

REVISIONS
DATE

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

LINDEN ST SELF STORAGE
STORAGE FIRST

2955 LINDEN ST
CITY OF BETHLEHEM
NORTHAMPTON COUNTY
BETHLEHEM, PA 18017
PENNSYLVANIA

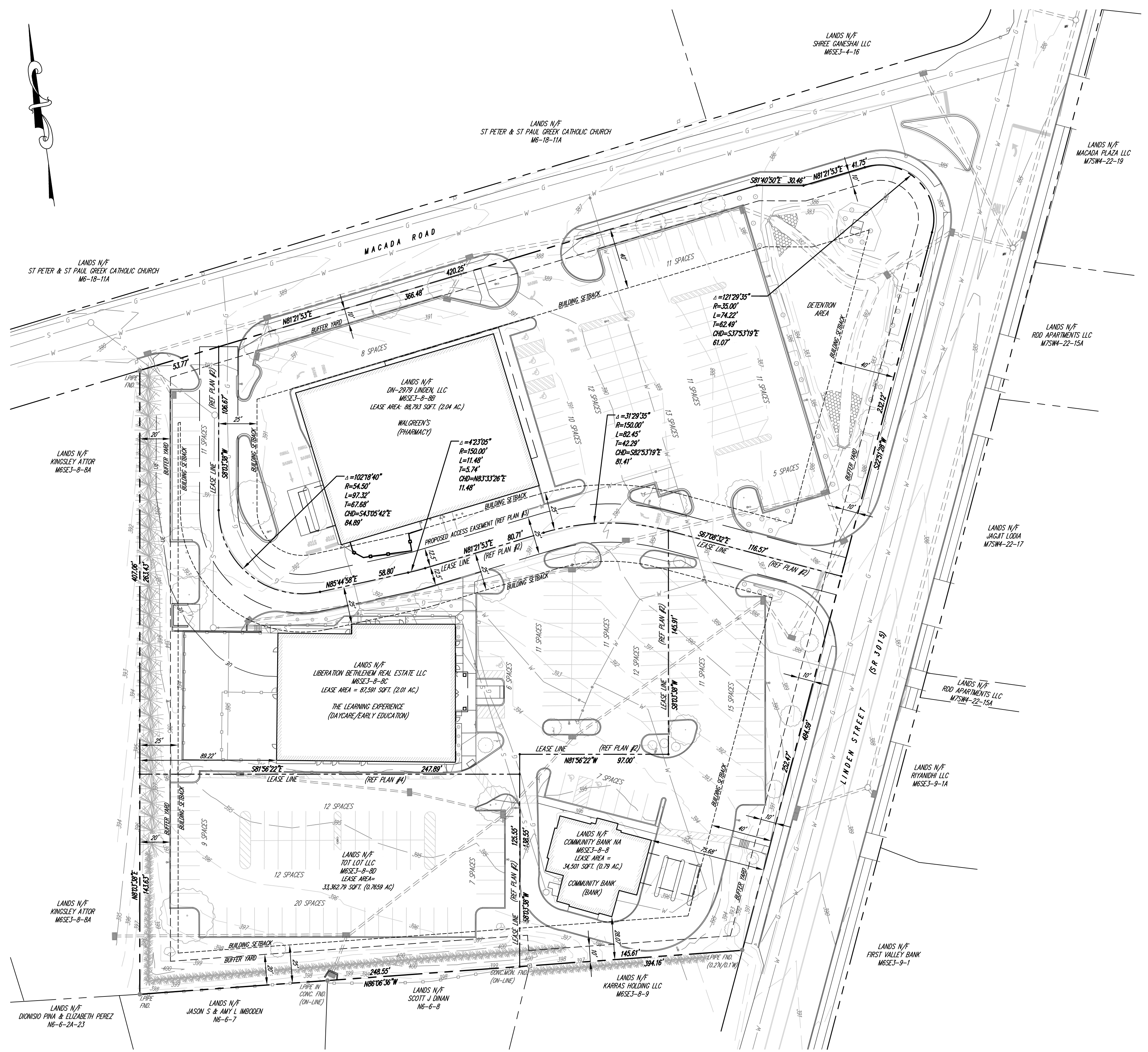
Terraform Engineering, LLC
ONE EAST BROAD STREET, SUITE 210
BETHLEHEM, PA 18018
PHONE: 610-905-4023 www.terraformengineering.com

EXISTING CONDITIONS PLAN

DATE: 04/07/2026
SCALE: 1" = 40'
PROJECT NO.: 26013
DRWN: KVA CHKD: TPD

EC-1

SHEET 02 of 15



REFERENCE NOTES

- 1. THE BOUNDARY AND TOPOGRAPHIC INFORMATION AS SHOWN IS BASED ON A SURVEY PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES IN JULY 2016.
- 2. PLAN ENTITLED IN PART "LINDEN STREET COMMERCIAL CENTER II" PREPARED BY BASCOM AND SIEGER, DATED MAY 23, 2000, LAST REVISED APRIL 4, 2005.
- 3. PROPOSED ACCESS EASEMENT AND PROPERTY LINE AS SHOWN AND DESCRIBED BASED ON "EXISTING FEATURES PLAN FOR LINDEN STREET COMMERCIAL CENTER" BY VAN CLEEF ENGINEERING ASSOCIATES DATED JULY 7, 2016.
- 4. PLAN ENTITLED IN PART "CONDOMINIUM PLAN" PREPARED BY TERRAFORM ENGINEERING, LLC, FOR SHREE RAM HOLDINGS-PA, LLC, DATED DECEMBER 27, 2016.

GENERAL SURVEY NOTES

- 1. THIS BOUNDARY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND REPORT. EASEMENTS, RESTRICTIONS, AND COVENANTS MAY BURDEN TITLE TO THIS PLAT, AND PLAN PREPARER ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF ANY SHOWN EASEMENTS, RESTRICTIONS, OR COVENANTS.
- 2. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATION OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY TERRAFORM ENGINEERING, LLC.

FEMA FLOODPLAIN REFERENCE

THE ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAN, AS REFERENCED TO NATIONAL FLOOD INSURANCE RATE MAP 42095C0262E, EFFECTIVE DATE OF 7/16/2014.

NOTE:

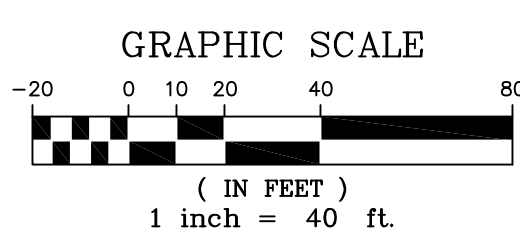
"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND 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.)"

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

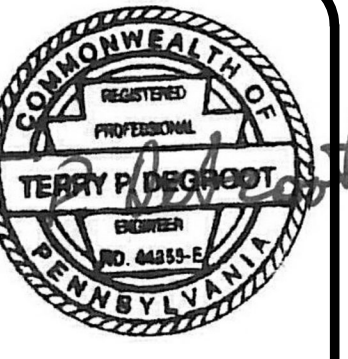
LEGEND

- ADJOINING LOT LINE
- RIGHT-OF-WAY
- IRON PIN/CONCRETE MONUMENT
- BUILDING RESTRICTION LINE
- EASEMENT
- FENCE
- SIGN
- CURBING
- BUILDING
- STORM PIPE/INLET/MANHOLE
- SANITARY PIPE/MANHOLE/CLEAN OUT
- WATER LINE/HYDRANT/VALVE
- GAS LINE & VALVE
- OVERHEAD ELEC/COMM
- UNDERGROUND ELEC/COMM
- UTILITY POLE
- LIGHT POLE
- TREES/SHRUBS
- CONTOUR

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



\\terraform\projects\26013-26015-26016-26017-26018-26019-26020-26021-26022-26023-26024-26025-26026-26027-26028-26029-26030-26031-26032-26033-26034-26035-26036-26037-26038-26039-26040-26041-26042-26043-26044-26045-26046-26047-26048-26049-26050-26051-26052-26053-26054-26055-26056-26057-26058-26059-26060-26061-26062-26063-26064-26065-26066-26067-26068-26069-26070-26071-26072-26073-26074-26075-26076-26077-26078-26079-26080-26081-26082-26083-26084-26085-26086-26087-26088-26089-26090-26091-26092-26093-26094-26095-26096-26097-26098-26099-26100-26101-26102-26103-26104-26105-26106-26107-26108-26109-26110-26111-26112-26113-26114-26115-26116-26117-26118-26119-26120-26121-26122-26123-26124-26125-26126-26127-26128-26129-26130-26131-26132-26133-26134-26135-26136-26137-26138-26139-26140-26141-26142-26143-26144-26145-26146-26147-26148-26149-26150-26151-26152-26153-26154-26155-26156-26157-26158-26159-26160-26161-26162-26163-26164-26165-26166-26167-26168-26169-26170-26171-26172-26173-26174-26175-26176-26177-26178-26179-26180-26181-26182-26183-26184-26185-26186-26187-26188-26189-26190-26191-26192-26193-26194-26195-26196-26197-26198-26199-26200-26201-26202-26203-26204-26205-26206-26207-26208-26209-26210-26211-26212-26213-26214-26215-26216-26217-26218-26219-26220-26221-26222-26223-26224-26225-26226-26227-26228-26229-26230-26231-26232-26233-26234-26235-26236-26237-26238-26239-26240-26241-26242-26243-26244-26245-26246-26247-26248-26249-26250-26251-26252-26253-26254-26255-26256-26257-26258-26259-26260-26261-26262-26263-26264-26265-26266-26267-26268-26269-26270-26271-26272-26273-26274-26275-26276-26277-26278-26279-26280-26281-26282-26283-26284-26285-26286-26287-26288-26289-26290-26291-26292-26293-26294-26295-26296-26297-26298-26299-26300-26301-26302-26303-26304-26305-26306-26307-26308-26309-26310-26311-26312-26313-26314-26315-26316-26317-26318-26319-26320-26321-26322-26323-26324-26325-26326-26327-26328-26329-26330-26331-26332-26333-26334-26335-26336-26337-26338-26339-26340-26341-26342-26343-26344-26345-26346-26347-26348-26349-26350-26351-26352-26353-26354-26355-26356-26357-26358-26359-26360-26361-26362-26363-26364-26365-26366-26367-26368-26369-26370-26371-26372-26373-26374-26375-26376-26377-26378-26379-26380-26381-26382-26383-26384-26385-26386-26387-26388-26389-26390-26391-26392-26393-26394-26395-26396-26397-26398-26399-26400-26401-26402-26403-26404-26405-26406-26407-26408-26409-26410-26411-26412-26413-26414-26415-26416-26417-26418-26419-26420-26421-26422-26423-26424-26425-26426-26427-26428-26429-26430-26431-26432-26433-26434-26435-26436-26437-26438-26439-26440-26441-26442-26443-26444-26445-26446-26447-26448-26449-26450-26451-26452-26453-26454-26455-26456-26457-26458-26459-26460-26461-26462-26463-26464-26465-26466-26467-26468-26469-26470-26471-26472-26473-26474-26475-26476-26477-26478-26479-26480-26481-26482-26483-26484-26485-26486-26487-26488-26489-26490-26491-26492-26493-26494-26495-26496-26497-26498-26499-26500-26501-26502-26503-26504-26505-26506-26507-26508-26509-26510-26511-26512-26513-26514-26515-26516-26517-26518-26519-26520-26521-26522-26523-26524-26525-26526-26527-26528-26529-26530-26531-26532-26533-26534-26535-26536-26537-26538-26539-26540-26541-26542-26543-26544-26545-26546-26547-26548-26549-26550-26551-26552-26553-26554-26555-26556-26557-26558-26559-26560-26561-26562-26563-26564-26565-26566-26567-26568-26569-26570-26571-26572-26573-26574-26575-26576-26577-26578-26579-26580-26581-26582-26583-26584-26585-26586-26587-26588-26589-26590-26591-26592-26593-26594-26595-26596-26597-26598-26599-26600-26601-26602-26603-26604-26605-26606-26607-26608-26609-26610-26611-26612-26613-26614-26615-26616-26617-26618-26619-26620-26621-26622-26623-26624-26625-26626-26627-26628-26629-26630-26631-26632-26633-26634-26635-26636-26637-26638-26639-26640-26641-26642-26643-26644-26645-26646-26647-26648-26649-26650-26651-26652-26653-26654-26655-26656-26657-26658-26659-26660-26661-26662-26663-26664-26665-26666-26667-26668-26669-26670-26671-26672-26673-26674-26675-26676-26677-26678-26679-26680-26681-26682-26683-26684-26685-26686-26687-26688-26689-26690-26691-26692-26693-26694-26695-26696-26697-26698-26699-26700-26701-26702-26703-26704-26705-26706-26707-26708-26709-26710-26711-26712-26713-26714-26715-26716-26717-26718-26719-26720-26721-26722-26723-26724-26725-26726-26727-26728-26729-26730-26731-26732-26733-26734-26735-26736-26737-26738-26739-26740-26741-26742-26743-26744-26745-26746-26747-26748-26749-26750-26751-26752-26753-26754-26755-26756-26757-26758-26759-26760-26761-26762-26763-26764-26765-26766-26767-26768-26769-26770-26771-26772-26773-26774-26775-26776-26777-26778-26779-26780-26781-26782-26783-26784-26785-26786-26787-26788-26789-26790-26791-26792-26793-26794-26795-26796-26797-26798-26799-26800-26801-26802-26803-26804-26805-26806-26807-26808-26809-26810-26811-26812-26813-26814-26815-26816-26817-26818-26819-26820-26821-26822-26823-26824-26825-26826-26827-26828-26829-26830-26831-26832-26833-26834-26835-26836-26837-26838-26839-26840-26841-26842-26843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REVISIONS

DATE
LINDEN ST SELF STORAGE
STORAGE FIRST
2955 LINDEN ST
CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

Terraform
Engineering, LLC
ONE EAST BROAD STREET, SUITE 210
BETHLEHEM, PA 18018
PHONE: 610-930-4022 www.terraformengineering.com

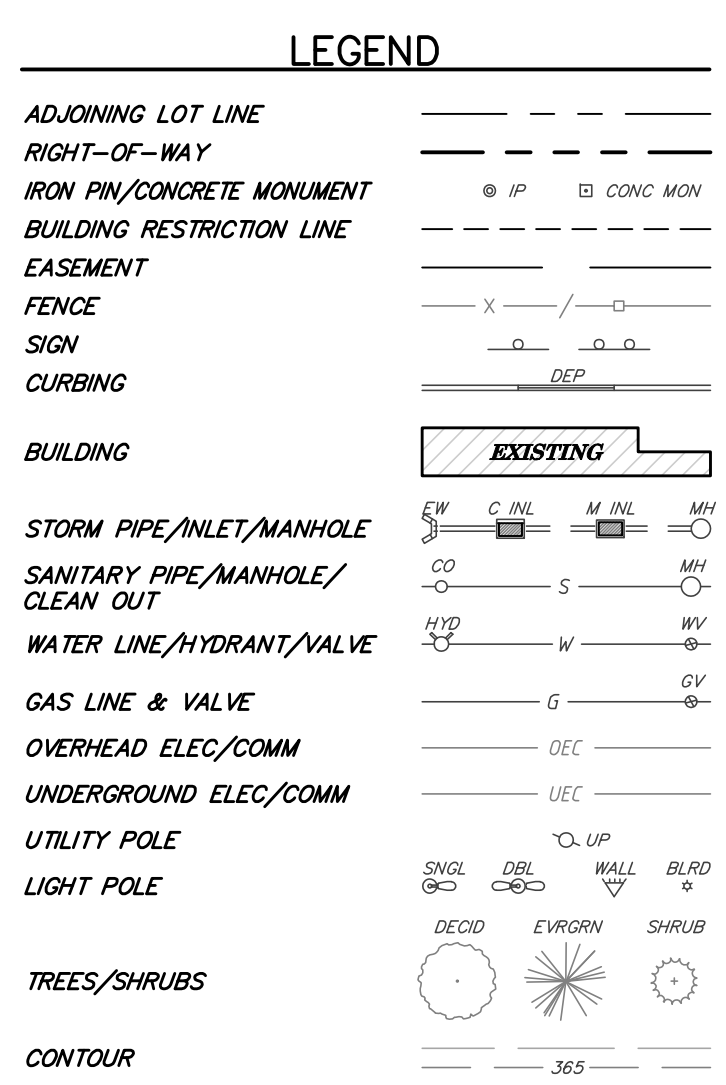
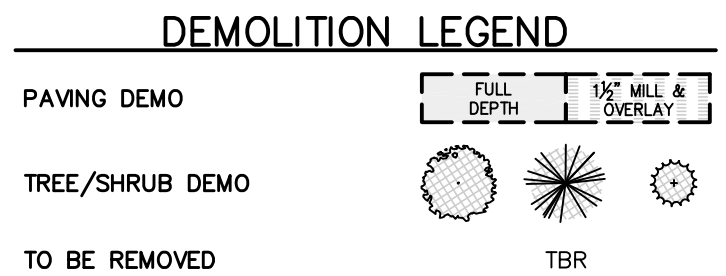
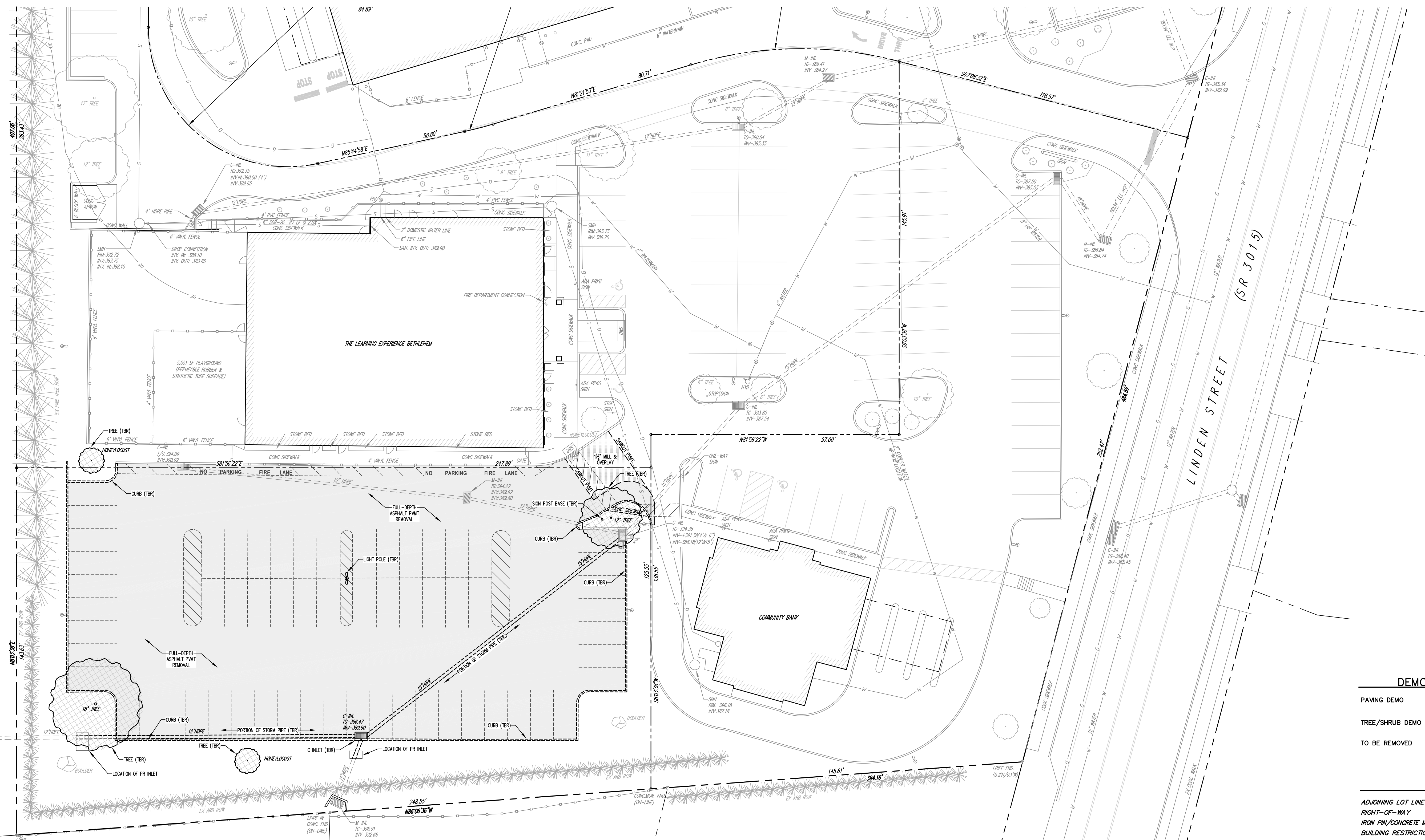
DEMOLITION
PLAN

DATE: 04/07/2026
SCALE: 1" = 20'
PROJECT NO.: 26013
DRWN: KVA CHKD: TPD

DP-1

SHEET 03 of 15

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

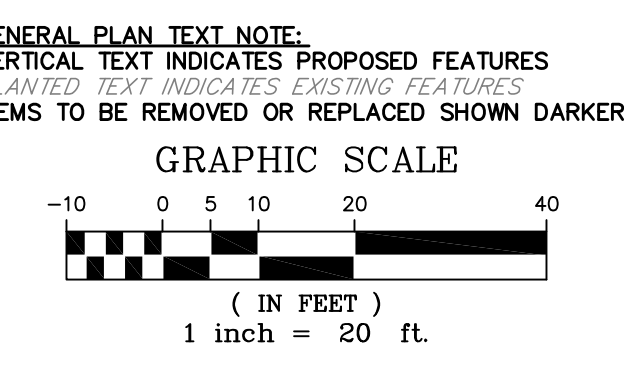


- DEMOLITION NOTES**
1. FEATURES, UTILITIES, ITEMS, ETC., THAT ARE TO BE REMOVED, ARE LABELED, SHOWN DARKER, AND/OR HATCHED AS INDICATED IN THE DEMOLITION LEGEND.
 2. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ANY AND ALL EXISTING FEATURES THAT ARE IN ANY AND ALL OF THE AREAS OF 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. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR STORING AND PROTECTION OF ALL ITEMS THAT ARE TO BE RELOCATED UNTIL THE TIME OF INSTALLATION. THE CONTRACTOR SHALL REPLACE ALL RELOCATED ITEMS THAT ARE DAMAGED DURING REMOVAL, STORAGE, OR INSTALLATION.
 8. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION OF ALL UTILITIES ON SITE TO BE REMOVED. CONTRACTORS SHALL COORDINATE WITH EACH PRIME CONTRACTOR, CONSTRUCTION MANAGER, AND THE OWNER.
 9. 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.
 10. 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: UG (GAS), CITY OF BETHLEHEM (WATER & SEWER), PPL (ELECTRIC) OR FRONTIER, GREENLIGHT, COMCAST, MCI, SVC ELEC, VERIZON, ETC. (COMMUNICATIONS)
 11. 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.).

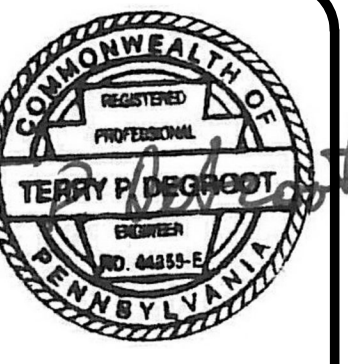
12. STORMWATER AND SANITARY LINES, STRUCTURES (INLETS, MANHOLES, VALVES, CLEANOUTS, ETC.) SHALL BE REMOVED IN THEIR ENTIRETY. OTHER UTILITIES SHALL BE REMOVED TO A MINIMUM OF THREE (3) FOOT BELOW FINISHED GRADE, UNLESS NOTED OTHERWISE.
13. ALL OPENINGS IN STORM SEWER STRUCTURES RESULTING FROM PIPE REMOVAL SHALL BE FILLED WITH SEWER BRICK AND MORTAR OR REPLACED, AS DIRECTED BY THE MUNICIPAL ENGINEER.
14. ALL UTILITIES TO BE REMOVED SHALL BE CAPPED AND SEALED AS DIRECTED AND/OR REQUIRED BY THE UTILITY OWNER.
15. ALL UTILITY PIPING TO BE ABANDONED BUT NOT REMOVED SHALL BE FILLED WITH FLOWABLE FILL.
16. 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.
17. 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.

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.)

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



SCALE: 1" = 20'



REVISIONS

DATE

LINDEN ST SELF STORAGE
STORAGE FIRST
 2955 LINDEN ST
 CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

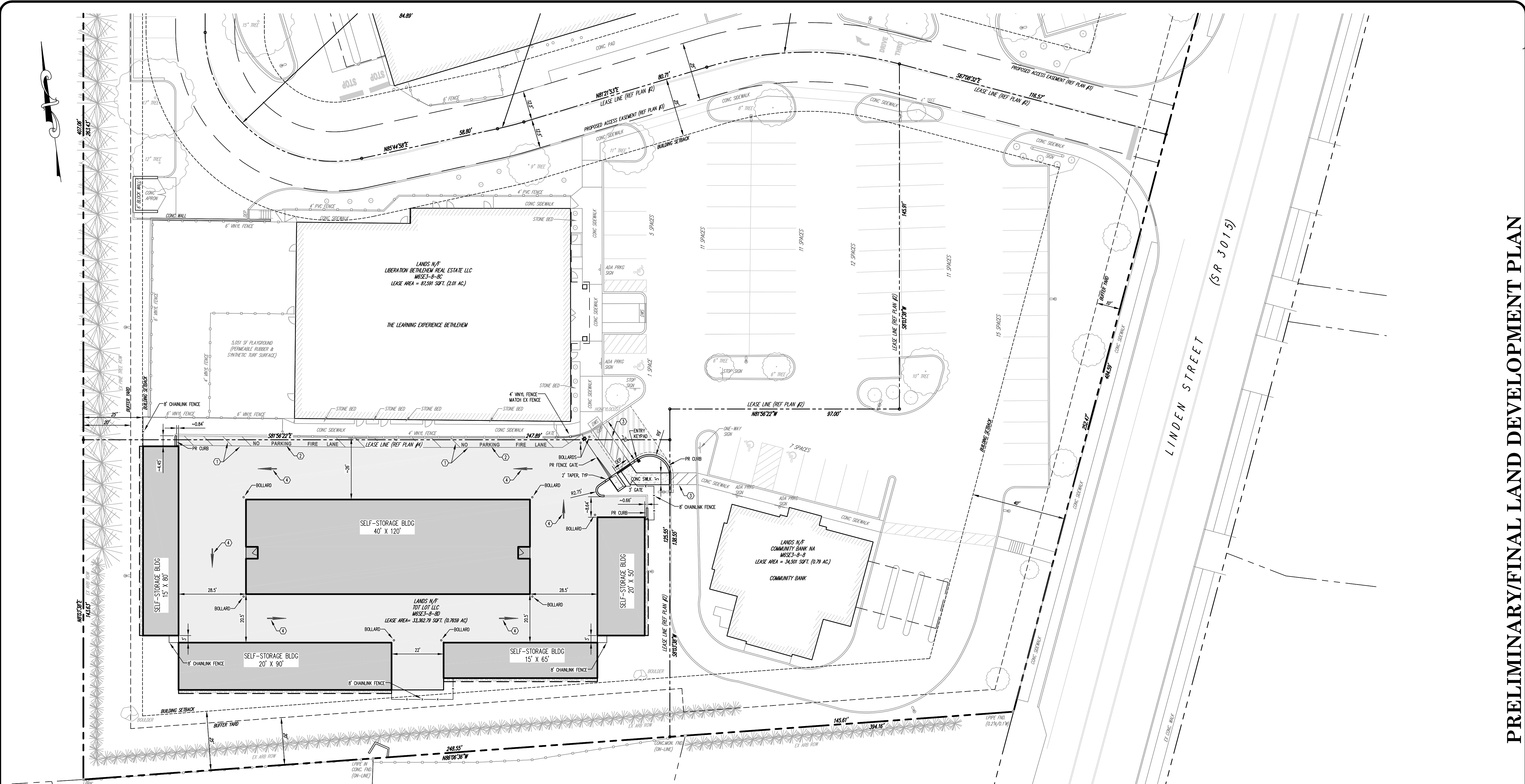


SITE PLAN

DATE: 04/07/2026
 SCALE: 1" = 20'
 PROJECT NO.: 26013
 DRWN: KVA CHKD: TPD

SP-2

SHEET 05 of 15



PAVEMENT MARKINGS	
SYM	DESCRIPTION
①	FIRE LANE ACCESS AISLE OR GORE AREA (4" SINGLE YELLOW OUTLINE & 4" YELLOW LINES @ 69" C-C @ 45") * (4" STRIP FROM EXISTING CURB)
②	BLOCK LETTERING (18" TALL, YELLOW); "NO PARKING FIRE LANE" *
③	CROSSWALK GORE AREA (4" SINGLE WHITE OUTLINE & 4" WHITE LINES @ 36" C-C @ 45") **
④	STRAIGHT ARROW (8" LONG, WHITE) **

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.

NOTE:
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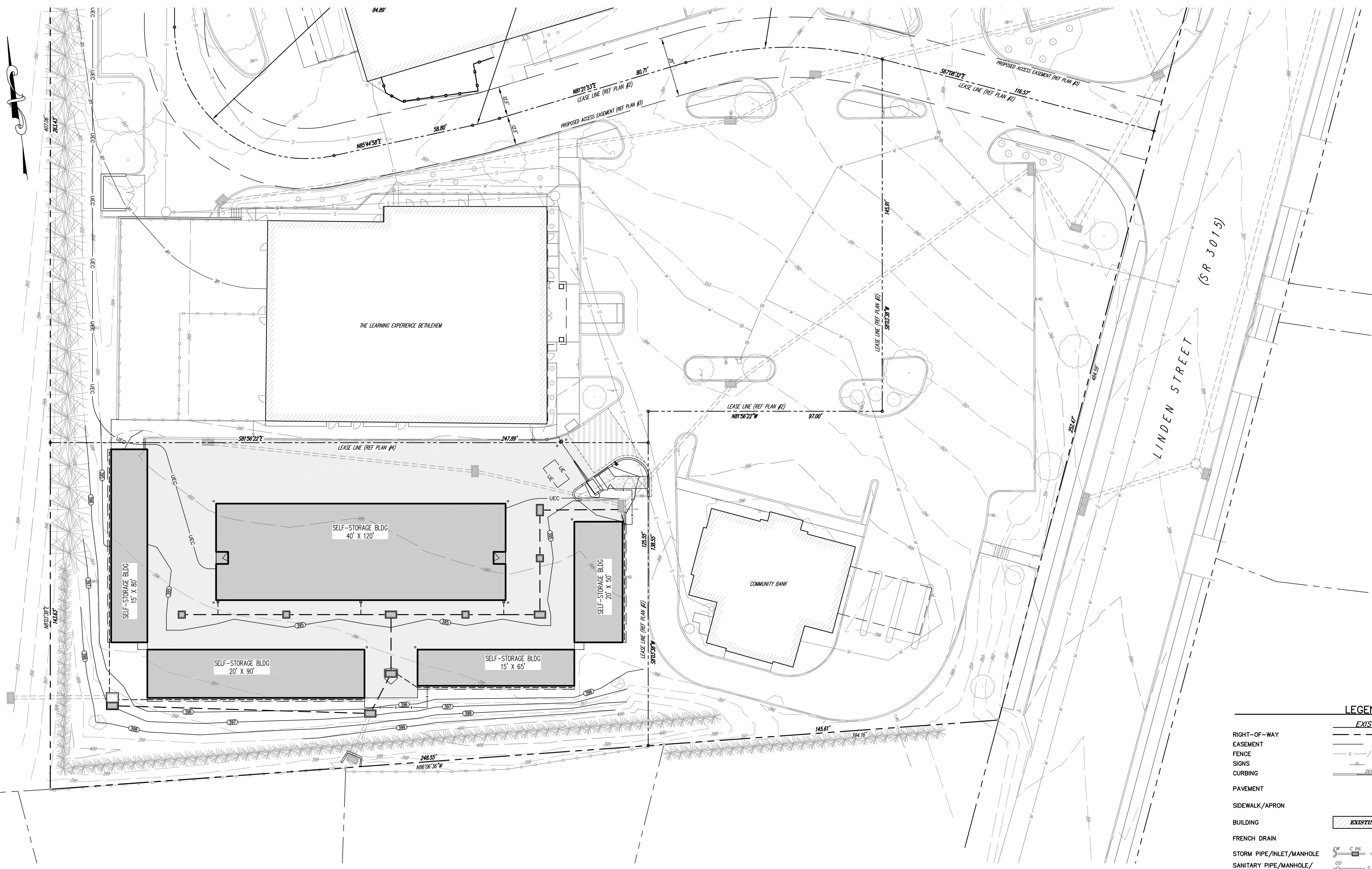
LEGEND	
EXISTING	PROPOSED
ADJOINING LOT LINE	---
RIGHT-OF-WAY	---
IRON PIN/CONCRETE MONUMENT	⊙ IP ⊠ CONC MON
BUILDING RESTRICTION LINE	---
EASEMENT	---
FENCE	---
SIGNS	---
CURBING	---
PAVEMENT	FULL DEPTH CONCRETE, 1 1/2" MILL & OVERLAY
SIDEWALK/APRON	CONCRETE
BUILDING	EXISTING, PROPOSED
FRENCH DRAIN	---
UTILITY POLE	SWGL, DRL, WALL, BLRD, SNG, DBL, WALL, BLRD
LIGHT POLE	---

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

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

1" = 20' (VERTICAL SCALE) 1" = 20' (HORIZONTAL SCALE)



GRADING NOTES

- 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.
- 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.
- 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.
- NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPOIL. TOPSOIL MUST BE REDISTRIBUTED ON THE SITE UNIFORMLY. ALL AREAS OF THE SITE SHALL BE STABILIZED BY SEEDING OR PLANTING IN ACCORDANCE WITH MUNICIPAL STABILIZATION STANDARDS.
- NO LAND DEVELOPMENT ACTIVITY SHALL BE PERMITTED TO WILLFULLY AND ACTIVELY REMOVE SOIL FROM THE MUNICIPALITY AND TRANSPORT OR OTHERWISE MOVE SAID SOIL OUT OF THE MUNICIPALITY. WHENEVER EARTH DISTURBANCE OCCURS, THE DISTURBED SOIL SHALL REMAIN ON THE SAME SITE UNLESS CONSTRAINTS OF THE SITE CREATE A POTENTIAL HARM TO RESIDENTS OR THE ENVIRONMENT.
- ALL AREAS MUST DRAIN TO THE DESIGNED DRAINAGE POINTS. NO PUDDLES SHALL BE PERMITTED.
- 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 SITE PLAN (C3.01) FOR CURB TYPES, REVEALS, AND LIMITS. SEE SHEET C9.01 FOR TYPICAL CURB DETAILS.

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LEGEND

	EXISTING	PROPOSED
RIGHT-OF-WAY	---	---
EASEMENT	---	---
FENCE	X / - / -	X / - / -
SIGNS	○ / ○ / ○	○ / ○ / ○
CURBING	---	---
PAVEMENT	---	---
SIDEWALK/APRON	---	---
BUILDING	---	---
FRENCH DRAIN	---	---
STORM PIPE/INLET/MANHOLE	---	---
SANITARY PIPE/MANHOLE/CLEAN OUT	---	---
WATER LINE/HYDRANT/VALVE	---	---
GAS LINE & VALVE	---	---
OVERHEAD ELEC/COMM	---	---
UNDERGROUND ELEC/COMM	---	---
UTILITY POLE	---	---
LIGHT POLE	---	---
TREES/SHRUBS	---	---
CONTOUR	---	---
SPOT	---	---

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

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 1-800-242-1776

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN



DATE	REVISIONS

LINDEN ST SELF STORAGE STORAGE FIRST
 2955 LINDEN ST
 CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

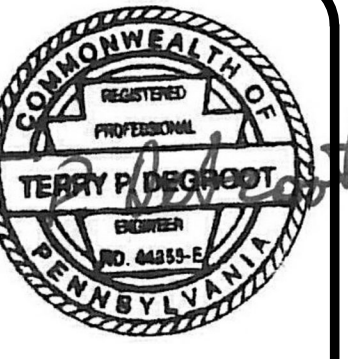
Terraform Engineering, LLC
 ONE EAST BROAD STREET, SUITE 310
 BETHLEHEM, PA 18018
 PHONE: 610-935-4023 www.terraformengineering.com

OVERALL GRADING PLAN

DATE: 04/07/2026
 SCALE: 1" = 20'
 PROJECT NO.: 26013
 DRWN: KVA CHKD: TPD

GP-1

SHEET 06 of 15



REVISIONS

DATE

LINDEN ST SELF STORAGE
STORAGE FIRST
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 CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

Terraform
 Engineering, LLC
 ONE EAST BROAD STREET, SUITE 200
 BETHLEHEM, PA 18018
 PHONE: 610-935-4023 www.terraformengineering.com

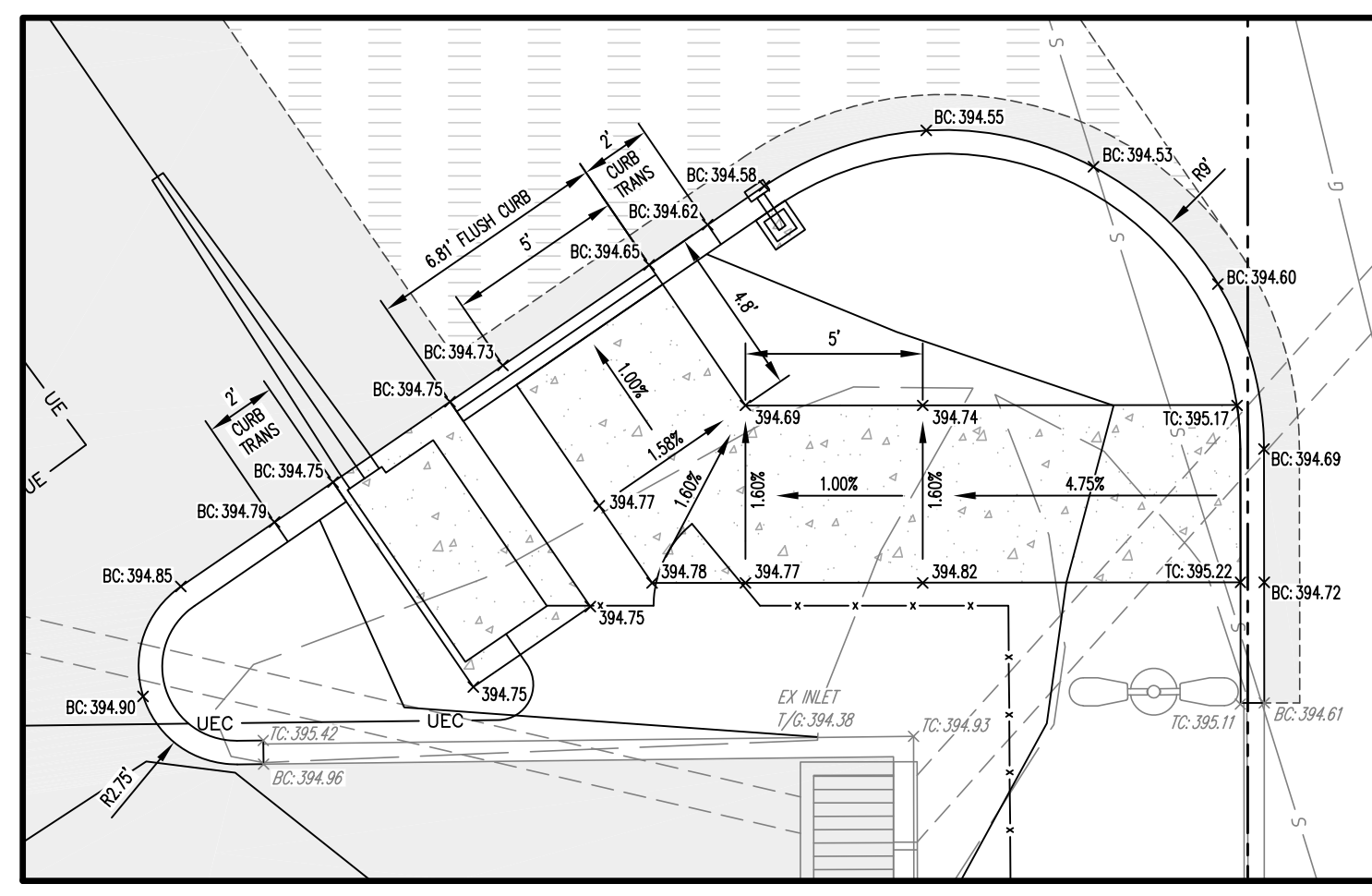
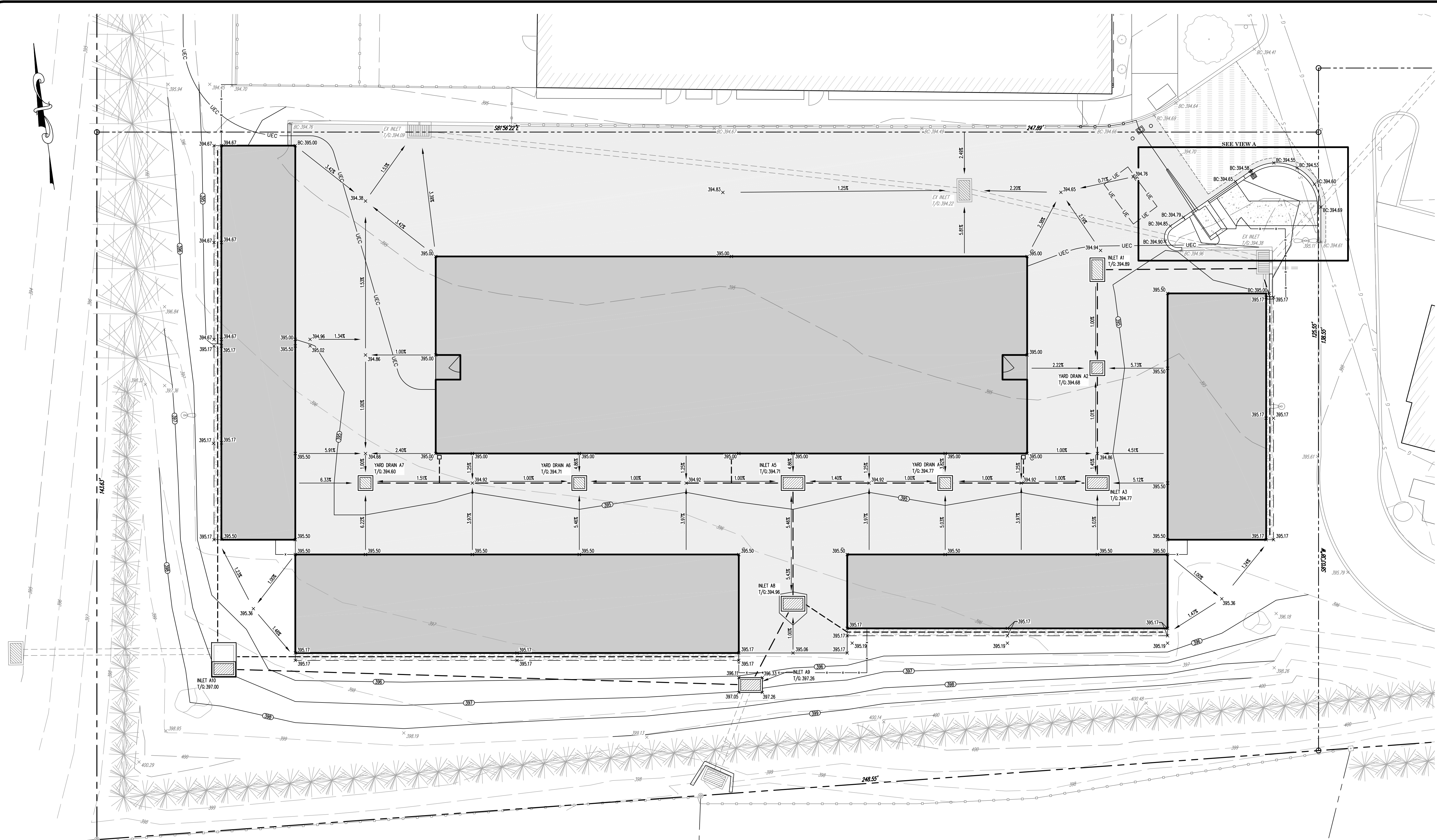
GRADING PLAN

DATE: 04/07/2026
 SCALE: 1" = 10'
 PROJECT NO.: 26013
 DRWN: KVA CHKD: TPD

GP-2

SHEET 07 of 15

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

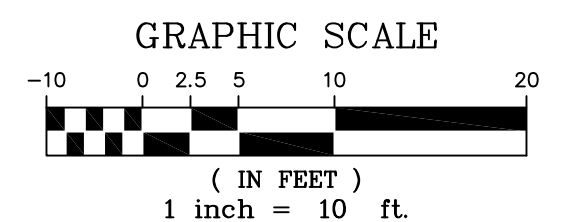


VIEW A - ENTRANCE GATE & SIDEWALK
SCALE: 1" = 5'

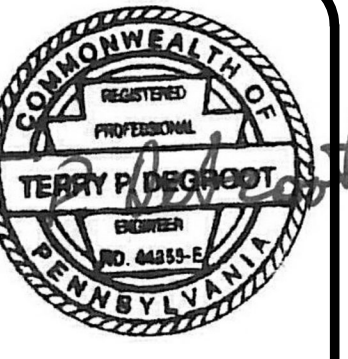
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 Pennsylvania One Call System, Inc.
 1-800-242-1776

GENERAL PLAN TEXT NOTE:
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 SLANTED TEXT INDICATES EXISTING FEATURES



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REVISIONS

DATE
LINDEN ST SELF STORAGE
STORAGE FIRST
2955 LINDEN ST
CITY OF BETHLEHEM
NORTHAMPTON COUNTY
BETHLEHEM, PA 18017
PENNSYLVANIA



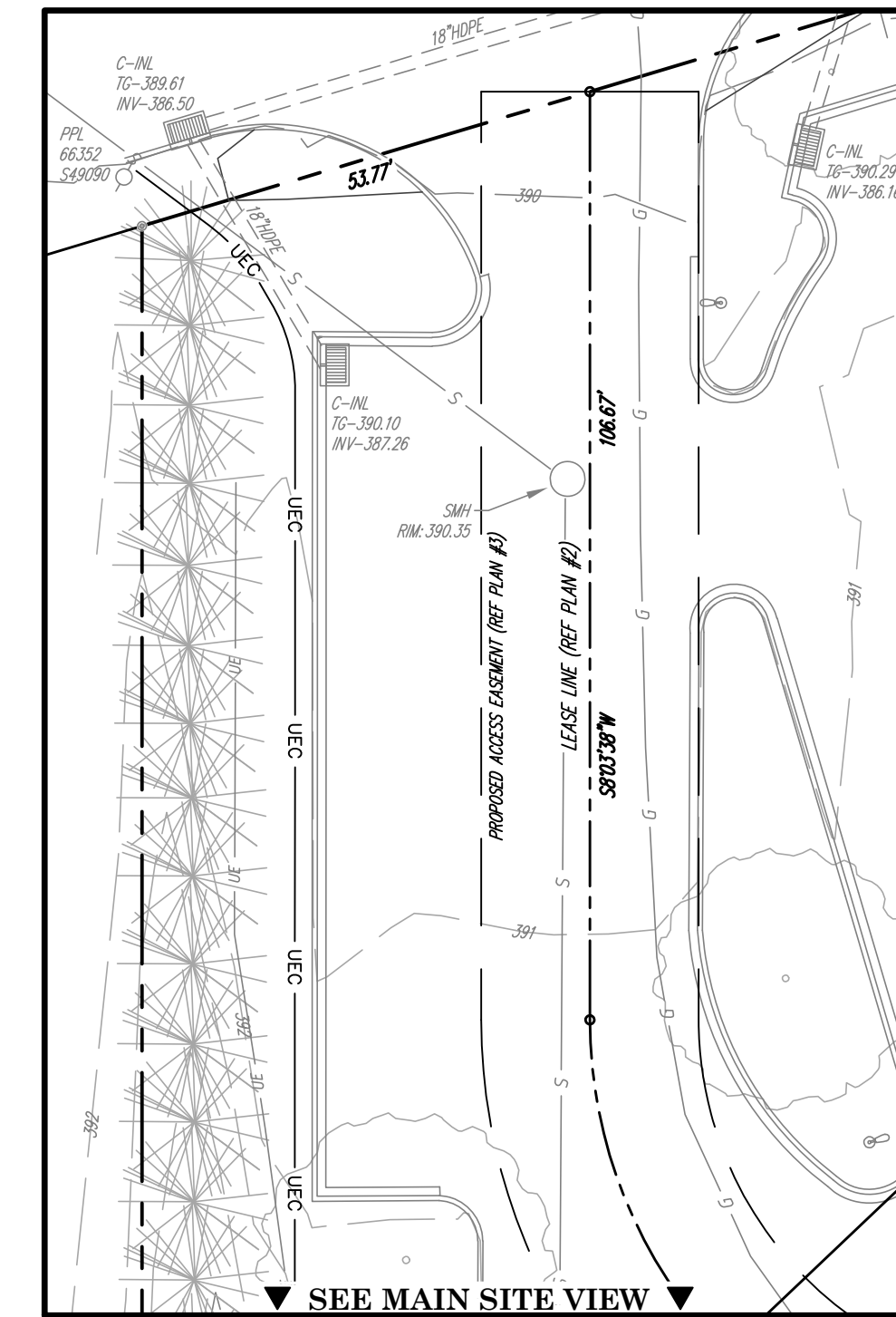
UTILITY PLAN

DATE: 04/07/2026
SCALE: 1" = 20'
PROJECT NO.: 26013
DRWN: KVA CHKD: TPD

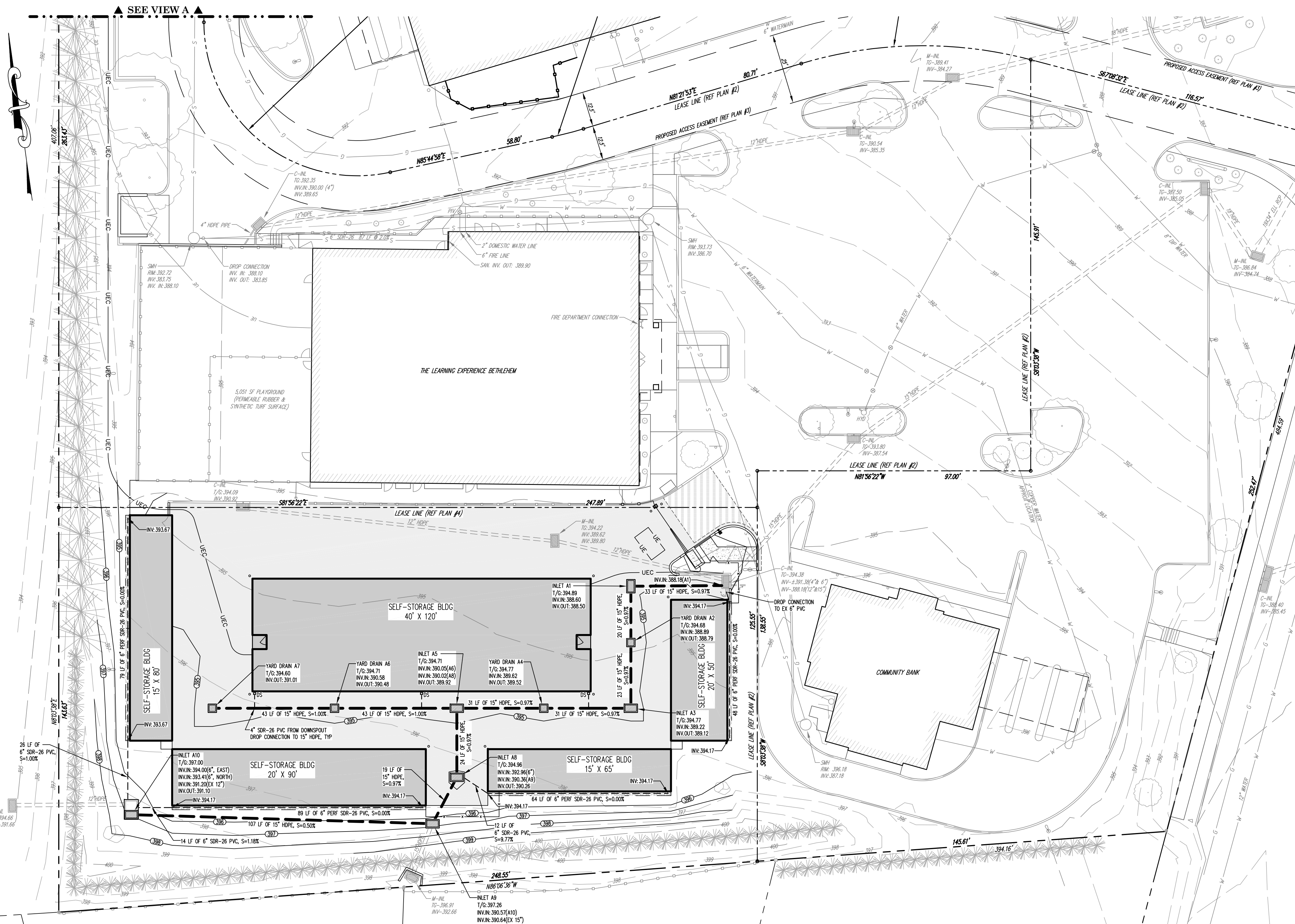
UP-1

SHEET 08 of 15

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN



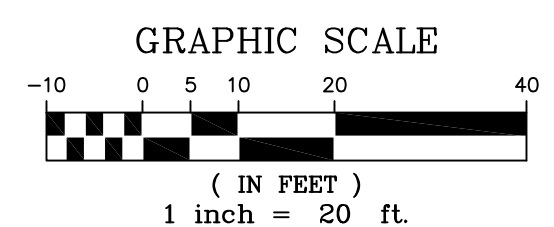
SEE MAIN SITE VIEW
VIEW A
ELECTRIC SERVICE



LEGEND

Table with columns for EXISTING and PROPOSED features. Rows include: RIGHT-OF-WAY EASEMENT, FENCE, SIGNS, CURBING, PAVEMENT, SIDEWALK/APRON, BUILDING, FRENCH DRAIN, STORM PIPE/INLET/MANHOLE, SANITARY PIPE/MANHOLE/CLEAN OUT, WATER LINE/HYDRANT/VALVE, GAS LINE & VALVE, OVERHEAD ELEC/COMM, UNDERGROUND ELEC/COMM, UTILITY POLE, LIGHT POLE, TREES/SHRUBS, CONTOUR, and CDAT.

GENERAL PLAN TEXT NOTE:
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SLANTED TEXT INDICATES EXISTING FEATURES



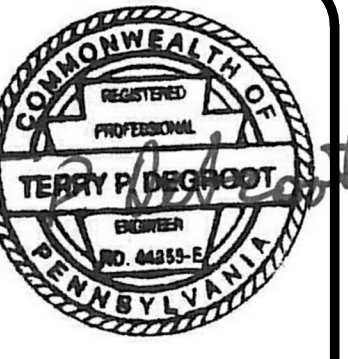
UTILITY NOTES

- 1. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS...
2. THESE PLANS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION...
3. ALL WORK SHALL BE DONE WITHIN THE PROPERTY BOUNDARY OF THE OWNER...
4. REFER TO PROFILE SHEETS FOR ADDITIONAL UTILITY INFORMATION...
5. ALL STORM AND SANITARY PIPE LENGTHS ARE MEASURED TO THE CENTER OF THE STRUCTURES...
6. CONTRACTOR(S) SHALL ADJUST ANY/ALL EXISTING UTILITY STRUCTURE FRAMES, COVERS, MANHOLES, VALVE BOXES, CLEANOUTS, ETC. WITHIN THE LIMITS/AREAS OF DISTURBANCE...
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...
9. DOWNSPOUT PIPES (DS) AND ROOF DRAINS (RD) SHALL UTILIZE SDR-26 PVC AT A MINIMUM SLOPE OF 1.0% UNLESS SPECIFICALLY INDICATED OTHERWISE...
10. ROOF DRAIN PIPE CONNECTIONS TO OTHER STORM PIPES SHALL BE MADE WITH A SADDLE TEE...
11. PROPOSED CONSTRUCTION AND UTILITY CONNECTIONS SHALL BE IN ACCORDANCE WITH THE LATEST CONSTRUCTION STANDARDS OF THE UTILITY PROVIDER...
12. REFER TO ELECTRICAL PLANS FOR SITE ELECTRICAL SYSTEM LAYOUT AND ALL RELATED DETAILS...
13. CONTRACTOR(S) SHALL COORDINATE THE ELEVATION OF UTILITIES ENTERING AND EXITING THE BUILDING BETWEEN THE GC, EC, AND MC...
14. ALL ELECTRIC POWER, TELEPHONE, CABLE TELEVISION, GAS, AND OTHER UTILITIES SHALL BE PLACED UNDERGROUND WHERE FEASIBLE...
15. THE GC SHALL COORDINATE INSTALLATION OF THE GAS LINE WITH UOI. GAS LINE TRENCH EXCAVATION, BEDDING, AND BACKFILL SHALL BE BY THE GC. PIPE INSTALLATION SHALL BE PERFORMED BY UGI.

NOTE:

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SCALE: 1" = 20'



REVISIONS

DATE
LINDEN ST SELF STORAGE
STORAGE FIRST
2955 LINDEN ST
CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA
BETHLEHEM, PA 18017
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

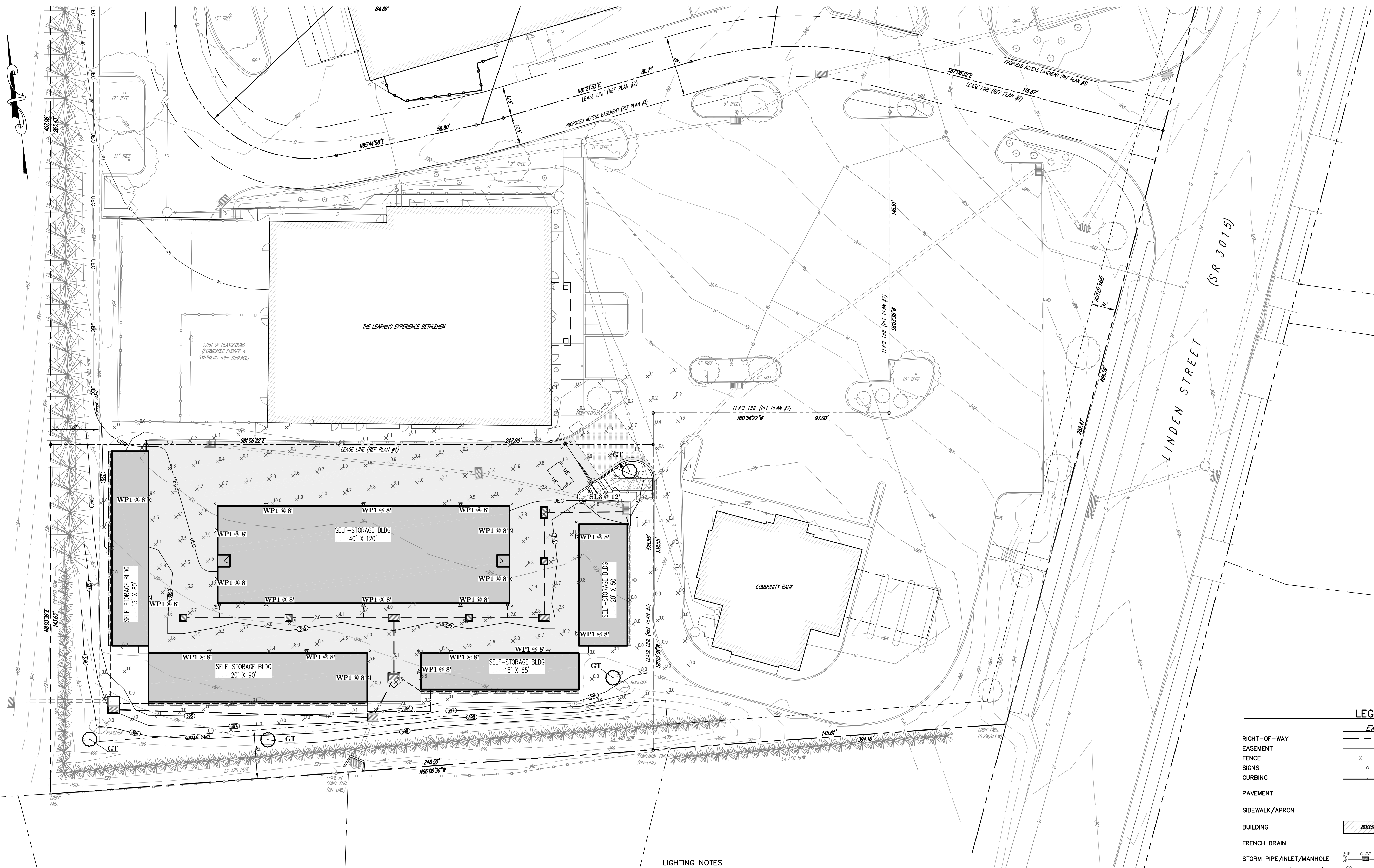


LANDSCAPING & LIGHTING PLAN

DATE: 04/07/2026
SCALE: 1" = 20'
PROJECT NO.: 26013
DRWN: KVA CHKD: TPD

LP-1

SHEET 10 of 15



PLANT MATERIAL LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE & CONDITION	SPACING	REMARKS
GT	4	GLEDITSIA TRIACANTHOS VAR INERMIS	THORNLESS COMMON HONEYLOCUST	2 1/2" CAL., B&B	AS SHOWN	FULL, BRANCHED CANOPY, SINGLE LEADER

Lighting Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Lumens per Lamp	LLF	Wattage
WP1	WP1		20	Lithonia Lighting	WPX1 LED P2 40K Mvolt	2913	0.95	24.42
SL3	SL3		1	Lithonia Lighting	EAX1 P1 SWW2 50	5638	0.95	32.96

LIGHTING NOTES

- GLARE SHALL BE CONTROLLED IN ACCORDANCE WITH ZONING ORDINANCE STANDARDS (§1318.25 - LIGHTING CONTROL).
- ALL LUMINAIRES SHALL BE DARK SKY COMPLIANT.

LANDSCAPING NOTES

- 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.
- 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.
- 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.
- ALL AREAS SPECIFIED OR PROPOSED TO BE COVERED IN GRASS OR GRASS/GROUND COVER COMBINATIONS, WILL BE PREPARED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT PUBLICATION 408 SPECIFICATIONS, AS AMENDED.
- PROPOSED PLANT MATERIAL SHALL NOT BE PLANTED UNTIL THE FINISH GRADING OF THE SITE HAS BEEN COMPLETED.
- PROPOSED TREES SHALL NOT BE PLANTED ATOP ANY PROPOSED OR EXISTING UTILITY.
- PROPOSED PLANT MATERIAL SHALL NOT BE PLANTED WITHIN ANY MUNICIPAL EASEMENT.
- REFER TO THE SEEDING SCHEDULE ON SHEET ES-2 FOR SEEDING SPECIFICATIONS.
- 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.

NOTE:

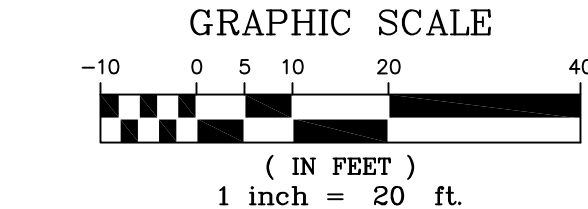
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LEGEND

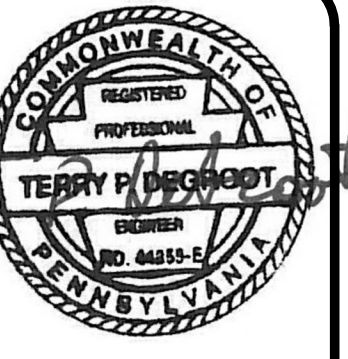
	EXISTING	PROPOSED
RIGHT-OF-WAY		
EASEMENT		
FENCE		
SIGNS		
CURBING		
PAVEMENT		
SIDEWALK/APRON		
BUILDING		
FRENCH DRAIN		
STORM PIPE/INLET/MANHOLE		
SANITARY PIPE/MANHOLE/CLEAN OUT		
WATER LINE/HYDRANT/VALVE		
GAS LINE & VALVE		
OVERHEAD ELEC/COMM		
UNDERGROUND ELEC/COMM		
UTILITY POLE		
LIGHT POLE		
TREES/SHRUBS		
CONTOUR		

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REVISIONS

DATE

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STORAGE FIRST
2955 LINDEN ST
CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

Terraform Engineering, LLC
ONE EAST BROAD STREET, SUITE 230
BETHLEHEM, PA 18018
PHONE: 610-936-4622 www.terraformengineering.com

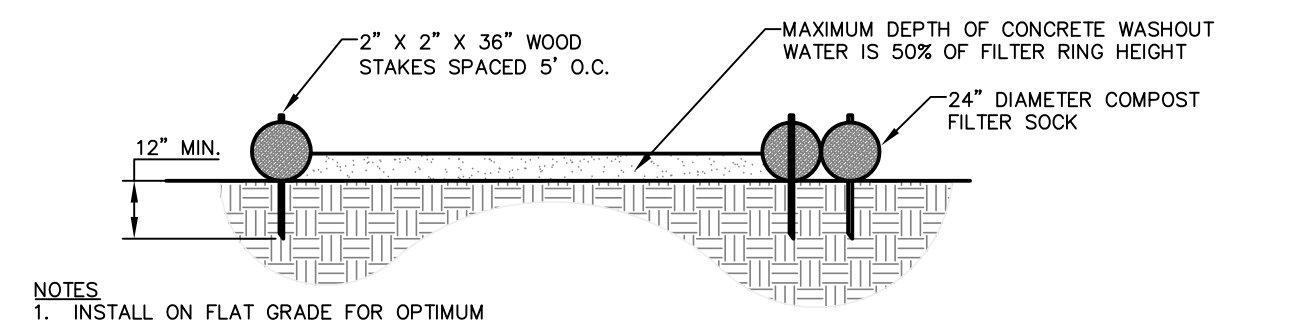
EROSION & SEDIMENT CONTROL DETAILS

DATE: 04/07/2026
SCALE: AS NOTED
PROJECT NO.: 26013
DRWN: KVA CHKD: TPD

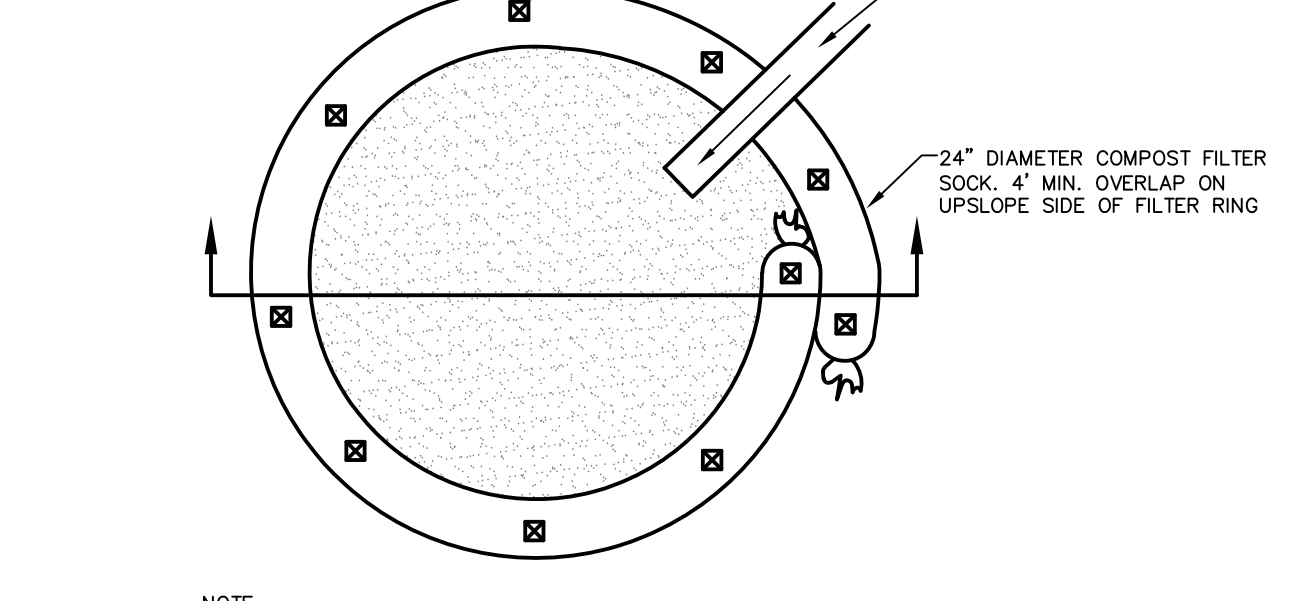
ES-2

SHEET 12 of 15

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN



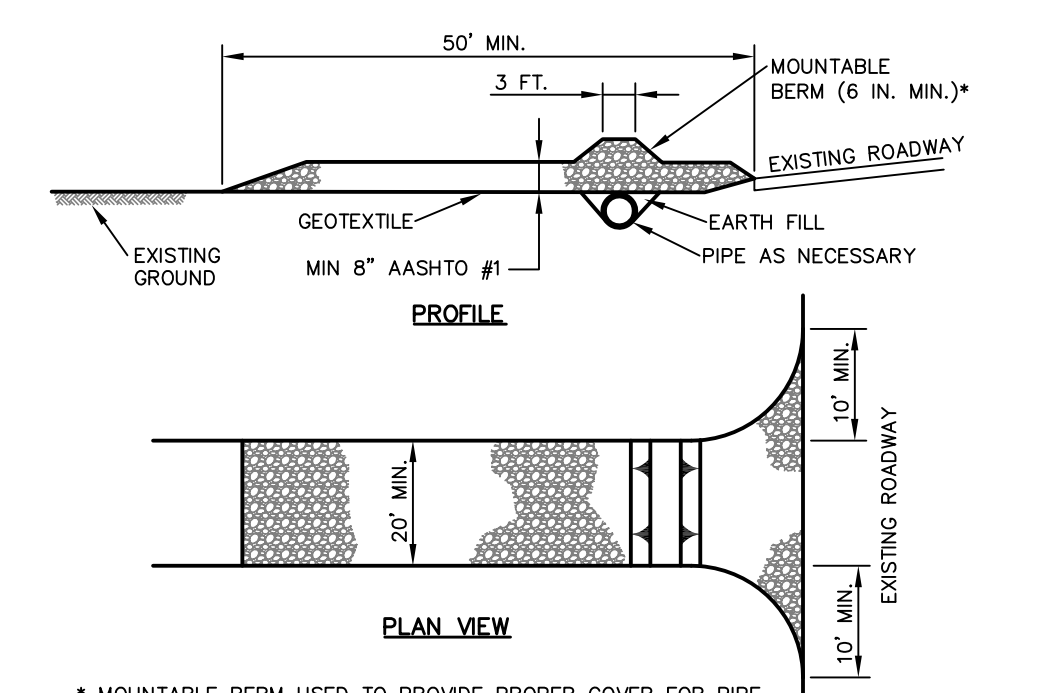
NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.



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.

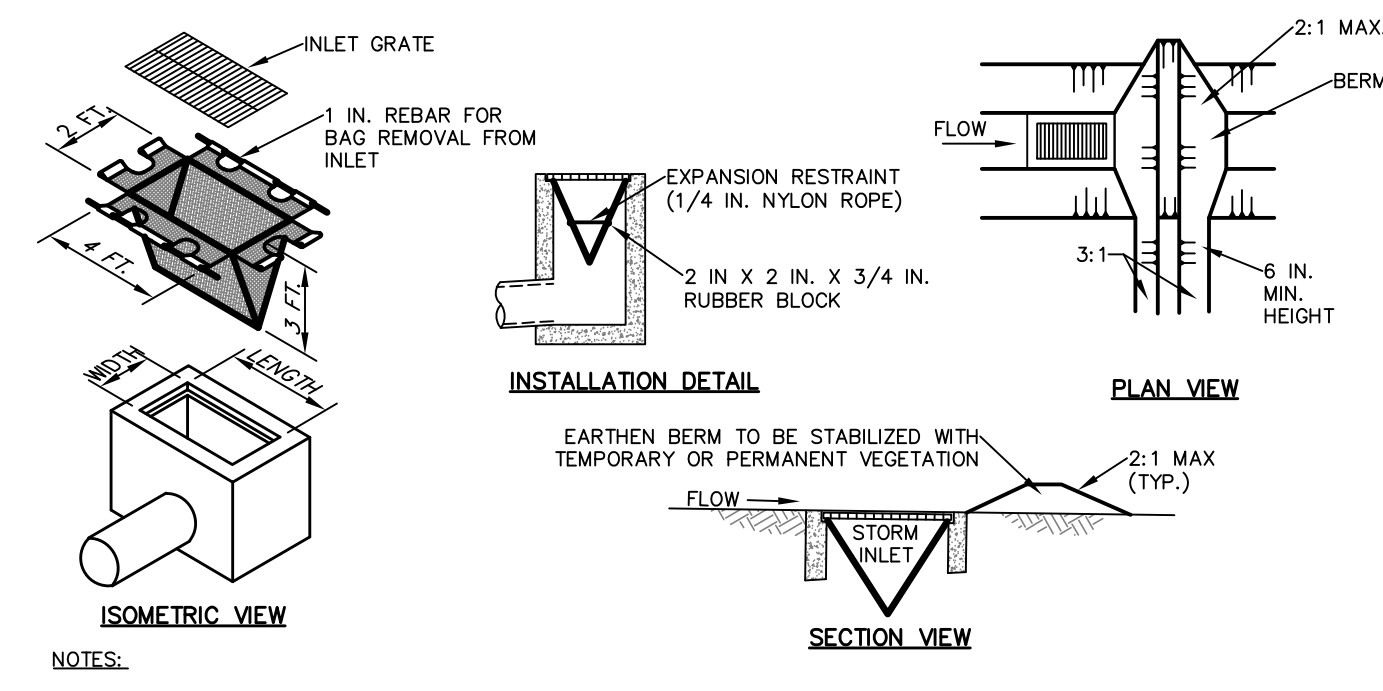
COMPOST SOCK WASHOUT INSTALLATION
N.T.S.



* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

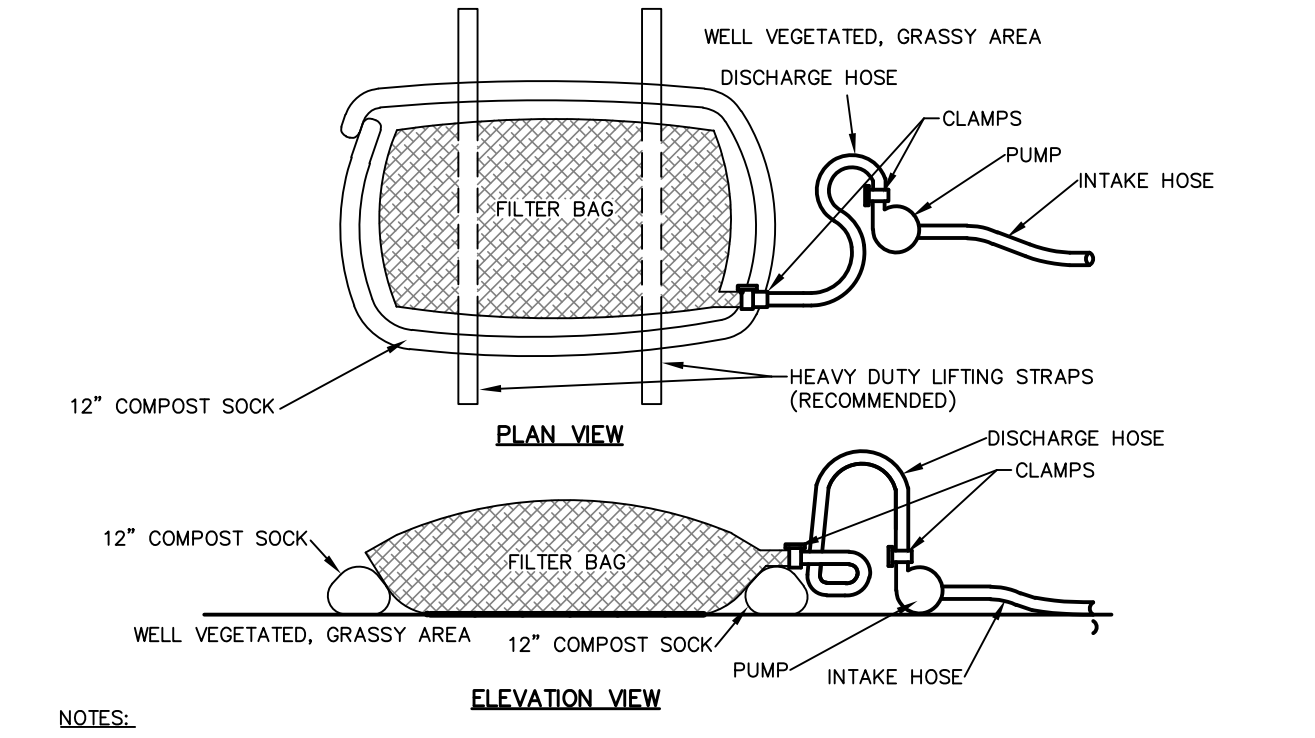
NOTES:
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS 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:
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:
LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "T" 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
LIV RESISTANCE	ASTM D-4355	70%
LOSS % 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 50% FOR SLOPES EXCEEDING 50%. CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

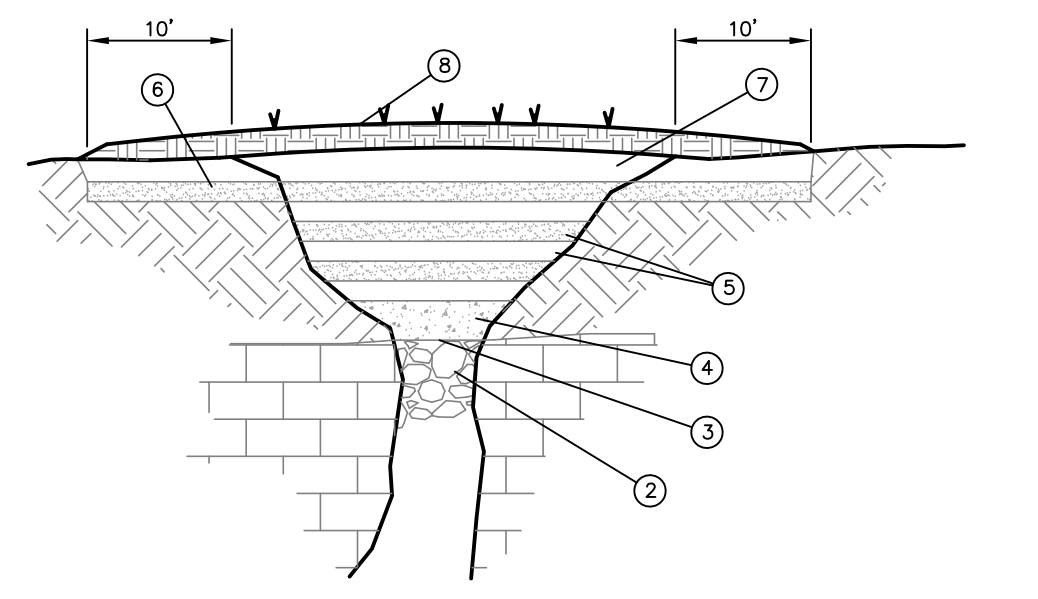
NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HO OR EY WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

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.

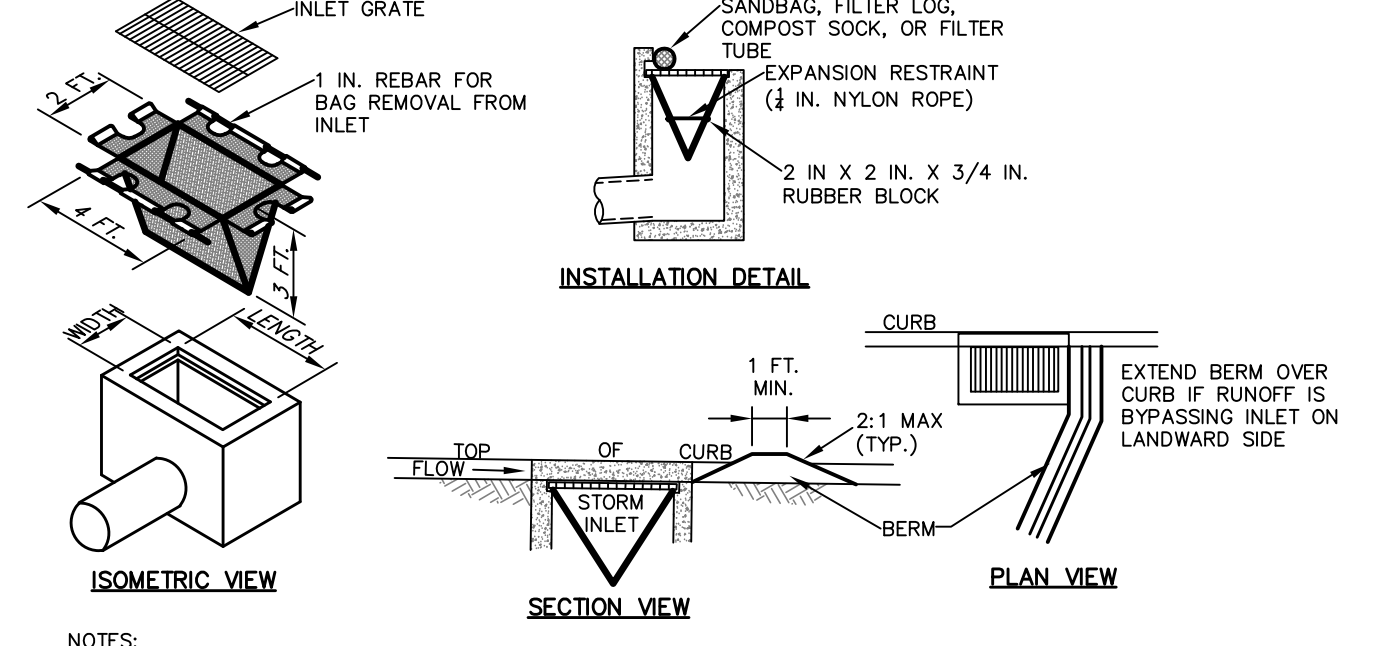
INLET FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

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 SOO TO STABILIZE.
9. ALL STABILIZATION WORK SHOULD BE DONE UNDER SUPERVISION OF A PA LICENSED PROFESSIONAL GEOLOGIST OR PROFESSIONAL ENGINEER EXPERIENCED WITH KARST GEOLOGY AND FAMILIAR WITH SITE AND FOUNDATION CONDITIONS.

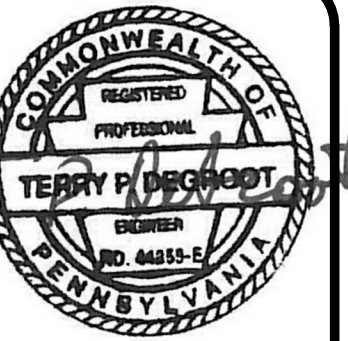
SINKHOLE MITIGATION
N.T.S.



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.

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REVISIONS

DATE

LINDEN ST SELF STORAGE STORAGE FIRST 2955 LINDEN ST BETHLEHEM, PA 18017 NORTHAMPTON COUNTY PENNSYLVANIA



EROSION & SEDIMENT CONTROL DETAILS

DATE: 04/07/2026 SCALE: AS NOTED PROJECT NO.: 26013 DRWN: KVA CHKD: TPD

ES-3

SHEET 13 of 15

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SEEDING SCHEDULE

NOTE: THE FOLLOWING SEEDING SCHEDULE SHALL BE USED UNLESS OTHERWISE NOTED. TEMPORARY COVER FOR EROSION CONTROL

Table with columns: SEASON, SPECIES, RATE (LB./ACRE), % PURE LIVE SEED. Rows include Spring (March 15 to June 15), Summer (June 16 to August 15), and Fall (August 16 to November 1).

PERMANENT COVER FOR STABILIZATION

SITE PREPARATION: INCORPORATE LIME AND FERTILIZER (RATE BASED ON SOIL TEST) AS DEEPLY INTO THE SOIL AS POSSIBLE...

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...

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

Table with columns: SEED SPECIES BY SITE, RATE (LB./1000 SF), % PURE LIVE SEED. Lists species like Kentucky Bluegrass, Turf-Type Perennial Ryegrass, etc.

Table with columns: RECOMMENDED VARIETIES, Species Name. Lists varieties like Reliant II, Hounddog V, etc.

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. SOIL DISPOSAL SITES MUST BE APPROVED BY THE LOCAL CONSERVATION DISTRICT.

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.

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...

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."

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 STACKING 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."

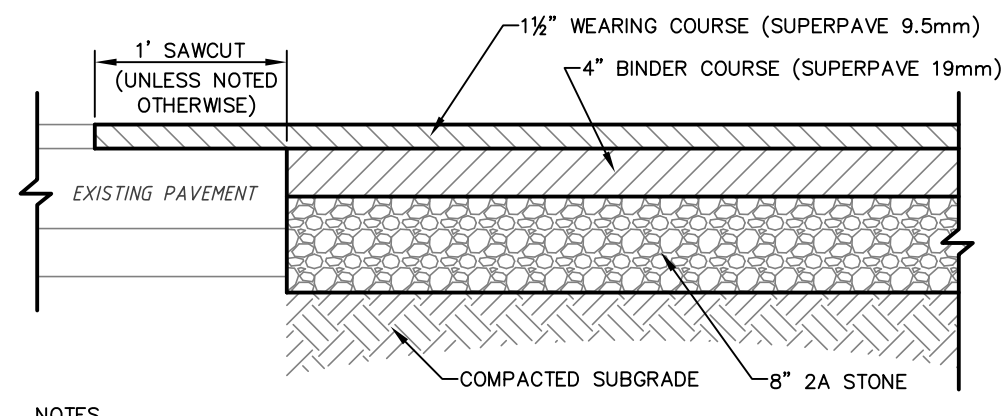
CLEAN FILL/ENVIRONMENTAL DUE DILIGENCE NOTES

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, DREGGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECONCILABLE 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.)

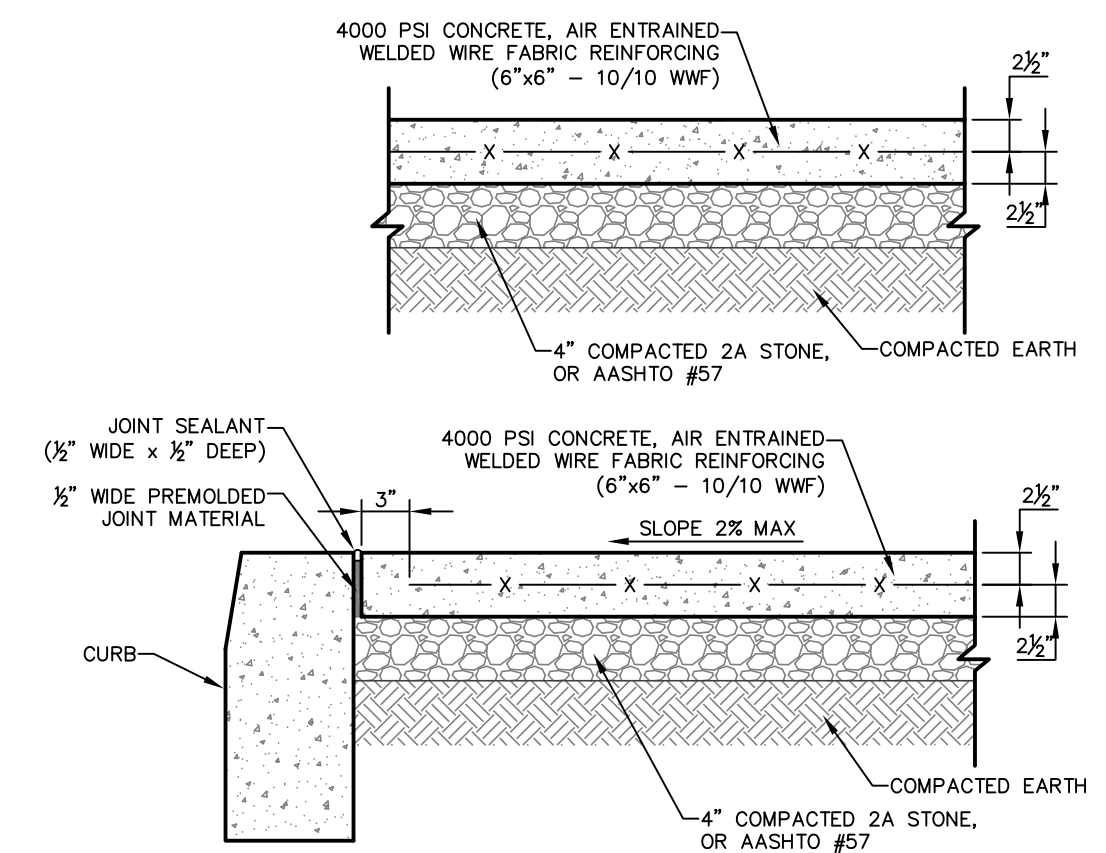
ENVIRONMENTAL DUE DILIGENCE: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP REVIEW OF PROPERTY USE HISTORY, SANDBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRACKING SCOPES, ANALYTICAL TESTING, ENVIRONMENTAL 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.

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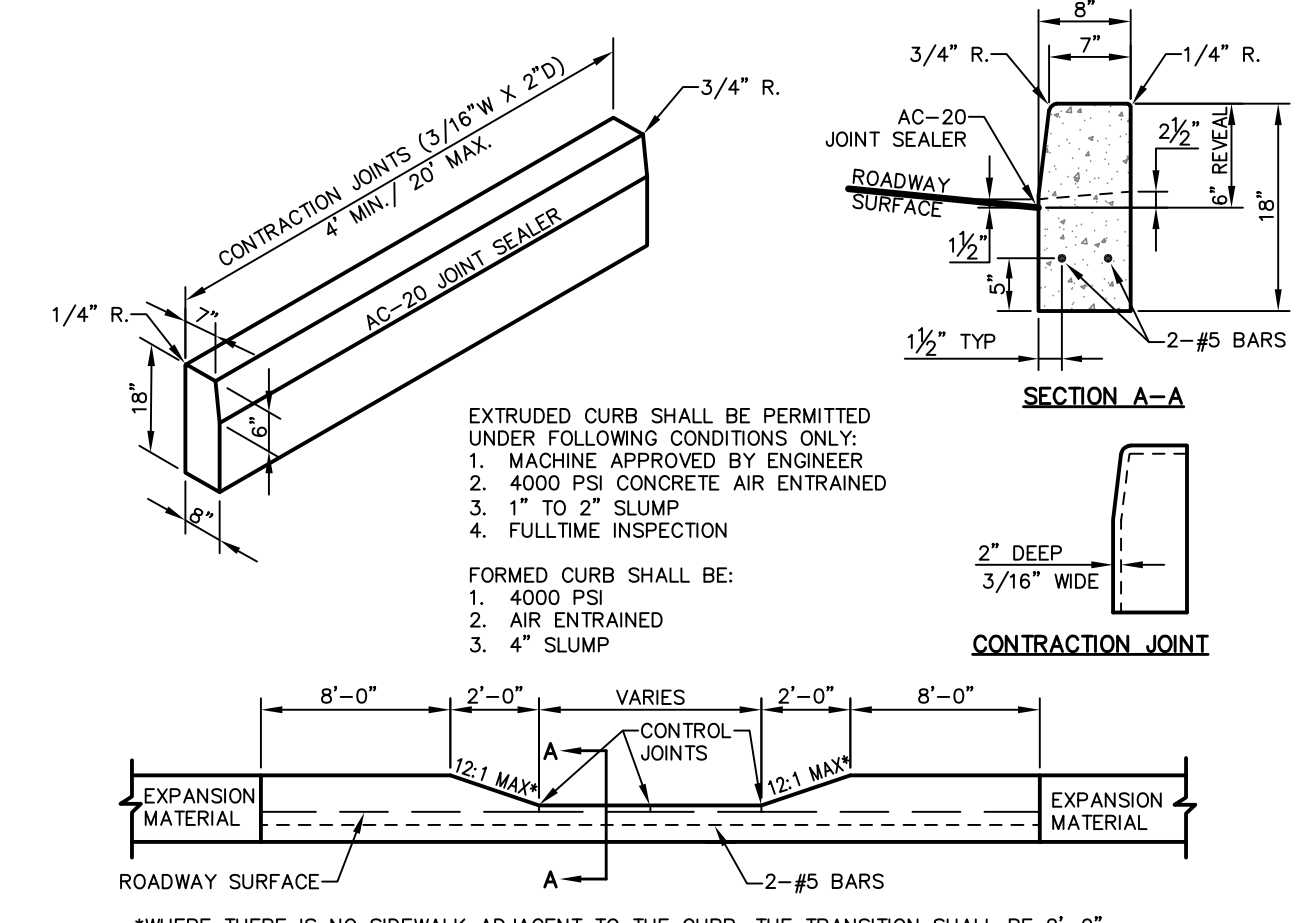
- NOTES
1. ALL PAVING IS TO BE CONSTRUCTED IN ACCORDANCE WITH PENN DOT PUBLICATION 408, CURRENT EDITION.
 2. COMPACTION REQUIREMENT OF 95% DRY WEIGHT DENSITY FOR THE STONE COURSE.
 3. PAVEMENT AND STONE DEPTHS SHOWN SHALL REFLECT MINIMUM THICKNESS AFTER COMPACTION.

TYPICAL FULL-DEPTH PAVING SECTION
N.T.S.



- 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 PLANS) AND A SPACE OF 1/4 INCH 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.

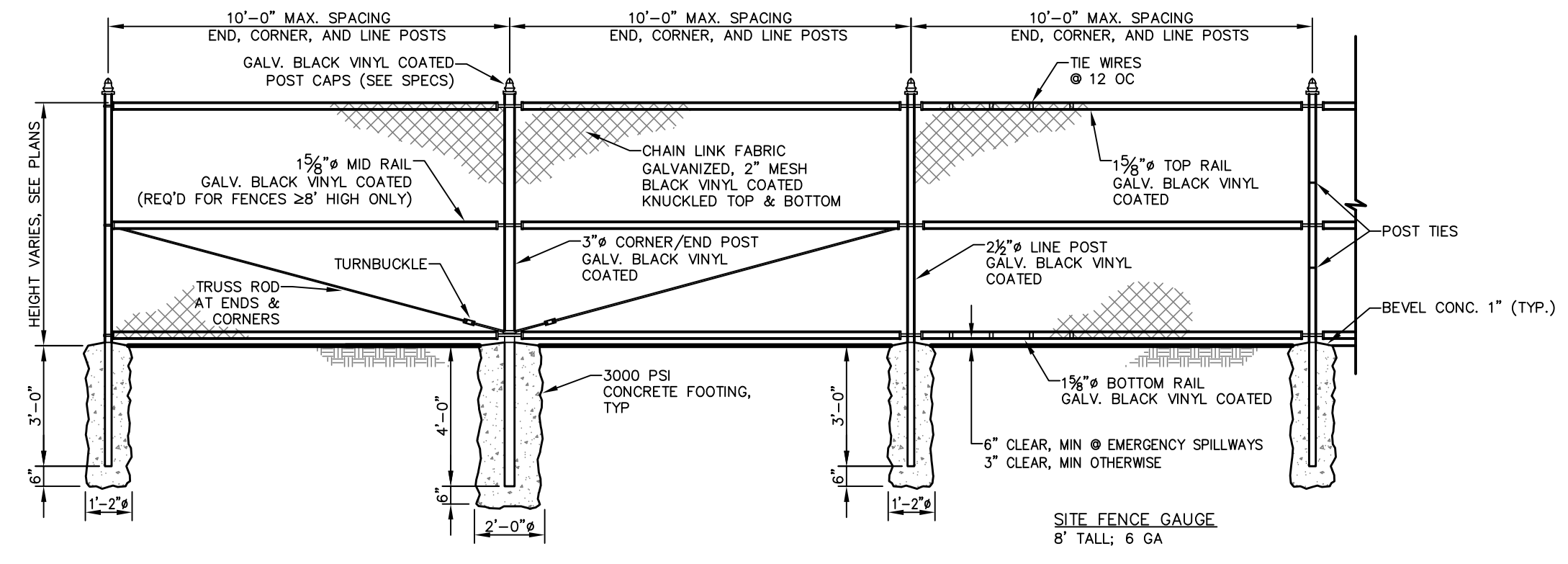


- EXTRUDED CURB SHALL BE PERMITTED UNDER FOLLOWING CONDITIONS ONLY:
1. MACHINE APPROVED BY ENGINEER
 2. 4000 PSI CONCRETE AIR ENTRAINED
 3. 1" TO 2" SLUMP
 4. FULLTIME INSPECTION

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

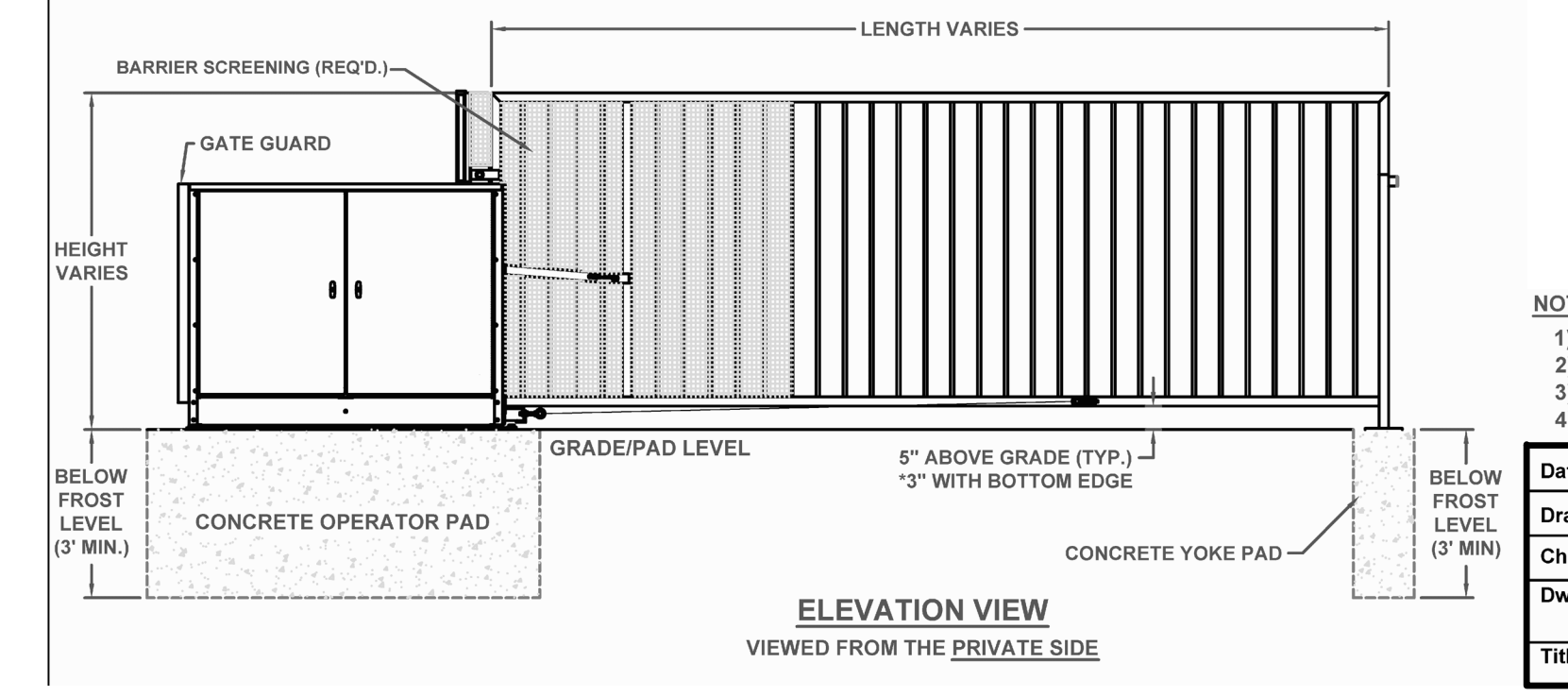
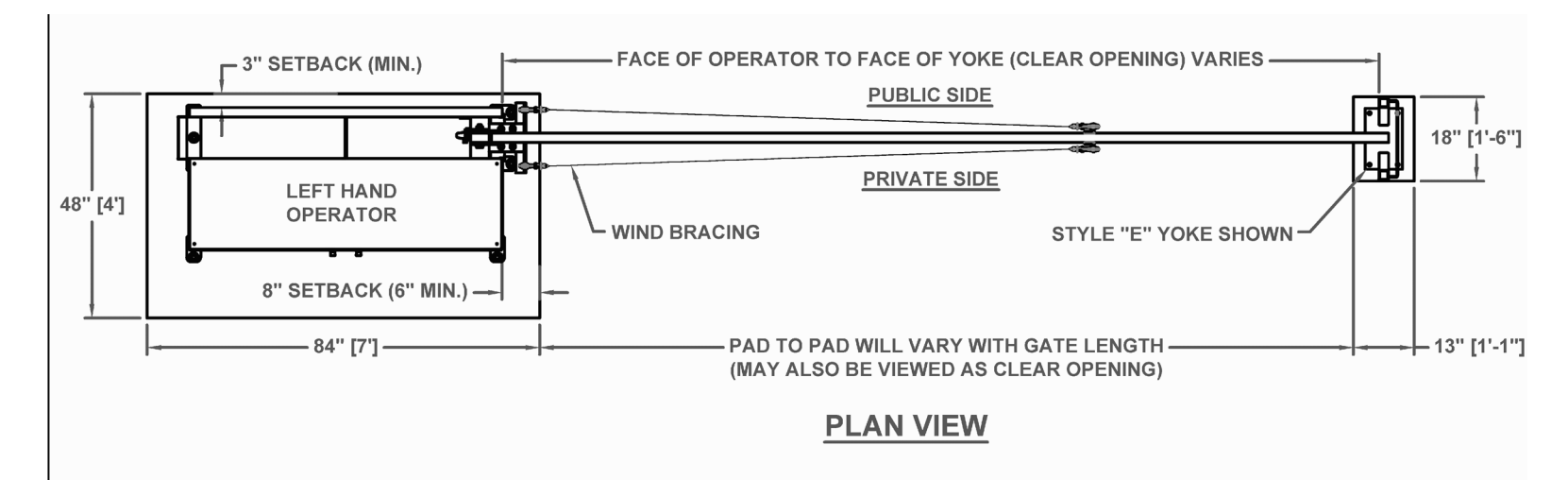
- NOTES
1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CEMENT CONCRETE CUTTER AND SECTION 641 FOR PLAIN CEMENT CONCRETE CURB CUTTER.
 2. WEATHER PROTECTION AND CURING COMPOUNDS SHALL 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. 3/4" 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 3/4" THICK PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL 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.



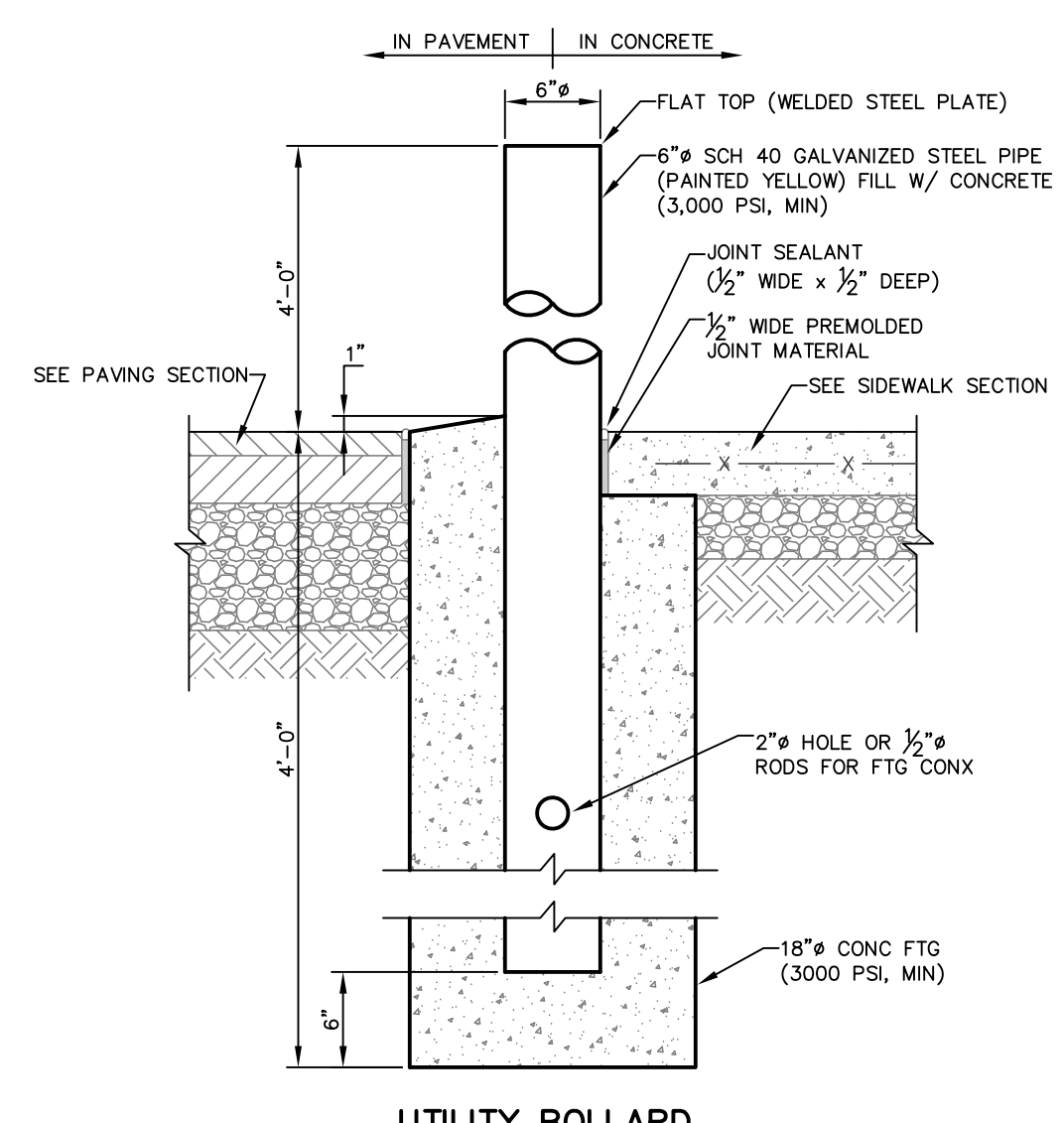
- NOTES
1. ALL METAL SHALL BE GALVANIZED AND BLACK VINYL COATED.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. PROVIDE ALL FENCE TIES, RINGS, AND CLIPS AS RECOMMENDED BY FENCE MANUFACTURER.
 4. COORDINATE POST LOCATIONS WITH UTILITIES PRIOR TO INSTALLATION.

CHAIN LINK FENCE
N.T.S.

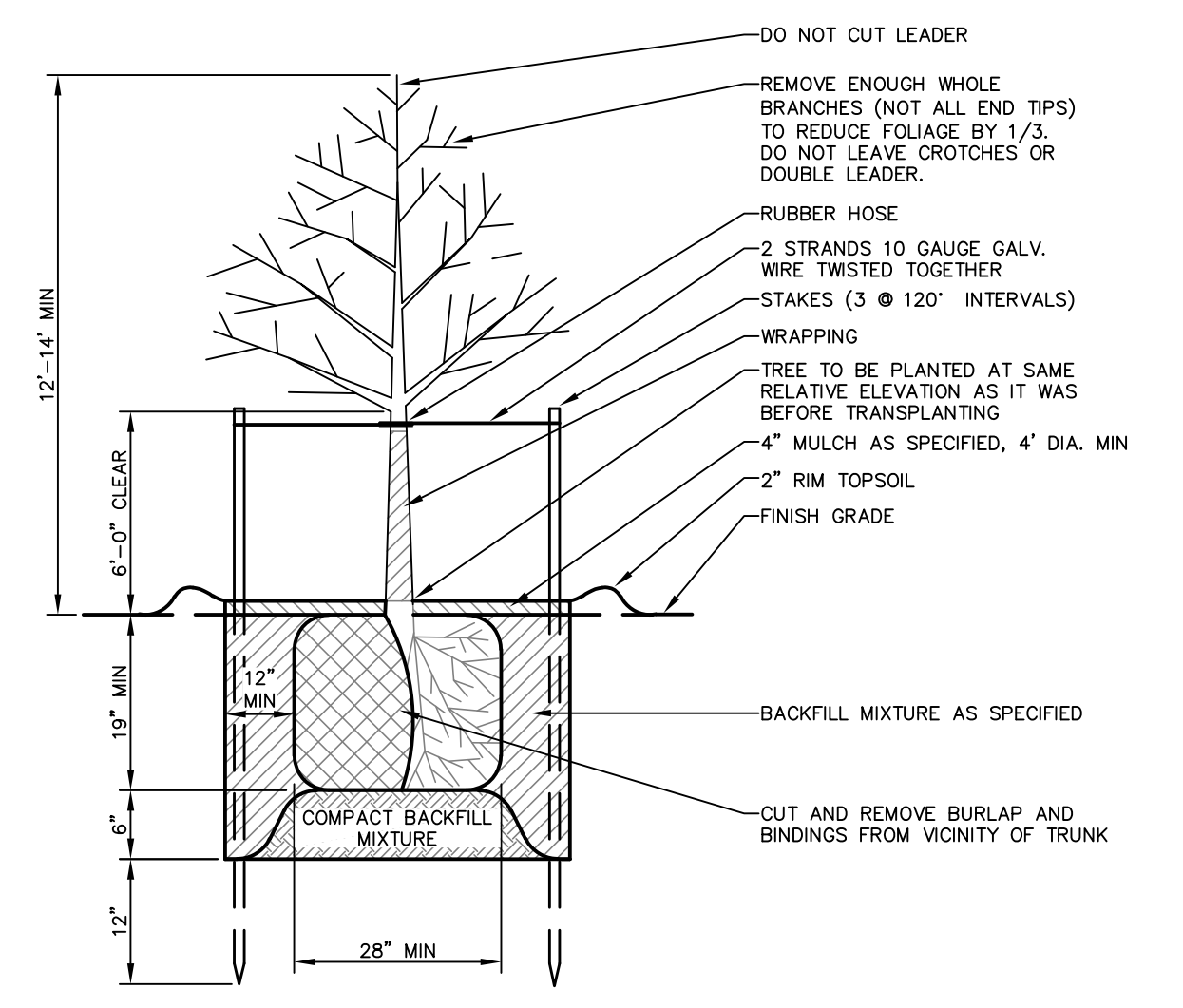


- NOTES
- 1) ALL OF OUR GATES ARE TYPICALLY DRAWN FROM THE PRIVATE SIDE LOOKING OUT.
 - 2) LENGTH AND HEIGHT VARIES, CONSULT WITH AUTOGATE SALES FOR MORE INFORMATION.
 - 3) SHOWN WITH STANDARD 5' STYLE "E" YOKE. SEE DRAWING #105 FOR YOKE STYLES.
 - 4) CONTOURS AND CURBS WILL REQUIRE CUSTOM DRAWINGS. (CONSULT WITH AUTOGATE).

Date Drawn:	04/19/07	
Drawn By:	MKS	
Checked By:	DMR	Berlin Heights, Ohio FAX (419) 588-3314
Dwg./AG#:	500 BUCKEYE FLAT TOP VPG	
Title:	BUCKEYE "500" VERTICAL PIVOT GATE (VPG)	



UTILITY BOLLARD
N.T.S.



DECIDUOUS TREE PLANTING
N.T.S.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN



NO.	REVISIONS	DATE

LINDEN ST SELF STORAGE
STORAGE FIRST
 2955 LINDEN ST
 CITY OF BETHLEHEM
 NORTHAMPTON COUNTY
 PENNSYLVANIA

Terraform Engineering, LLC
 ONE EAST BROAD STREET, SUITE 330
 BETHLEHEM, PA 18018
 PHONE: 610-935-4023 www.terraformengineering.com

SITE CONSTRUCTION DETAILS

DATE: 04/07/2026
 SCALE: AS NOTED
 PROJECT NO.: 26013
 DRWN: KVA CHKD: TPD

CD-1

