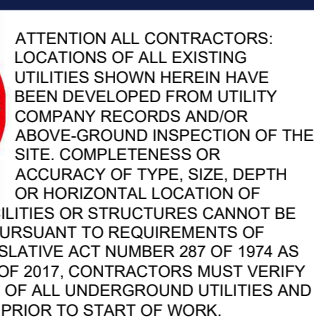




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DOCUMENT UNLESS INDICATED OTHERWISE.

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| PROJECT No.: | PAB250058.00-0A |
| DRAWN BY: | ATK |
| CHECKED BY: | MRB |
| DATE: | 11/11/2025 |
| CAD I.D.: | P-CIVL-LDVP |

LAND DEVELOPMENT

BOYLE

PROPOSED ICE RINK EXPANSION

NORTHAMPTON COUNTY
PARCEL ID: P6 2 2-3

Fax: (610) 709-9976
www.BohlerEngineering.com



SHEET NUMBER:

C-301

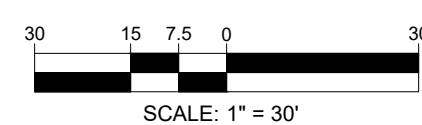
1000 • J. Neurosci., November 11, 2009 • 29(45):999–1000

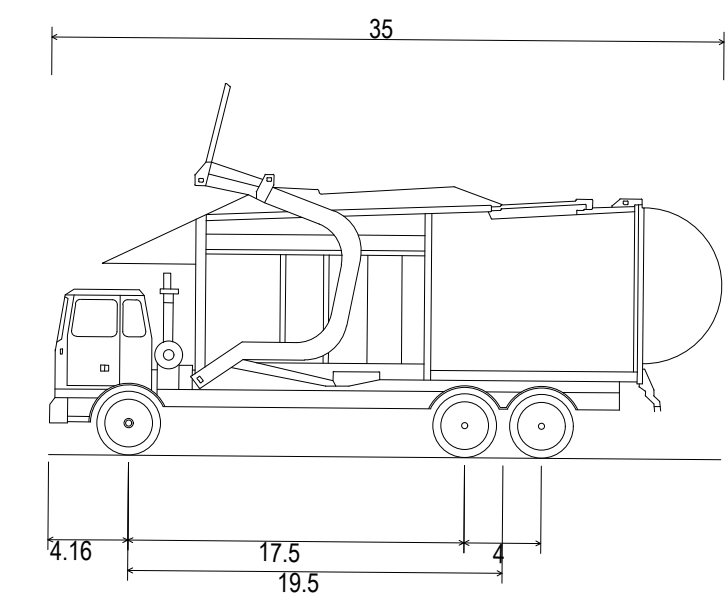
*IMPERVIOUS COVERAGE INCLUDES THE 1,750 SF SEMI-PERMANENT TENT STRUCTURE AT NORTHEAST CORNER OF THE BUILDING.

COMMERCIAL INDOOR RECREATION: ONE PARKING SPACE FOR EVERY 4 PERSONS WHO MAY LEGALLY BE ADMITTED THEREIN AT ONE TIME UNDER THE FIRE PREVENTION REGULATIONS

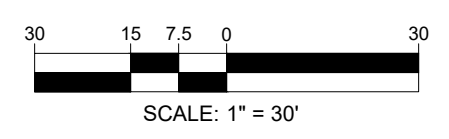
EXISTING (ON SITE): 35 SPACES (INCLUDING 2 ADA)
PROPOSED (ON SITE): 22 SPACES (INCLUDING 2 ADA) (LOSS OF 13 SPACES)

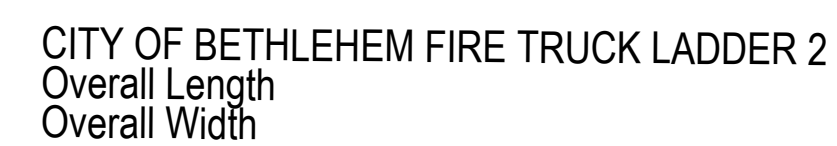
ADDITIONAL PARKING PROVIDED OFFSITE



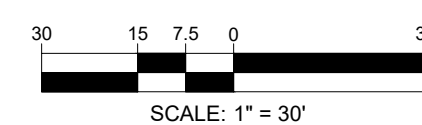


35.000ft
8.080ft
19.388ft
1.648ft
6.500ft
6.00s
35.00°

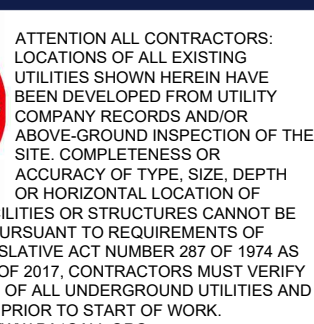
[illegible]



47.420ft
8.250ft



REVISIONS

[illegible]

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| DRAWN BY: | ATK |
| CHECKED BY: | MRB |
| DATE: | 11/11/2025 |
| CAD I.D.: | P-CIVL-LDVP |

PROJECT:
PRELIMINARY/FINAL
LAND
DEVELOPMENT
PLANS

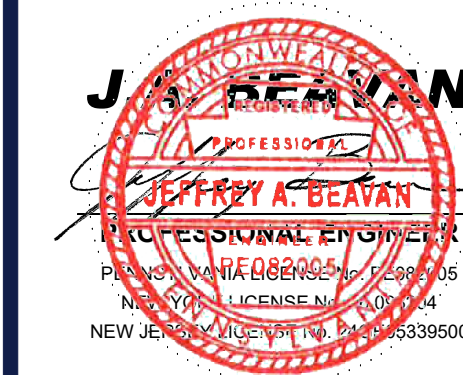
**BOYLE
CONSTRUCTION
INC.**

PROPOSED ICE RINK EXPANSION

320 E. 1ST ST.
BETHLEHEM, PA 18015
NORTHAMPTON COUNTY
PARCEL ID: P6 2 2-3

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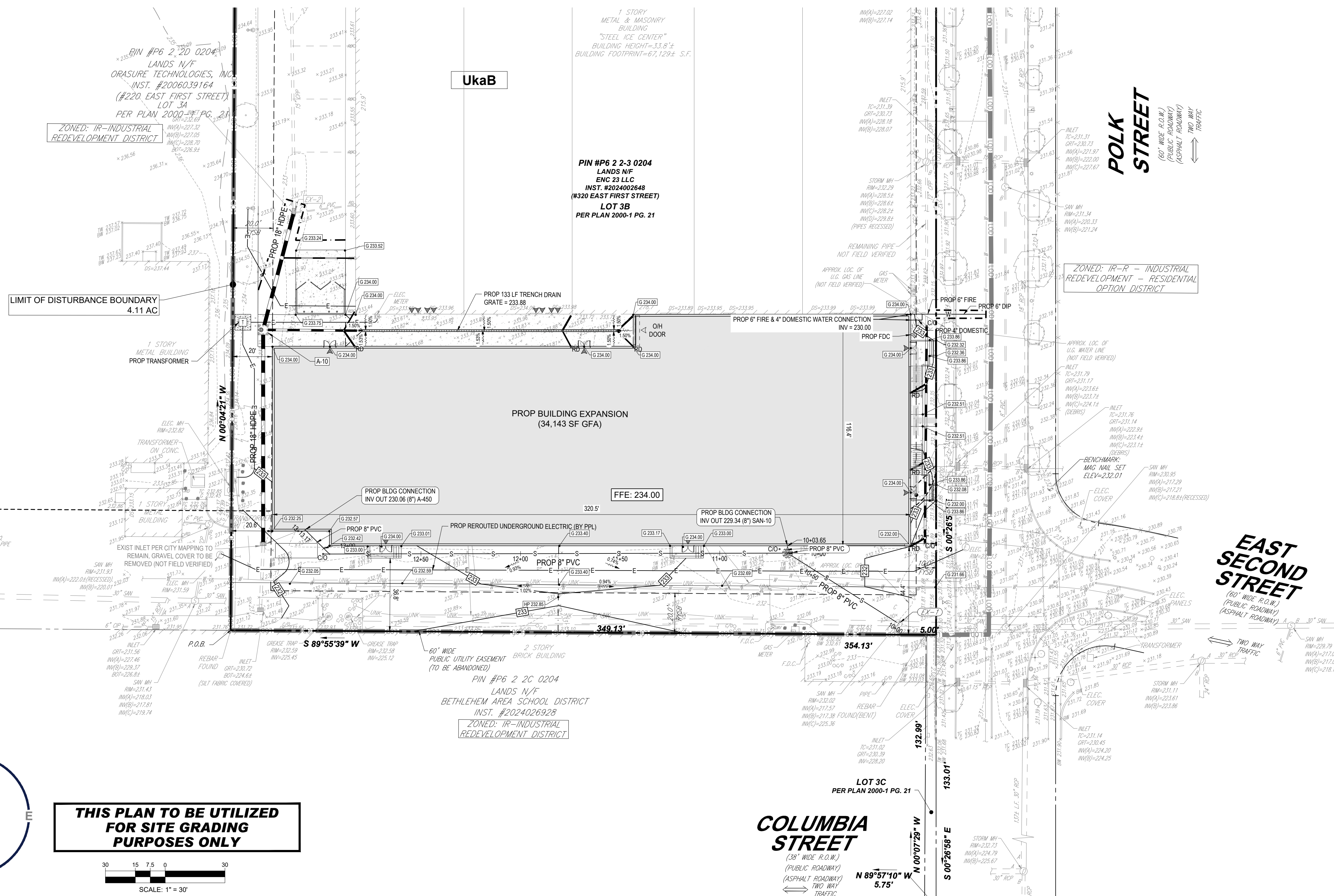
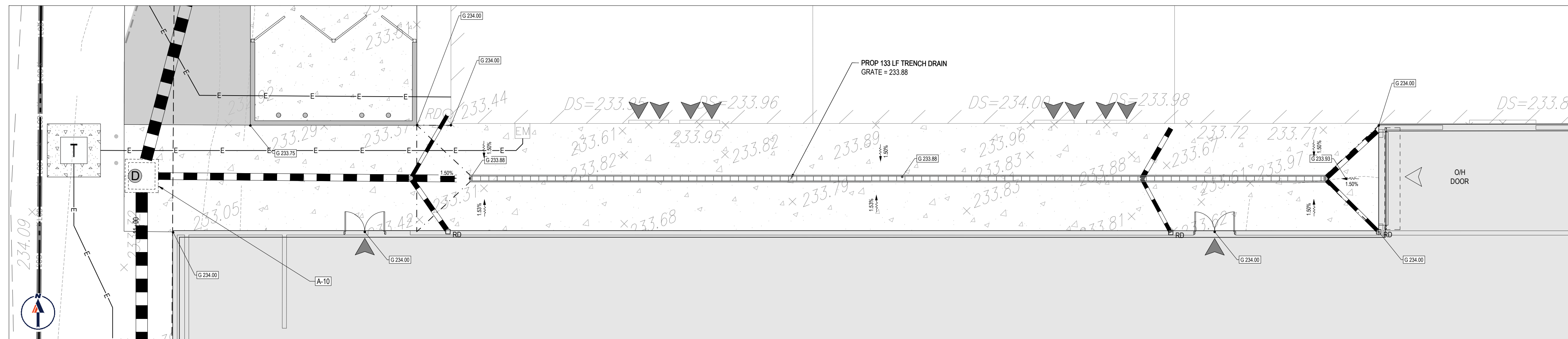
SHEET TITLE:

VEHICLE CIRCULATION PLAN

SHEET NUMBER:

C-303

ORG. DATE - 11/11/2025

[illegible]

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| AD I.D.: | P-CIVL-LDVP |

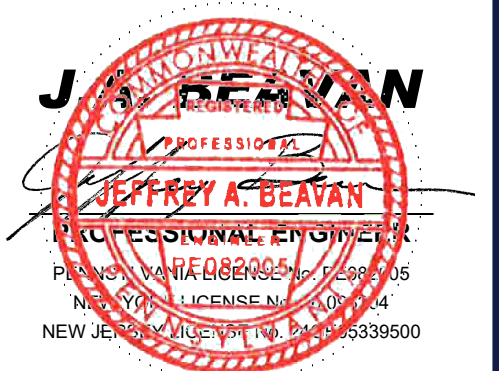
PROJECT: **PRELIMINARY/FINAL**
LAND
DEVELOPMENT
PLANS
FOR _____

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PROPOSED ICE RINK EXPANSION

320 E. 1ST ST.
BETHLEHEM, PA 18015
NORTHAMPTON COUNTY
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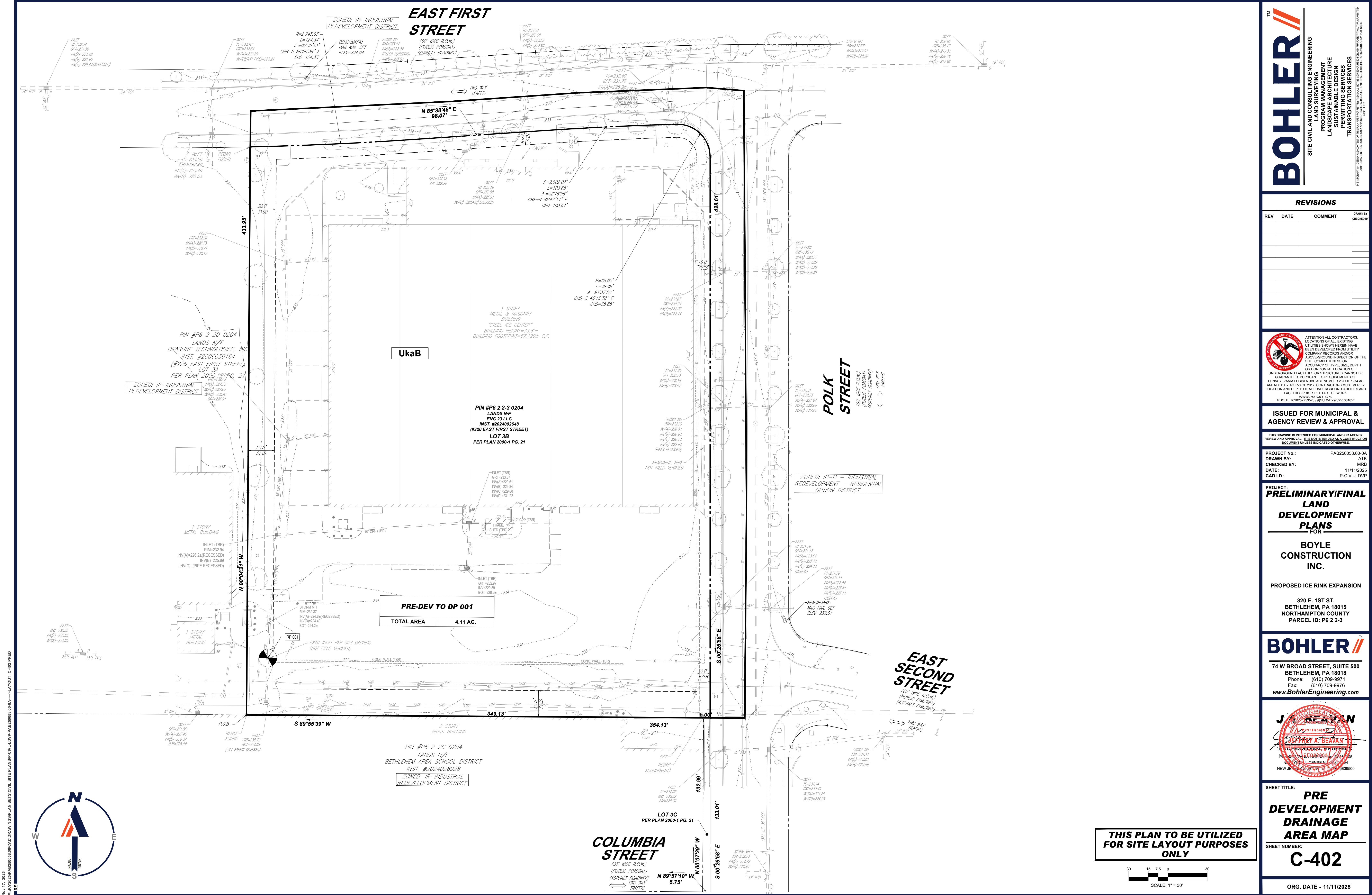
SHEET TITLE:

GRADING DRAINAGE AND UTILITY PLAN

HEET NUMBER: _____

C-401

ORG. DATE - 11/11/2025



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

| REVISIONS | | | | |
|-----------|------|---------|----------|--|
| REV | DATE | COMMENT | DRAWN BY | |
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ATTENTION ALL CONTRACTORS:
LOCATIONS OF ALL EXISTING
UTILITIES SHOWN HEREIN HAVE
BEEN DEVELOPED FROM UTILITY
COMPANY RECORDS AND/OR
AUGUST 2024 GROUND INSPECTION OF THE
SITE. COMPLETENESS OR
ACCURACY OF TYPE, SIZE, DEPTH
OR HORIZONTAL LOCATION OF
UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE
GUARANTEED. PURSUANT TO REQUIREMENTS OF
PENNSYLVANIA LEGISLATIVE ACT NUMBER 87 OF 1974 AS
AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY
LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND
FACILITIES PRIOR TO START OF WORK.
WWW.PA.CALL.CORP
#BOHLER020225255001 #SURVEY020251361651

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PROJECT No.: PAB250058.00-0A
DRAWN BY: ATK
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CAD ID: P-CIVIL-LDVP

PROJECT:
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JOHN A. BEATY
PROFESSIONAL ENGINEER
No. 008205
PA License No. 000004
NEW JERSEY License No. 133396500

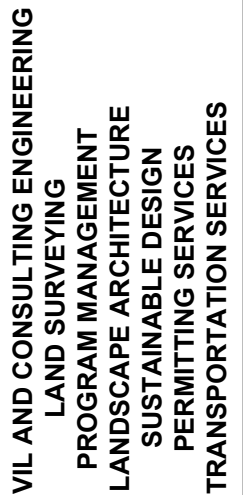
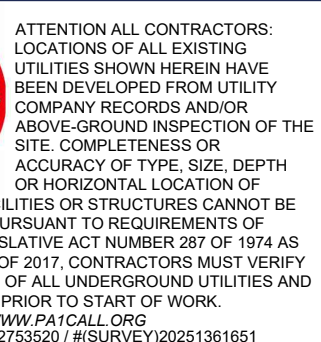
SHEET TITLE:
**PRE
DEVELOPMENT
DRAINAGE
AREA MAP**

SHEET NUMBER:
C-402

ORG. DATE - 11/11/2025



Nov 17, 2025
M:\PA\2025\PA

[illegible]

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PROJECT: **PRELIMINARY/FINAL**

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320 E. 1ST ST.
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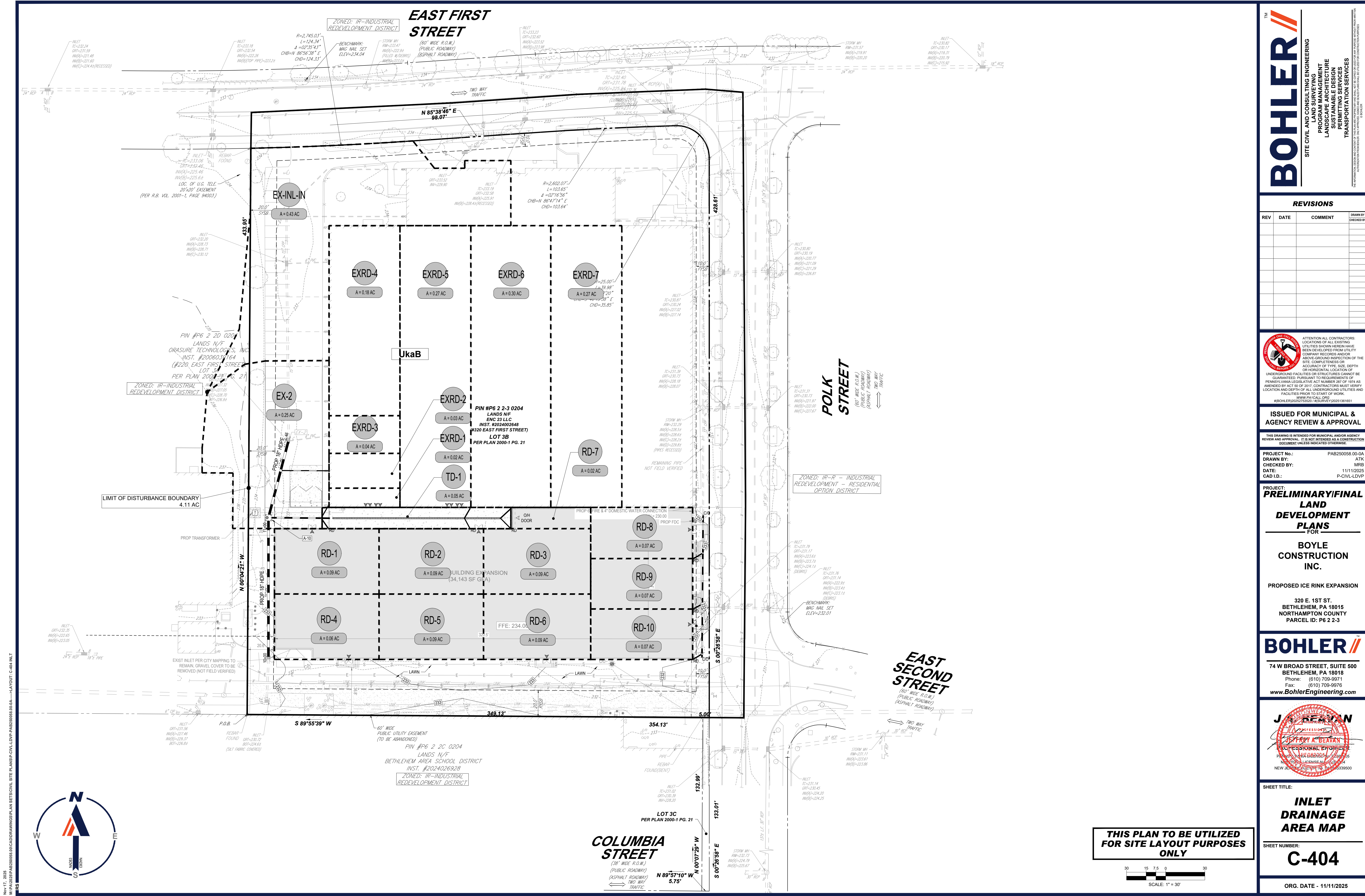
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ORG. DATE - 11/11/2025

30 15 7.5 0 30

SCALE: 1" = 30'



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SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

| REVISIONS | | | | |
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LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND
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#BOHLER1020225735501 #SURVEY1020251361651

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PROJECT No.: PAB250058.00-0A
DRAWN BY: ATK
CHECKED BY: MRB
DATE: 11/11/2025
CAD ID: P-CIVIL-LDVP

PROJECT:
**PRELIMINARY/FINAL
LAND
DEVELOPMENT
PLANS
FOR**

**BOYLE
CONSTRUCTION
INC.**

PROPOSED ICE RINK EXPANSION

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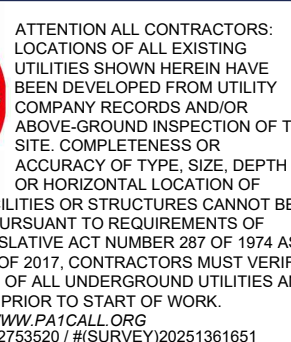
J. BOHLER
PROFESSIONAL ENGINEER
JAMES A. BOHLER
PROFESSIONAL ENGINEER
LICENSE NO. 10014
NEW JERSEY LICENSE NO. 10014
NEW JERSEY LICENSE NO. 10014

SHEET TITLE:
**INLET
DRAINAGE
AREA MAP**
SHEET NUMBER:
C-404
ORG. DATE - 11/11/2025





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PROJECT: **PRELIMINARY/FINAL**

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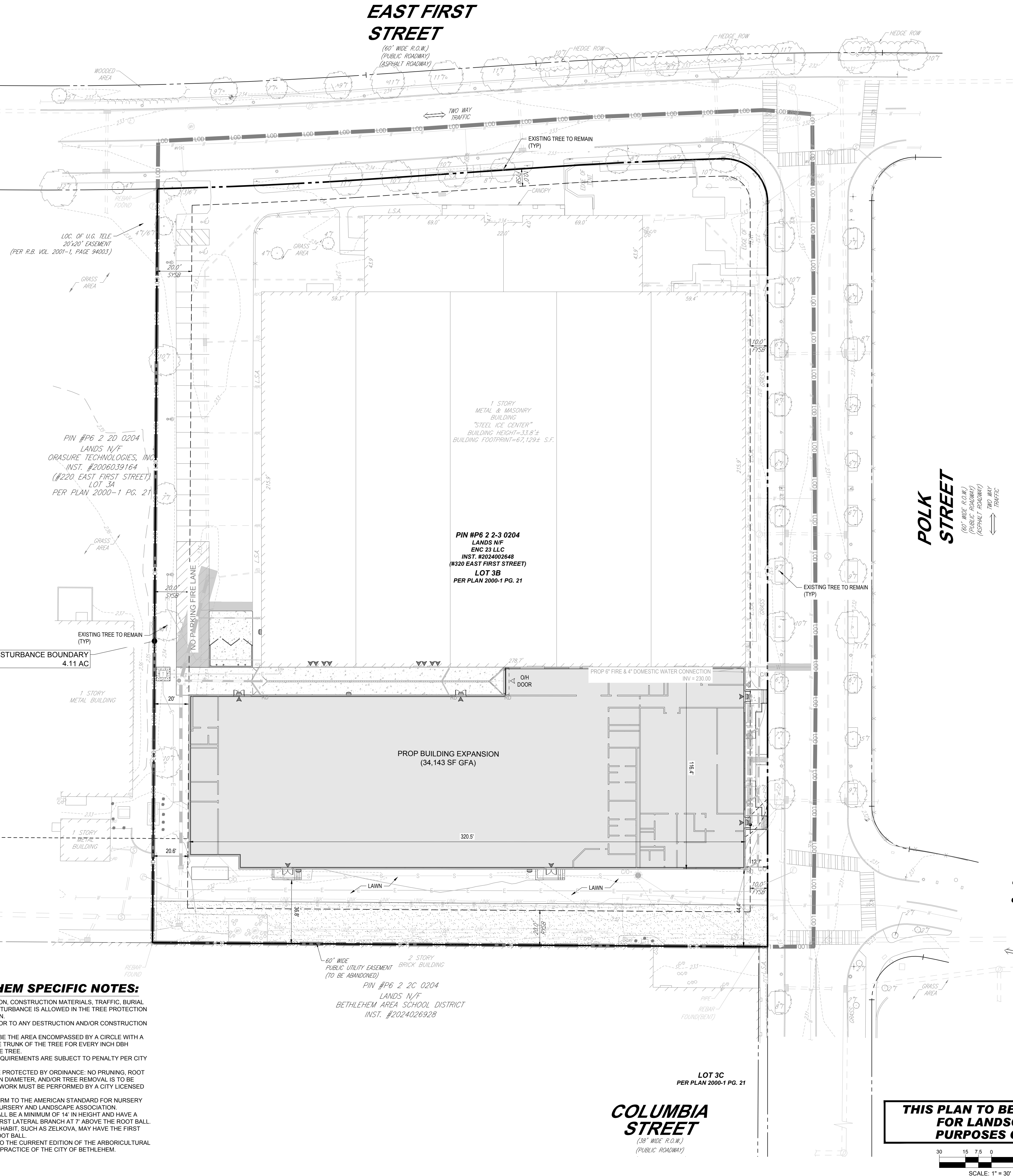
320 E. 1ST ST.
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SHEET NUMBER: _____

ORG. DATE - 11/11/2025



1. 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.
2. BARICADES MUST BE INSTALLED PRIOR TO ANY DESTRUCTION AND/OR CONSTRUCTION ACTIVITY.
3. THE ROOT PROTECTION ZONE SHALL BE THE AREA ENCOMPASSED BY A CIRCLE WITH A DIAMETER EXTENDING 0.25 INCH PER INCH OF THE TREE FOR EVERY INCH DBH (DIAMETER AT BREAST HEIGHT) OF THE TREE.
4. VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO PENALTY PER CITY ORDINANCE.
5. 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 MAINTENANCE PERSONNEL.
6. ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
7. STREET AND PARKING LOT TREES SHALL BE A MINIMUM OF 14" IN HEIGHT AND HAVE A ROOT BALL WITH AN UPRIGHT BRANCHING SHAPE, SUCH AS ZELKOVA, MAY HAVE THE FIRST LATERAL BRANCH AT 6' ABOVE THE ROOT BALL.
8. THE SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE OF THE CITY OF BETHLEHEM.

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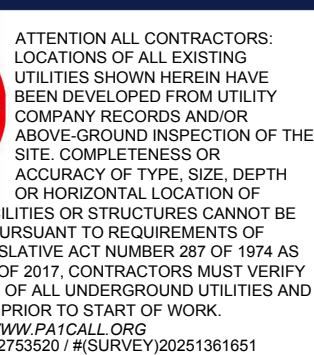
***COLUMBIA
STREET***

(38' WIDE R.O.W.)
(PUBLIC ROADWAY)

| SECTION | REQUIREMENT | CALCULATIONS (REQUIRED / PROVIDED) | COMPLIANCE |
|--|---|--|---------------------------------|
| SALDO: 1349.19 LANDSCAPING | <p>(6) ALL OPEN SPACE, PARKING, AND LOADING AREAS SHALL BE LANDSCAPED WITH TREES, SHRUBS, AND/OR FLOWER BEDS WHICH WILL RECEIVE THE FOLLOWING CREDIT TOWARDS LANDSCAPE AREA REQUIREMENTS: LARGE TREES, FOR EXAMPLE RED OAK (QUERCUS BOREALIS), TULIP POPLAR (LIRIODENDRON TULIPIFERA), AND GREEN ASH (FRAXINUS LANCEOLATE) - 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.</p> <p>SMALL TREES AND EVERGREEN TREES, FOR EXAMPLE FLOWERING DOGWOOD (CORNUS FLORIDA), KWAZANZAN CHERRY (PRUNUS SERRULATA KWAZANZAN), AND WHITE PINE (PINUS STROBUS) - ONE HUNDRED (100) SQUARE FEET CREDIT.</p> <p>SHRUBS AND FLOWER BEDS - ONLY THAT AREA WHICH IS OCCUPIED BY SUCH PLANTINGS SHALL BE CREDITED.</p> <p>(11) 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.</p> | <p>REDUCTION IN PARKING AND LOADING AREAS. NOT APPLICABLE</p> | |
| ZONING: 1311.04 BUILDING AND SITE LAYOUTS AND SETBACKS | (c) SEE CITY SIDEWALKS REQUIREMENTS AND CITY STREET TREE REQUIREMENTS IN SEPARATE ORDINANCES. AN AVERAGE OF AT LEAST ONE STREET TREE SHALL BE PLANTED FOR EACH 30 FEET OF STREET WIDTH, UNLESS EXISTING TREES WILL BE PRESERVED TO SERVE THE SAME PURPOSE. THE SPACING OF SUCH TREES MAY VARY TO PROVIDE FOR DRIVEWAYS, GROWTH HABIT, SIGHT DISTANCE AND OTHER FEATURES. PROVIDED THE AVERAGE SEPARATION OF TREES IS MET. | <p>TOTAL LENGTH ALONG EAST FIRST STREET = 302.7 ± LF (EXCLUDING DRIVE WAY WIDTH) REQUIRED: 302.7 / 30 = 10 STREET TREES PROVIDED: 8 EXISTING TREES TO REMAIN TO MEET THE INTENT OF THIS REQUIREMENT</p> <p>TOTAL LENGTH ALONG POLK STREET = 408.9 ± LF REQUIRED: 408.9 / 30 = 13.6 OR 14 STREET TREES PROVIDED: 11 EXISTING TREES TO REMAIN TO MEET THE INTENT OF THIS REQUIREMENT</p> | <p>COMPLIES</p> <p>COMPLIES</p> |
| 1311.08 PARKING AND DRIVEWAYS | (6) PARKING AREAS SHOULD BE WELL-SCREENED FROM ADJACENT STREETS BY LANDSCAPING OF AT LEAST 4 FEET IN HEIGHT. ANY WALL OR FENCE SHALL BE ON THE INSIDE OF A ROW OF SHRUBS OR TREES UNLESS OTHERWISE APPROVED BY THE CITY. WHERE REAR PARKING IS NOT POSSIBLE, THEN PARKING SHALL BE PROVIDED TO THE SIDE OF A BUILDING, WHERE A DRIVEWAY NEEDS TO ENTER FROM THE FRONT TO ACCESS A GARAGE. THE GARAGE SHALL BE SETBACK FURTHER FROM THE STREET THAN THE HOUSE, AND THE DRIVEWAY SHOULD BE AS NARROW AS PRACTICAL THROUGH THE FRONT YARD. | NO PARKING IMPROVEMENTS. NOT APPLICABLE | NOT APPLICABLE |
| 1318.23 BUFFER YARDS | BUFFER YARDS ARE REQUIRED ALONG REAR AND SIDE LOT LINES IN ALL PRIMARILY NON-RESIDENTIAL DISTRICTS (SUCH AS THE CM, INDUSTRIAL REDEVELOPMENT, COMMERCIAL AND INDUSTRIAL DISTRICTS), ALONG THE DISTRICT BOUNDARIES BETWEEN A NEW OR EXPANDED NON-RESIDENTIAL USE AND ANY RESIDENTIAL AND INSTITUTIONAL DISTRICTS THAT DIRECTLY ABUTS THE NON-RESIDENTIAL DISTRICT OR IS ONLY SEPARATED FROM THE NON-RESIDENTIAL DISTRICT BY AN ORDAINED ALLEY OR LOCAL STREET. | NOT APPLICABLE TO RESIDENTIAL. NOT APPLICABLE. | |
| | (I) IN ADDITION, AN 8 FEET MINIMUM WIDTH BUFFER STRIP ALONG A PUBLIC STREET SHALL BE REQUIRED WHERE NEW PARKING SPACES FOR 10 OR MORE VEHICLES ARE PROPOSED TO BE ADJACENT TO AND VISIBLE FROM A PUBLIC STREET. SUCH BUFFER STRIP SHALL INCLUDE PLANTING WITH AN ANTICIPATED MATURE HEIGHT OF AT LEAST 4 FEET AND DECIDUOUS SHADE TREES. THE CITY MAY REQUIRE SUCH BUFFER TO BE DESIGNED SO THAT IT IS POSSIBLE TO HAVE VIEWS AT EYE LEVEL INTO THE PARKING AREA FOR SECURITY REASONS. | NO NEW PARKING PROPOSED. NOT APPLICABLE | |
| 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 6 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. | NO EXISTING TREES PROPOSED TO BE REMOVED. | COMPLIES |
| 1319.02 (J) 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. | SEE SECTION 1311.04(c) ABOVE. | SEE ABOVE |
| | (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. | NO NEW PARKING PROPOSED. NOT APPLICABLE | NOT APPLICABLE |

THESE LANDSCAPE PLANS ARE TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATIONS, AND ASSOCIATED DETAILS FOUND ON THE LANDSCAPE DETAILS SHEET. THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, ARE CONSIDERED PART OF LANDSCAPE PLANS. THE CONTRACTOR MUST REFER TO, AND FULLY COMPLY WITH, ALL NOTES, SPECIFICATIONS AND DETAILS OF THE LANDSCAPE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

- 1. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH "MATERIALS" SECTION OF THE LANDSCAPE SPECIFICATIONS, UNLESS OTHERWISE SPECIFICALLY STATED ON THIS PLAN. SEEDS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO FACE OF PLANTING BED.
- 2. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER AND THE MUNICIPALITY'S ENGINEERING AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
- 3. WIND PROTECTION, WIND BARRIER, AND BARRIERS SHALL BE INSTALLED FOR ANY STORMWATER FACILITY, INCLUDING RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
- 4. 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 BE PROVIDED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF AN IRRIGATION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL PROJECT MAINTENANCE IS TURNED OVER TO THE PROJECT MAINTENANCE PERSONNEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CARE, WATERING, AND MAINTENANCE OF ALL PLANT MATERIAL, LAWN MOWING, AND SEASONAL MAINTENANCE.

[illegible]

**ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL**

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.: | PAB250058.00-0A |
| DRAWN BY: | ATK |
| CHECKED BY: | MRB |
| DATE: | 11/11/2025 |
| CAD I.D.: | P-CIVL-LLGT |

PROJECT: **PRELIMINARY/FINAL**
LAND
DEVELOPMENT
PLANS
FOR _____

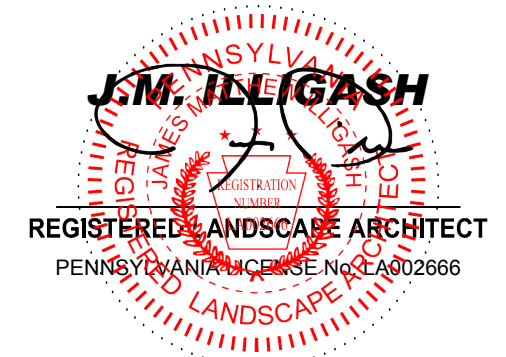
**BOYLE
CONSTRUCTION
INC.**

PROPOSED ICE RINK EXPANSION

320 E. 1ST ST.
BETHLEHEM, PA 18015
NORTHAMPTON COUNTY
PARCEL ID: P6 2 2-3

BOHLERTM

**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:

L-101

ORG. DATE - 11/11/2025

EAST FIRST STREET

LOT 3B
 PIN #P6 2 2-3 0204
 LANDS N/F
 ENC 23 LLC
 INST. #2024002648
 (#320 EAST FIRST STREET)
 LOT 3B
 PER PLAN 2000-1 PG. 21

LOT 3C
 PIN #P6 2 2C 0204
 LANDS N/F
 ORASURE TECHNOLOGIES, INC.
 INST. #2006039164
 (#220 EAST FIRST STREET)
 LOT 3A
 PER PLAN 2000-1 PG. 21

PROPOSED BUILDING EXPANSION
 (34,143 SF GFA)

EXISTING BUILDINGS:
 1 STORY METAL & MASONRY BUILDING "STEEL ICE CENTER"
 BUILDING HEIGHT=33.8'-4"
 BUILDING FOOTPRINT=67,129± S.F.
 1 STORY METAL BUILDING
 1 STORY METAL BUILDING
 2 STORY BRICK BUILDING (TO BE ABANDONED)

STREETS:
 EAST FIRST STREET (60' WIDE R.O.W.)
 COLUMBIA STREET (38' WIDE R.O.W.)

BOUNDARIES & EASEMENTS:
 LIMIT OF DISTURBANCE BOUNDARY 4.11 AC
 60' WIDE PUBLIC UTILITY EASEMENT (TO BE ABANDONED)
 20'± EASEMENT (PER R.B. VOL. 2001-1, PAGE 94003)

UTILITIES & FEATURES:
 LOC. OF U.G. TELE. 20'± EASEMENT
 CANOPY
 OH DOOR
 PROP 6" FIRE & 4" DOMESTIC WATER CONNECTION
 REBAR FOUND
 REBAR FOUND (BENT)

ADDITIONAL NOTES:
 BENCHMARK MAG NAIL SET ELEV=234.04
 R=2,745.03' L=124.34' Δ=02°35'43" CHB=N 86°56'38" E CHD=124.55'
 R=2,602.07' L=103.65' Δ=02°16'56" CHB=N 86°47'14" E CHD=103.64'
 R=25.00' L=59.98' Δ=91°32'20" CHB=S 46°15'38" E CHD=35.85'
 N 86°38'46" E 98.07'
 N 00°0421' W
 S 89°55'39" W
 S 00°26'58" E
 N 00°07'29" W
 00°26'58" E
 132.99'
 133.01'

SCALE:
 1" = 100'

DATE:
 11/01/2024

DRAWN BY:
 J. [Name]

CHECKED BY:
 [Name]

APPROVED BY:
 [Name]

PROJECT:
 [Project Name]

CLIENT:
 [Client Name]

LOCATION:
 [Location]

REVISIONS:
 [Revisions]

NOTES:
 [Notes]

LEGEND:
 [Legend]

INDEX:
 [Index]

APPENDICES:
 [Appendices]

REFERENCES:
 [References]

CONTACT:
 [Contact Information]

DISCLAIMER:
 [Disclaimer]

LEGAL:
 [Legal]

ENVIRONMENTAL:
 [Environmental]

PLANNING:
 [Planning]

CONSTRUCTION:
 [Construction]

OPERATION:
 [Operation]

MAINTENANCE:
 [Maintenance]

SALES:
 [Sales]

MARKETING:
 [Marketing]

FINANCE:
 [Finance]

IT:
 [IT]

HR:
 [HR]

LEGAL:
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 [Planning]

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 [Construction]

OPERATION:
 [Operation]

MAINTENANCE:
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SALES:
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HR:
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 [Maintenance]

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 [Finance]

IT:
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 [Construction]

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 [Operation]

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 [Maintenance]

SALES:
 [Sales]

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FINANCE:
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 [HR]

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 [Environmental]

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 [Planning]

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 [Construction]

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 [Operation]

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 [Maintenance]

SALES:
 [Sales]

MARKETING:
 [Marketing]

FINANCE:
 [Finance]

IT:
 [IT]

HR:
 [HR]

LEGAL:
 [Legal]

ENVIRONMENTAL:
 [Environmental]

PLANNING:
 [Planning]

CONSTRUCTION:
 [Construction]

OPERATION:
 [Operation]

MAINTENANCE:
 [Maintenance]

SALES:
 [Sales]

MARKETING:
 [Marketing]

FINANCE:
 [Finance]

IT:
 [IT]

HR:
 [HR]

LEGAL:
 [Legal]

ENVIRONMENTAL:
 [Environmental]

PLANNING:
 [Planning]

CONSTRUCTION:
 [Construction]

OPERATION:
 [Operation]

MAINTENANCE:
 [Maintenance]

SALES:
 [Sales]

MARKETING:
 [Marketing]

FINANCE:
 [Finance]

IT:
 [IT]

HR:
 [HR]

LEGAL:
 [Legal]

ENVIRONMENTAL:
 [Environmental]

PLANNING:
 [Planning]

CONSTRUCTION:
 [Construction]

OPERATION:
 [Operation]

MAINTENANCE:
 [Maintenance]

SALES:
 [Sales]

MARKETING:
 [Marketing]

FINANCE:
 [Finance]

IT:
 [IT]

HR:
 [HR]

LEGAL:
 [Legal]

ENVIRONMENTAL:
 [Environmental]

PLANNING:
 [Planning]

CONSTRUCTION:
 [Construction]

OPERATION:
 [Operation]

MAINTENANCE:
 [Maintenance]

SALES:
 [Sales]

MARKETING:
 [Marketing]

FINANCE:
 [Finance]

IT:
 [IT]

HR:
 [HR]

LEGAL:
 [Legal]

ENVIRONMENTAL:
 [Environmental]

PLANNING:
 [Planning]

CONSTRUCTION:
 [Construction]

OPERATION:
 [Operation]

MAINTENANCE:
 [Maintenance]

SALES:
 [Sales]

MARKETING:
 [Marketing]

FINANCE:
 [Finance]

IT:
 [IT]

HR:
 [HR]

LEGAL:
 [Legal]

ENVIRONMENTAL:
 [Environmental]

PLANNING:
 [Planning]

CONSTRUCTION:
 [Construction]

OPERATION:
 [Operation]

MAINTENANCE:
 [Maintenance]

SALES:
 [Sales]

MARKETING:
 [Marketing]

FINANCE:
 [Finance]

IT:
 [IT]

HR:
 [HR]

LEGAL:
 [Legal]

ENVIRONMENTAL:
 [Environmental]

PLANNING:
 [Planning]

CONSTRUCTION:
 [Construction]

OPERATION:
 [Operation]

MAINTENANCE:
 [Maintenance]

SALES:
 [Sales]

MARKETING:
 [Marketing]

FINANCE:
 [Finance]

IT:
 [IT]

HR:
 [HR]

LEGAL:
 [Legal]

ENVIRONMENTAL:
 [Environmental]

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 [Planning]

CONSTRUCTION:
 [Construction]

OPERATION:
 [Operation]

MAINTENANCE:
 [Maintenance]

SALES:
 [Sales]

MARKETING:
 [Marketing]

FINANCE:
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IT:
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