

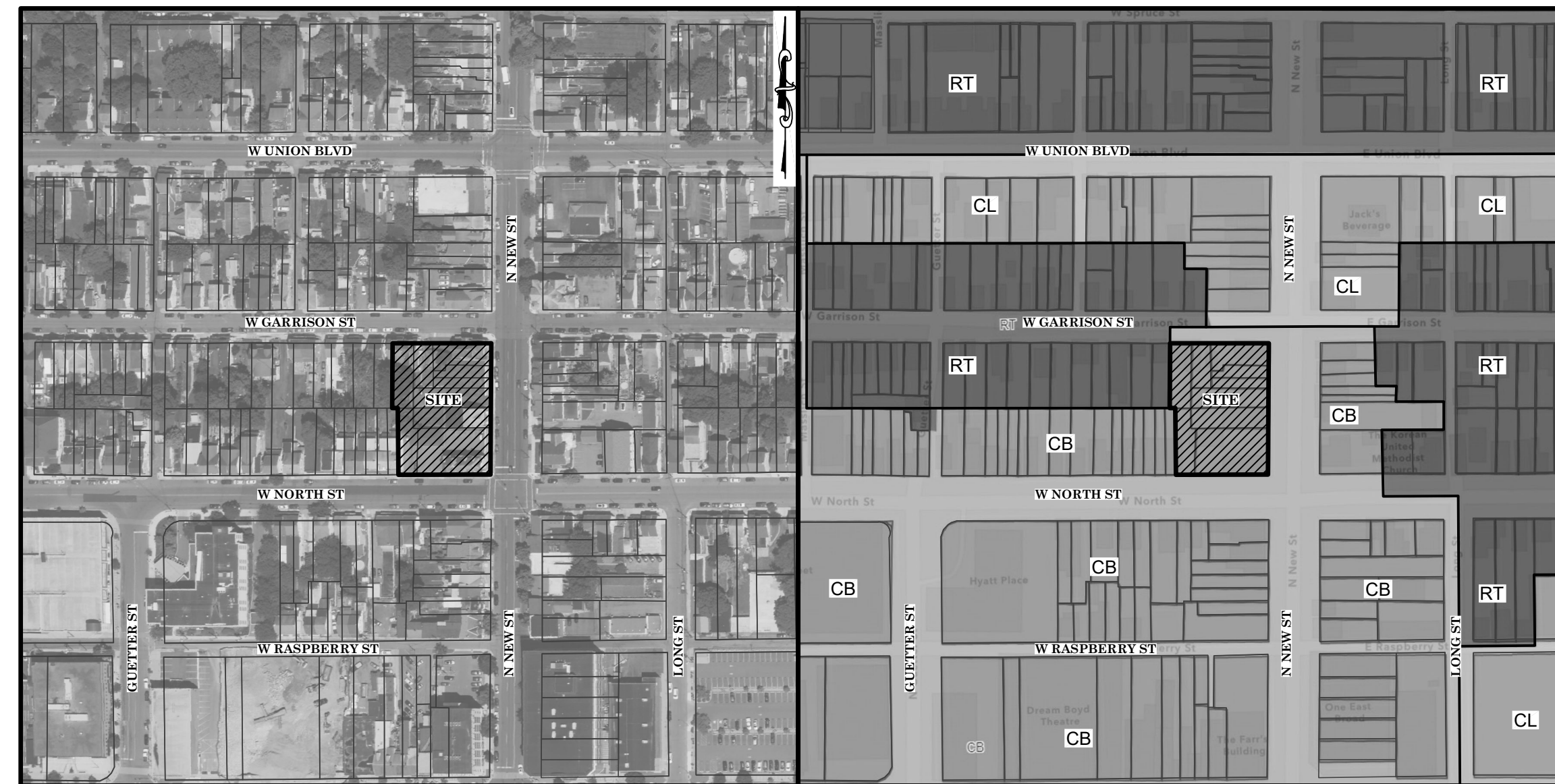
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

NEW STREET MIXED-USE BUILDING BPG INVESTMENTS II LLC

AT
701 N NEW ST BETHLEHEM, PA 18018
CITY OF BETHLEHEM
NORTHAMPTON COUNTY PENNSYLVANIA

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

◆ DESIGNATES PLANS TO BE RECORDED



LOCATION MAP
SCALE: 1" = 200'

ZONING MAP
SCALE: 1" = 200'

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

LEHIGH VALLEY PLANNING COMMISSION

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

LVPC STAFF PERSON RESPONSIBLE FOR REVIEW _____ DATE _____

CITY OF BETHLEHEM PLANNING COMMISSION

APPROVED BY THE CITY OF BETHLEHEM PLANNING COMMISSION

AT A MEETING HELD ON _____

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

NORTHAMPTON COUNTY RECORDER OF DEEDS

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

MAP BOOK _____ PAGE _____

NORTHAMPTON COUNTY RECORDER OF DEEDS _____ DATE _____

STATEMENT OF INTENT

THIS PROJECT PROPOSES TO DEMOLISH SEVERAL EXISTING BUILDINGS (COMPRISED OF VARIOUS COMMERCIAL BUILDINGS, MULTI-FAMILY DWELLINGS, GARAGES, ETC.) BETWEEN NORTH STREET AND GARRISON STREET, ALONG NEW STREET, AND TO CONSTRUCT A 5 STORY MIXED-USE BUILDING COMPRISED OF AN 84 SPACE PARKING GARAGE, 3,300 SF OF RETAIL SPACE, AND 82 APARTMENTS.

PROFESSIONAL LAND ENGINEER'S STATEMENT

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

Terry P. Degroot 06/16/2026
TERRY P. DEGROOT DATE
(LICENSE # 44255-E)

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

SURVEYOR'S CERTIFICATION

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

GREGORY C. NOLL DATE
(PROFESSIONAL LAND SURVEYOR SU075048)

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

SITE DATA

OWNER/DEVELOPER: BPG INVESTMENTS II LLC
24 W BROAD ST
BETHLEHEM, PA 18018

SITE ADDRESS: 701 WEST NEW STREET
BETHLEHEM, PA 18018

PARCEL ID'S: PENE1 A 25 12 0204
PENE1A 25 13 0204
PENE1A 25 14 0204
PENE1 A 25 14A 0204
PENE1 A 25 14B 0204
PENE1A 25 15 0204
PENE1A 25 16 0204
PENE1A 25 17 0204
PENE1A 25 18 0204

LOT AREA: ~30,380 SF (0.6974 AC)

ZONING DATA

ZONING DISTRICT: CENTRAL BUSINESS (CB)

EX USE: COMMERCIAL BUSINESSES & MULTI-FAMILY DWELLINGS

* PR USE: MIXED USE BUILDING; COMMERCIAL/MULTI-FAMILY DWELLING UNITS

REQ'D	EXIST COND	PROP COND
1,800 SF	30,380 SF	30,380 SF

MIN LOT AREA:	1,800 SF	30,380 SF	30,380 SF
MIN LOT WIDTH @ BSL:	18'	132.12'	132.12'

MIN BLDG SETBACKS:

** FRONT YARD:	0'	0'	3.68'
*** SIDE YARD:	0'/20'	0'	20.5'
*** REAR YARD:	0'/20'	N/A	N/A

**** MAX BLDG HEIGHT:	150'	±36'	75'
MAX BLDG COVERAGE:	100%	30.3% (9,207 SF)	82.3% (24,995 SF)
MAX IMP COVERAGE:	100%	63.7% (19,354 SF)	90.0% (27,335 SF)

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

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

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

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

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



REVISIONS	
DATE	

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BPG INVESTMENTS II LLC
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CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

Terraform
Engineering, LLC
ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 610-495-4682 www.terraformengineering.com

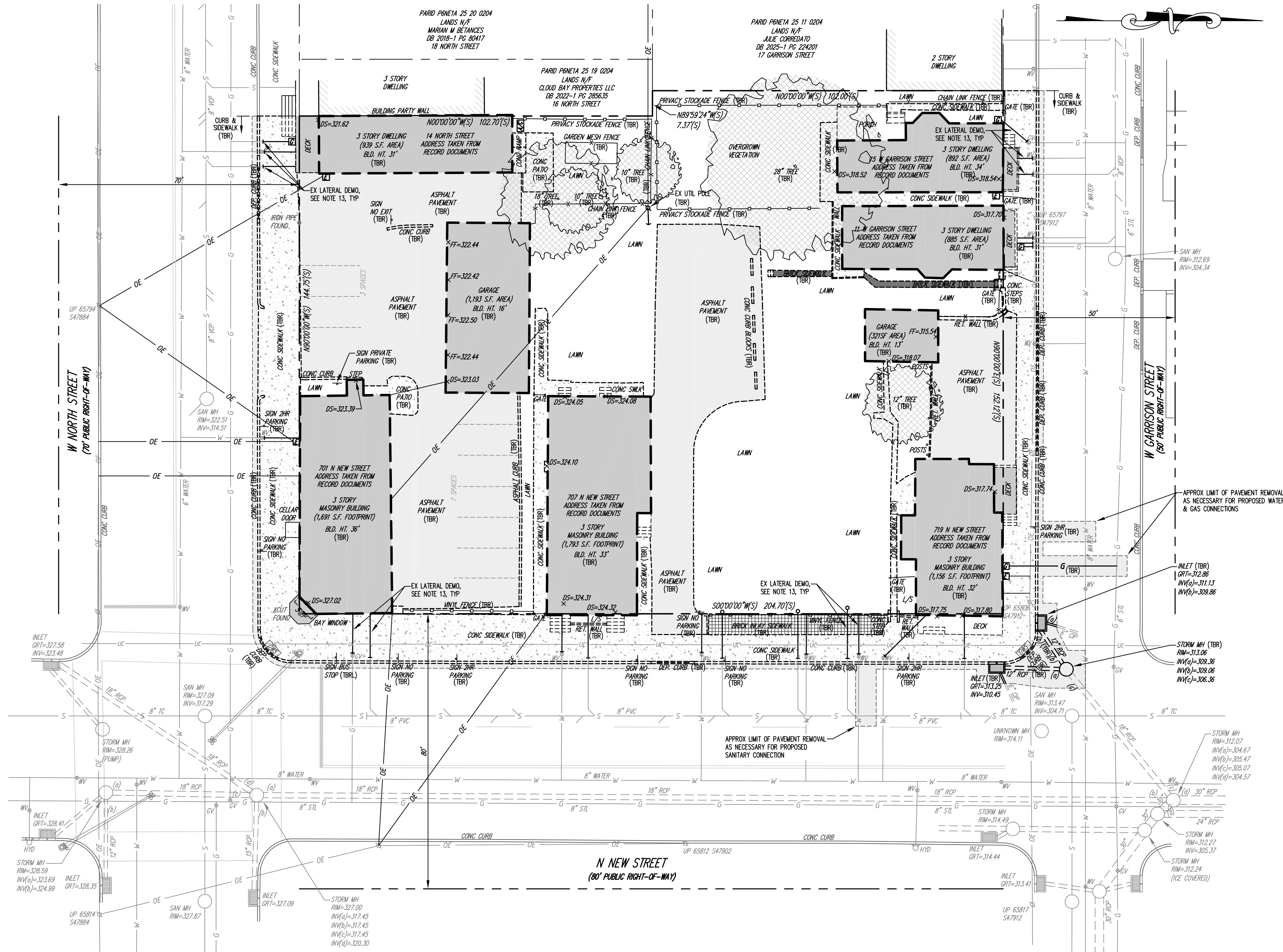
COVER
SHEET

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

CS-1

SHEET 01 of 15

\\p0101231\202608-NEW-01-APP\3\DWG\02-DEMOLITION.DWG



DEMOLITION NOTES

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

NOTE:

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

THE SITE SERIAL NUMBERS ARE 20260082744

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL Pennsylvania One Call System, Inc.

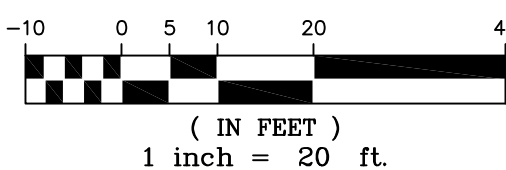


1-800-242-1776

GENERAL PLAN TEXT NOTE:

SHOWN TEXT INDICATES PROPOSED FEATURES. REMOVED TEXT INDICATES EXISTING FEATURES. ITEMS TO BE REMOVED OR REPLACED SHOWN DARKER

GRAPHIC SCALE



DEMOLITION LEGEND

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

LEGEND

BOUNDARY LINE	
ADJOINING LOT LINE	
RIGHT-OF-WAY	
IRON PIN/CONCRETE MONUMENT	
FENCE	
SIGN	
CURBING	
BUILDING	
STORM PIPE/INLET/MANHOLE	
SANITARY PIPE/MANHOLE/ CLEAN OUT	
WATER LINE/HYDRANT/VALVE	
GAS LINE & VALVE	
OVERHEAD ELECTRIC	
UNDERGROUND ELECTRIC	
UNDERGROUND COMMUNICATION	
UTILITY POLE	
LIGHT POLE	



REVISIONS

DATE

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

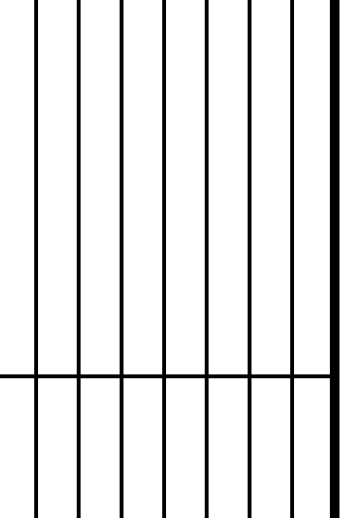
Terraform
Engineering, LLC
ONE EAST BROAD STREET, SUITE 130
BETHLEHEM, PA 18018
PHONE: 610-402-4022 www.terraformengineering.com

DEMOLITION
PLAN

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

DP-1

SHEET 03 of 15



NEW STREET MIXED-USE BUILDING

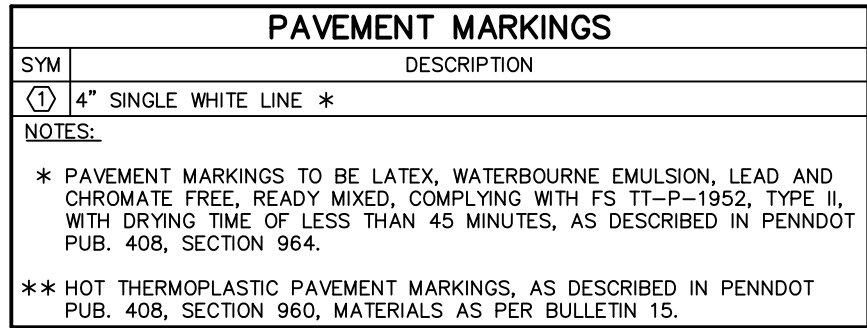
Terraform
Engineering, LLC

ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018

PHONE: 610-956-4612 www.terraformengineering.com

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

SHEET 04 of 15



SIGNAGE SCHEDULE			
SYM	MUTCD / PENNDOT SERIES	SIZE	TEXT
(A)	R7-302	12"x18"	NO PARKING SYMBOL/ARROW
(B)	SEE DETAIL	12"x18"	15 MINUTE PARKING

NOTES:

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



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

NOTE:
 "PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION, DEPTH, AND CHARACTER OF ALL EXISTING UTILITIES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE UTILITY WORK SITE IN ACCORDANCE WITH ACT 181."
 (PA ONE CALL SYSTEM, INC. 1-800-242-1776)."
 THE SITE SERIAL NUMBERS ARE 202608092744

LEGEND

	<u>EXISTING</u>	<u>PROPOSED</u>
BOUNDARY LINE	_____	_____
ADJOINING LOT LINE	_____	_____
RIGHT-OF-WAY	_____	_____
IRON PIN/CONCRETE MONUMENT	⊙ IP □ CONC MON	
BUILDING RESTRICTION LINE	_____	_____
EASEMENT	X ——— / ——— □	X ——— / ——— □
FENCE	—○— / —○—	—■— / —■—
SIGNS	—○—	—■—
CURBING	_____ DEP _____	_____ DEP _____
ASPHALT PAVEMENT		[FULL DEPTH]
CONCRETE SIDEWALK/APRON		[]
BUILDING	[<u>EXISTING</u>]	[<u>PROPOSED</u>]
UTILITY POLE	○ UP	○ UP
LIGHT POLE	SNGL SCL DBL DBL BLRD	SNGL SCL DBL DBL BLRD

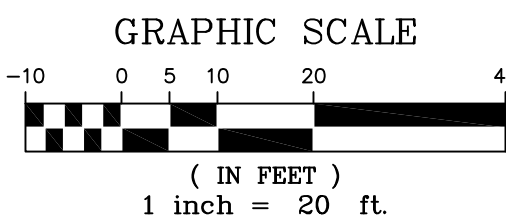
CALL BEFORE YOU DIG!

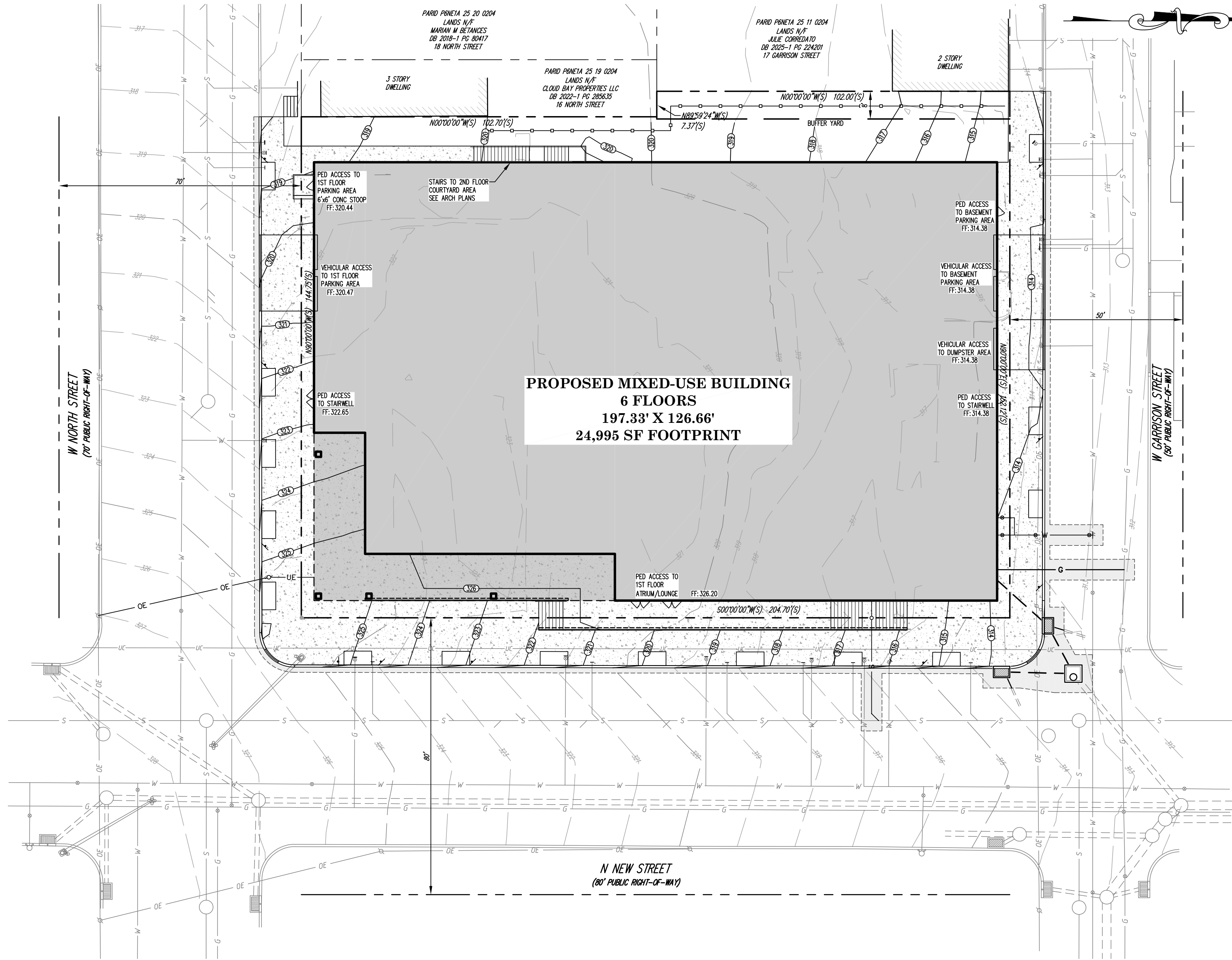
PENNSYLVANIA LAW REQUIRES 3
WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL

Pennsylvania One Call System, Inc.

 1-800-242-1776

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



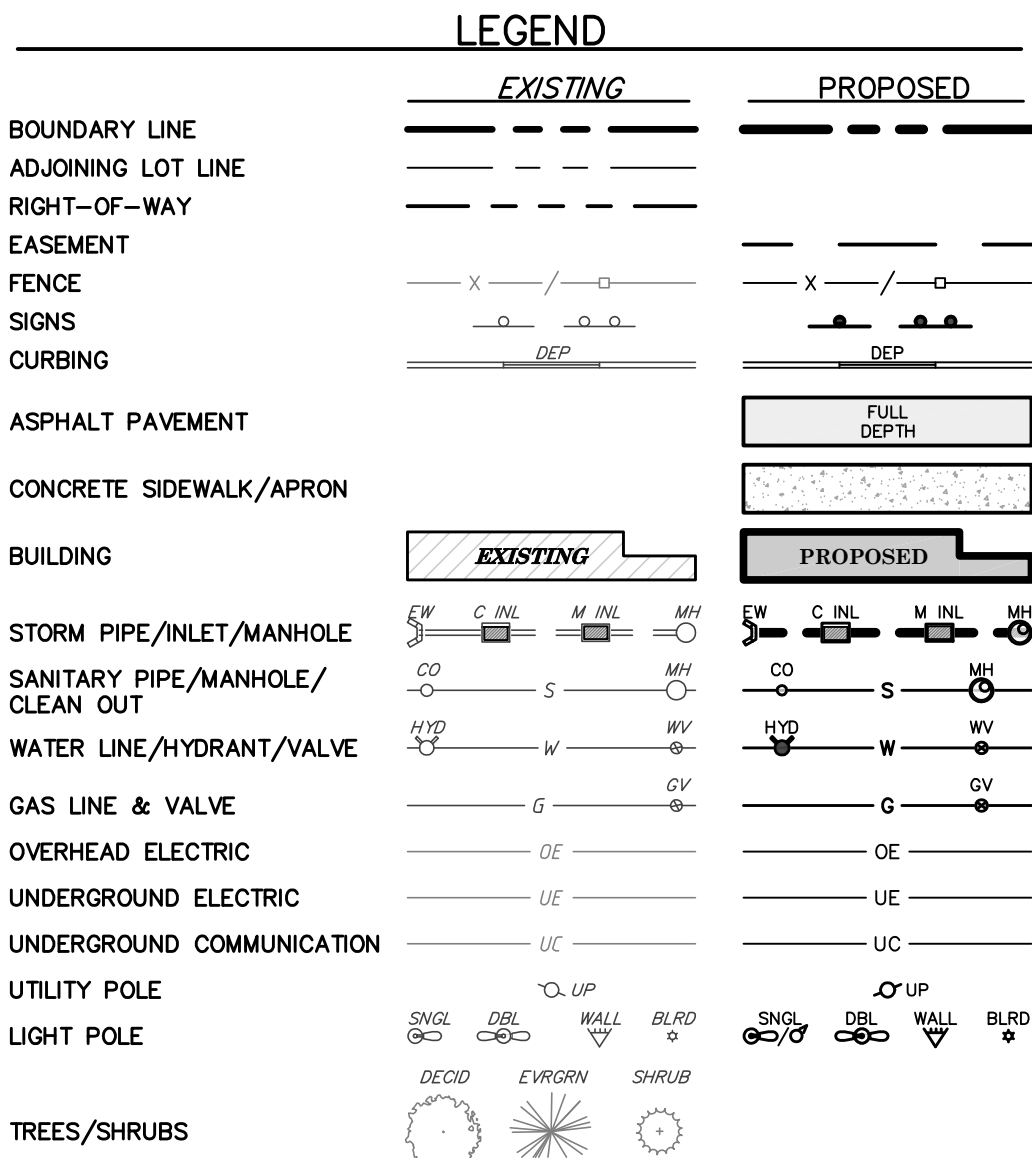


GRADING NOTES

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

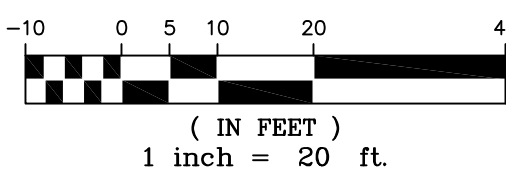
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GENERAL PLAN TEXT NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

GRAPHIC SCALE



PRELIMINARY/FINAL LAND DEVELOPMENT PLAN



REVISIONS

DATE

NEW STREET MIXED-USE BUILDING

BPG INVESTMENTS II LLC

701 N NEW ST
CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

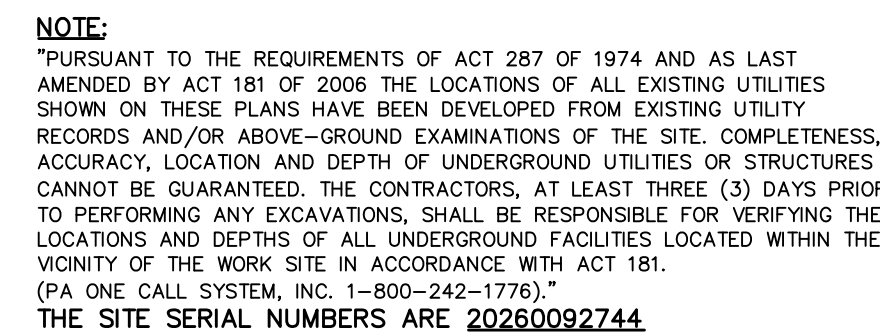


GRADING PLAN

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

GP-1

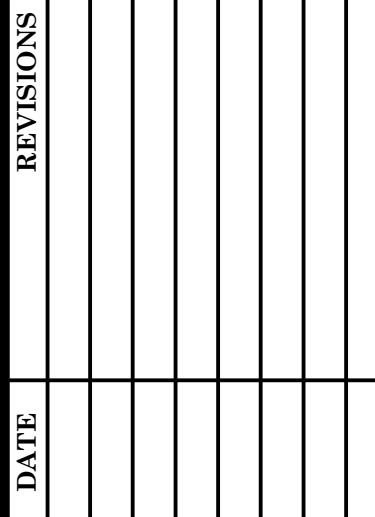
SHEET 05 of 15



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

GRAPHIC SCALE

(IN FEET)
 1 inch = 10 ft.



NEW STREET MIXED-USE BUILDING

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



Terraform
Engineering, LLC

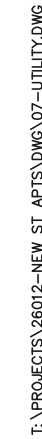
BETHLEHEM, PA 18018
PHONE: 610-895-4632 **www.terraformingengineering.com**

GRADING PLAN

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

GP-2

SHEET 06 of 15

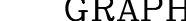


A circular professional engineer seal for the Commonwealth of Pennsylvania. The outer ring contains the text "COMMONWEALTH OF PENNSYLVANIA". Inside the ring, a banner reads "REGISTERED PROFESSIONAL". Below the banner, the name "TERRY P. DEGROOT" is printed, followed by the title "ENGINEER" and the license number "NO. 04255-E". The seal is stamped over a document with handwritten notations.

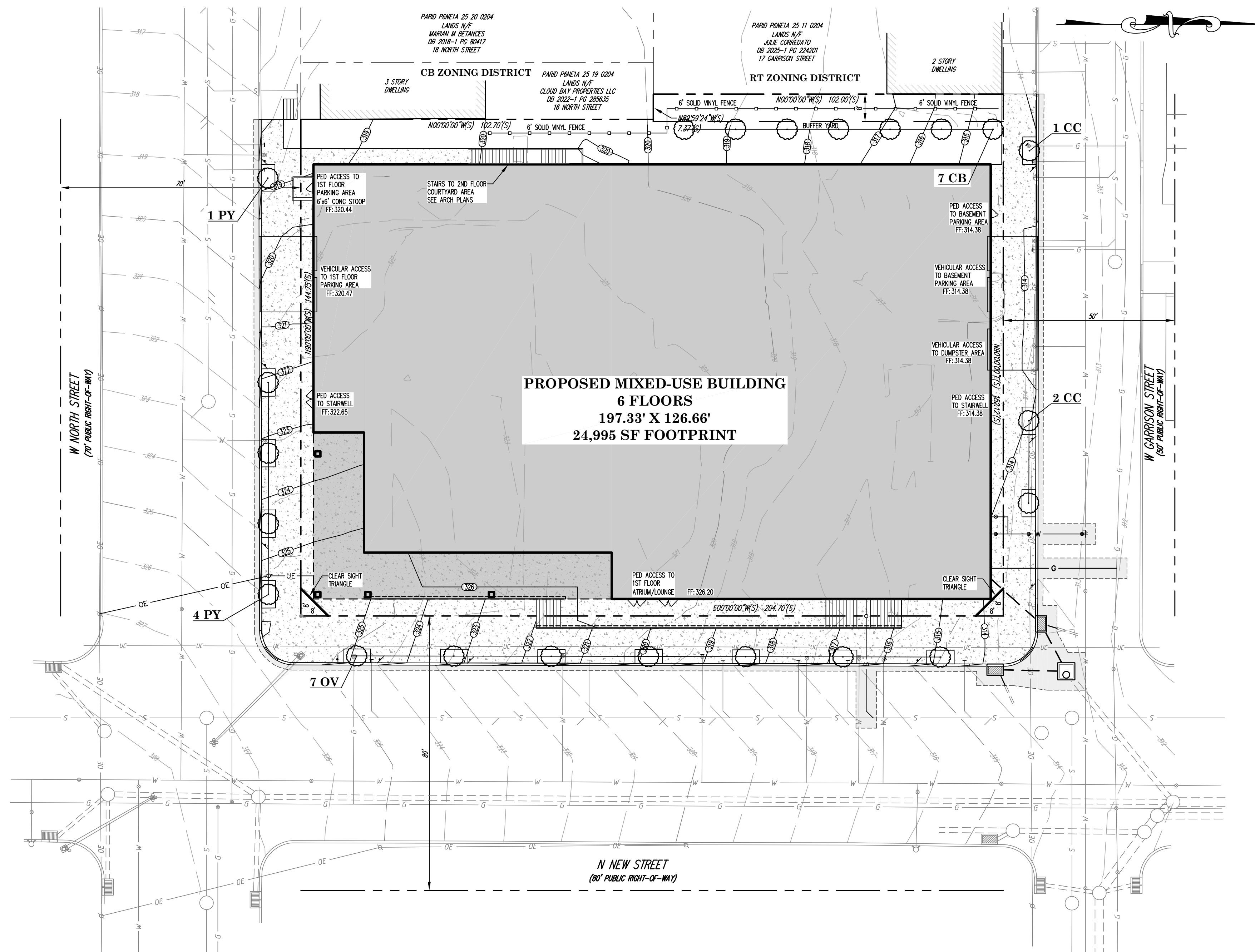
NEW STREET MIXED-USE BUILDING
BPG INVESTMENTS II LLC
701 N NEW ST BETHLEHEM, PA 18018
CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA

ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 484-895-4632 www.terraformingengineering.com

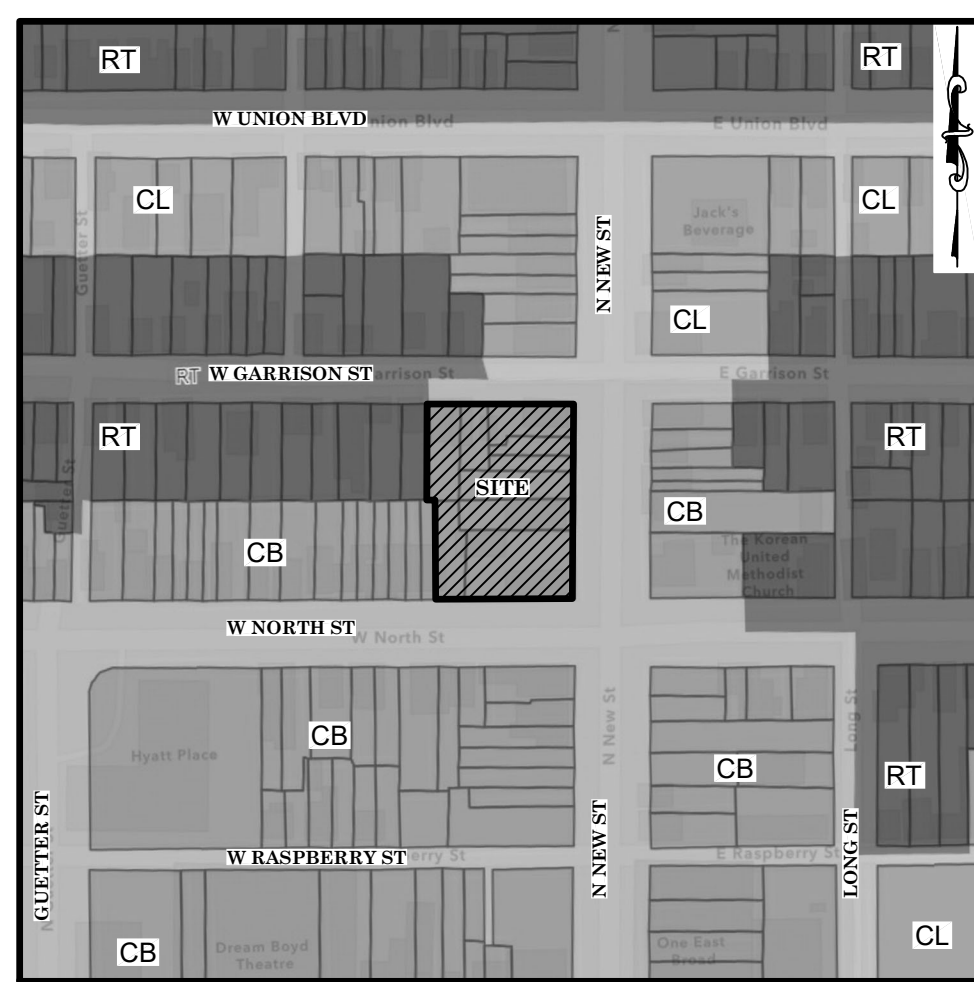
UP-1

- GRAPHIC SCALE**
- 
- (IN FEET)
1 inch = 20 ft.

 1-800-242-1776



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



PLANT MATERIAL LIST						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & CONDITION	SPACING	REMARKS
TREES-DECIDUOUS SHADE						
CB	7	CARPINUS BETULUS 'FASTIGIATA'	COLUMNAR HORNBEEAM	2 1/2" CAL., B&B	AS SHOWN	COLUMNAR VARIETY
CC	3	CERCIS CANADENSIS	EASTERN REDBUD			FULL, BRANCHED CANOPY
OV	7	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM			
PY	5	PRUNUS X YEDOENSIS	YOSHINO CHERRY			

	<u>EXISTING</u>	<u>PROPOSED</u>
BOUNDARY LINE	_____	_____
ADJOINING LOT LINE	_____	_____
RIGHT-OF-WAY	_____	_____
EASEMENT	_____	_____
FENCE	— X — / — □ —	— X — / — □ —
SIGNS	— □ — □ — □ —	— □ — □ — □ —
CURBING	— DEP —	— DEP —
ASPHALT PAVEMENT	[Pattern]	[Pattern]
CONCRETE SIDEWALK/APRON	[Pattern]	[Pattern]
BUILDING	[Pattern] <u>EXISTING</u>	[Pattern] <u>PROPOSED</u>
STORM PIPE/INLET/MANHOLE		
SANITARY PIPE/MANHOLE/CLEAN OUT		
WATER LINE/HYDRANT/VALVE		
GAS LINE & VALVE		
OVERHEAD ELECTRIC		
UNDERGROUND ELECTRIC		
UNDERGROUND COMMUNICATION		
UTILITY POLE		
LIGHT POLE		
TREES/SHRUBS		

LANDSCAPING NOTES

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

THE SITE SERIAL NUMBERS ARE 20260092744

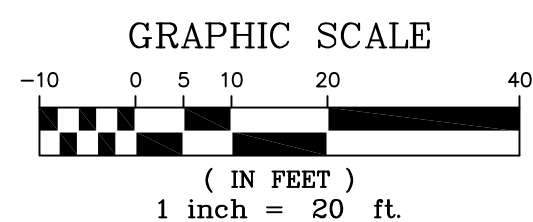
CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3
WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL

Pennsylvania One Call System, Inc.

 **1-800-242-1776**

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



PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

NEW STREET MIXED-USE BUILDING

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



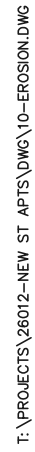
Terraform
Engineering, LLC

LANDSCAPING PLAN

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

LP-1

SHEET 08 of 15



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

SHEET 09 of 15

- 10.2.22(a) "THIS CHAPTER REQUIRES PERSONS PROPOSING OR CONDUCTING EARTH DISTURBANCE ACTIVITIES TO DEVELOP, IMPLEMENT AND MAINTAIN BMPs TO MINIMIZE THE POTENTIAL FOR ACCELERATED EROSION AND SEDIMENTATION."
2. 10.2.4(b)(3) "THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE PREPARED BY A PERSON TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL METHODS AND TECHNIQUES, AND SHALL BE DESIGNED TO MINIMIZE THE POTENTIAL FOR ACCELERATED EROSION AND SEDIMENTATION."
3. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
4. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
5. UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES, THE EROSION AND SEDIMENT CONTROL PLAN, AND MAKE AVAILABLE TO NORTHAMPTON COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGRADING, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY.
6. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENTATION, THE OPERATOR SHALL IMMEDIATELY NOTIFY THE DISTRICT AND SHALL TAKE APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
7. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE NORTHAMPTON COUNTY CONSERVATION DISTRICT.
8. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE NORTHAMPTON COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL, AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
9. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMP-OUT AND TREATMENT AREA.
10. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX A, EROSION CONTROL RULES AND REGULATIONS, 25 PA. CODE, PART 100, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
11. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
12. 10.2.4(b)(5)(i) "THE EXISTING TOPOGRAPHIC FEATURES OF THE PROJECT SITE AND THE IMMEDIATE SURROUNDING AREA."
13. THE E&S CONTROL PLAN MAPPING MUST DISPLAY A PA ONE CALL SYSTEM INCORPORATED SYMBOL INCLUDING THE SITE IDENTIFICATION NUMBER.
14. 10.2.4(b)(5)(vii) "A SEQUENCE OF BMP INSTALLATION AND REMOVAL IN RELATION TO THE SCHEDULING OF EARTH DISTURBANCE ACTIVITIES, PRIOR TO, DURING, AND AFTER EARTH DISTURBANCE ACTIVITIES."
15. 10.2.4(b)(4) "EARTH DISTURBANCE ACTIVITIES SHALL BE PLANNED AND CONDUCTED TO MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE."
16. 10.2.22(a) "UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION."
17. EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
18. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
19. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARED, AND THE NORTHAMPTON COUNTY CONSERVATION DISTRICT TO AN ON-SITE MEETING. ALSO, AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR BURIED UTILITIES LOCATIONS.
20. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STEP SHALL BE COMPLETED BEFORE THE NEXT STEP IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
21. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE END OF EACH STAGE. MULCH SHALL BE APPLIED TO ALL FINISHED AREAS. FINISHED AREAS SHALL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
22. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A GENUINE PERMANENT SURFACE. EROSION AND SUBSURFACE EROSION AND SUBSURFACE CHARACTERISTICS MUST BE PREVENTED SLIDING AND OTHER MOVEMENTS.

OTHER BMPs

23. SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT.
24. AT STREAM CROSSINGS, 50' BUFFER AREAS MUST BE MAINTAINED. ON BUFFERS, CLEARING, SOIL DISTURBANCES, EXCAVATION, AND EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITIES SHOULD BE LIMITED TO THE BUFFER AREAS. EXCESSIVE BRUSH, DISCHARGING RAINWATER FROM TRENCHES, WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE ACCOMPLISHED OUTSIDE OF BUFFERS.

TEMPORARY STABILIZATION & PERMANENT STABILIZATION

25. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
26. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
27. STRAW MULCH MUST BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
28. 10.2.4(b)(5)(x) "A MAINTENANCE PROGRAM WHICH PROVIDES FOR INSPECTION OF BMPs ON A WEEKLY BASIS PRIOR TO ANY SIGNIFICANT WEATHERABLE, RAINFALL EVENT, INCLUDING THE REPAIR OF THE BMPs TO ENSURE EFFECTIVE AND EFFICIENT OPERATION."
29. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGRADING, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
30. SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, TRENCHES, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
31. 10.2.4(b)(5)(X) "PROCEDURES WHICH ENSURE THAT THE PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE WILL BE UNDERTAKEN IN ACCORDANCE WITH THIS TITLE."
32. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
33. SOIL/ROCK DISPOSAL AREAS SHOULD BE ADDRESSED IN THE NARRATIVE AND ON THE DRAWING WITH APPROPRIATE BMPs (E.G. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE NORTHAMPTON COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL PROPOSED SOIL/ROCK SPOIL AND BORROW AREAS ON OFFSITE.)

[illegible]

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

TEMPORARY COVER FOR EROSION CONTROL

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

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

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

PERMANENT COVER FOR STABILIZATION

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

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

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

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

SEED SPECIES BY SITE	RATE (LB./1000 SF)	% PURE LIVE SEED
LAWNS		
KENTUCKY BLUEGRASS (POA PRATENSIS) and TURF-TYPE PERENNIAL RYEGRASS (LOLIUM PERENE) and FINE (RED or CHEWING) FESCUE (FESTUCA RUBRA RUBA/COMMUTATA)	4#/1000 SF 1.5#/1000 SF 2.5#/1000 SF	85 95 95

RECOMMENDED VARIETIES

FINE FESCUE	-	RELIANT II, SR3100, DISCOVERY, OSPREY
TALL FESCUE	-	Houngou V, Montouk, Markman, and Apache II
RED TOP	-	"ANY"
WINTER RYE	-	ARCOSTOOK OR BALBO TONE
BROSFOOT TREFOIL	-	EMPIRE, DAWN
CROWNVERT	-	PENNGIFT
KENTUCKY BLUEGRASS	-	SR 2109, NORTH STAR, BLACKSBURG, BRILLIANT

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

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

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

1. CONSTRUCTION REQUIREMENTS:

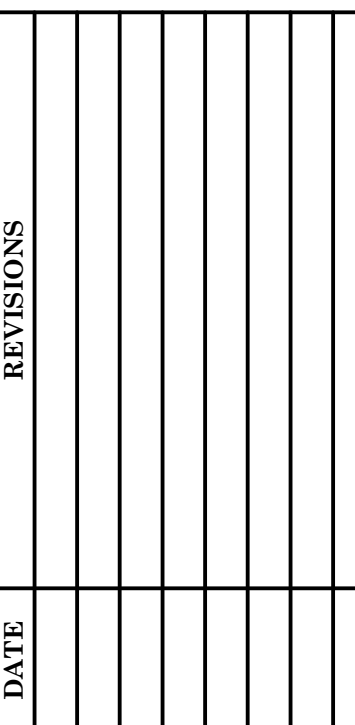
- A. ALL CONTRACTORS SHALL BE RESPONSIBLE TO ENSURE THAT ALL TRENCH EXCAVATIONS BE ADEQUATELY STABILIZED IN ACCORDANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, STATE, MUNICIPAL, AND ANY OTHER LOCAL AGENCY CODES OF SAFE PRACTICE REGARDING SUPPORT REQUIREMENTS.
- B. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
- C. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
- D. TRENCH PLUGS WILL BE SPACED IN ACCORDANCE WITH THE TABLE AND BE CONSTRUCTED OF THE MATERIALS AND TO THE SPECIFICATIONS SHOWN IN THE DETAIL.
- E. WATER WHICH ACCUMULATES IN THE OPEN TRENCH SHALL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS.

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

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

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

1. ALL EROSION CONTROL FACILITIES SHALL BE CHECKED AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. EROSION CONTROL FACILITIES IN GOOD REPAIR AND WORKING CONDITION. DAMAGE TO ANY FACILITY SHALL BE REPAIRED IMMEDIATELY.
2. AREAS THAT CONTAIN SOIL SHALL BE CHECKED VERY CAREFULLY TO ENSURE THAT JOINTS BETWEEN THE SOIL STRIPS ARE TIGHT AND SECURE. WHERE JOINT SEPARATION IS IN EVIDENCE, A CAREFUL INSPECTION SHALL BE MADE TO DETERMINE THE CAUSE. IF THE STRIPS ARE DAMAGED, THE STRIPS IS OCCURRING, IF IT IS, THE STRIPS SHALL BE ROLLED UP, THE SURFACE SHALL BE FILLED AND GRADED AS REQUIRED, AND THE SOIL STRIPS SHALL BE RE-LAID WITH JOINT TIGHTS AND PEGGING.
3. SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN COVERED WITH MULCH OR STRAW COVER SHALL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
4. THE ABOVE PROCEDURE SHALL BE REPEATED AFTER EACH RUNOFF EVENT UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT WEEKLY INTERVALS THEREAFTER, INSPECTIONS AND NECESSARY CLEANING SHALL BE DONE.
5. VEGETATION SHALL BE MOWED AS SPECIES AND WHENEVER NECESSARY TO MAINTAIN A PLEASING APPEARANCE AND DISCOURAGE WEEED GROWTH. ALL LOCAL REGULATIONS SHALL BE COMPLIED WITH.
6. INSPECT INLET PROTECTIONS, ROCK FILTER OUTLETS, AND CLEAN AND/OR REPLACE FILTER MATERIAL IF IT IS CLOGGED. SILT THAT HAS ACCUMULATED SHALL BE REMOVED, ALLOWED TO DRY, AND THEN USED AS FILL AS REQUIRED ON SITE.
7. ANY DRY FILT HAULLED OFF-SITE MUST BE TAKEN TO A LOCATION WITH AN EROSION AND SEDIMENTATION CONTROL PLAN, THAT HAS BEEN REVIEWED BY THE LOCAL COUNTY CONSERVATION DISTRICT FOR ADEQUACY.
8. TRASH THAT IS REMOVED FROM ANY OF THE CONTROL DEVICES SHALL BE DISPOSED OF AT AN APPROVED MUNICIPAL DISPOSAL AREA.
9. THE INSTALLATION AND MAINTENANCE OF THE TEMPORARY CONTROL FACILITIES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE TEMPORARY CONTROLS SHALL BE MAINTAINED IN ACCORDANCE WITH THE TEMPORARY EROSION CONTROL DEPARTMENT OF ENVIRONMENTAL PROTECTION PROGRAM MANUAL STANDARDS.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF THE TEMPORARY CONTROL FACILITIES ONCE THE SITE IS PERMANENTLY STABILIZED WITH VEGETATION. THE CONTRACTOR SHALL ALSO STABILIZE ANY AREA DISTURBED BY THE REMOVAL OF THE SOIL EROSION CONTROL MEASURES.
11. ONCE THE SITE IS PERMANENTLY STABILIZED, THE CONTRACTOR SHALL PERIODICALLY CHECK THE TEMPORARY FACILITIES AND TEMPORARY FACILITIES, GRADED AREAS, AND STRIPS TO OBSERVE ANY EROSION PROBLEMS THAT MAY BE DEVELOPING. ANY DAMAGED AREAS SHOULD BE REPAIRED IMMEDIATELY.



BPG INVESTMENTS II LLC

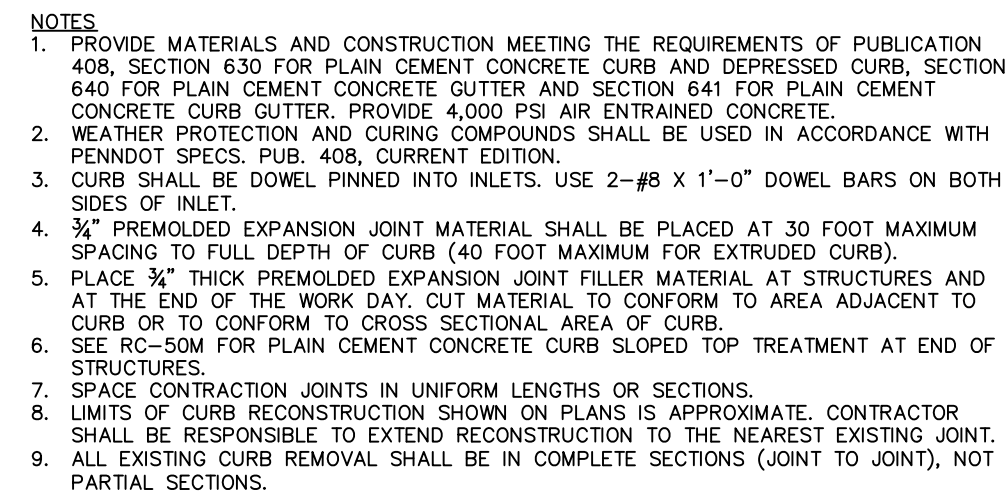
PENNSYLVANIA

ONE EAST BROAD STREET, SUITE 330

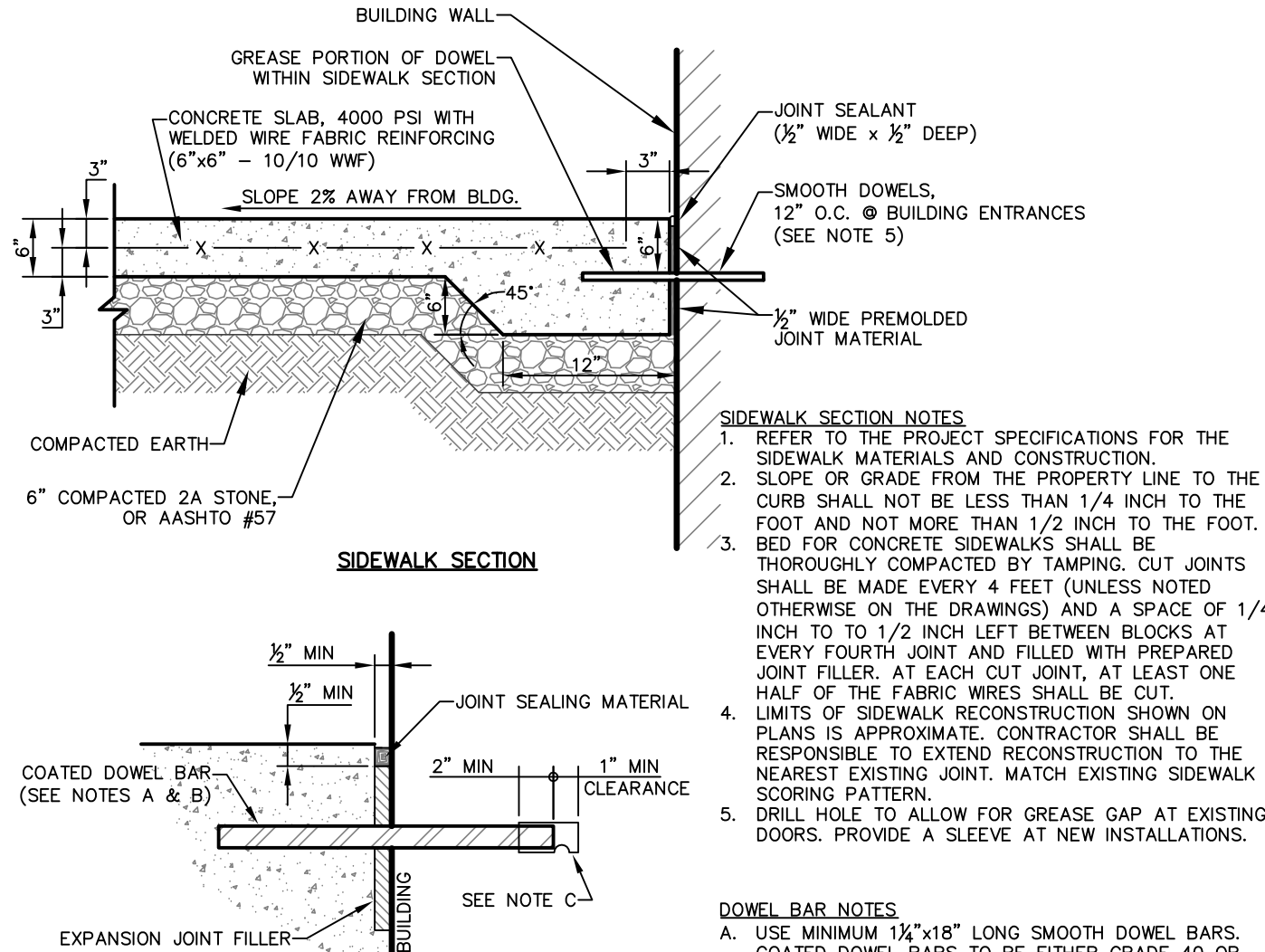
BETHLEHEM, PA 18018
PHONE: 484-895-4632 **www.terraforming.com**

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

ES-3



CURB RESTORATION
N.T.S.



DOWEL BAR NOTES

A. USE MINIMUM 1/4"x18" LONG SMOOTH DOWEL BARS. COATED DOWEL BARS TO BE EITHER GRADE 40 OR GRADE 60.

B. PLACE DOWEL BARS PARALLEL TO THE CENTERLINE AND SURFACE OF THE SLAB.

C. USE AN APPROVED EPOXY ANCHORING MATERIAL TO WITHSTAND THE NECESSARY MINIMUM PULL-OUT RESISTANCE SPECIFIED IN PUBLICATION 408, SECTION 501.3(j). THE BAR HOLE DIAMETER IN, AS PER MANUFACTURER'S RECOMMENDATION. USE ROTARY IMPACT DRILL TO AVOID IMPACTING FINES INTO HOLE.

ONE COURSE (MONOLITHIC) CONSTRUCTION FOR ALL CURB, GUTTER AND SIDEWALK.
CONCRETE MIX: TO BE CLASS A CONCRETE 3300# 6 BAG MIX - 5.6 GAL.
 WATER PER BAG THROUGHOUT; USE POWER BATCH MIXER. NO SLAG.
CURB: 21" MINIMUM DEPTH WITH APPROVED FINISH ON TOP AND EXPOSED FACE.

FINISH - USE WOOD FLOAT TO PRODUCE SKID RESISTANCE SURFACE.
ON GRADES OF 5% OR MORE, PRODUCE A ROUGHER FINISH.

SLOPE - WALK AND PARKWAY AREAS 3/8" PER FOOT TOWARD CURB.

HANDICAPPED RAMPS: REQUIRED ON ALL RADII.

EXCAVATION IN CARTWAY: WHEN EXCAVATING IN THE CARTWAY OF A CITY STREET, A CE

BY JACK HAMMERING OR SAWCUTTING—SHALL BE MADE IN THE

AFFECTED, AND THE UNAFFECTED WORK AREAS, FURTHER EN

PENNDOT 2A MODIFIED STONE, AND PROPERLY COMPACTING THE TOP OF THE SUBBASE (I.E. BOTTOM OF THE BASE COURSE).

ORDINANCE REQUIREMENTS:

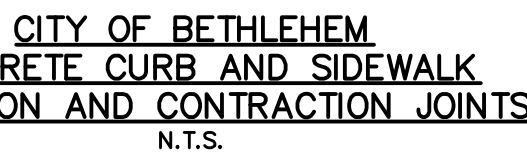
ESTABLISHING LINE & GRADES, STAKES TO BE PROVIDED BY APPLICANT AND USED WITHIN 30 DAYS.

DETAIL REQUIREMENTS:

AND SIDEWALK CODIFIED ORDINANCES OF THE CITY OF BETHLEHEM, ARTICLE

CITY OF BETHLEHEM

STANDARD NOTES



STANDARD NOTES



PERMANENT ROAD RESTORATION
N.T.S.

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

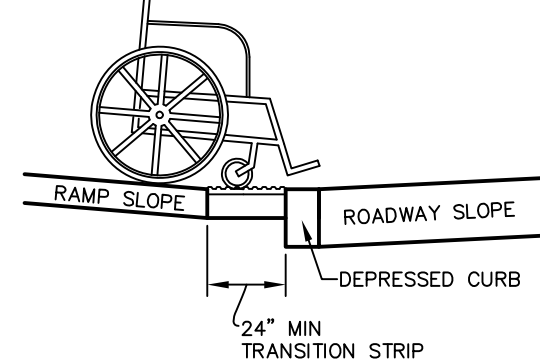
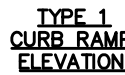


Diagram illustrating the dimensions and components of a depressed curb for curb ramps. The diagram shows a cross-section of the curb with the following dimensions and labels:

- Overall width: 8"
- Inner width: 6"
- Radius: $\frac{1}{4}$ " RADIUS
- Flared sloped surface: FLARED SLOPED SURFACE
- Height of the curb: 2' 0"
- Height of the depressed section: 6"
- Height of the depressed section: 12"
- Label: DEPRESSED CURB FOR CURB RAMPS

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

EQUIVALENT SLOPES



TYPICAL CURB RAMP DESIGNS

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

NEW STREET MIXED-USE BUILDING

BPG INVESTMENTS II LLC

BETHLEHEM, PA 18018

NTY
PENNSYLVANIA

NEHEM

CITY OF BETHLEHEM



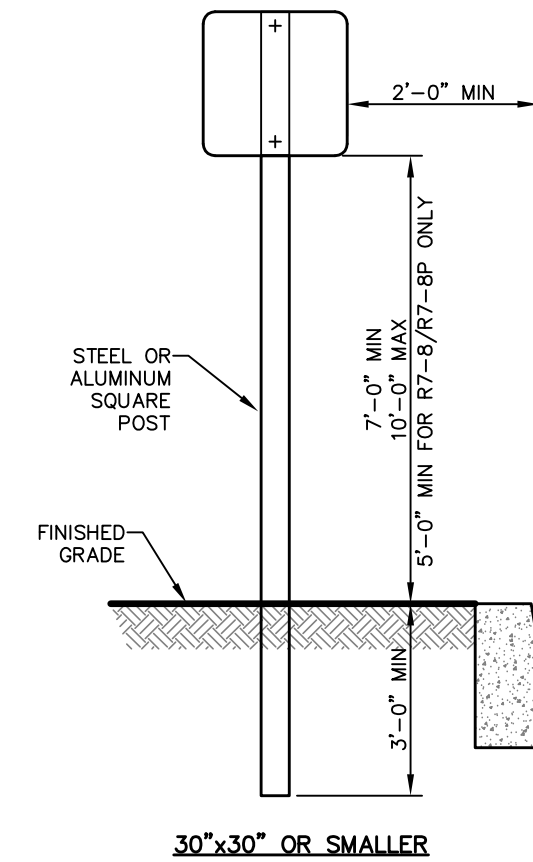
Terraform
Engineering, LLC

SITE CONSTRUCTION DETAILS

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

CD-1

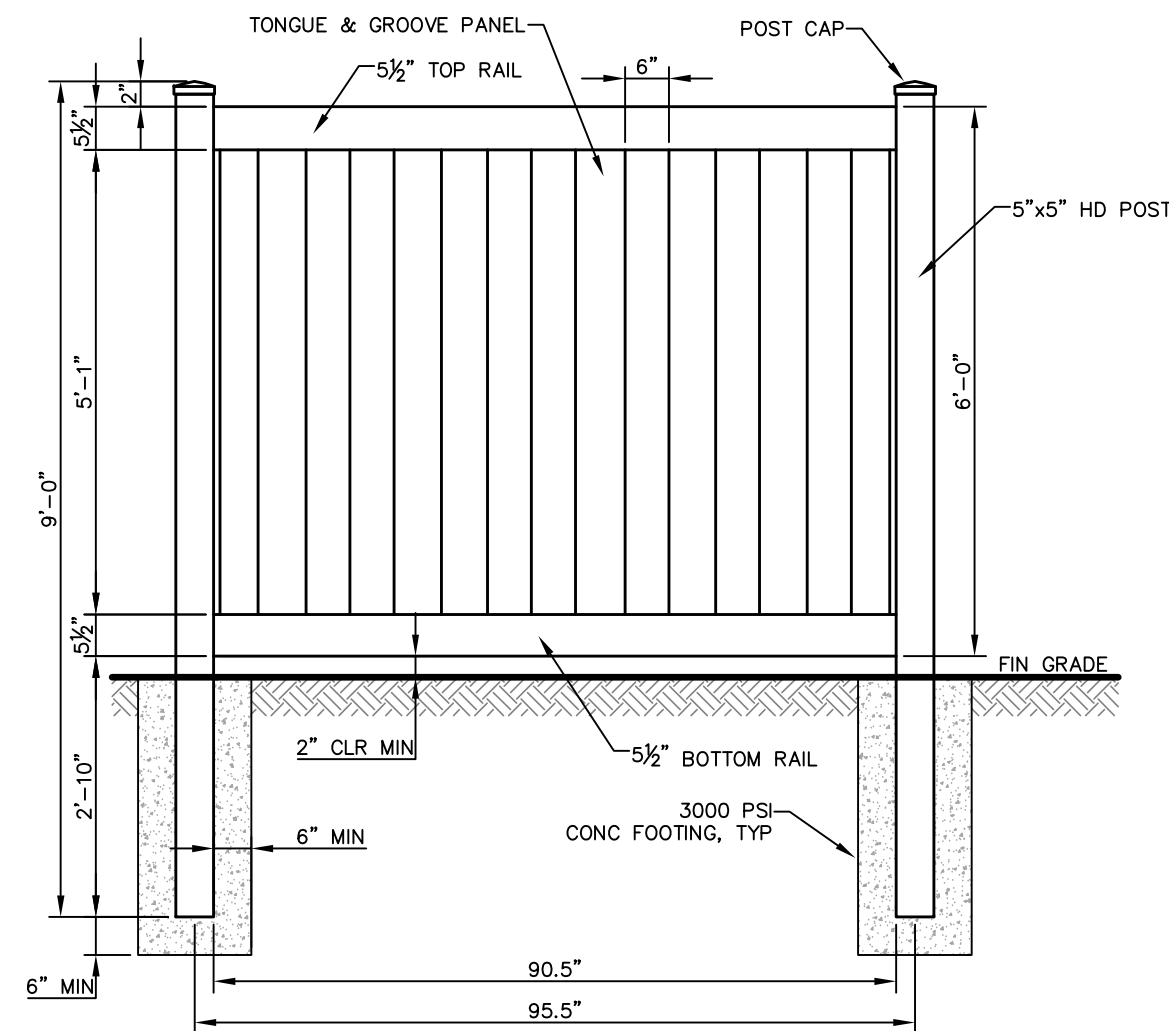
SHEET 12 of 15



NOTES

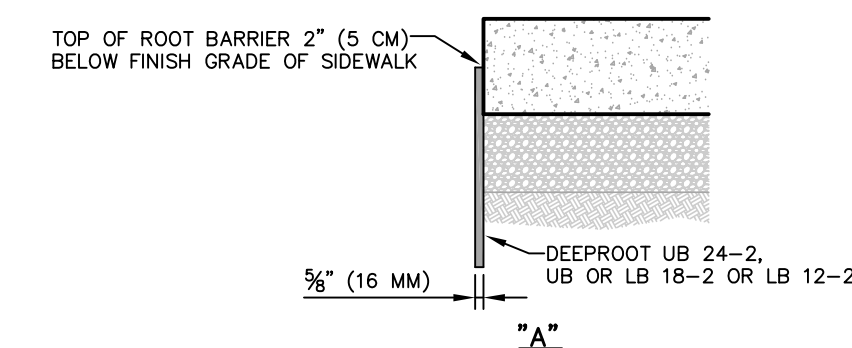
1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS"
2. ALL POSTS AND BRACKETS SHALL BE CUT, BENT AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE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

POST MOUNTED SIGNS
N.T.S.



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

SOLID VINYL PRIVACY FENCE
N.T.S.



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

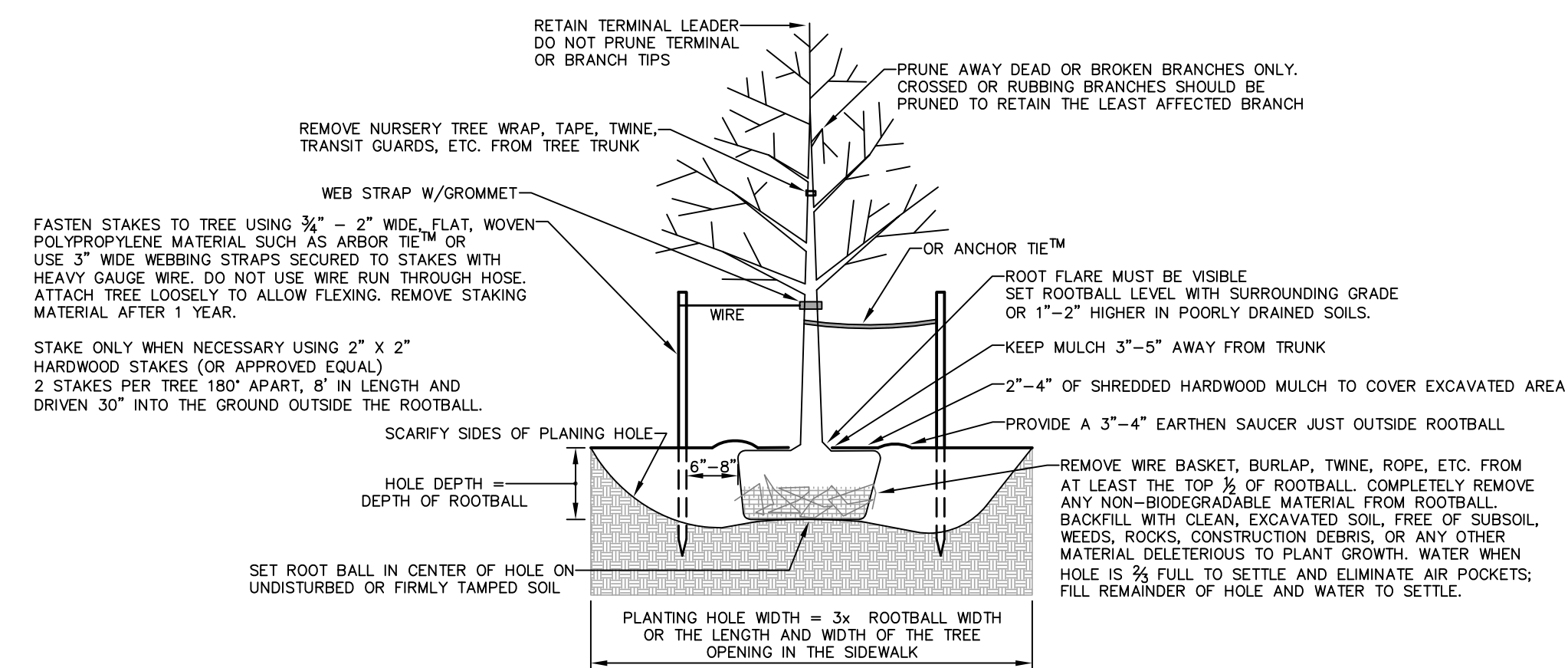
INSTALLATION SEQUENCE:

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

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

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

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



CITY OF BETHLEHEM
TREE PLANTING
N.T.S.

[illegible]

NEW STREET MIXED-USE BUILDING

BPG INVESTMENTS II LLC

701 N NEW ST
CITY OF BETHLEHEM
NORTHAMPTON COUNTY
BETHLEHEM, PA 18018
PENNSYLVANIA

Terraform
Engineering, LLC

ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 610-495-4612 www.terraformengineering.com

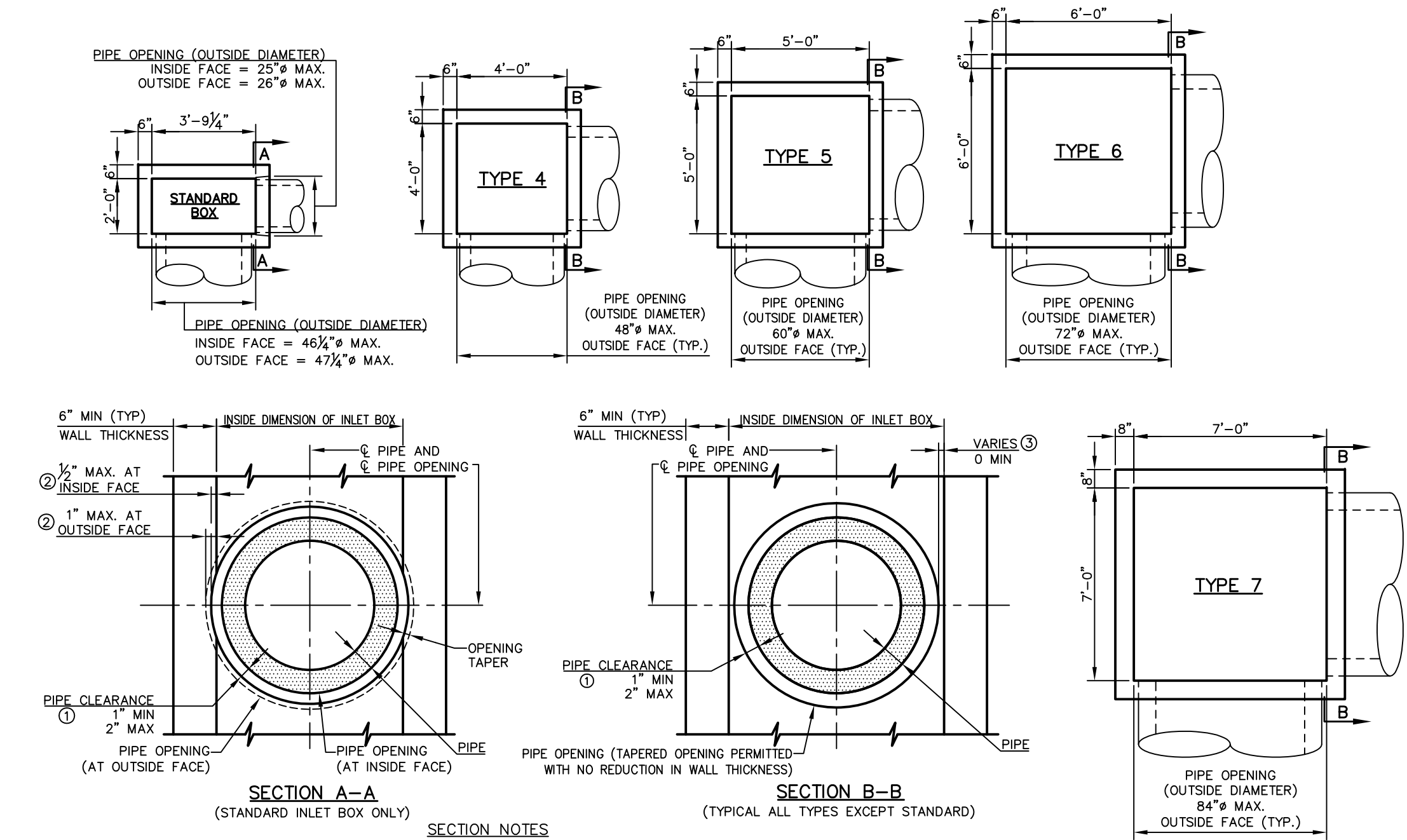
SITE CONSTRUCTION DETAILS

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

CD-2

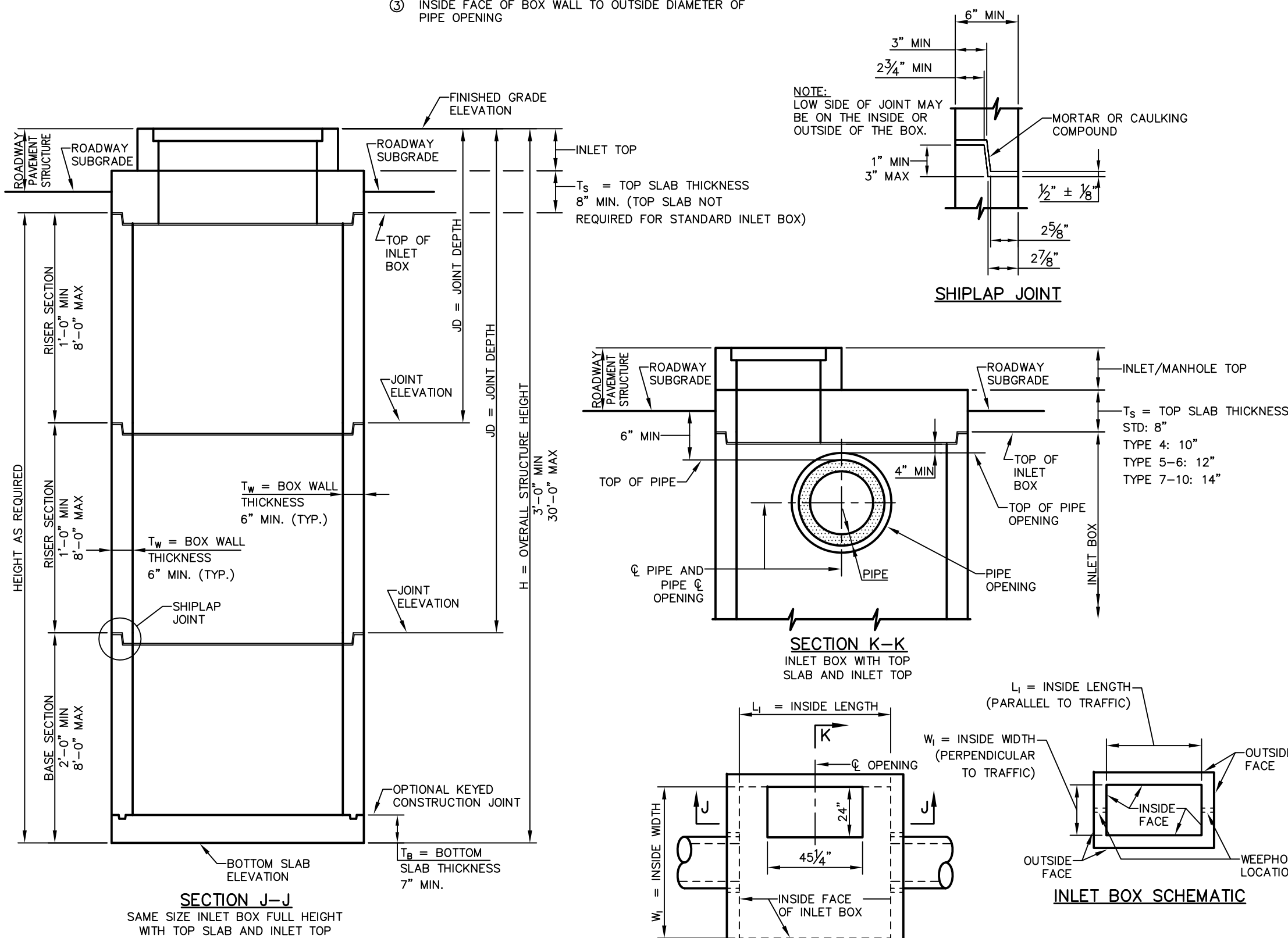
SHEET 13 of 15

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SECTION NOTES

- OUTSIDE DIAMETER OF PIPE TO PIPE OPENING
- REDUCTION IN WALL THICKNESS DIMENSION
- INSIDE FACE OF BOX WALL TO OUTSIDE DIAMETER OF PIPE OPENING

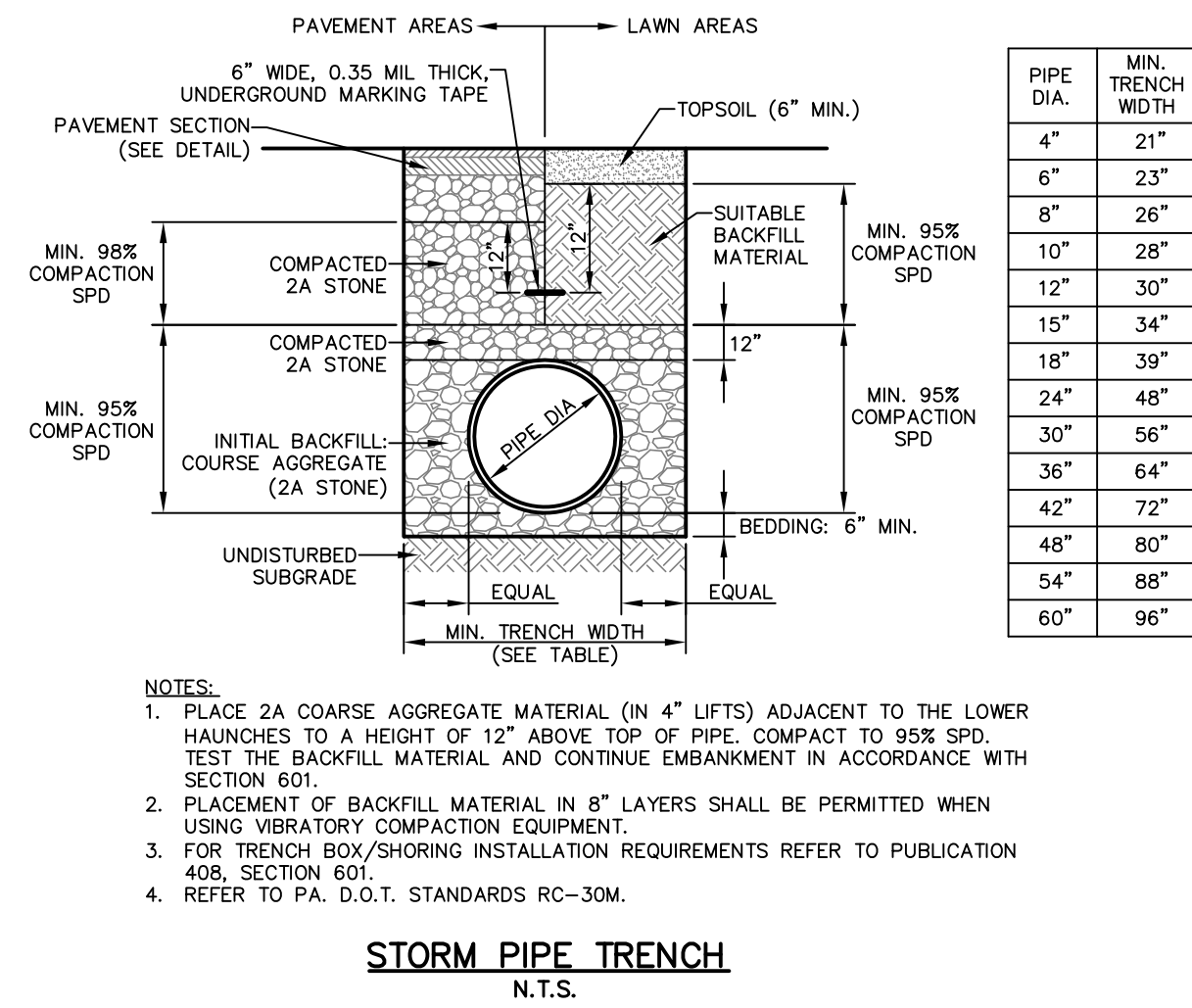
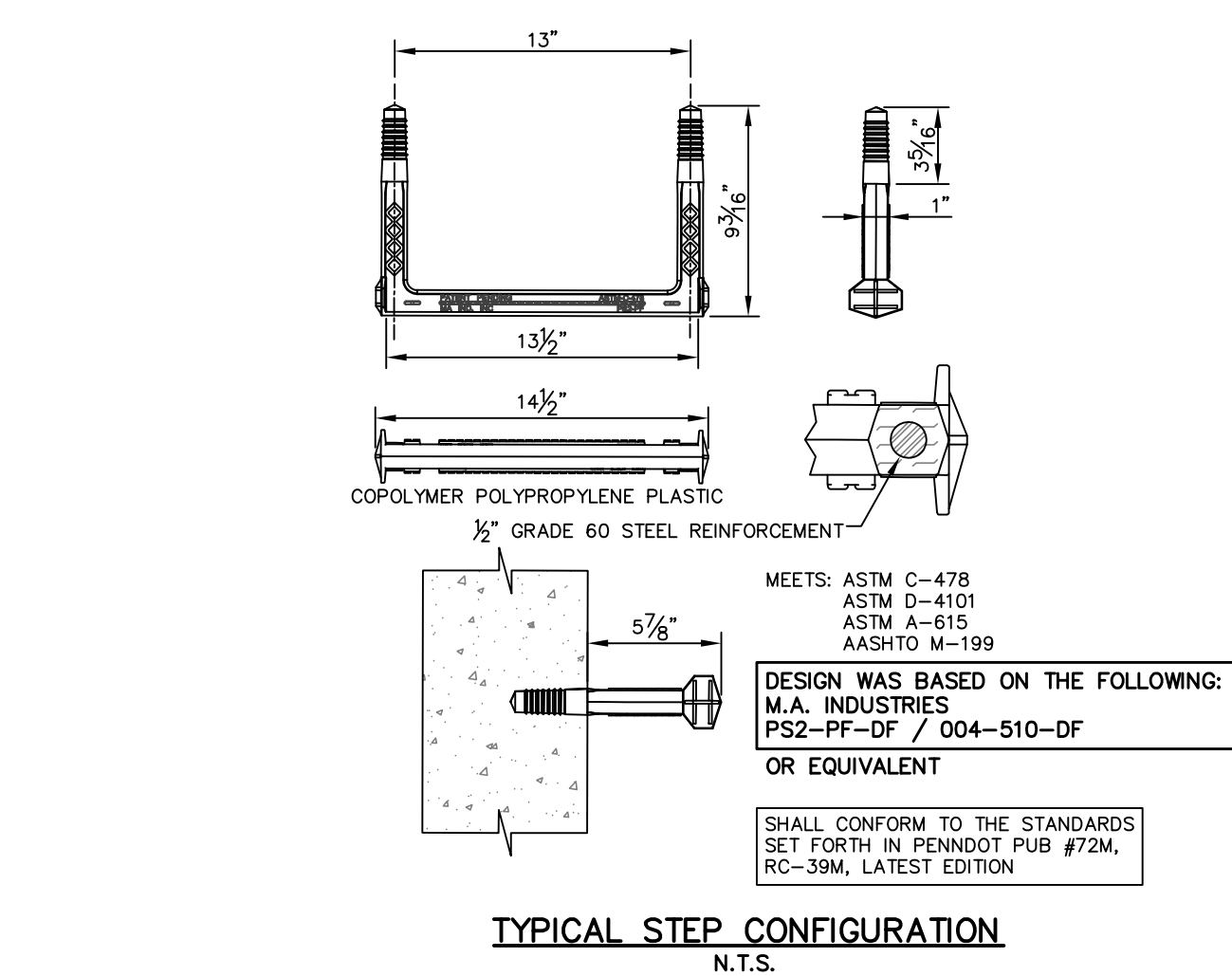
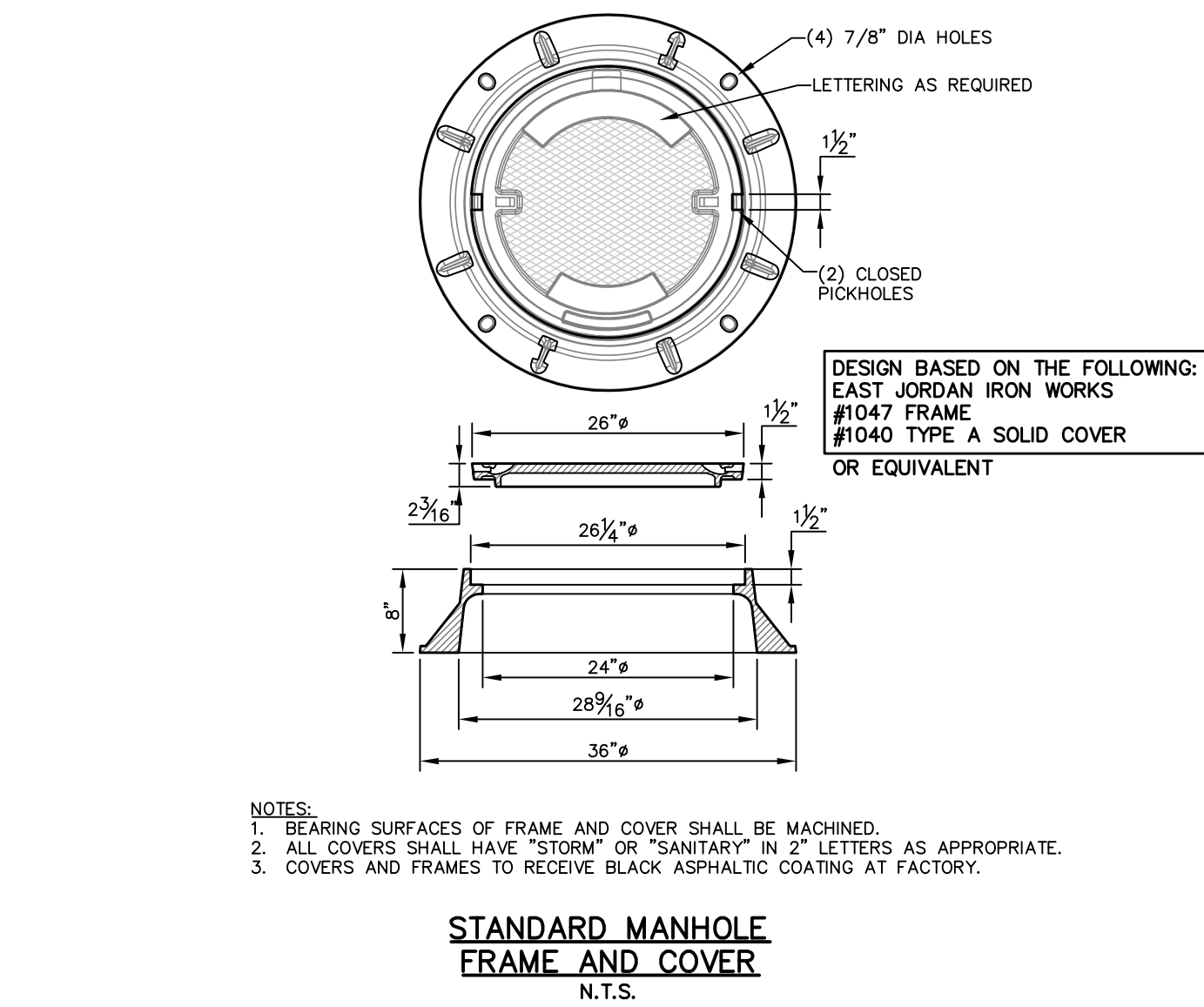
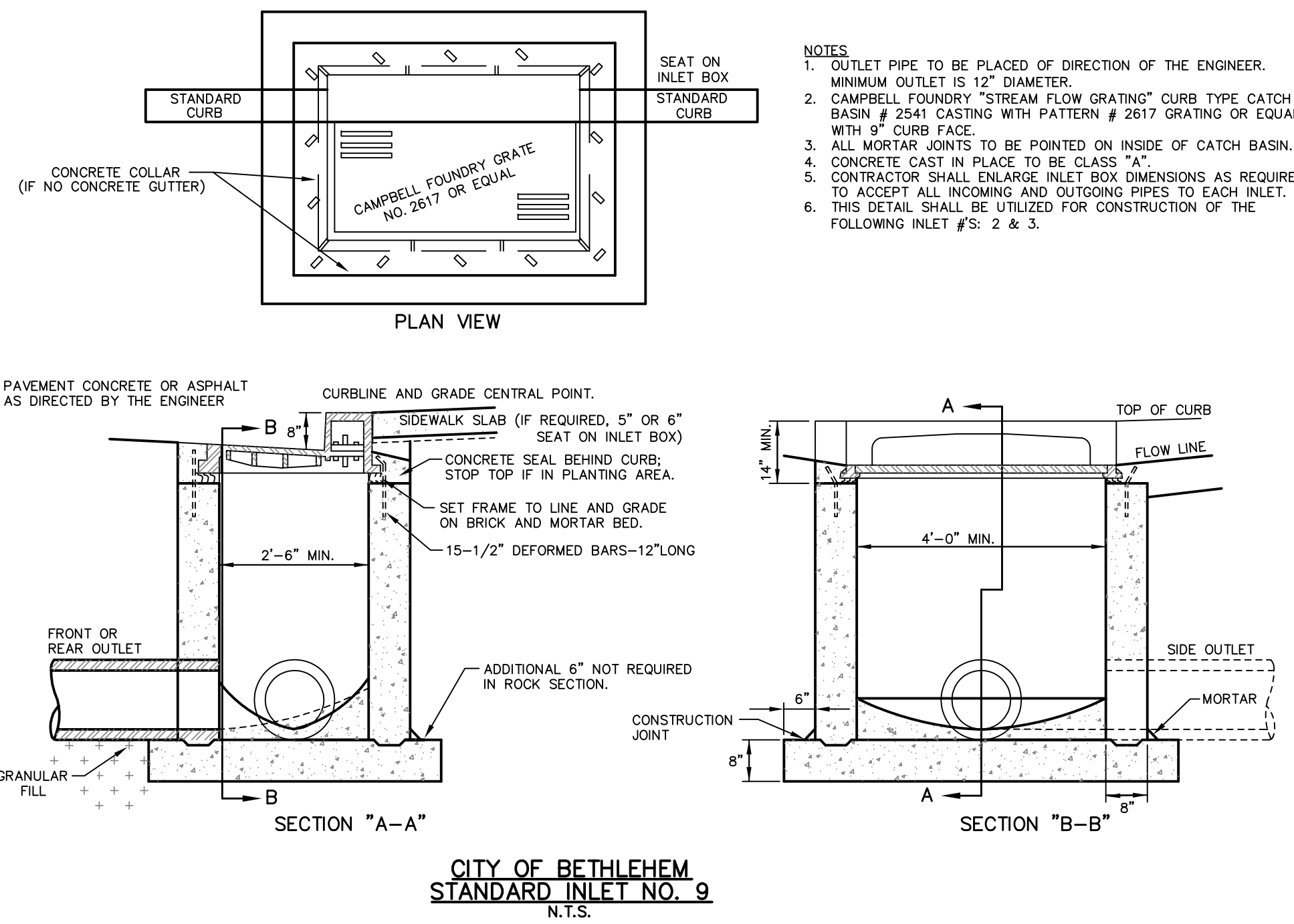


FIELD CONSTRUCTION NOTES:

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

INLET BOXES
N.T.S.

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



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PHONE: 610-390-6022 www.terraformengineering.com

SITE
CONSTRUCTION
DETAILS

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CD-3

SHEET 14 of 15

