PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

NEW STREET MIXED-USE BUILDING

BPG INVESTMENTS II LLC

AT

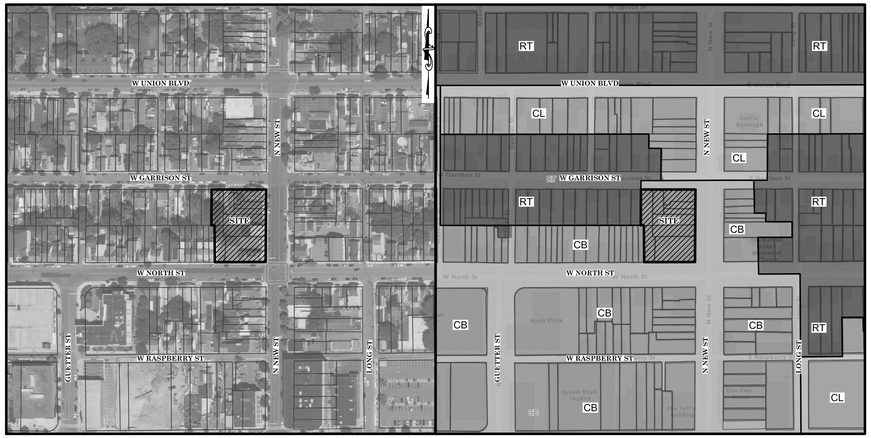
701 N NEW ST BETHLEHEM, PA 18018

CITY OF BETHLEHEM

NORTHAMPTON COUNTY PENNSYLVANIA

SHEET LIST TABLE		
SHEET #	SHEET DESIGNATION	SHEET TITLE
◆ 01	CS-1	COVER SHEET
02	EC-1	EXISTING CONDITIONS PLAN
03	DP-1	DEMOLITION PLAN
◆ 04	SP-1	SITE PLAN
05	GP-1	GRADING PLAN
06	GP-2	GRADING PLAN
07	UP-1	UTILITY PLAN
08	LP-1	LANDSCAPING PLAN
09	ES-1	EROSION & SEDIMENT CONTROL PLAN
10	ES-2	EROSION & SEDIMENT CONTROL DETAILS
11	ES-3	EROSION & SEDIMENT CONTROL DETAILS
12	CD-1	SITE CONSTRUCTION DETAILS
13	CD-2	SITE CONSTRUCTION DETAILS
14	CD-3	SITE CONSTRUCTION DETAILS
15	CD-4	SITE CONSTRUCTION DETAILS

◆ DESIGNATES PLANS TO BE RECORDED



LOCATION MAP
SCALE: 1" = 200'

ZONING MAP
SCALE: 1" = 200'

CB - CENTRAL BUSINESS
CL - LIMITED COMMERCIAL
RT - HIGH DENSITY RESIDENTIAL

CITY OF BETHLEHEM MISCELLANEOUS ENGINEERING NOTES

1. BY SUBMISSION OF THESE PLANS THE ENGINEER ON RECORD CERTIFIES THAT THESE PLANS ARE IN COMPLETE CONFORMANCE WITH THE CITY OF BETHLEHEM STORM WATER MANAGEMENT ORDINANCE.
2. IN ORDER TO MAINTAIN CONTINUITY BETWEEN PLAN REVISIONS, ANY CHANGES TO A PREVIOUS PLAN SUBMISSION SHALL BE FLAGGED WITH A TRIANGLE AND REVISION CLOUD. ANY CHANGES NOT FLAGGED AND MARKED SHALL BE CONSIDERED NOT APPROVED. FLAGGED CHANGES SHALL BE REFERENCED TO THE APPROPRIATE REVISION DATE IN THE REVISION BLOCK.
3. ACCURATE AS-BUILT PLANS SHALL BE KEPT UP TO DATE DURING THE CONSTRUCTION PROCESS. AT THE COMPLETION OF THE PROJECT RECORD DRAWINGS SHALL BE DEVELOPED FROM THE AS-BUILT PLANS AND SUBMITTED TO THE CITY ENGINEER'S OFFICE. ALL FINAL DRAWINGS SHALL SHOW NORTH AMERICAN DATUM (NAD) 1983 STATE PLANE COORDINATES IN FEET (PENNSYLVANIA SOUTH, FIPS ZONE 3702) AND THE DIGITAL FILE SHALL BE IN STATE PLANE FEET COORDINATES AS APPLICABLE. THE HARD COPY OF THE RECORD DRAWINGS SHALL BE IN THE FORM OF A MYLAR COPY. THE ENGINEER OF RECORD SHALL CERTIFY (I.E. P.E. STAMPED AND SIGNED) THAT THE RECORD DRAWINGS COMPLY SUBSTANTIALLY WITH THE APPROVED PLAN AND THAT THEY CONFORM TO INDUSTRY STANDARDS. ALL DIGITAL FILES SHALL RESIDE ON PC COMPATIBLE CD ROM CONTAINING THE DIGITAL REPRESENTATION OF THE FINAL PLAN AS PRESENTED ON THE TWENTY-FOUR (24) INCH BY THIRTY-SIX(36) INCH SHEETS. THE DIGITAL MAP SHALL BE AUTOCAD COMPATIBLE. ALL LAYERS INCLUDED IN THE DIGITAL MAPS SHALL BE THE STANDARDIZED LAYERS PREPARED AND UTILIZED BY THE CITY OF BETHLEHEM TO ENSURE COMPATIBILITY WITH THE CITY'S EXISTING CAD STANDARDS AND AS DESCRIBED IN APPENDIX A OF THE CITY'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
4. PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY, PERMITS SHALL BE OBTAINED FROM CITY ENGINEERING OFFICE.
5. ALL IMPROVEMENTS WITHIN THE PUBLIC ROW SHALL COMPLY WITH THE CITY OF BETHLEHEM STANDARDS AND SPECIFICATIONS AND THE APPROPRIATE PUBLIC UTILITY AUTHORITIES.

CITY OF BETHLEHEM FIRE SAFETY NOTE

CHAPTER 33 OF THE IFC "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION" WILL BE ENFORCED FOR THE DURATION OF THE CONSTRUCTION PROJECT.

BICYCLE STORAGE RESPONSIBILITY NOTE

THE CURRENT LANDOWNER SHALL BE RESPONSIBLE TO ENSURE THAT THE [BICYCLE STORAGE] HITCH, RACK OR LOCKER CONTINUES TO BE AVAILABLE AND IS WELL MAINTAINED AND IS REPLACED IF DAMAGED OR REMOVED.

CITY OF BETHLEHEM LANDSCAPING RESPONSIBILITY NOTE

ALL LANDSCAPING, AS APPROVED ON FINAL SITE PLANS, SHALL BE COMPLETED AND MAINTAINED, INCLUDING THE REPLACEMENT OF DEAD PLANTINGS BY THE APPLICANT OR THEIR SUCCESSORS AND ASSIGNS.

LEHIGH VALLEY PLANNING COMMISSION

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

_____
LVPC STAFF PERSON RESPONSIBLE FOR REVIEW DATE

CITY OF BETHLEHEM PLANNING COMMISSION

APPROVED BY THE CITY OF BETHLEHEM PLANNING COMMISSION

AT A MEETING HELD ON _____

_____
CHAIRPERSON DATE

_____
SECRETARY DATE

NORTHAMPTON COUNTY RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE NORTHAMPTON COUNTY RECORDER OF DEEDS,

MAP BOOK _____, PAGE _____

_____
NORTHAMPTON COUNTY RECORDER OF DEEDS DATE

CERTIFICATION OF OWNERSHIP

I, _____ OF BPG INVESTMENTS II LLC,
OWNER'S PRINTED NAME

BEING DULY SWORN ACCORDING TO LAW, AND ACTING IN MY CAPACITY

AS _____ DEPOSE AND SAY THAT THE
OWNER'S TITLE

ABOVE-NAMED CORPORATION IS THE TRUE AND LAWFUL OWNER OF THE PROPERTY

KNOWN AS _____;
PROPERTY ADDRESS/PROJECT NAME

THAT THERE ARE NO SUITS OR LIENS PENDING AFFECTING THE TITLE THEREOF.

BPG INVESTMENTS II LLC
CORPORATION

_____
CORPORATION OFFICIAL SIGNATURE

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF NORTHAMPTON

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____

DAY OF _____

_____
NOTARY PUBLIC

STATEMENT OF INTENT

THIS PROJECT PROPOSES TO DEMOLISH SEVERAL EXISTING BUILDINGS (COMPRISED OF VARIOUS COMMERCIAL BUILDINGS, MULTI-FAMILY DWELLINGS, GARAGES, ETC.) BETWEEN NORTH STREET AND GARRISON STREET, ALONG NEW STREET, AND TO CONSTRUCT A 5 STORY MIXED-USE BUILDING COMPRISED OF AN 80 SPACE PARKING GARAGE, 6,550 SF OF RETAIL SPACE, AND 82 APARTMENTS.

PROFESSIONAL LAND ENGINEER'S STATEMENT

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

Terry P. DeGroot 10/14/2026
TERRY P. DEGROOT DATE
(LICENSE # 44255-E)

TERRAFORM ENGINEERING, LLC
1 EAST BROAD ST, SUITE 330, BETHLEHEM, PA 18018
ADDRESS

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN HAS BEEN COMPILED FROM A SURVEY MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS THE BOUNDARY OF THE LANDS OF THE OWNER(S).

_____
GREGORY C. NOLL DATE
(PROFESSIONAL LAND SURVEYOR SU075048)

VALLEY LAND SERVICES, LLC
4383 HECKTOWN RD, SUITE B, BETHLEHEM, PA 18020
ADDRESS

ZONING DATA

ZONING DISTRICT: CENTRAL BUSINESS (CB)
EX USE: COMMERCIAL BUSINESSES & MULTI-FAMILY DWELLINGS
* PR USE: MIXED USE BUILDING; COMMERCIAL/MULTI-FAMILY DWELLING UNITS

	REQ'D	EXIST COND	PROP COND
MIN LOT AREA:	1,800 SF	30,380 SF	30,380 SF
MIN LOT WIDTH @ BSL:	18'	132.12'	132.12'
MIN BLDG SETBACKS:			
** FRONT YARD:	0'	0'	3.68'
*** SIDE YARD:	0'/20'	0'	20.5'
*** REAR YARD:	0'/20'	N/A	N/A
**** MAX BLDG HEIGHT:	150'	±36'	75'
MAX BLDG COVERAGE:	100%	30.3% (9,207 SF)	82.3% (24,995 SF)
MAX IMP COVERAGE:	100%	63.7% (19,354 SF)	90.0% (27,335 SF)

* MULTI-FAMILY DWELLING UNITS ARE PERMITTED BY RIGHT USES IN EXISTING STRUCTURES. HOWEVER, THE FIRST FLOOR OF A STRUCTURE MUST CONTAIN A PRINCIPAL RETAIL, RESTAURANT OR PERSONAL SERVICE USE ALONG THE STREET FRONTAGE. THERE IS NO MAXIMUM DENSITY PER ACRE, AS LONG AS ALL OTHER RESTRICTIONS ARE MET.

** NO NEW VEHICLE PARKING SPACES SHALL BE LOCATED BETWEEN THE FRONT LOT LINE OF A PUBLIC STREET AND THE FRONT OF A PRINCIPAL BUILDING.

** SETBACKS SHALL BE MEASURED FROM THE EXISTING STREET RIGHT-OF-WAY. AN UNENCLOSED FRONT PORCH MAY INTRUDE UP TO 10 FEET INTO THE MINIMUM FRONT YARD. THIS PORCH MAY BE COVERED BY A ROOF, BUT MAY NOT HAVE A SECOND FLOOR INTRUDING INTO THE FRONT YARD. STEPS AND STOOPS MAY ALSO INTRUDE INTO THIS SETBACK. SEE ALSO THE REQUIRED FRONT YARD BUILDING SETBACK THAT APPLIES IN CERTAIN CASES UNDER THE CITY OF BETHLEHEM ZONING ORDINANCE SECTION 1306.07.

*** EXCEPT 20 FEET SIDE AND 20 FEET REAR FOR A PRINCIPAL NON-RESIDENTIAL BUILDING OR MULTI-FAMILY BUILDING OR DORMITORY WHERE SUCH SIDE OR REAR WOULD BE ADJACENT TO A LOT IN A RESIDENTIAL DISTRICT THAT IS OCCUPIED BY ONE OR MORE EXISTING DWELLINGS.

**** WHERE THE REAR LOT LINE OF A PROPERTY ZONED CB ABUTS OR IS ACROSS A STREET OR ALLEY FROM A RESIDENTIAL ZONE, THE MAXIMUM HEIGHT PERMITTED IN THE REAR 60' OF THE CB LOT SHALL BE REDUCED TO 75 FT.

SITE DATA

OWNER/DEVELOPER:	BPG INVESTMENTS II LLC 24 W BROAD ST BETHLEHEM, PA 18018
SITE ADDRESS:	701 WEST NEW STREET BETHLEHEM, PA 18018
PARCEL ID'S:	P6NE1 A 25 12 0204 P6NE1A 25 13 0204 P6NE1A 25 14 0204 P6NE1 A 25 14A 0204 P6NE1 A 25 14B 0204 P6NE1A 25 15 0204 P6NE1A 25 16 0204 P6NE1A 25 17 0204 P6NE1A 25 18 0204
LOT AREA:	~30,380 SF (0.6974 AC)

PARKING CALCULATIONS

RESIDENCES; MULTI-FAMILY DWELLINGS/APARTMENTS WITH ≤ 2 BEDROOMS:

IF EXISTING AND PROPOSED STREETS ARE NOT ADEQUATE TO PROVIDE FOR ON STREET PARKING IN ADDITION TO THE REQUIRED PARKING FOR INDIVIDUAL UNITS, THEN THE DEVELOPMENT SHALL PROVIDE FOR CLUSTERED PARKING SPACES AT ANOTHER LOCATION ON THE LOT CONVENIENT TO A MAJORITY OF THE UNITS TO RESULT IN A TOTAL MINIMUM OF 1.75 SPACES PER DWELLING UNIT.

1.5 SPACES/DWELLING UNIT

APARTMENTS/DWELLING UNITS = 82 DWELLING UNITS = 123 SPACES
SPACES REQUIRED = 123 SPACES

NOTE: 80 SPACES ARE BEING PROVIDED ON-SITE WITHIN THE PARKING GARAGES FOR TENANT USE.

INDOOR RETAIL BUSINESSES (OTHER THAN A SHOPPING CENTER):

4 SPACES/1,000 SF OF GROSS FLOOR AREA

GROSS FLOOR AREA REQUIREMENT = 6,550 SF = 27 SPACES
SPACES REQUIRED = 27 SPACES

PARKING REQUIREMENTS SHOWN FOR PURPOSES OF CALCULATING REQUIRED BICYCLE PARKING.

§1310.01(a) – OFF-STREET PARKING SHALL NOT BE REQUIRED IN THE CB DISTRICT, ANY PROVIDED OFF-STREET PARKING SHALL CONFORM WITH ARTICLE 1319.

§1319.02(a) – FOR PROPOSED NONRESIDENTIAL AND MULTI-UNIT RESIDENTIAL LAND USES, BICYCLE PARKING SHALL BE EQUIVALENT TO 5 PERCENT OF THE OFF-STREET VEHICLE PARKING REQUIREMENT, WITH A MINIMUM OF 2 SPACES IN ANY EVENT. BICYCLE HITCHES, RACKS OR LOCKERS MAY BE USED. FOR EXAMPLE, ONE INVERTED U RACK WILL COUNT AS TWO BICYCLE PARKING SPACES.

APARTMENTS/DWELLING UNITS USE = 123 SPACES
INDOOR RETAIL BUSINESSES USE = 27 SPACES
TOTAL SPACES REQUIRED = 150 SPACES

BICYCLE REQUIREMENT = 150 SPACES X 5% = 8 BICYCLE SPACES

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
TERRY P. DEGROOT
ENGINEER
NO. 44255-E
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

REVISIONS		
DATE	CITY COMMENTS	
10/14/2026		

NEW STREET MIXED-USE BUILDING
BPG INVESTMENTS II LLC
701 N NEW ST BETHLEHEM, PA 18018
CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

terraform Engineering, LLC
ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 484-895-4632
www.terraformengineering.com

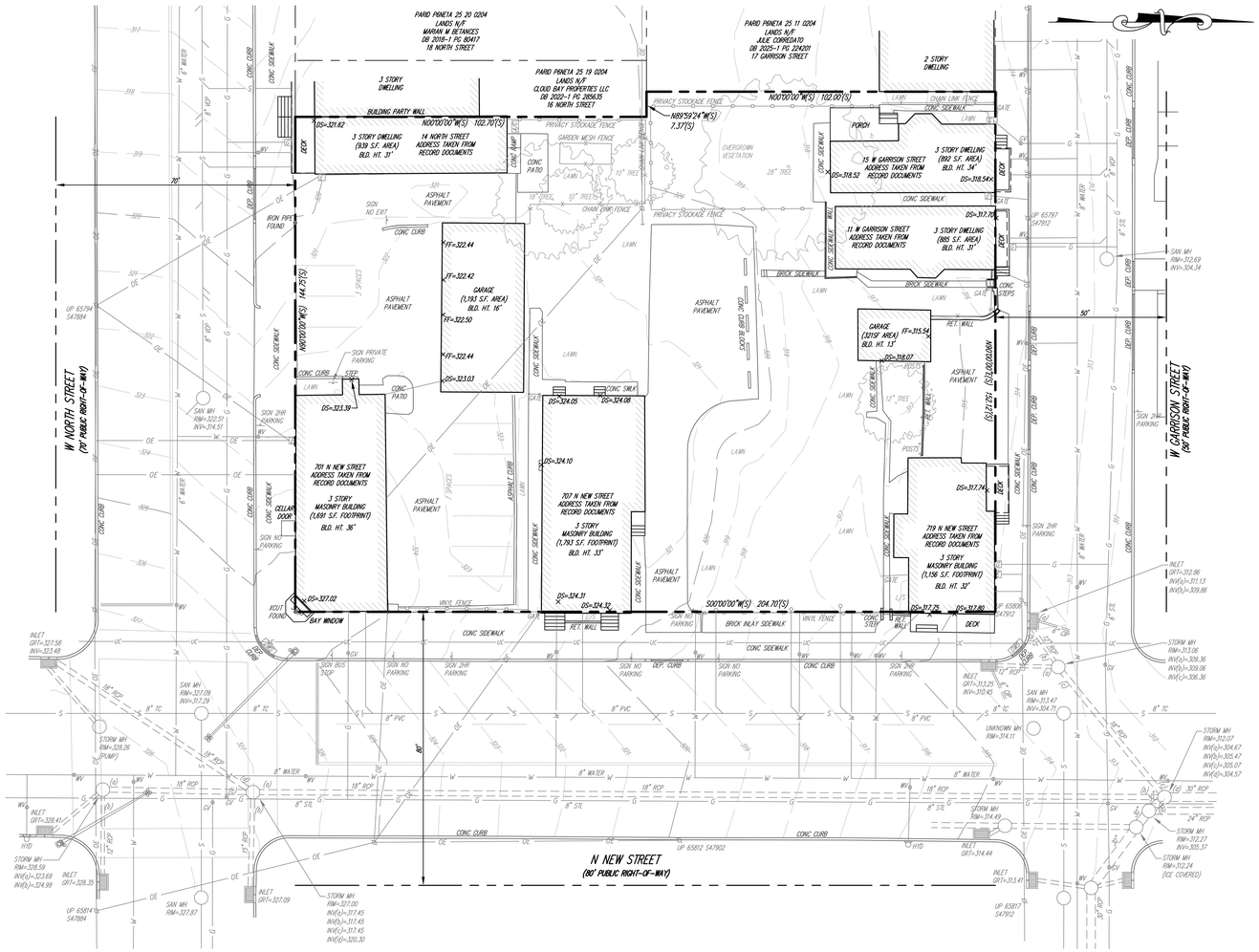
COVER SHEET

DATE: 06/16/2026
SCALE: AS NOTED
PROJECT NO.: 26012
DRWN: KVA CHKD: TPD

CS-1

SHEET 01 of 15

S:\PROJECTS\26012-NEW ST #2\PLOTS\CS1-COVER.DWG



PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

NEW STREET MIXED-USE BUILDING

BPG INVESTMENTS II LLC

701 N NEW ST BETHLEHEM, PA 18018

CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
TERRY P. DERSHPORT
PE NO. 44315-E

REVISIONS		
NO	DATE	CITY COMMENTS
1	10/14/2026	

terraform Engineering, LLC
ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 484-895-4632 www.terraformengineering.com

EXISTING CONDITIONS PLAN

DATE: 06/16/2026
SCALE: 1" = 20'
PROJECT NO.: 26012
DRWN: KVA CHKD: TPD

EC-1

SHEET 02 of 15

LEGEND

BOUNDARY LINE
ADJOINING LOT LINE
RIGHT-OF-WAY
IRON PIN/CONCRETE MONUMENT (IP, CONC MON)
FENCE
SIGN
CURBING (DEP)
BUILDING (EXISTING)
STORM PIPE/INLET/MANHOLE (CW, C INL, M INL, MH)
SANITARY PIPE/MANHOLE/CLEAN OUT (CO, S, MH)
WATER LINE/HYDRANT/VALVE (HYD, W, WV)
GAS LINE & VALVE (G, GV)
OVERHEAD ELECTRIC (OE)
UNDERGROUND ELECTRIC (UE)
UNDERGROUND COMMUNICATION (UC)
UTILITY POLE (UP)
LIGHT POLE (SNGL, DBL, WALL, BLRD)
TREES/SHRUBS (DECID, EVRGRN, SHRUB)
CONTOUR (365)

GENERAL SURVEY NOTES

1. TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM GROUND SURVEY PERFORMED BY VALLEY LAND SERVICES. DATE OF FIELD SURVEY = 1-13-2026.
2. VERTICAL DATUM = NAVD 88. BENCHMARK – MAG NAIL, ELEV.=321.29
3. NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
4. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
5. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
6. THE "(S)" LABEL AFTER PROPERTY BOUNDARY BEARINGS AND DISTANCES REPRESENTS SURVEYED DATA.

FEMA FLOODPLAIN REFERENCE

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 420718 0307 E WHICH HAS AN EFFECTIVE DATE OF JULY 16, 2014, MAP No. 42095C0307E AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. (NAVD 88)

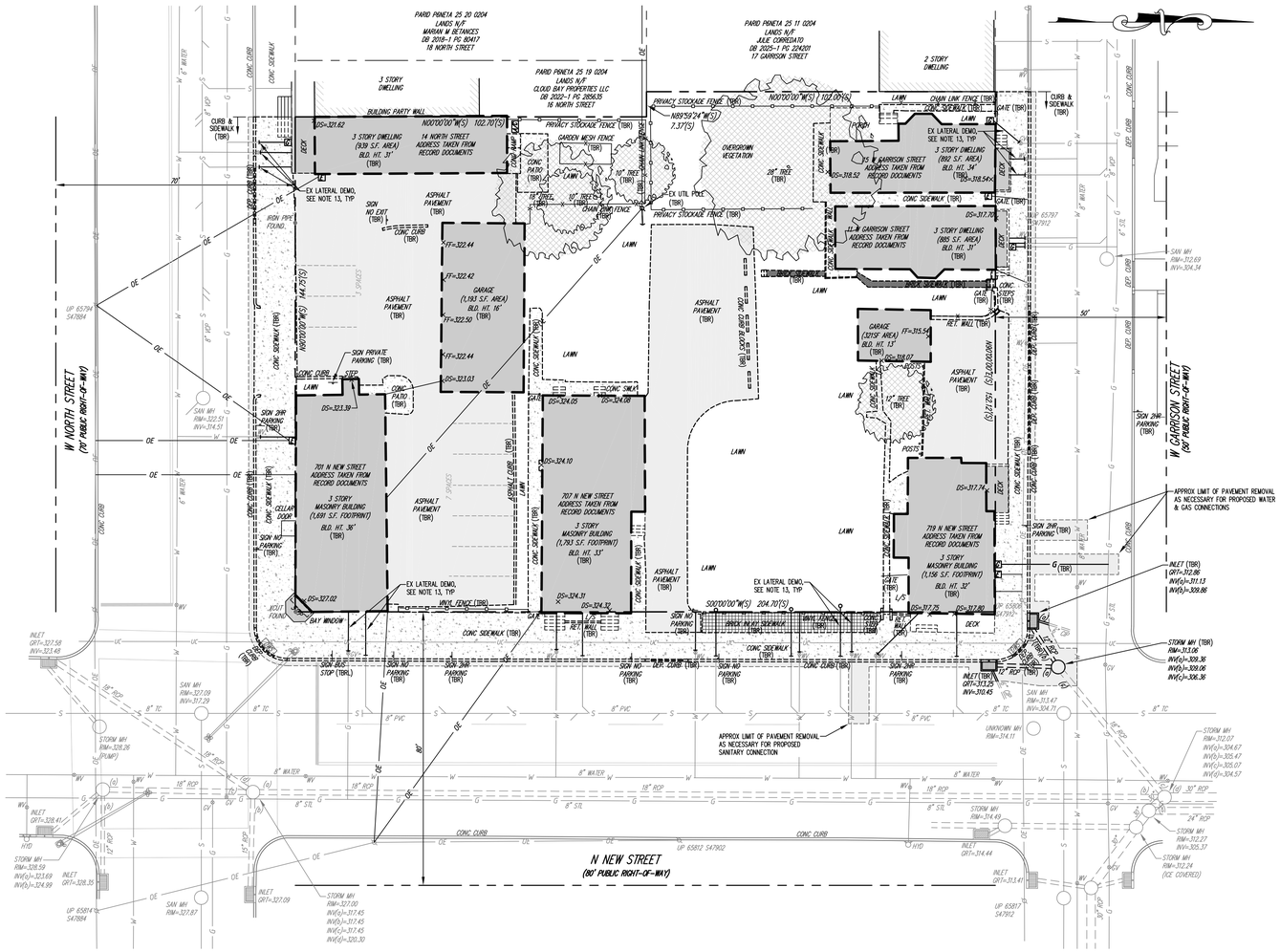
NOTE:
"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1776)."
THE SITE SERIAL NUMBERS ARE 20260092744

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

GENERAL PLAN TEXT NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

GRAPHIC SCALE
-10 0 5 10 20 40
(IN FEET)
1 inch = 20 ft.

T:\PROJECTS\26012-NEW ST #3\PLOTS\PC\26012-EXISTING.DWG



PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

NEW STREET MIXED-USE BUILDING

BPG INVESTMENTS II LLC

701 N NEW ST BETHLEHEM, PA 18018

CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

DEMOLITION NOTES

1. FEATURES, UTILITIES, ITEMS, ETC., THAT ARE TO BE REMOVED, ARE LABELED, SHOWN DARKER, AND/OR HATCHED AS INDICATED IN THE DEMOLITION LEGEND.
2. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ANY AND ALL EXISTING FEATURES THAT ARE IN ANY AND ALL OF THE AREAS OF PROPOSED IMPROVEMENTS.
3. ALL DEMOLITION TO BE PERFORMED BY A QUALIFIED, LICENSED CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, STATE, AND FEDERAL CODES AND REGULATIONS. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, STATE, AND FEDERAL REGULATIONS.
4. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEBRIS AND EXCESS MATERIAL FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, STATE, AND FEDERAL REGULATIONS AT LEGAL OFF-SITE LOCATION.
5. SOIL EXCAVATION, REMOVAL OF SOILS AND PLACEMENT OF SOIL FILL IS BASED ON THE ASSUMPTION THAT SOILS AND ASSOCIATED MATERIALS ARE FREE OF CONTAMINANTS AND HAZARDOUS SUBSTANCES. DETERMINATION OF ABSENCE OR PRESENCE OF THESE SUBSTANCES AND CONDITIONS IS NOT WITHIN THE SCOPE OF CIVIL ENGINEERING PERFORMED IN THE CREATION OF THESE PLANS.
6. DEMOLITION OF THE EXISTING BUILDINGS, STRUCTURES, ETC. IN THEIR ENTIRETY IS THE RESPONSIBILITY OF THE GC. ALL EXISTING BUILDINGS, STRUCTURES, WALLS, FENCES, AND THEIR FOUNDATIONS AND FOOTINGS ARE TO BE DEMOLISHED AND REMOVED IN THEIR ENTIRETY, UNLESS NOTED OTHERWISE.
7. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION OF ALL UTILITIES ON SITE TO BE REMOVED.
8. ANY UTILITIES THAT ARE TO REMAIN (AND IN USE), IF DAMAGED DURING DEMOLITION AND/OR CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED IN KIND BY THE CONTRACTOR AT THEIR OWN EXPENSE. UTILITY REMOVAL, ABANDONMENT, AND/OR RELOCATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY.
9. DISCONNECTION/REMOVAL OF ANY/ALL OF THE UTILITY SERVICES TO THE EXISTING BUILDINGS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE UTILITY COMPANIES AND SHALL BE IN ACCORDANCE WITH ALL CONSTRUCTION DOCUMENTS, APPLICABLE MUNICIPAL, STATE, AND FEDERAL REGULATIONS. THESE INCLUDE, BUT ARE NOT LIMITED TO:
   UGI (GAS), CITY OF BETHLEHEM (WATER & SEWER), PPL (ELECTRIC) OR FRONTIER, GREENLIGHT, COMCAST, MCI, SVC ELEC, VERIZON, ETC. (COMMUNICATIONS)
10. THE ELECTRICAL CONTRACTOR (EC) SHALL BE RESPONSIBLE FOR THE DISCONNECTION, REMOVAL, AND DISPOSAL OF ANY/ALL SITE UTILITIES (ELECTRICAL, COMMUNICATION, CABLE, FIBER OPTIC, ETC.) AND ANY/ALL ABOVE GROUND UTILITY STRUCTURES (UTILITY POLES, TRANSFORMERS, ETC.). THE GENERAL CONTRACTOR (GC) SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY/ALL UNDERGROUND UTILITIES (LINES, MANHOLES, BOXES, ETC.).
11. STORMWATER AND SANITARY LINES, STRUCTURES (INLETS, MANHOLES, VALVES, CLEANOUTS, ETC.) SHALL BE REMOVED IN THEIR ENTIRETY. OTHER UTILITIES SHALL BE REMOVED TO A MINIMUM OF THREE (3) FOOT BELOW FINISHED GRADE, UNLESS NOTED OTHERWISE.
12. ALL OPENINGS IN STORM SEWER STRUCTURES RESULTING FROM PIPE REMOVAL SHALL BE FILLED WITH SEWER BRICK AND MORTAR OR REPLACED, AS DIRECTED BY THE MUNICIPAL ENGINEER.
13. ALL EXISTING UTILITY LATERALS SHALL BE CAPPED AND SEALED BEHIND THE CURB (SIDEWALK SIDE) AS DIRECTED AND/OR REQUIRED BY THE UTILITY OWNER. EXISTING WATER AND GAS VALVES ARE TO REMAIN IN PLACE, SHALL BE BURIED BENEATH THE PROPOSED SIDEWALK.
14. LIMITS OF CURB AND SIDEWALK REMOVAL AS SHOWN IS APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE TO EXTEND CURB AND SIDEWALK REMOVAL TO THE NEXT NEAREST EXISTING JOINT.
15. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY/ALL TREES LOCATED WITHIN AREAS OF PROPOSED IMPROVEMENTS. TREE REMOVAL SHALL INCLUDE THE REMOVAL AND DISPOSAL OF THE TREES AND STUMPS.

DEMOLITION LEGEND

BUILDING/CANOPY DEMO	
ASPHALT PAVING DEMO	
CONCRETE DEMO	
TREE/SHRUB DEMO	
TO BE REMOVED	TBR
TO BE REMOVED & RELOCATED	TBRL

LEGEND

BOUNDARY LINE	
ADJOINING LOT LINE	
RIGHT-OF-WAY	
IRON PIN/CONCRETE MONUMENT	IP, CONC MON
FENCE	
SIGN	
CURBING	DEP
BUILDING	EXISTING
STORM PIPE/INLET/MANHOLE	EW, C INL, M INL, MH
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GAS LINE & VALVE	G, GV
OVERHEAD ELECTRIC	OE
UNDERGROUND ELECTRIC	UE
UNDERGROUND COMMUNICATION	UC
UTILITY POLE	UP
LIGHT POLE	SNGL, DBL, WALL, BLRD

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GENERAL PLAN TEXT NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES
ITEMS TO BE REMOVED OR REPLACED SHOWN DARKER

GRAPHIC SCALE
−10 0 5 10 20 40
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
TERRY P. DESCHOTT
ENGINEER
NO. 44315-E
PENNSYLVANIA

DATE	REVISIONS
09/12/2026	CITY COMMENTS

terraform Engineering, LLC
ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 484-895-4632
www.terraformengineering.com

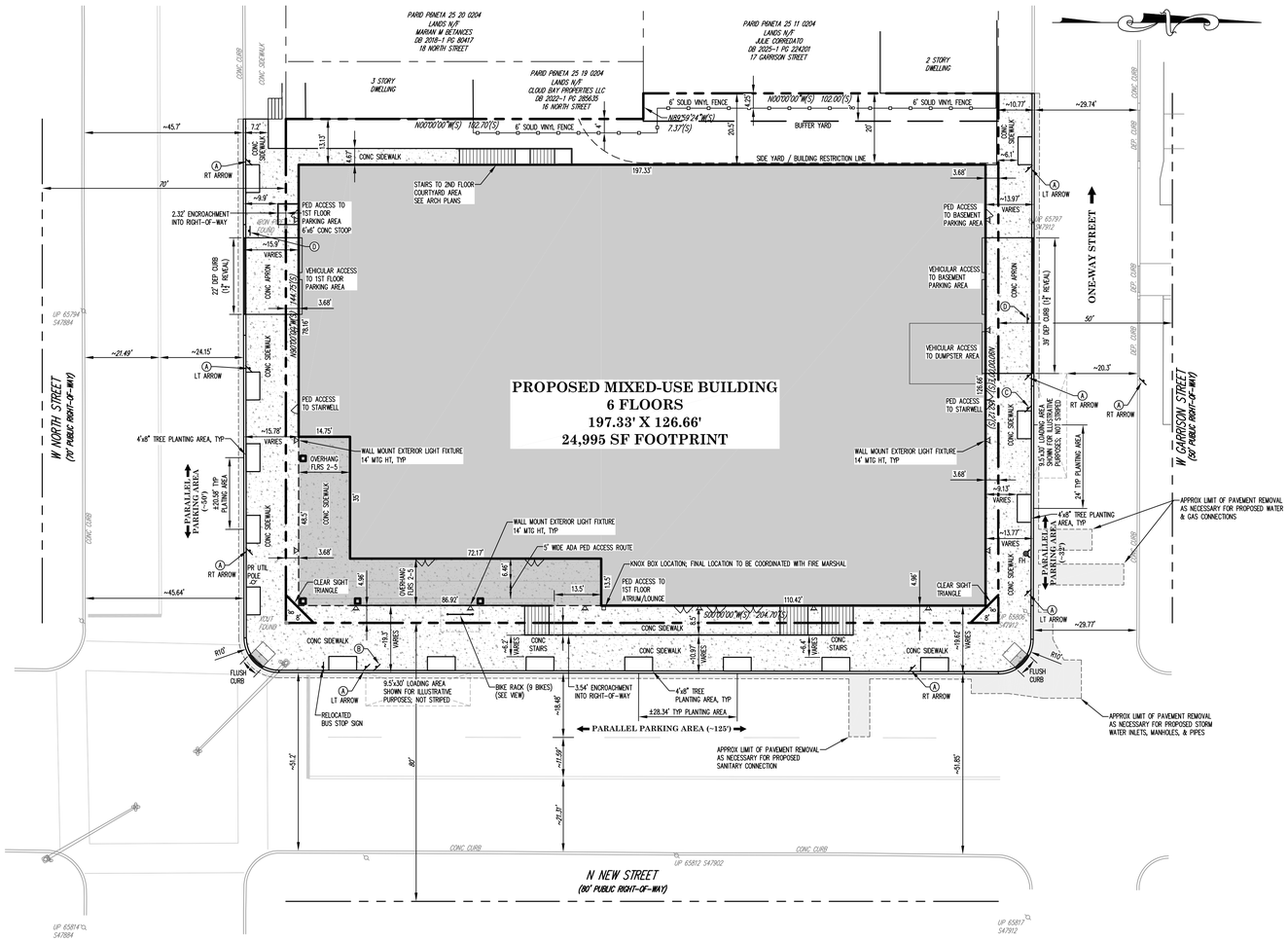
DEMOLITION PLAN

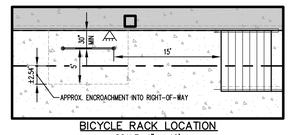
DATE: 06/16/2026
SCALE: 1" = 20'
PROJECT NO.: 26012
DRWN: KVA CHKD: TPD

DP-1

SHEET 03 of 15

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BICYCLE RACK LOCATION
SCALE: 1" = 10'

PAVEMENT MARKINGS

SYM	DESCRIPTION
1	4" SINGLE WHITE LINE *

NOTES:

* PAVEMENT MARKINGS TO BE LATEX, WATERBOURNE EMULSION, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS TT-P-1952, TYPE II, WITH DRYING TIME OF LESS THAN 45 MINUTES, AS DESCRIBED IN PENNDOT PUB. 408, SECTION 964.

** HOT THERMOPLASTIC PAVEMENT MARKINGS, AS DESCRIBED IN PENNDOT PUB. 408, SECTION 960, MATERIALS AS PER BULLETIN 15.



SIGN Ⓑ



SIGN Ⓒ

SIGNAGE SCHEDULE

SYM	MUTCD / PENNDOT SERIES	SIZE	TEXT
Ⓐ	R7-302	12"X18"	NO PARKING SYMBOL/ARROW
Ⓑ	SEE DETAIL	12"X18"	15 MINUTE PARKING
Ⓒ	SEE DETAIL	12"X18"	1 HOUR PARKING
Ⓓ	R1-1	30"X30"	STOP

NOTES:
1. ALL SIGNS ARE TO BE FLAT SHEET ALUMINUM.
2. REFERENCE TO PENNDOT 408 SECTION, LATEST EDITION.
3. ALL SIGNS TO BE MOUNTED ON A PENNDOT TYPE B BREAKAWAY POST UNLESS OTHERWISE NOTED.

CITY OF BETHLEHEM MISCELLANEOUS ENGINEERING NOTES

1. BY SUBMISSION OF THESE PLANS THE ENGINEER ON RECORD CERTIFIES THAT THESE PLANS ARE IN COMPLETE CONFORMANCE WITH THE CITY OF BETHLEHEM STORM WATER MANAGEMENT ORDINANCE.
2. IN ORDER TO MAINTAIN CONTINUITY BETWEEN PLAN REVISIONS, ANY CHANGES TO A PREVIOUS PLAN SUBMISSION SHALL BE FLAGGED WITH A TRIANGLE AND REVISION CLOUD. ANY CHANGES NOT FLAGGED AND MARKED SHALL BE CONSIDERED NOT APPROVED. FLAGGED CHANGES SHALL BE REFERENCED TO THE APPROPRIATE REVISION DATE IN THE REVISION BLOCK.
3. ACCURATE AS-BUILT PLANS SHALL BE KEPT UP TO DATE DURING THE CONSTRUCTION PROCESS. AT THE COMPLETION OF THE PROJECT RECORD DRAWINGS SHALL BE DEVELOPED FROM THE AS-BUILT PLANS AND SUBMITTED TO THE CITY ENGINEER'S OFFICE. ALL FINAL DRAWINGS SHALL SHOW NORTH AMERICAN DATUM (NAD) 1983 STATE PLANE COORDINATES IN FEET (PENNSYLVANIA SOUTH, FIPS ZONE 3702) AND THE DIGITAL FILE SHALL BE IN STATE PLANE FEET COORDINATES AS APPLICABLE. THE HARD COPY OF THE RECORD DRAWINGS SHALL BE IN THE FORM OF A MYLAR COPY. THE ENGINEER OF RECORD SHALL CERTIFY (I.E. P.E. STAMPED AND SIGNED) THAT THE RECORD DRAWINGS COMPLY SUBSTANTIALLY WITH THE APPROVED PLAN AND THAT THEY CONFORM TO INDUSTRY STANDARDS. ALL DIGITAL FILES SHALL RESIDE ON PC COMPATIBLE CD ROM CONTAINING THE DIGITAL REPRESENTATION OF THE FINAL PLAN AS PRESENTED ON THE TWENTY-FOUR (24) INCH BY THIRTY-SIX(36) INCH SHEETS. THE DIGITAL MAP SHALL BE AUTOCAD COMPATIBLE. ALL LAYERS INCLUDED IN THE DIGITAL MAPS SHALL BE THE STANDARDIZED LAYERS PREPARED AND UTILIZED BY THE CITY OF BETHLEHEM TO ENSURE COMPATIBILITY WITH THE CITY'S EXISTING CAD STANDARDS AND AS DESCRIBED IN APPENDIX A OF THE CITY'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
4. PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY, PERMITS SHALL BE OBTAINED FROM CITY ENGINEERING OFFICE.
5. ALL IMPROVEMENTS WITHIN THE PUBLIC ROW SHALL COMPLY WITH THE CITY OF BETHLEHEM STANDARDS AND SPECIFICATIONS AND THE APPROPRIATE PUBLIC UTILITY AUTHORITIES.

CITY OF BETHLEHEM FIRE SAFETY NOTE

CHAPTER 33 OF THE IFC "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION" WILL BE ENFORCED FOR THE DURATION OF THE CONSTRUCTION PROJECT.

BICYCLE STORAGE RESPONSIBILITY NOTE

THE CURRENT LANDOWNER SHALL BE RESPONSIBLE TO ENSURE THAT THE [BICYCLE STORAGE] HITCH, RACK OR LOCKER CONTINUES TO BE AVAILABLE AND IS WELL MAINTAINED AND IS REPLACED IF DAMAGED OR REMOVED.

CITY OF BETHLEHEM LANDSCAPING RESPONSIBILITY NOTE

ALL LANDSCAPING, AS APPROVED ON FINAL SITE PLANS, SHALL BE COMPLETED AND MAINTAINED, INCLUDING THE REPLACEMENT OF DEAD PLANTINGS BY THE APPLICANT OR THEIR SUCCESSORS AND ASSIGNS.

GENERAL PLAN NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH MUNICIPAL CODES, ORDINANCES, STANDARDS AND SPECIFICATIONS.
2. THE CONSTRUCTION DETAILS ARE A MINIMUM STANDARD FOR ALL CONSTRUCTION WITHIN THE MUNICIPALITY, AND THAT INCORPORATION OF PORTIONS OR ALL OF THE MUNICIPAL STANDARD CONSTRUCTION DETAILS ON THE PLANS CONSTITUTE AN ACCEPTANCE OF AND ENDORSEMENT OF THOSE STANDARDS BY THE DEVELOPER AND THE DEVELOPER'S ENGINEER.
3. THE GC SHALL PERFORM ANY/ALL TRAFFIC CONTROLS IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
4. EXISTING PAVING SHALL BE SAWCUT AS NECESSARY TO RECEIVE NEW PAVING, CURBING, UTILITIES, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY AND PERMANENT PAVEMENT RESTORATION FOR ALL DISTURBANCE WITHIN ANY PUBLIC STREET. PROVIDE FULL DEPTH PAVEMENT REPAIR IN ALL AREAS OF DISTURBANCE TO EXISTING PAVEMENT.
5. THE LIMITS OF CURB AND SIDEWALK (WHERE PROPOSED CONNECTS TO EXISTING) AS SHOWN IS APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE TO EXTEND CURB AND SIDEWALK RECONSTRUCTION TO THE NEXT NEAREST EXISTING JOINT AND SHALL MATCH THE EXISTING SIDEWALK SCORING PATTERN. ALL CURB, SIDEWALK, AND RAMP CONSTRUCTION SHALL MEET CURRENT ADA REQUIREMENTS.
6. CONTRACTOR SHALL REFER TO CURRENT PENNDOT STANDARDS (RC-67M) FOR THE BASIS OF RAMP DESIGNS. ALL CURB, SIDEWALK, AND RAMP CONSTRUCTION SHALL MEET CURRENT ADA REQUIREMENTS. THE GC SHALL PROVIDE AN AS-BUILT SURVEY AND A COMPLETED PENNDOT CS-4401 FORM FOR EACH ADA ACCESS RAMP.
7. REFER TO ARCHITECTURAL PLANS FOR ALL SITE STAIR, RAILING, FENCE, WALL, SIGN, DETAILS.
8. ALL RETAINING WALL DESIGNS SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER DURING THE SHOP DRAWING APPROVAL PROCESS.

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
ADJOINING LOT LINE		
RIGHT-OF-WAY		
IRON PIN/CONCRETE MONUMENT	● IP ⊡ CONC MON	
BUILDING RESTRICTION LINE		
EASEMENT		
FENCE	X / O	X / O
SIGNS	O O O	
CURBING	DEP	DEP
ASPHALT PAVEMENT		FULL DEPTH
CONCRETE SIDEWALK/APRON		
BUILDING	EXISTING	PROPOSED
UTILITY POLE	▽ UP	▽ UP
LIGHT POLE	SNGL DBL WALL BLRD	SNGL DBL WALL BLRD

NOTE:
"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1776)."
THE SITE SERIAL NUMBERS ARE 20260092744

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Pennsylvania One Call System, Inc.
1-800-242-1776

GENERAL PLAN TEXT NOTE:
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SLANTED TEXT INDICATES EXISTING FEATURES

GRAPHIC SCALE
−10 0 5 10 20 40
(IN FEET)
1 inch = 20 ft.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

NEW STREET MIXED-USE BUILDING
BPG INVESTMENTS II LLC
701 N NEW ST BETHLEHEM, PA 18018
CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
TERRY PLESKOVITCH
PE NO. 44314-E

DATE	REVISIONS
10/14/2026	CITY COMMENTS

terraform Engineering, LLC
ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 484-895-4632 www.terraformengineering.com

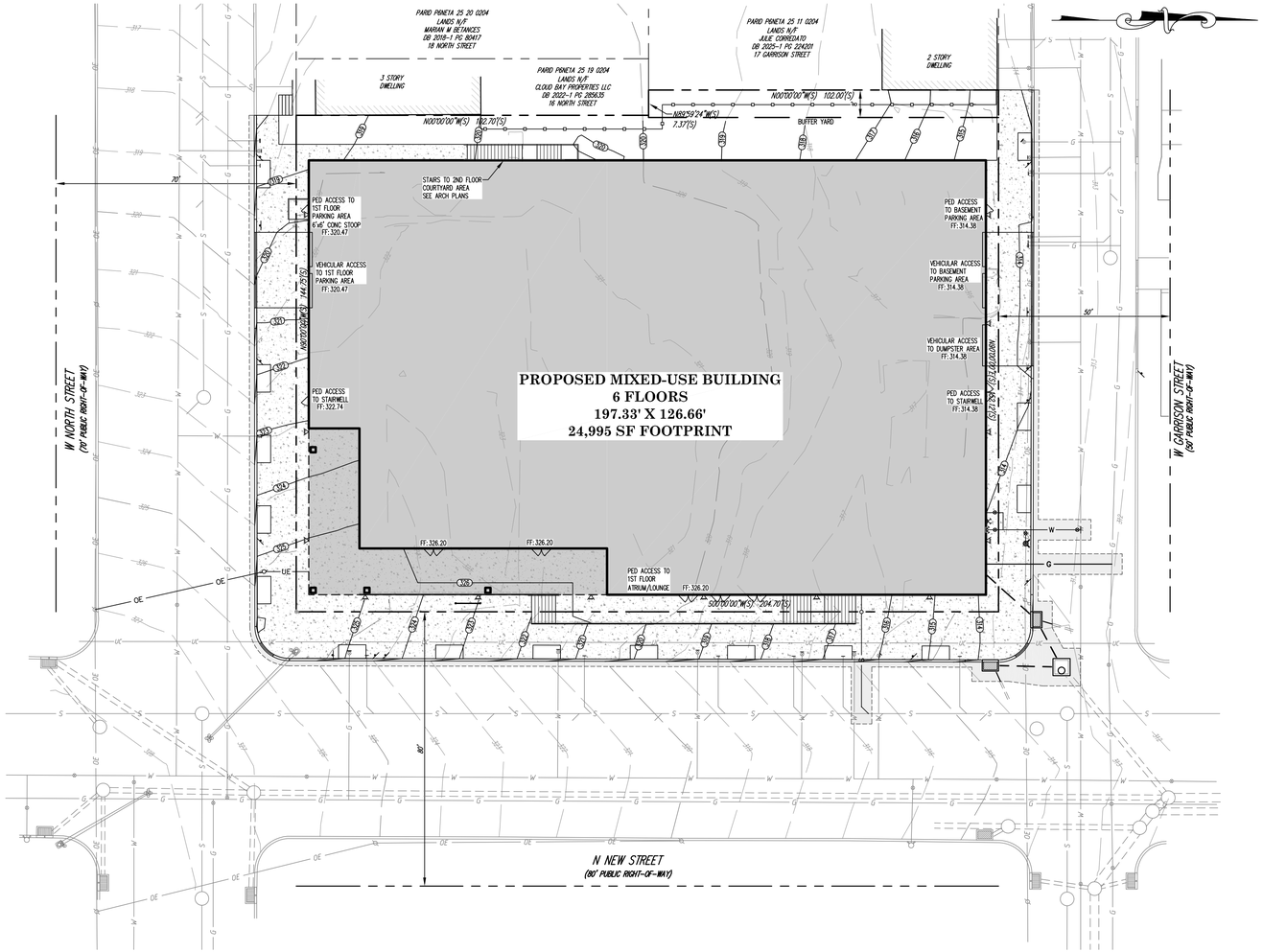
SITE PLAN

DATE: 06/16/2026
SCALE: 1" = 20'
PROJECT NO.: 26012
DRWN: KVA CHKD: TPD

SP-1

SHEET 04 of 15

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GRADING NOTES

1. THESE PLANS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THE UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.
2. ALL WORK SHALL BE DONE WITHIN THE PROPERTY BOUNDARY OF THE OWNER UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS. IF IT IS NECESSARY TO WORK BEYOND THESE AREAS, THE CONTRACTOR SHALL ACQUIRE ADEQUATE APPROVAL FROM THE OWNER OF THE PROPERTY ON WHICH IT IS NECESSARY TO WORK.
3. PRIOR TO FILL OPERATIONS, ALL AREAS WITHIN BUILDING AND PAVEMENT INFLUENCE THAT ARE TO RECEIVE FILL SHALL BE PROOFROLLED, AND ALL UNSTABLE MATERIAL SHALL BE REMOVED OR STABILIZED IN PLACE, AND THEN COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY TO A MINIMUM DEPTH OF TWELVE (12) INCHES, AS DETERMINED BY ASTM D-1557.
4. ALL FINISH GRADED AREAS MUST DRAIN TO THE DESIGNED DRAINAGE POINTS. NO PUDDLES SHALL BE PERMITTED.
5. SPOT ELEVATIONS AS SHOWN ALONG CURB AND WALLS REPRESENT BOTTOM OF CURB AND WALL ELEVATIONS, UNLESS SPECIFICALLY NOTED OTHERWISE. TYPICAL ON-SITE CURB REVEAL IS 6" UNLESS SPECIFICALLY NOTED OTHERWISE. SEE GRADING PLAN (GP-2) FOR CURB TYPES, REVEALS, AND LIMITS. SEE SHEETS CD-1 & CD-2 FOR TYPICAL CURB, SIDEWALK, STAIR, & RAILING DETAILS.

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
ADJOINING LOT LINE		
RIGHT-OF-WAY		
EASEMENT		
FENCE	X	X
SIGNS		
CURBING	DEP	DEP
ASPHALT PAVEMENT		FULL DEPTH
CONCRETE SIDEWALK/APRON		
BUILDING	EXISTING	PROPOSED
STORM PIPE/INLET/MANHOLE	CW C. INL M. INL MH	CW C. INL M. INL MH
SANITARY PIPE/MANHOLE/ CLEAN OUT	CO S MH	CO S MH
WATER LINE/HYDRANT/VALVE	HYD W WV	HYD W WV
GAS LINE & VALVE	G GV	G GV
OVERHEAD ELECTRIC	OE	OE
UNDERGROUND ELECTRIC	UE	UE
UNDERGROUND COMMUNICATION	UC	UC
UTILITY POLE	UP	UP
LIGHT POLE	SNGL DBL WALL BLRD	SNGL DBL WALL BLRD
TREES/SHRUBS	DECID EVRGRN SHRUB	

SEE ARCHITECTURAL PLANS (A SERIES) AND STRUCTURAL PLANS (S SERIES) FOR INFORMATION REGARDING SITE WALLS, STAIRS, RAMPS, AND RAILINGS (DETAILS, SECTIONS, FOUNDATIONS, ELEVATIONS, ECT.).

NOTE:
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GRAPHIC SCALE
-10 0 5 10 20 40
(IN FEET)
1 inch = 20 ft.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

NEW STREET MIXED-USE BUILDING
BPG INVESTMENTS II LLC
701 N NEW ST BETHLEHEM, PA 18018
CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
TERRY P. DESCHRIJVER
PE NO. 44115-E

DATE	REVISIONS
10/14/2026	CITY COMMENTS

terraform Engineering, LLC
ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 484-885-4532 www.terraformengineering.com

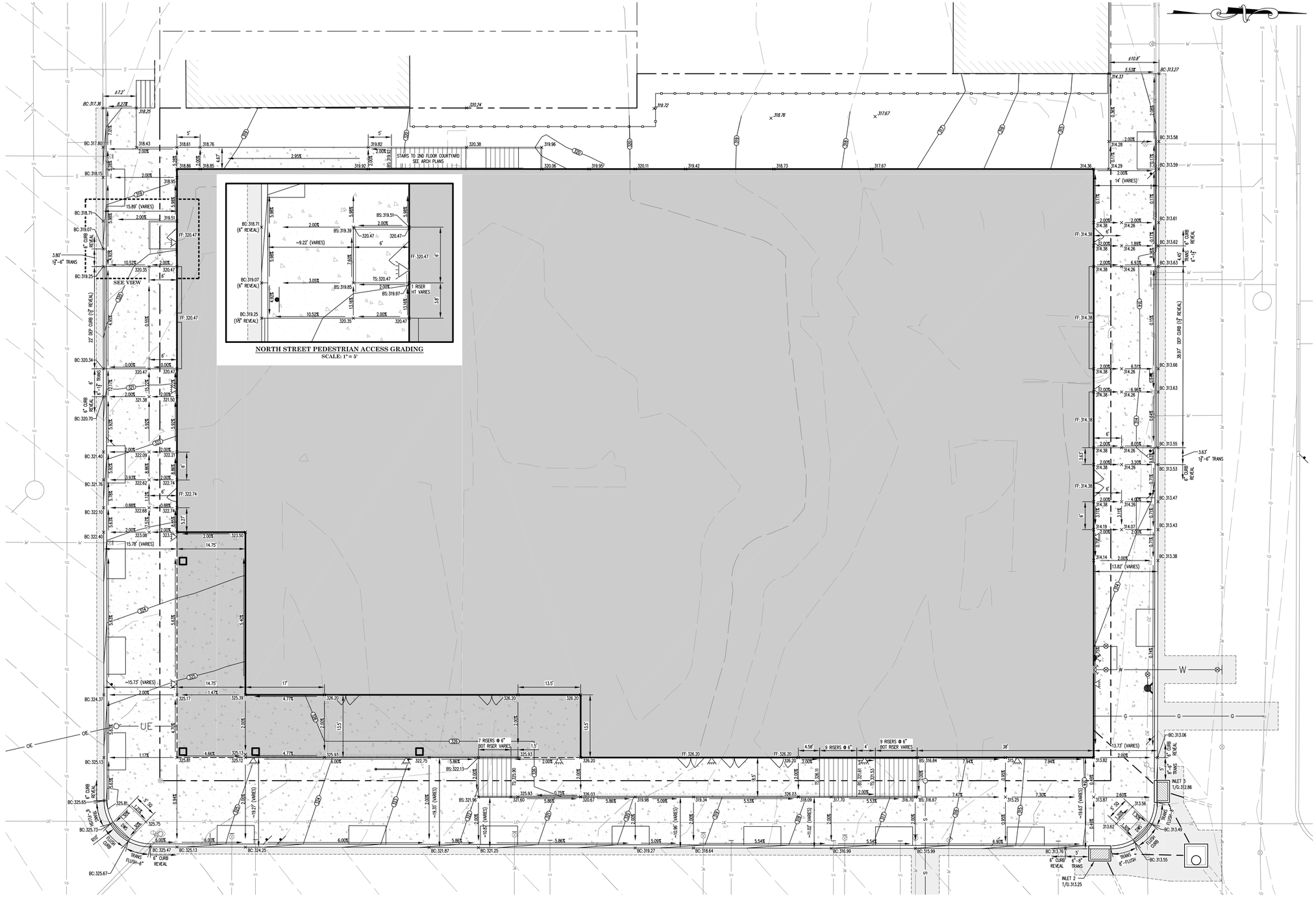
GRADING PLAN

DATE: 06/16/2026
SCALE: 1" = 20'
PROJECT NO.: 26012
DRWN: KVA CHKD: TPD

GP-1

SHEET 05 of 15

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NOTE:
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GRAPHIC SCALE
−10 0 2.5 5 10 20
(IN FEET)
1 inch = 10 ft.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

NEW STREET MIXED-USE BUILDING

BPG INVESTMENTS II LLC

701 N NEW ST BETHLEHEM, PA 18018

CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
TERRY P. DEGROOT
PE NO. 44515-E

DATE	REVISIONS
09/14/2026	CITY COMMENTS

terraform Engineering, LLC
ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 484-895-4632
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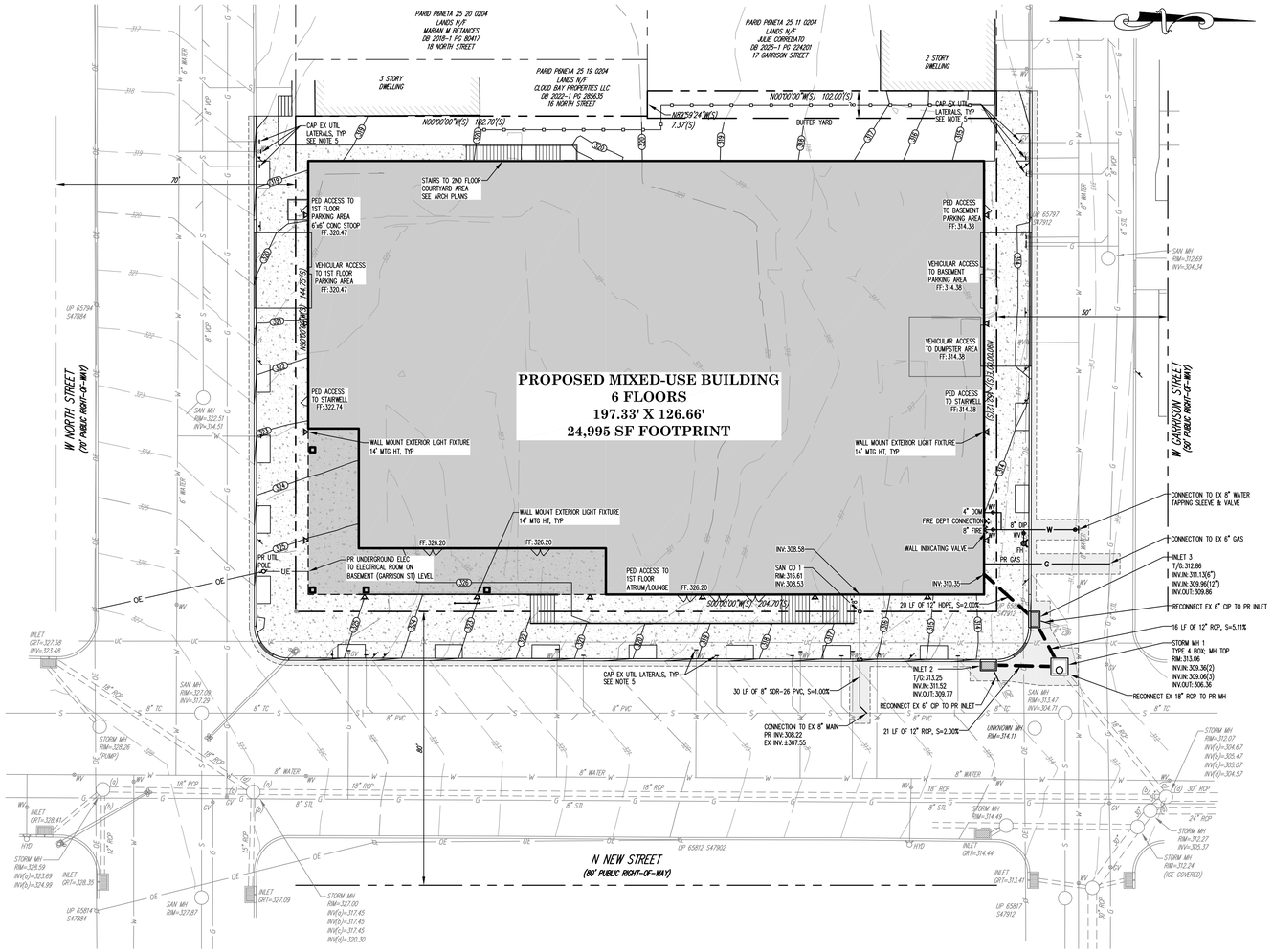
GRADING PLAN

DATE: 06/16/2026
SCALE: 1" = 10'
PROJECT NO.: 26012
DRWN: KVA CHKD: TPD

GP-2

SHEET 06 of 15

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UTILITY NOTES

1. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS. IF THERE ARE CONFLICTS WITH THIS PLAN, THE ENGINEER SHALL BE NOTIFIED BEFORE COMMENCING CONSTRUCTION. CONTRACTOR'S INVESTIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND CLEARANCES AT CROSSINGS. TEST HOLES MAY BE NECESSARY. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF THIS PLAN, CONDITION, AND CONSEQUENCES THEREOF. RESULTS OF FINDINGS MAY NECESSITATE ADJUSTMENTS TO THIS PLAN.
2. THESE PLANS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THE UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.
3. ALL WORK SHALL BE DONE WITHIN THE PROPERTY BOUNDARY OF THE OWNER UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS. IF IT IS NECESSARY TO WORK BEYOND THESE AREAS, THE CONTRACTOR SHALL ACQUIRE ADEQUATE APPROVAL FROM THE OWNER OF THE PROPERTY ON WHICH IT IS NECESSARY TO WORK.
4. ALL STORM AND SANITARY PIPE LENGTHS ARE MEASURED TO THE CENTER OF THE STRUCTURES.
5. ALL EXISTING UTILITY LATERALS SHALL BE CAPPED AND SEALED BEHIND THE CURB (SIDEWALK SIDE) AS DIRECTED AND/OR REQUIRED BY THE UTILITY OWNER. EXISTING WATER AND GAS VALVES ARE TO REMAIN IN PLACE, SHALL BE BURIED BENEATH THE PROPOSED SIDEWALK.
6. ANY/ALL PROPOSED UTILITY STRUCTURE FRAMES, COVERS, MANHOLES, VALVE BOXES, CLEANOUTS, ETC. SHALL BE SET FLUSH WITH THE FINAL GRADE SURFACE.
7. EXISTING STRUCTURES SHALL BE MODIFIED OR REPLACED AS NECESSARY TO RECEIVE NEW PIPE CONNECTIONS.
8. HDPE STORM PIPES SHALL BE ADS N-12, WATERTIGHT JOINT PIPE OR EQUIVALENT. RCP PIPE SHALL BE CLASS V PIPE. ELLIPTICAL RCP PIPE JOINTS TO BE GROUTED WITH NON-SHRINK GROUT AROUND THE FULL PERIMETER OF ALL JOINTS.
9. PROPOSED CONSTRUCTION AND UTILITY CONNECTIONS SHALL BE IN ACCORDANCE WITH THE LATEST CONSTRUCTION STANDARDS OF THE UTILITY PROVIDER.
10. CONTRACTOR(S) SHALL COORDINATE THE ELEVATION OF UTILITIES ENTERING AND EXITING THE BUILDING BETWEEN THE GC, EC, AND MC.
11. ALL ELECTRIC POWER, TELEPHONE, CABLE TELEVISION, GAS, AND OTHER UTILITIES SHALL BE PLACED UNDERGROUND WHERE FEASIBLE.
12. THE GC SHALL COORDINATE INSTALLATION OF THE GAS LINE WITH UGI. GAS LINE TRENCH EXCAVATION, BEDDING, AND BACKFILL SHALL BE BY THE GC. PIPE INSTALLATION SHALL BE PERFORMED BY UGI.

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
ADJOINING LOT LINE		
RIGHT-OF-WAY		
EASEMENT		
FENCE	X — / — ○	X — / — ○
SIGNS	○ ○ ○	
CURBING	DEP	DEP
ASPHALT PAVEMENT		FULL DEPTH
CONCRETE SIDEWALK/APRON		
BUILDING	EXISTING	PROPOSED
STORM PIPE/INLET/MANHOLE	EW C INL M INL MH	EW C INL M INL MH
SANITARY PIPE/MANHOLE/ CLEAN OUT	CO S MH	CO S MH
WATER LINE/HYDRANT/VALVE	HYD W WV	HYD W WV
GAS LINE & VALVE	G GV	G GV
OVERHEAD ELECTRIC	OE	OE
UNDERGROUND ELECTRIC	UE	UE
UNDERGROUND COMMUNICATION	UC	UC
UTILITY POLE	UP	UP
LIGHT POLE	SNGL DBL WALL BLRD	SNGL DBL WALL BLRD
TREES/SHRUBS	DECID EVRGRN SHRUB	

NOTE:
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(IN FEET)
1 inch = 20 ft.

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
TERRY P. PREGMON
PE NO. 44314-E

DATE	REVISIONS
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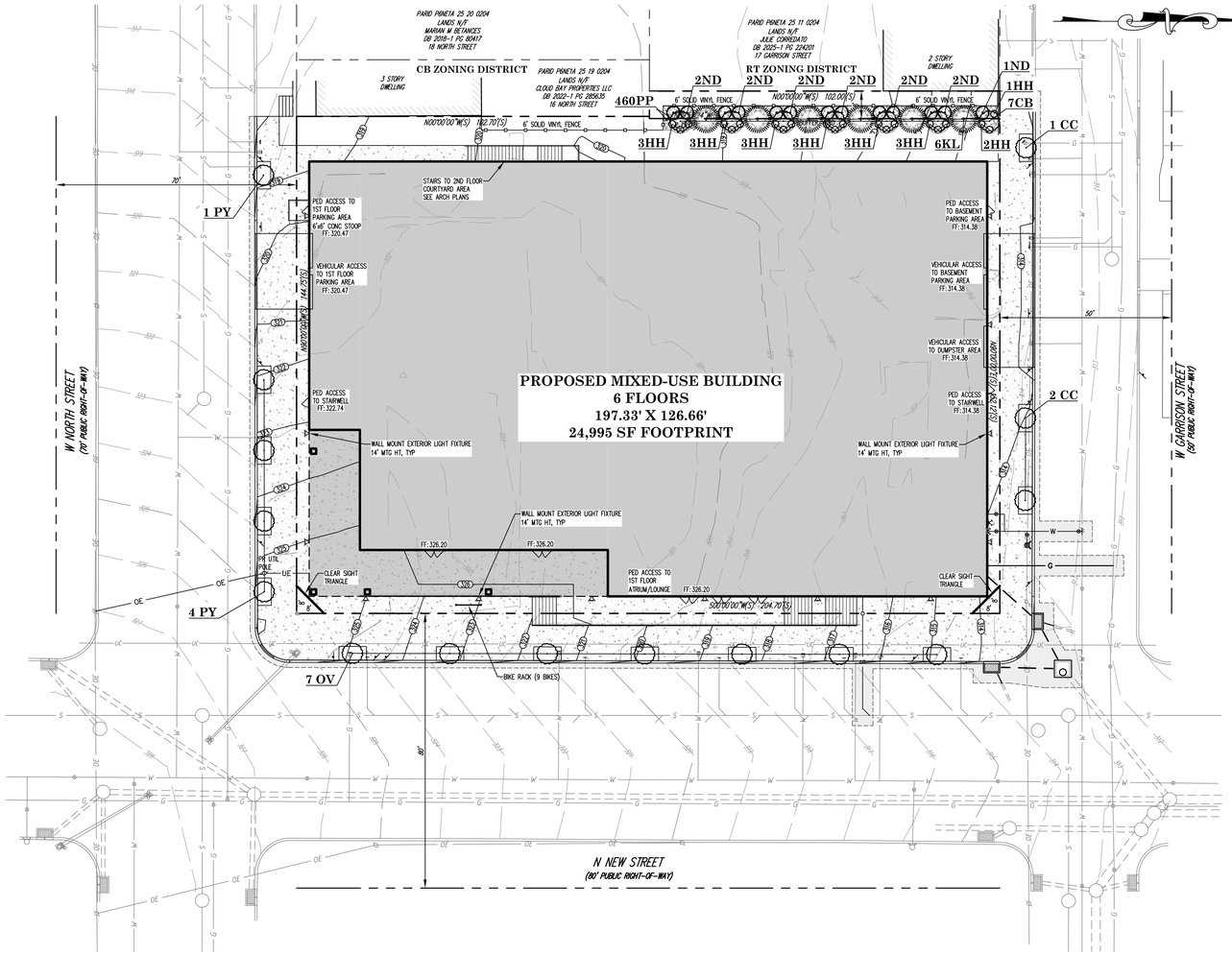
UTILITY PLAN

DATE: 06/16/2026
SCALE: 1" = 20'
PROJECT NO.: 26012
DRWN: KVA CHKD: TPD

UP-1

SHEET 07 of 15

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CB - CENTRAL BUSINESS
CL - LIMITED COMMERCIAL
RT - HIGH DENSITY RESIDENTIAL



ZONING MAP
SCALE: 1" = 200'

CITY OF BETHLEHEM LANDSCAPING RESPONSIBILITY NOTE

ALL LANDSCAPING, AS APPROVED ON FINAL SITE PLANS, SHALL BE COMPLETED AND MAINTAINED, INCLUDING THE REPLACEMENT OF DEAD PLANTINGS BY THE APPLICANT OR THEIR SUCCESSORS AND ASSIGNS.

LANDSCAPING NOTES

1. ALL PLANTINGS WILL BE OF NURSERY GROWN STOCK, HEALTHY, WELL BRANCHED AND FREE FROM SCARS, INJURIOUS DISEASES AND INSECTS, AND OF A SPECIES GROWN UNDER THE SAME CLIMATIC CONDITIONS AS THE AREA OF THE PROPOSED USE.
2. ALL PLANT MATERIAL WILL MEET THE STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (2004) OR MOST RECENT EDITION, AND ANY HEIGHTS, SPREADS AND/OR CALIPER SIZES FOR TREES AND SHRUBS INDICATED IN THIS SECTION.
3. ALL PLANT MATERIAL WILL BE GUARANTEED FOR 18 MONTHS FROM THE DAY OF FINAL APPROVAL OF THE LANDSCAPE INSTALLATION BY THE TOWNSHIP'S LANDSCAPE ARCHITECT OR TOWNSHIP ENGINEER. ANY DEAD PLANT MATERIAL WILL BE REPLACED AND INSTALLED ACCORDING TO THE APPROVED PLANTING PRACTICES.
4. ALL AREAS SPECIFIED OR PROPOSED TO BE COVERED IN GRASSED OR GRASS/GROUND COVER COMBINATIONS, WILL BE PREPARED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT PUBLICATION 408 SPECIFICATIONS, AS AMENDED.
5. PROPOSED PLANT MATERIAL SHALL NOT BE PLANTED UNTIL THE FINISH GRADING OF THE SITE HAS BEEN COMPLETED.
6. PROPOSED TREES SHALL NOT BE PLANTED ATOP ANY PROPOSED OR EXISTING UTILITY.
7. PROPOSED PLANT MATERIAL SHALL NOT BE PLANTED WITHIN ANY MUNICIPAL EASEMENT.
8. REFER TO THE SEEDING SCHEDULE ON SHEET ES-2 FOR SEEDING SPECIFICATIONS.
9. TREES WHICH DIE OR BECOME DISEASED OR PEST-RIDDEN WITHIN 12 MONTHS OF THE TIME OF PLANTING SHALL BE REPLACED BY THE DEVELOPER. THE DEVELOPER SHALL ENTER INTO A MAINTENANCE AGREEMENT WITH THE CITY TO ENSURE PROPER CARE OF THE TREES.

LANDSCAPING REQUIREMENT CALCULATIONS

ZONING - §1318.28(p) - TREE CONSERVATION
1 TREE REQUIRED FOR EACH TREE (TRUNK OF 8" OR GREATER) REMOVED

5 EXISTING TREES ARE BEING REMOVED WITH A TRUNK SIZE GREATER THAN 8"
5 TREES REMOVED = 5 TREES REQUIRED; 0 TREES PROVIDED
REQUIREMENT NOT MET DUE TO SITE DESIGN LIMITATIONS

ZONING - §1318.23(f) - BUFFER YARDS
BUFFER YARDS SHALL INCLUDE A DENSE SCREEN PLANTING OF PRIMARILY EVERGREEN TREES AND SHRUBS, ALSO INCLUDING VEGETATIVE GROUND COVER TO THE FULL LENGTH OF THE LOT LINE.

AN 8 FOOT WIDE BUFFER YARD AREA IS REQUIRED ALONG THE NORTHWESTERN PROPERTY LINE DUE TO THE ADJOINING PROPERTY BEING IN THE HIGH DENSITY (RT) DISTRICT

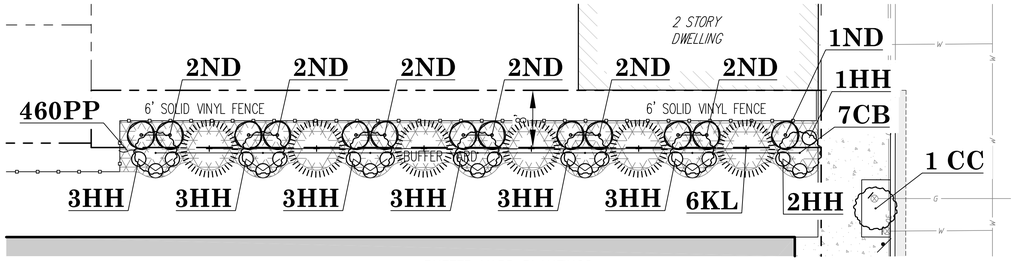
A 6 FOOT TALL SOLID VINYL FENCE IS BEING PROPOSED WITHIN THE BUFFER YARD

ZONING - §1319.02(D1) - STREET TREES
MINIMUM AVG OF 1 TREE REQUIRED FOR EACH 30 FEET OF STREET LENGTH

NEW ST = 204.70 LF = 204.70 / 30 = 6.82 = 7 TREES REQ'D
NEW ST = 7 TREES PROVIDED
NORTH ST = 144.75 LF = 144.75 / 30 = 4.83 = 5 TREES REQ'D
NORTH ST = 5 TREES PROVIDED
GARRISON ST = 152.12 LF = 152.12 / 30 = 5.07 = 5 TREES REQ'D
GARRISON ST = 3 TREES PROVIDED
REQUIREMENT NOT MET DUE TO UTILITY LOCATIONS & DRIVEWAY ACCESS CONFLICTS

SALDO - §1349.19.G - LANDSCAPING
MINIMUM AVG OF 1 DECIDUOUS TREE REQUIRED FOR EVERY 4,000 SF OF IMPERVIOUS SURFACE

SITE IMPERVIOUS SURFACE = 27,335 SF = 27,335 / 4,000 = 6.83 = 7 DECIDUOUS TREES REQ'D
= 7 TREES PROVIDED



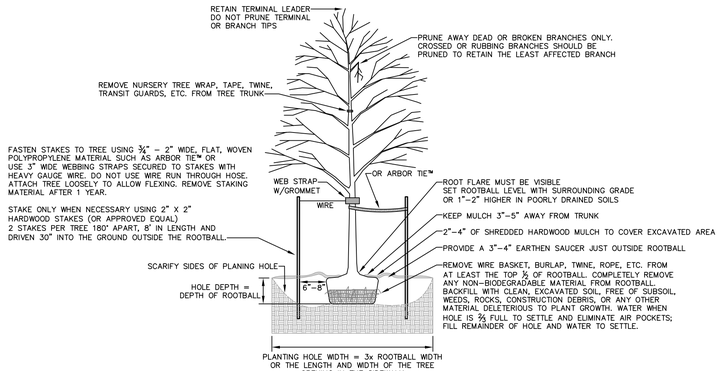
BUFFER YARD PLANTINGS
1" = 10'

PLANT MATERIAL LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & CONDITION	SPACING	REMARKS
TREES-DECIDUOUS SHADE						
CB	7	CARPINUS BETULUS 'FASTIGIATA'	COLUMNAR HORNBEAM	2½" CAL., B&B	15' O.C.	COLUMNAR VARIETY
CC	3	CERCIS CANADENSIS	EASTERN REDBUD		AS SHOWN	FULL, BRANCHED CANOPY
OV	7	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM			
PY	5	PRUNUS X YEDOENSIS	YOSHINO CHERRY			
SHRUBS - EVERGREEN						
KL	6	KALMIA LATIFOLIA 'BIG BOY'	MOUNTAIN LAUREL 'BIG BOY'	3' HT. X 3' SP.	15' O.C.	COMPACT UPRIGHT HABIT
ND	13	NANDINA DOMESTICA 'ZHNAN28'	COOL GLOW PEACH NANDINA	1 GAL. CONT.	4' O.C.	COMPACT VARIETY
PERENNIALS						
HH	21	HOSTA HYBRID 'BLUEBERRY MUFFIN'	'BLUEBERRY MUFFIN' HOSTA	6" CONT.	3' O.C.	SHADE TOLERANT VAR.
GROUND COVER						
PP	460	PACHYSANDRA PROCUMBENS	ALLEGHENY SPURGE	2" CELLS	1' O.C.	

ALL PLATING BEDS SHALL BE COVERED WITH 4" OF SHREDDED HARDWOOD MULCH.

PLANT GRASS IN ALL AREAS NOT DESIGNED AS PAVING, CONCRETE, OR MULCH



CITY OF BETHLEHEM
TREE PLANTING
N.T.S.

NOTE:
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THE SITE SERIAL NUMBERS ARE 20260092744

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
ADJOINING LOT LINE		
RIGHT-OF-WAY		
EASEMENT		
FENCE	X /	X /
SIGNS		
CURBING	DEP	DEP
ASPHALT PAVEMENT		FULL DEPTH
CONCRETE SIDEWALK/APRON		
BUILDING	EXISTING	PROPOSED
STORM PIPE/INLET/MANHOLE	EW C INL M INL MH	EW C INL M INL MH
SANITARY PIPE/MANHOLE/ CLEAN OUT	CO S MH	CO S MH
WATER LINE/HYDRANT/VALVE	HYD W WV	HYD W WV
GAS LINE & VALVE	G GV	G GV
OVERHEAD ELECTRIC	OE	OE
UNDERGROUND ELECTRIC	UE	UE
UNDERGROUND COMMUNICATION	UC	UC
UTILITY POLE	UP	UP
LIGHT POLE	SNGL DBL WALL BLRD	SNGL DBL WALL BLRD
TREES/SHRUBS	DECID EVRGRN SHRUB	DECID EVRGRN SHRUB
CONTOUR	365	365

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

GENERAL PLAN TEXT NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

GRAPHIC SCALE
-10 0 5 10 20 40
(IN FEET)
1 inch = 20 ft.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

NEW STREET MIXED-USE BUILDING

BPG INVESTMENTS II LLC
701 N NEW ST BETHLEHEM, PA 18018
CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TERRY P. PECKHART ENGINEER PE NO. 044154 PENNSYLVANIA

DATE	REVISIONS
10/14/2026	CITY COMMENTS

terraform Engineering, LLC
ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 484-885-4632 www.terraformengineering.com

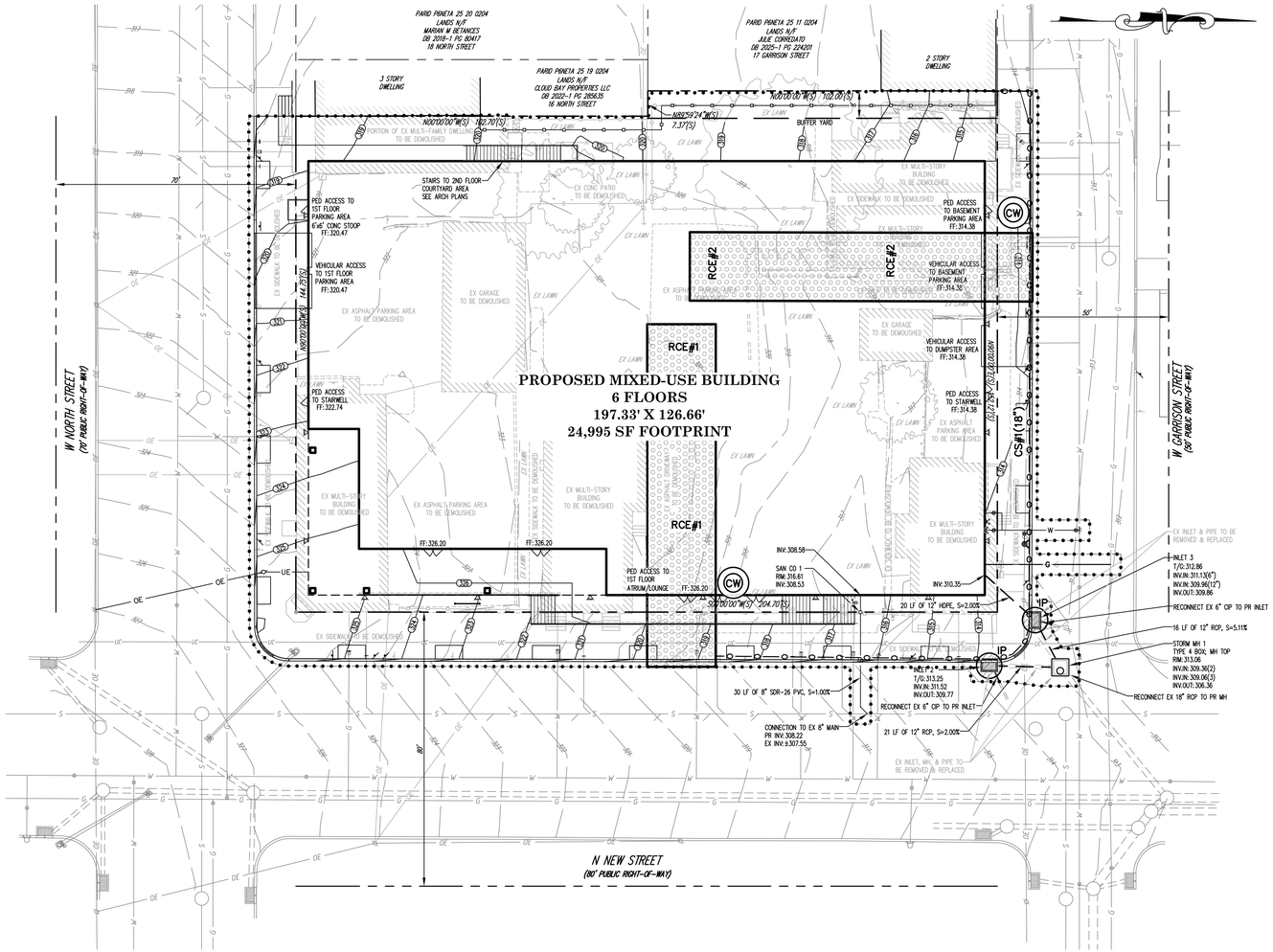
LANDSCAPING PLAN

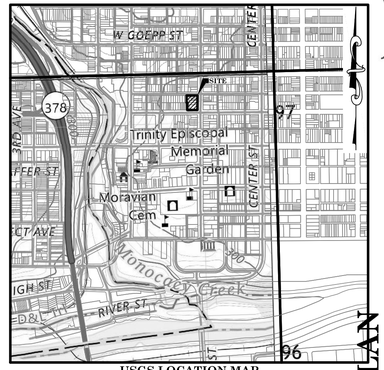
DATE: 06/16/2026
SCALE: 1" = 20'
PROJECT NO.: 26012
DRWN: KVA CHKD: TPD

LP-1

SHEET 08 of 15

T:\PROJECTS\26012-NEW ST #3\PDS\DWGS\LDP-LANDSCAPING.DWG





USGS LOCATION MAP
ALLENTOWN EAST QUADRANGLE
SCALE: 1" = 1,000'

SOIL EROSION LEGEND

- LIMIT OF DISTURBANCE
- ROCK CONST ENTRANCE — RCE
- COMPOST SOCK WASHOUT — CW
- INLET PROTECTION — IP
- COMPOST SOCK

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
ADJOINING LOT LINE		
RIGHT-OF-WAY		
EASEMENT		
FENCE	X	X
SIGNS		
CURBING	DEP	DEP
ASPHALT PAVEMENT		FULL DEPTH
CONCRETE SIDEWALK/APRON		
BUILDING	EXISTING	PROPOSED
STORM PIPE/INLET/MANHOLE	EW, C INL, M INL, MH	EW, C INL, M INL, MH
SANITARY PIPE/MANHOLE/ CLEAN OUT	CO, S, MH	CO, S, MH
WATER LINE/HYDRANT/VALVE	HYD, W, WV	HYD, W, WV
GAS LINE & VALVE	G, GV	G, GV
OVERHEAD ELECTRIC	OE	OE
UNDERGROUND ELECTRIC	UE	UE
UNDERGROUND COMMUNICATION	UC	UC
UTILITY POLE	UP	UP
LIGHT POLE	SNGL, DBL, WALL, BLRD	SNGL, DBL, WALL, BLRD
TREES/SHRUBS	DECID, EVRGRN, SHRUB	
CONTOUR	365	365

SOIL CLASSIFICATIONS

UoB — URBAN LAND-DUFFIELD COMPLEX
0%-8% SLOPES
HYDROLOGIC SOIL GROUP: B

PLAN PREPARER:
TERRY DEGROOT
TERRAFORM ENGINEERING, LLC
ONE EAST BROAD STREET
SUITE 330
BETHLEHEM, PA 18018

LIMIT OF DISTURBANCE = 0.8808 ACRES

NO WETLANDS ARE LOCATED WITHIN THE PROJECT AREA

NOTE:
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CALL BEFORE YOU DIG!
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GENERAL PLAN TEXT NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

GRAPHIC SCALE
−10 0 5 10 20 40
(IN FEET)
1 inch = 20 ft.

CONSTRUCTION SCHEDULE

APPROXIMATE STARTING DATE FOR CONSTRUCTION: MARCH 2027
APPROXIMATE ENDING DATE FOR CONSTRUCTION: MARCH 2030

GENERAL NOTES:

1. THE CUT-OFF DATE FOR SEEDING, INCLUDING HYDRO-SEEDING (EXCEPT RYE GRASS), IS NOVEMBER 15TH. ANY AREAS DISTURBED AFTER THIS DATE, PRIOR TO THE START OF THE GROWING SEASON IN THE SPRING, MUST BE STABILIZED WITH MULCH.
2. ALL STRUCTURES ASSOCIATED WITH THE CONSTRUCTION OF SEDIMENT REMOVAL FACILITIES MUST BE AVAILABLE ON-SITE PRIOR TO ANY EARTHMOVING.
3. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETE BEFORE ANY FOLLOWING STAGES ARE INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO ONLY THOSE AREAS DESCRIBED IN EACH STAGE.
4. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLANS, WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE NORTHAMPTON COUNTY CONSERVATION DISTRICT.

STAGE 1 – INSTALL EROSION & SEDIMENT CONTROL MEASURES

A. INSTALL THE ROCK CONSTRUCTION ENTRANCE RCE#1 OFF OF NEW STREET AT THE EXISTING DRIVEWAY LOCATION. ALL CONSTRUCTION VEHICLES MUST USE ROCK CONSTRUCTION ENTRANCES TO ENTER AND EXIT THE SITE. CARE MUST BE TAKEN TO ELIMINATE SEDIMENT FROM BEING TRACKED ONTO ANY EXISTING ROADS AND PARKING AREAS. THE CONTRACTOR MUST INSPECT AND CLEAN OFF DAILY IF THIS OCCURS.

B. INSTALL THE COMPOST SOCK ALONG GARRISON STREET.

C. INSTALL ALL INLET PROTECTION IN THE LOCATIONS AS SHOWN ON PLAN.

STAGE 2 – SITE IMPROVEMENTS

A. DEMOLISH THE EXISTING FEATURES TO BE REMOVED AS SHOWN ON THE PLANS.

B. REMOVE THE EXISTING STORM INLETS, MANHOLE, AND CONNECTING PIPES AT THE INTERSECTION OF NEW STREET AND GARRISON STREET. INSTALL THE PROPOSED STORM SYSTEM AND IMMEDIATELY INSTALL THE INLET PROTECTION.

C. BEGIN EXCAVATION OF THE BUILDING AREA FROM NORTH STREET TOWARDS GARRISON STREET. THIS WILL INVOLVE INSTALLATION OF ROCK CONSTRUCTION ENTRANCE RCE#2 OFF OF GARRISON STREET TO ACCESS THE EXCAVATION AREA. WHEN IT BECOMES NECESSARY TO EXCAVATE THE AREA THAT RCE#1 IS LOCATED AT. EXCAVATION WILL CREATE A SUMPED CONDITION ON THE SOUTH SIDE (NEAR NORTH STREET) THAT WILL NEED TO PUMPED OUT AFTER EVERY STORM EVENT.

D. CONSTRUCT THE MULTI-USE BUILDING, CURBING, AND SIDEWALKS.

E. ROUGH GRADE THE UNSTABILIZED PORTIONS OF THE SITE. INSTALL THE LANDSCAPING. PERMANENTLY SEED AREAS AND STABILIZE WITH STRAW MULCH.

STAGE 3 – REMOVAL OF EROSION & SEDIMENT CONTROL FEATURES

A. ONCE THE ENTIRE SITE IS STABILIZED, REMOVAL ALL E&S BMPs (ROCK CONSTRUCTION ENTRANCE, INLET PROTECTION, ETC.)

B. RE-STABILIZE ANY AREAS DISTURBED BY REMOVAL OF E&S BMPs.

NOTE:
AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

E&S UTILITY INSTALLATION NOTES

PIPELINES WITH JOINTS THAT ALLOW A MANUFACTURED LENGTH OF PIPE TO BE PLACED IN THE TRENCH WITH THE PIPE JOINT ASSEMBLED/MADE IN THE TRENCH REQUIRE AN OPEN PIPELINE TRENCH THAT IS ONLY SLIGHTLY LONGER THAN THE LENGTH OF PIPE BEING INSTALLED.

THE TOTAL LENGTH OF EXCAVATED TRENCH OPEN AT ANY ONE TIME SHOULD NOT BE GREATER THAN THE TOTAL LENGTH OF PIPELINE/ UTILITY LINE THAT CAN BE PLACED IN THE TRENCH AND BACK-FILLED IN ONE WORKING DAY.

NO MORE THAN 50 LINEAL FEET OF OPEN TRENCH SHOULD EXIST WHEN PIPELINE/UTILITY LINE INSTALLATION CEASES AT THE END OF THE WORKDAY.

ANY WATER THAT ENTERS THE TRENCH SHALL BE REMOVED THROUGH A FILTER BAG.

IMMEDIATELY AFTER PIPE INSTALLATION IS COMPLETE, SURFACE SHALL BE STABILIZED WITH SEEDING OR OTHER STABILIZING MATERIAL.

PRELIMINARY/FINAL

NEW STREET MIXED-USE BUILDING

BPG INVESTMENTS II LLC
701 N NEW ST BETHLEHEM, PA 18018
CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
TERRY P. DEGROOT
ENGINEER
NO. PE-044154-E

DATE	REVISIONS
10/14/2026	CITY COMMENTS

terraform Engineering, LLC
ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 484-885-4632 www.terraformengineering.com

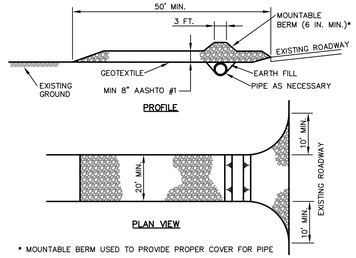
EROSION & SEDIMENT CONTROL PLAN

DATE: 06/16/2026
SCALE: 1" = 20'
PROJECT NO.: 26012
DRWN: KVA CHKD: TPD

ES-1

SHEET 09 of 15

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* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

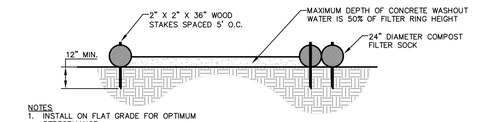
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

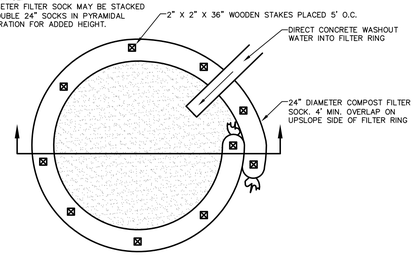
MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

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

STANDARD CONSTRUCTION DETAIL #3–1
ROCK CONSTRUCTION ENTRANCE
N.T.S.



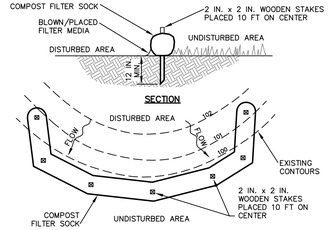
NOTES
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.



NOTE
A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

MAINTENANCE NOTES
1. ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
2. ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.
3. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

COMPOST SOCK WASHOUT INSTALLATION
N.T.S.



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 8 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 MANUFACTURERS 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 MANUFACTURERS 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.

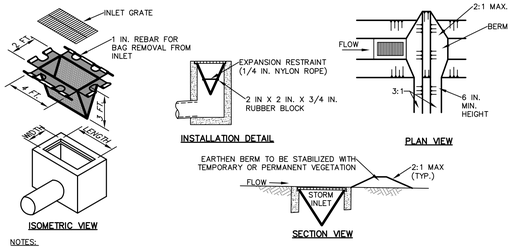
STANDARD CONSTRUCTION DETAIL #4–1
COMPOST FILTER SOCK
N.T.S.

TABLE 4.1
COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

MATERIAL TYPE	3 mil HDPE	5 mil HDPE	5 mil HDPE	MULTI–FILAMENT POLYPROPYLENE (MFPP)	HEAVY DUTY MULTI–FILAMENT POLYPROPYLENE (HDMFPP)
MATERIAL CHARACTERISTICS	PHOTO–DEGRADABLE	PHOTO–DEGRADABLE	BIO–DEGRADABLE	PHOTO–DEGRADABLE	PHOTO–DEGRADABLE
SOCK DIAMETERS	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	1/8"
TENSILE STRENGTH		26 psi	26 psi	44 psi	202 psi
ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G–155)	23% AT 1000 HR.	23% AT 1000 HR		100% AT 1000 HR	100% AT 1000 HR
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	9 MONTHS	6 MONTHS	1 YEAR	2 YEARS
TWO–PLY SYSTEMS					
INNER CONTAINMENT NETTING			HDPE BIAXIAL NET		
			CONTINUOUSLY WOUND		
			FUSION–WELDED JUNCTURES		
			3/4" X 3/4" MAX. APERTURE SIZE		
OUTER FILTRATION MESH			COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON–WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH)		
			3/16" MAX. APERTURE SIZE		
SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS.					

TABLE 4.2
Compost Standards

Organic Matter Content	25% - 100% (dry weight basis)
Organic Portion	Fibrous and elongated
pH	5.5 - 8.5
Moisture Content	30% - 60%
Particle Size	30% - 50% pass through 3/8" sieve
Soluble Salt Concentration	5.0 dS/m (mmhos/cm) Maximum



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.

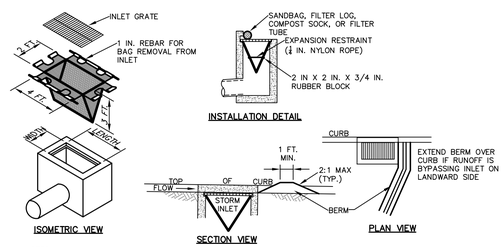
ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

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 NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE 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
N.T.S.



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

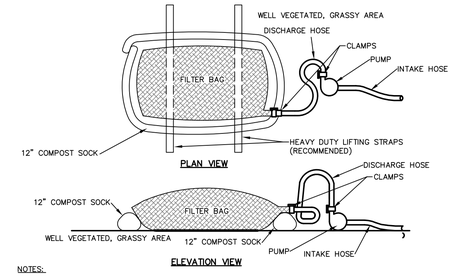
INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED 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 NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. 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 #4–15
FILTER BAG INLET PROTECTION – TYPE C INLET
N.T.S.



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON–WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE 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–4632	205 LB
PUNCTURE	ASTM D–4833	110 LB
MULLEN BURST	ASTM D–3786	350 PSI
UV RESISTANCE	ASTM D–4355	70%
AOS % RETAINED	ASTM D–4751	80 SIEVE

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 BE PLACED ON STRAPS 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 BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%% FOR SLOPES EXCEEDING 5%%, CLEAN ROCK OR OTHER NON–ERODIBLE AND NON–POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

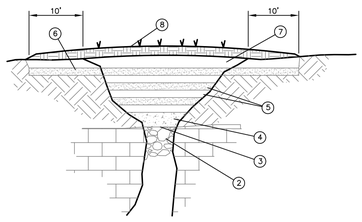
NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. 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
N.T.S.



NOTES:
1. OVER EXCAVATE SINKHOLE THROAT TO REMOVE ALL SOIL AND LOOSE ROCK.
2. PLACE ROCK(S) TO PLUG SINKHOLE THROAT. ROCKS SHALL BE SIZED SO THEY CANNOT GO THROUGH THE THROAT. FILL SMALL VOIDS WITH SMALLER ROCK TO LEVEL THE PLUG.
3. PLACE A THIN LIFT OF BENTONITE CLAY TO LEVEL THE ROCK PLUG. PLACE GEOTEXTILE DRAINAGE FABRIC OVER THE DISTURBED AREA, EMBEDDING 6" ON ALL EDGES. FABRIC TO HAVE TENSILE STRENGTH OF 90 LBS. AND AN EQUIVALENT OPENING SIZE OF SIEVE #200 MINIMUM.
4. LARGER OPENINGS MAY REQUIRE A CONCRETE PLUG, 18"–24" THICK.
5. PLACE BENTONITE CLAY/SOIL (1 TO 2 LBS./S.F., 8" LIFT, 95% MOD. PROCTOR). PLACE COMPACTED FINE–GRAINED NATIVE CLAY FILL (8" LIFTS, 95% MOD. PROCTOR) EVERY OTHER LIFT TO 12" BELOW FINAL GRADE.
6. INSTALL BENTONITE CLAY/SOIL CAP 10' BEYOND THE EXCAVATION AS SHOWN.
7. GRADE NATIVE CLAY TO DRAIN AWAY FROM THE AREA.
8. PLACE 4" OF TOPSOIL, RESEED OR SOD TO STABILIZE.
9. ALL STABILIZATION WORK SHOULD BE DONE UNDER SUPERVISION OF A PA LICENSED PROFESSIONAL GEOLOGIST OR PROFESSIONAL ENGINEER EXPERIENCED WITH KARSTGEOLOGY AND FAMILIAR WITH SITE AND FOUNDATION CONDITIONS.

SINKHOLE MITIGATION
N.T.S.

X:\PROJECTS\26012-NEW ST APTS\DWG\1-DETAILS.DWG

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
TERRY P. DEBOOY
ENGINEER
NO. PE-44315-E
PENNSYLVANIA

REVISIONS		
DATE		
09/12/2026	CITY COMMENTS	

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

NEW STREET MIXED-USE BUILDING

BPG INVESTMENTS II LLC
701 N NEW ST BETHLEHEM, PA 18018

CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

terraform Engineering, LLC
ONE EAST BROAD STREET, SUITE 320
BETHLEHEM, PA 18018
PHONE: 484-895-4632
www.terraformengineering.com

EROSION & SEDIMENT CONTROL DETAILS

DATE: 06/16/2026
SCALE: AS NOTED
PROJECT NO.: 26012
DRWN: KVA CHKD: TPD

ES-2

EROSION & SEDIMENT CONTROL NOTES

1. 102.2(A) "THIS CHAPTER REQUIRES PERSONS PROPOSING OR CONDUCTING EARTH DISTURBANCE ACTIVITIES TO DEVELOP, IMPLEMENT AND MAINTAIN BMPS TO MINIMIZE THE POTENTIAL FOR ACCELERATED EROSION AND SEDIMENTATION."

2. 102.4(B)(3) "THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE PREPARED BY A PERSON TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL METHODS AND TECHNIQUES, AND SHALL BE DESIGNED TO MINIMIZE THE POTENTIAL FOR ACCELERATED EROSION AND SEDIMENTATION."

3. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

4. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.

5. UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES. THE OPERATOR WILL MAINTAIN AND MAKE AVAILABLE TO NORTHAMPTON COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGRADING, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY.

6. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

7. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE NORTHAMPTON COUNTY CONSERVATION DISTRICT.

8. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE NORTHAMPTON COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.

9. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.

10. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.

11. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.

12. 102.4(B)(5)(I) "THE EXISTING TOPOGRAPHIC FEATURES OF THE PROJECT SITE AND THE IMMEDIATE SURROUNDING AREA."

13. THE E&S CONTROL PLAN MAPPING MUST DISPLAY A PA ONE CALL SYSTEM INCORPORATED SYMBOL INCLUDING THE SITE IDENTIFICATION NUMBER.

14. 102.4(B)(5)(VII) "A SEQUENCE OF BMP INSTALLATION AND REMOVAL IN RELATION TO THE SCHEDULING OF EARTH DISTURBANCE ACTIVITIES, PRIOR TO, DURING, AND AFTER EARTH DISTURBANCE ACTIVITIES."

15. 102.4(B)(4) "EARTH DISTURBANCE ACTIVITIES SHALL BE PLANNED AND CONDUCTED TO MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE."

16. 102.22(A) "UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION."

17. EROSION AND SEDIMENT BMPS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS.

18. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPS MUST BE STABILIZED IMMEDIATELY.

19. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND THE NORTHAMPTON COUNTY CONSERVATION DISTRICT TO AN ON-SITE MEETING. ALSO, AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR BURIED UTILITIES LOCATIONS.

20. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

21. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

22. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

OTHER BMPS

23. SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT.

24. AT STREAM CROSSINGS, 50' BUFFER AREAS SHOULD BE MAINTAINED. ON BUFFERS, CLEARING, SOD DISTURBANCES, EXCAVATION, AND EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITIES SHOULD AS STAGING LOGS, BURNING CLEARED BRUSH, DISCHARGING RAINWATER FROM TRENCHES, WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE ACCOMPLISHED OUTSIDE OF BUFFERS.

TEMPORARY STABILIZATION & PERMANENT STABILIZATION

25. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.

26. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.

27. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.

28. 102.4(B)(5)(X) "A MAINTENANCE PROGRAM WHICH PROVIDES FOR INSPECTION OF BMPS ON A WEEKLY BASIS AND AFTER EACH MEASURABLE RAINFALL EVENT, INCLUDING THE REPAIR OF THE BMPS TO ENSURE EFFECTIVE AND EFFICIENT OPERATION."

29. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

30. SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.

31. 102.4(B)(5)(XI) "PROCEDURES WHICH ENSURE THAT THE PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE WILL BE UNDERTAKEN IN ACCORDANCE WITH THIS TITLE."

32. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.

33. SOIL/ROCK DISPOSAL AREAS SHOULD BE ADDRESSED IN THE NARRATIVE AND ON THE DRAWING WITH APPROPRIATE BMPS (E.G. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL PROPOSED SOIL/ROCK SPOIL AND BORROW AREAS ON OR OFFSITE.).

CLEAN FILL/ENVIRONMENTAL DUE DILIGENCE NOTES

OPERATORS MUST USE ENVIRONMENTAL DUE DILIGENCE TO ENSURE THAT THE FILL MATERIAL ASSOCIATED WITH THIS PROJECT QUALIFIES AS CLEAN FILL. DEFINITIONS OF CLEAN FILL AND ENVIRONMENTAL DUE DILIGENCE ARE PROVIDED BELOW. ALL FILL MATERIAL MUST BE USED IN ACCORDANCE WITH THE PA DEP POLICY "MANAGEMENT OF FILL", DOCUMENT NUMBER 258-2182-773. A COPY OF THIS POLICY IS AVAILABLE ONLINE AT WWW.DEPWEB.STATE.PA.US, UNDER THE HEADING QUICK ACCESS ON THE LEFT SIDE OF THE SCREEN, CLICK ON "FORMS AND PUBLICATIONS." ON THE LEFT SIDE OF THE SCREEN CLICK ON "TECHNICAL GUIDANCE DOCUMENTS – FINAL." THEN TYPE THE DOCUMENT NUMBER 258-2182-773 INTO THE SEARCH WINDOW AND CONDUCT THE SEARCH. CLICK ON "MANAGEMENT OF FILL."

CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)

ENVIRONMENTAL DUE DILIGENCE: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE PA DEP POLICY "MANAGEMENT OF FILL". FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.

SEEDING SCHEDULE

NOTE: THE FOLLOWING SEEDING SCHEDULE SHALL BE USED UNLESS OTHERWISE NOTED.

TEMPORARY COVER FOR EROSION CONTROL

INITIAL PROTECTION: USE WHERE SEEDING IS TO BE DELAYED, HAY OR STRAW APPLIED AT A RATE OF THREE TONS PER ACRE.

SITE PREPARATION: ONE TON AGRICULTURAL GRADE LIMESTONE PER ACRE PLUS 50#-50#-50# FERTILIZER PER ACRE. WORK INTO SOIL.

SEASON	SPECIES	RATE (LB./ACRE)	% PURE LIVE SEED
SPRING (MARCH 15 TO JUNE 15)	ANNUAL RYEGRASS or	40	95
	SPRING OATS	96	98
SUMMER (JUNE 16 TO AUGUST 15)	ANNUAL RYEGRASS	40	95
FALL (AUGUST 16 TO NOVEMBER 1)	ANNUAL RYEGRASS or	40	95
	WINTER RYE	168	98

PERMANENT COVER FOR STABILIZATION

SITE PREPARATION: INCORPORATE LIME AND FERTILIZER (RATE BASED ON SOIL TEST) AS DEEPLY INTO THE SOIL AS POSSIBLE. IF SOIL TESTS ARE NOT AVAILABLE, APPLY SIX TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 100#-200#-200# FERTILIZER PER ACRE.

PERMANENT: ALL DISTURBED AREAS TO BE PREPARED AND SEEDED WITH THE FOLLOWING SPECIES AT THE NOTED SEEDING RATE FOLLOWING FINAL GRADING.

MULCHING: APPLY THREE TONS PER ACRE OF HAY OR STRAW TO ACHIEVE A LOOSE LAYER 3/4-1" DEEP. USE HAY RATHER THAN STRAW ON STEEP SLOPES. APPLY NON-ASPHALTIC CON-TACK TACKIFIER by CONWEB FIBERS OR APPROVED EQUIVALENT, AT A RATE OF 50 LBS. PER ACRE, WITH SPRAYING EQUIPMENT.

SOURCE: Penn State College of Agriculture Sciences, EROSION CONTROL AND CONSERVATION PLANTINGS ON NONCROPLAND by Peter Landschoot, 1997 or as revised.

SEED SPECIES BY SITE		RATE (LB./1000 SF)	% PURE LIVE SEED
LAWNS			
KENTUCKY BLUEGRASS (POA PRATENSIS) and		4#/1000 SF	85
TURF-TYPE PERENNIAL RYEGRASS (LOLIUM PERENNE) and		1.5#/1000 SF	95
FINE (RED or CHEWING) FESCUE (FESTUCA RUBA RUBA/COMMUTATA)		2.5#/1000 SF	95
RECOMMENDED VARIETIES			
FINE FESCUE	– RELIANT II, SR3100, DISCOVERY, OSPREY		
TALL FESCUE	– Houndog V, Montauk, Marksman, and Apache II		
RED TOP	– "ANY"		
WINTER RYE	– ARCOOSTOOK OR BALBO TYPE		
BIRDSFOOT TREFOIL	– EMPIRE, DAWN		
CROWNVETCH	– PENNGIFT		
KENTUCKY BLUEGRASS	– SR 2109, NORTH STAR, BLACKSBURG, BRILLIANT		

RECYCLING AND DISPOSAL OF CONSTRUCTION WASTES

THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE PROPER MEASURES FOR RECYCLING OR DISPOSAL OF MATERIALS WILL BE UNDERTAKEN IN ACCORDANCE WITH SPECIFICATION.

TIRE CLEANING NOTES

ALL VEHICLES EXITING THE CONSTRUCTION AREA SHALL BE CLEANED AND TIRES WASHED SO THAT NO DIRT OR DEBRIS IS TRACKED ONTO PAVEMENT.

SHOULD ANY DIRT OR DEBRIS BE TRACKED ONTO PAVEMENT, THE PAVEMENT SHALL BE IMMEDIATELY CLEANED.

UTILITY LINE TRENCH EXCAVATION

1. CONSTRUCTION REQUIREMENTS:

   A. ALL CONTRACTORS SHALL BE RESPONSIBLE TO ENSURE THAT ALL TRENCH EXCAVATIONS BE ADEQUATELY STABILIZED IN ACCORDANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, STATE, MUNICIPAL, AND ANY OTHER LOCAL AGENCY CODES OF SAFE PRACTICE REGARDING SUPPORT REQUIREMENTS.

   B. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.

   C. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.

   D. TRENCH PLUGS WILL BE SPACED IN ACCORDANCE WITH THE TABLE AND BE CONSTRUCTED OF THE MATERIALS AND TO THE SPECIFICATIONS SHOWN IN THE DETAIL.

   E. WATER WHICH ACCUMULATES IN THE OPEN TRENCH SHALL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS.

      THE SEEPAGE SHALL BE PUMPED TO A FACILITY FOR REMOVAL OF SEDIMENT. THIS FACILITY MUST BE LOCATED OUTSIDE OF THE CHANNEL IF EXCAVATION TRENCHES ARE UNDERNEATH OR ADJOINING SMALL STREAMS. THE DETAIL "PUMPED WATER FILTER BAG" ILLUSTRATES THE FACILITY TO BE USED.

   F. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA SHALL BE GRADED TO FINAL CONTOURS AND THE APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES/FACILITIES SHALL BE INSTALLED. STABILIZING OF ALL DISTURBED AREAS SHALL BE DONE AT THE END OF EACH WEEK.

   G. SOIL SUPPLEMENTS, SEED AND MULCH SHOULD BE APPLIED WITHIN SEVEN DAYS AFTER THE PIPELINE/UTILITY LINE IS INSTALLED, WHERE IMPERVIOUS STABILIZATION IS NOT REQUIRED.

MAINTENANCE PROGRAM

1. ALL EROSION CONTROL FACILITIES SHALL BE CHECKED AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS TO ENSURE THAT THEY ARE IN GOOD REPAIR AND WORKING CONDITION. DAMAGE TO ANY FACILITY SHALL BE REPAIRED IMMEDIATELY.

2. AREAS THAT CONTAIN SOD SHALL BE CHECKED VERY CAREFULLY TO ENSURE THAT JOINTS BETWEEN THE SOD STRIPS ARE TIGHT AND SECURE. WHERE JOINT SEPARATION IS IN EVIDENCE, A CAREFUL INSPECTION OF EACH JOINT SHALL BE MADE TO DETERMINE WHETHER UNDERMINING OF THE STRIPS IS OCCURRING. IF IT IS, THE STRIPS SHALL BE ROLLED UP, THE SUBSURFACE SHALL BE FILLED AND GRADED AS REQUIRED, AND THE SOD STRIPS SHALL BE RE-LAID WITH TIGHT JOINTS AND PEGGING.

3. SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEEDED. A BURLAP OR STRAW COVER SHALL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY.

4. THE ABOVE PROCEDURE SHALL BE REPEATED AFTER EACH RUNOFF EVENT UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT WEEKLY INTERVALS THEREAFTER, INSPECTIONS AND NECESSARY CLEANING SHALL BE DONE.

5. VEGETATION SHALL BE MOWED AS SPECIFIES AND WHENEVER NECESSARY TO MAINTAIN A PLEASING APPEARANCE AND DISCOURAGE WEED GROWTH. ALL LOCAL REGULATIONS SHALL BE COMPLIED WITH.

6. INSPECT INLET PROTECTIONS, ROCK FILTER OUTLETS, AND CLEAN AND/OR REPLACE FILTER MATERIAL IF IT IS CLOGGED. SILT THAT HAS ACCUMULATED SHALL BE REMOVED, ALLOWED TO DRY, AND THEN USED AS FILL AS REQUIRED ON SITE.

7. ANY DRY FILL HAULED OFF-SITE MUST BE TAKEN TO A LOCATION WITH AN EROSION AND SEDIMENTATION CONTROL PLAN, THAT HAS BEEN REVIEWED BY THE LOCAL COUNTY CONSERVATION DISTRICT FOR ADEQUACY.

8. TRASH THAT IS REMOVED FROM ANY OF THE CONTROL DEVICES SHALL BE DISPOSED OF AT AN APPROVED MUNICIPAL DISPOSAL AREA.

9. THE INSTALLATION AND MAINTENANCE OF THE TEMPORARY CONTROL FACILITIES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE TEMPORARY CONTROLS SHALL BE MAINTAINED IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION PROGRAM MANUAL STANDARDS.

10. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF THE TEMPORARY CONTROL FACILITIES ONCE THE SITE IS PERMANENTLY STABILIZED WITH VEGETATION. THE CONTRACTOR SHALL ALSO STABILIZE ANY AREA DISTURBED BY THE REMOVAL OF THE SOIL EROSION CONTROL MEASURES.

11. ONCE THE SITE IS PERMANENTLY STABILIZED, THE CONTRACTOR SHALL PERIODICALLY CHECK THE DETENTION BASIN AND STORM SEWER FACILITIES, GRADED AREAS, AND SWALES TO OBSERVE ANY EROSION PROBLEMS THAT MAY BE DEVELOPING. ANY DAMAGED AREAS SHOULD BE REPAIRED IMMEDIATELY.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

NEW STREET MIXED-USE BUILDING

BPG INVESTMENTS II LLC

701 N NEW ST BETHLEHEM, PA 18018

CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER TERRY P. LEBOOROT PE. NO. 44314-E

DATE	REVISIONS
10/14/2026	CITY COMMENTS

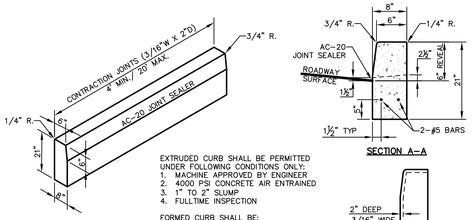
terraform Engineering, LLC
ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 484-885-4632 www.terraformengineering.com

EROSION & SEDIMENT CONTROL DETAILS

DATE: 06/16/2026
SCALE: AS NOTED
PROJECT NO.: 26012
DRWN: KVA CHKD: TPD

ES-3

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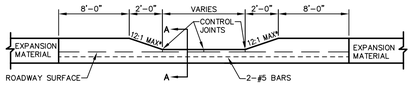


SECTION A–A

EXTRUDED CURB SHALL BE PERMITTED UNDER FOLLOWING CONDITIONS ONLY:
1. MACHINE APPROVED BY ENGINEER
2. 4000 PSI CONCRETE AIR ENTRAINED
3. 1" TO 2" SLUMP
4. FULLTIME INSPECTION

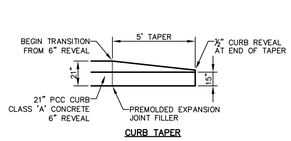
FORMED CURB SHALL BE:
1. 4000 PSI
2. AIR ENTRAINED
3. 4" SLUMP

CONTRACTION JOINT



*WHERE THERE IS NO SIDEWALK ADJACENT TO THE CURB, THE TRANSITION SHALL BE 2'-0".
WHERE SIDEWALK IS ADJACENT TO CURB THE TRANSITION SHALL NOT HAVE A SLOPE OF MORE THAN 12:1 MAX.

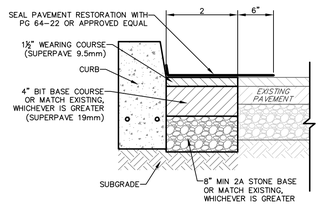
DEPRESSED CURB



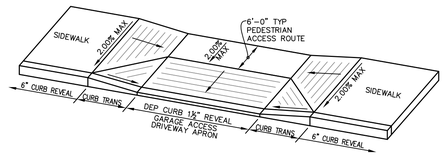
CURB TAPER

NOTES
1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CEMENT CONCRETE GUTTER AND SECTION 641 FOR PLAIN CEMENT CONCRETE CURB GUTTER. PROVIDE 4,000 PSI AIR ENTRAINED CONCRETE.
2. WEATHER PROTECTION AND CURING COMPOUNDS SHALL BE USED IN ACCORDANCE WITH PENNDOT SPECS. PUB. 408, CURRENT EDITION.
3. CURB SHALL BE DOWEL PINNED INTO INLETS. USE 2-#8 X 1'-0" DOWEL BARS ON BOTH SIDES OF INLET.
4. ¾" PREMOLDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT 30 FOOT MAXIMUM SPACING TO FULL DEPTH OF CURB (40 FOOT MAXIMUM FOR EXTRUDED CURB).
5. PLACE ¾" THICK PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
6. SEE RC-50M FOR PLAIN CEMENT CONCRETE CURB SLOPED TOP TREATMENT AT END OF STRUCTURES.
7. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
8. LIMITS OF CURB RECONSTRUCTION SHOWN ON PLANS IS APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE TO EXTEND RECONSTRUCTION TO THE NEAREST EXISTING JOINT.
9. ALL EXISTING CURB REMOVAL SHALL BE IN COMPLETE SECTIONS (JOINT TO JOINT), NOT PARTIAL SECTIONS.

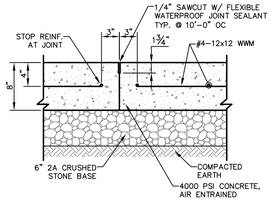
CONCRETE CURB
N.T.S.



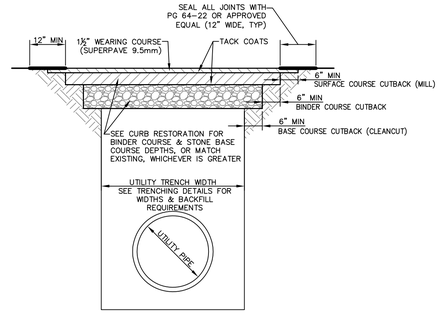
CURB RESTORATION
N.T.S.



TYPICAL GARAGE ACCESS DRIVEWAY APRON LAYOUT
N.T.S.

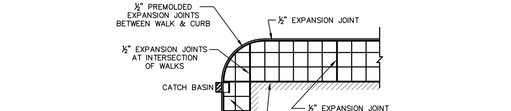


CONCRETE APRON
N.T.S.



NOTES
1. ALL PAVING IS TO BE CONSTRUCTED IN ACCORDANCE WITH PENN DOT PUBLICATION 408, CURRENT EDITION.
2. COMPACTION REQUIREMENT OF 95% DRY WEIGHT DENSITY FOR THE STONE COURSE.
3. PAVEMENT AND STONE DEPTHS SHOWN SHALL REFLECT MINIMUM THICKNESS AFTER COMPACTION.

PERMANENT ROAD RESTORATION
N.T.S.



CONTROL JOINT

EXPANSION JOINT

ADJACENT TO CURB

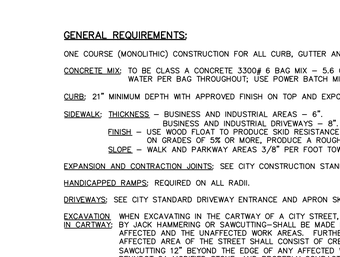
NOTES
1. REFER TO THE PROJECT SPECIFICATIONS FOR THE SIDEWALK MATERIALS AND CONSTRUCTION.
2. SLOPE OR GRADE FROM THE PROPERTY LINE TO THE CURB SHALL NOT BE LESS THAN 1/4 INCH TO THE FOOT AND NOT MORE THAN 1/2 INCH TO THE FOOT.
3. BED FOR CONCRETE SIDEWALKS SHALL BE THOROUGHLY COMPACTED BY TAMPING. CUT JOINTS SHALL BE MADE EVERY 5 FEET (UNLESS NOTED OTHERWISE ON THE DRAWINGS) AND A SPACE OF 1/4 INCH TO TO 1/2 INCH LEFT BETWEEN BLOCKS AT EVERY SIXTH JOINT AND FILLED WITH PREPARED JOINT FILLER. AT EACH CUT JOINT, AT LEAST ONE HALF OF THE FABRIC WIRES SHALL BE CUT.
4. LIMITS OF SIDEWALK RECONSTRUCTION SHOWN ON PLANS IS APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE TO EXTEND RECONSTRUCTION TO THE NEAREST EXISTING JOINT. MATCH EXISTING SIDEWALK SCORING PATTERN.

TYPICAL SIDEWALK SECTIONS
N.T.S.

BUSINESS DISTRICT

NOTES:
1. CONTRACTOR SHALL PLACE APPROPRIATELY SIZED PLASTIC SLEEVES (USUALLY 4–INCH) IN ANY SIDEWALK AREA REQUIRING PLACEMENT OR REPLACEMENT OF SIGNPOSTS OR OTHER SIMILAR ITEMS THAT PENETRATE THROUGH ANY NEWLY PLACED CONCRETE STRUCTURE. POSTS OR OTHER ITEMS THAT ARE REPLACED SHALL BE LOCATED AT THE SAME LOCATION THEY WERE ORIGINALLY, UNLESS OTHERWISE SPECIFIED BY THE CITY ENGINEER OR HIS DESIGNEE.
2. LARGE ITEMS, SUCH AS UTILITY POLES AND FOUNDATIONS OF TRAFFIC SIGNAL POSTS, PENETRATING ANY NEWLY PLACED CONCRETE STRUCTURE SHALL BE PROPERLY ISOLATED AND BOXED OUT WITH A 1/2–INCH EXPANSION JOINT.
3. WHENEVER A CURB, GUTTER AND/OR SIDEWALK IS LOCATED IN THE HISTORICAL AREA, SPECIAL REQUIREMENTS APPLY.

CITY OF BETHLEHEM
CONCRETE CURB AND SIDEWALK
EXPANSION AND CONTRACTION JOINTS
N.T.S.



SIDEWALK SECTION

SIDEWALK SECTION NOTES
1. REFER TO THE PROJECT SPECIFICATIONS FOR THE SIDEWALK MATERIALS AND CONSTRUCTION.
2. SLOPE OR GRADE FROM THE PROPERTY LINE TO THE CURB SHALL NOT BE LESS THAN 1/4 INCH TO THE FOOT AND NOT MORE THAN 1/2 INCH TO THE FOOT.
3. BED FOR CONCRETE SIDEWALKS SHALL BE THOROUGHLY COMPACTED BY TAMPING. CUT JOINTS SHALL BE MADE EVERY 4 FEET (UNLESS NOTED OTHERWISE ON THE DRAWINGS) AND A SPACE OF 1/4 INCH TO TO 1/2 INCH LEFT BETWEEN BLOCKS AT EVERY FOURTH JOINT AND FILLED WITH PREPARED JOINT FILLER. AT EACH CUT JOINT, AT LEAST ONE HALF OF THE FABRIC WIRES SHALL BE CUT.
4. LIMITS OF SIDEWALK RECONSTRUCTION SHOWN ON PLANS IS APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE TO EXTEND RECONSTRUCTION TO THE NEAREST EXISTING JOINT. MATCH EXISTING SIDEWALK SCORING PATTERN.
5. DRILL HOLE TO ALLOW FOR GREASE GAP AT EXISTING DOORS. PROVIDE A SLEEVE AT NEW INSTALLATIONS.

DOWEL BAR

DOWEL BAR NOTES
A. USE MINIMUM 1¼"x18" LONG SMOOTH DOWEL BARS. COATED DOWEL BARS TO BE EITHER GRADE 40 OR GRADE 60.
B. PLACE DOWEL BARS PARALLEL TO THE CENTERLINE AND SURFACE OF THE SLAB.
C. USE AN APPROVED EPOXY ANCHORING MATERIAL TO WITHSTAND THE NECESSARY MINIMUM PULL–OUT RESISTANCE SPECIFIED IN PUBLICATION 408, SECTION 501.3(J). THE BAR HOLE DIAMETER IN, AS PER MANUFACTURER'S RECOMMENDATION. USE ROTARY IMPACT DRILL TO AVOID IMPACTING FINES INTO HOLE.

TYPICAL SIDEWALK SECTION
(DOWEL AT BUILDING)
N.T.S.

GENERAL REQUIREMENTS:

ONE COURSE (MONOLITHIC) CONSTRUCTION FOR ALL CURB, GUTTER AND SIDEWALK.

CONCRETE MIX: TO BE CLASS A CONCRETE 3300# 6 BAG MIX – 5.6 GAL. WATER PER BAG THROUGHOUT; USE POWER BATCH MIXER. NO SLAG.

CURB: 21" MINIMUM DEPTH WITH APPROVED FINISH ON TOP AND EXPOSED FACE.

SIDEWALK: THICKNESS – BUSINESS AND INDUSTRIAL AREAS – 6".
BUSINESS AND INDUSTRIAL DRIVEWAYS – 8".
FINISH – USE WOOD FLOAT TO PRODUCE SKID RESISTANCE SURFACE. ON GRADES OF 5% OR MORE, PRODUCE A ROUGHER FINISH.
SLOPE – WALK AND PARKWAY AREAS 3/8" PER FOOT TOWARD CURB.

EXPANSION AND CONTRACTION JOINTS: SEE CITY CONSTRUCTION STANDARD NO.1A.

HANDICAPPED RAMPS: REQUIRED ON ALL RADII.

DRIVEWAYS: SEE CITY STANDARD DRIVEWAY ENTRANCE AND APRON SKETCH.

EXCAVATION IN CARTWAY: WHEN EXCAVATING IN THE CARTWAY OF A CITY STREET, A CLEAN, FULL DEPTH CUT BY JACK HAMMERING OR SAWCUTTING–SHALL BE MADE IN THE STREET BETWEEN THE AFFECTED AND THE UNAFFECTED WORK AREAS. FURTHER, FINAL RESTORATION IN THE AFFECTED AREA OF THE STREET SHALL CONSIST OF CREATING A NEW CLEAN CUT BY SAWCUTTING 12" BEYOND THE EDGE OF ANY AFFECTED WORK AREAS, BACKFILLING WITH PENNDOT 2A MODIFIED STONE, AND PROPERLY COMPACTING THIS STONE TO THE ELEVATION OF THE TOP OF THE SUBBASE (I.E. BOTTOM OF THE BASE COURSE OF THE MACADAM), BUT NO HIGHER THAN 3–INCHES BELOW THE FINISH GRADE–EXCEPT AS REQUIRED TO PROVIDE REASONABLE TEMPORARY ACCESS AT DRIVEWAYS.

ORDINANCE REQUIREMENTS:

WARRANT OF SURVEY – PROCURED FROM THE CITY ENGINEER'S OFFICE; PROVIDES FOR ESTABLISHING LINE & GRADES; STAKES TO BE PROTECTED BY APPLICANT AND USED WITHIN 30 DAYS.

EXCAVATION PERMIT – PROCURED FROM THE CITY ENGINEER'S OFFICE; FOR SIDEWALK AND DRIVEWAY CONSTRUCTION.

DETAIL REQUIREMENTS:
FOR FURTHER DETAILS AND OTHER REQUIREMENTS SEE THE FOLLOWING DOCUMENTS ON FILE IN THE OFFICE OF THE CITY ENGINEER: "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF CONCRETE CURB, GUTTER AND SIDEWALK" CODIFIED ORDINANCES OF THE CITY OF BETHLEHEM, ARTICLES 903 AND 909.

NOTE:
WHENEVER A CURB, GUTTER AND/OR SIDEWALK IS LOCATED IN THE HISTORICAL AREA, SPECIAL REQUIREMENTS APPLY.

CITY OF BETHLEHEM
CONCRETE CURB AND SIDEWALK
STANDARD NOTES

CURB RAMP NOTES

1. PROVIDE MATERIALS AND CONSTRUCT AS SPECIFIED IN PUBLICATION 408, SECTIONS 350, 413, 630, 676 AND 695.
2. PROVIDE EXPANSION JOINT MATERIAL 3/4" THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
3. CONSTRUCT CURB RAMPS WITH A MINIMUM 4'–0" X 4'–0" CLEAR SPACE BEYOND THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE. SEE SEE PENNDOT PUB 72M, RC–67M, SHEET 7 FOR CROSSWALK DETAILS.
4. SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
5. PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING SIDE FLARES.
6. MODIFY CONSTRUCTION DETAILS TO ADAPT DIMENSIONS TO NEW OR EXISTING CURB HEIGHTS WHERE THE CURB IS LESS THAN THE STANDARD 8" HEIGHT.
7. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.
8. TO AVOID CHASING GRADE INDEFINITELY WHEN TRAVERSING THE HEIGHT OF CURB, RAMP LENGTH NOT TO EXCEED 15'–0". ADJUST RAMP SLOPE AS NEEDED TO PROVIDE ACCESS TO THE MAXIMUM EXTENT FEASIBLE.
9. NON–WALK AREA IS AN OBSTRUCTED OR GRASS/NON–PAVED AREA ADJACENT TO THE PEDESTRIAN ACCESS ROUTE THAT IS NOT USED BY THE PEDESTRIAN FOR ACCESS.
10. THE DETAILS DEPICT PEDESTRIAN PUSHBUTTON POLES TO ILLUSTRATE THE RECOMMENDED PLACEMENT OF PEDESTRIAN PUSHBUTTONS. FOR ALTERATION PROJECTS, PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT FEASIBLE. INSTALL PEDESTRIAN PUSHBUTTON STUB POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS.
11. SEE TC–8803 FOR ADDITIONAL PEDESTRIAN PUSHBUTTON DETAILS NOT SHOWN.
12. ALIGN DETECTABLE WARNING SURFACE TRUNCATED DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF THE RAMP AND PERPENDICULAR TO CURB. SEE PENNDOT PUB 72M, RC–67M, SHEET 9 FOR INSTALLATIONS ALONG CURVED SURFACES.
13. PROVIDE DETECTABLE WARNING SURFACES (DWS) 24" MINIMUM (IN THE DIRECTION OF PEDESTRIAN TRAVEL) ACROSS FULL WIDTH OF RAMP AT THE GRADE BREAK NEAR STREET EDGE. PROVIDE DWS THAT CONTRAST VISUALLY WITH ADJACENT WALKWAY SURFACES, EITHER LIGHT–ON–DARK OR DARK–ON–LIGHT FOR THE FULL WIDTH OF RAMP.
14. FOR NEW CONSTRUCTION, DO NOT EXCEED 2.00% CROSS SLOPE ON THE CURB RAMP OR PEDESTRIAN ACCESS ROUTE.
15. FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE POSSIBLE. THE SLOPES INDICATED IN THE DETAILS SHOW THE MAX SLOPE ALLOWABLE. SLOPES THAT EXCEED THOSE INDICATED IN THE DETAILS, OR CONTRACT DOCUMENTS AS APPLICABLE, WILL NOT BE ACCEPTED AND WILL BE RECONSTRUCTED.
16. CONSTRUCT SIDEWALKS AT A LONGITUDINAL SLOPE NOT TO EXCEED 5.00% FOR ROADWAY PROFILE SLOPES THAT EXCEED 5.00%, CONSTRUCT PARALLEL SIDEWALKS ADJACENT TO ROADWAY AT A LONGITUDINAL SLOPE NOT TO EXCEED ROADWAY PROFILE SLOPE.
17. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE IS NOT TO EXCEED AN ALGEBRAIC DIFFERENCE OF 13.33% THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP. TURNING SPACE OR BLENDED TRANSITION IS NOT TO EXCEED 5.00% SEE SEE PENNDOT PUB 72M, RC–67M, SHEET 8 FOR DETAILS.
18. THE CONSTRUCTION STANDARDS DEPICTED ARE MOST APPROPRIATE FOR NEW CONSTRUCTION. ALL CONSTRUCTION MUST MEET THE STANDARDS CONTAINED HEREIN UNLESS OTHERWISE NOTED OR DIRECTED.
19. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF RAMP IS NOT SOLELY DEPENDANT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 6" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 6'–0" FOR A 12:1 SLOPE.)
20. SIDEWALK WIDTH MAY BE REDUCED TO 4'–0", WHEN PASSING AREAS 5'–0" X 5'–0" ARE PROVIDED EVERY 200'.
21. THE TRAVEL LANE IS DEFINED BY THE OUTSIDE EDGE OF THE WHITE PAVEMENT MARKING LINE. IF A WHITE PAVEMENT MARKING LINE DOES NOT EXIST, THE TRAVEL LANE IS DEFINED BY THE CONTRACT DOCUMENTS.
22. CONSTRUCT DEPRESSED CURB FOR CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND DEPRESSED CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE. AT THE JOINT BETWEEN DEPRESSED CURB AND ROADWAYS, REMOVE EXCESS JOINT SEALER AND COVER THE SEALED AREA WITH A LIGHT APPLICATION OF DRY SAND.
23. CHEEK WALLS ARE PERMITTED WHEN ADJACENT TO NON–WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY FLARES OR GRADING. GRADE GRASS AREAS OR OTHER NON–WALK AREAS AT 3:1 OR FLATTER. DO NOT INSTALL CHEEK WALLS THAT INTERSECT THE PEDESTRIAN PATH.
24. CONSTRUCT TOP OF PLAIN CEMENT CONCRETE DEPRESSED CURB TO BE FLUSH WITH ADJACENT SURFACES (RAMPS, SIDEWALKS, FLARES).
25. FOR CURB RAMPS THAT LEAD TO A SINGLE CROSSWALK, THE RAMP (EXCLUDING FLARES) TO BE FULLY INSIDE OF MARKED CROSSWALK LINES. SEE SEE PENNDOT PUB 72M, RC–67M, SHEET 7 FOR DETAILS.
26. A 4'–0" MAXIMUM DIGITAL DISPLAY LEVEL WILL BE USED TO VERIFY THE SLOPES OF CURB RAMPS AND SIDEWALKS.
27. INSTALL DUMMY JOINTS WHERE RAMPS, TURNING SPACES, FLARES, AND SIDEWALKS ABUT.
28. CONSTRUCT DEPRESSED CURB SLOPE TO MATCH ROADWAY PROFILE AND HAVE A FLUSH CONNECTION. TRANSITION CURB RAMP CROSS SLOPE TO MATCH ROADWAY PROFILE AS GRADUALLY AS POSSIBLE. DO NOT EXCEED 3.00% PER 1'–0" CROSS SLOPE RATE OF CHANGE WHEN TRANSITIONING TO ROADWAY PROFILE.
29. DO NOT SCORE OR MAKE GROOVES ON SLOPED SURFACES. LINES SHOWN ON DETAILS ARE FOR ILLUSTRATION ONLY. SEE NOTE 5.
30. THE DEPRESSED CURB MAY BE PLACED MONOLITHICALLY WITH CURB RAMP, SIDE FLARES, OR BOTH. DO NOT PLACE DEPRESSED CURB MONOLITHICALLY WITH OTHER CEMENT CONCRETE SIDEWALK.

(1) SIDE FLARES 10.00% MAX SLOPE.
(2) IF THE TURNING SPACE IS INDICATED TO BE LESS THAN 4'–0", CONSTRUCT SIDE FLARES 8.33% MAX SLOPE.
(18) CURB RAMPS REQUIRE A TURNING SPACE WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS AND DIMENSIONS.

TYPE 1
CURB RAMP

ALGEBRAIC DIFFERENCES BETWEEN ROADWAY SLOPE AND CURB RAMP SLOPE GREATER THAN 13.33% NOT PERMITTED.

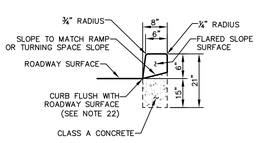
PROVIDE A 24" MIN TRANSITION STRIP IF ALGEBRAIC DIFFERENCES BETWEEN ROADWAY SLOPE AND CURB RAMP SLOPE ARE GREATER THAN 13.33%.

TRANSITION STRIP SLOPE NOT TO EXCEED 5.00%

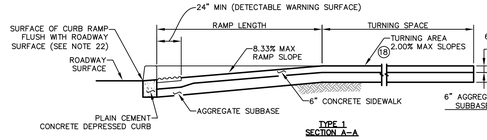
CHANGE OF GRADE LIMITATIONS

PERCENT SLOPE	EQUIVALENT SLOPE
10.00%	10:1
8.33%	12:1
7.14%	14:1
5.00%	20:1
2.00%	50:1
1.00%	100:1

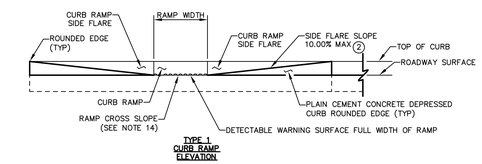
EQUIVALENT SLOPES



DEPRESSED CURB FOR CURB RAMPS



TYPE 1
SECTION A–A



TYPE 1
CURB RAMP
ELEVATION

TYPICAL CURB RAMP DESIGNS

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

NEW STREET MIXED-USE BUILDING

BPG INVESTMENTS II LLC
701 N NEW ST BETHLEHEM, PA 18018

CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER TERRY P. KRESSLEY PE-044154-E

REVISIONS		
DATE	CITY COMMENTS	
10/14/2026		

terraform Engineering, LLC
ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 484-895-6632
www.terraformengineering.com

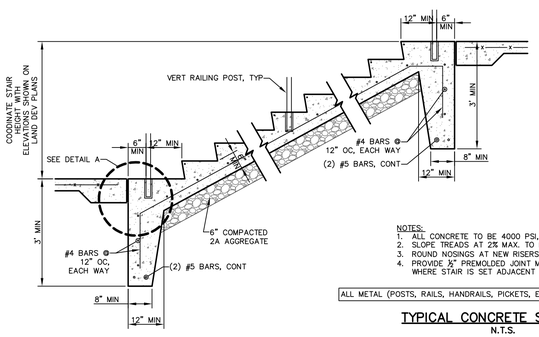
SITE CONSTRUCTION DETAILS

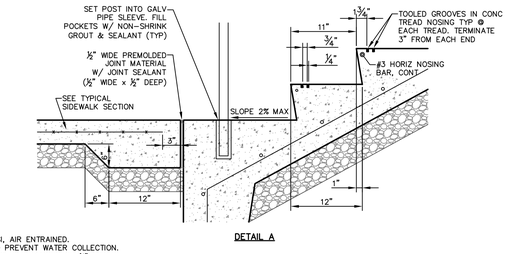
DATE: 06/16/2026
SCALE: AS NOTED
PROJECT NO.: 26012
DRWN: KVA CHKD: TPD

CD-1

SHEET 12 of 15

T:\PROJECTS\26012-NEW ST APTS\DWG\1-DETAILS.DWG



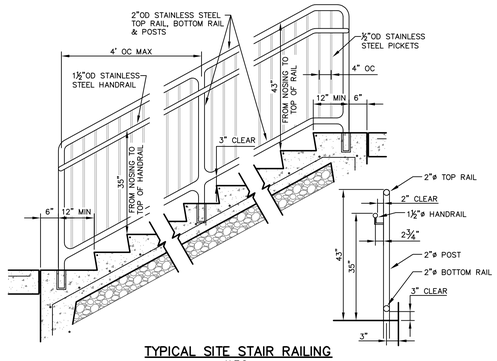


DETAIL A

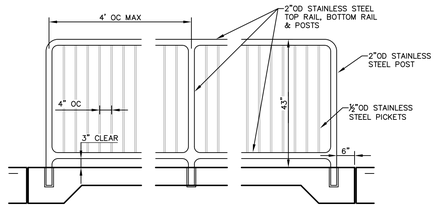
NOTES:
1. ALL CONCRETE TO BE 4000 PSI, AIR ENTRAINED.
2. SLOPE TREADS AT 2% MAX. TO PREVENT WATER COLLECTION.
3. ROUND NOSINGS AT NEW RISERS TO A RADIUS OF ½" MAX.
4. PROVIDE ½" PREMOLDED JOINT MATERIAL ON SIDES OF STAIR WHERE STAIR IS SET ADJACENT TO A WALL.

ALL METAL (POSTS, RAILS, HANDRAILS, PICKETS, ETC.) SHALL BE STAINLESS STEEL

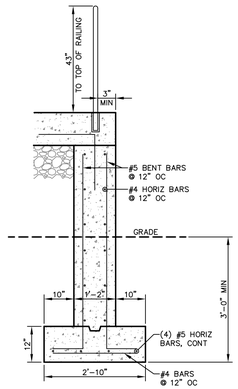
TYPICAL CONCRETE SITE STAIR
N.T.S.



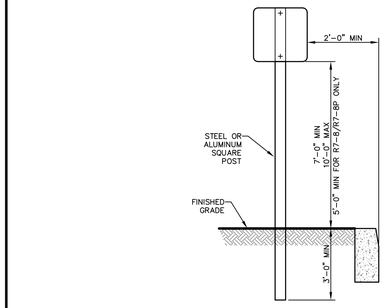
TYPICAL SITE STAIR RAILING
N.T.S.



TYPICAL SITE WALL RAILING
N.T.S.



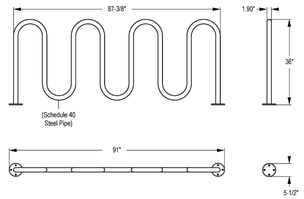
TYPICAL STAIR/WALL SECTION
N.T.S.



30"x30" OR SMALLER

NOTES
1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
2. ALL POSTS AND BRACKETS SHALL BE CUT, BENT AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION BY THE ENGINEER.
3. EXACT LOCATION OF SIGNS TO BE DETERMINED IN THE FIELD.
4. POSTS MAY BE STEEL OR ALUMINUM. SHALL MEET THE REQUIREMENTS OF PENNDOT PUB 111, TC-8702B, SHEETS 1-9.

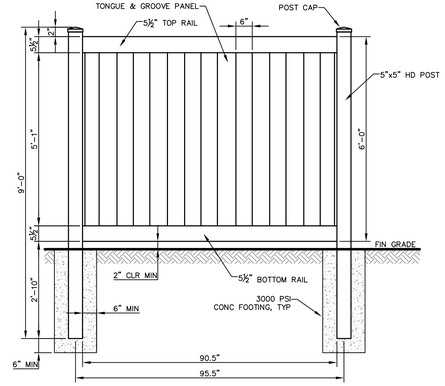
POST MOUNTED SIGNS
N.T.S.



9 BIKE WAVE STYLE BIKE RACK, POWDER-COATED BLACK, SURFACE MOUNT

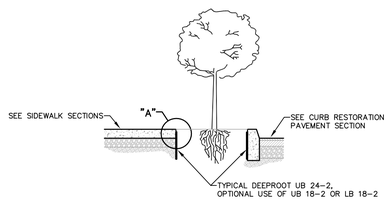
BICYCLE RACK
N.T.S.

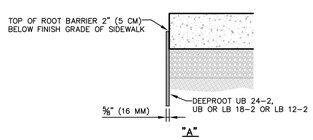
DESIGN BASED ON THE FOLLOWING:
BELSON OUTDOORS
MODEL #: CBBR-9UR-BK



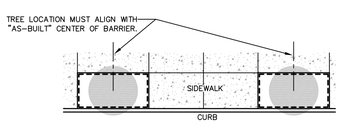
DESIGN WAS BASED ON THE FOLLOWING:
ILLUSIONS VINYL FENCE
PRIVACY TONGUE & GROOVE V300 SERIES

SOLID VINYL PRIVACY FENCE
N.T.S.





"A"



TYPICAL DEEPROOT UB 24-2, OPTIONAL USE OF UB 18-2, LB 18-2, OR LB 12-2. MINIMUM 6 PANELS OR 12 LINEAR FEET (3.66 M)

FOR FULL DETAILS SEE DEEPROOT SELECTION, INSTALLATION, AND SPECIFICATION GUIDELINES AVAILABLE BY CALLING TOLL FREE 800-458-7668.

THE TREE ROOT BARRIER SHALL BE:
"DEEP ROOT TREE ROOT BARRIER (CATALOG NUMBER DRUB24240)"
AS DISTRIBUTED BY:
ACF ENVIRONMENTAL
2831 CARDWELL ROAD
RICHMOND, VIRGINIA 29234
(800) 443-3636
TWELVE 2'X2' PANELS SHALL BE INSTALLED PER TREE.

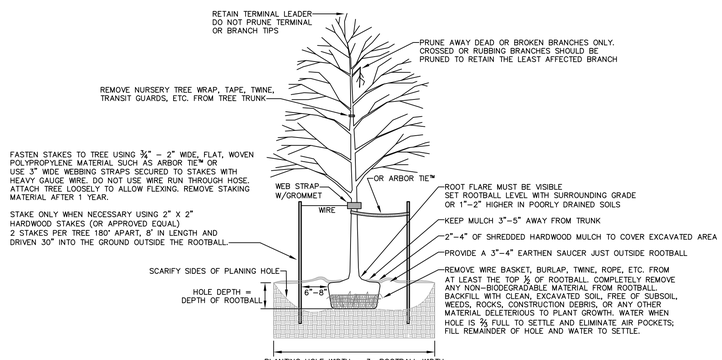
TYPICAL SECTION OF CURB, GUTTER, AND SIDEWALK WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE.

BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" (5 CM) ABOVE COMPACTED ROCK, GRAVEL, OR SAND (OR HALFWAY BETWEEN ROCK AND FINISH GRADE OF SW). BARRIER RIBS FACE TOWARD TREE ROOTS.

INSTALLATION SEQUENCE:
1. PREPARE BASE AND SUBGRADE.
2. TRENCH TO APPROPRIATE DEPTH FOR INSTALLATION OF ROOT BARRIER SO THAT TOP OF BARRIER IS 2" (5 CM) BELOW FINISH GRADE OF SIDEWALK (OR HALFWAY BETWEEN TOP OF COMPACTED ROCK AND FINISH GRADE OF SW).
3. PLACE ROOT BARRIER IN TRENCH, VERTICAL RIBS MUST FACE TOWARD TREE ROOTS.
4. BACKFILL AND COMPACT TO REQUIREMENTS.
5. PLACE FORM MATERIAL AGAINST BARRIER (IT MAY BE ROLLED FROM THE OUTSIDE OF THE FORM).

THE TREE ROOT BARRIER IS TO BE INSTALLED AS SHOWN IN THIS DETAIL ONLY ALONG ALL PROPOSED STREET TREES.

CITY OF BETHLEHEM TREE ROOT BARRIER
N.T.S.



CITY OF BETHLEHEM TREE PLANTING
N.T.S.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

NEW STREET MIXED-USE BUILDING

BPG INVESTMENTS II LLC
701 N NEW ST BETHLEHEM, PA 18018
CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER TERRY P. DEGROOT PE-084154 6/16/2026

DATE	REVISIONS
10/14/2026	CITY COMMENTS

terraform Engineering, LLC
ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 484-895-4622 www.terraformengineering.com

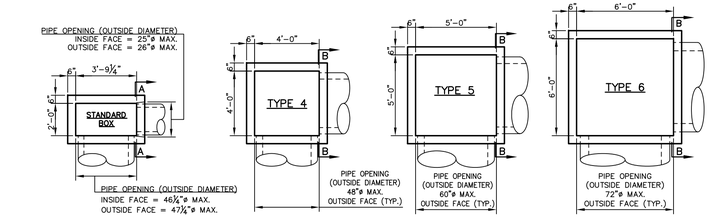
SITE CONSTRUCTION DETAILS

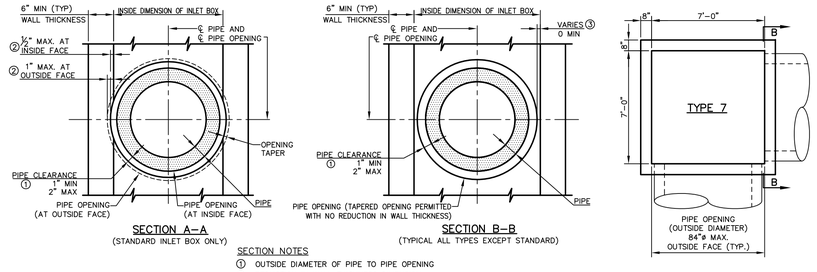
DATE: 06/16/2026
SCALE: AS NOTED
PROJECT NO.: 26012
DRWN: KVA CHKD: TPD

CD-2

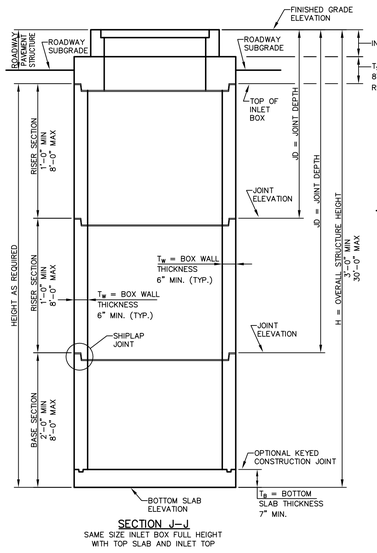
SHEET 13 of 15

T:\PROJECTS\26012-NEW ST #3\TS\DWG\11-DETAILS.DWG

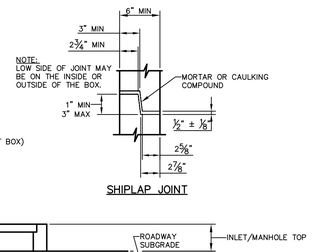




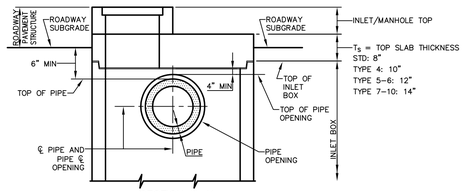
SECTION NOTES
① OUTSIDE DIAMETER OF PIPE TO PIPE OPENING
② REDUCTION IN WALL THICKNESS DIMENSION
③ INSIDE FACE OF BOX WALL TO OUTSIDE DIAMETER OF PIPE OPENING



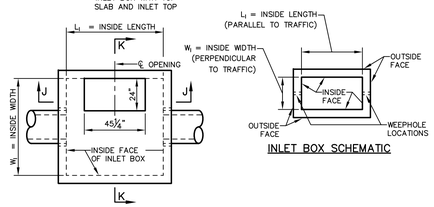
SECTION J–J
SAME SIZE INLET BOX FULL HEIGHT WITH TOP SLAB AND INLET TOP



SHIPLAP JOINT



SECTION K–K
INLET BOX WITH TOP SLAB AND INLET TOP



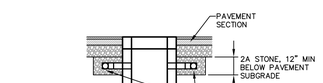
PLAN

INLET BOX SCHEMATIC

FIELD CONSTRUCTION NOTES:

1. LOCATE PIPE OR PIPES AS INDICATED OR DIRECTED.
2. CONNECT PIPES TO INLET BOXES WITH MORTAR OR WATERTIGHT RUBBER FLEXIBLE CONNECTORS.
3. CONSTRUCT OR PLACE INLET BOXES LEVEL, UNLESS OTHERWISE INDICATED OR DIRECTED.
4. PROVIDE MANHOLE STEPS WHEN THE DEPTH BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF BOTTOM SLAB ELEVATION IS GREATER THAN 4'-0". SHALLOW RECESSES, ON THE INSIDE FACE OF THE INLET, NOT GREATER THAN ⅜" IN DEPTH, FORMED BY MAGNETIC STEP FORMERS ARE ACCEPTABLE AND DO NOT REQUIRE PATCHING.
5. CONSTRUCT OR PLACE INLET BOXES ON A SUBBASE CONSTRUCTED OF COMPACTED NO. 2A COARSE AGGREGATE. PLACE AND COMPACT IN 4" LAYERS TO PROVIDE A 1'-0" MINIMUM DEPTH.
6. FORM BOTTOM OF INLET, USING CLASS A CEMENT CONCRETE, TO CHANNEL THE FLOW TOWARD THE OUTLET PIPE. PROVIDE #4 REINFORCEMENT BARS SPACED AT 12" CENTER TO CENTER MAXIMUM WHEN THE THICKNESS EXCEEDS 3".
7. PROVIDE TWO (2) 4" PERFORATED PVC "T" WEEPHOLE DRAINS IN THE WALLS OF INLETS THAT ARE WITHIN PAVED AREAS
   - VERTICAL PLACEMENT: 12" BELOW PAVEMENT SUBGRADE
   - HORIZONTAL PLACEMENT: PLACE WEEPHOLE "T" DRAINS IN SIDE WALLS THAT ARE PERPENDICULAR TO TRAFFIC.
   - LOCATE WEEPHOLES A MINIMUM OF 6" FROM PIPE OPENINGS OR JOINTS.
   - LOCATE WEEPHOLES A MINIMUM OF 1'-0" ABOVE OUTLET PIPE INVERT.
8. THE BACKFILL AROUND THE WEEPHOLE "T" DRAIN SHALL NOT BE SCREENED; PLACE CLEAN STONE WITHOUT SCREENING THE VOIDS TO ALLOW WATER TO ENTER THE WEEPHOLE "T" DRAINS.

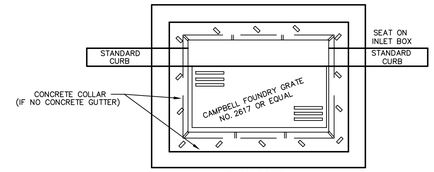
4" PVC "T" WEEPHOLE DRAIN PLACEMENT



4" PVC "T" END SCREEN

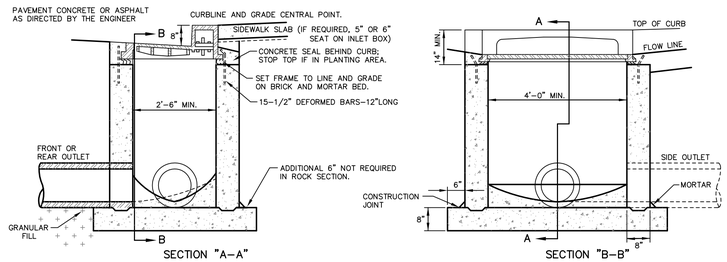
INLET BOXES
N.T.S.

SHALL CONFORM TO THE STANDARDS SET FORTH IN PENNDOT PUB #72M, RC-46M, LATEST EDITION



PLAN VIEW

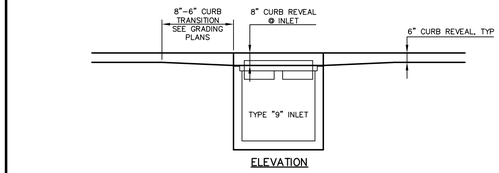
NOTES
1. OUTLET PIPE TO BE PLACED OF DIRECTION OF THE ENGINEER. MINIMUM OUTLET IS 12" DIAMETER.
2. CAMPBELL FOUNDRY "STREAM FLOW GRATING" CURB TYPE CATCH BASIN # 2541 CASTING WITH PATTERN # 2617 GRATING OR EQUAL WITH 9" CURB FACE.
3. ALL MORTAR JOINTS TO BE POINTED ON INSIDE OF CATCH BASIN.
4. CONCRETE CAST IN PLACE TO BE CLASS "A".
5. CONTRACTOR SHALL ENLARGE INLET BOX DIMENSIONS AS REQUIRED TO ACCEPT ALL INCOMING AND OUTGOING PIPES TO EACH INLET.
6. THIS DETAIL SHALL BE UTILIZED FOR CONSTRUCTION OF THE FOLLOWING INLET #'S: 2 & 3.



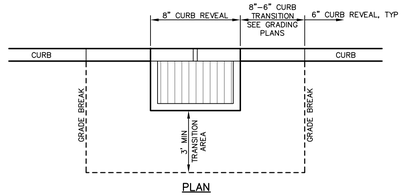
SECTION "A–A"

SECTION "B–B"

CITY OF BETHLEHEM
STANDARD INLET NO. 9
N.T.S.

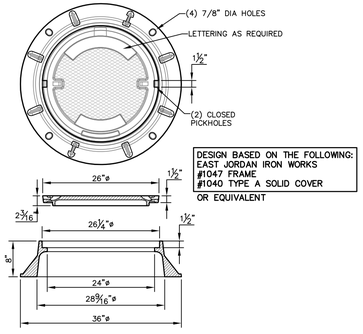


ELEVATION



PLAN

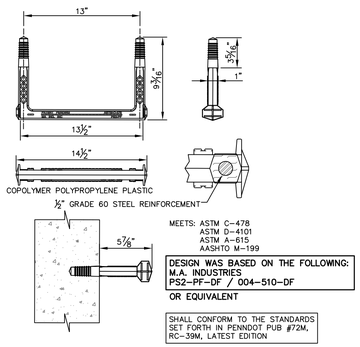
TYPE 9 INLET CURB & PAVING TRANSITION
N.T.S.



DESIGN BASED ON THE FOLLOWING:
EAST JORDAN IRON WORKS
#1047 FRAME
#1040 TYPE A SOLID COVER
OR EQUIVALENT

NOTES:
1. BEARING SURFACES OF FRAME AND COVER SHALL BE MACHINED.
2. ALL COVERS SHALL HAVE "STORM" OR "SANITARY" IN 2" LETTERS AS APPROPRIATE.
3. COVERS AND FRAMES TO RECEIVE BLACK ASPHALTIC COATING AT FACTORY.

STANDARD MANHOLE FRAME AND COVER
N.T.S.

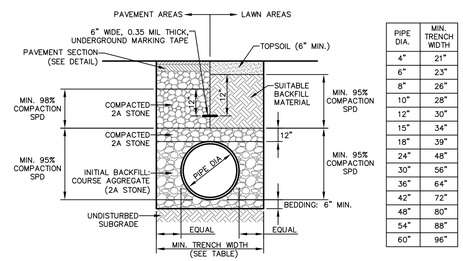


MEETS: ASTM C-478
ASTM D-4101
ASTM A-615
AASHTO M-199

DESIGN WAS BASED ON THE FOLLOWING:
M.A. INDUSTRIES
PS2-PF-DF / 004-510-DF
OR EQUIVALENT

SHALL CONFORM TO THE STANDARDS SET FORTH IN PENNDOT PUB #72M, RC-39M, LATEST EDITION

TYPICAL STEP CONFIGURATION
N.T.S.



PIPE DIA.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

NOTES:
1. PLACE 2A COARSE AGGREGATE MATERIAL (IN 4" LIFTS) ADJACENT TO THE LOWER HAUNCHES TO A HEIGHT OF 12" ABOVE TOP OF PIPE. COMPACT TO 95% SPD. TEST THE BACKFILL MATERIAL AND CONTINUE EMBANKMENT IN ACCORDANCE WITH SECTION 601.
2. PLACEMENT OF BACKFILL MATERIAL IN 8" LAYERS SHALL BE PERMITTED WHEN USING VIBRATORY COMPACTION EQUIPMENT.
3. FOR TRENCH BOX/SHORING INSTALLATION REQUIREMENTS REFER TO PUBLICATION 408, SECTION 601.
4. REFER TO PA. D.O.T. STANDARDS RC-30M.

STORM PIPE TRENCH
N.T.S.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

NEW STREET MIXED-USE BUILDING

BPG INVESTMENTS II LLC
701 N NEW ST
BETHLEHEM, PA 18018

CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL TERRY P. KRYCHBOIT ENGINEER PE NO. 44315-E

DATE	REVISIONS
09/14/2026	CITY COMMENTS

terraform Engineering, LLC
ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 484-895-6832
www.terraformengineering.com

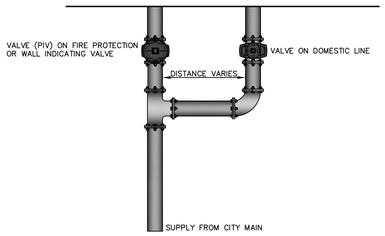
SITE CONSTRUCTION DETAILS

DATE: 06/16/2026
SCALE: AS NOTED
PROJECT NO.: 26012
DRWN: KVA CHKD: TPD

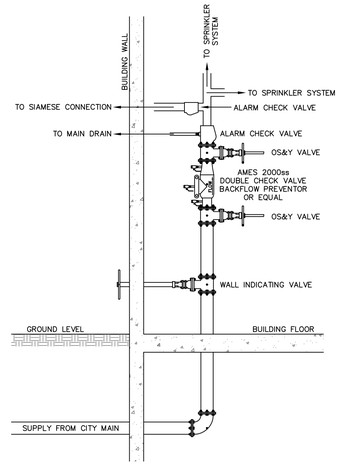
CD-3

SHEET 14 of 15

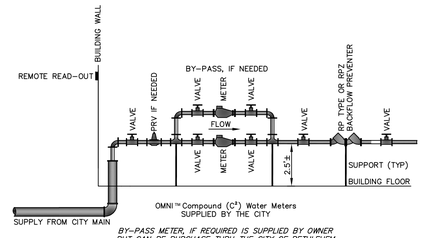
X:\1BRUCE\DS\26012-NEW ST APTS\DWG\11-DETAILS.DWG



CITY OF BETHLEHEM
COMMERCIAL BUILDING
FIRE LINE PIPE
N.T.S.

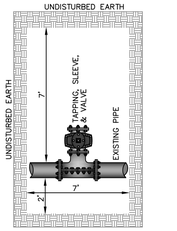


CITY OF BETHLEHEM
FIRE LINE RISER
N.T.S.

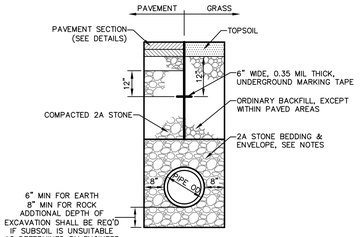


BY-PASS METER, IF REQUIRED IS SUPPLIED BY OWNER BUT CAN BE PURCHASE THRU THE CITY OF BETHLEHEM

CITY OF BETHLEHEM
WATER METER SET-UP
FOR LINES 2" OR LARGER
N.T.S.

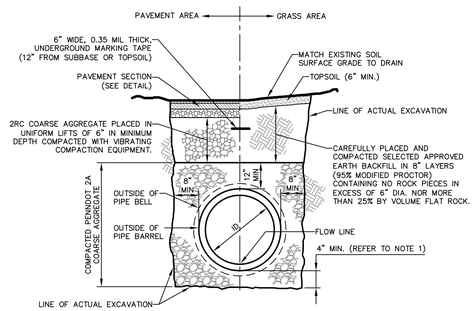


CITY OF BETHLEHEM
TAPPING SLEEVE & VALVE
N.T.S.



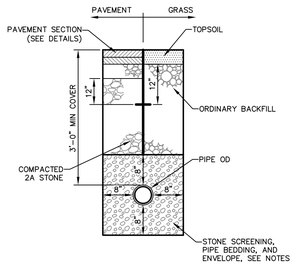
NOTES:
1. ADDITIONAL DEPTH OF EXCAVATION WILL BE REQUIRED IF SUBSOIL IS UNSUITABLE AS DETERMINED BY SOILS ENGINEER.
2. BEDDING AND ENVELOPE SHALL BE PENNDOT 2A CRUSHED LIMESTONE, COMPACTED IN 4" LAYERS.
3. BEDDING AND ENVELOPE SHALL EXTEND TO UNDISTURBED SOIL ON SIDES AND BOTTOM OF TRENCH.
4. ORDINARY BACKFILL: CLEAN DRY EARTH WITH MAXIMUM STONE SIZE OF 6".

TYPICAL WATERLINE TRENCH SECTION
(DUCTILE IRON PIPE OR PVC PIPE)
N.T.S.



NOTES:
1. 6" MIN. REQUIRED IF EXCAVATION IS IN ROCK OR OTHER INCOMPRESSIBLE MATERIALS OR AS DIRECTED.
2. ADDITIONAL EXCAVATION DUE TO SOFT YIELDING OR UNDESIRABLE MATERIAL AS DIRECTED BY THE ENGINEER.
3. ADDITION AGGREGATE BACKFILL MATERIAL (2A PENNDOT) AS DIRECTED BY THE ENGINEER.

SANITARY PIPE TRENCH
N.T.S.



NOTES:
1. ADDITIONAL DEPTH OF EXCAVATION WILL BE REQUIRED IF SUBSOIL IS UNSUITABLE AS DETERMINED BY ENGINEER.
2. BEDDING AND ENVELOPE SHALL BE COMPACTED IN 4" LAYERS.
3. BEDDING AND ENVELOPE SHALL EXTEND TO UNDISTURBED SOIL ON SIDES AND BOTTOM OF TRENCH.
4. ORDINARY BACKFILL: CLEAN DRY EARTH WITH MAXIMUM STONE SIZE OF 6".
5. CONTRACTOR TO COORDINATE GASLINE TRENCHING AND VERIFY REQUIREMENTS WITH GAS COMPANY PRIOR TO EXCAVATION.

TYPICAL GASLINE TRENCH SECTION
N.T.S.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
TERRY P. DEBOOBOOT
PE NO. 84315-E

DATE	REVISIONS
10/14/2026	CITY COMMENTS

NEW STREET MIXED-USE BUILDING

BPG INVESTMENTS II LLC

701 N NEW ST BETHLEHEM, PA 18018

CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

terraform Engineering, LLC
ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 484-995-4622 www.terraformengineering.com

SITE CONSTRUCTION DETAILS

DATE: 06/16/2026
SCALE: AS NOTED
PROJECT NO.: 26012
DRWN: KVA CHKD: TPD

CD-4

SHEET 15 of 15

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