

[illegible]

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES REFERENCED HEREIN AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONSTRUCT ANY DEMOLITION/REMOVAL ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS. PRIOR TO WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS. THE HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
3. THE CONTRACTOR (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
 - A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INFORMATION NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
 - B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, CONSTRUCTION, AND/OR REMOVALS. THE CONTRACTOR MUST ACCOMPLISH THE WORK, ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER APPLICABLE REGULATIONS AND SPECIFICATIONS.
 - C. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTORS SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTORS REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
 - D. THE PROFESSIONAL OF RECORD AND BOILER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROVIDE WITH THE DEMOLITION A SAFE AND SOUND ENVIRONMENT AND FULLY COMPLY WITH ALL REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT TO NEAR TO THE SAME.
4. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND TO PROTECT THE CONTRACTOR AND PUBLIC. THE CONTRACTOR MUST SECURE THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
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[illegible]

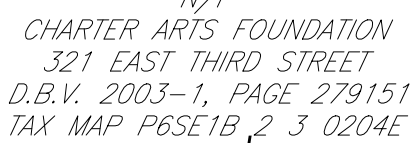
ABBREVIATIONS		MAX	MAXIMUM
FOR ENTIRE PLAN SET		ME	MATCH EXISTING
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	MEP	MECHANICAL, ELECTRICAL, AND PLUMBING
		MH	MANHOLE
AC	ACRE / ACRES	MIN	MINIMUM
AD	AREA DRAIN	MJ	MECHANICAL JOINT
ADA	ACCESSIBLE / AMERICANS WITH DISABILITIES ACT	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
AG	ABOVE GROUND	NOAA	NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
APPROX	APPROXIMATE	NRCS	NATIONAL RESOURCE CONSERVATION SERVICE
ARCH	ARCHITECTURAL	O&M	OPERATIONS AND MAINTENANCE
ASPH	ASPHALT	OC	ON CENTER
ASSF	AREA SUBJECT TO STORMWATER FLOWAGE	OCS	OUTLET CONTROL STRUCTURE
ASSOC	ASSOCIATION	OGS	OIL AND GRIT SEPARATOR
BC	BOTTOM OF CURB	ORD	ORDINANCE
BF	BASEMENT FLOOR	PA / POA	POINT OF ANALYSIS
BIO	BIOGARDEN	PC	POINT OF CURVATURE
BIT	BITUMINOUS	PCCR	POINT OF CURVATURE, CURB RETURN
BL	BLOCK	PG	PROPOSED GRADE
BLK	BLOCK	PI	POINT OF INTERSECTION
BLM	BASELINE	POG	POINT OF GRADE
BLDG	BUILDING	PP	POLYPROPYLENE PIPE
BM	BENCH MARK	PROP	PROPOSED
BRL	BUILDING RESTRICTION LINE	PT	POINT OF TANGENCY
BVVW	BORDERING VEGETATIVE WETLAND	PTCR	POINT OF TANGENCY, CURB RETURN
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CF	CUBIC FEET	PMT	PAVEMENT
CI	CURB INLET	PVT	POINT OF VERTICAL TANGENCY
CIT	CHANGE IN TYPE	R	RADIUS / RADII
CL	CENTER LINE	R/W	RIGHT-OF-WAY / RIGHTS-OF-WAY
CMP	CORRUGATED METAL PIPE	RCP	REINFORCED CONCRETE PIPE
C/O	CLEAN OUT	RD	ROAD DRAIN
CONC	CONCRETE	REGS	REGULATIONS
CONN	CONNECTION	RELO	TO BE RELOCATED
COORD	COORDINATE	REQ	REQUIRED
CPY	CORRUGATED PLASTIC PIPE	RET	RETENTION
CV	CUBIC YARD	RET WALL	RETAINING WALL
DEC	DECORATIVE	RETO	TO BE RETURNED TO OWNER
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION	RG	RAIN GARDEN
DET	DETENTION	S	SLOPE
DIA	DIAMETER	SAN	SANITARY SEWER
DMH	DRAINAGE MANHOLE	SESC	SOIL EROSION AND SEDIMENT CONTROL
DOM	DOMESTIC	SF	SQUARE FEET
DOT	DEPARTMENT OF TRANSPORTATION	SHLO	STATE HIGHWAY LAYOUT
DPL	DESIGN POINT	SMH	SANITARY MANHOLE
DWL	DASHED WHITE LINE	STA	STATION
DYL	DOUBLE YELLOW LINE	STM	STORM WATER / STORM SEWER
EG	EXISTING GRADE	SWL	SINGLE/SOLID WHITE LINE
ELEC	ELECTRIC	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
ELEV	ELEVATION	TBA	TO BE ABANDONED
EOR	ENGINEER OF RECORD	TBR	TO BE REMOVED
EP / EOP	EDGE OF PAVEMENT	TBV	TO BE VACATED
ES / EOS	EDGE OF SHOULDER	TC	TOP OF CURB
EW	END WALL	Tc	TIME OF CONCENTRATION
EX	EXISTING	TD	TRENCH DRAIN
FDC	FIRE DEPARTMENT CONNECTION	TELE	TELECOMMUNICATIONS / TELEDATA
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	TPF	TREE PROTECTION FENCE
FES	FLARED END SECTION	TR	TO REMAIN
FF	FINISH / FIRST FLOOR	TRANS	TRANSITION
FFE	FINISH / FIRST FLOOR ELEVATION	TYP	TYPICAL
FG	FINISH GRADE	UG	UNDERGROUND
FH	FIRE HYDRANT	UP	UTILITY POLE
FM	FORCE MAIN	USGS	UNITED STATES GEOLOGICAL SURVEY
FO	FIBER OPTIC	VERT	VERTICAL
G	GRADE	VIF	VERIFY IN FIELD
GC	GENERAL CONTRACTOR	W	WIDE / WIDTH
GEO	GEOTECH/GEOTECHNICAL	WL	WATER LINE
G/F / GFE	GARAGE FLOOR ELEVATION (AT DOOR)	WM	WATER METER
GF	GROSS FLOOR AREA	WQU	WATER QUALITY UNIT
GH	GRADE HIGH (WALL)	YD	YARD DRAIN
GL	GRADE LOW (WALL)	#	NUMBER
GRT	GRATE	#-#	SLOPE EXPRESSED IN HORIZONTAL/VERTICAL IN FEET
GT	GRASS TRAP	±	PLUS OR MINUS
GV	GATE VALVE	°	DEGREE
HDPE	HIGH DENSITY POLYETHYLENE	Ø	DIAMETER
HOR	HORIZONTAL	'	FEET/FOOT
HP	HIGH POINT	"	INCHES
HS	HEADWALL		
IWS	INLET CONTROL STRUCTURE		
INF	INFILTRATION		
INT	INTERSECTION		
INV	INVERT		
L	LINEAR FOOT		
LOC	LIMIT OF CLEARING		
LOD	LIMIT OF DISTURBANCE		
LOS	LINE OF SIGHT		
LOW	LIMIT OF WORK		
LP	LOW POINT		
LS	LANDSCAPE		

PROPERTY LINE	=====
RIGHT-OF-WAY LINE	=====
INTERIOR PROPERTY LINE	-----
LEASE LINE	-----
EASEMENT LINE	-----
SETBACK LINE	-----
LIMIT OF WORK	=====
LIMIT OF DISTURBANCE	=====
SAWCUT LINE	-----
OVERHEAD WIRE	-----
ELECTRIC LINE	-----
TELEPHONE LINE	-----
CABLE LINE	-----
GAS LINE	-----
STORM SEWER	=====
SANITARY MAIN 12" OR GREATER	=====
SANITARY MAIN	-----
SANITARY LATERAL	-----
SANITARY FORCE MAIN	-----
WATER MAIN 12" OR GREATER	=====
WATER MAIN	-----
WATER LATERAL	-----
WATER FIRE LINE	-----

PROP SYMBOL LEGEND	
TYPICAL SIGN	-----
TYPICAL BOLLARD	-----
UTILITY POLE WITH LIGHT	-----
UTILITY POLE	-----
TYPICAL LIGHT	-----
FIRE HYDRANT	-----
CLEANOUT	-----
SANITARY MANHOLE	-----
STORM MANHOLE	-----
WATER METER	-----
WATER VALVE	-----
GAS VALVE	-----
TEST PIT	-----
BORING	-----

EXISTING LEGEND	
CONTOUR	-----
SPOT ELEVATION	-----
FIRE HYDRANT	-----
FIRE DEPARTMENT CONNECTION	-----
WATER VALVE	-----
GAS VALVE	-----
OVERHEAD WIRES	-----
APPROX LOC UNDERGROUND CABLE LINE PER UTILITY MARKOUT	-----
APPROX LOC UNDERGROUND ELEC LINE PER UTILITY MARKOUT	-----
APPROX LOC UNDERGROUND FIBER OPTIC LINE PER UTILITY MARKOUT	-----
APPROX LOC UNDERGROUND GAS LINE PER UTILITY MARKOUT	-----
APPROX LOC UNDERGROUND SEWER LINE PER REF	-----
APPROX LOC UNDERGROUND TEL LINE PER UTILITY MARKOUT	-----
APPROX LOC UNDERGROUND WATER LINE PER UTILITY MARKOUT	-----
APPROX LOC UNDERGROUND STORM SEWER LINE PER REF	-----
LIMITS OF FLOODPLAIN	-----
FLARED END SECTION	-----
UTILITY POLE	-----
TRAFFIC SIGNAL	-----
MONITORING WELL	-----
ELECTRIC METER	-----
ELECTRIC BOX	-----
TRANSFORMER	-----
SANITARY MANHOLE	-----
TELEPHONE MANHOLE	-----
ELECTRIC MANHOLE	-----
WATER MANHOLE	-----
STORM DRAIN MANHOLE	-----
WATER METER	-----
GAS METER	-----
ROOF DRAIN	-----
SIGN	-----
BOLLARD	-----
METAL GUARDRAIL	-----
FENCE	-----
LANDSCAPED AREA	-----
AREA LIGHT	-----
CLEAN OUT	-----
PAINTED ARROWS	-----
TITLE REPORT EXCEPTION	-----
DENOTES PARKING SPACE COUNT	-----
BENCHMARK	-----
UTILITY POLE/LIGHT POLE	-----
STREET LIGHT	-----
GUY WIRE	-----
TRAFFIC SIGNAL POLE	-----
TREE LINE	-----
TREE (SIZE AS NOTED)	-----

[illegible]



EXIST SAN. MH.
RIM 211.64
V. IN(N) 204.62
V. IN(S) 204.61
V. IN(W) 204.61
OUT(E) 204.54

N/F
PD POLK STREET II LLC
413 EAST THIRD STREET
D.B.V. 1995-1, PAGE 3022
TAX MAP P6 2 2-14A 0204

EAST THIRD STREET

POLK STREET

LOD AREA: 19,187 SF (0.44 AC)

MECHANIC STREET

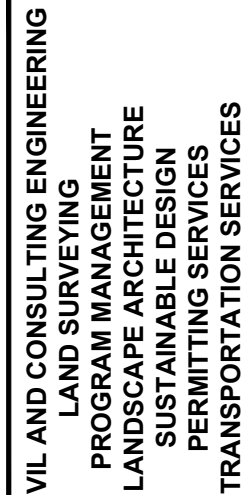
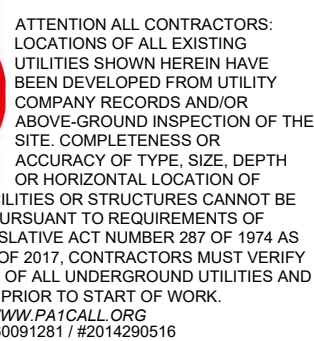
BETHLEHEM PARKING AUTHORITY
MECHANIC STREET
D.B.V. 2013-1, PAGE 161190
TAX MAP P6SE1B 9 1 0204E

SAN. SEWER N/F
CENTER CITY MINISTRIES OF BETHLEHEM INC
402 MECHANIC STREET
D.B.V. 1995-1, PAGE 3022
TAX MAP P6SE1B 10 1 0204E

N/F
CENTER CITY MINISTRIES OF BETHLEHEM INC
412-420 MECHANIC STREET
D.B.V. 1995-1, PAGE 3022
TAX MAP P6SE1B 10 3 0204E

N/F
CENTER CITY MINISTRIES OF BETHLEHEM INC
314 FILLMORE STREET
D.B.V. 1995-1, PAGE 3022
TAX MAP P6SE1B 10 4 0204E

SCALE: 1" = 20'

[illegible]

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

PROJECT No.:	PAB250207.00-1A
DRAWN BY:	CS
CHECKED BY:	AN
DATE:	01/02/2026
CAD I.D.:	P-CIVL-LDVP

PROJECT:

- FOR

**PROPOSED MIXED-USE
COMMERCIAL & RESIDENTIAL
DEVELOPMENT
404 EAST 3RD STREET
WARD 4 BLOCK 3A
BETHLEHEM, PA 18015
NORTHAMPTON COUNTY**

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

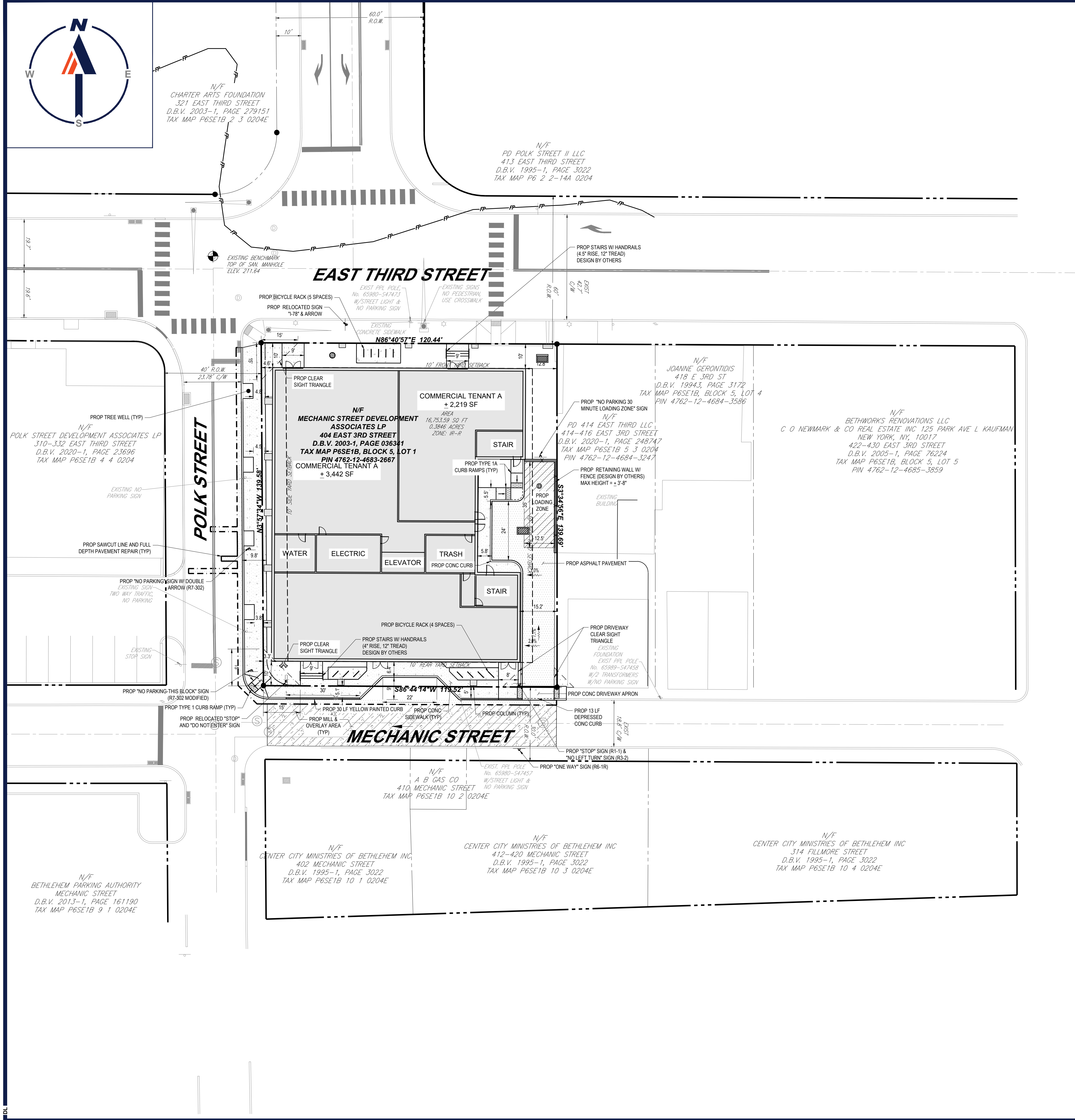


SHEET TITLE:

SHEET NUMBER:

C-201

REVISION 1 - 2026.06.05



APARTMENT TABULATION:

ONE-BEDROOM:	20 UNITS
TWO-BEDROOM:	60 UNITS
TOTAL:	80 UNITS

CITY OF BETHLEHEM FIRE DEPARTMENT NOTES

1. A KNOX BOX FOR CITY OF BETHLEHEM FIRE DEPARTMENT ACCESS MUST BE INSTALLED. LOCATION TO BE DETERMINED.
2. ANY CHANGE IN THE LOCATION OF THE FIRE DEPARTMENT CONNECTION MUST BE APPROVED BY THE CITY OF BETHLEHEM FIRE DEPARTMENT.
3. CHAPTER 33 OF THE IFC FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION WILL BE ENFORCED FOR THE DURATION OF THE CONSTRUCTION PROJECT.

MODIFICATIONS APPROVED

- AT ITS APRIL 8, 2021 MEETING, THE PLANNING COMMISSION UNANIMOUSLY APPROVED THE FOLLOWING MODIFICATIONS:
- ARTICLE 1306.01.B – INSUFFICIENT FRONT YARD SETBACK (E. 3RD ST): (9'7" PROPOSED ON FLOORS 1-2, 0' PROPOSED ON FLOORS 3-7; 10' PERMITTED).
 - ARTICLE 1306.01.B – INSUFFICIENT REAR YARD SETBACK (MECHANIC ST): (8'3" PROPOSED ON FLOORS 1-2, 0' PROPOSED ON FLOORS 3-7; 10' REQUIRED). FLOOR 1 AND 2'S REAR SETBACK WILL BE BROUGHT INTO COMPLIANCE WITH THE 10' SETBACK.
 - ARTICLE 1306.01.B – INSUFFICIENT SIDE YARD SETBACK ON A CORNER LOT (POLK ST): (3' PROPOSED ON FLOORS 1-2, 1' PROPOSED ON FLOORS 3-7; 10' REQUIRED).
 - ARTICLE 1306.01.B – INSUFFICIENT SIDE YARD SETBACK (COMMON PROPERTY LINE): (0' PROPOSED ON ALL FLOORS; 10' REQUIRED).
 - ARTICLE 1306.01.B – MAXIMUM PERCENT IMPERVIOUS COVERAGE: (95.2% PROPOSED; 90% REQUIRED).
 - ARTICLE 1318.06.A – TRAFFIC VISIBILITY ACROSS CORNERS: (13 AND 14' PROPOSED; 15' REQUIRED).
 - ARTICLE 1319.03.A.3 – MINIMUM AISLE WIDTH FOR ONE-WAY TRAFFIC: (11' PROPOSED; 12' REQUIRED).
 - ARTICLE 1306.01.D – INSUFFICIENT LOT AREA PER DWELLING UNIT: (209 SF LOT AREA PER 80 DWELLING UNITS PROPOSED; 1200 SF PER DWELLING UNIT REQUIRED).
 - ARTICLE 1319.01.A.I.II – INSUFFICIENT OFF-STREET PARKING FOR MULTIFAMILY DWELLINGS: (88 PARKING SPACES REQUESTED AT 1.10 SPACES PER DWELLING UNIT FOR 80 DWELLING UNITS; 140 SPACES REQUIRED AT 1.75 SPACES PER DWELLING UNIT FOR 80 DWELLING UNITS). NO WAIVERS ARE REQUESTED FOR THE 26 SPACE RETAIL AND OFFICE PARKING REQUIREMENT.

THE CONDITIONS OF APPROVAL ARE AS FOLLOWS:

1. MECHANIC STREET DEVELOPMENT ASSOCIATES SHALL SECURE 114 PARKING SPACES AT THE POLK STREET PARKING GARAGE FROM THE BETHLEHEM PARKING AUTHORITY PRIOR TO LAND DEVELOPMENT APPROVAL OR OTHERWISE PROVIDE OTHER LOCATIONS FOR 114 OFF-STREET PARKING SPACES ACCEPTABLE TO THE PLANNING COMMISSION.
2. THE SETBACK DIMENSIONS FOR ALL FLOORS LISTED ABOVE ARE NOT PERMITTED TO BE ALTERED WITHOUT APPROVAL BY THE PLANNING COMMISSION.

PARKING REQUIREMENTS

ITEM	CODE	REQUIRED	PROPOSED
LOADING REQUIREMENTS	§ 1319.04	1 SPACE	1 SPACE
MIN LOADING SIZE	§ 1319.05	11' X 35'	12.5' X 35'
BICYCLE PARKING	§ 1319.02	9 SPACES	9 SPACES
MIN NUMBER OF STALLS	§ 1319.01	166 SPACES	114 TOTAL (88 - RESIDENTIAL) (26 - COMMERCIAL)

RESIDENTIAL:
REQUIRED = 1.75 SPACES PER DWELLING UNIT = 1.75 X 80 UNITS = 140 SPACES
COMMERCIAL:
REQUIRED (RESTAURANT) = 1 SPACES PER 2 EMPLOYEES + 1 SPACE PER EVERY 4 SEATS
= 16 EMPLOYEES / 2 + 72 SEATS / 4 = 26 SPACES
BICYCLE:
REQUIRED = 5% OF THE OFF-STREET PARKING REQUIREMENT = 166 X 5% = 8.3 ~ 9 SPACES

KEY = MODIFICATION APPROVED

ZONING TABLE

ZONE: IR-R
USE: RESTAURANT, INDOOR RETAIL, AND MULTI-FAMILY DWELLING (APARTMENTS)
BLOCK: 5 LOT: 1

APPLICANT/ OWNER INFORMATION

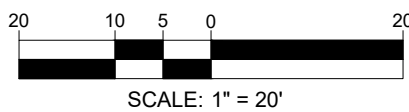
APPLICANT/EQUITABLE OWNER:	HERALD PROPERTY MANAGEMENT, LLC C/O ZALMAN KOVAL 543 BEDFORD AVENUE #229 BROOKLYN, NY 11211
----------------------------	---

BULK REQUIREMENTS

ITEM	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	2,000 SF	16,754 SF (0.385 AC)	NO CHANGE
MIN LOT WIDTH	30 FT	99.6 FT	NO CHANGE
MIN YARD SETBACKS			
FRONT YARD (EAST 3RD)	10 FT	N/A	10 FT (FLOORS 1-2) 0.3 FT (FLOORS 3-7)
SIDE YARD (POLK)	10 FT	N/A	3.2 FT (FLOORS 1-2) 0.2 FT (FLOORS 3-7)
SIDE YARD (SHARED)	10 FT	N/A	12.9 FT (FLOORS 1-2) 0.3 FT (FLOORS 3-7)
REAR YARD (MECHANIC)	10 FT	N/A	10 FT (FLOORS 1-2) 0.5 FT (FLOORS 3-7)
MAX PERMITTED HEIGHT	200 FT	N/A	75 FT
MAX BUILDING COVERAGE	90%	0%	89.2% (14,947)
MAX IMPERVIOUS COVERAGE	90%	81.8% (13,702 SF)	98.5% (16,504 SF)
MIN DENSITY (IR AND IR-R)	1 UNIT PER 1,200 SF (16,754 / 1,200 = 14 UNITS)	N/A	80 UNITS

KEY = MODIFICATION APPROVED

THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES
ONLY



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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	2026.06.05	PER CITY COMMENTS	AN	

ATTENTION ALL CONTRACTORS:
LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF THIS SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 887 OF 2014 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
WWW.PA.CALL.CORP
#02050091281 / #0014295516

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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PROJECT No.:	PA8250207.00-1A
DRAWN BY:	CS
CHECKED BY:	AN
DATE:	01/02/2026
CAD ID:	P-CIVIL-LDVP

PROPOSED
SITE PLAN
DOCUMENTS
FOR

HERALD PROPERTY
MANAGEMENT, LLC

PROPOSED MIXED-USE
COMMERCIAL & RESIDENTIAL
DEVELOPMENT
404 EAST 3RD STREET
WARD 4 BLOCK 3A
BETHLEHEM, PA 18015
NORTHAMPTON COUNTY

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

A. NAHAS
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE # 00359580

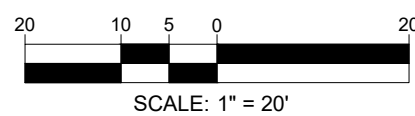
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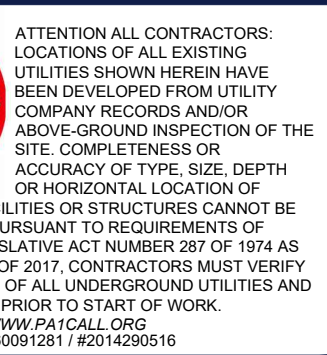
SITE PLAN
(FIRST FLOOR)

SHEET NUMBER:

C-301

REVISION 1 - 2026.06.05



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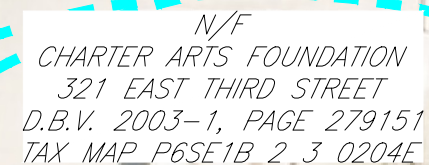
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PROJECT:

**PROPOSED MIXED-USE
COMMERCIAL & RESIDENTIAL
DEVELOPMENT
404 EAST 3RD STREET
WARD 4 BLOCK 3A
BETHLEHEM, PA 18015
NORTHAMPTON COUNTY**

A circular professional engineer seal for the State of Pennsylvania. The outer ring contains the text "PENNSYLVANIA" at the top and "PROFESSIONAL ENGINEER" at the bottom. Inside the ring, the words "REGISTERED" and "PROFESSIONAL" are visible. The seal features a signature "A. Mahas" in cursive. Below the signature, the text "PENNSYLVANIA LICENSE NO. PE006580" is printed.

REVISION 1 - 2026.06.05



N/F
PD POLK STREET II LLC
413 EAST THIRD STREET
D.B.V. 1995-1, PAGE 3022
TAX MAP P6 2 2-14A 0204

EAST THIRD STREET

N/F
MECHANIC STREET DEVELOPMENT
ASSOCIATES LP
404 EAST 3RD STREET
D.B.V. 2003-1, PAGE 036341
TAX MAP P6SE1B, BLOCK 5, LOT 1
PIN 4762-12-4683-2667

N/F
JOANNE GERONTIDIS
418 E 3RD ST
D.B.V. 1994.3, PAGE 3172
TAX MAP P6SE1B, BLOCK 5, LOT 4
PIN 4762-12-4684-3586

N/F
BETHWORKS RENOVATIONS LLC
C/O NEWMARK & CO REAL ESTATE INC 125 PARK AVE L KAUFMAN
NEW YORK, NY, 10017
422-430 EAST 3RD STREET
D.B.V. 2006-1, PAGE 76224
TAX MAP: P65E1B, BLOCK 5, LOT 5
PIN: 4762-12-4689-3859

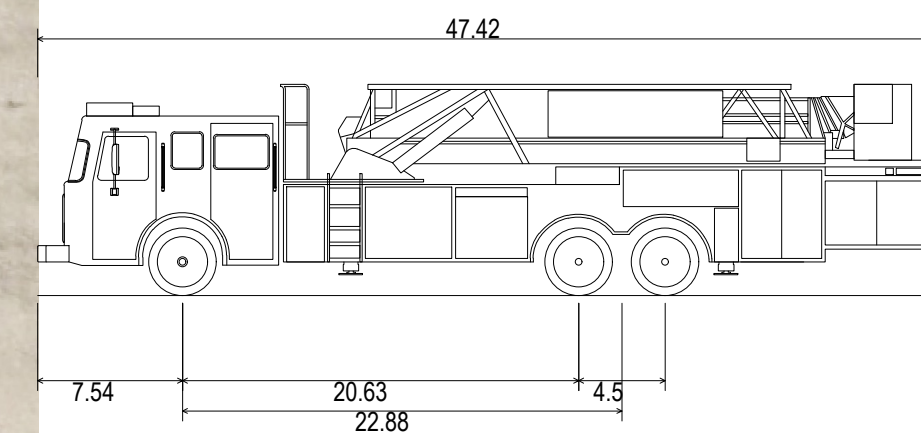
MECHANIC STREET

N/F
A B GAS CO
410 MECHANIC STREET
TAX MAP P6SE1B 10 2 0204

N/F
CENTER CITY MINISTRIES OF BETHLEHEM INC
402 MECHANIC STREET
D.B.V. 1995-1, PAGE 3022
TAX MAP P6SE1B TO 1/1/204E

CENTER CITY MINISTRIES OF BETHLEHEM INC
412-420 MECHANIC STREET
D.B.V. 1995-1, PAGE 3022
TAX MAP PGSE1B 10 3 0204F

N/F
CENTER CITY MINISTRIES OF BETHLEHEM INC
314 FILLMORE STREET
D.B.V. 1995-1, PAGE 3022
TAX MAP P6SE1B 10 4 0204E



CITY OF BETHLEHEM FIRE TRUCK LADDER 2

Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Wall to Wall Turning Radius

47.420ft
8.250ft
11.000ft
1.086ft
8.000ft
6.00s
43.083ft

[illegible]

ATTENTION ALL CONTRACTORS:
LOCATIONS OF ALL EXISTING
UTILITIES SHOWN HEREIN HAVE
BEEN DEVELOPED FROM UTILITY
COMPANY RECORDS AND/OR
ABOVE-GROUND INSPECTION OF THE
SITE. COMPLETENESS OR
ACCURACY OF TYPE, SIZE, DEPTH
OR HORIZONTAL LOCATION OF
UTILITIES OR STRUCTURES CANNOT BE
PURSUANT TO REQUIREMENTS OF
FEDERATIVE ACT NUMBER 287 OF 1974 A
OF 2017. CONTRACTORS MUST VERIFY
OF ALL UNDERGROUND UTILITIES A
PRIOR TO START OF WORK.

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PROJECT No.:	PAB250207-00-
DRAWN BY:	
CHECKED BY:	
DATE:	01/02/20
CAD I.D.:	P-CIVL-LD

PROJECT:

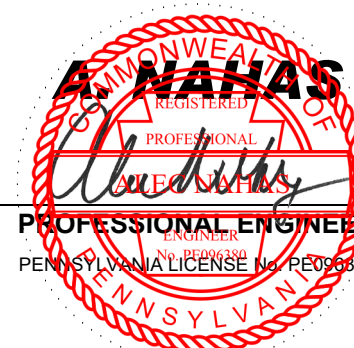
**PROPOSED
SITE PLAN
DOCUMENTS**

HERALD PROPERTY
MANAGEMENT, LLC

**PROPOSED MIXED-USE
COMMERCIAL & RESIDENTIAL
DEVELOPMENT
404 EAST 3RD STREET
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BETHLEHEM, PA 18015
NORTHAMPTON COUNTY**

BOHLER  TM

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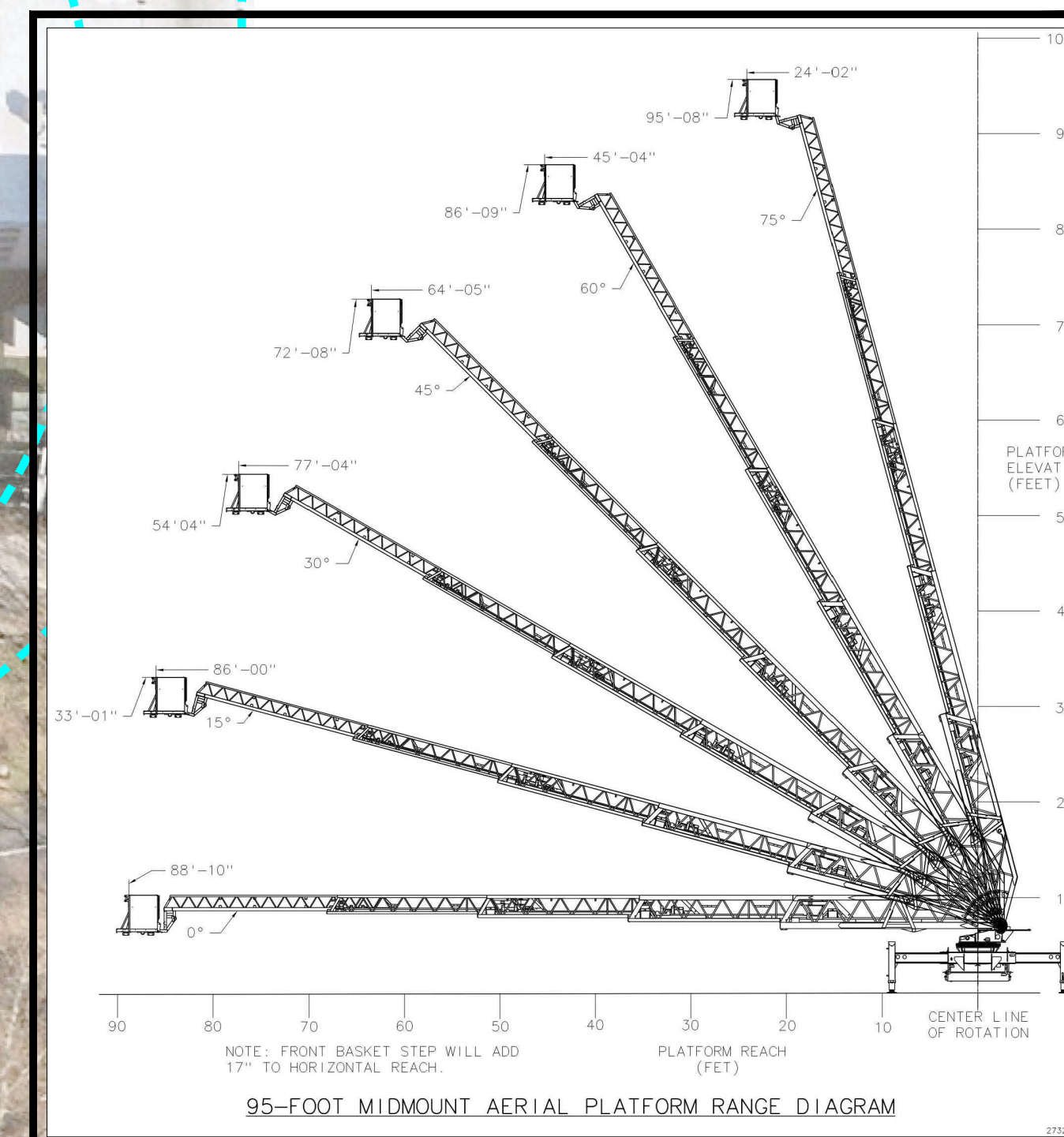
SHEET TITLE:

TRUCK MANEUVERING PLAN

SHEET NUMBER:

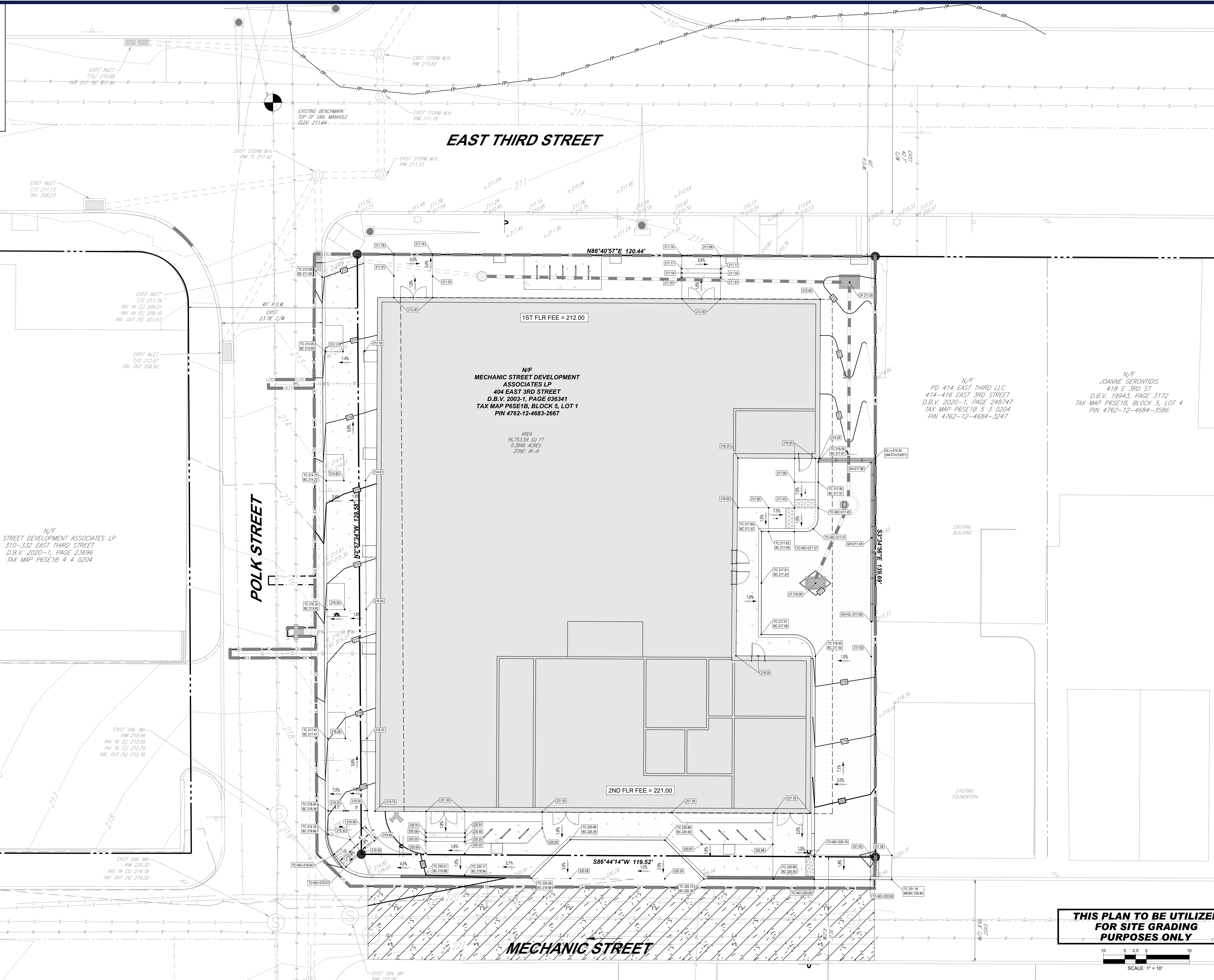
C-305

REVISION 1 - 2026.06.05



SCALE: NTS
SOURCE: CITY OF BETHLEHEM

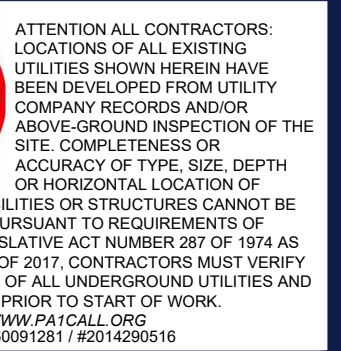




10 5 2.5 0 10

SCALE: 1" = 10'

REVISION 1 - 2026.06.05

[illegible]

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AD I.D.:	P-CIVL-LDVP

HERALD PROPERTY
MANAGEMENT, LLC

**PROPOSED MIXED-USE
COMMERCIAL & RESIDENTIAL
DEVELOPMENT**

**404 EAST 3RD STREET
WARD 4 BLOCK 3A
BETHLEHEM, PA 18015
NORTHAMPTON COUNTY**



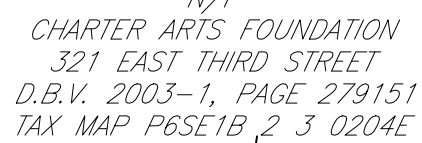
HEET NUMBER:
C-402

REVISION 1 - 2026.06.05



20 10 5 0 20

SCALE: 1" = 20'



N/F
PD POLK STREET II LLC
413 EAST THIRD STREET
D.B.V. 1995-1, PAGE 3022
TAX MAP P6 2 2-14A 0204

EAST THIRD STREET

POLK STREET

LOD AREA: 19,187 SF (0.44 AC)

MECHANIC STREET

BETHLEHEM PARKING AUTHORITY
MECHANIC STREET
D.B.V. 2013-1, PAGE 161190
TAX MAP P6SE1B 9 1 0204E

N/F
CENTER CITY MINISTRIES OF BETHLEHEM INC
402 MECHANIC STREET
D.B.V. 1995-1, PAGE 3022
TAX MAP P6SE1B 10 1 0204E

CENTER CITY MINISTRIES OF BETHLEHEM INC
412-420 MECHANIC STREET
D.B.V. 1995-1, PAGE 3022
TAX MAP P6SE1B 10 3 0204E

N/F
CENTER CITY MINISTRIES OF BETHLEHEM INC
314 FILLMORE STREET
D.B.V. 1995-1, PAGE 3022
TAX MAP P6SE1B 10 4 0204E

N/F
JOANNE GERONTIDIS
418 E 3RD ST
D.B.V. 19943, PAGE 3172
MAP P6SE1B, BLOCK 5, LOT 4
PIN 4762-12-4684-3586

N/F
PD 414 EAST THIRD LLC
414-416 EAST 3RD STREET
D.B.V. 2020-1, PAGE 248747
TAX MAP P6SE1B 5 3 0204
PIN 4762-12-4684-3247

N/F
BETHWORKS RENOVATIONS LLC
C/O NEWMARK & CO REAL ESTATE INC 125 PARK AVE L KAUFMAN
NEW YORK, NY, 10017
422-430 EAST 3RD STREET
D.B.V. 2005-1, PAGE 76224
TAX MAP P6SE1B, BLOCK 5, LOT 5
PIN 4762-12-4685-3859

**THIS PLAN TO BE UTILIZED FOR
SOIL EROSION AND SEDIMENT
CONTROL PURPOSES ONLY**



ATTENTION ALL CONTRACTORS:
LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND RECONSTRUCTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

WWW.PA.CALL.CORP
#20260091281 / #2014290516

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PROJECT:

**PROPOSED
SITE PLAN
DOCUMENTS**

FOR

**HERALD PROPERTY
MANAGEMENT, LLC**

**PROPOSED MIXED-USE
COMMERCIAL & RESIDENTIAL
DEVELOPMENT
404 EAST 3RD STREET
WARD 4 BLOCK 3A
BETHLEHEM, PA 18015
NORTHAMPTON COUNTY**

BOHLERTM

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



SHEET TITLE:

SOIL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:

C-801

REVISION 1 - 2026.06.05

SOIL EROSION GENERAL NOTES

- THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL STRUCTURES. ADDITIONAL FACILITIES OR MEASURES SHALL BE INSTALLED WHERE NECESSARY AND/OR WHERE DIRECTED BY EITHER THE TOWNSHIP OR THE COUNTY CONSERVATION DISTRICT AS CONSTRUCTION PROGRESSES.
- THE OWNER/CONSTRUCTION MANAGER IS RESPONSIBLE FOR ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROLS AND SITE STABILIZATION. THE OWNER SHALL ASSIGN ONE INDIVIDUAL TO BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL FACILITIES AND MEASURES.
- PROTECTION TO THE EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.
- IF A FILL HAULED OFFSITE MUST BE TAKEN TO A LOCATION WITH AN EROSION AND SEDIMENTATION CONTROL PLAN WHICH HAS BEEN REVIEWED BY THE COUNTY CONSERVATION DISTRICT FOR ADEQUACY.
- EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN TRIBUTARY AREAS OF THOSE CONTROLS.
- STOCKPILE MULCH SHOULD BE STABILIZED IMMEDIATELY (ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).
- NO GRADING, EXCAVATING, REMOVAL OR DESTRUCTION OF THE TOPSOIL, TREES OR OTHER VEGETATIVE COVER OF THE LAND SHALL BE COMMENCED WITHIN A PROPOSED SUBDIVISION OR LAND DEVELOPMENT TRACT UNTIL SUCH TIME THAT A PLAN FOR SEDIMENTATION CONTROL AND MINIMIZING EROSION HAS BEEN REVIEWED AND FOUND SATISFACTORY BY THE COUNTY CONSERVATION DISTRICT AND REVIEWED AND APPROVED BY THE TOWNSHIP, OR THERE HAS BEEN A DETERMINATION BY THE TOWNSHIP, UPON RECOMMENDATION BY THE COUNTY CONSERVATION DISTRICT, THAT SUCH PLANS ARE NOT NECESSARY.
- 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 COUNTY CONSERVATION DISTRICT.
- THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.
- CONTRACTOR SHALL USE TREADED MACHINERY AND MINIMIZE SOIL COMPACTION WHEREVER POSSIBLE.

DEFINITION OF CLEAN FILL AND IMPORT/EXPORT

MATERIAL NOTES

- IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE APPLICANT.
- 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 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 MILED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).
- CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
- ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL, AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.
- ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ARE ENVIRONMENTAL DUE DILIGENCE QUALITY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS CONDUCTED AS INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL, PROPERTY INSPECTIONS, ELECTRONIC DATA 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 DEPARTMENT'S 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. THE REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PACODE.COM.

RECYCLING OR DISPOSAL OF MATERIAL

\$102.4(b)(5)(x)

- THE FOLLOWING IS A LIST THAT INCLUDES, BUT THAT IS NOT LIMITED TO, THE POTENTIAL CONSTRUCTION WASTES THAT MAY EXIST ON-SITE.
- CONCRETE CURB AND SIDEWALK
 - ASPHALT
 - E&S BMP - COMPOST FILTER SOCKS
 - E&S BMP - TEMPORARY RISER
 - E&S BMP - EROSION CONTROL MATTING
 - E&S BMP - INLET PROTECTION
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 280.1 ET SEQ. 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE. BELOW IS A LIST OF METHODS FOR THE PROPER RECYCLING/DISPOSAL OF VARIOUS MATERIALS.

- DUST CONTROL - CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE AT THE STABILIZED CONSTRUCTION ENTRANCE. THE TRAFFIC MUST BE KEPT OFF-SITE BY MUD THAT WOULD OTHERWISE BE CARRIED OFF-SITE BY CONSTRUCTION TRAFFIC. WATER TRUCKS WILL BE USED AS NEEDED DURING CONSTRUCTION TO REDUCE DUST GENERATED ON THE SITE. DUST CONTROL MUST BE PROVIDED BY THE CONTRACTOR TO A DEGREE THAT IS ACCEPTABLE TO THE LOCAL CONSERVATION DISTRICT. AFTER CONSTRUCTION, THE SITE WILL BE STABILIZED, WHICH WILL REDUCE THE POTENTIAL FOR DUST GENERATION.
- SOLID WASTE DISPOSAL - NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPLOYED AS NECESSARY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE.
- SANITARY FACILITIES - ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. TEMPORARY SANITARY FACILITIES WILL BE PROVIDED AT THE SITE THROUGHOUT THE CONSTRUCTION PERIOD. THEY MUST BE UTILIZED BY ALL CONSTRUCTION PERSONNEL AND WILL BE SERVICED BY A LICENSED COMMERCIAL OPERATOR.
- WATER SOURCE - NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE.
- CONCRETE WASTE FROM READY-MIX TRUCKS - DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS WILL BE ALLOWED ON THE CONSTRUCTION SITE, BUT ONLY IN SPECIFICALLY DESIGNATED Diked AREAS PREPARED TO PREVENT CONTACT BETWEEN THE CONCRETE AND/OR WASH WATER AND STORMWATER THAT WILL BE DISCHARGED FROM THE SITE.

OVERALL SITE CONSTRUCTION SEQUENCE

- \$102.8(f)(7)
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED FOUR (4) DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.
 - REFERENCES TO "CONSERVATION DISTRICT" USED THROUGHOUT THIS SEQUENCE ARE MEANT TO REFER TO THE NORTHAMPTON COUNTY CONSERVATION DISTRICT.
 - AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING, BUT NOT LIMITED TO: THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE COUNTY CONSERVATION DISTRICT FOR AN ON-SITE PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-242-1776 FOR BURIED UTILITIES LOCATION.
 - BEFORE INITIATING ANY REVISION 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 CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN PROBLEMS OR CONDITIONS THAT REQUIRE IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEMS.
 - THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER AND HAVE APPROVED BY THE COUNTY CONSERVATION DISTRICT, A SEPARATE EROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR EACH SPOIL, BORROW OR OTHER WORK AREA NOT DETAILED ON THE PERMITTED PLANS, WHETHER LOCATED WITHIN OR OUTSIDE OF THE LIMITS OF CONSTRUCTION.
 - CONTRACTOR SHALL NOTIFY THE COUNTY CONSERVATION DISTRICT OF DISPOSAL METHOD AND LOCATION OF MATERIALS (IF ANY) TO BE REMOVED FROM SITE.
 - ALL MATERIALS TO BE RECYCLED OR DISPOSED OF MUST DO SO IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS. STOCKPILES TO BE HAULED OFF SITE MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AT THE DESTINATION LOCATION.
 - THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SOIL STABILIZATION THROUGHOUT CONSTRUCTION. ADDITIONAL MEASURES REQUIRED TO ENSURE ON-SITE AND OFF-SITE STABILIZATION IN AND ADJACENT TO CONSTRUCTION ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL MEASURES REQUIRED TO CORRECT THE PROBLEMS MUST BE GIVEN TO THE OWNER AND ENGINEER SHOULD ADDITIONAL STABILIZATION MEASURES BE NECESSARY, IN ACCORDANCE WITH THE NPDES AND/OR SWPPP REQUIREMENTS FOR THE PROJECT.
 - NPDES PERMIT REQUIRES THAT A VISUAL SITE INSPECTION REPORT USING THE CURRENT PADEP FORM BE COMPLETED BY A QUALIFIED SITE INSPECTOR AT THE FOLLOWING FREQUENCY:
 - L.1. WEEKLY.
 - L.2. AFTER RAINFALL EVENTS OF AT LEAST 0.25 INCH IN A 24-HOUR PERIOD, AND
 - L.3. AS A FOLLOW-UP TO DEFECIES FOUND.
 - THE PERMITTEE MUST TAKE COLOR PHOTOGRAPHS OF E&S BMPs AND PCSM SCMS ON THE PROJECT SITE AT LEAST MONTHLY, UNLESS OTHERWISE APPROVED IN WRITING BY DEP/CD, AND WHEN DEFICIENCIES IN BMPs AND SCMS ARE IDENTIFIED. THE PHOTOGRAPHS MUST HAVE A DATE AND TIME STAMP AND BE MADE AVAILABLE FOR DEP/CD REVIEW UPON REQUEST.
 - WITHIN 30 DAYS FOLLOWING COMPLETION OF A STRUCTURAL PCSM SCM, AS DEFINED IN THE RESSUED PAG-10 GENERAL PERMIT, THE PERMITTEE MUST SUBMIT THE SCM CONSTRUCTION CERTIFICATION FORM (3800-FM-BCW0271.J) TO DEP/CD, SIGNED BY THE PERMITTEE AND A LICENSED PROFESSIONAL.
 - BEGINNING DECEMBER 8, 2025, THE PERMITTEE MUST COMPLETE CONFIRMATION TESTING FOR INFILTRATION CAPACITY TO VERIFY THAT INFILTRATION SCMS WILL PERFORM AS DESIGNED. TESTING IS REQUIRED FOR BOTH THE SUBGRADE PREPARATION AND POST CONSTRUCTION CONDITION.
 - UPON THE REDUCTION, LOSS, OR FAILURE OF ANY BMP OR PCSM SCM, THE PERMITTEE AND CO-PERMITTEE(S) MUST INITIATE THE REPAIR OR REPLACEMENT OF THE BMP OR PCSM SCM. THE PERMITTEE MUST INITIATE REPAIR OR REPLACEMENT WITHIN 24 HOURS OF DISCOVERY AND COMPLETE THE REPAIR OR REPLACEMENT WITHIN 7 DAYS, UNLESS OTHERWISE REQUIRED BY DEP/CD.
 - IF SOIL CONTAMINATION OR GROUNDWATER CONTAMINATION IS ENCOUNTERED DURING CONSTRUCTION, THE PERMITTEE IS TO NOTIFY DEP AND CCD OF NEWLY DISCOVERED ON-SITE SOIL OR GROUNDWATER CONTAMINATION. NOTIFICATION IS TO BE PROVIDED WITHIN 24 HOURS OF RECEIVING RESULTS OF THE SAMPLING RESULTS OF THE CONTAMINATION.
 - BY DECEMBER 7 OF EACH YEAR, THE PERMITTEE MUST SUBMIT AN ANNUAL REPORT (3800-FM-BCW0405E) TO THE OFFICE OF DEP/CD THAT APPROVED GENERAL PERMIT COVERAGE TO REPORT ON THE STATUS OF EARTH DISTURBANCE ACTIVITIES. THE FIRST ANNUAL REPORT FOR EXISTING PERMITTEES IS DUE DECEMBER 7, 2025.
 - RESIDENTIAL OR COMMERCIAL PCSM A LOT OR PCSM SCM IS SOLD DURING THE TERM OF GENERAL PERMIT COVERAGE, THE PERMITTEE MUST PROVIDE THE NEW PROPERTY OWNER WITH 1) RECORDED DRAWINGS OR OTHER PLANS IDENTIFYING THE SCM; 2) A LONG-TERM OPERATION AND MAINTENANCE (O&M) PLAN FOR THE SCM; AND 3) A COMPLETED NEW PROPERTY OWNER NOTIFICATION FORM (3800-FM-BCW0271.J). THE PERMITTEE MUST SUBMIT COPIES OF COMPLETED NEW PROPERTY OWNER NOTIFICATION FORMS TO DEP/CD AND TO THE MUNICIPALITY WHERE THE SCM IS LOCATED WITHIN 30 DAYS OF THE DATE OF TRANSFER OF THE PROPERTY.

GENERAL CONSERVATION NOTES AND SPECIFICATIONS

(Rev. 10/2024)

I. GENERAL INFORMATION

- THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE AT THE SITE.
- NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING PROPERLY FILTERED.
- ANY SEDIMENT THAT IS TRACKED ONTO THE ROAD MUST BE CLEANED OFF BEFORE THE END OF THE DAY.
- DISTURBED AREAS ON WHICH EARTHMOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED SHALL BE STABILIZED IMMEDIATELY, EITHER TEMPORARILY OR PERMANENTLY, INCLUDING THE RESTORATION OF DRIVEWAYS, STOCKPILES OFF-SITE UNDERGROUND UTILITY LINES AND GRADED PERIMETER AREAS. DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADERS IS CONSIDERED ADEQUATE PROTECTION.
- WHERE DISTURBED AREAS ARE DIFFICULT TO STABILIZE, NETTING SHOULD BE USED TO HOLD SEED AND MULCH IN PLACE; THIS IS ESPECIALLY IMPORTANT AROUND WATERCOURSES, IN SWALES AND AREAS OF CONCENTRATED FLOWS, STEEP SLOPES.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL, UPON EACH RUNOFF EVENT, AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING, AND RE-NETTING, MUST BE PERFORMED IMMEDIATELY. IF AT ANY TIME PRIOR TO SITE STABILIZATION ANY E&S PROBLEMS OCCUR, IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEMS.
- THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER AND HAVE APPROVED BY THE COUNTY CONSERVATION DISTRICT, A SEPARATE EROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR EACH SPOIL, BORROW OR OTHER WORK AREA NOT DETAILED ON THE PERMITTED PLANS, WHETHER LOCATED WITHIN OR OUTSIDE OF THE LIMITS OF CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE COUNTY CONSERVATION DISTRICT OF DISPOSAL METHOD AND LOCATION OF MATERIALS (IF ANY) TO BE REMOVED FROM SITE.
- ALL MATERIALS TO BE RECYCLED OR DISPOSED OF MUST DO SO IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS. STOCKPILES TO BE HAULED OFF SITE MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AT THE DESTINATION LOCATION.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SOIL STABILIZATION THROUGHOUT CONSTRUCTION. ADDITIONAL MEASURES REQUIRED TO ENSURE ON-SITE AND OFF-SITE STABILIZATION IN AND ADJACENT TO CONSTRUCTION ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL MEASURES REQUIRED TO CORRECT THE PROBLEMS MUST BE GIVEN TO THE OWNER AND ENGINEER SHOULD ADDITIONAL STABILIZATION MEASURES BE NECESSARY, IN ACCORDANCE WITH THE NPDES AND/OR SWPPP REQUIREMENTS FOR THE PROJECT.
- NPDES PERMIT REQUIRES THAT A VISUAL SITE INSPECTION REPORT USING THE CURRENT PADEP FORM BE COMPLETED BY A QUALIFIED SITE INSPECTOR AT THE FOLLOWING FREQUENCY:
 - L.1. WEEKLY.
 - L.2. AFTER RAINFALL EVENTS OF AT LEAST 0.25 INCH IN A 24-HOUR PERIOD, AND
 - L.3. AS A FOLLOW-UP TO DEFECIES FOUND.
- THE PERMITTEE MUST TAKE COLOR PHOTOGRAPHS OF E&S BMPs AND PCSM SCMS ON THE PROJECT SITE AT LEAST MONTHLY, UNLESS OTHERWISE APPROVED IN WRITING BY DEP/CD, AND WHEN DEFICIENCIES IN BMPs AND SCMS ARE IDENTIFIED. THE PHOTOGRAPHS MUST HAVE A DATE AND TIME STAMP AND BE MADE AVAILABLE FOR DEP/CD REVIEW UPON REQUEST.
- WITHIN 30 DAYS FOLLOWING COMPLETION OF A STRUCTURAL PCSM SCM, AS DEFINED IN THE RESSUED PAG-10 GENERAL PERMIT, THE PERMITTEE MUST SUBMIT THE SCM CONSTRUCTION CERTIFICATION FORM (3800-FM-BCW0271.J) TO DEP/CD, SIGNED BY THE PERMITTEE AND A LICENSED PROFESSIONAL.
- BEGINNING DECEMBER 8, 2025, THE PERMITTEE MUST COMPLETE CONFIRMATION TESTING FOR INFILTRATION CAPACITY TO VERIFY THAT INFILTRATION SCMS WILL PERFORM AS DESIGNED. TESTING IS REQUIRED FOR BOTH THE SUBGRADE PREPARATION AND POST CONSTRUCTION CONDITION.
- UPON THE REDUCTION, LOSS, OR FAILURE OF ANY BMP OR PCSM SCM, THE PERMITTEE AND CO-PERMITTEE(S) MUST INITIATE THE REPAIR OR REPLACEMENT OF THE BMP OR PCSM SCM. THE PERMITTEE MUST INITIATE REPAIR OR REPLACEMENT WITHIN 24 HOURS OF DISCOVERY AND COMPLETE THE REPAIR OR REPLACEMENT WITHIN 7 DAYS, UNLESS OTHERWISE REQUIRED BY DEP/CD.
- IF SOIL CONTAMINATION OR GROUNDWATER CONTAMINATION IS ENCOUNTERED DURING CONSTRUCTION, THE PERMITTEE IS TO NOTIFY DEP AND CCD OF NEWLY DISCOVERED ON-SITE SOIL OR GROUNDWATER CONTAMINATION. NOTIFICATION IS TO BE PROVIDED WITHIN 24 HOURS OF RECEIVING RESULTS OF THE SAMPLING RESULTS OF THE CONTAMINATION.
- BY DECEMBER 7 OF EACH YEAR, THE PERMITTEE MUST SUBMIT AN ANNUAL REPORT (3800-FM-BCW0405E) TO THE OFFICE OF DEP/CD THAT APPROVED GENERAL PERMIT COVERAGE TO REPORT ON THE STATUS OF EARTH DISTURBANCE ACTIVITIES. THE FIRST ANNUAL REPORT FOR EXISTING PERMITTEES IS DUE DECEMBER 7, 2025.
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II. STANDARD FOR LAND GRADING

- DEFINITION: RESHAPING THE GROUND SURFACE BY GRADING TO PLAN GRADES, WHICH ARE DETERMINED BY TOPOGRAPHIC SURVEY AND LAYOUT.
- PROVISIONS SHALL BE MADE TO SAFELY CONDUCT SURFACE WATER TO STORM DRAINS OR SUITABLE WATER COURSES AND TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FULL SLOPES.
- ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS.
- INSTALLATION REQUIREMENTS:
 - B.1. TIMBER, LOGS, BRUSH, RUBBISH, ROCKS, STUMPS AND VEGETABLE MATTER WHICH WILL INTERFERE WITH THE GRADING OPERATION OR AFFECT THE PLANNED STABILITY OF FILL AREAS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH STANDARD FOR DISPOSAL OF MATERIALS.
 - B.2. FILL MATERIALS TO BE PLACED ON SATURATED OR FROZEN SURFACES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH STANDARD FOR DISPOSAL OF MATERIALS.
 - B.3. ALL FILLS SHALL BE COMPACTED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLIPPING.
 - B.4. ALL DISTURBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SHALL BE PROTECTED FROM EROSION. (SEE I, D.)

III. STANDARD FOR UTILITY TRENCH EXCAVATION

- 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.
- LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY. DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR A MAX OF SIX DAYS FOR CERTAIN CASES REQUIRING TESTING OF THE INSTALLED PIPE.
- WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING TO A FACILITY FOR REMOVAL OF SEDIMENT (SEDIMENT FILTER BAG, SEE DETAIL BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS.
- ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES / FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE IMMEDIATELY.
- WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FORM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
- ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.

IV. STANDARD FOR TEMPORARY STABILIZATION

- STANDARD FOR TEMPORARY STABILIZATION WITH FIBERMULCH
 - A.1. MULCHING IS MOST APPLICABLE TO THOSE AREAS SUBJECT TO PERIODIC DISTURBANCE AND REWORKING IN ADDITION, STABILIZATION WITH FIBER MULCH SHALL BE USED DURING NON-GERMINATION PERIODS.
 - A.2. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
 - A.3. GRADE AS NEEDED AND FEASIBLE. SEE STANDARD FOR LAND GRADING.
 - A.4. PROTECTIVE MATERIALS TO BE USED:
 - A.4.a. UNROTTED SMALL-GRAIN UNCHIPPED STRAW OR HAY AT 3.0 TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1 AND MARCH 1) SPREAD UNIFORMLY AND ANCHORED WITH LIQUID MULCH BINDER. BINDER PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS.
 - A.4.b. HYDROMULCHER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL. LIQUID MULCH BINDER SHALL BE APPLIED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. PRODUCTS TO BE INSTALLED AT A RATE OF 1 TON PER ACRE (MINIMUM) OR PER MANUFACTURER'S SPECIFICATIONS.
- STANDARD FOR TEMPORARY STABILIZATION WITH SEED
 - B.1. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN TWELVE (12) MONTHS MUST BE SEEDDED AND MULCHED IMMEDIATELY WITH A TEMPORARY COVER.
 - B.2. ALL AREAS TO BE PERMANENTLY SEEDDED SHALL ALSO RECEIVE TEMPORARY SEEDINGS CONCURRENTLY.
 - B.3. SEEDBED PREPARATION FOR TEMPORARY SEEDING:
 - B.3.a. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
 - B.3.b. APPLY AGRICULTURAL LIME AT A RATE OF 1 TONE PER ACRE.
 - B.3.c. APPLY 10-10-10 FERTILIZER AT A RATE OF 500 POUNDS PER ACRE.
 - B.3.d. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR (4) INCHES.
- SEEDING: SEE SEEDING SPECIFICATIONS

V. STANDARD FOR PERMANENT STABILIZATION

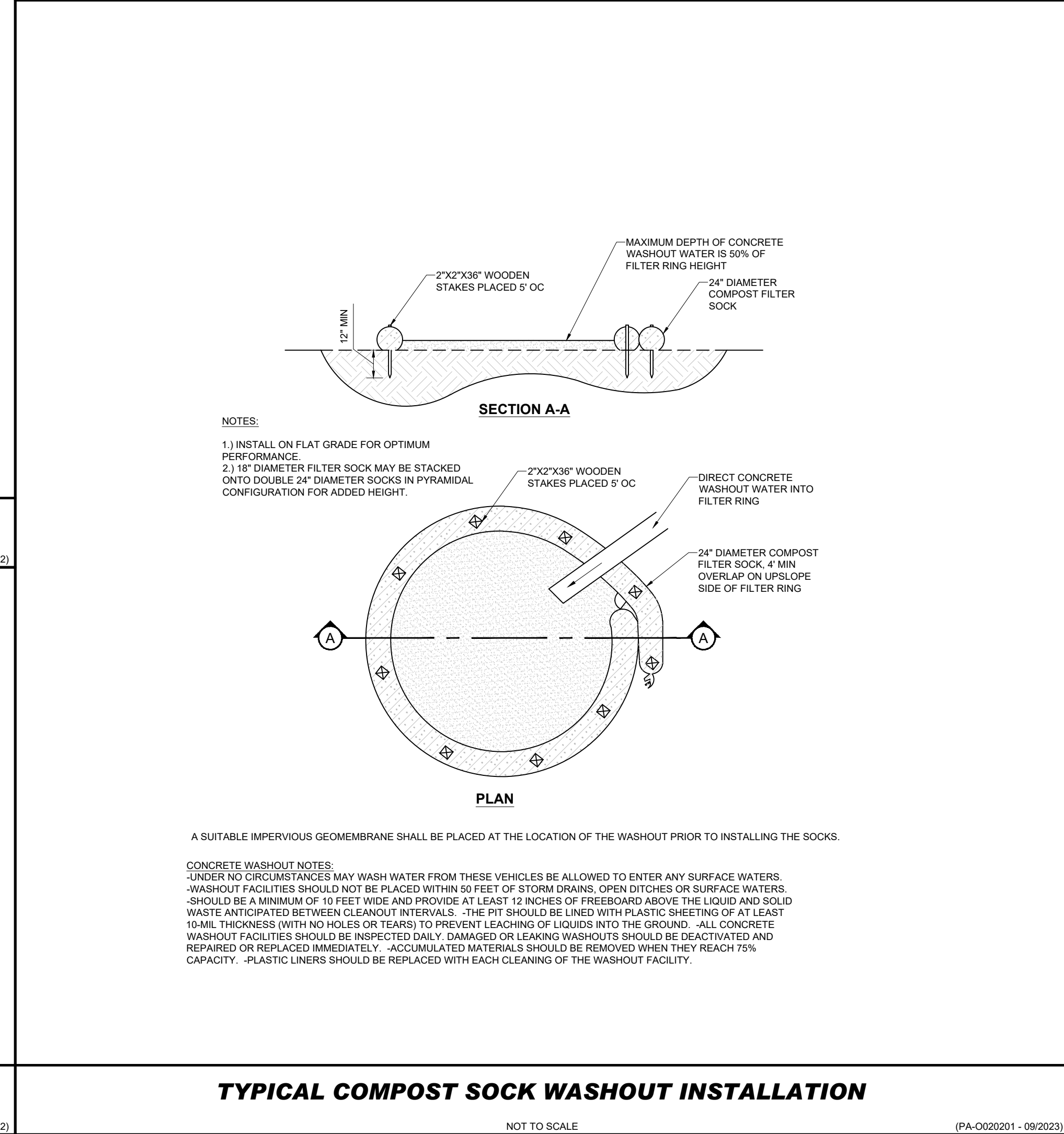
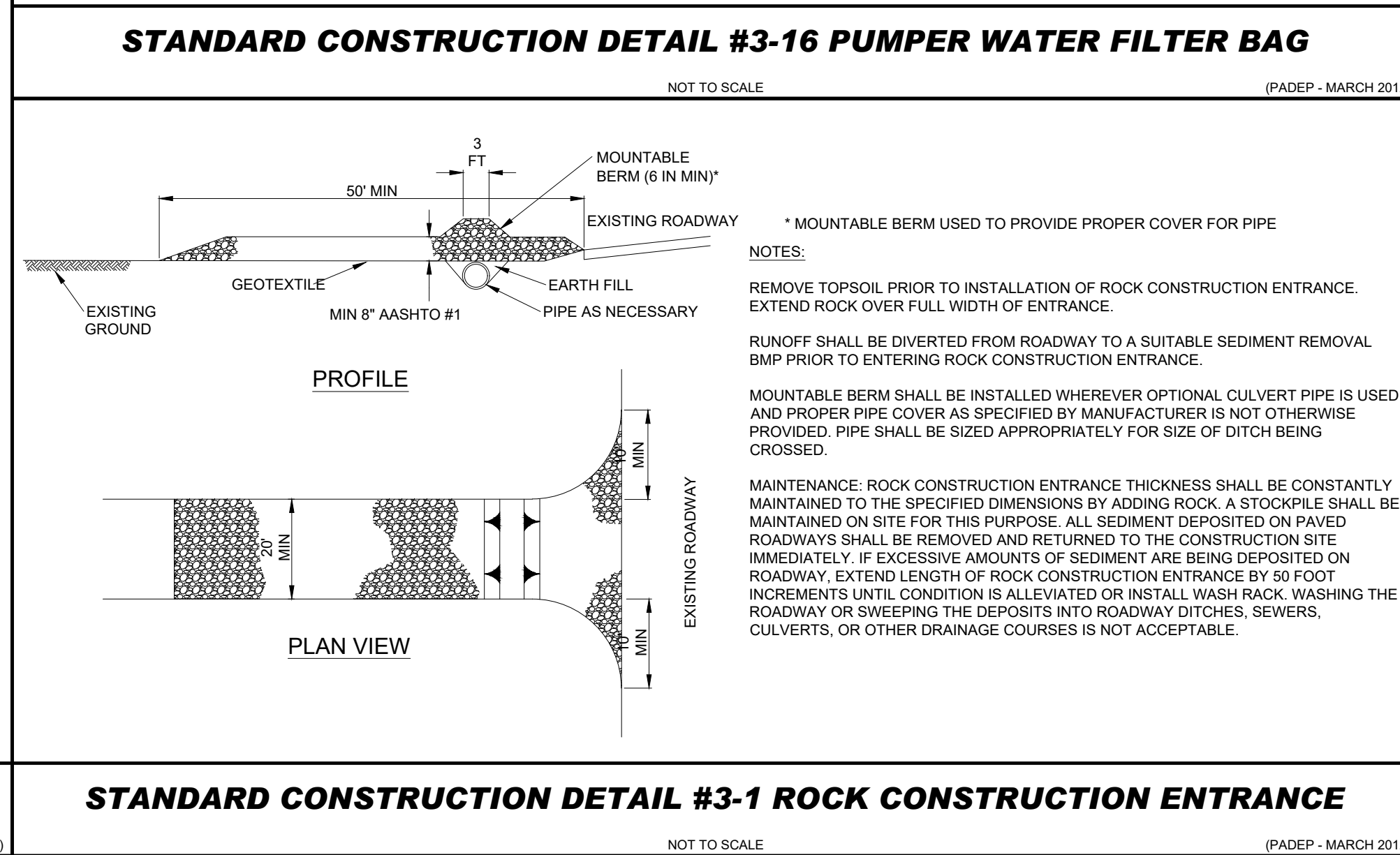
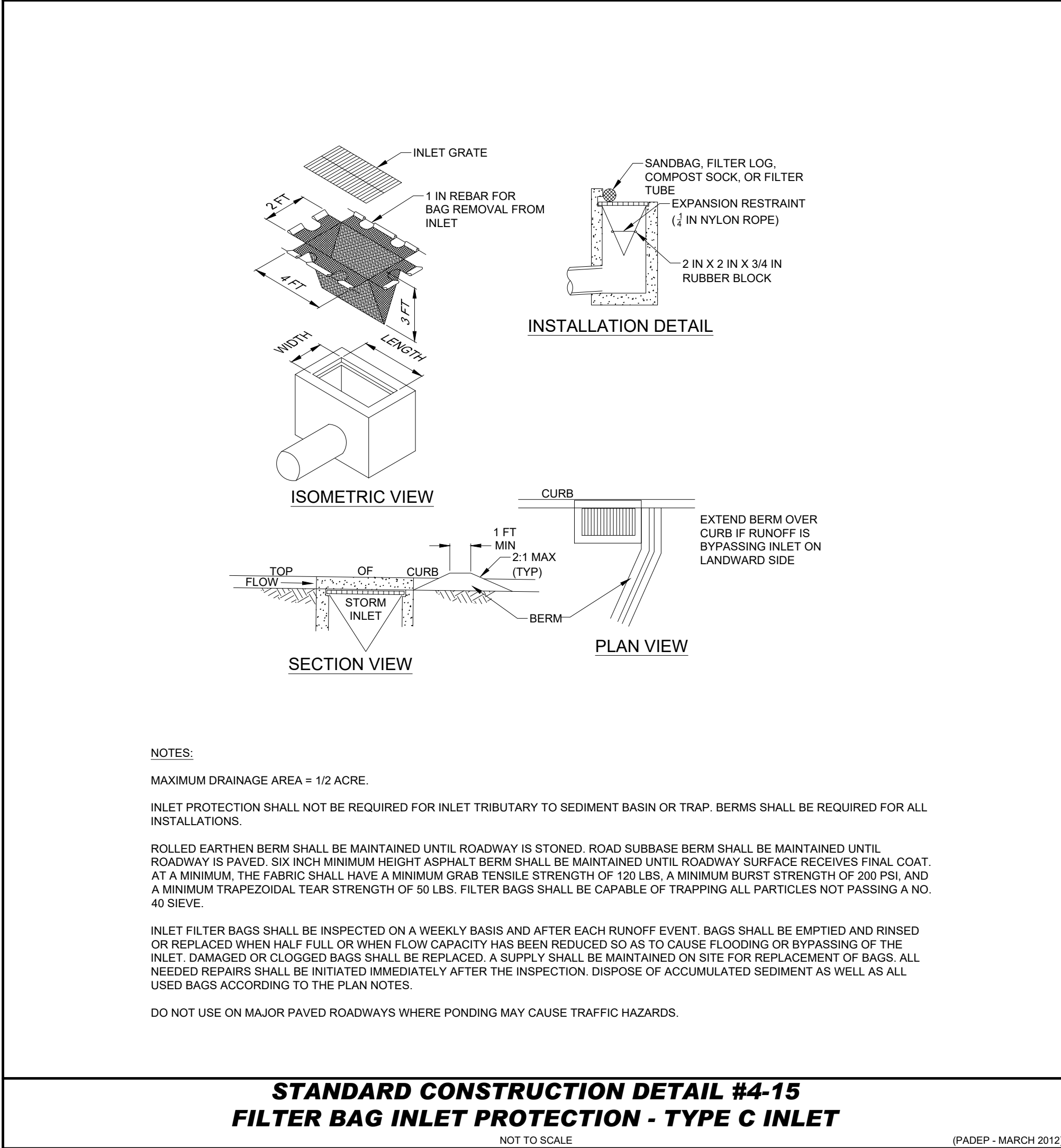
- SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER
 - A.1. SITE PREPARATION
 - A.1.a. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING.
 - A.1.b. SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT AND LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL PH TO BETWEEN 5.5 AND 7.0 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.
 - A.1.c. IMMEDIATELY PRIOR TO TOPSOIL DISTRIBUTION, THE SURFACE SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 1/2 TO 3/4 INCHES TO PROVIDE A GOOD BOND WITH THE TOPSOIL.
 - A.2. APPLYING TOPSOIL
 - A.2.a. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE.
 - A.2.b. REMOVAL OF TOPSOIL IS NOT ALLOWED BY THE MUNICIPALITY OR UNLESS AS SPECIFIED BY THE SITE GEOTECHNICAL ENGINEER DUE TO THE SOILS UNSUITABILITY FOR PLACEMENT.
 - A.3. SEEDBED PREPARATION
 - A.3.a. A SOIL TEST SHALL BE CONDUCTED TO ACCURATELY DETERMINE NECESSARY SOIL AMENDMENTS.
 - A.3.b. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
 - A.3.c. SOIL MODIFICATIONS:
 - A.3.c.1. APPLY 10-20-20 RATED FERTILIZER AT A RATE OF 1000 POUNDS PER ACRE OR 25 POUNDS PER 1000 SQUARE FEET, OR AS DIRECTED BY SOIL TEST.
 - A.3.c.2. APPLY AGRICULTURAL LIME AT A RATE OF 5 TONS PER ACRE OR 240 POUNDS PER 1000 SQUARE FEET, OR AS DIRECTED BY SOIL TEST.
 - A.3.c.3. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM FINE SEEDBED IS PREPARED.
 - A.3.e. REMOVE FROM THE SURFACE ALL STONES ONE INCH (1") OR LARGER IN ANY DIMENSION, REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.
 - A.3.f. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FINISHED AS ABOVE.
 - A.4. SEEDING: SEE SEEDING SPECIFICATIONS
 - A.5. SEED BED AREAS SHALL ALSO BE STABILIZED USING AN APPROVED METHOD (EG. HYDROMULCHING) AS OUTLINED IN ITEM IV.A. HEREIN
- STANDARD FOR PERMANENT STABILIZATION WITH SOIL

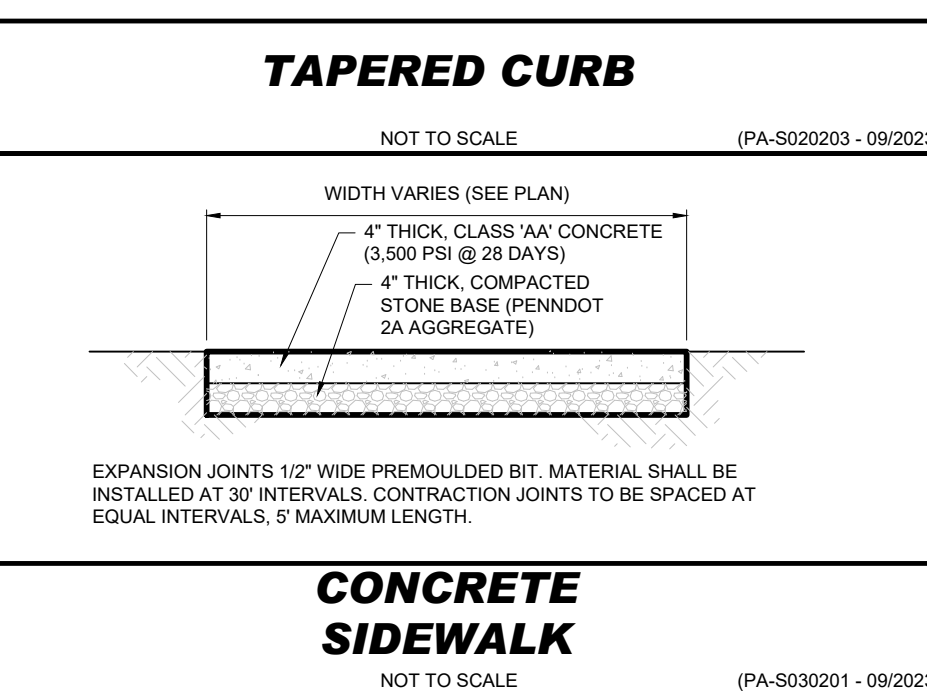
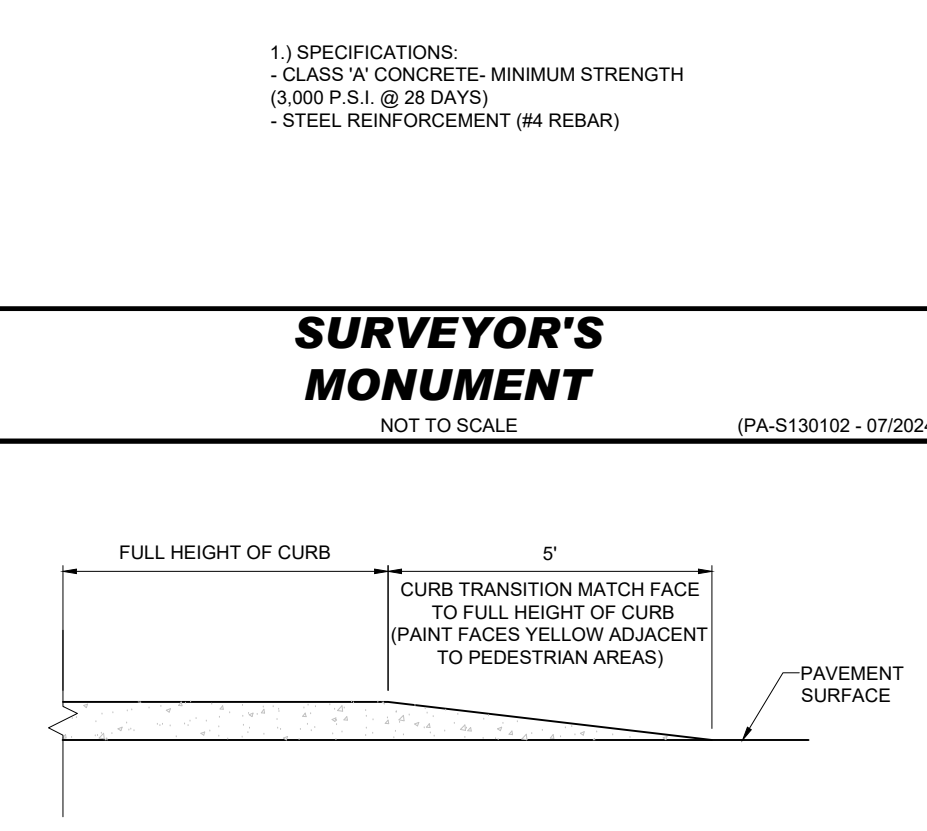
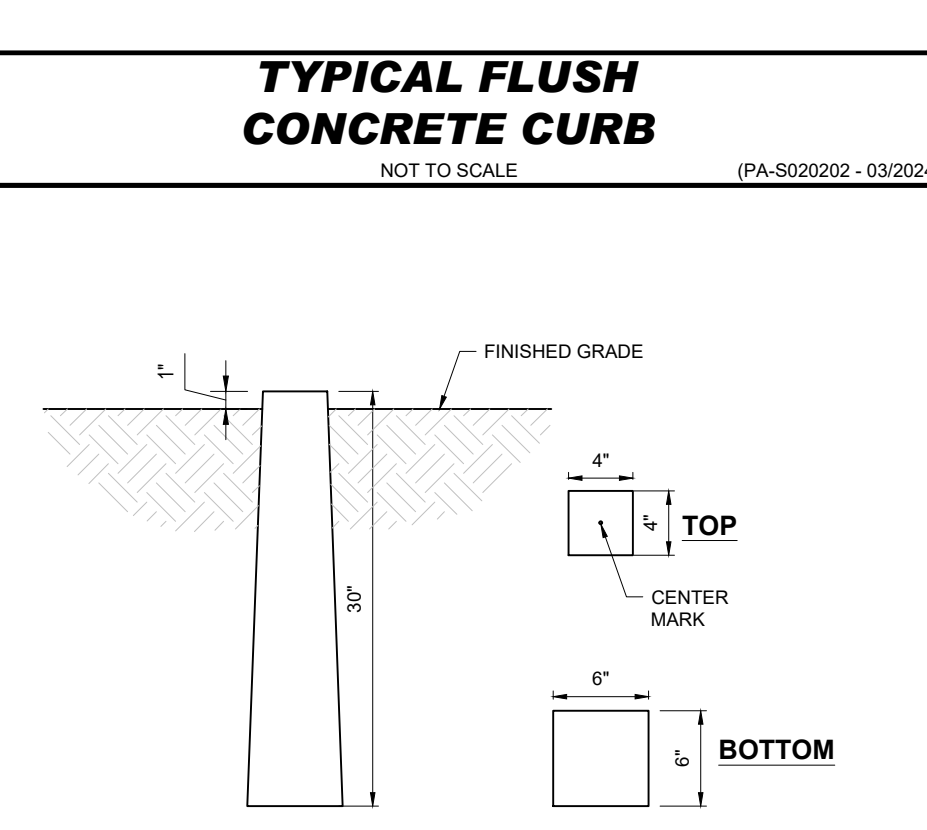
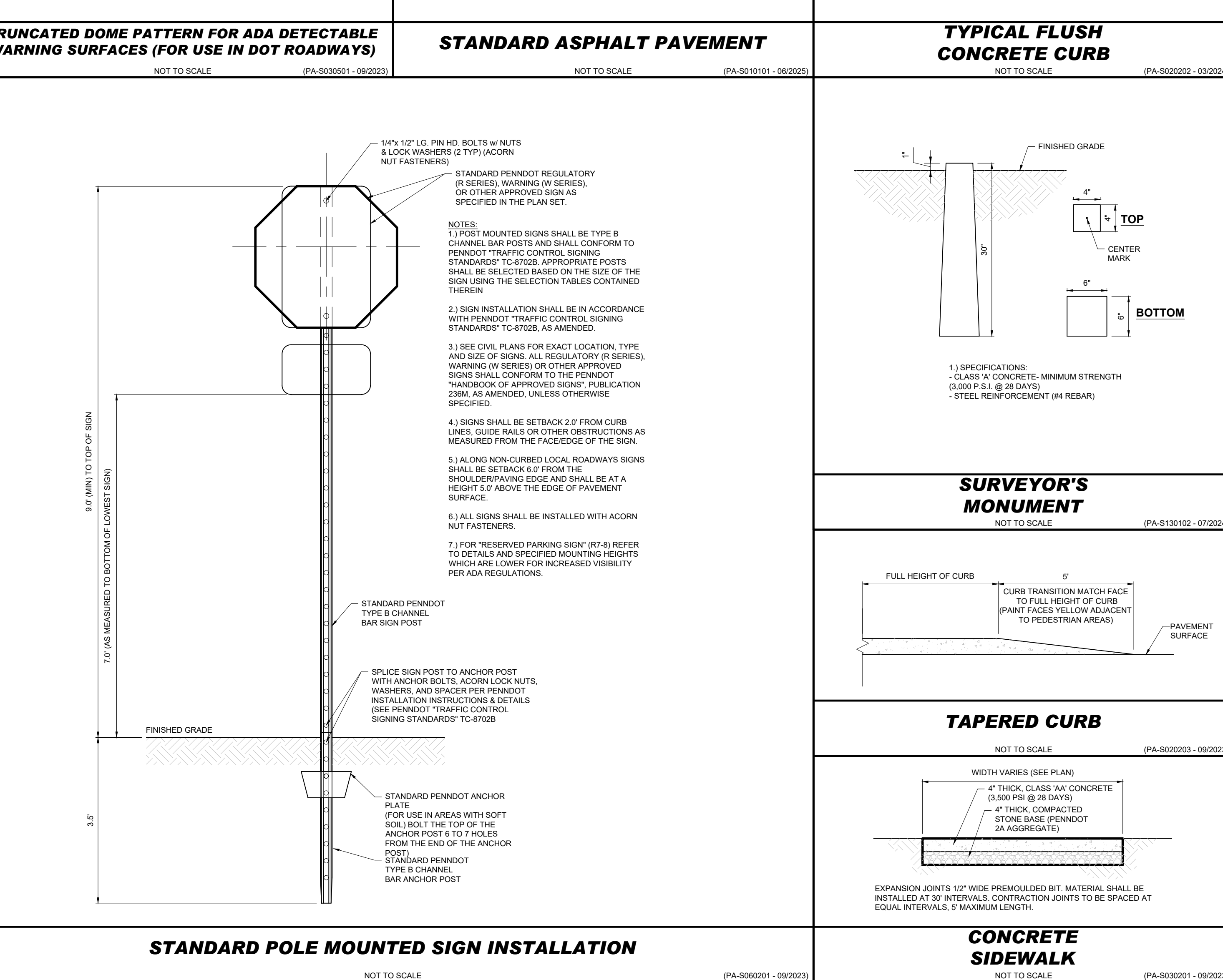
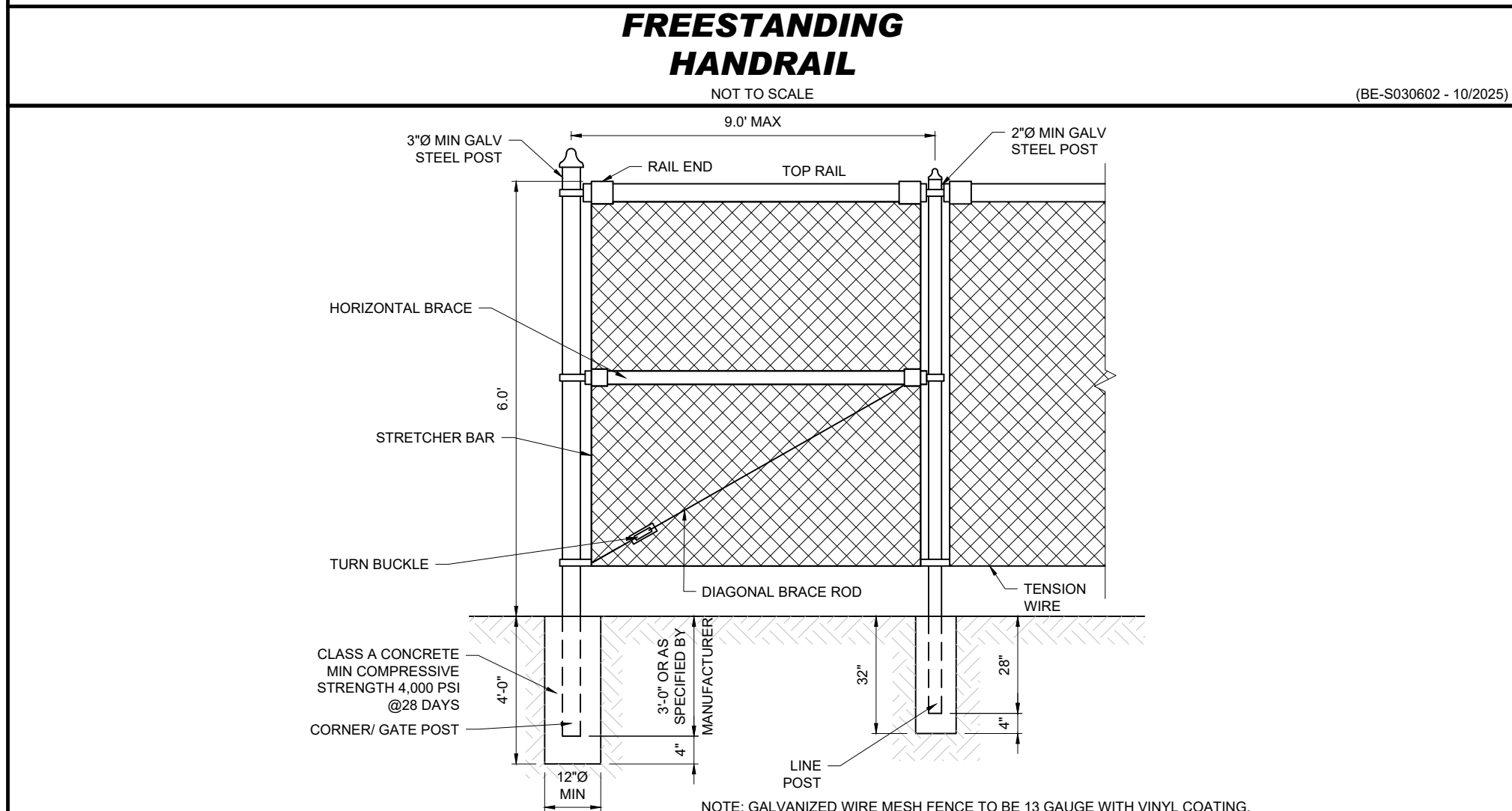
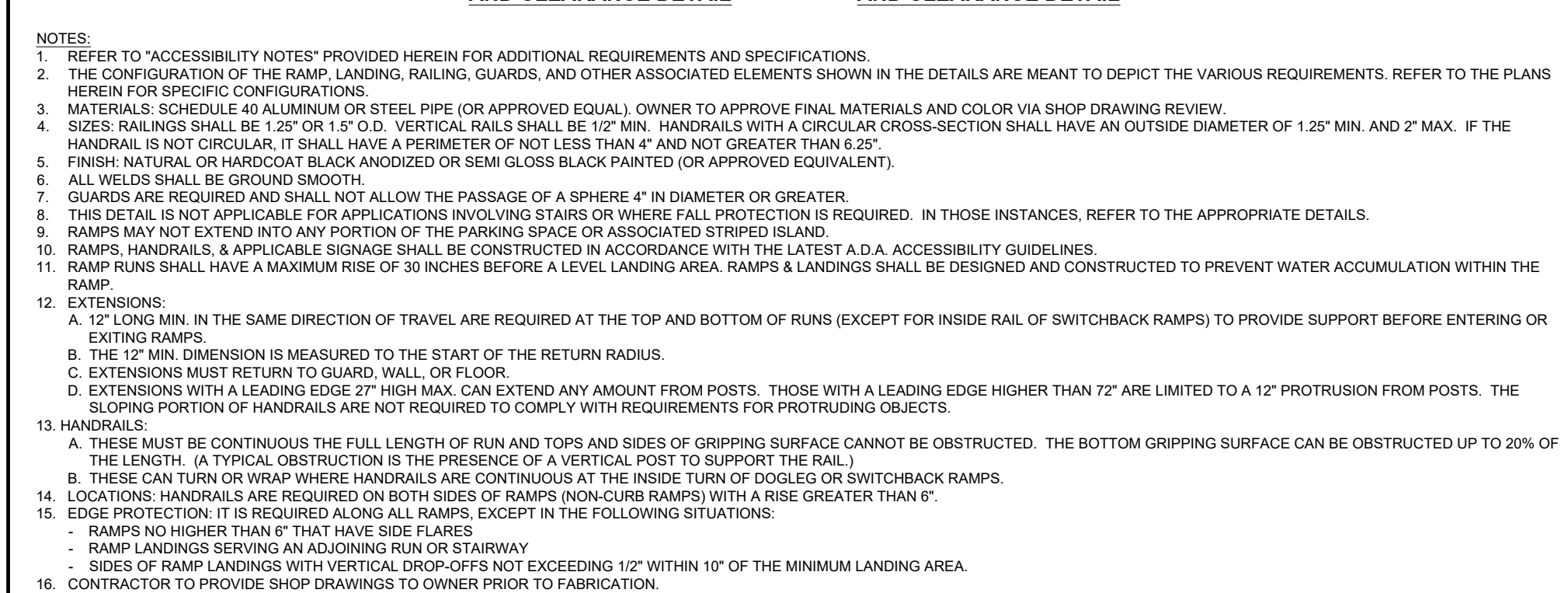
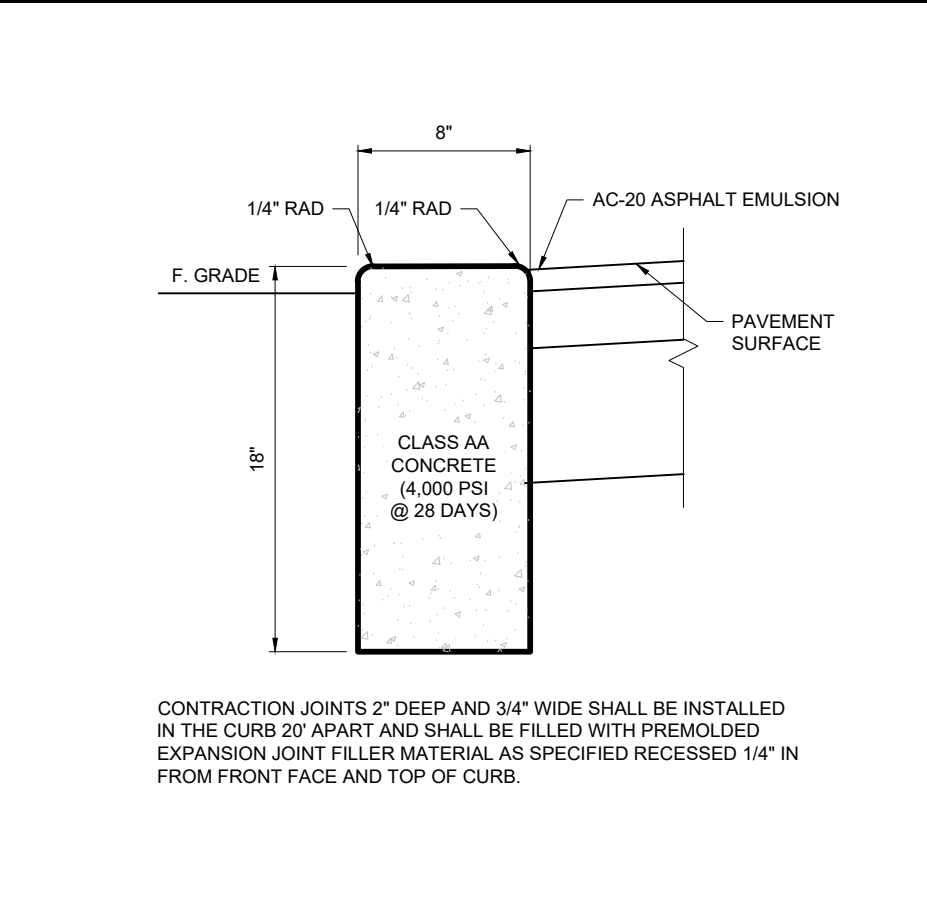
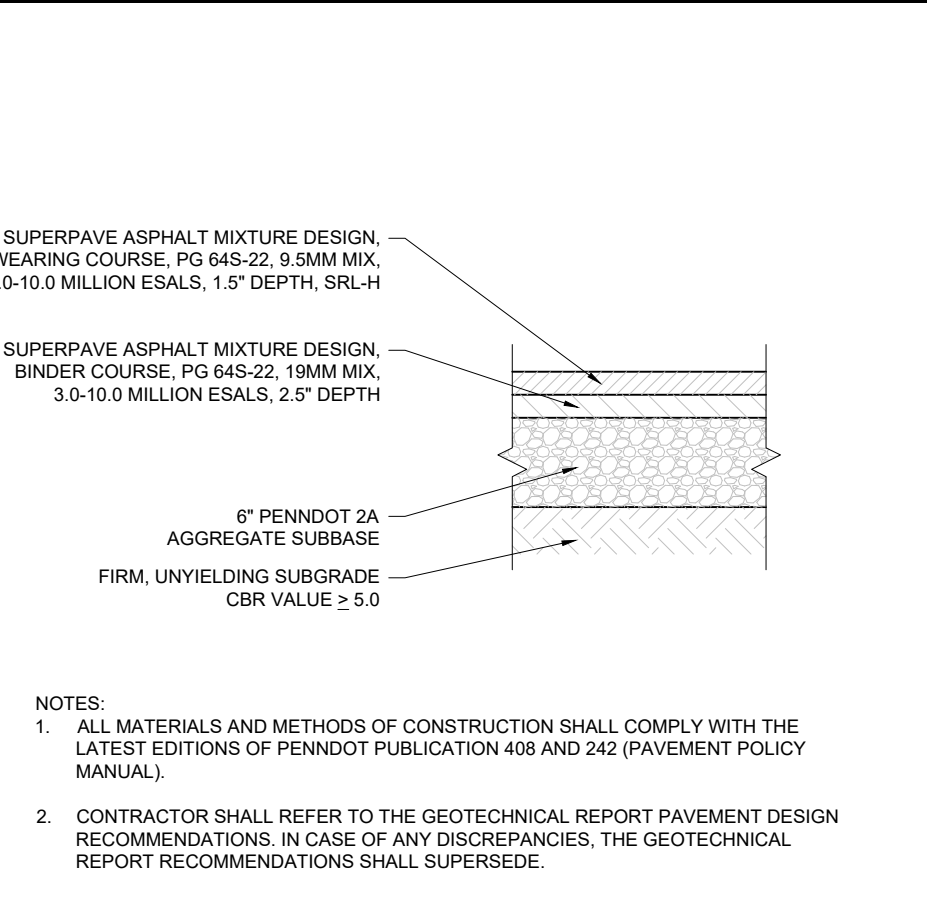
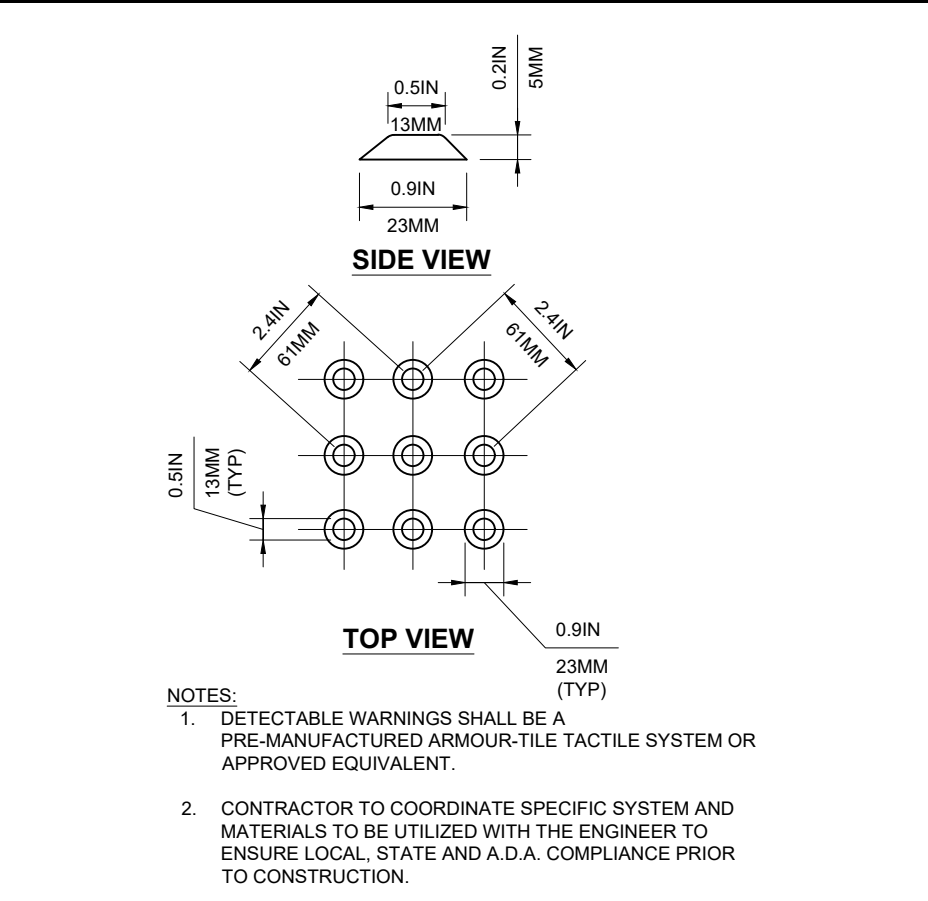
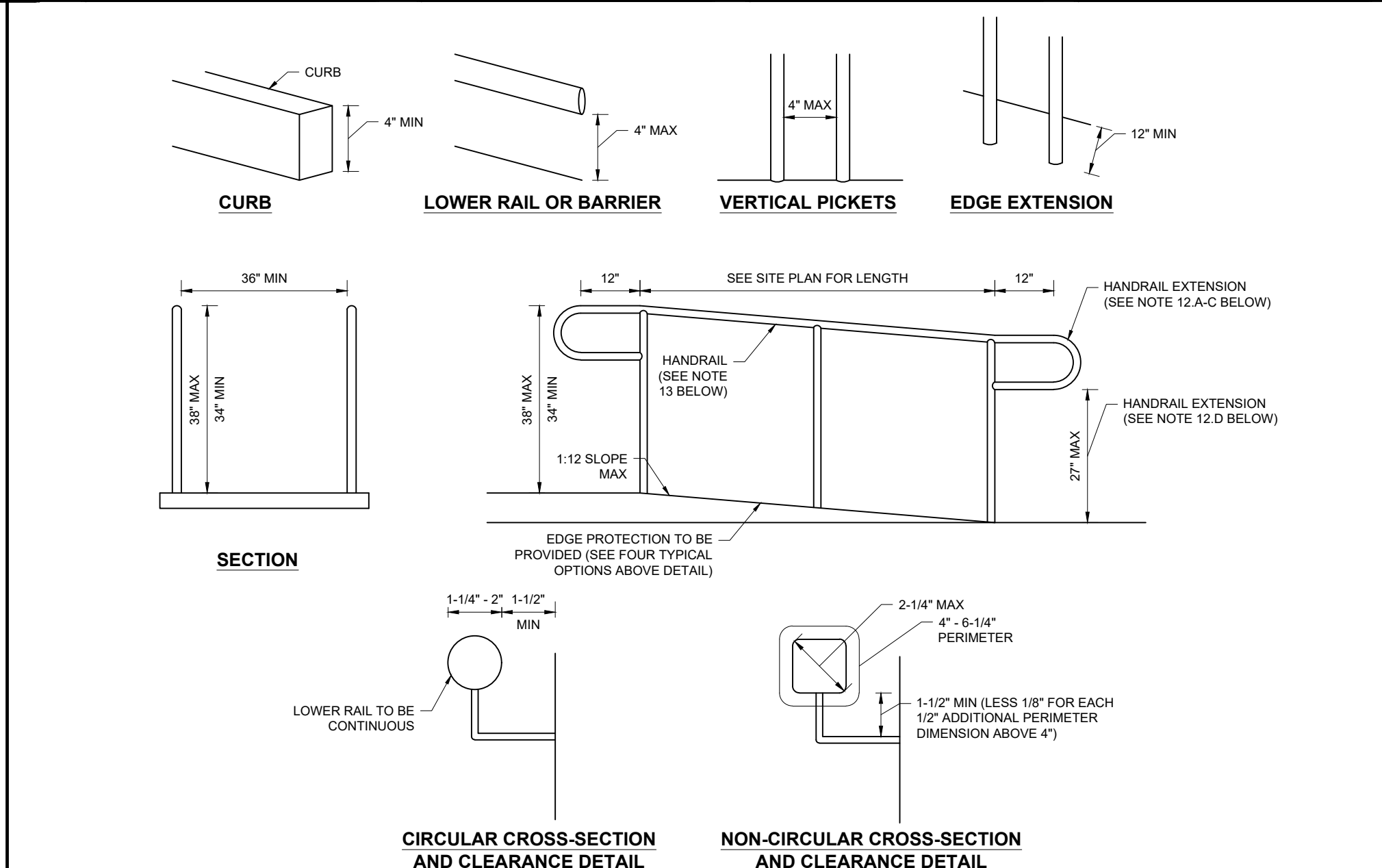
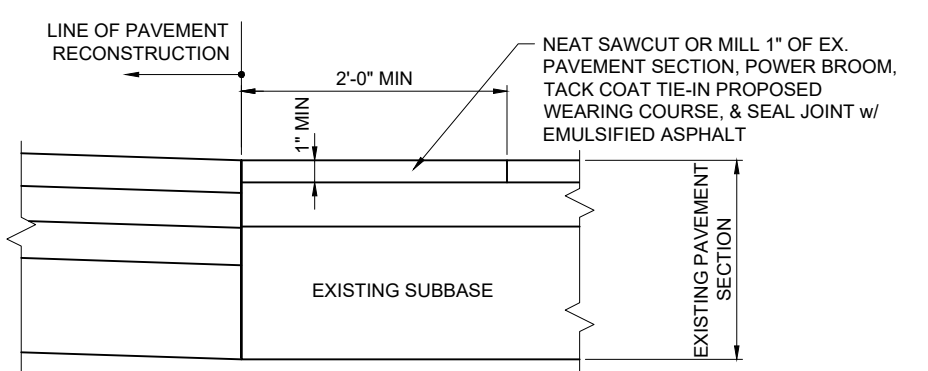
- METHODS AND MATERIALS
 - B.1.a. CULTIVATED SOIL IS PREFERRED OVER NATIVE OR PASTURE SOO. SPECIFY "CERTIFIED SOO" OR OTHER HIGH QUALITY CULTIVATED SOO.
 - B.1.b. SOO SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES.
 - B.1.c. SOO SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 58 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH)
 - B.1.d. SOO SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 90% OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE.
 - B.1.e. A SOO OF KENTUCKY 31 TALL FESCUE WITH BLUEGRASS, OR A FESCUE BLEND IS PREFERRED.
 - B.1.f. ONLY MOST, FRESH UNHEATED SOO SHOULD BE USED. SOO SHOULD BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 30 DAYS OF CUTTING.
- SITE PREPARATIONS: SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER (ITEM V.A. ABOVE)
- SOIL PLACEMENT
 - B.3.a. SOO STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOO. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOO IMMEDIATELY PRIOR TO LAYING THE SOO.
 - B.3.b. PLACE SOO STRIPS WITH SNUG EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION.
 - B.3.c. ROLL OR TAMP SOO IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOO CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOO. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS, WHICH WOULD CAUSE DRYING OF THE ROOTS.
 - B.3.d. ON SLOPES GREATER THAN 3 TO 1, SECURE SOO TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES OR A BIODEGRADABLE FASTENER.
 - B.3.e. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXCELLENT PROTECTION AGAINST EROSION. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOO IN CHANNELS WITH FLOW-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WEATH.
 - B.3.f. IMMEDIATELY FOLLOWING INSTALLATION, SOO SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOO TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.
- FOLLOW-UP INSPECTION: AFTER THE FIRST GROWING SEASON, THE SOO SHOULD BE INSPECTED TO DETERMINE IF ADDITIONAL FERTILIZATION OR LIMING IS NEEDED.

STANDARD E&S PLAN NOTES

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED) BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A REVISION TO BE SUBMITTED TO THE DEPARTMENT FOR APPROVAL OF ITS DISCREPANCY.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL, RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE E&S PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNDISTURBED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR THE COUNTY CONSERVATION DISTRICT.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- THE PERMITTEE SHALL CONSIDER THE REACH OF ANY CLEARING AND GRUBBING AREAS OUTSIDE THE LIMIT OF DISTURBANCE. BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS. THE STOCKPILE SHALL BE MAINTAINED TO THE DEPTHS NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2:1 V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 280.1 ET SEQ. 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDERGROUND UTILITIES.
- VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM SITE EXCEPT THROUGH EXISTING STABILIZED ACCESS POINTS & APPROVED ROCK CONSTRUCTION ENTRANCES SHOWN ON PLAN.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL, UPON EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEMS.
- A LOG SHOWING DAYS THAT E&S BMPs WERE INSPECTED AS WELL AS BY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE STOCKPILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SUPPLEMENT SETH EMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS, FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUIITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE USED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDS ARE REQUIRED ON THE PLAN DRAWINGS, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH RECOVERY/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- FAILURE TO MAINTAIN OR REPAIR E&S BMPs, FAILURE TO PREVENT SEDIMENT LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

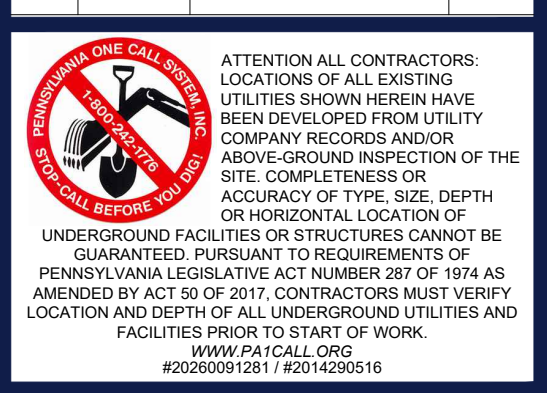


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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	2026.06.05	PER CITY COMMENTS	AN	AN



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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

PROJECT No.: PAB250207.00-1A
DRAWN BY: CS
CHECKED BY: AN
DATE: 01/02/2026
CAD ID: P-CIVIL-CND5

PROPOSED SITE PLAN DOCUMENTS FOR

HERALD PROPERTY MANAGEMENT, LLC

PROPOSED MIXED-USE COMMERCIAL & RESIDENTIAL DEVELOPMENT

404 EAST 3RD STREET
WARD 4 BLOCK 3A
BETHLEHEM, PA 18015
NORTHAMPTON COUNTY

BOHLER

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



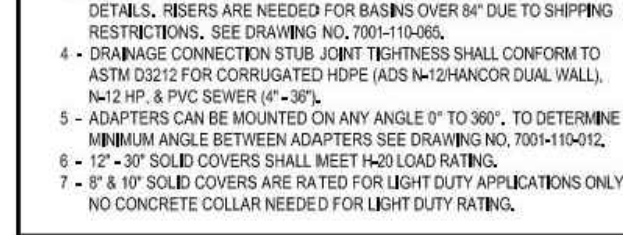
SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-901

REVISION 1 - 2026.06.05

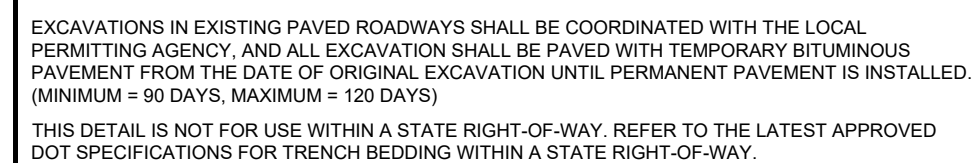


ALL PAVEMENT MARKINGS SHOULD BE IN ACCORDANCE WITH PENNDOT
PUBLICATION 111, TC-8600 & TC-8700 STANDARDS, LATEST EDITION.

ADDITIONAL DETAILS ASSOCIATED WITH PENNDOT ROAD IMPROVEMENTS ARE ON THE FOLLOWING STANDARD DETAILS FROM THE LATEST EDITION OF PENNDOT PUBLICATION 72M:
(THE PERMITTEE IS REQUIRED TO PROVIDE THE CONTRACTOR WITH COPIES OF THE MOST CURRENT APPLICABLE RC DRAWINGS)



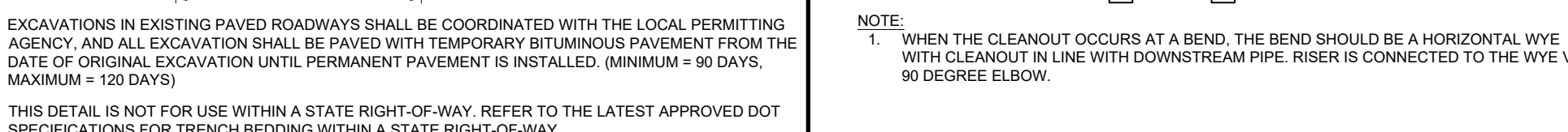
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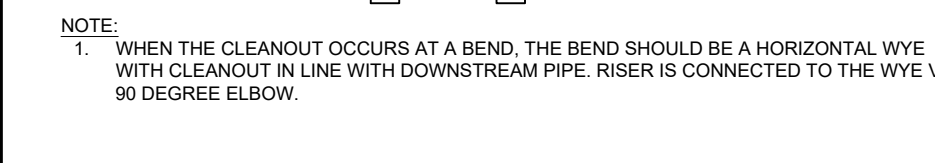
NOT TO SCALE (PA-U050202 - 09/2023)



NOT TO SCALE (PA-U020403 - 01/2025)



NOT TO SCALE (PA-U050203 - 09/2023)



NOT TO SCALE (PA-U010302 - 01/2025)



ATTENTION ALL CONTRACTORS:
 LOCATIONS OF ALL EXISTING
 UTILITIES SHOWN HEREIN HAVE
 BEEN DEVELOPED FROM UTILITY
 COMPANY RECORDS AND/OR
 ABOVE-GROUND INSPECTION OF T
 SITE. COMPLETENESS OR
 ACCURACY OF TYPE, SIZE, DEPTH
 OR HORIZONTAL LOCATION OF
 UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE
 GUARANTEED. PURSUANT TO REQUIREMENTS OF
 PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS
 AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY
 LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND
 FACILITIES PRIOR TO START OF WORK.

WWW.PA1CALL.ORG
 #20260091251 / #2014290516

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCT
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT:

**PROPOSED MIXED-USE
COMMERCIAL & RESIDENTIAL
DEVELOPMENT**

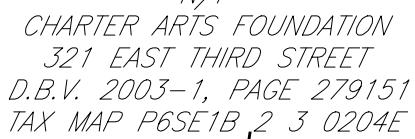
BOHLER 

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
John J. DeStefano
PENNSYLVANIA LICENSE NO. PE000368

CONSTRUCTION DETAILS

C-902

REVISION 1 - 2026.06.05



CHARTER ARTS FOUNDATION
321 EAST THIRD STREET
D.B.V. 2003-1, PAGE 279151
TAX MAP P6SE1B, 2 3 0204E

N/F
PD POLK STREET II LLC
413 EAST THIRD STREET
D.B.V. 1995-1, PAGE 3022
TAX MAP P6 2 2-14A 0204

EAST THIRD STREET

POLK STREET

POLK STREET DEVELOPMENT ASSOCIATES LP
310-332 EAST THIRD STREET
D.B.V. 2020-1, PAGE 23696
TAX MAP P6SE1B 4 4 0204

TAX MAP P6SE1B, BLOCK 5, LOT
PIN 4762-12-4684-3586

N/F
PD 414 EAST THIRD LLC
414-416 EAST 3RD STREET
D.B.V. 2020-1, PAGE 2487
TAX MAP P6SE1B 5 3 020
PIN 4762-12-4684-3247

BETHWORKS RENOVATIONS LLC
C O NEWMARK & CO REAL ESTATE INC 125 PARK AVE L KAUFMAN
NEW YORK, NY, 10017
422-430 EAST 3RD STREET
D.B.V. 2005-1, PAGE 76224
TAX MAP P6SE1B, BLOCK 5, LOT 5
PIN 4762-12-4685-3859

MECHANIC STREET

N/F
A B GAS CO
410 MECHANIC STREET
TAX MAP P6SE1B 10 2 0204E

N/F
CENTER CITY MINISTRIES OF BETHLEHEM INC
402 MECHANIC STREET
D.B.V. 1995-1, PAGE 3022
TAX MAP P6SE1B 10 1 0204E

CENTER CITY MINISTRIES OF BETHLEHEM INC
412-420 MECHANIC STREET
D.B.V. 1995-1, PAGE 3022
TAX MAP P6SE1B 10 3 0204E

N/F
CENTER CITY MINISTRIES OF BETHLEHEM INC
314 FILLMORE STREET
D.B.V. 1995-1, PAGE 3022
TAX MAP P6SE1B 10 4 0204E

N/F
BETHLEHEM PARKING AUTHORITY
MECHANIC STREET
D.B.V. 2013-1, PAGE 161190
TAX MAP P6SE1B 9 1 0204E

1. THESE LANDSCAPE PLANS ARE TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATIONS, AND ASSOCIATED DETAILS FOUND ON THE LANDSCAPE DETAILS SHEET. THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, ARE COMPLEMENTARY TO THE SPECIFICATIONS AND DETAILS, AND ARE NOT TO BE CONSIDERED SEPARATE FROM THE SPECIFICATIONS AND DETAILS DESCRIBED HEREIN, ON THE LANDSCAPE PLANS AND IN THE LANDSCAPE DETAILS SHEET.
2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH MATERIALS SECTION OF THE LANDSCAPE SPECIFICATIONS, UNLESS OTHERWISE SPECIFICALLY STATED ON THIS PLAN.
3. SHORTLY AFTER ALL PLANTING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
4. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOEHLER AND THE MUNICIPALITY'S ENGINEERING AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. WITHOUT EXCEPTION, NO BARRICADE SHALL BE INSTALLED WITHIN ANY STORMWATER FACILITY, INCLUDING RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
6. IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM EXCLUDING THE SEWERAGE SYSTEM. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO IRRIGATE AND ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL PROJECT MAINTENANCE IS TURNED OVER TO THE PROPERTY OWNER. THE CONTRACTOR'S MAINTENANCE OBLIGATION SHALL BE LIMITED TO THE CARE, WATERING, AND MAINTENANCE OF ALL PLANT MATERIAL, LAWN MOVING, AND SEASONAL MAINTENANCE.

[illegible]

NO SOIL, DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCING OR OTHER LAND DISTURBANCE IS ALLOWED IN THE TREE PROTECTION ZONE UNLESS INDICATED ON THE PLAN.

ALL PLANT MATERIALS SHALL BE INSTALLED PRIOR TO ANY DEMOLITION AND/OR CONSTRUCTION ACTIVITY.

THE ROOT PROTECTION ZONE SHALL BE THE AREA ENCOMPASSED BY A CIRCLE WITH A RADIUS OF 1.25 TIMES THE DBH OF THE TRUNK OF THE TREE FOR EVERY INCH DBH (DIAMETER AT BREAST HEIGHT) OF THE TREE.

VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO PENALTY PER CITY ORDINANCE.

ALL PLANT MATERIAL ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE; NO PRUNING, ROOT PRUNING OR ROOTS OVER ONE INCH IN DIAMETER, AND/OR TREE REMOVAL IS TO BE PERFORMED WITHOUT A PERMIT AND WORK MUST BE PERFORMED BY A CITY LICENSED CONTRACTOR.

ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

STREET AND PARKING LOT TREES SHALL BE A MINIMUM OF 14" IN HEIGHT AND HAVE A MINIMUM OF EIGHT INCHES IN DBH. STREET AND PARKING LOT TREE ROOTS SHALL BE TREES WITH AN UPRIGHT BRANCHING HABIT, SUCH AS ZELKOVA, MAY HAVE THE FIRST LARGE BRANCH AT 6' ABOVE THE ROOT BALL.

ALL PLANTING SHALL CONFORM TO THE CURRENT EDITION OF THE ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE OF THE CITY OF BETHLEHEM.

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
CANOPY TREES						
OV	4	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2.5" CAL.	B&B	
SHRUBS						
RAG	54	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15-18"	CONTAINER	
GRASSES						
CHL	53	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	1 GAL.	CONTAINER	
CPE	54	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	1 GAL.	CONTAINER	
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
PERENNIALS						
DE	106	DROPTERIS ERYTHROSORA	AUTUMN FERN	1 GAL.	CONTAINER	18" o.c.
HA	100	HEUCHERA VILLOSA 'AUTUMN BEDE'	AUTUMN BRIDE HEUCHERA	1 GAL.	CONTAINER	15" o.c.

20 10 5 0 20

SCALE: 1" = 20'

REVISIONS

REV	DATE	COMMENT	DRAWN
			CHECKED
1	2026.06.05	PER CITY COMMENTS	DT AN



ATTENTION ALL CONTRACTORS:
LOCATIONS OF ALL EXISTING
UTILITIES SHOWN HEREIN HAVE
BEEN DEVELOPED FROM UTILITY
COMPANY RECORDS AND/OR
ABOVE-GROUND INSPECTION OF THE
SITE. COMPLETENESS OR
ACCURACY OF TYPE, SIZE, DEPTH
OR HORIZONTAL LOCATION OF
UTILITIES OR STRUCTURES CANNOT BE
PURSUANT TO REQUIREMENTS OF
INCLUSIVE ACT NUMBER 287 OF 1974 AS
OF 2017. CONTRACTORS MUST VERIFY
THE LOCATION OF ALL UNDERGROUND UTILITIES
PRIOR TO START OF WORK.

FOR P1CALL ORG
66091281 / #2014290516

ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL

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

PROJECT No.:	PAB250207.00-
DRAWN BY:	
CHECKED BY:	
DATE:	01/02/20
CAD I.D.:	P-CIVL-LL

PROJECT:

FOR

**HERALD PROPERTY
MANAGEMENT, LLC**

**PROPOSED MIXED-USE
COMMERCIAL & RESIDENTIAL
DEVELOPMENT
404 EAST 3RD STREET
WARD 4 BLOCK 3A
BETHLEHEM, PA 18015
NORTHAMPTON COUNTY**

BOHLER 

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

J.M. ILLIGASH
 REGISTERED LANDSCAPE ARCHITECT
 PENNSYLVANIA LICENSE No. CAC02666

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-101

REVISION 1 - 2026.06.05

1. SCOPE OF WORK:
THE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

3. GENERAL WORK PROCEDURES
- A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
- B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

- A. TREE PROTECTION
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN A TREE PROTECTION ZONE SHALL BE ESTABLISHED FOR EACH TREE TO BE REMAINED. THE TREE PROTECTION ZONE SHALL BE A MINIMUM DISTANCE OF 10 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
- B. TREE LIGHTING
- ALL EXISTING LIGHT (48") HIGH WOODEN SNOW FENCE OR COLORED ORANGE HIGH-DENSITY "VIS-FENCE", OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
- C. TREE PROTECTION FENCING
- WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE AROVAKOVEY AGENT PRIOR TO THE BEGINNING OF CONSTRUCTION. THE TREE PROTECTION FENCING SHALL BE MAINTAINED AND THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
- D. TREE REMOVAL
- AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

7. FINISHED GRADING
- A. UNLESS OTHERWISE CONTRACTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TPO/SOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
- B. CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TPO/SOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TPO/SLT THICKNESS (1").
- C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ARCHITECT.
- D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING
- A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AND LAWN AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
- B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF

- 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.

- 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.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATION AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

9. PLANTING
A. INsofar THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NO

- POSSIBLE. CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR
THREE DAYS. A THIRD PARTY SHALL DELIVER PLANT MATERIAL. PLANTS SHALL NOT BE PLANTED FOR A PERIOD OF TIME GREATER
THAN THREE DAYS. PLANTS SHALL BE HEAVY IN ROOTS OR MULCH TO BE PLANTED. PLANTS SHALL BE PLANTED IN
PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL
CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN
TUBES OR BURLAP. PLANTS SHALL BE PLANTED IN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE
C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING. USING CLEAN
SHARP TOOLS, ONLY UNJURED OR DISEASED BRANCHING SHALL BE REMOVED. PLANTS SHALL BE REMOVED FROM ROOT BALLS DURING
PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE
ROOT BALL PRIOR TO BACKFILLING.
D. EXISTING TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE
LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
E. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED
LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY
SHALL BE REQUIRED TO INSPECT AND APPROVE THE LANDSCAPE PLAN, INCLUDING THE PLANTING OF TREES, SHRUBS,
VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:

- LAWN AND MEADOW SEED MIXES: MARCH 1ST TO MAY 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 15TH PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
- G. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE, WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

- | | | |
|----|--|-------------------|
| | BETULA VARIETIES | POPULUS VARIETIES |
| | CARPINUS VARIETIES | PRUNUS VARIETIES |
| | CRATAGUS VARIETIES | PYRUS VARIETIES |
| | KOELREUTERIA | QUERCUS VARIETIES |
| | LIQUIDAMBAR STYRACIFLUA | TILIA TOMENTOSA |
| | LIRIODENDRON TULIPIFERA | ZELKOVA VARIETIES |
| H. | PLANTING SITE SHALL BE DUG WITH LEVEL OR CONVEX BOTTOMS. WITH THE WIDTH THREE TIMES THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNIMPROVED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY: | |
| - | 1 PART PEAT MOSS | |
| - | 1 PART COMPOSTED COW MANURE BY VOLUME | |
| - | 3 PARTS TOPSOIL BY VOLUME | |
| - | 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS: | |

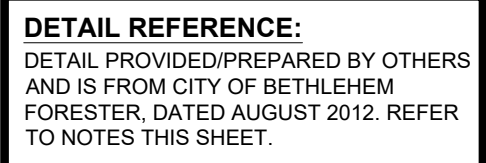
- H. 3 TABLETS PER 5 GALLON PLANT
I. 4 TABLETS PER 15 GALLON PLANT
J. LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK
K. PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
L. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
M. UNEXPECTED TREES ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MAXIMUM BRANCHING HEIGHT OF 7' FROM GRADE. NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST YEAR OF PLANTING.
N. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATIONS.
O. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
P. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OF THE SAUCER, NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
Q. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. **TRANSPLANTING (WHEN REQUIRED)**
 A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. (SEE SPECIFICATION 2.01 ABOVE)
 B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE SEALED IN MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
 C. TRANSPLANTS SHALL NOT BE REQUIRED FOR TRANSPLANTING BETWEEN APRIL 10TH AND JUNE 30TH.
 D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
 E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
 F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND, TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

- A. WATERING
NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL, AND TO THE EXTENT THAT THE MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
- B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
- C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY PART OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. **G. GUARANTEE**
THE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE PLAN BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
13. **H. DEAD OR DYING PLANT MATERIAL** SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OFF SITE, WITHOUT EXCEPTION. A PLANT SHALL BE CONSIDERED "DEAD OR DYING" IF MORE THAN 30% OF ITS BRANCHES ARE DEAD.
14. **I. TREES AND SHRUBS** SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP TREES AND SHRUBS HEALTHY.
15. **J. LAWNS** SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS AERATION REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
- A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
- B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.



NOT TO SCALE (PA-L040111 - 11/2023)

1. DETAILS PREPARED BY OTHERS ARE IDENTIFIED AS SUCH BY WAY OF A TITLE BLOCK, REFERENCE, LOGO, OR OTHER NOTATION.
2. WHERE AN ORIGINAL DETAIL BY OTHERS HAS BEEN MODIFIED, THE MODIFICATIONS ARE IDENTIFIED BY REVISION CLOUDS.
3. REFER TO OUTSIDE SOURCE NOTES ON THE GENERAL NOTES AND LEGEND SHEET.
4. WHEN THE SOURCE OF THE DETAIL IS A REVIEWING/REGULATORY AGENCY, FABRICATION AND INSTALLATION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. WHEN APPROPRIATE, SHOP DRAWINGS SHALL BE FORWARDED TO THE REVIEWING/REGULATORY AGENCY PRIOR TO FABRICATION.

Jun 04, 2026
M:\PA\2025\PA

BOHLER			
SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE PERMITTING SERVICES TRANSPORTATION SERVICES			
REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	2026.06.05	PER CITY COMMENTS	DTL AN

ATTENTION ALL CONTRACTORS:
LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 281 OF 1974 AS AMENDED BY ACT 43 OF 2017. CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
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PROJECT NO.:	PAB250207_00-1A
DRAWN BY:	CS
CHECKED BY:	AN
DATE:	01/02/2026
CAD I.D.:	P-CIV-LTGT

PROJECT:

**PROPOSED
SITE PLAN
DOCUMENTS**

— FOR —

**HERALD PROPERTY
MANAGEMENT, LLC**

PROPOSED MIXED-USE
COMMERCIAL & RESIDENTIAL
DEVELOPMENT

404 EAST 3RD STREET
WARD 4 BLOCK 3A
BETHLEHEM, PA 18015
NORTHAMPTON COUNTY

BOHLER

74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18016
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www.BohlerEngineering.com

J.M. ILLIGASH
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE NO. 10016
EXPIRATION DATE 12/31/2026

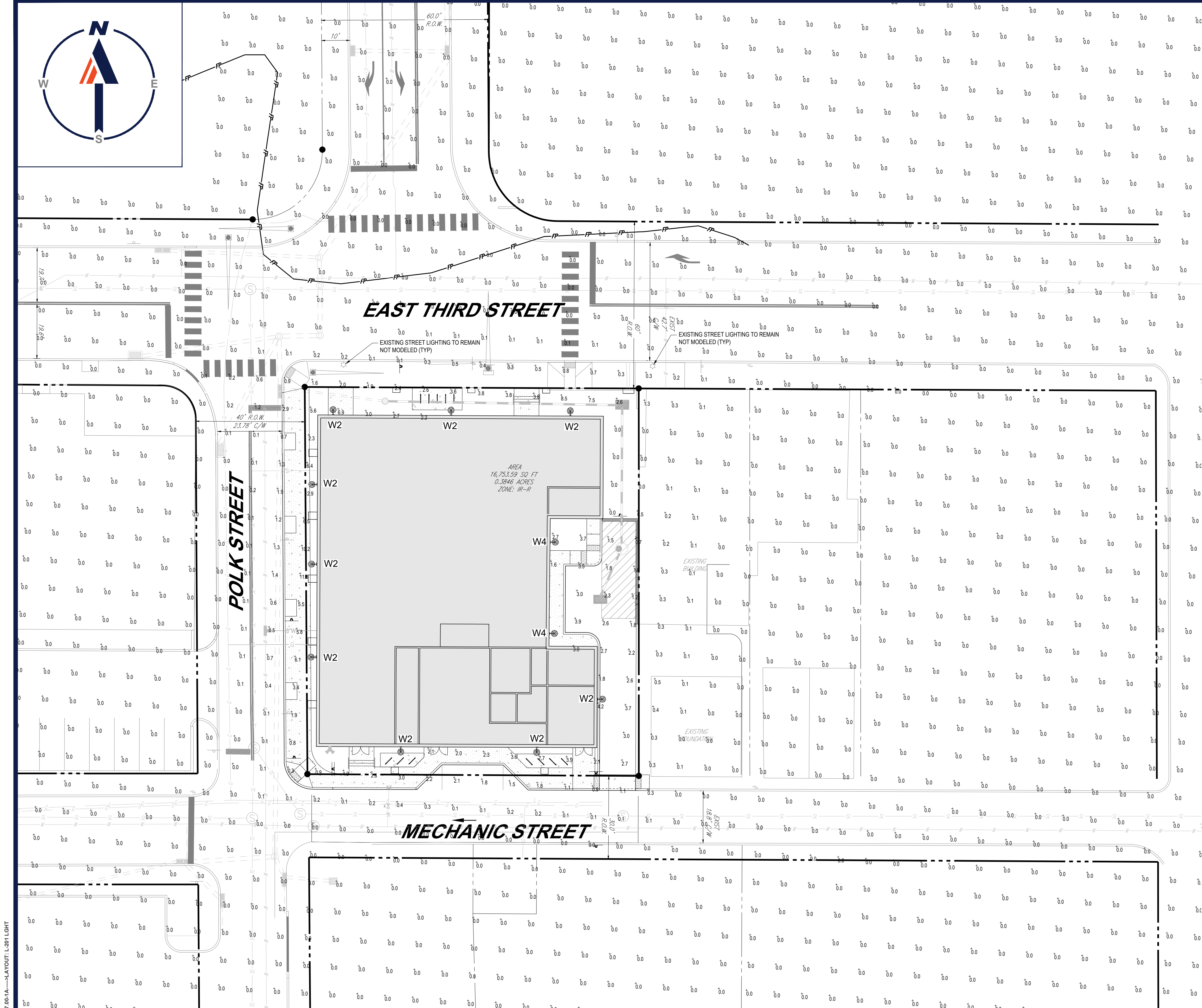
SHEET TITLE:

**LANDSCAPE
NOTES AND
DETAILS**

SHEET NUMBER:

L-102

REVISION 1 - 2026.06.05



LUMINAIRE SCHEDULE

LABEL	QTY	MOUNTING HEIGHT	ARRANGEMENT	LUMINAIRE LUMENS	LLF	BUG RATING	DESCRIPTION	ARM
W2*	9	10'-0" AFF	SINGLE	3640	0.900	B1-U0-G1	NLS LIGHTING, CALIFORNIA SMALL SITE - ARCHITECTURAL LED LUMINAIRE, SILICONE MICRO OPTICS, TYPE 2, ZERO UP-LIGHT (CAL-S-TP1-S1-T2-16L-S3-40K7-x-AAWM-x)	NLS LIGHTING, ARCHITECTURAL ARM 14 (A14-S-WM-x-x)
W4*	2	10'-0" AFF	SINGLE	3332	0.900	B1-U0-G2	NLS LIGHTING, CALIFORNIA SMALL SITE - ARCHITECTURAL LED LUMINAIRE, SILICONE MICRO OPTICS, TYPE 4 FORWARD THROW WIDE, ZERO UP-LIGHT (CAL-S-TP1-S1-T4FTW-16L-S3-40K7-x-AAWM-x)	NLS LIGHTING, ARCHITECTURAL ARM 14 (A14-S-WM-x-x)

* REFER TO ARCHITECTURAL DRAWINGS FOR FINAL MOUNTING LOCATION AND HEIGHT

CALCULATION SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ALL POINTS	ILLUMINANCE	Fc	0.11	12.9	0.0	N.A.	N.A.
LOADING AREA & DRIVEWAY	ILLUMINANCE	Fc	2.29	3.9	0.7	3.27	5.57

GENERAL LIGHTING NOTES:

- THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE ELECTRICAL CONTRACTOR MUST BECOME FAMILIAR WITH, REFER TO AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY.
- THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THIS LIGHTING PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND SAFETY NOTES, SITE SAFETY, AND ALL APPLICABLE AGENCY AND GOVERNMENTAL REGULATIONS. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY DIFFER FROM THE VALUES DEPICTED ON THIS PLAN DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, MAINTENANCE, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES, EXISTING AMBIENT LIGHT SOURCE ON AND OFF SITE, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDELS (FC).
- THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING, CONTROLS, AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, ELECTRICAL ENGINEER'S AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE BUILDING AND LOCAL ELECTRICAL CODES.
- THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL LIGHTING IS INSTALLED PER THIS LIGHTING PLAN, INCLUDING THE LOCATION, ORIENTATION, SHIELDING, AND/OR ROTATED OPTICS IN ORDER TO ACHIEVE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. EXISTING POLES AND FOUNDATIONS ARE NOT TO BE REUSED.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND OTHER MAINTENANCE SPECIFIED BY THE MANUFACTURER. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN.
- THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-21 TESTING (OR MOST RECENT EDITION). THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO BOHLER FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.
- LIGHT POLE FOUNDATIONS ARE SHOWN ON THE PLAN IN THE INTENDED LOCATION BASED ON THE LIGHTING CALCULATIONS, UNLESS OTHERWISE NOTED. LIGHT SYMBOLS ARE SHOWN LARGER THAN ACTUAL SIZE, HOWEVER FOUNDATION SIZE IS SHOWN AT ACTUAL SIZE.

LIGHTING COMPLIANCE CHART

SECTION	REQUIREMENT	COMPLIANCE
ZONING: 1318.25 LIGHTING CONTROL	(b) NO LUMINAIRE, SPOTLIGHT, WALLPACK OR OTHER LIGHT SOURCE SHALL BE PLACED AT A HEIGHT EXCEEDING 20 FEET ABOVE THE AVERAGE SURROUNDING GROUND LEVEL. THE MAXIMUM HEIGHT LIMIT IN ANY INDUSTRIAL ZONE MAY BE INCREASED TO 30 FEET UNLESS THE LIGHT SOURCE IS WITHIN 200' OF A RESIDENTIALLY-ZONED LOT.	COMPLIES
	(c) DIFFUSED: ALL LIGHT SOURCES, INCLUDING SIGNS BUT NOT INCLUDING LED LIGHTING, SHALL BE PROPERLY DIFFUSED AS NEEDED WITH A TRANSLUCENT OR SIMILAR COVER TO PREVENT EXPOSED BULBS FROM BEING DIRECTLY VISIBLE FROM STREETS, PUBLIC SIDEWALKS, DWELLINGS OR ADJACENT LOTS.	COMPLIES
	(d) SHIELDING: ALL LIGHT SOURCES, INCLUDING SIGNS, SHALL BE SHIELDED AROUND THE LIGHT SOURCE AND CAREFULLY DIRECTED AND PLACED TO PREVENT THE LIGHTING FROM CREATING A NUISANCE IN ADJACENT DWELLINGS, AND TO PREVENT THE LIGHTING FROM SHINING INTO THE EYES OF PASSING MOTORISTS.	COMPLIES
	(f) SPILLOVER: EXTERIOR LIGHTING ON AN INSTITUTIONAL, COMMERCIAL, INDUSTRIAL OR RESIDENTIAL PROPERTY SHALL NOT CAUSE A SPILLOVER OF LIGHT ONTO A PRINCIPALLY RESIDENTIAL LOT IN A RESIDENTIAL DISTRICT THAT EXCEEDS 0.1 HORIZONTAL FOOT-CANDLE MEASURED LINE OF SIGHT INSIDE THE RESIDENTIAL LOT LINE	COMPLIES
SALDO: 1349.16 STREET LIGHTING	(A) STREET LIGHTS OR OTHER CITY-APPROVED LIGHTING SHALL BE PROVIDED AND INSTALLED BY THE DEVELOPER'S CONTRACTOR OR UTILITY COMPANY ALONG STREETS WITHIN AND ABUTTING A PROPOSED SUBDIVISION OR LAND DEVELOPMENT. THE CITY MAY REQUIRE THAT THE LIGHTING BE INSTALLED BY THE DEVELOPER'S CONTRACTOR IF IT WILL RESULT IN A LOWER ELECTRIC RATE FOR THE CITY. STREET LIGHTING SHALL BE PLACED AT INTERSECTIONS OF STREETS AND, AT THE DISCRETION OF THE PLANNING COMMISSION, AN APPLICANT MAY BE DIRECTED PLACE ADDITIONAL STREET LIGHTING ALONG A CURVE OF A STREET AND AT MAJOR PEDESTRIAN CROSSINGS	COMPLIES
	(B) PRIVATE LIGHTING: ON ALL PRIVATE STREETS, PARKING AREAS AND OTHER AREAS REQUIRING LIGHTING, THE DEVELOPER SHALL PROVIDE MATERIALS, INSTALLATION, ELECTRIC CONNECTION FOR ALL LIGHTING SYSTEMS NECESSARY FOR SECURITY AND PUBLIC SAFETY. IF THE LIGHTING WILL NOT BE FUNDED BY THE LANDOWNER, THEN A SYSTEM ACCEPTABLE TO THE CITY SHALL BE ESTABLISHED FOR THE FUNDING OF THE LIGHTS (SUCH AS A PROPERTY-OWNER ASSOCIATION ALONG A PRIVATE STREET). THE CITY MAY REQUIRE THAT BUSINESS AND MULTI-FAMILY PARKING LOTS AND RELATED WALKWAYS MAINTAIN A MINIMUM 0.5 FOOT-CANDELS OF ILLUMINATION DURING HOURS OF USE. A SITE LIGHTING PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL	COMPLIES



REVISIONS

REV	DATE	COMMENT	CHECKED BY	DTL
1	2026.06.05	PER CITY COMMENTS		AN



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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

PROJECT No.: PAB250207-00-1A
DRAWN BY: CS
CHECKED BY: AN
DATE: 01/02/2026
CAD ID: P-CIVL-LGT

PROPOSED SITE PLAN DOCUMENTS FOR

HERALD PROPERTY MANAGEMENT, LLC

PROPOSED MIXED-USE COMMERCIAL & RESIDENTIAL DEVELOPMENT
404 EAST 3RD STREET
WARD 4 BLOCK 3A
BETHLEHEM, PA 18015
NORTHAMPTON COUNTY



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



SHEET TITLE:

LIGHTING PLAN

SHEET NUMBER:

L-201

REVISION 1 - 2026.06.05

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY





LED WATT-EQUIV CHART			
Drive Current	14L	22L	32L
300mA	21W (3000-3200 Lumens)	32W (4200-4500 Lumens)	48W (6200-6500 Lumens)
350mA	25W (3500-3800 Lumens)	38W (5000-5300 Lumens)	57W (7500-7800 Lumens)
400mA	30W (4000-4300 Lumens)	45W (6000-6300 Lumens)	68W (9000-9300 Lumens)
450mA	35W (4500-4800 Lumens)	52W (7000-7300 Lumens)	78W (10500-10800 Lumens)

The beautiful and simple CAL Family LED Pedestal Luminaires depict not only the California lifestyle, but the architecture of California as well. This ornamental piece is a delightful sight to see and a great mode to illuminate any urban, rural, residential or park, or campus setting.

The different caps and shades depict different California styles and a touch of California's historic Spanish mission era. The CAL Family is the perfect selection to combine both design and efficiency in light performance. Designed, tested, manufactured and assembled in the USA.

BUY AMERICAN
To ensure the latest BAA/AAV/BABA Standards are being met, please select BAA, TA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requiring BAA (Buy American Act), TAA (Trade American Act), or BABA (Built America, Buy America).

The Star Power™ reflector is an excellent system which provides great value and performance. See **STAR POWER™ OPTICAL SYSTEM** Power Number: 10016023.

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PRODUCT SPECIFICATIONS

Performance Plus Solution

What is "Performance Plus?"

Light Pattern Optimization + Lumen Maintenance Longevity + High Efficiency + Visual Comfort

Performance Plus solutions combine Performance Silicone Micro Optics with maximum LED count at lower drive currents. This strategy enhances luminaire efficiency, visual comfort, and the reduced maintenance costs already associated with NLS's Performance Silicone Micro Optics. It can also deliver an additional 20% in savings for both new construction and retrofit projects.

Maximum LED count at Lower Drive Current

Do More With Less

New Construction:
Saves tens-to-hundreds of thousands of dollars in upfront project cost.

Retrofit:
Saves tens-to-hundreds of thousands of dollars in project life cycle energy.

Performance Silicone Micro Optics provide substantial energy savings, while markedly outperforming industry benchmarks for light output depreciation and illumination quality.

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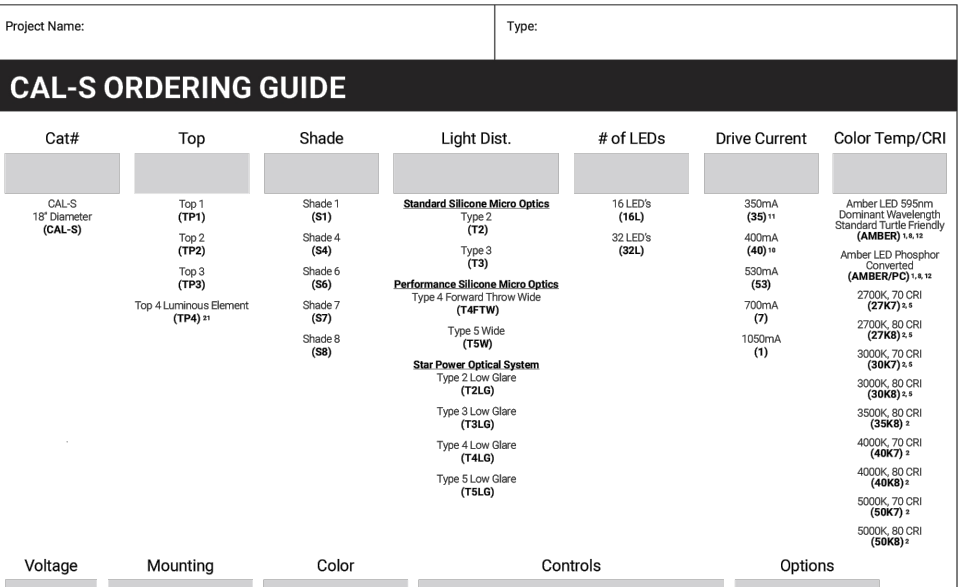
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Cap#	Top	Shade	Light Dist.	# of LEDs	Drive Current	Color Temp/CRI
14L	14L	14L	14L	14L	14L	14L

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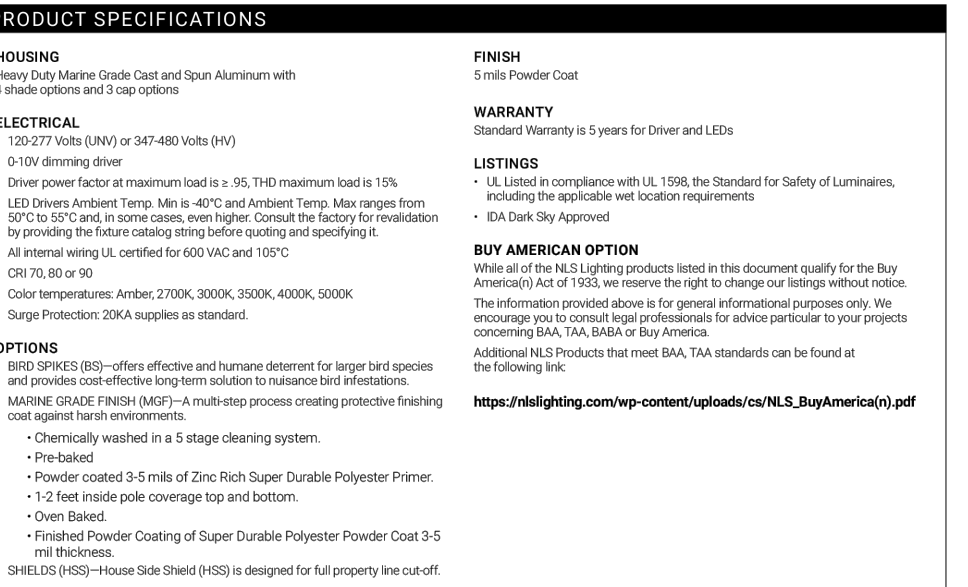
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Cap#	Top	Shade	Light Dist.	# of LEDs	Drive Current	Color Temp/CRI
14L	14L	14L	14L	14L	14L	14L

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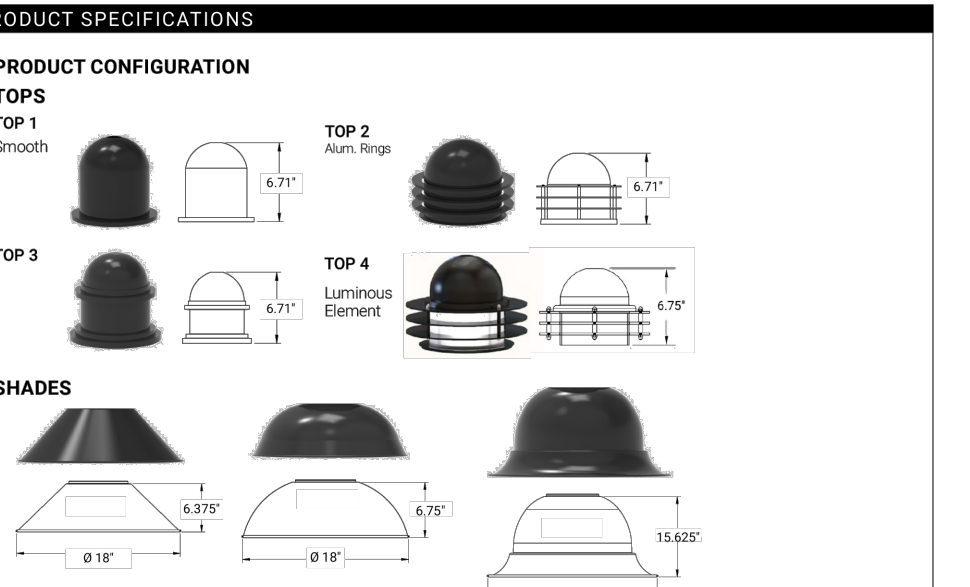
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Cap#	Top	Shade	Light Dist.	# of LEDs	Drive Current	Color Temp/CRI
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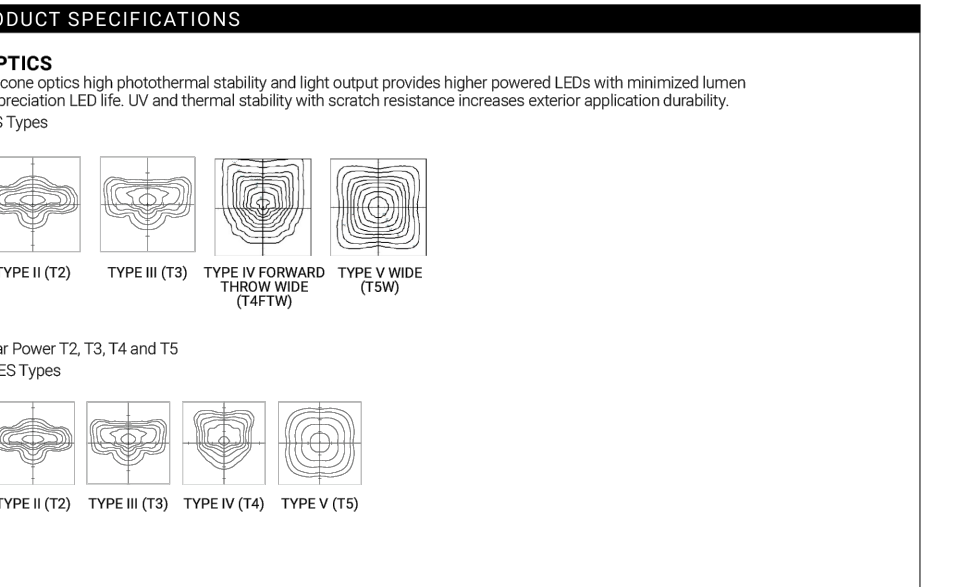
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Cap#	Top	Shade	Light Dist.	# of LEDs	Drive Current	Color Temp/CRI
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