIES.

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR
POSH PROPERTIES NO.11,
EASTON AVENUE FAMILY L.P.

PROPOSED
COFFEE SHOP
W/ DRIVE-THRU

LOCATION OF SITE
2571- 2651 EASTON AVENUE, CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PA
MAP N7NW4B, BLOCK 5, LOT 1

BOHLER 
TM

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PROJECT No.: PAB220149.00
DRAWN BY: JMV
CHECKED BY: AMC
DATE: 02/28/2023
CAD ID: PAB220149.00-CND5-1A

PROJECT:

**PRELIMINARY/
FINAL LAND
DEVELOPMENT
PLANS**

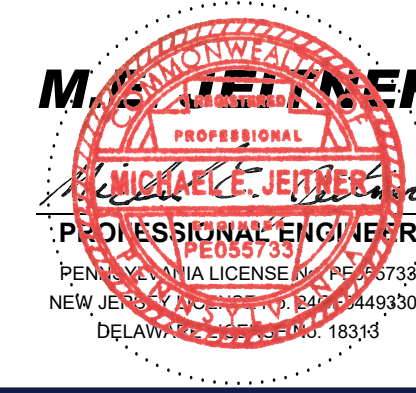
FOR
POSH
PROPERTIES
NO. 11

PROPOSED DEVELOPMENT

2571-2651 EASTON AVE.
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PA
WARD: 14 BLOCK: 68

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74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
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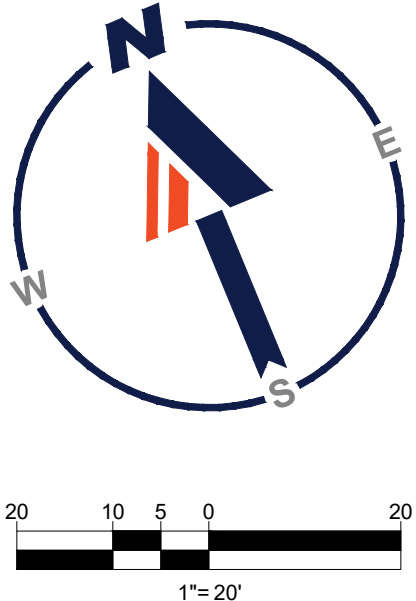
SHEET TITLE:

**COVER
SHEET**

SHEET NUMBER:

C-101

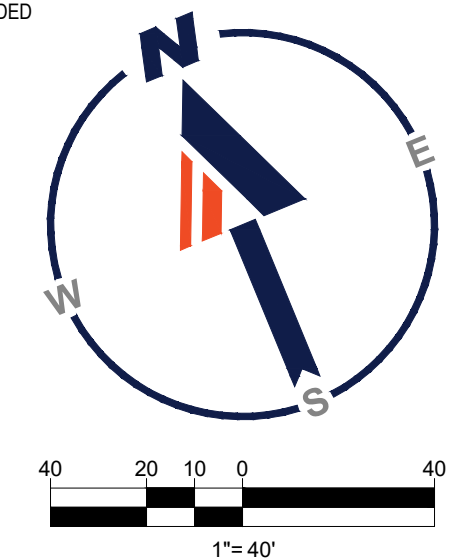
REVISION 1 - 6/9/2023





<h1>LEGEND</h1>	
PROPOSED	
PROPERTY LINE	
R.O.W. LINE	
EASEMENT LINE	
SETBACK LINE	
LEASE LINE	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	
GUIDE RAIL	
ACCESSIBLE SYMBOL	
CROSSWALK	
SIDEWALK	
RAMP	
SIGN	
BOLLARD	
AREA LIGHT	
CLEANOUT	
FIRE HYDRANT	
UTILITY POLE	
TRANSFORMER PAD	
OVERHEAD UTILITY WIRES	

PARKING REQUIREMENTS				
	EXISTING REQUIRED	EXISTING PROVIDED	PROPOSED REQUIRED	PROPOSED PROVIDED
SHOPPING CENTER	(37,360 GFA / 1,000) X 4 SPACES = 150 SPACES	206 SPACES	(37,360 GFA / 1,000) X 4 SPACES = 150 SPACES	165 SPACES
FAST FOOD RESTAURANT WITH DRIVE-THROUGH (KFC)	(12 EMPLOYEES / 2) + (60 SEATS / 4) = 21 SPACES	55 SPACES	(12 EMPLOYEES / 2) + (60 SEATS / 4) = 21 SPACES	NO CHANGE
RESTAURANT, DRIVE-THROUGH (POTTS)	(2 EMPLOYEES/2) + (0 SEATS) = 1 SPACE	1 SPACE	(2 EMPLOYEES/2) + (0 SEATS) = 1 SPACE	NO CHANGE
FAST FOOD RESTAURANT WITH DRIVE-THROUGH (COFFEE SHOP)	N/A	N/A	(12 EMPLOYEES / 2) + (50 / 4) = 19 SPACES	19 SPACES
TOTAL AMOUNT OF SPACES	172 SPACES	262 SPACES	191 SPACES	240 SPACES



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DRAWN BY: JM
CHECKED BY: AM
DATE: 02/28/20
CAD I.D.: PAB220149.00-LDVP-

PROJECT:

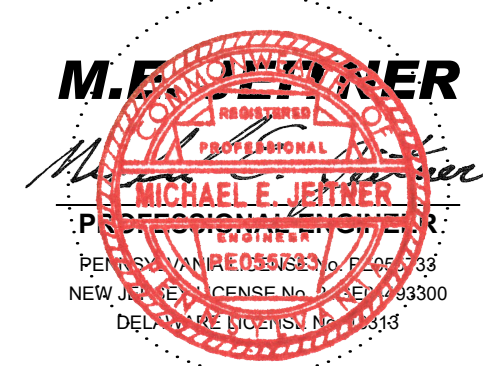
**PRELIMINARY/
FINAL LAND
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PLANS**
— FOR —
**POSH
PROPERTIES
NO. 11**

PROPOSED DEVELOPMENT

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CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PA
WARD: 14 BLOCK: 68

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SHEET TITLE:

OVERALL SITE PLAN

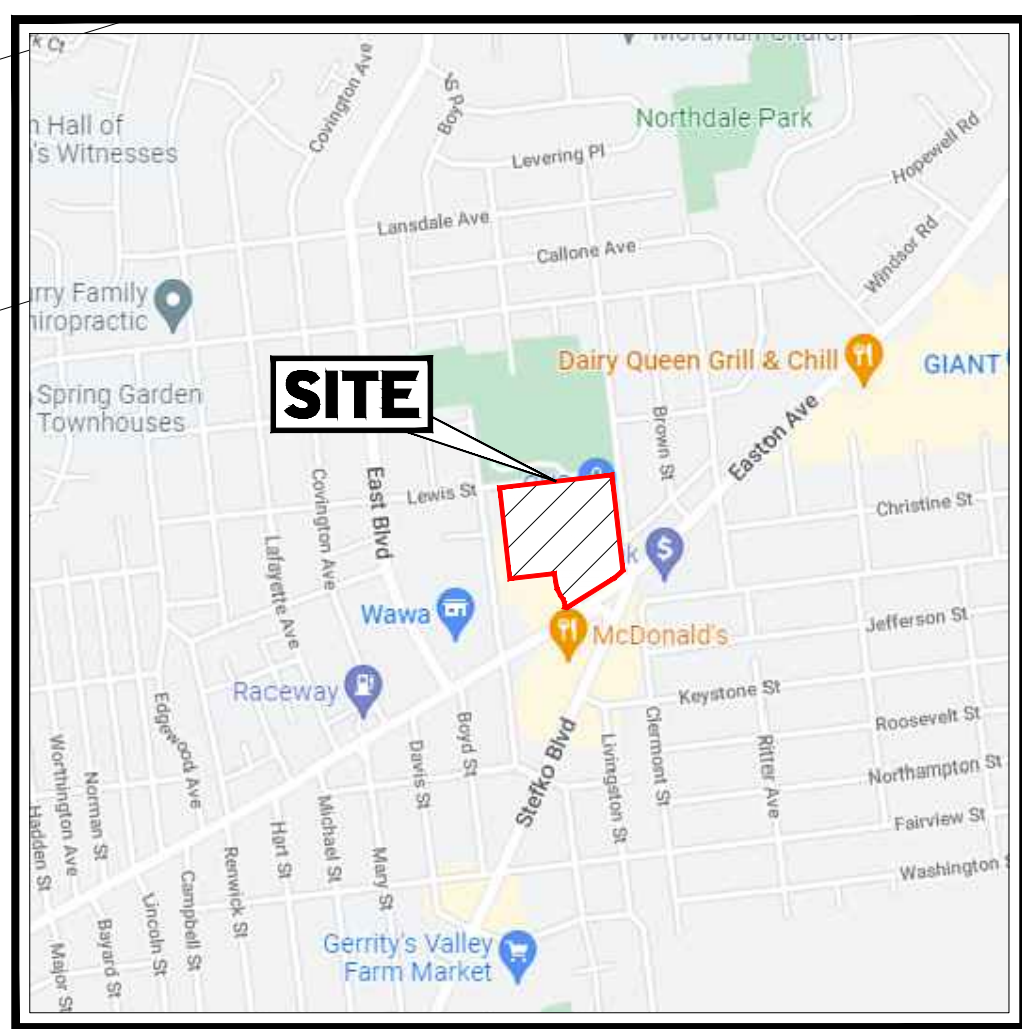
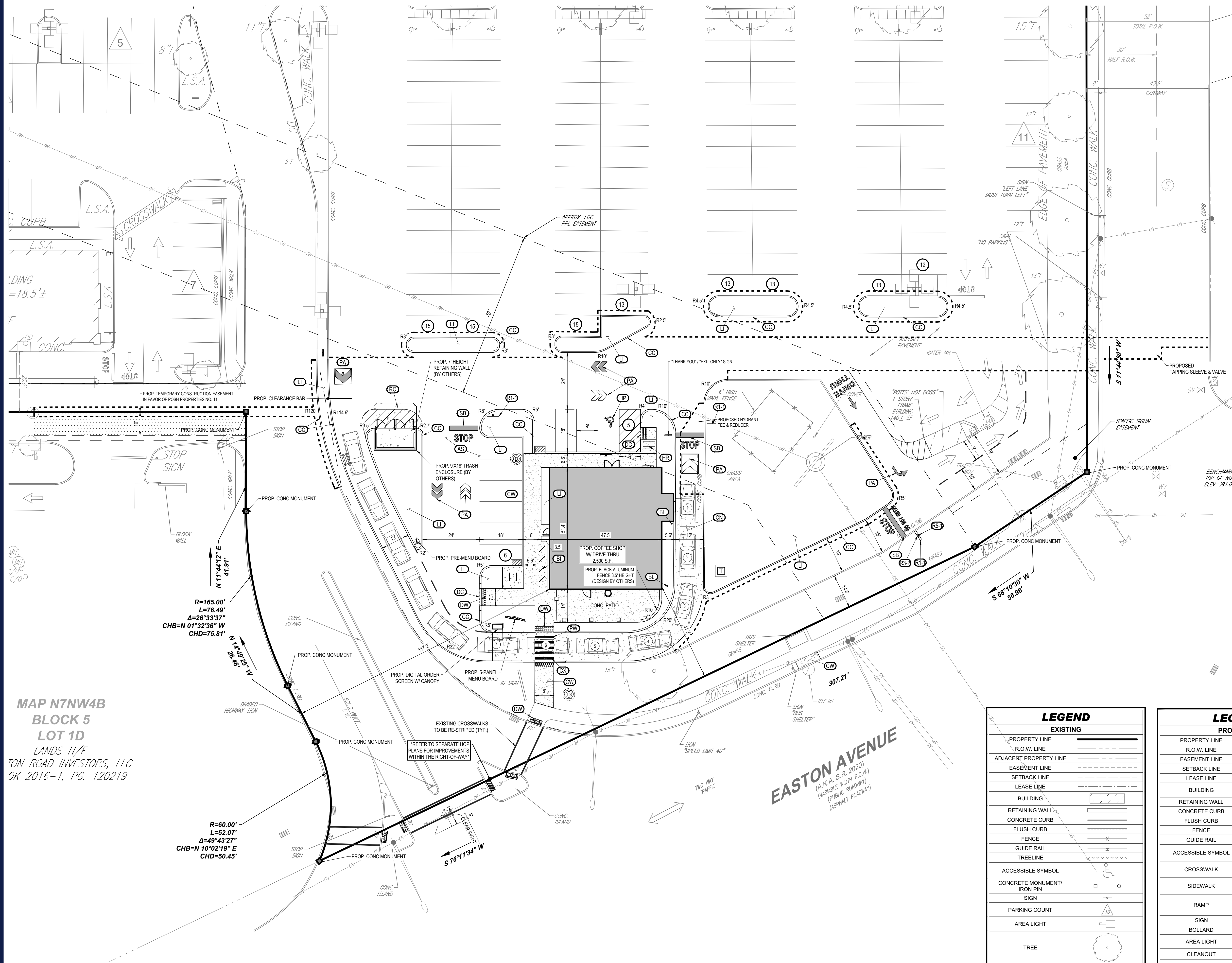
SHEET NUMBER:

C-301

REVISION 1 - 6/9/2023

R:\3022\PA232149.00\CAD\DRAWINGS\PLAN SET\TRIAL SITE PLANS\PA232149.00-LDVP-1A.dwg - LAYOUT: C-302 SITE PLAN

MAP N7NW4B
BLOCK 5
LOT 1D
LANDS N/F
TOWN ROAD INVESTORS, LLC
OK 2016-1, PG. 120219

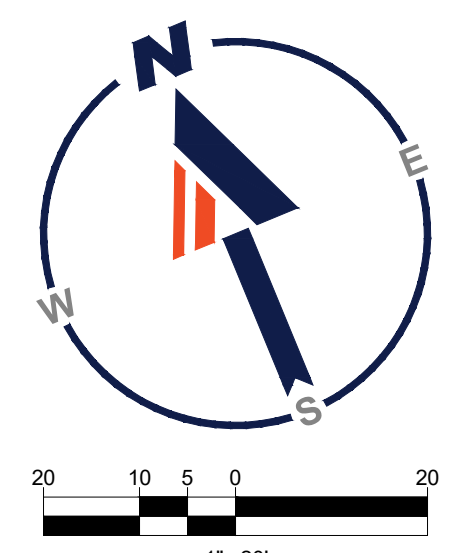


LEGEND	
PROPOSED KEY NOTES	
AS	STANDARD DUTY ASPHALT PAVEMENT
BI	BIKE RACK
BL	BOLLARD
CC	TYPICAL CONCRETE CURB
CN	CONCRETE PAVEMENT
CW	CONCRETE SIDEWALK
CS	CONCRETE CROSSWALK
DC	DEPRESSED CURB
DW	TRUNCATED DOME PATTERN FOR ADA DETECTABLE WARNING SURFACES
FD	DECORATIVE FENCE
HP	ACCESSIBLE PARKING STALL
IR	ACCESSIBLE RAMP
LI	LANDSCAPE ISLAND
PA	PAINTED TRAFFIC ARROW
PW	PAINTED PEDESTRIAN CROSSWALK
RC	REINFORCED CONCRETE
RW	RETAINING WALL
SB	PAINTED STOP BAR

LEGEND	
PROPOSED SIGNAGE	
11	PROPOSED STOP SIGN
33	PROPOSED "NO-LEFT TURN" SIGN
55	PROPOSED "DO NOT ENTER" SIGN

LEGEND	
EXISTING	
PROPERTY LINE	---
R.O.W. LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
SETBACK LINE	---
LEASE LINE	---
BUILDING	[Hatched Box]
RETAINING WALL	[Hatched Line]
CONCRETE CURB	[Double Line]
FLUSH CURB	[Single Line]
FENCE	[X Pattern]
GUIDE RAIL	[Dashed Line]
TREELINE	[Wavy Line]
ACCESSIBLE SYMBOL	[Wheelchair Icon]
CONCRETE MONUMENT/ IRON PIN	[Square/Circle]
SIGN	[Triangle]
PARKING COUNT	[Triangle with Number]
AREA LIGHT	[Square]
TREE	[Circle]
DRAINAGE INLET	[Square]
STORM/SANITARY MANHOLE	[Circle]
WATER/GAS VALVES	[Circle with X]
ROOF DRAIN/CLEANOUT	[Circle with X]
FIRE HYDRANT	[Circle with X]
UTILITY POLE W/ LIGHT	[Circle with X]
UTILITY POLE	[Circle]
OVERHEAD UTILITY WIRES	[Line]

LEGEND	
PROPOSED	
PROPERTY LINE	---
R.O.W. LINE	---
EASEMENT LINE	---
SETBACK LINE	---
LEASE LINE	---
BUILDING	[Hatched Box]
RETAINING WALL	[Hatched Line]
CONCRETE CURB	[Double Line]
FLUSH CURB	[Single Line]
FENCE	[X Pattern]
GUIDE RAIL	[Dashed Line]
ACCESSIBLE SYMBOL	[Wheelchair Icon]
CROSSWALK	[Zebra Stripes]
SIDEWALK	[Hatched Box]
RAMP	[Hatched Box]
SIGN	[Triangle]
BOLLARD	[Circle]
AREA LIGHT	[Square]
CLEANOUT	[Circle]
FIRE HYDRANT	[Circle with X]
UTILITY POLE	[Circle]
TRANSFORMER PAD	[Square]
OVERHEAD UTILITY WIRES	[Line]



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PROJECT No.: PAB220149.00
DRAWN BY: JMV
CHECKED BY: AMC
DATE: 02/28/2023
CAD I.D.: PAB220149.00-LDVP-1A

PROJECT:
**PRELIMINARY/
FINAL LAND
DEVELOPMENT
PLANS**
FOR
**POSH
PROPERTIES
NO. 11**
PROPOSED DEVELOPMENT
2571-2651 EASTON AVE.
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PA
WARD: 14 BLOCK: 68

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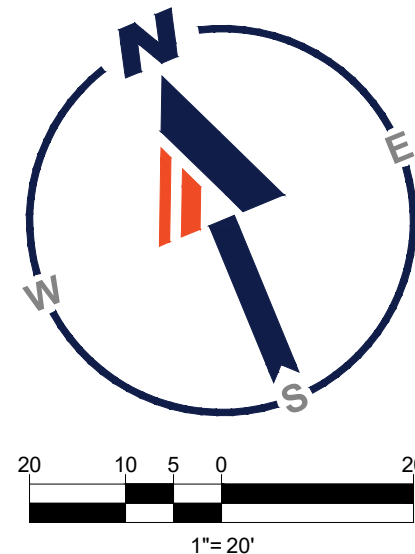
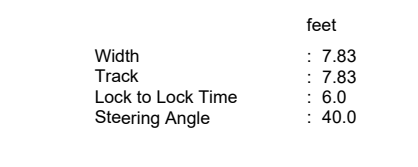
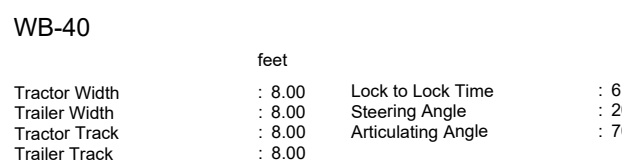
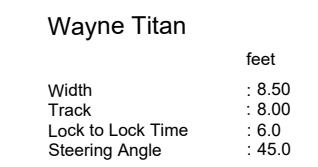
M.E. ZIMMER

Professional Engineer
MICHAEL E. ZIMMER
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 20015300
NEW JERSEY LICENSE No. 20015300
DELETED 12/31/2023

SHEET TITLE:
**SITE
PLAN**

SHEET NUMBER:
C-302

REVISION 1 - 6/9/2023

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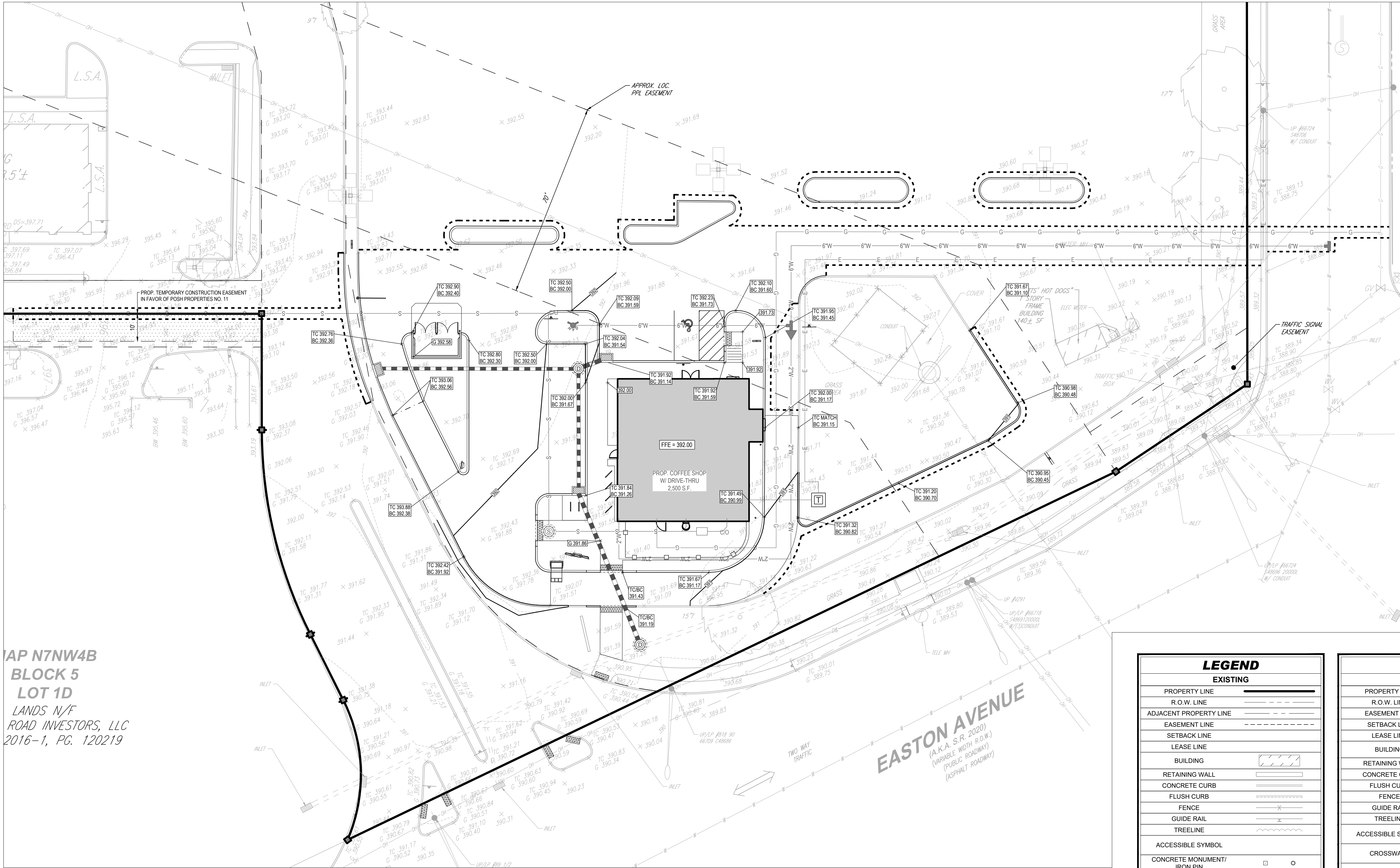
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VEHICLE MANEUVERING PLAN

SHEET NUMBER: _____

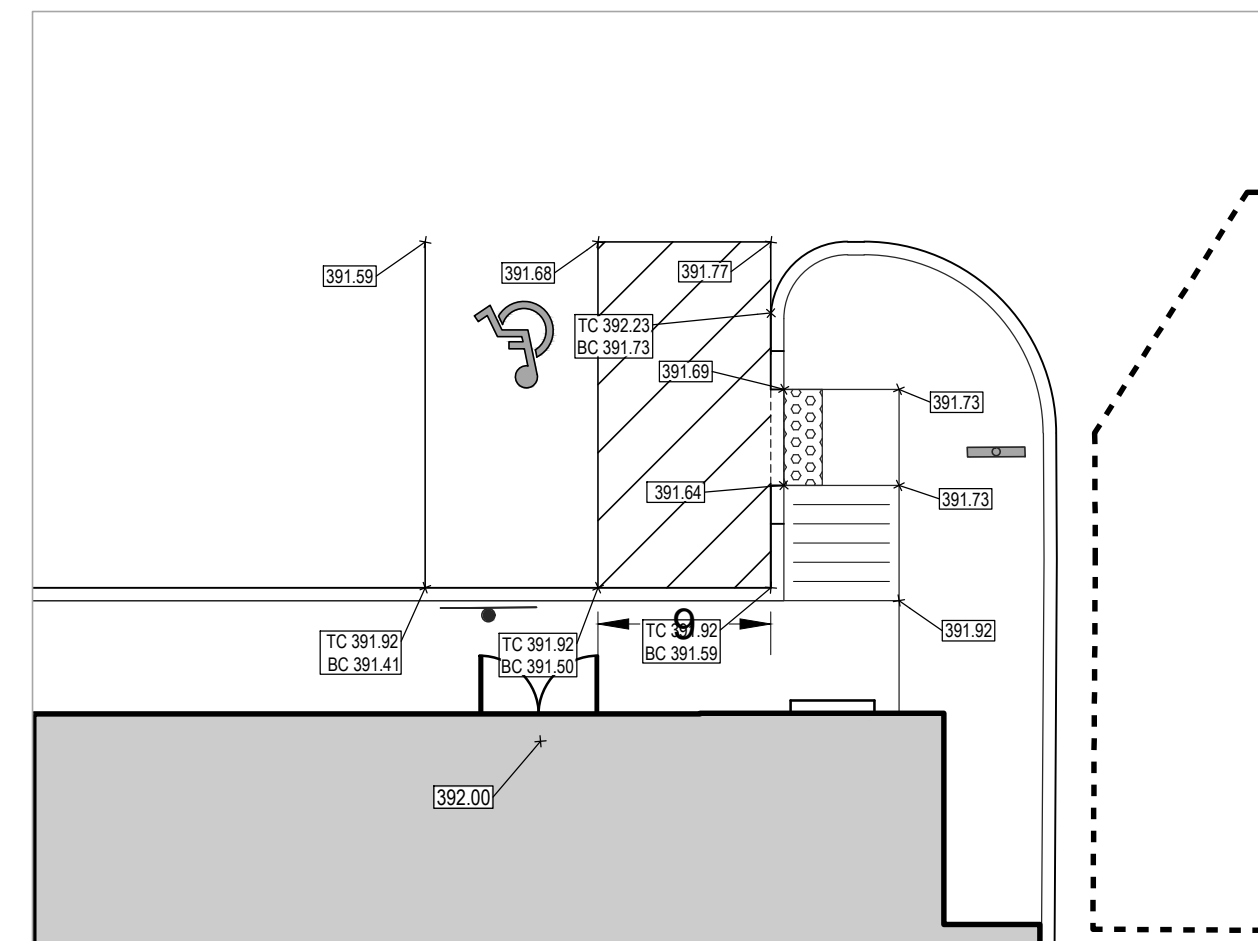
C-303

REVISION 1 - 6/9/2023

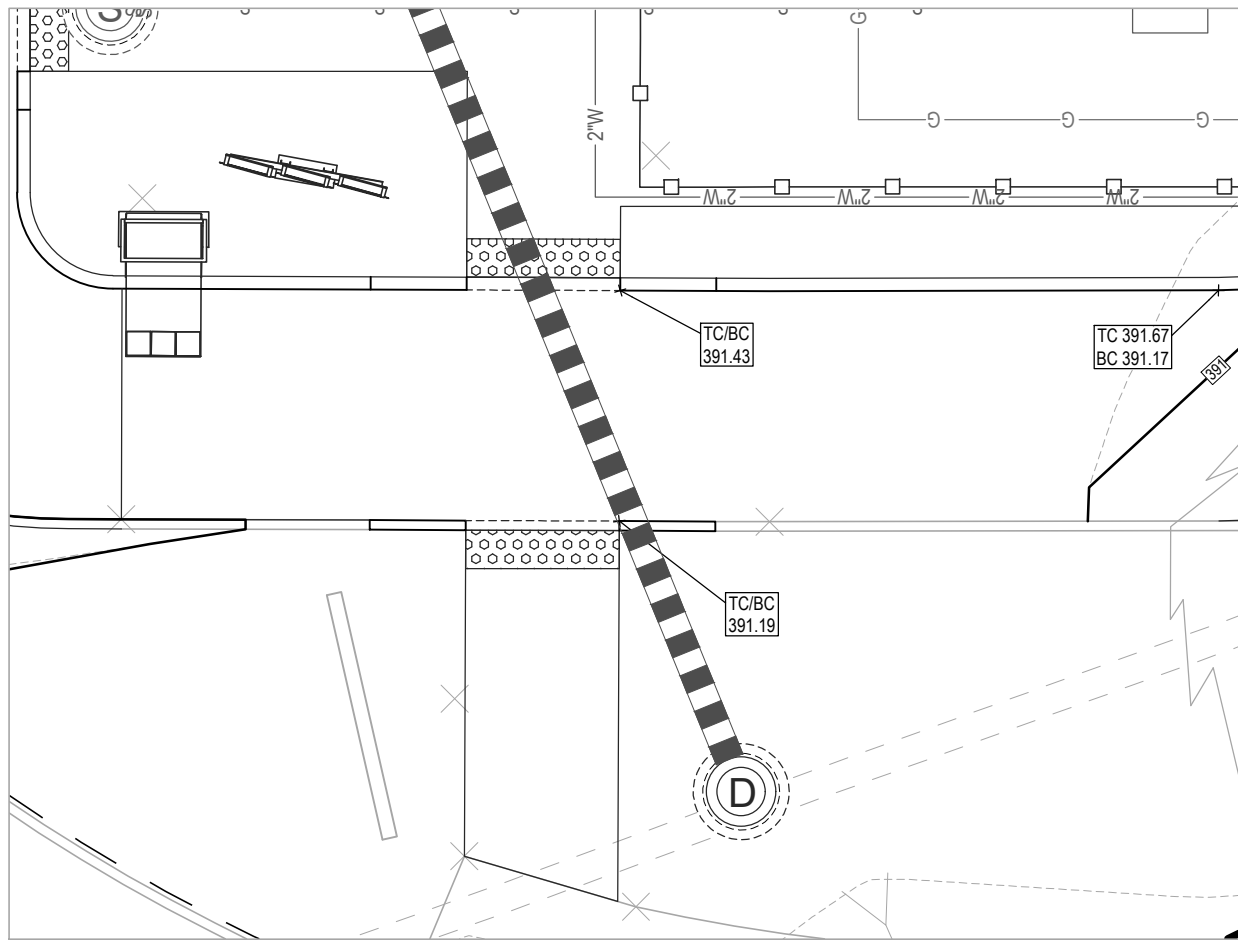


MAP N7NW4B
BLOCK 5
LOT 1D
LANDS N/F
ROAD INVESTORS, LLC
2016-1, PG. 120219

EASTON AVENUE
(AKA SR 2020)
(VARIABLE WIDTH R.O.W.)
(PUBLIC ROADWAY)
(ASPHALT ROADWAY)



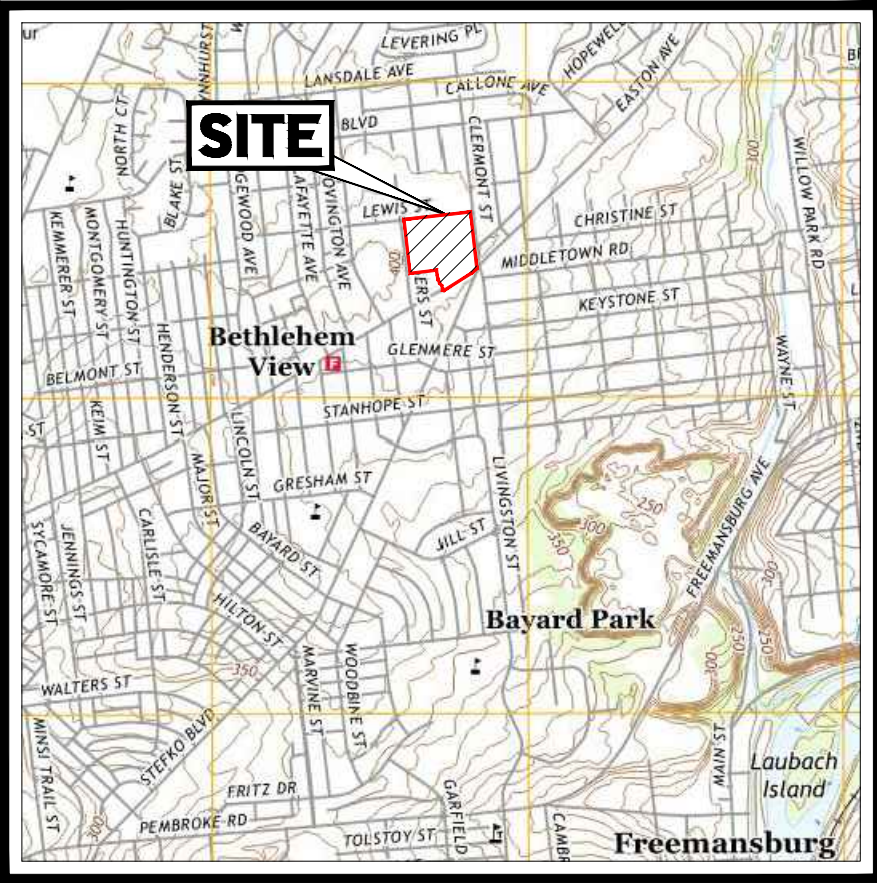
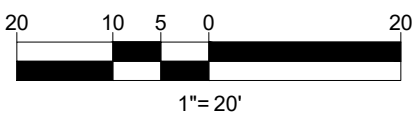
ADA GRADING ENLARGEMENT



ADA GRADING ENLARGEMENT

LEGEND	
EXISTING	
PROPERTY LINE	---
R.O.W. LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
SETBACK LINE	---
LEASE LINE	---
BUILDING	[Symbol]
RETAINING WALL	[Symbol]
CONCRETE CURB	[Symbol]
FLUSH CURB	[Symbol]
FENCE	[Symbol]
GUIDE RAIL	[Symbol]
TREELINE	[Symbol]
ACCESSIBLE SYMBOL	[Symbol]
CONCRETE MONUMENT/ IRON PIN	[Symbol]
SIGN	[Symbol]
AREA LIGHT	[Symbol]
TREE	[Symbol]
DRAINAGE INLET	[Symbol]
STORM/SANITARY MANHOLE	[Symbol]
WATER/GAS VALVES	[Symbol]
ROOF DRAIN/CLEANOUT	[Symbol]
FIRE HYDRANT	[Symbol]
UTILITY POLE W/ LIGHT	[Symbol]
UTILITY POLE	[Symbol]
OVERHEAD UTILITY WIRES	[Symbol]
ELECTRIC LINE	[Symbol]
TELEPHONE LINE	[Symbol]
GAS LINE	[Symbol]
WATER LINE	[Symbol]
SANITARY SEWER	[Symbol]
STORM PIPE	[Symbol]

LEGEND	
PROPOSED	
PROPERTY LINE	---
R.O.W. LINE	---
EASEMENT LINE	---
SETBACK LINE	---
LEASE LINE	---
BUILDING	[Symbol]
RETAINING WALL	[Symbol]
CONCRETE CURB	[Symbol]
FLUSH CURB	[Symbol]
FENCE	[Symbol]
GUIDE RAIL	[Symbol]
TREELINE	[Symbol]
ACCESSIBLE SYMBOL	[Symbol]
CROSSWALK	[Symbol]
SIDEWALK	[Symbol]
RAMP	[Symbol]
SIGN	[Symbol]
BOLLARD	[Symbol]
AREA LIGHT	[Symbol]
DRAINAGE INLET	[Symbol]
MANHOLE	[Symbol]
ENDWALL	[Symbol]
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TELEPHONE LINE	[Symbol]
ELECTRIC & TELEPHONE LINE	[Symbol]
GAS LINE	[Symbol]
WATER LINE	[Symbol]
SANITARY SEWER	[Symbol]
STORM PIPE	[Symbol]
SPOT ELEVATION	[Symbol]



USGS MAP
SCALE: 1" = 2,000'

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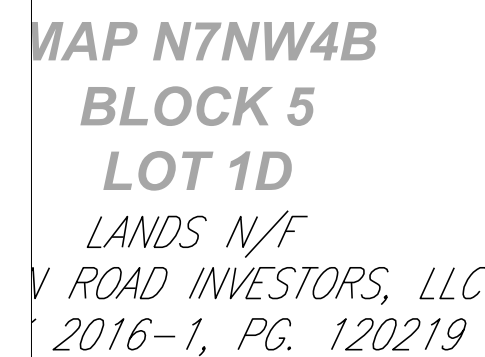
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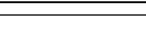












MICHAEL J. JEFFER
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE # 13313
NEW JERSEY LICENSE # 14493300
DELAWARE LICENSE # 18313

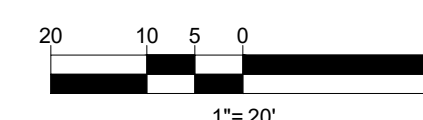
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GRADING
PLAN

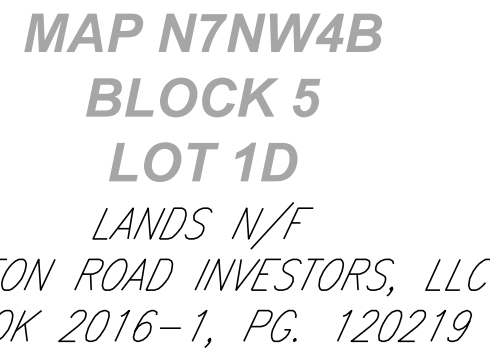
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C-401

REVISION 1 - 6/9/2023

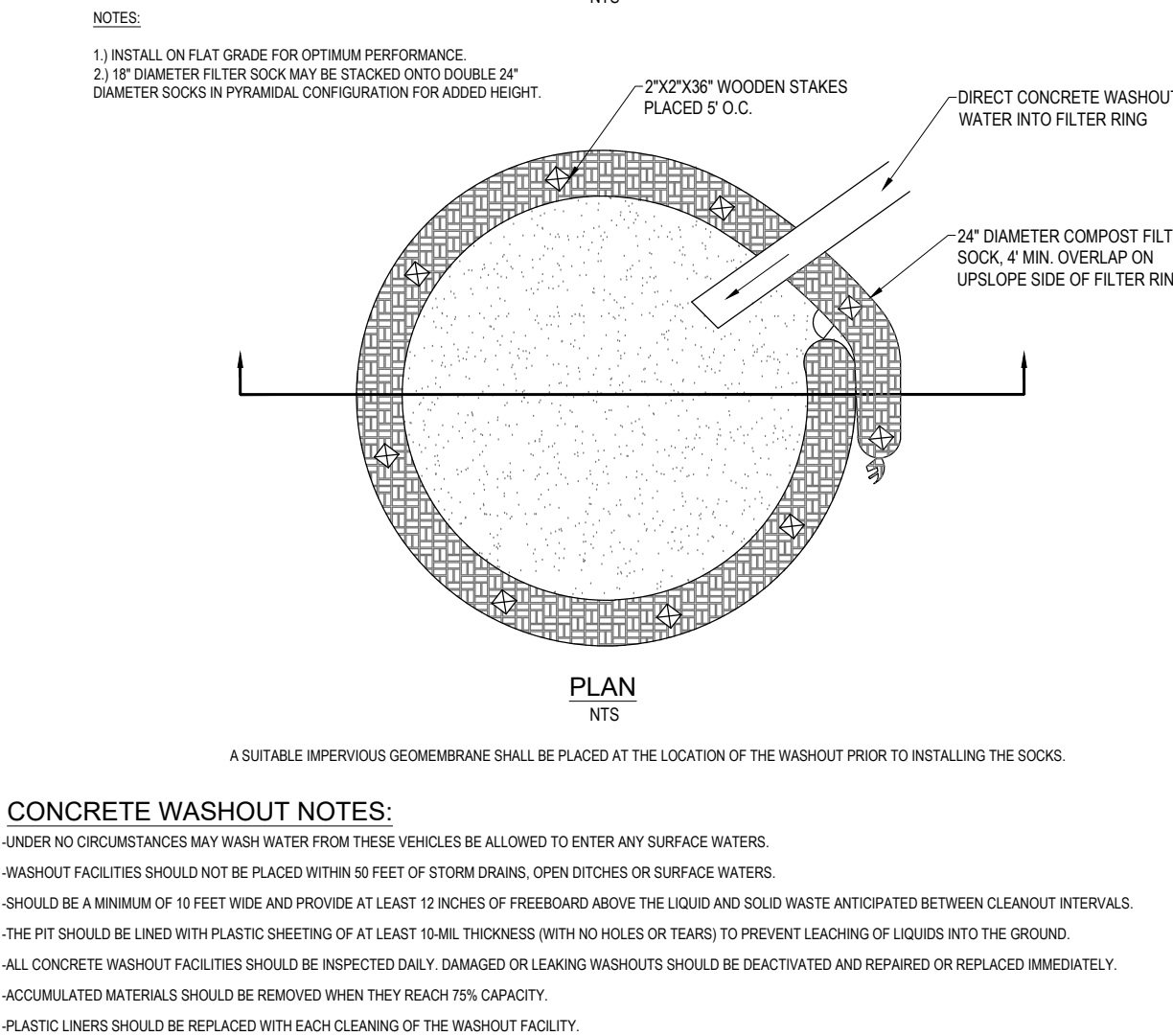
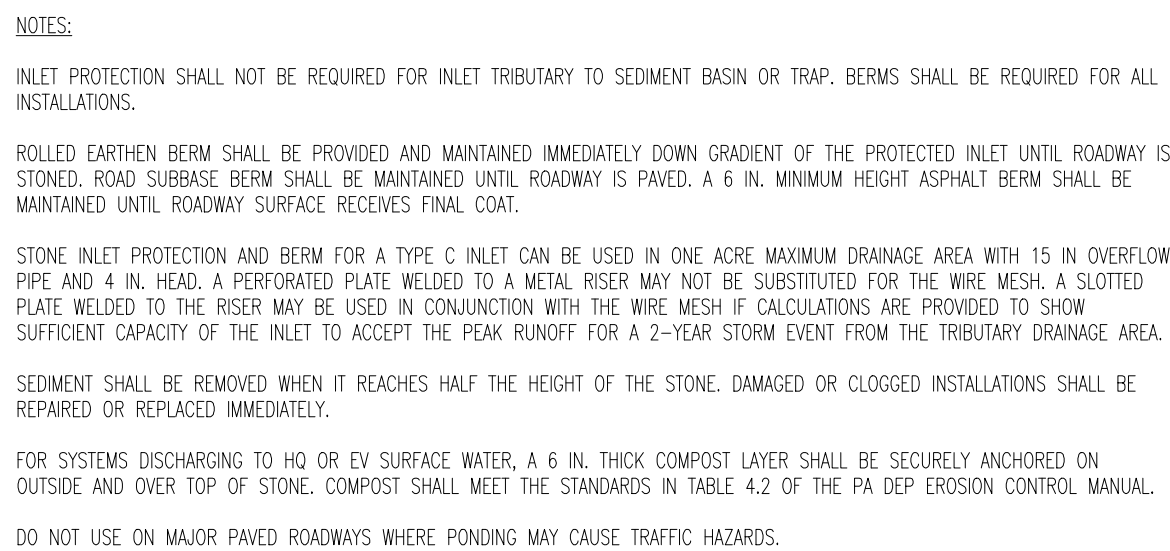


LEGEND	
PROPOSED	
PROPERTY LINE	— — — — —
R.O.W. LINE	=====
EASEMENT LINE	=====
SETBACK LINE	=====
LEASE LINE	=====
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	=====
FENCE	X X X X X
GUIDE RAIL	X X X X X
TREELINE	X X X X X
SIDEWALK	
RAMP	
SIGN	•
BOLLARD	•
AREA LIGHT	 • 
DRAINAGE INLET	 
MANHOLE	 
ENDWALL	
RIPRAP	
CLEANOUT	C/O
FIRE HYDRANT	
UTILITY POLE	—●—
OVERHEAD UTILITY WIRES	—OH—
ELECTRIC LINE	—E—
TELEPHONE LINE	—T—
ELECTRIC & TELEPHONE LINE	—E&T—
GAS LINE	—G—
WATER LINE	—W—
SANITARY SEWER	—S—
STORM PIPE	





REVISION 1 - 6/9/2023



FILTER NOTES:

SOCK MATERIAL SHALL MEET THE STANDARDS OF PA DEP EROSION CONTROL MANUAL TABLE 4.1.

COMPOST SHALL MEET THE STANDARDS OF PA DEP EROSION CONTROL MANUAL TABLE 4.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST EIGHT (8) FEET UP SLOPE AT 45° TO THE MAIN SOCK ALIGNMENT (PA DEP EROSION CONTROL MANUAL FIGURE 4.1). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON PA DEP EROSION CONTROL MANUAL FIGURE 4.2. STAKES SHALL BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK OR AS SPECIFIED BY THE MANUFACTURER.

FILTER SOCK SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED OF AT THE END OF THE SLOPE OR WHEREVER IN THE PLAIN.

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.

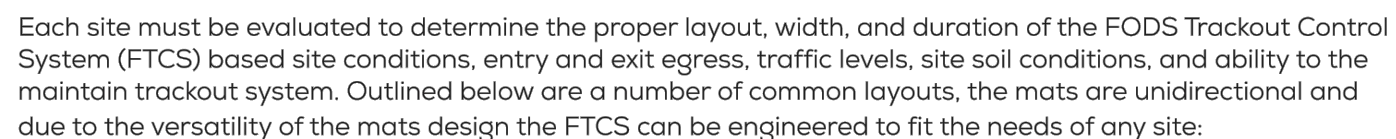
BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER SIX (6) MONTHS. PHOTODEGRADABLE SOCKS AFTER ONE (1) YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK SHALL BE REMOVED IN PLACE AND NOT REMOVED IN THE LATTER CASE. THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.



The FODS Composite track & control system is designed to be used as a temporary construction entrance, which provides site access while minimizing sediment leaving the site. The top surface of the FODS mat is a geometric pattern formed in the shape of pyramids. The mats are unidirectional and are meant to have the staggered pyramids in the direction of travel. Individual mats are connected together with hardware to form various configurations to fit your jobsite.

- Reusable
- Increased Effectiveness at Reducing Site Checkout
- U/V Stable
- Highly Visible
- Easy to Clean
- Economical
- Recyclable / Reduces Waste
- Extreme Durability
- Rapid Installation & Removal
- Excavation not required
- Chemical Resistant
- Rock-less
- Reduces Waste
- Easy and efficient to transport from site-site



- Heavy Civil Construction
- Urban Construction / Urban In-Fill
- Bridge & Highway Projects
- Residential Construction
- Land Development
- Forestry
- Energy Exploration
- Oil & Gas Pipeline
- Electrical Power-line
- Temporary Event Access
- Landfill & Waste Management
- Mining

- Un-Excavated Soil
- Excavated Soil (Min CBR: 4)
- Asphalt
- Concrete

- Form-Stakes (18" or 24")
- Concrete Sleeve Anchor (asphalt)
- Suitable Anchor for Substrate

- Skid-steer broom attachment
- FODS Shovel
- Street Sweeper (requires adjusted bristle head
- Pressure Washer (must have ability to contain water)
- Water Truck (must have ability to contain water)

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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAB220149.00
DRAWN BY:	JMV
CHECKED BY:	AMC
DATE:	02/28/2023
CAD I.D.:	PAB220149.00-CNDS-1A

PROJECT:

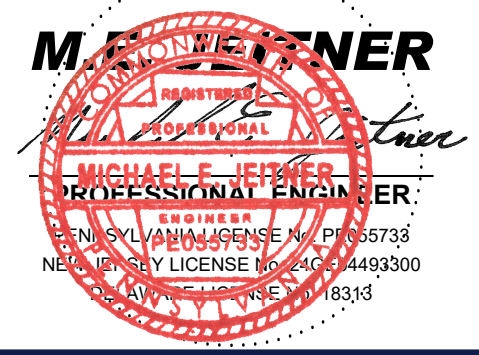
POSH PROPERTIES NO. 11

PROPOSED DEVELOPMENT

2571-2651 EASTON AVE.
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PA
WARD: 14 BLOCK: 68

BOHLER //

**74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018**
Phone: (610) 709-9971
Fax: (610) 709-9976
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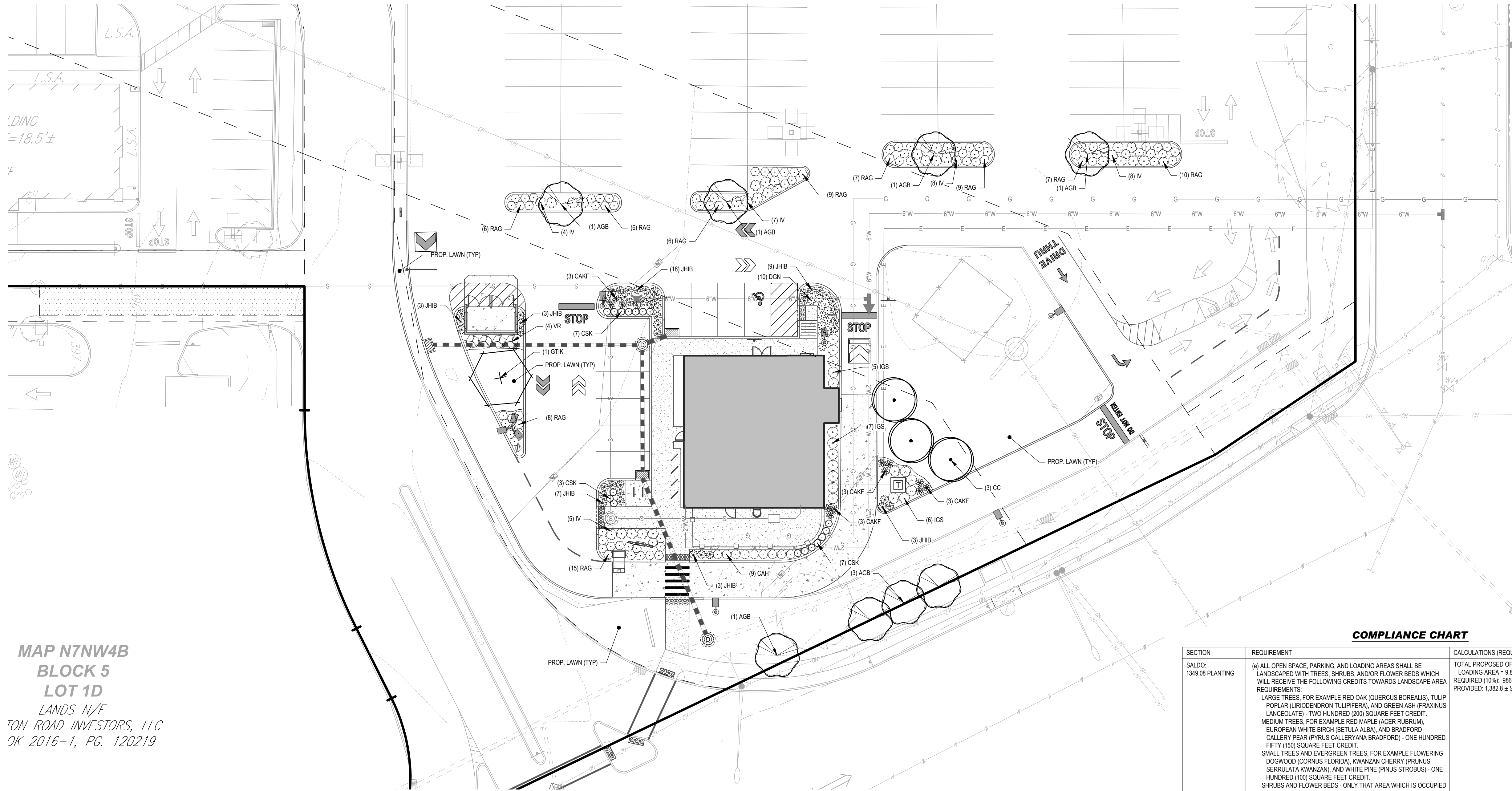


SHEET TITLE:
**SOIL EROSION &
SEDIMENT
POLLUTION
CONTROL NOTES
& DETAILS**

C-603

REVISION 1 - 6/9/2023

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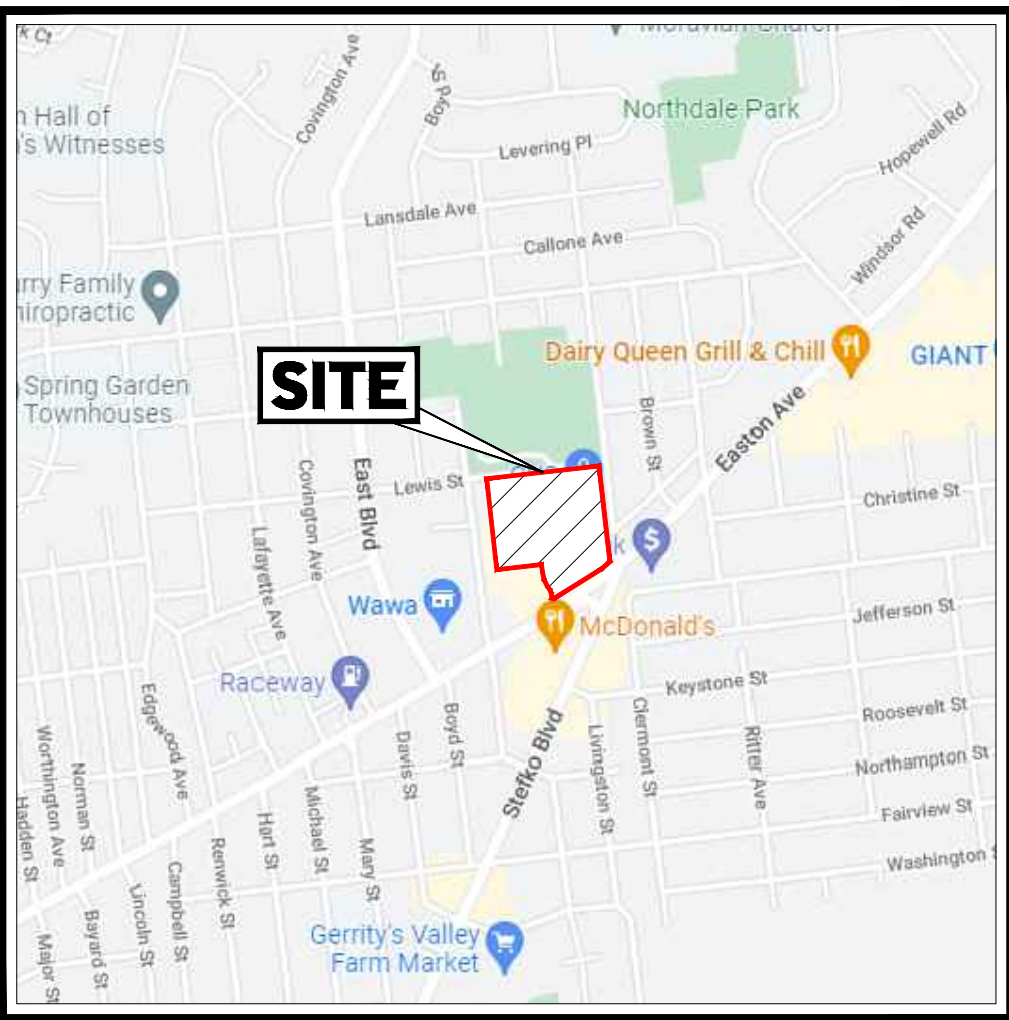


MAP N7NW4B
BLOCK 5
LOT 1D
LANDS N/F
TON ROAD INVESTORS, LLC
OK 2016-1, PG. 120219

PLANT SCHEDULE					
CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT
GTIK	1	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST	2.5" CAL.	10-12'
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT
AGB	8	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2.5" CAL.	10-12'
CC	3	CERCIS CANADENSIS	EASTERN REDBUD	2.5" CAL.	10-12'
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD
CAH	9	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET (DWARF)	24-30"	24-30"
CSK	17	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	15-18"	15-18"
DGN	10	DEUTZIA GRACILIS 'NIKKO'	SLENDER DEUTZIA	18-24"	18-24"
IGS	18	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	30-42"	30-36"
IV	32	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	30-42"	30-36"
JHIB	46	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	15-18" SPRD	15-18"
RAG	83	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15-18"	15-18"
VR	4	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4"	3-4"
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD
CAKF	12	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	---	---

COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
SALDO: 1349.08 PLANTING	(a) ALL OPEN SPACE, PARKING, AND LOADING AREAS SHALL BE LANDSCAPED WITH TREES, SHRUBS, AND/OR FLOWER BEDS WHICH WILL RECEIVE THE FOLLOWING CREDITS TOWARDS LANDSCAPE AREA REQUIREMENTS: LARGE TREES, FOR EXAMPLE RED OAK (QUERCUS BOREALIS), TULIP POPLAR (LIRIODENDRON TULIPIFERA), AND GREEN ASH (FRAXINUS LANCOLEATE) - TWO HUNDRED (200) SQUARE FEET CREDIT. MEDIUM TREES, FOR EXAMPLE RED MAPLE (ACER RUBRUM), EUROPEAN WHITE BIRCH (BETULA ALBA), AND BRADFORD CALLERY PEAR (PYRUS CALLERYANA BRADFORD) - ONE HUNDRED FIFTY (150) SQUARE FEET CREDIT. SMALL TREES AND EVERGREEN TREES, FOR EXAMPLE FLOWERING DOGWOOD (CORNUS FLORIDA), KWANZAN CHERRY (PRUNUS SERRULATA KWANZAN), AND WHITE PINE (PINUS STROBUS) - ONE HUNDRED (100) SQUARE FEET CREDIT. SHRUBS AND FLOWER BEDS - ONLY THAT AREA WHICH IS OCCUPIED BY SUCH PLANTINGS SHALL BE CREDITED. (b) (1) LANDSCAPED OFF-STREET PARKING AND LOADING AREAS SHALL HAVE A MINIMUM OF TEN (10%) PERCENT OF THE AREA REPRESENTED BY APPROVED PLANTINGS. THESE PLANTINGS SHALL BE IN ADDITION TO ANY BUFFER PLANTINGS WHICH MAY BE NECESSARY.	TOTAL PROPOSED OFF-STREET PARKING & LOADING AREA = 9,866.5 ± SF REQUIRED (10%): 986.7 ± SF LANDSCAPE AREA PROVIDED: 1,382.8 ± SF (14.0%) LANDSCAPE AREA	COMPLIES
1318.28 TREE CONSERVATION	(a) WHERE ANY EXISTING HEALTHY TREE(S) THAT HAS A TRUNK DIAMETER OF 8 INCHES OR GREATER (MEASURED 4.5 FEET ABOVE THE GROUND LEVEL), ARE REMOVED FROM A SITE AS PART OF OR IN PREPARATION FOR A DEVELOPMENT PROJECT, 1 NEW TREE SHALL BE PLANTED FOR EACH SUCH TREE THAT IS REMOVED. THE NEW TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF 2.5 INCHES MEASURED 8 INCHES ABOVE THE GROUND LEVEL, AND SHALL MEET THE CITY SPECIES REQUIREMENTS THAT WOULD APPLY TO STREET TREES, UNLESS OTHER SPECIES ARE APPROVED BY THE CITY FORESTER. IF THERE IS MUTUAL CONSENT BY THE APPLICANT AND THE CITY, SOME OR ALL OF THE REPLACEMENT TREES MAY BE PLANTED ON CITY OWNED LAND AS AN IN LIEU OF REQUIREMENT.	TOTAL NUMBER OF TREES 8" AND GREATER TO BE REMOVED = 3 REQUIRED: 3 ± 1 = 3 TREES PROVIDED: 3 CC (3 TREES)	COMPLIES
1319.02 (i) STREET TREES AND PARKING LOT TREES	(1) STREET TREES MEETING REQUIREMENTS OF THE CITY SHALL BE REQUIRED ON EACH SIDE OF EVERY PUBLIC AND PRIVATE STREET. A MINIMUM AVERAGE OF ONE STREET TREE SHALL BE REQUIRED FOR EACH 30 FEET OF PUBLIC OR PRIVATE STREET LENGTH, UNLESS EXISTING TREES WILL BE PRESERVED TO SERVE THE SAME PURPOSE, OR UNLESS THE CITY ALLOWS AN AVERAGE OF ONE TREE FOR EVERY 50 FEET FOR TREES WITH LARGER CANOPIES. (2) IN ADDITION, A MINIMUM AVERAGE OF ONE DECIDUOUS SHADE TREE SHALL BE REQUIRED FOR EVERY 15 SURFACE PARKING SPACES. SUCH DECIDUOUS TREES SHALL MEET THE STREET TREES REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. NO MORE THAN 20 CONSECUTIVE SURFACE PARKING SPACES SHALL BE LOCATED IN A STRAIGHT ROW (NOT INCLUDING ADJACENT SPACES ACCESSED FROM A DIFFERENT AISLE) WITHOUT BEING SEPARATED BY A LANDSCAPED ISLAND WITH A DECIDUOUS TREE.	TOTAL LENGTH OF IMPROVEMENTS ALONG EASTON AVENUE = 150 ± LF (EXCLUDING EASEMENT AND DRIVE ISLE WIDTHS) REQUIRED: 180 / 10 = 18 SHADE TREES PROVIDED: 4 AGB, PLUS 1 EXISTING TREE TO REMAIN (4 SMALL SHADE TREES, 1 LARGE SHADE TREE) TOTAL PROPOSED SURFACE PARKING SPACES = 10 REQUIRED: 10 / 15 = 0.6 OR 1 SHADE TREE PROVIDED: 1 GTIK (1 SHADE TREE)	COMPLIES



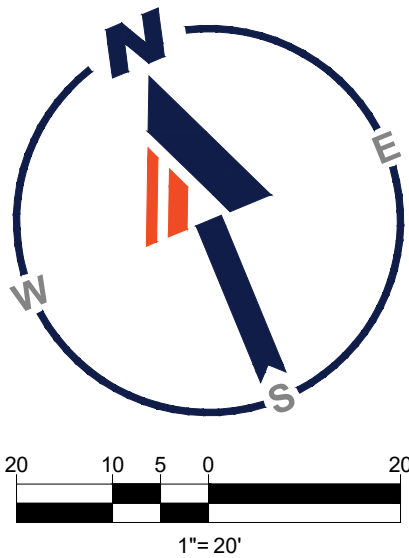
LOCATION MAP
SCALE: 1" = 500'

GENERAL NOTES:

- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
- SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
- PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
- WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.

CITY OF BETHLEHEM SPECIFIC NOTES:

- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBANCE IS ALLOWED IN THE TREE PROTECTION ZONE UNLESS INDICATED ON THE PLAN.
- BARRICADES MUST BE INSTALLED PRIOR TO ANY DESTRUCTION AND/OR CONSTRUCTION ACTIVITY.
- THE ROOT PROTECTION ZONE SHALL BE THE AREA ENCOMPASSED BY A CIRCLE WITH A RADIUS EXTENDING 1.25 FT. FROM THE TRUNK OF THE TREE FOR EVERY INCH DBH (DIAMETER AT BREAST HEIGHT) OF THE TREE.
- VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO PENALTY PER CITY ORDINANCE.
- ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE: NO PRUNING, ROOT PRUNING OF ROOTS OVER ONE INCH IN DIAMETER, AND/OR TREE REMOVAL IS TO BE PERFORMED WITHOUT A PERMIT AND WORK MUST BE PERFORMED BY A CITY LICENSED TREE CONTRACTOR.
- ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- STREET AND PARKING LOT TREE SHALL BE A MINIMUM OF 14" IN HEIGHT AND HAVE A SINGLE STRAIGHT TRUNK WITH THE FIRST LATERAL BRANCH AT 7' ABOVE THE ROOT BALL. TREES WITH AN UPRIGHT BRANCHING HABIT, SUCH AS ZELKOVA, MAY HAVE THE FIRST LATERAL BRANCH AT 6' ABOVE THE ROOT BALL.
- ALL LANDSCAPING SHALL CONFORM TO THE CURRENT EDITION OF THE ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE OF THE CITY OF BETHLEHEM.



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REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	6/9/2023	REV. PER CITY COMMENTS	ABN AMC



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PROJECT No.: PAB220149.00
DRAWN BY: JMV
CHECKED BY: AMC
DATE: 02/28/2023
CAD I.D.: PAB220149.00-LLGT-1A

PROJECT:

PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS

FOR POSH PROPERTIES NO. 11

PROPOSED DEVELOPMENT

2571-2651 EASTON AVE.
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PA
WARD: 14 BLOCK: 68

BOHLER

74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com



SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

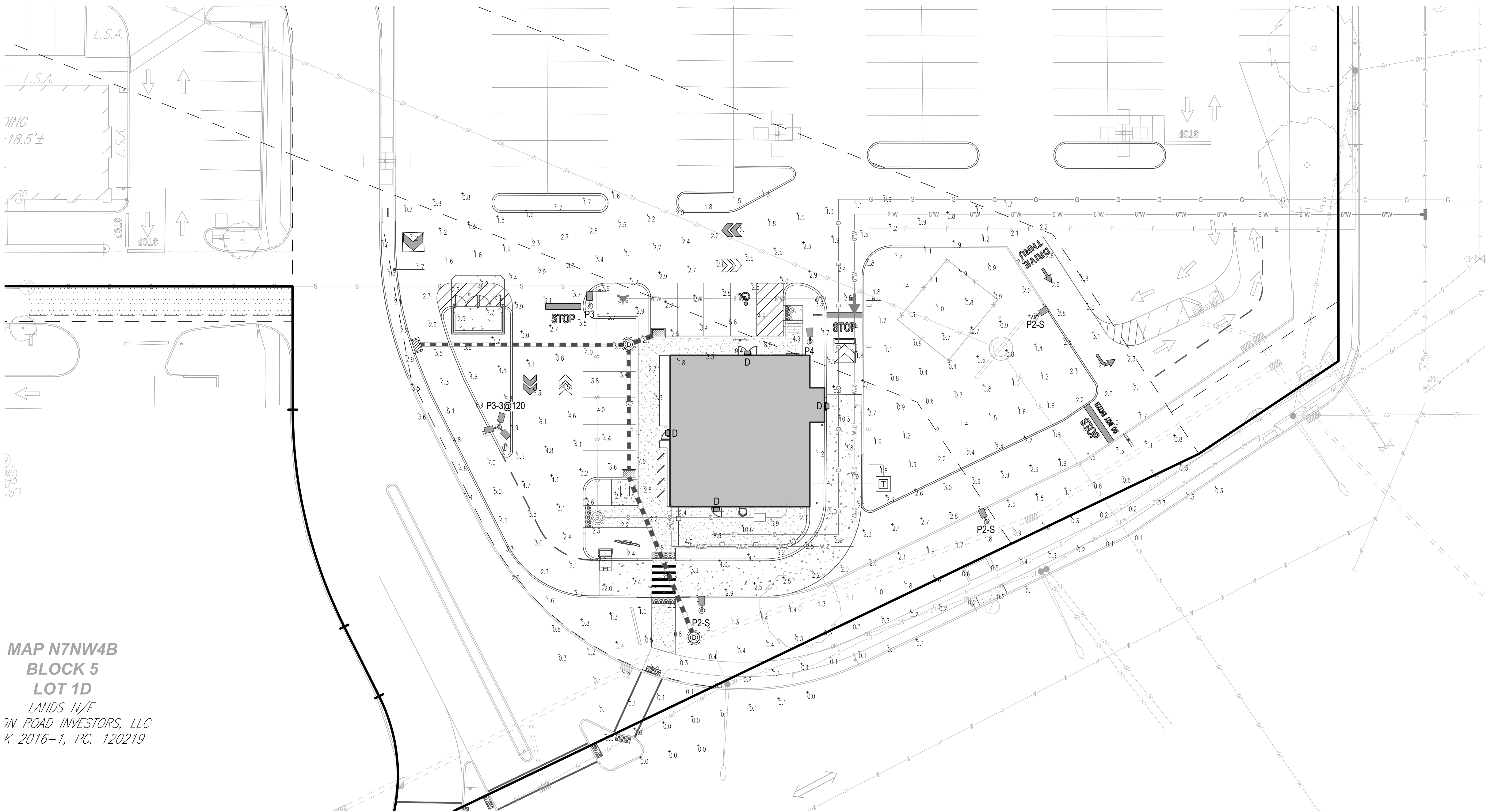
C-701

REVISION 1 - 6/9/2023



REVISION 1 - 6/9/2023

R:\2022\PA220149.00\CAD\DRAWINGS\PLANS\BTR\CIVIL SITE PLANS\PA220149.00-LLGT-1A.dwg LAYOUT: C-703.LGT



MAP N7NW4B
BLOCK 5
LOT 1D
LANDS N/F
N ROAD INVESTORS, LLC
K 2016-1, PG. 120219

LIGHTING COMPLIANCE

- ZONING:
1318.25 LIGHTING CONTROL
(b) HEIGHT OF LIGHTS: NO LUMINAIRE, SPOTLIGHT, WALLPACK OR OTHER LIGHT SOURCE SHALL BE PLACED AT A HEIGHT EXCEEDING 20 FEET ABOVE THE AVERAGE SURROUNDING GROUND LEVEL. THE MAXIMUM HEIGHT LIMIT IN ANY INDUSTRIAL ZONE MAY BE INCREASED TO 30 FEET UNLESS THE LIGHT SOURCE IS WITHIN 200' OF A RESIDENTIALLY-ZONED LOT. THIS LIMITATION SHALL NOT APPLY TO: a) LIGHTS NEEDED FOR AIR SAFETY; b) LIGHTS INTENDED SOLELY TO ILLUMINATE AN ARCHITECTURAL FEATURE OF A BUILDING OR AN AMERICAN FLAG; c) LIGHTING OF OUTDOOR PUBLIC RECREATION FACILITIES; d) LIGHTS THAT ARE PART OF A PERMITTED SIGN; (e) OR LIGHTS WITHIN AN OPEN AIR PARKING STRUCTURE. (SEE ALSO SECTION 1319.02(f)). [COMPLIES]
(c) DIFFUSED: ALL LIGHT SOURCES, INCLUDING SIGNS BUT NOT INCLUDING LED LIGHTING, SHALL BE PROPERLY DIFFUSED AS NEEDED WITH A TRANSLUCENT OR SIMILAR COVER TO PREVENT EXPOSED BULBS FROM BEING DIRECTLY VISIBLE FROM STREETS, PUBLIC SIDEWALKS, DWELLINGS OR ADJACENT LOTS. [COMPLIES]
(d) SHIELDING: ALL LIGHT SOURCES, INCLUDING SIGNS, SHALL BE SHIELDED AROUND THE LIGHT SOURCE AND CAREFULLY DIRECTED AND PLACED TO PREVENT THE LIGHTING FROM CREATING A NUISANCE IN ADJACENT DWELLINGS, AND TO PREVENT THE LIGHTING FROM SHINING INTO THE EYES OF PASSING MOTORISTS. [COMPLIES]
(f) SPILLOVER: EXTERIOR LIGHTING ON AN INSTITUTIONAL, COMMERCIAL, INDUSTRIAL OR RESIDENTIAL PROPERTY SHALL NOT CAUSE A SPILLOVER OF LIGHT ONTO A PRINCIPALLY RESIDENTIAL LOT IN A RESIDENTIAL DISTRICT THAT EXCEEDS 0.1 HORIZONTAL FOOT-CANDLE MEASURED LINE OF SIGHT INSIDE THE RESIDENTIAL LOT LINE. [NOT APPLICABLE]
(h) LIGHTING OF HORIZONTAL SURFACES: FOR THE LIGHTING OF PREDOMINANTLY HORIZONTAL SURFACES SUCH AS PARKING AREAS, OUTDOOR STORAGE AND OUTDOOR SALES AREAS, LIGHTING FIXTURES SHALL BE AIMED DOWNWARD AND SHALL INCLUDE FULL CUT-OFF MEASURES AS NEEDED TO PROPERLY DIRECT THE LIGHT AND TO MEET THE MAXIMUM SPILLOVER REQUIREMENTS OF SUBSECTION (i) AND TO PREVENT GLARE ONTO STREETS. [COMPLIES]
1311.05 DESIGN REQUIREMENTS
(b) NEW PARKING LOT LIGHTS INSTALLED BY A DEVELOPER SHALL HAVE A MAXIMUM TOTAL HEIGHT OF 20 FEET AND USE A DECORATIVE DESIGN APPROVED BY THE CITY. LIGHT FIXTURES ON PRIVATE PROPERTY ARE ENCOURAGED TO USE DESIGNS THAT ARE SIMILAR TO ANY DECORATIVE FIXTURES USED ON THE ADJACENT STREET. [COMPLIES]
1319.02 GENERAL REGULATIONS APPLYING TO REQUIRED OFF-STREET PARKING FACILITIES
(i) LIGHTING: LIGHT POLES ARE STRONGLY ENCOURAGED TO HAVE A MAXIMUM HEIGHT OF 20 FEET. SEE SECTION 1318.25. [COMPLIES]

LUMINAIRE SCHEDULE

LABEL	QTY	MOUNTING HEIGHT	ARRANGEMENT	LUM. LUMENS	LLF	DESCRIPTION	POLE
P2-S	3	20'-0" AFG	SINGLE	11804	0.900	LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LUMINAIRE, TYPE 2 WITH HOUSESIDE SHIELD, ZERO UP-LIGHT (DSX1-LED-P3-40K-70CRI-T2M-X-SPA-HS)	LITHONIA LIGHTING, ROUND STRAIGHT STEEL POLE, 17'-6" LENGTH (RSS-17-6-4B-DM19AS)
P3	1	20'-0" AFG	SINGLE	13762	0.900	LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LUMINAIRE, TYPE 3, ZERO UP-LIGHT (DSX1-LED-P3-40K-70CRI-T3M-X-SPA)	LITHONIA LIGHTING, ROUND STRAIGHT STEEL POLE, 17'-6" LENGTH (RSS-17-6-4B-DM19AS)
P3-3@120	1	20'-0" AFG	3 @ 120 DEGREES	13762	0.900	LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LUMINAIRE, TYPE 3, ZERO UP-LIGHT (DSX1-LED-P3-40K-70CRI-T3M-X-SPA)	LITHONIA LIGHTING, ROUND STRAIGHT STEEL POLE, 17'-6" LENGTH (RSS-17-6-4B-DM32AS)
P4	1	20'-0" AFG	SINGLE	13967	0.900	LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LUMINAIRE, TYPE 4, ZERO UP-LIGHT (DSX1-LED-P3-40K-70CRI-T4M-X-SPA)	LITHONIA LIGHTING, ROUND STRAIGHT STEEL POLE, 17'-6" LENGTH (RSS-17-6-4B-DM19AS)
D*	4	12'-0" AFF	SINGLE	3276	0.900	LITHONIA LIGHTING, WST LED ARCHITECTURAL WALL SCONCE (WST-LED-P2-30K-VW-X-BBW-DBLXD)	-----

*REFER TO ARCHITECTURAL DRAWINGS FOR FINAL QUANTITY AND MOUNTING LOCATIONS

CALCULATION SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVGMIN	MAXMIN
ALL POINTS	ILLUMINANCE	Fc	2.21	11.1	0.0	N.A.	N.A.
DRIVE THRU	ILLUMINANCE	Fc	3.48	10.3	1.7	2.05	6.06
DRIVE-THRU EXTENSION	ILLUMINANCE	Fc	2.40	3.1	1.5	1.60	2.07
PARKING	ILLUMINANCE	Fc	3.35	11.1	1.5	2.62	7.40



LOCATION MAP
SCALE: 1" = 500'

GENERAL LIGHTING NOTES

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE ELECTRICAL CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY, THE ELECTRICAL CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
- THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL, UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES (FC).
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RELAMPING, ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNER'S.
- THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECTS, MECHANICAL ENGINEERS AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
- THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND/OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.
- THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80/88 TESTING. THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO BOHLER FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.



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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	6/9/2023	REV. PER CITY COMMENTS	ABN	AMC



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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAB220149.00
DRAWN BY: JMV
CHECKED BY: AMC
DATE: 02/29/2023
CAD I.D.: PAB220149.00-LLGT-1A

PROJECT:

**PRELIMINARY/
FINAL LAND
DEVELOPMENT
PLANS**
FOR
**POSH
PROPERTIES
NO. 11**

PROPOSED DEVELOPMENT

2571-2651 EASTON AVE.
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PA
WARD: 14 BLOCK: 68

BOHLER

74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
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www.BohlerEngineering.com



SHEET TITLE:

LIGHTING PLAN

SHEET NUMBER:

C-703

REVISION 1 - 6/9/2023

