PALMER TOWNSHIP PLANNING COMMISSION
AUGUST 13, 2024
7:00 PM
PLANNING COMMISSION GENERAL MEETING

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1. **CALL TO ORDER**
2. **APPROVAL OF MEETING MINUTES**
   a. Approval of Meeting Minutes - May 14th, 2024
3. **OLD BUSINESS**
4. **NEW BUSINESS**
   a. 2025 Edgewood Avenue - Multi-Family Dwelling (Water's Edge) - Sketch Plan
   b. 537 Milford Street - Personal Care Facility (Palmer Manor) - Preliminary Land Development Plan
   c. Old Nazareth Road Drainage Improvement - Request for Review
5. **DIRECTOR'S REPORT**
   a. Land Use Projects of Regional Significance
6. **PUBLIC COMMENT**
7. **ADJOURNMENT**

Approval of Meeting Minutes - May 14th, 2024

INFORMATION

Approve/Disapprove the meeting minutes from the May 14th, 2024 Planning Commission Meeting

ATTACHMENTS:
PC minutes 051424.pdf

PALMER TOWNSHIP PLANNING COMMISSION
GENERAL BUSINESS MEETING
May 14, 2024
7:00 PM

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1) CALL TO ORDER

The Palmer Township Planning Commission held a meeting on Tuesday, May 14, 2024, at 7:00 p.m. in the Municipal Building meeting room. The following were in attendance: Jeff Kicska, Richard Wilkins, Robin Aydelotte, Thomas Grube, Chris Hess, Anthony Lauro, and Angelo Perrucci III. Also in attendance were Kent Baird, Craig Beavers, and the Justine Caiazzo-Strouse.

2) APPROVAL OF MEETING MINUTES

2.a) Approval of Meeting Minutes from the April 9th, 2024 Planning Commission Meeting

The Planning Commission must approve/disapprove the Meeting Minutes from the April 9th, 2024 Planning Commission Meeting.

Motion: Approve, Moved by Supervisor Thomas Grube, Seconded by Robin Aydelotte. Passed. 7-0.

Supervisors voting Ayes: Jeff Kicska, Richard Wilkins, Robin Aydelotte, Thomas Grube, Chris Hess, Anthony Lauro, Angelo Perrucci III

3) OLD BUSINESS

4) NEW BUSINESS

4.a) Geotechnical Update for Palmer Township

INFORMATION
The Township Geotechnical Engineer, Shawn Casey, will provide an update on geotechnical activities within the Township, including sinkhole and other subsurface activity.

The Township Geotechnical Consultant, Shawn Casey, of CMT Services, provided an update on geotechnical activities within the Township, including sinkhole and other subsurface activity.
Shawn Casey Geotechnical Consultant from CMT gave the presentation with a focus on sinkholes. Casey began with information about the different types of geology in Pennsylvania and how sinkholes form. He discussed his experience in sinkhole repairs during a typical land development process.

4.b) Community Workshop for Active Transportation Plan

INFORMATION
Township Staff will present information regarding the upcoming Active Transportation Plan and host a community workshop to hear input from residents.

Township Staff presented information regarding the upcoming Active Transportation Plan and hosted a community workshop to get input from residents.

Baird introduced Beavers to provide a Power Point presentation on the Active Transportation Plan and invited residents to participate in an interactive activity regarding the plan's topics. Baird also introduced Matt Ludwig , principal engineer and planner with NV5. NV5 is a national planning and engineering firm is especially well known for its multi-modal transportation planning, and trail, pedestrian and bicycle network planning and engineering services.

Beavers gave the Power Point presentation and asked for everyone's feedback and concerns for the transportation infrastructure of the Township and places where people would like to be able to travel to easier. He asked attendees to interact with the displays and workshop maps in the room and invited everyone to share their ideas and concerns.
Baird and the Planning Commission members agreed that the Active Transportation Plan activity could continue on as a workshop outside of the meeting.

Kicska asked for public comment

5) DIRECTOR'S REPORT

6) PUBLIC COMMENT

Supervisor Bellis asked what the time frame for the Active Transportation plan is. Baird responded that they are looking to have the plan reviewed and adopted by the Board of Supervisors by September.

Ken Starace - 2661 Farmhouse Ct - asked how it would be funded.

Baird said it is a combination of in-kind staff hours matching grant dollars. Once a strategy is identifed and an action plan is created, we will work with traffic fees we have on hand, grants, general fund and developer improvements. There is no obligation once the study is finished that we need to go forward with anything. The goal is to help encourage residents to be more active and to establish healthier lifestyles. Making sure the parks and trails are more accessible is a great start.

Susan Mertz - 2721 John St. - asked about rooming houses. She wanted to know how the Township has been handling applications for rooming houses.

Baird and Bellis together shared that the best response would come from our Code department. They told Mertz to give Codes a call regarding the question to get the most accurate information. Kicska said if you are seeing something out of the ordinary you should report it.

Karen Adams - 10 Devon Dr. - asked Matt Ludwig if there are models for making a Township like Palmer bikeable and walkable.

Ludwig responded Palmer has some great existing facilities, such as the trails and low stress streets. He said they look at the barriers on how to get from neighborhood to neighborhood. He said within Palmer there are a lot of contexts such as the more industrial areas vs residential areas. Each need different solutions. He said public input is very important. The Township is creating a plan that is proven to support safer environments for walking , biking, and that can also be context sensitive to the surroundings and what people truly want.

Starace added that businesses can grow around the changes that are made.

Baird summarized that by having a more accessible township, we will attract people to stay longer, raise families here and build businesses here. What Matt will do is help us come up with a strategy and potential initial costs for some of the improvements.

Rob Reese - 2635 Spring Garden St. - spoke to his experience in contract development for Easton High School where he was able to talk to the committee for the Community Center. He said at the time the committee was more interested in parking spaces. It made him wonder that as a center for fitness, where were the bike lanes and walking areas.

There was more conversation within the group discussing ways to improve walkability and bike-ability in the area. They identified areas that need connections and talked about a plan to prioritize those areas. They identified some areas that needed more connectivity and safety measures.

7) ADJOURNMENT

Motion: Approve, Moved by Supervisor Thomas Grube, Seconded by Richard Wilkins. Passed. 7-0.

Supervisors voting Ayes: Jeff Kicska, Richard Wilkins, Robin Aydelotte, Thomas Grube, Chris Hess, Anthony Lauro, Angelo Perrucci III

2025 Edgewood Avenue - Multi-Family Dwelling (Water's Edge) - Sketch Plan

INFORMATION

2025 Edgewood Avenue LLC seeks Sketch Plan review for the redevelopment of a historic office and warehouse facility into a multi-family apartment complex, consisting of 108 units with 162 parking spaces. The property is to be served by public water and public sewer and is zoned LI/MU Light Industrial/Mixed Use, as well as RBO Riparian Buffer Overlay District. Exchange 8 LLC is the equitable owner and applicant.

ATTACHMENTS:

Staff Report
Shade Tree Commission
Fire Commissioner
MS4 Coordinator
Public Services Director
Public Works Director
Zoning Administrator
Township Engineer Review
Landscape and Lighting Review
LANTA Review
Site Plan (old).pdf
Interior Layout Plan.pdf
PalmerTwsp 6.7.24 enc zoning appeal.pdf

PALMER TOWNSHIP
NORTHAMPTON COUNTY, PENNSYLVANIA
3 Weller Place, Palmer, PA 18045-1975, Tel. 610-253-7191

Staff Report

To: Palmer Township Planning Commission
Kent A. Baird, AICP, Director of Planning

From: Craig S. Beavers, CFM, CZO, Assistant Director of Planning

Date: August 5, 2024

Re: 2025 Edgewood Avenue – Multi-family Apartments (Water's Edge)
Request for Sketch Plan Review

GENERAL INFORMATION

Project Name:	2025 Edgewood Avenue – Multi-family Apartments (Water's Edge)
Applicant:	2025 Edgewood Avenue LLC
Address:	2025 Edgewood Avenue
Acreage:	2.75 acres
Parcel ID:	L9-5-1-0324
Proposed Use:	Multi-family Apartments
Existing Zoning:	LI/MU Light Industrial/Mixed Use RBO Riparian Buffer Overlay District

LOCATION AND INTENT

2025 Edgewood Avenue LLC seeks Sketch Plan review for the redevelopment of a historic office and warehouse facility into a multi-family apartment complex, consisting of 108 units with 162 parking spaces. The property is to be served by public water and public sewer and is zoned LI/MU Light Industrial/Mixed Use, as well as RBO Riparian Buffer Overlay District. Exchange 8 LLC is the equitable owner and applicant.

A sketch plan review often allows an applicant to save substantial time and engineering costs, because many concerns about layout and issues concerning Township ordinances can be resolved prior to detailed engineering. As this is informal, no official action is required on a sketch plan. Similarly, the Township is not bound by comments made or not made as part of the sketch plan review.

REVIEWING AGENCY COMMENTS

A. **Township Engineer –** The comments of the Township Engineer are contained in Mr. Justin Coyle's review dated July 31, 2024. His comments pertain to full land development and site plan requirements, zoning regulations, stormwater management design, riparian buffers, landscaping, traffic impact studies, geotechnical reviews, utility approval, and driveway design.

B. **Township Geotechnical Consultant –** The Township Geotechnical Consultant has no comments as of this writing; comments will be provided when land development plans are submitted.

C. **Township Landscape and Lighting Consultant –** The comments from the Township Landscape and Lighting Consultant are contained in Mr. Chris Green's review dated August 2, 2024. His comments pertain to street trees, environmental preservation, and site lighting.

D. **Public Works Department –** The comments from the Public Works Department are contained in Mr. Scott Kistler's review dated July 22, 2024. His comments pertain to sanitary sewer service and stormwater provisions.

E. **Fire Department –** The comments of the Fire Department are contained in Commissioner Stephen Gallagher's review dated August 1, 2024. His comments pertain to fire hydrants and lack of emergency access.

F. **Public Services Department –** The comments from the Public Services Department are contained in Mr. Phillip Godbout's review dated August 1, 2024. His comments pertain to site plan submission

G. **MS4/Stormwater Coordinator –** The comments from the MS4/Stormwater Coordinator are contained in Ms. Paige Strasko's reviews dated July 29, 2024. Her comments pertain to stormwater management and plan submission.

H. **Zoning Department –** The comments from the Zoning Department are contained in Mr. James Raudenbush and Mr. Daniel Nicolo's review dated July 22, 2024. Their comments pertain to zoning district requirements, parking requirements, and ordinance provisions.

I. **Shade Tree Commission –** The comments of the Shade Tree Commission are contained in their review letter dated July 30, 2024. Landscaping plans shall be submitted with land development plans.

J. **Parks and Recreation Board –** The Parks and Recreation Board has not yet reviewed the application as of this writing.

K. **LANTA** -- LANTA does not have any comments for this project; it is outside of their service area.

PLANNING DEPARTMENT REVIEW

Comprehensive Plan Consistency

The Comprehensive Plan envisions the site within a Park, Open Space, and School Land Use Type.

The proposed apartment complex is consistent with the following goals:

- A.1: Provide housing opportunities for a full range of ages, family types and accessibility needs.
    - The proposed apartment complex would create additional dwelling units, which would support local and regional goals of creating housing. The project complies with this goal.
- A:2: Establish policies that support fiscally marketable redevelopment and re-use of previously developed sites.
    - The proposed apartment complex would result in the redevelopment of the historic Binney and Smith mill and factory, a previous brownfield site that will be enhanced to modern standards for housing. This project complies with this goal.
- C.2: Support integrated, safe bicycle/trail networks to support recreation and connectivity of community assets and neighborhoods
    - The proposed apartment complex would enhance a connection to the Two Rivers Trailway. This project complies with this goal.

The proposed apartment complex is not consistent with the following goals:

- A.3: Support well planned and compatible land uses that are concurrent with infrastructure availability, environmental sensitivities and surrounding density patterns.
    - The proposed apartment complex would need to have upgrades to utility infrastructure to support the creation of multiple apartment units, including private utilities, water, sewer, and stormwater. Major upgrades will be needed to comply with this goal.
    - The proposed apartment complex is immediately adjacent to several environmentally sensitive areas, including the Bushkill Creek and the Binney and Smith Preserve. The applicant should identify the steps that will be taken to prevent any harm to these sensitive sites to comply with this goal.
- C.1: Identify and address pedestrian safety needs, congestion, traffic flow challenges, and safety concerns where they exist.
    - The proposed apartment complex would generate additional traffic along Edgewood Avenue. The area in question houses an EASD school facility, a portion of the Two Rivers Trail system, and an office for Crayola. The applicant should study and provide detailed information on how these may be impacted by the development, and how the proposed project will address these issues to comply with this goal.
- D.1: Provide a wide range of active and passive recreation areas and facilities that are well-distributed throughout the Township.
    - The proposed apartment complex does not indicate any on-site recreation, nor any dedication of recreation space to the Township. Given the importance of the Township-owned trail that passes through the site, the applicant should coordinate on providing

enhancements to the site for both potential tenants and for the general public to comply with this goal.

- E.1: Protect natural and dedicated open space areas and riparian corridors, inclusive of floodplains, as a cohesive, interconnected system.
    - The proposed apartment complex is within the Riparian Buffer Overlay District, which adds additional regulations for the protection and restoration of the Bushkill Creek. The applicant should provide detailed information on how they intend to comply with these regulations to comply with this goal.
    - The proposed apartment complex is identified by the FEMA FIRM to be within the 100-year Floodplain (Zone AE), as well as within the Regulatory Floodway. As combining residential units with floodplains could pose a substantial health and safety risk, extensive studies and flood mitigation and elevation measures must be completed, in compliance with the Floodplain Management provisions in the Zoning Ordinance, to comply with this goal.

The proposed apartment complex is either nonapplicable or negligible to the other goals.

Zoning Ordinance Compliance

The proposed apartment complex is not fully compliant with the Zoning Ordinance. The following sections of the Zoning Ordinance will need to be addressed prior to Preliminary Plan submission:

- ZO §190-410: The conversion of the existing building/use to apartments will require a variance, as this is not a permitted use in LI/MU District.
- ZO §190-505: No parking areas shall be located with 100 ft of the top of the bank of the Bushkill Creek
- ZO §190-506.H – No residential dwellings shall be located within the floodplain
- ZO §190-602.F: All parking lots must be on same lot as principal use
- ZO §190-603: All off-street parking requirements must be complied with, including paving, parking space sizes, landscaping, nighttime illumination, etc.
    - Off-street parking spaces requirement for 108 1-bedroom apartments is 162
    - Bicycle parking is required
- ZO §190-805: Ground landscaping must be provided along and within the site, especially near the Two Rivers Trailway portion of the bike trail.
- ZO §190-812.A: Apartments must be a minimum of 600 sq. ft.
- ZO §190-813.B.(1): A traffic study must be submitted with land development (more than 80 dwelling units).
- ZO §190-814: All stormwater management provisions shall be followed to the maximum extent possible.
- ZO §190-950: All requirements for Multi-family, Mid-Rise Dwellings must be complied with during land development.
- ZO §190-950 A: All parking spaces must be within 300ft. of the main entrance

Subdivision and Land Development Ordinance Compliance

The proposed apartment complex is not fully compliant with the Palmer Township SALDO. The following sections of the SALDO will need to be addressed prior to Preliminary Plan submission:

- SALDO §165-62: Dedication of recreation space, or a fee in lieu of, shall be required prior to final land development plan recording.
- SALDO §165-69: Sidewalk or bike path improvements shall be provided for the site, which can be discussed further during land development.
- SALDO §165-70: Streetlights shall be provided at appropriate locations, such as in parking areas, sidewalks between the entrance and parking, and along the bike path.
- SALDO §165-73: Street trees shall be provided at appropriate locations
- SALDO §165-87: A Carbonate Assessment Report shall be provided for this site.

Department Comments

Based on an analysis of the submitted material, the Staff provides the Planning Commission with the following general comments:

- The applicant should discuss his overall vision for the site and be prepared to develop a full Land Development Plan Set and a Lot Line Adjustment Plan Set through a certified engineer. There are several aspects of this proposal that will need further engineering and consideration to come into compliance with Township ordinances. The Department recognizes the uniqueness of the site, being an existing and historic structure; however, all Township ordinances must be complied with unless the appropriate variances (through the ZHB for ZO regulations) and waivers (through the Planning Commission for SALDO regulations) are requested and granted.
- The applicant should discuss his plan for on-site traffic circulation, such as parking access, designated loading and unloading spaces for occupants, conflict remediation with bicycle facilities, etc. Access to several parking areas is through Township-owned property, and this will need to be carefully planned and evaluated. This should also include discussions on pedestrian accommodations between the building and parking areas.
- The applicant should discuss his plan for off-site traffic impacts, such as traffic impact studies, bridge conditions, PennDOT highway access review, and traffic improvements.
- The applicant should discuss his plan for open space dedication, or fees in lieu of. This should also include discussions on improvements and delineation of the bike path and access drives.
- The applicant should discuss his plan for landscaping and lighting improvements on the site, including landscape buffers, parking lot landscaping, lighting along the bike path, parking lot lighting, and lighting along sidewalks to and from parking areas.
- The applicant should discuss his plan for environmental impact mitigations, such as floodplain concerns, riparian buffer restoration along the Bushkill Creek, stormwater management facilities, and construction materials management to prevent debris from entering the Bushkill.
- The applicant should discuss his plan for coordination with the Easton Area School District, especially regarding the adjacent Buxmont Academy and any potential impacts on school operations.
- The applicant should discuss his plan to address the concerns of Township staff and consultants from their review letters.

Location Site

2025 Edgewood Avenue – Multi-family Apartments

L9-5-1-0324

Light Industrial/Mixed Use (LI/MU)

Riparian Buffer Overlay (RBO)

Palmer Township
Subdivision and Land Development
Plan Review Comment Form

Project Information

Project Address: 2035 Edgewood Ave

Project Name: 2035 Edgewood Ave – Apartments (Water's Edge)

Submission Date: July 18, 2024

Plan Type: Sketch Plan

Zoning District: LI/MU Light Industrial/Mixed Use

Applicant's Name: 2025 Edgewood Ave LLC

Shade Tree Commission Comments (attach additional pages as needed)

Comments related to location and types of shade trees proposed:
No plan submitted for street or shade trees.

Comments related to landscaping plan and natural features:
No landscaping plan submitted.

Comments related to impact of existing trees:
No existing trees shown on sketch plan.

Other Comments:
Landscaping and existing conditions plans must be submitted for planting/landscaping/tree review.

Signature: Paul Strasko Date: 7/30/2024

TOWNSHIP OF PALMER ● NORTHAMPTON COUNTY, PA
Office of the Fire Commissioner
Phone: 610-559-9809
Fax: 610-252-7187
sgallagher@palmertwp.com

MEMORANDUM

TO: PALMER TOWNSHIP PLANNING DEPARTMENT

FROM: STEPHEN GALLAGHER – FIRE COMMISSIONER

DATE: AUGUST 1, 2024

SUBJECT: 2035 EDGEWOOD AVENUE – SKETCH PLAN

Mr. Kent Baird and Mr. Craig Beaver, following is my review of the change of use Land Development Sketch Plan for the property located at 2035 Edgewood Avenue, submitted for review July 18, 2024:

1. Applicant submitted sketch plans to change an existing four-story building of approximately 102,000 square feet from a manufacturing/business use to a multi-family residential use of 108 apartment units.

2. A four story, 102,000 square feet Type 3B construction building requires a fire flow of 6,750 gallons per minute for four hours. This fire flow rate would require a minimum of seven hydrant, there are two hydrants within 600 feet of the building with one being a private hydrant. The reliability of the private hydrant is unknown. Additional hydrants would be required, and locations approved.

3. A standpipe system will be required for this change of use to apartment units.

4. No Fire Department access available to the rear of the building! The property rear is a waterway (Bushkill Creek) which would prohibit Fire Department access to the rear of the property. I understand this is an existing condition and the applicant inherited the condition. However, this project would be changing the use from a lower life safety hazard to a higher life safety hazard. I do not approve this change of use to a proposed four story, 108 unit, apartment building without a Fire Department Access road constructed along the rear of the building in accordance with Section 503 of the International Fire Code 2018 edition.

Palmer Township
Subdivision and Land Development
Plan Review Comment Form

Project Information

Project Address: 2035 Edgewood Ave

Project Name: 2035 Edgewood Ave – Apartments (Water's Edge)

Submission Date: July 18, 2024

Plan Type: Sketch Plan

Zoning District: LI/MU Light Industrial/Mixed Use

Applicant's Name: 2025 Edgewood Ave LLC

MS4 Coordinator Comments (attach additional pages as needed)

Comments related to stormwater management plan:

No stormwater management plan submitted.

Comments related to drainage or detention basins:

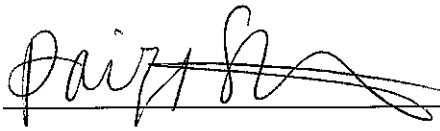
No drainage plans submitted.

Comments related to stormwater construction issues:

No construction plans/blueprints submitted.

Other Comments:

All plans must be submitted for stormwater drainage, BMPs, construction, E&S controls, etc.

Signature: 

Date: 7/29/2024

Palmer Township
Subdivision and Land Development
Plan Review Comment Form

Project Information

Project Address: 2035 Edgewood Ave

Project Name: 2035 Edgewood Ave – Apartments (Water's Edge)

Submission Date: July 18, 2024

Plan Type: Sketch Plan

Zoning District: LI/MU Light Industrial/Mixed Use

Applicant's Name: 2025 Edgewood Ave LLC

Director of Public Services Comments (attach additional pages as needed)

Comments related to roadway, sidewalks, crosswalks, or roadway infrastructure:

A site plan was not included in the submission. A complete submission shall comply with Township standards for construction of new infrastructure as well as interaction with existing.

Comments related to signals, signs, streetlights, rights of way:

No comments, pending submission of site plan.

Comments related to natural and environmental infrastructure (stormwater, basins, etc.):

No comments, pending submission of site plan.

Other Comments:

Signature: _____ Date: _____

Palmer Township
Subdivision and Land Development
Plan Review Comment Form

Project Information

Project Address: 2035 Edgewood Ave

Project Name: 2035 Edgewood Ave – Apartments (Water's Edge)

Submission Date: July 18, 2024

Plan Type: Sketch Plan

Zoning District: LI/MU Light Industrial/Mixed Use

Applicant's Name: 2025 Edgewood Ave LLC

Director of Public Works, Parks, and Public Utilities Comments (attach additional pages as needed)

Comments related to sewer:

As the process moves forward I need to see a more detailed plan on how the building will be serviced with sanitary sewer. The submitted plan is not very clear on identifying that. Each unit will be assigned 1 EDU for sewer capacity. See tapping fee summary on Township web site.

Comments related to utilities (non-sewer):

Submitted plan identifies extending the current "bubbler" inlet on Edgewood Ave to the Bushkill Creek. As the process progresses I will need to see a more detailed plan that HRG will need to review and approve.

Comments related to trash and recycling:

Other Comments:

Signature: Scott Kistler Date: 07/22/2024

Palmer Township
Subdivision and Land Development
Plan Review Comment Form

Project Information

Project Address: 2035 Edgewood Ave

Project Name: 2035 Edgewood Ave – Apartments (Water's Edge)

Submission Date: July 18, 2024

Plan Type: Sketch Plan

Zoning District: LI/MU Light Industrial/Mixed Use

Applicant's Name: 2025 Edgewood Ave LLC

Zoning Administrator/Building Official Comments (attach additional pages as needed)

Comments related to zoning district requirements (lot area, setbacks, permitted use, etc.):

1. The conversion of the existing building/use to apatrments will require a variance as this is not a permitted use in LI/MU District.
2. Applicant must seek relief from Section 190-812. A. as multiple apartments are less than 600sq. ft.
3. Applicant must submit traffic study as required per Section 190-813. B. 1. (more than 80 dwelling units)
4. Applicant shall completely review section 190-950 regarding Multi-family Mid-Rise Dwellings

Comments related to parking requirements or signage regulations (if applicable):

Off-street parking spaces requirement for 108 1 bedroom apartments is 162

Parking Lot A = 43 striped spaces Parking Lot B = I counted 46 striped spaces

Parking Lot C = 33 Striped Spaces Parking Lot D = (none shown) *parking lot must be paved and striped to show 73 spaces*

See "other comments"

Comments related to building code regulations:

All building code reviews and inspections will be handled by Base Engineering, the township's third party inspection agency.

Other Comments:

- Applicant shall review section 190-603 regarding the full design of the off-street parking requirements referencing paving, parking space sizes, landscaping, nighttime illumination, etc.

- Applicant may have to seek relief from 190-602.F. as not all parking lots are on same lot as principal use and section 190-950 A. if not all parking spaces are within 300ft. of the entrance

- Designated loading and unloading spaces for occupants (ex. groceries)

Signature: Jim Raudenbush/Danny Nicolo Date: 7/22/2024

July 31, 2024 ***SENT VIA EMAIL***

Kent A. Baird, Director of Planning
Palmer Township
3 Weller Place
Palmer, PA 18045

Subject: Sketch Plan Review – 2025 Edgewood Avenue, "Water's Edge"
Tax Parcel ID Nos. L9-5-1-0324, L9-6-2-0324, & K9-3-2-0311

Dear Mr. Baird:

Carroll Engineering Corporation is in receipt of documents supporting the above referenced Sketch Plan application. The documents were submitted to the Township Planning Commission (Commission) by Nat Hyman of the Hyman Group for 2025 Edgewood Avenue, LLC.

Pursuant to your request, we have reviewed the application documents against the Palmer Township Zoning Ordinance Chapter 190, Stormwater Management Ordinance (SMO) Chapter 158, and SALDO Chapter 165.

PROJECT DESCRIPTION

The subject property is located at 2025 Edgewood Avenue. The existing property consists of 2.34 acres (AC), or 102,000 square feet (SF), and is currently a vacant industrial property, with existing impervious parking lot area coverage, as required by business employee needs when the site was in operation. The property is located in the LI/MU (Light Industrial/Mixed Use) Zoning District. The applicant proposes to convert the existing industrial manufacturing facility into 108 apartments.

Site features of the existing site include approximate five (5), two-way driveway entrances, which front along Edgewood Avenue, and several parking lots, which the Applicant has indicated could contain about 200 parking spaces. The development is proposed to be served by public sewer and water.

We reviewed the information submitted as a Sketch plan review application. A concept Site Plan / Sketch Plan for the proposed development was not submitted for review.

SUBMITTED DOCUMENTS

We have reviewed the following documents and related information submitted with regard to this application:

1. Palmer Township, Sketch Plan Application, dated July 18, 2024.

2. Architectural plan set titled "Crayola Palmer Building", consisting of four (4) sheets, prepared by A/E Drafting Solutions, dated June 16, 2024.

3. Zoning Hearing Board Application packet, 22 pages, from Goudsouzian Associates, dated June 7, 2024.

4. Landscape and Erosion Control plans, 4 sheets (C-5, C-6, C-7 & C-8), from Skelley & Loy, Inc., from the Preliminary/Final Land Development Plans set for The Palmer Upper Mill Business Trust, last dated August 15, 1997.

5. Email from Nat Hyman, including a Detailed Breakdown of existing parking, dated July 19, 2024.

We offer the following comments and considerations to the Commission:

ZONING

1. The Sketch Plan submission application documents have been reviewed against the current Palmer Township Zoning Ordinance Chapter 190, as adopted December 27, 2023 by Ordinance 2023-484.

2. Apartments are not a permitted use in the LI/MU Zoning District. ZO §190-61.P.

3. Multifamily dwellings, both mid-rise and low-rise, require 1.5 parking spaces for 1 bedroom dwelling unit, and an additional 0.5 parking spaces for each additional bedroom. The architectural building plan indicates that 108 dwelling units proposed, which are all listed as one-bedroom, or studio apartments. Therefore, the site shall require 162 (108 x 1.5) parking spaces. The Applicant has indicated that 199 spaces are available on-site, but none are shown on a site plan. ZO §190 Attachment 22. Table 3.

4. The Riparian Overlay District. If expansion of the existing site development is requested, then the specific regulations of the Riparian Overlay District would pertain to the application. Uses permitted within the Overlay District shall follow respective base zoning district regulations, except where additional restrictions on use or dimensions are noted. ZO §190 Attachment 16 & ZO §190.417.

ENGINEER REVIEW COMMENTS

We offer the following comments for the Commission's consideration:

1. Regulated activities that result in: the alteration or development of less than 1,000 square feet of land in a manner that may affect stormwater runoff (excluding stormwater BMPs); earth disturbances of less than 5,000 square feet; and/or the cumulative increase of impervious area less than 1,000 square feet from the original date of the passage of this ordinance are exempt from the requirements in Article IV of this ordinance. SALDO §158-302. Once a concept site development plan is submitted for review, a determination can be made about the requirement for stormwater management design on-site.

2. Except as required by Chapter 102, the riparian buffer easement shall be measured to be the greater of the limit of the 100-year floodplain or a minimum of 50 feet from the top of the stream bank (on each side). SALDO §158-303.B.

3. Any permitted use within the riparian buffer easement shall be conducted in a manner that will maintain the extent of the existing 100 year floodplain, improve or maintain the streams stability, leave native vegetation undisturbed as much as is practicable, and preserve and protect the ecological function of the floodplain. SALDO §158-303.F.

4. The Applicant shall provide landscape buffer strips along all property lines that have parking stalls. ZO §190-68 (Section H & I).

5. In the LI/MU Zoning District, the front yard setback in 40 feet, the side yard setback is 30 feet, and the rear yard setback is 30 feet. ZO §190-410.E.4-6.

6. In the LI/MU Zoning District, the is a maximum building height allowed is 40 feet. ZO §190-410.E.7.

7. A sketch plan should be submitted for review by the Township Staff, Engineer, Fire Commissioner, Planning Commission and Board of Supervisors. No official action shall be required by the Township, nor shall the Township be bound by comments made or not made as part of the sketch plan review. SALDO §165-29.B.

8. The project will ultimately need to comply with the Township Stormwater Management Ordinance. No preliminary design calculations have been provided to demonstrate feasibility of compliance with SMO Chapter 158.

9. Open space dedication, landscaping, lighting, on-site traffic circulation, noise, air quality, nuisances and pedestrian accommodations including sidewalks both on-site and along Edgewood Avenue should be discussed with the Commission.

10. The site driveways exist along Edgewood Avenue (T-461), which is a Township-maintained roadway. Consideration should be given to eliminating some of the driveways along Edgewood Road or limiting the amount of "open access" to the parking areas.

11. Traffic impacts shall be considered ZO §190-183.B. Since more than 80 dwelling units are proposed, a traffic study is required. The study to determine the impact of the multi-family residential use at the facility would include the following intersections:

    a. Bushkill Drive & Edgewood Avenue
    b. Edgewood Avenue and Greenhill Avenue.
    c. Edgewood Avenue and Tatamy Road.
    d. Hackett Avenue & Tatamy Road (Signalized)
    e. Greenhill Avenue, Park Road and Hackett Avenue.

12. A geotechnical and karst study shall be considered at the land development phase.

13. The plan proposed to utilize the existing public water and sewer. All existing public utilities to be used and any proposed utilities (i.e. gas, electric, etc.) should be shown on the sketch plan, so that the impacts of utility cuts in the roadway can be understood, and any potential roadway frontage improvements can be discussed with the Township.

POLICY AND INFORMATION

1. On the Land Development plan set, the Applicant shall list all required outside agency permits and approvals on the plans, including, but not limited to:
   a. An "Intent to Serve" letter and design approval from Easton Suburban Water Authority.
   b. An "Intent to Serve" letter and design approval from the Township Municipal Utilities Authority.
   c. Lehigh Valley Planning Commission review.
   d. Northampton County Conservation District and NPDES Permit Approval from PADEP, as applicable. Applications should be submitted to the departments and indication of approvals or letters of no-interest be provided.

   Copies of all correspondence, including all data submitted to outside agencies regarding required permits and approvals, should be provided to the Township and our office. If certain entities are not required for this application, then a "Letter of No Interest" must be obtained and submitted for documentation from that required entity.

2. We defer to the Township Fire Commissioner and EMS regarding the acceptability of emergency access, the requirements for fire protection systems, etc., SALDO §165-32.C(2)(b) and §165-36.D(2)(c).

We reserve the right to perform additional review and provide comments on this application pursuant to testimony presented at a public hearing and/or the submittal of revised plans and documents.

Should you have any questions, please contact me directly at (610) 989-4940 Ext. 317 or email jcoyle@carrollengineering.com.

Very truly yours,

CARROLL ENGINEERING CORPORATION

Justin M. Coyle

Justin M. Coyle, P.E.
Senior Vice President

DJW/JMC

Attachments
cc: Justine Caiazzo-Strouse, Administrative Assistant to Planning

Robert Williams, Township Manager, Palmer Township
Brenda DeGeralomo, Assistant Township Manager, Palmer Township
Craig Beavers, Assistant Director of Planning, Palmer Township
Jonathan Reiss, Esquire, Township Solicitor, Grim, Biehn and Thatcher
William Oetinger, Esquire, Township Solicitor, Grim, Biehn and Thatcher
Daniel J. Wilusz, P.E., Project Manager, CEC

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

August 2, 2024

File No. 2024-00772

Kent Baird, AICP, Director of Planning
Palmer Township
3 Weller Place
Palmer, PA 18045

Reference: Sketch Plan
2035 Edgewood Ave – Apartments (Water's Edge)
Landscape and Exterior Site Lighting Review

Dear Kent:

As requested, Gilmore & Associates, Inc. has reviewed the documents listed below with regard to the Sketch Plan submission referenced above:

A. Preliminary/Final Land Development Plan prepared by Skelly and Loy, Inc, dated 05/20/1997, last revised 8/15/1997.

- Sheet C-5 – Engineering Plan – Area A
- Sheet C-6 – Engineering Plan – Area B
- Sheet C-7 – Erosion and Sedimentation Plan – Area A
- Sheet C-8 - Erosion and Sedimentation Plan – Area B

We understand that the submitted materials are from previous plans and for interior apartment layouts and that the applicant is seeking a variance for residential use on the site. This review is meant to identify the general requirements that the developer would need to comply with should it be advanced to a Land Development application.

Landscape Related Items:

Zoning Ordinance:

1. **§190-501(A&B)** – Environmental preservation required. Existing trees, vegetation and environmental resources will need to be documented and protected in accordance with this section of the Zoning Ordinance and other related requirements.
2. **§ 190-516.A** - Tree preservation. Existing trees on a lot shall be preserved in accordance with the tree preservation requirements of Chapter 165, Subdivision and Land Development, of the Township Code
3. **§190-603.H(1-5)** – Parking lot landscaping will be required in accordance with this section of the Zoning Ordinance and other related requirements.
4. **§ 190-805.A** - Ground cover and plan is required. This landscape plan should include the botanical and common names of the plants to be used, the sizes to be planted and the quantity and spacing of each.
5. **§ 190-805.D** – Street trees will be required in accordance with this section of the Zoning Ordinance and other related requirements.

Subdivision and Land Development Ordinance:

1. **§165-73.A**- Street trees are required to be planted under this section within all land developments and major subdivisions.

2. **§165-73.D** – Preservation of existing trees will be required in accordance with this section of the Zoning Ordinance and other related requirements.

Exterior Site Lighting Related Items:

Zoning Ordinance:

1. **§190-513 –** Light and glare control. Required site lighting will need to be provided and designed to comply with this section of the Zoning ordinance and other related requirements.
2. **§190-603.F –** Nighttime illumination for parking areas shall be provided in accordance with this section of the Zoning Ordinance and other related requirements.

Subdivision and Land Development Ordinance:

1. **§ 165-70.A -** Streetlighting. The developer shall be required to provide streetlights when the Board of Supervisors, upon the recommendation of the Planning Commission, deems them necessary to provide safe traffic or pedestrian circulation.

If you have any questions regarding the above, please contact this office.

Sincerely,

Christopher E. Green, R.L.A., LEED AP
Senior Landscape Architect
Gilmore & Associates, Inc.

cc: Michael Schwartz, P.E. – Municipal Services Manger – Gilmore & Associates, Inc.
Sean Policelli, P.E., Project Manager – Gilmore & Associates, Inc.
Craig Beavers, CFM – Assistant Director of Planning – Palmer Township
Justine Caiazzo-Strouse – Palmer Township

Craig Beavers

From: Molly Wood <mwood@lantabus-pa.gov>
Sent: Wednesday, July 31, 2024 10:35 AM
To: Craig Beavers
Subject: RE: Request for Review: Sketch Plan - 2035 Edgewood Ave – Apartments (Water's Edge)

Caution! This message was sent from outside your organization. Report

Hi Craig,

We don't have any comments for Edgewood Ave, the location does not apply to LANTA.

Thanks again for keeping us in the loop!!

Molly

From: Craig Beavers <CBeavers@palmertwp.com>
Sent: Friday, July 19, 2024 9:37 AM
To: Molly Wood <mwood@lantabus-pa.gov>
Cc: Robert Williams <rwilliams@palmertwp.com>; Brenda DeGerolamo <BDeGerolamo@PalmerTwp.com>; Justine Caiazzo-Strouse <JCaiazzo-Strouse@palmertwp.com>; Kent Baird <KBaird@palmertwp.com>; woetinger@grimlaw.com; jcoyle@carrollengineering.com; Daniel Wilusz <dwilusz@carrollengineering.com>
Subject: Request for Review: Sketch Plan - 2035 Edgewood Ave – Apartments (Water's Edge)

Warning! This email has been received from an external domain. Do not click any links or open any attachments unless you are expecting such a message with an attachment from this sender. Original Message:
Good morning Molly,

Palmer Township respectfully requests your review of the Sketch Plan materials submitted for the above project. This is an initial sketch plan application for 108 studio apartments at the former Binney and Smith facility. The applicant (Nat Hyman) is seeking feedback on the application for a future Zoning Board hearing for a use variance.

The SharePoint link to the plan is provided below.

2024-07-18 Sketch Plan

We would appreciate you sharing any comments you may have for this project. Ideally, we would appreciate any comments prior to August 2nd.

If you have any questions, or need any additional information, please let us know.

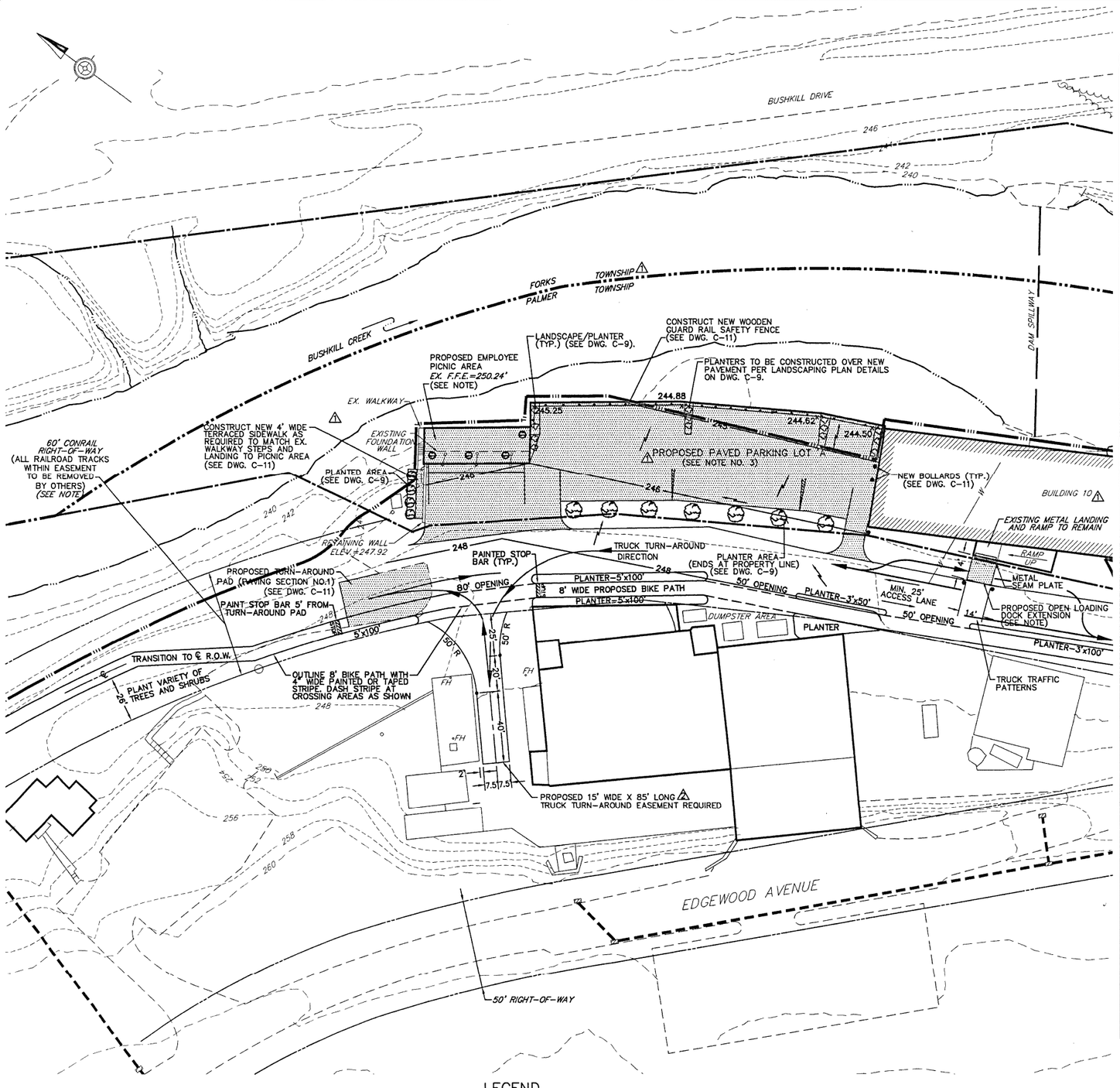
Thank you in advance,
Craig

Craig S. Beavers, CFM, CZO (he/him)
Assistant Director of Planning
Department of Planning | Palmer Township
3 Weller Place
Palmer, PA, 18045
+1 (610) 253-7191 x1122
CBeavers@palmertwp.com

American Planning Association
Pennsylvania Chapter
Lehigh Valley-Berks Section

This message contains confidential information and is intended only for the intended recipients. If you are not an intended recipient you should not disseminate, distribute, or copy this e-m
and delete this e-mail from your system.

Please consider the environment before printing this e-mail.



MATCHLINE TO DRAWING C-6

GENERAL SITE NOTES

DRAWING C-6

7. BUILDING NO. 1 TO BE DEMOLISHED WITHOUT AFFECTING EXTERIOR SURFACES OF ADJOINING BUILDING NO. 1A (TO REMAIN). CUT REAR WALLS OF BUILDING NO. 1 TO PROPOSED FINISHED FLOOR ELEVATION. UNSTABLE WALLS AND/OR VOIDS TO BE REPLACED IN-KIND. THE EXISTING CONCRETE FLOOR AT REAR 20'± OF BUILDING TO REMAIN AS PARKING LOT SURFACE. KEY SEAM BETWEEN CONCRETE AND WEARING OVERLAY WITH PAVING NOTCH SHOWN ON DWG. C-11.
8. EXISTING DRAINAGE SYSTEM AT PARKING LOT 'B' TO BE ABANDONED. REPLACE WITH NEW TYPE 'M' INLET WHERE SHOWN, AND RELATED PIPING. INVERT AT EXISTING RETAINING WALL TO BE 234.35.
9. EXTEND NEW 6"ø PVC PERFORATED PIPE ALONG BOTTOM OF NEW PLANTED AREAS SOUTHEAST OF PARKING LOT 'B' AS SHOWN. RUN UNDER NEW SIDEWALK AT STEPS ALONG REAR RETAINING WALL, AND DISCHARGE BY RESTING ON WALL, INVERT 237.32; APPROXIMATE SLOPE EQUALS 1.30%.
10. CONSTRUCT NEW EXTENDED CURB/RETAINING WALL 8" ABOVE PROPOSED GRADED ENTRANCE OF DRIVEWAY TO PARKING LOT 'B'. KEY INTO EXISTING RETAINING WALLS ALONG EDGEWOOD AVENUE. PROVIDE 3' WIDE SIDEWALK ALONG SOUTH WALL AT PLANTED AREA TO ELEVATION 240.02, (EVEN WITH BOTTOM OF REFURBISHED STEPS).
11. CONSTRUCT NEW 12'x12' OPEN METAL LOADING DOCK PLATFORM TO MATCH EXISTING DOCK ELEVATION. PROVIDE 12" WIDE PLATE, ATTACHED TO NEW PLATFORM, FULL LENGTH OF DOCK CONNECTION WITH 6"± OVERLAP ON EACH FLOOR SURFACE.
12. PARKING LOT 'C' TO BE DEVELOPED BY PREPARING EXISTING GRADE TO ACCEPT BITUMINOUS PAVEMENT SECTION I PER DWG. C-11. APPLY PRE-FABRICATED CONCRETE TIRE STOPS AT EACH STRIPED PARKING STALL.
13. IN ORDER TO ACHIEVE THE REQUIRED PARKING SPACE QUANTITIES, IT IS NECESSARY TO EXPAND THE AREA FOR PROPOSED PARKING LOT 'C' BY REQUESTING THE ACQUISITION OR TRADE OF UP TO 10' OF THE EXISTING 50' CONRAIL RAILROAD EASEMENT (DONATED TO PALMER TOWNSHIP FOR A BIKE TRAIL). IN-TURN A FLAT, TRIANGULAR PLOT ADJOINING THE PROPOSED BIKE TRAIL EQUALING 1,286 SQ. FT. WILL BE TRANSFERRED TO PALMER TOWNSHIP BY THE OWNER, AS OUTLINED ON ENGINEERING PLAN (AREA B), DRAWING C-6. AN ALTERNATE PLAN REQUIRING ONLY A 5' R/W TAKE AT 533 SQ. FT. IS POSSIBLE IF THE OWNER IS ABLE TO ABUT THE R/W LINE TO THE SOUTHWEST RATHER THAN HOLDING THE 5' PARKING LOT SETBACK ESTABLISHED IN THE PALMER TOWNSHIP ORDINANCE. A TEMPORARY 20' TWO-WAY DRIVEWAY HAS BEEN APPROVED BY THE TOWNSHIP UNTIL OWNERSHIP OF THE RAILROAD EASEMENT HAS BEEN FINALIZED. SEE SUBDIVISION PLANS FOR LEGAL DESCRIPTIONS.
14. A 40' LONG x 25' WIDE DRIVEWAY SHALL BE CONSTRUCTED ALONG EDGEWOOD AVE. IN FORKS TWP. ACCESSING PROPOSED PARKING LOT 'D'. THE DRIVEWAY SHALL BE KEYED INTO THE EXISTING PAVEMENT AT THE SAW CUT LINE SHOWN AND CONSTRUCTED UTILIZING BITUMINOUS PAVEMENT SECTION IV AS DEPICTED ON THE DETAIL SHEET.
15. PARKING LOT 'D' TO BE CONSTRUCTED BY PREPARING EXISTING SURFACES AS OUTLINED IN STONE PAVEMENT SECTION III. WHERE NECESSARY, REMOVE AND FRACTURE THE EXISTING CONCRETE OR ASPHALT ROADWAY SURFACE MATERIAL EXISTING ABOVE SUBGRADE. BLEND WITH COMPACTED FILL IN IMMEDIATE AREA. REMAINING INORGANIC CONSTRUCTION WASTE MATERIAL TO BE HAULED AND ADDED WITH CRUSHED STONE TO FILL BASEMENT AREAS AT BUILDING 1, BUILDING 4, (PROPOSED PARKING LOTS 'A' AND 'B'). INSTALL NEW PERIMETER FENCING 6" OFF EDGE OF PAVEMENT EXCEPT AT ENTRANCE DRIVE.
16. EXTENSION OF CURBING AND STORM SEWER ALONG EDGEWOOD AVENUE BEYOND EXISTING "BUBBLE-UP" INLET ARE PROPOSED CONSTRUCTION ALIGNMENTS TO BE UTILIZED UPON ANY FURTHER AGREEMENTS BETWEEN THE TOWNSHIP AND THE OWNER. SEE ALIGNMENTS ON DWG. C-6. (REFER TO WAIVER NOTES, DWG. CS-2).
17. CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL STABILITY ISSUES ASSOCIATED WITH THE BUILDINGS.

DRAWING C-5

1. LOADING DOCK TO BE DEMOLISHED TO FINISHED FLOOR ELEVATION. WITH THE EXCEPTION OF REAR AND SIDE WALLS, TO REMAIN TO 4' ABOVE FINISHED FLOOR ELEVATION. INSTALL HAND RAIL ACROSS FRONT. (SEE BUILDING PROFILE, DWG. C-13).
2. CONSTRUCT NEW 4' WIDE TERRACED CONCRETE WALK FROM EDGE OF PAVING AT PROPERTY LINE, LEADING TO EXISTING METAL STAIRS AT PROPOSED LUNCH ROOM USING 6"-8" RISERS AS REQUIRED TO ATTAIN ELEVATIONS.
3. BUILDING NO. 4 TO BE DEMOLISHED FOR PARKING LOT 'A'. CUT ALL WALLS TO PROPOSED FINISHED FLOOR ELEVATION. REMOVE EXISTING FLOORING AND FLOOR SUPPORTS TO 18" BELOW FINISHED FLOOR ELEVATION. FILL BASEMENT WITH AGGREGATE STONE AND CAP WITH PAVEMENT SECTION TYPE I, BLENDING TO CONRAIL EASEMENT GRADES. UNSTABLE WALLS AND VOIDS IN WALL TO BE REPLACED IN KIND. (SEE DWG. C-11, AND BUILDING PROFILE, DWG. C-13).
4. ALL FUTURE WORK, SUCH AS REMOVING RAILROAD TRACKS, REGRADING OR RESURFACING WITHIN THE EXISTING RAILROAD EASEMENT AS WELL AS CONSTRUCTION OF BIKE PATH TO BE PERFORMED BY OWNER (CONSOLIDATED RAIL CORPORATION, PALMER TOWNSHIP, OR FUTURE EASEMENT PROPERTY OWNER). THE PROPOSED PLANTERS AND BARRIERS SHOWN WILL BE PROVIDED BY THE DEVELOPER. ALL NECESSARY WORK OF THIS CONTRACT ADJACENT TO RAILROAD EASEMENT SHALL BE ACCESSIBLE PER RENTAL AGREEMENT NOTE 25, FOUND ON DWG. CS-2.
5. PAVE AREA FOR TURN-AROUND WITH PAVEMENT SECTION TYPE I AT EXISTING GRASS AREA OF APPROXIMATELY 30'x50'. BLEND WITH EXISTING SURROUNDING PAVED AREA SURFACE ELEVATION.
6. CONSTRUCT NEW 14'x14' OPEN LOADING DOCK PAD USING 8" MASONRY WALL WITH 8" CONCRETE TOP SYSTEM TO MATCH FLOOR ELEVATION OF EXISTING METAL LANDING. PROVIDE 12" WIDE METAL PLATE, ATTACHED TO LANDING, FULL LENGTH OF DOCK CONNECTION WITH 6"± OVERLAP ON EACH FLOOR SURFACE.

NOTE

SKELLY AND LOY, INC. HAS COMPLIED WITH THE PROVISIONS OF THE UNDERGROUND UTILITY LINE PROTECTION LAW, ACT 187 OF DECEMBER 10, 1974 AS AMENDED, IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE COMMONWEALTH OF PENNSYLVANIA.

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DATE 2/25/97 BY _____
SKELLY AND LOY, INC.

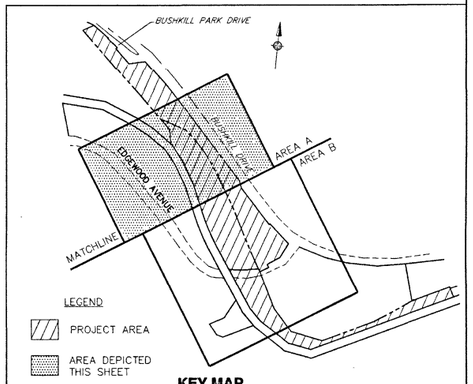
LEGEND

- PROPERTY LINE
- TOWNSHIP LINE
- RAILROAD
- STREAM
- —W— *EXISTING WATER LINE*
- —SS— *EXISTING SAN. SEWER LINE*
- —G— *EXISTING GAS LINE*
- PROJECT AREA
- PLANTERS PER DETAILS, DWG. C-9
- NEW DOUBLE-RAIL SAFETY FENCE PER DETAIL, DWG. C-11
- NEW SINGLE RAIL FENCE
- POST DEVELOPMENT 100 YEAR FLOOD BOUNDARY LINE
- NEW LIGHT POLES
- *SLANTED TEXT* *EXISTING FEATURES*
- VERTICAL TEXT PROPOSED DESIGN

PA ONE-CALL

THE PA ONE-CALL SYSTEM HAS BEEN NOTIFIED FOR DESIGN PURPOSES TO OBTAIN BASE UTILITY LOCATION INFORMATION FOR PROJECT DESIGN. ONE-CALL SITE SERIAL NUMBERS 520518 AND 520525 HAVE BEEN ASSIGNED TO THAT PORTION OF THE PROJECT LOCATED IN PALMER AND FORKS TOWNSHIPS, RESPECTIVELY. THE CONTRACTOR IS STILL RESPONSIBLE FOR CONTACTING THE ONE-CALL SYSTEM AT 1-800-242-1776 NO LESS THAN THREE (3) WORKING DAYS PRIOR TO THE BEGINNING OF WORK.

SCALE IN FEET
30 15 0 30



KEY MAP
NOT TO SCALE

DRAWING NO. C-5
SHEET 7 OF 15

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR
THE PALMER UPPER MILL BUSINESS TRUST
PALMER FACILITY
PALMER AND FORKS TOWNSHIPS NORTHAMPTON COUNTY, PA

ENGINEERING PLAN - AREA A

	DATE
DSN. R.C.	5/16/97
DR'SMN. T.A.S.	5/16/97
CHK'R. J.E.B.	5/16/97
APP'V G.W.L.	5/19/97
SCALE	1" = 30'

REV	DESCRIPTION	BY	APP'V	DATE
1	PER PALMER TOWNSHIP ENGINEER'S COMMENTS	T.A.S.	J.E.B.	8/15/97
2	PER PALMER TOWNSHIP ENGINEER'S COMMENTS	T.A.S.	J.E.B.	8/4/97

SKELLY AND LOY, INC.
ENGINEERS-CONSULTANTS
2601 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA
(717)232-0593 FAX (717)232-1799

JOB NUMBER: 1696178002
DATE: MAY 20, 1997

MATCHLINE TO DRAWING C-5

BUSHKILL DRIVE

APPROX. LOCATION OF EX. STORM SEWER PIPES

5' PARKING SETBACK

NEW BOLLARDS (TYP.) (SEE DWG. C-11)

POLE

EXISTING POLE TO REMAIN

LANDSCAPE TIMBER PLANTER (TYP.) (SEE DWG. C-10)

DEDICATED 50' WIDE R.O.W. ⚠

25' X 40' DRIVEWAY PAVEMENT SECTION, TYPE IV (SEE DWG. C-11)

SAW CUT AT BLEND AREA WITH EDGEWOOD AVE.

⚠PROPOSED STONE PARKING LOT 'D' (SEE NOTE, DWG. C-5)

EDGE OF ROAD

10'R (TYP.)

50' R.O.W.

NEW 4' WIDE CONC. SIDEWALK ⚠

HEADWALL TOP=237.79 INV.= 232.29

GUIDE RAIL

RETAINING WALL FIFTY-SEVEN-02

FORKS TOWNSHIP
PALMER TOWNSHIP ⚠

INSTALL NEW PERIMETER FENCING. (SEE DWG. C-5) (TYP.)

PLANTER AREA (TYP.)

CONSTRUCT NEW WOODEN GUARD RAIL SAFETY FENCE (SEE DWG. C-11)

BUSHKILL CREEK

EX. CONC. FLOOR/NO CHANGE (RETAIN NATURAL SHEET FLOW DRAINAGE)

PAVING NOTCH REQUIRED AT CONC. AND WEARING OVERLAY SEAM (SEE DWG. C-11)

4" ø WATER LINE

WALKWAY

RETAINING WALL ELEV.=237.32 UP&DN

STEPS LANDING=242.94 TOB STEP= 239.54

REMOVE EX. FENCE AND POSTS; RELOCATE EX. POLE AS REQUIRED (BY POWER COMPANY)

NEW BOLLARDS (TYP.) (SEE DWG. C-11)

NEW 4' WIDE CONC. SIDEWALK ⚠

SAW CUT AT BLEND AREA

ADD 4" DEEP x 4' WIDE SWATH OF RIP-RAP TO WATER LINE AT DEPRESSION

LANDS DONATED TO TOWNSHIP FOR PROPOSED PROPERTY EXCHANGE (SEE NOTE DWG. C-5)

BUILDING 3 TO REMAIN

BUILDING 2 TO REMAIN

BUILDING 1A TO REMAIN F.F.E.=239.12

NEW 6" TYPE 'M' INLET W/ BICYCLE-SAFE GRATE ⚠ T.O.G.=238.07 I.O.=235.07

12" ø STEAM PIPE

NEW 8" DIP MAIN

PROPOSED PAVED PARKING LOT (SEE NOTE, DWG. C-5) ⚠

NEW 8" DIP CTY MAIN

LOWER MH TO 242.00

LOWER MH TO 243.00

⚠PROPOSED PAVED PARKING LOT 'C' (SEE NOTE DWG. C-5)

DESIGN SLOPE FOR PARKING (5% MAX.)

8' WIDE PROPOSED BIKE PATH

50' OPENING

PLANTER-3'x80'

PUMP HOUSE (TO BE REMOVED)

PLANTER AREA (TYP.) (SEE DWG. C-10)

TRIM EX. RETAINING WALL TO EDGE OF NEW DRIVE

PAINT 4" WIDE WALKWAY AND 8" WIDE BIKE PATH CROSSING OF EDGEWOOD AVE. WITH 4" WIDE STRIPING

EXTEND 6"ø PVC PERFORATED PIPE AT PLANTED AREAS 3 AND 4 (SEE NOTE, DWG. C-5)

RIGHT-OF-WAY TAKE (FOR 5' PARKING SETBACK)

FUTURE PARKING LOT EXPANSION (≤5') (SEE NOTE DWG. C-5)

LANDSCAPE TIMBER PLANTER (SEE DWG. C-10)

30' PALMER TOWNSHIP MUNICIPAL SEWER AUTHORITY RIGHT-OF-WAY

50' CONRAIL RIGHT-OF-WAY

NEW METAL LOADING DOCK PLATFORM (SEE NOTE, DWG. C-5)

50' RIGHT-OF-WAY EDGEWOOD AVE.

SAW CUT AT BLEND WITH EDGEWOOD AVENUE

NEW STORM SEWER PIPING ALONG EDGEWOOD AVE. ARE FOR CONCEPTUAL PURPOSES ONLY. FUTURE CONSTRUCTION MAY OCCUR ONCE AGREEMENTS ARE FINALIZED WITH THE TOWNSHIP.

NEW 25' WIDE DRIVEWAY (AT 5.8% SLOPE)

EX. STEPS LANDING=242.22 TOB STEP= 240.02 (TO BE REFURBISHED)

NEW 4' WIDE CONC. SIDEWALK ⚠

ALTERNATE LAYOUT TO CROSS PERPENDICULAR TO STREET

NEW CURB/RETAINING WALL-EACH SIDE (SEE NOTE, DWG. C-5)

FORKS TOWNSHIP
PALMER TOWNSHIP

8' WIDE PROPOSED BIKE PATH

NOTE ⚠

SKELLY AND LOY, INC. HAS COMPLIED WITH THE PROVISIONS OF THE UNDERGROUND UTILITY LINE PROTECTION LAW, ACT 187 OF DECEMBER 10, 1974 AS AMENDED, IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE COMMONWEALTH OF PENNSYLVANIA.

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DATE 2/25/97 BY _____ SKELLY AND LOY, INC.

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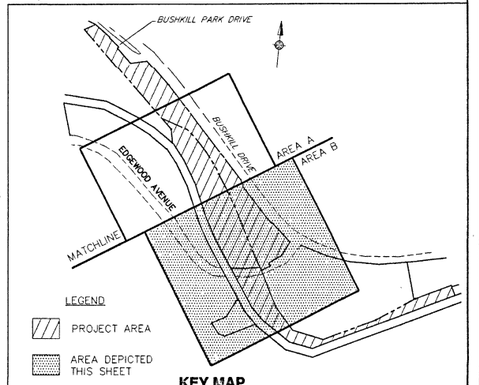


KEY MAP
NOT TO SCALE

REV	DESCRIPTION	BY	APPV	DATE
⚠	PER PALMER TOWNSHIP ENGINEER'S COMMENTS	T.A.S.	J.E.B.	3/5/97
⚠	PER PALMER TOWNSHIP ENGINEER'S COMMENTS	T.A.S.	J.E.B.	5/4/97

DRAWING NO. C-6
SHEET 8 of 15

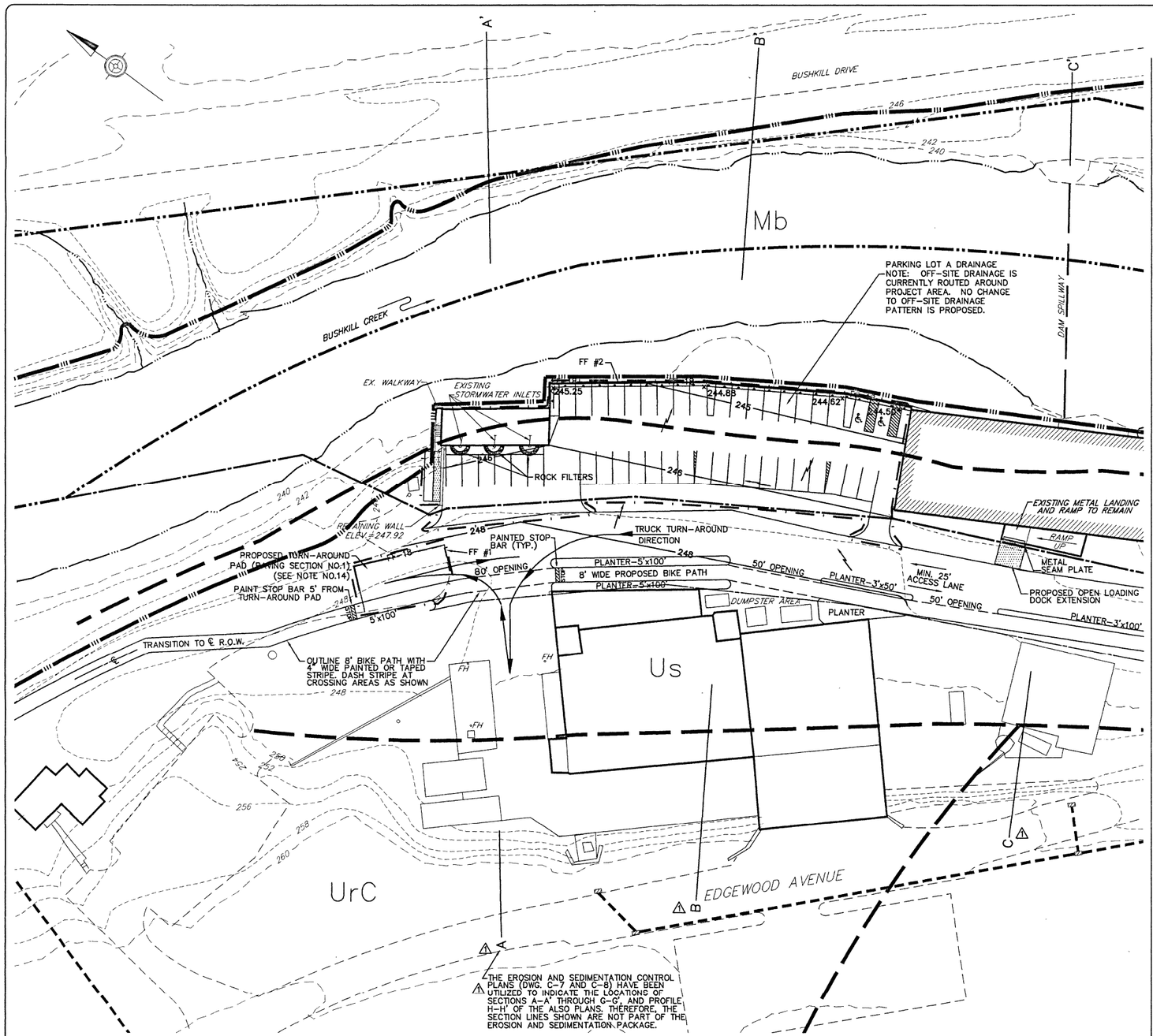
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR
THE PALMER UPPER MILL BUSINESS TRUST
PALMER FACILITY
PALMER AND FORKS TOWNSHIPS NORTHAMPTON COUNTY, PA

ENGINEERING PLAN - AREA B

	DATE
DSGN. R.J.C.	5/16/97
DFT'D/MN T.A.S.	5/16/97
CHK'D J.E.B.	5/16/97
APPV G.W.L.	5/19/97
SCALE	1"=30'

SKELLY AND LOY, INC.
ENGINEERS-CONSULTANTS
2601 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA
(717)232-0593 (800)892-6532 FAX (717)232-1799

JOB NUMBER: 1696178002
DATE: MAY 20, 1997



⚠ THE EROSION AND SEDIMENTATION CONTROL PLANS (DWG. C-7 AND C-8) HAVE BEEN UTILIZED TO INDICATE THE LOCATIONS OF SECTIONS A-A' THROUGH G-G', AND PROFILE H-H' OF THE ALSO PLANS. THEREFORE, THE SECTION LINES SHOWN ARE NOT PART OF THE EROSION AND SEDIMENTATION PACKAGE.

NOTE ⚠

SKELLY AND LOY, INC. HAS COMPLIED WITH THE PROVISIONS OF THE UNDERGROUND UTILITY LINE PROTECTION LAW, ACT 187 OF DECEMBER 10, 1974 AS AMENDED, IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE COMMONWEALTH OF PENNSYLVANIA.

SKELLY AND LOY, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID ACT AND REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT SKELLY AND LOY, INC. IS REFLECTING SAID INFORMATION ON THESE DRAWINGS IN ACCORDANCE WITH THE REQUIREMENTS OF ACT 187 OF DECEMBER 10, 1974 AS AMENDED.

DATE 2/25/97 BY _____
SKELLY AND LOY, INC.

LEGEND

	PROPERTY LINE
	TOWNSHIP LINE
	RAILROAD
	STREAM
	LIMIT OF DISTURBANCE
E.P.	EMPLOYEE PARKING
H.P.	HANDICAP PARKING
SLANTED TEXT	*EXISTING FEATURES*
VERTICAL TEXT	PROPOSED DESIGN
	TEMPORARY ROCK CONSTRUCTION ENTRANCE
	ROCK FILTER
	DRAINAGE AREA DIVIDE
DC	DIVERSION CHANNEL
	STORMWATER INLET
	ROCK APRON
	CULVERT
G	*EXISTING GAS MAIN*
T	*EXISTING TELEPHONE LINE*
SS	*EXISTING SANITARY SEWER MAIN*
	EXISTING STORM SEWER
510	*EXISTING CONTOURS*
510	PROPOSED CONTOURS
T.G.	TOP OF GRATE
I.O.	INVERT OUT
FF-18	18" HIGH FILTER FABRIC FENCE
FF-30	30" HIGH FILTER FABRIC FENCE
	SOIL BOUNDARY LINE
	100 YEAR FLOOD BOUNDARY LINE

STAGING OF EARTHMOVING ACTIVITIES ⚠

THE SEQUENCE OF CONSTRUCTION FOR EACH OF THE FOUR PARKING AREAS HAVE BEEN DEVELOPED INDEPENDENTLY SO AS TO ALLOW FOR THE CONSTRUCTION ACTIVITIES FOR THE SITES TO BE COMPLETED CONCURRENTLY OR SEQUENTIALITY. THE CONSTRUCTION SEQUENCE FOR EACH PARKING AREA IS PROVIDED BELOW.

SEQUENCE OF CONSTRUCTION FOR PARKING AREA A

1) UTILIZE EXISTING PAVED ENTRANCE FOR CONSTRUCTION ENTRANCE.
2) INSTALL ROCK FILTERS AROUND EXISTING STORMWATER INLETS. STORMWATER INLETS MUST BE PROTECTED UNTIL TRIBUTARY AREAS ARE STABILIZED.
3) INSTALL THE FILTER FABRIC FENCE.
4) CONSTRUCT PARKING AREA A.
5) AFTER CONSTRUCTION, SEED AND MULCH ALL DISTURBED AREAS WITH PERMANENT SEED MIXTURE.
6) UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY.
7) AFTER FINAL SITE STABILIZATION IS ACHIEVED, REMOVE ROCK FILTERS AND FILTER FABRIC FENCE.
8) SEED AND MULCH ALL AREAS DISTURBED BY FILTER FABRIC FENCE REMOVAL AND IMMEDIATELY STABILIZE BY APPLYING PERMANENT SEED MIXTURE.

SEQUENCE OF CONSTRUCTION FOR PARKING AREA B

1) UTILIZE EXISTING PAVED ENTRANCE DRIVE FOR CONSTRUCTION ENTRANCE.
2) MAINTAIN EXISTING STORMWATER INLETS FOR CONTROL OF OFF-SITE DRAINAGE DURING INITIAL CONSTRUCTION.
3) INSTALL FILTER FABRIC FENCE.
4) PLACE 2A MODIFIED STONE IN BASEMENT AREA.
5) CONSTRUCT PARKING LOT B AROUND EXISTING STORMWATER INLETS.
6) DIRECT OFF-SITE DRAINAGE TO BASEMENT AREA.
7) CONSTRUCT REMAINING AREA OF PARKING LOT B.
8) FINISH CONSTRUCTION OF PARKING AREA B, DIRECTING OFF-SITE DRAINAGE TO PROPOSED STORMWATER INLET.
9) AFTER CONSTRUCTION, SEED AND MULCH ALL DISTURBED AREAS WITH PERMANENT SEED MIXTURE.
10) UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY.
11) AFTER FINAL SITE STABILIZATION IS ACHIEVED, REMOVE FILTER FABRIC FENCE.
12) SEED AND MULCH ALL AREAS DISTURBED BY FILTER FABRIC FENCE REMOVAL AND IMMEDIATELY STABILIZE BY APPLYING PERMANENT SEED MIXTURE.

SEQUENCE OF CONSTRUCTION FOR PARKING AREA C

1) UTILIZE EXISTING ROCK-LINED ENTRANCE DRIVE FOR CONSTRUCTION ENTRANCE.
2) INSTALL FILTER FABRIC FENCE DOWNGRADIENT OF DISTURBED AREA AND AROUND THE TEMPORARY TOPSOIL STOCKPILE LEAVING ACCESS AREA AS SHOWN ON PLAN.
3) STRIP THE TOPSOIL FROM THE CONSTRUCTION SITE AND PLACE AT TEMPORARY TOPSOIL STOCKPILE.
4) INSTALL FILTER FABRIC FENCE AROUND REMAINDER OF TEMPORARY TOPSOIL STOCKPILE.
5) SEED STOCKPILE WITH TEMPORARY SEED MIXTURE.
6) CONSTRUCT PARKING LOT C.
7) REMOVE ALL EXCESS TOPSOIL FROM SITE.
8) AFTER CONSTRUCTION, SEED AND MULCH ALL DISTURBED AREAS WITH PERMANENT SEED MIXTURE.
9) UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY.
10) AFTER FINAL SITE STABILIZATION IS ACHIEVED, REMOVE FILTER FABRIC FENCE.
11) SEED AND MULCH ALL AREAS DISTURBED BY FILTER FABRIC FENCE REMOVAL AND IMMEDIATELY STABILIZE BY APPLYING PERMANENT SEED MIXTURE.

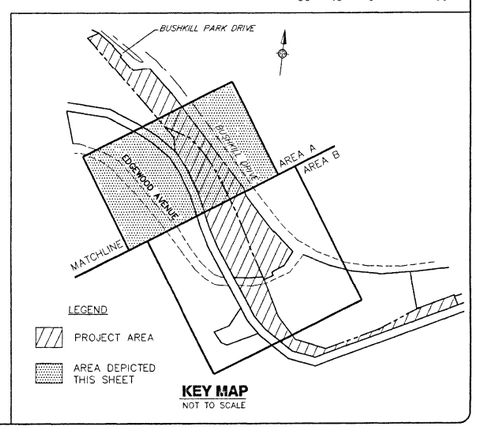
SEQUENCE OF CONSTRUCTION FOR PARKING AREA D

1) INSTALL ROCK CONSTRUCTION ENTRANCE, INCLUDING TEMPORARY ROCK APRON A AND TEMPORARY CULVERT A.
2) PRIOR TO EARTHWORK, CULVERT B, ROCK APRON B, CHANNEL A, AND CHANNEL B MUST BE INSTALLED AND FUNCTIONAL TO BYPASS RUNOFF.
3) INSTALL FILTER FABRIC FENCE ALONG SOUTHERN PERIMETER OF THE AREA TO BE DISTURBED.
4) CONSTRUCT PARKING LOT D ON BOTH SIDES OF CULVERT B.
5) REMOVE CHANNELS A, B, AND C; ROCK APRON B; AND CULVERT B.
6) CONSTRUCT REMAINDER OF PARKING LOT D ABOVE PREVIOUS LOCATION OF CULVERT B.
7) AFTER CONSTRUCTION, SEED AND MULCH ALL DISTURBED AREAS WITH PERMANENT SEED MIXTURE.
8) UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY.
9) AFTER FINAL SITE STABILIZATION IS ACHIEVED, REMOVE FILTER FABRIC FENCE.
10) SEED AND MULCH ALL AREAS DISTURBED BY FILTER FABRIC FENCE REMOVAL WITH PERMANENT SEED MIXTURE.
11) REMOVE ROCK CONSTRUCTION ENTRANCE, CULVERT A, AND ROCK APRON A AND PAVE PARKING LOT D ENTRANCE.
12) SEED AND MULCH ALL AREAS DISTURBED BY ROCK CONSTRUCTION ENTRANCE, CULVERT A, AND ROCK APRON A REMOVAL AND IMMEDIATELYSTABILIZE BY APPLYING PERMANENT SEED MIXTURE.

GENERAL EROSION AND SEDIMENTATION CONTROL PLAN NOTES

1) ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO DIVERSION CHANNELS FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THOSE CONTROLS.
2) EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THOSE CONTROLS.
3) AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED IMMEDIATELY.
4) STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILES MUST BE 2:1 OR FLATTER.
5) UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROL AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY.
6) ANY AREAS BETWEEN THE PROPOSED PARKING FACILITIES AND BUSHKILL CREEK THAT ARE DISTURBED OR ERODED DUE TO CONSTRUCTION ACTIVITIES MUST BE PERMANENTLY STABILIZED BY THE DEVELOPER UPON COMPLETION OF THE PROJECT.

SCALE IN FEET
30 15 0 30



DRAWING NO. C-7
SHEET 9 OF 15

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR
THE PALMER UPPER MILL BUSINESS TRUST
PALMER FACILITY
PALMER AND FORKS TOWNSHIPS NORTHAMPTON COUNTY, PA.

EROSION AND SEDIMENTATION PLAN AREA A

	DATE
DESIGN J.E.B.	5/16/97
DRAWN T.A.S.	5/16/97
CHKD R.J.C.	5/16/97
APPV C.W.L.	5/19/97
SCALE 1" = 30'	

REV	DESCRIPTION	BY	APPV	DATE
2	PER PALMER TOWNSHIP ENGINEER'S COMMENTS	T.A.S.	J.E.B.	8/15/97
1	PER PALMER TOWNSHIP ENGINEER'S COMMENTS	T.A.S.	J.E.B.	8/4/97

SKELLY AND LOY, INC.
ENGINEERS-CONSULTANTS
2601 NORTH FRONT STREET
HARRISBURG, PENNSYLVANIA
(717)232-0593 (800)892-6532 FAX (717)232-1799

JOB NUMBER 1696178002
DATE NOV 20, 1997

MATCHLINE TO DRAWING C-7

DRAINAGE AREA TO TEMPORARY 12"ø CMP CULVERT UNDER ROCK CONSTRUCTION ENTRANCE

DRAINAGE AREA TO TEMPORARY DIVERSION CHANNEL B

DRAINAGE AREA TO TEMPORARY 12"ø CMP CULVERT B

DRAINAGE AREA TO TEMPORARY DIVERSION CHANNEL C

DRAINAGE AREA TO TEMPORARY DIVERSION CHANNEL A

BUSHKILL DRIVE

POLE

TEMPORARY ROCK APRON

TEMPORARY DIVERSION CHANNEL C

TEMPORARY DIVERSION CHANNEL B

EDGE OF ROAD

TEMPORARY 12"ø CMP CULVERT B

INV.=234.70

TEMPORARY DIVERSION CHANNEL A

ROCK CONSTRUCTION ENTRANCE

TEMPORARY 12"ø CMP CULVERT A

TEMPORARY ROCK APRON A

HEADWALL TOP=237.79 INV.=232.29

INV.=233.92

RETAINING WALL ELEV.=233.92

GUIDE RAIL

FF #7

EXISTING ROCK PROTECTION AT BASE OF RETAINING WALL

CONSTRUCT NEW WOODEN GUARD RAIL SAFETY FENCE (SEE DWG. C-11)

BUSHKILL CREEK

FF #3

WALKWAY

EXISTING STORMWATER INLETS

RETAINING WALL ELEV.=237.32 UPPER

STEPS LANDING=242.94 TOP STEP= 239.54

FF #4

FF #9

BUILDING 3 TO REMAIN

BUILDING 2 TO REMAIN

BUILDING 1A TO REMAIN F.F.E.=239.12

24"ø HDPE-N12 AT 1.00%

NEW 6' TYPE "M" INLET W/ BIC/CLEI-SAFE GRATE T.O.G.=238.07 I.O.=235.07

FF #8

FF #11

FF #12

FF #10

TOPSOIL STORAGE ACCESS LOCATION

PROPOSED TOPSOIL STORAGE AREA

FF #6

8' WIDE PROPOSED BIKE PATH

50' OPENING

PLANTER-3'x80'

PUMP HOUSE (TO BE REMOVED)

NEW METAL LOADING DOCK PLATFORM

H.P.= 244.20

FF #5

PARKING LOT C DRAINAGE AREA NOTE: ALL OFF-SITE DRAINAGE IS CURRENTLY DIRECTED AWAY FROM THE SITE. NO CHANGE IS PROPOSED TO THIS DRAINAGE PATTERN

PAINT 4" WIDE WALKWAY AND 8" WIDE BIKE PATH CROSSING OF EDGEWOOD AVE. WITH 4" WIDE STRIPING

EXTEND 6"ø PVC PERFORATED PIPE AT PLANTED AREAS 3 AND 4 (SEE NOTE 11, DWG. C-5)

ALTERNATE LAYOUT TO CROSS PERPENDICULAR TO STREET FOR SHORTER DISTANCE

EX. STEPS LANDING=242.72 TOP STEP= 240.02

NEW 25' WIDE DRIVEWAY (AT 5.8% SLOPE)

PARKING LOT B DRAINAGE AREA NOTE: ALL OFF-SITE DRAINAGE IS CURRENTLY DIRECTED TO EXISTING STORMWATER INLETS. FUTURE OFF-SITE DRAINAGE WILL BE DIRECTED TO PROPOSED STORMWATER INLET.

EXISTING STORMWATER SEWER

WhF

LEGEND

- PROPERTY LINE
- TOWNSHIP LINE
- RAILROAD
- STREAM
- LIMIT OF DISTURBANCE
- E.P. EMPLOYEE PARKING
- H.P. HANDICAP PARKING
- *SLANTED TEXT* *EXISTING FEATURES*
- VERTICAL TEXT PROPOSED DESIGN
- TEMPORARY ROCK CONSTRUCTION ENTRANCE
- ROCK FILTER
- DRAINAGE AREA DIVIDE
- *100 YEAR FLOOD BOUNDARY LINE*
- DC DIVERSION CHANNEL
- STORMWATER INLET
- ROCK APRON
- CULVERT
- *G EXISTING GAS MAIN*
- *T EXISTING TELEPHONE LINE*
- *SS EXISTING SANITARY SEWER MAIN*
- *EXISTING STORM SEWER*
- *510 EXISTING CONTOURS*
- 510 PROPOSED CONTOURS
- T.G. TOP OF GRATE
- I.O. INVERT OUT
- FF-18 18" HIGH FILTER FABRIC FENCE
- FF-30 30" HIGH FILTER FABRIC FENCE
- *SOIL BOUNDARY LINE*

SCALE IN FEET

30 15 0 30

⚠ SOIL DESCRIPTIONS

SOIL ABBREV.	SOIL TYPE	LIMITATIONS						
		SLOPE	SEASONAL HIGH WATER TABLE	FLOODING HAZARD	EROSION HAZARD	DEPTH TO BEDROCK	ALLUVIAL	HYDRIC
Mb	MIDDLEBURY SOILS	0-3%	1-2½ FEET	MODERATE	SLIGHT	> 4 FEET	YES	NO
UrC	URBAN LAND, SLOPING	SEVERE	N/A	N/A	YES-IN UNSTABILIZED AREAS	N/A	NO	NO
Us	URBAN LAND, OCCASIONALLY FLOODED	SEVERE	N/A	MODERATE/SEVERE	MODERATE	N/A	NO	NO
WhF	WASHINGTON VERY ROCKY SILT LOAM	SEVERE 25-75%	> 3 FEET	N/A	MODERATE	> 6 FEET	NO	NO

N/A - NOT APPLICABLE

NOTES:
1. ROCK OUTCROPS ARE INDICATIVE OF THE WASHINGTON VERY ROCKY SILT LOAM. THIS SOIL TYPE IS PRESENT UPSLOPE OF THE PROPOSED DEVELOPMENT, AND OUTSIDE THE PROPERTY BOUNDARY. IT WILL NOT BE LIMITING IN THIS PROJECT, OR FOR OTHER PROPOSED IMPROVEMENTS.
2. NO STONE FIELDS ARE FOUND ON-SITE.
3. NO SINKHOLES ARE FOUND ON-SITE.
4. WETLANDS FOUND ON-SITE ARE CONTAINED WITHIN THE 2.33 YEAR STORM, THUS DESIGNATED AS WATERS OF THE UNITED STATES.

NOTE ⚠

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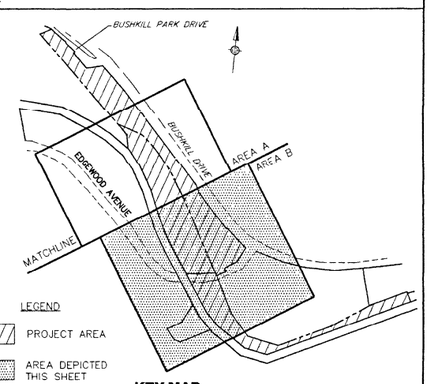
DATE 2/25/97 BY SKELLY AND LOY, INC.



KEY MAP
NOT TO SCALE

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR
THE PALMER UPPER MILL BUSINESS TRUST
PALMER FACILITY
PALMER AND FORKS TOWNSHIPS NORTHAMPTON COUNTY, PA.

EROSION AND SEDIMENTATION PLAN AREA B

DRAWING NO. C-8
SHEET 10 OF 15

DESIGN	DATE
J.E.B.	5/7/97
DRAWN	
T.A.S.	5/9/97
CHKD	
R.J.C.	5/9/97
APPV	
G.W.L.	5/12/97
SCALE	1"=30'

BY	DATE	DESCRIPTION
T.A.S.	J.E.B. 8/15/97	⚠ PER PALMER TOWNSHIP ENGINEER'S COMMENTS
T.A.S.	J.E.B. 8/4/97	⚠ PER PALMER TOWNSHIP ENGINEER'S COMMENTS

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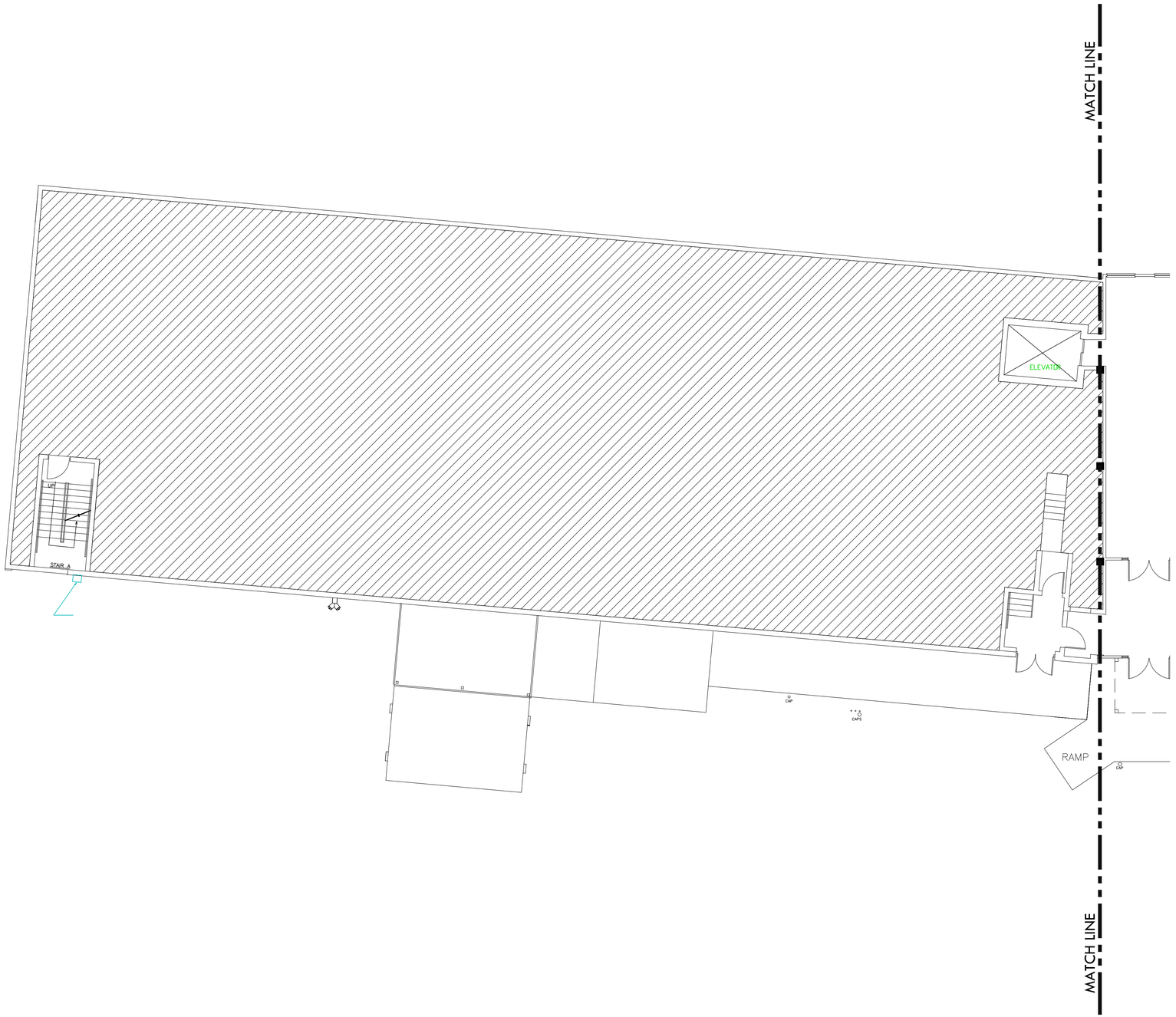


NO.	REVISION	DATE

PROPOSED

CRAYOLA
PALMER BUILDING

2035 EDGEWOOD AVENUE
EASTON, PA 18045

A/E
Drafting Solutions
Tel: 484.239.4376 www.aedraftingsolutions.com

DRAWING TITLE
ARCHITECTURAL

BLDG 10 1ST FLOOR

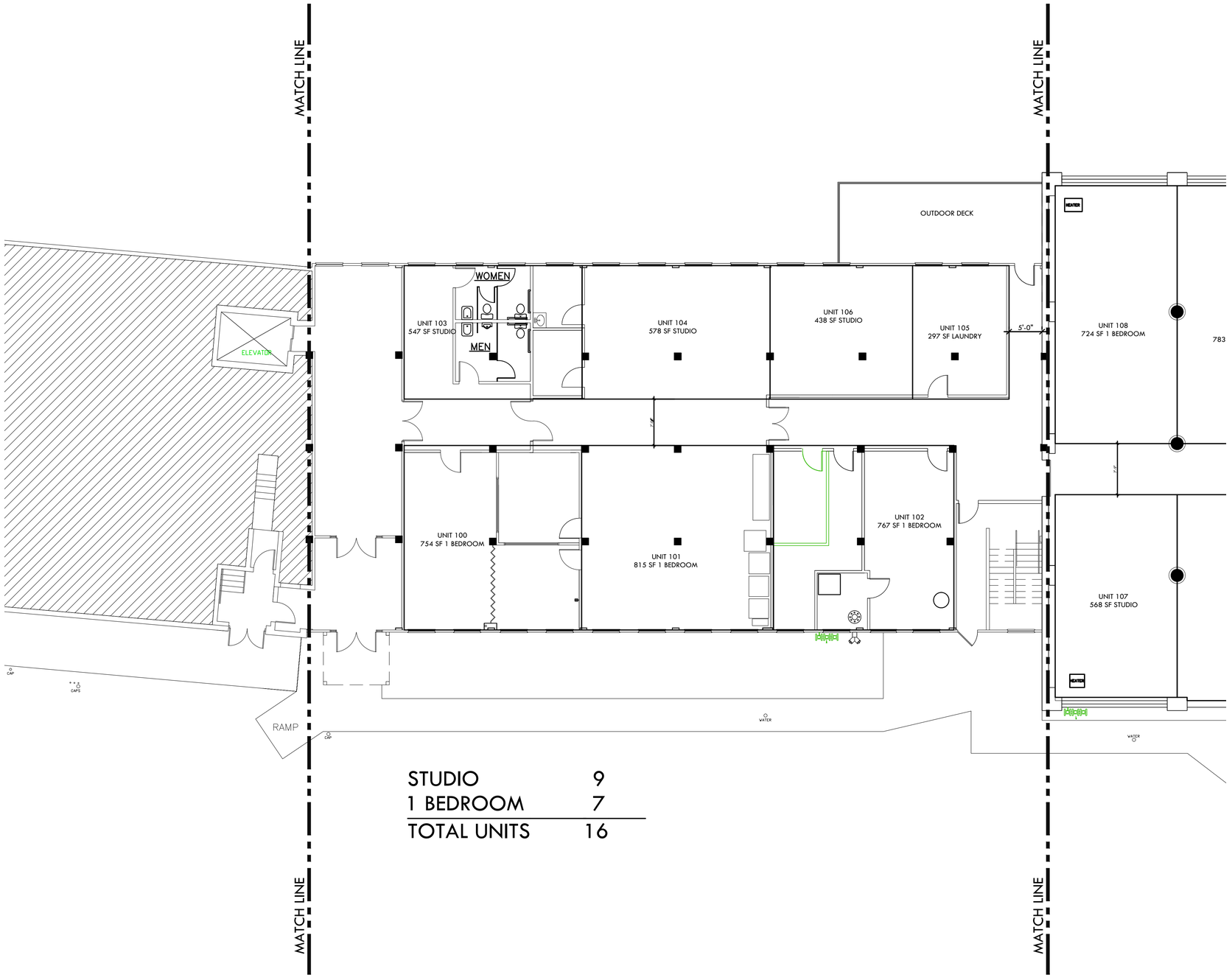
DATE ISSUED
JUNE 16, 2024

DESIGNED BY
TAREK SHEHAB

DRAWN BY
TAREK SHEHAB

DRAWING NUMBER

A-1



STUDIO	9
1 BEDROOM	7
TOTAL UNITS	16

NO.	REVISION	DATE

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DRAWING TITLE
ARCHITECTURAL

BLDG 3 1ST FLOOR

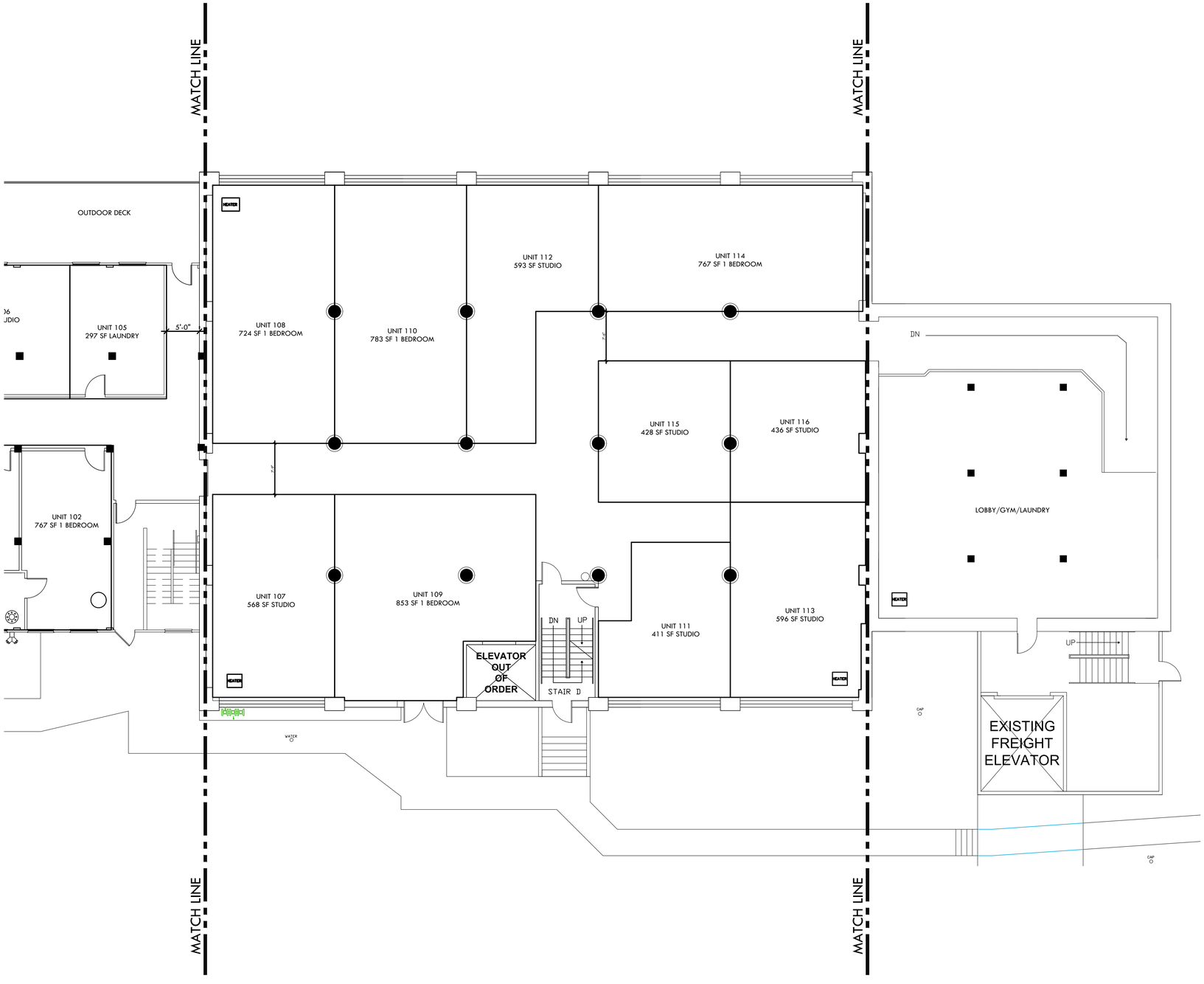
DATE ISSUED
JUNE 16, 2024

DESIGNED BY
TAREK SHEHAB

DRAWN BY
TAREK SHEHAB

DRAWING NUMBER

A-2



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DRAWING TITLE
ARCHITECTURAL

BLDG 2 1ST FLOOR
BLDG 1A 1ST FLOOR

DATE ISSUED
JUNE 16, 2024

DESIGNED BY
TAREK SHEHAB

DRAWN BY
TAREK SHEHAB

DRAWING NUMBER
A-3

NO.	REVISION	DATE

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BLDG 10 2ND FLOOR

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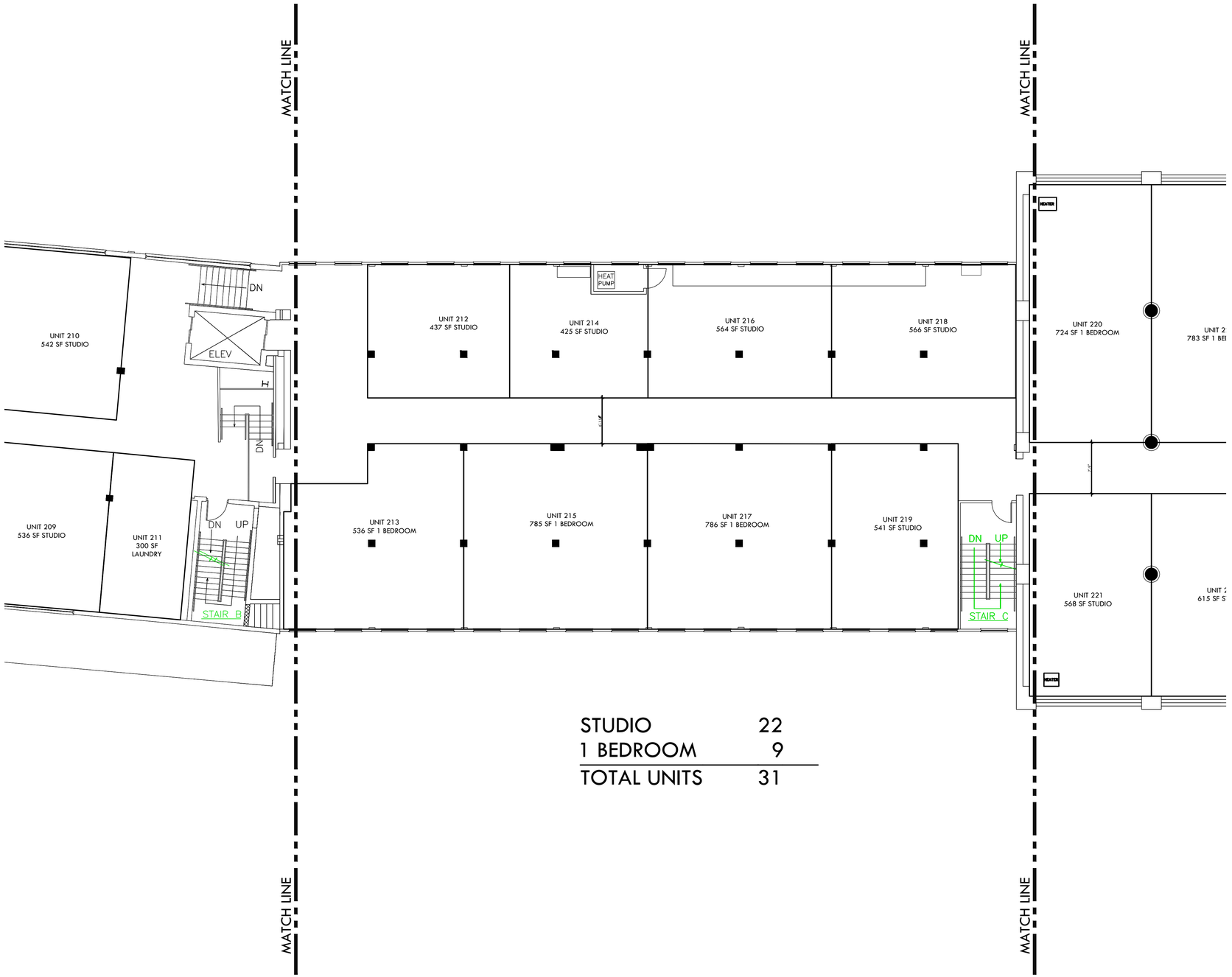

STUDIO	22
1 BEDROOM	9
TOTAL UNITS	31

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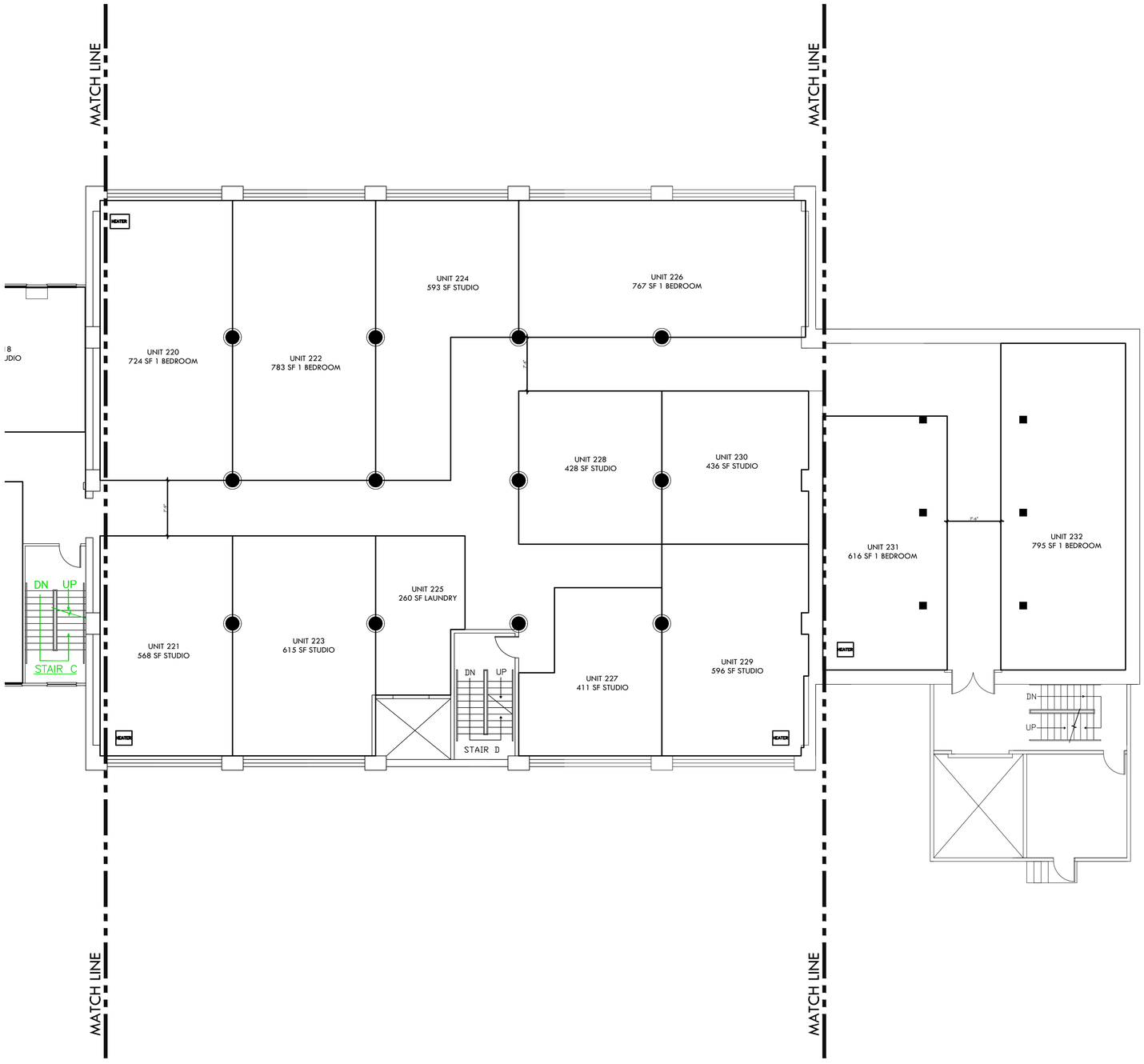
DRAWN BY
TAREK SHEHAB

DRAWING NUMBER
A-5



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DRAWING TITLE
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BLDG 2 2ND FLOOR
BLDG 1A 2ND FLOOR

DATE ISSUED
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DESIGNED BY
TAREK SHEHAB

DRAWN BY
TAREK SHEHAB

DRAWING NUMBER
A-6

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DESIGNED BY
TAREK SHEHAB

DRAWN BY
TAREK SHEHAB

DRAWING NUMBER
A-7

STUDIO	22
1 BEDROOM	9
TOTAL UNITS	31

NO.	REVISION	DATE

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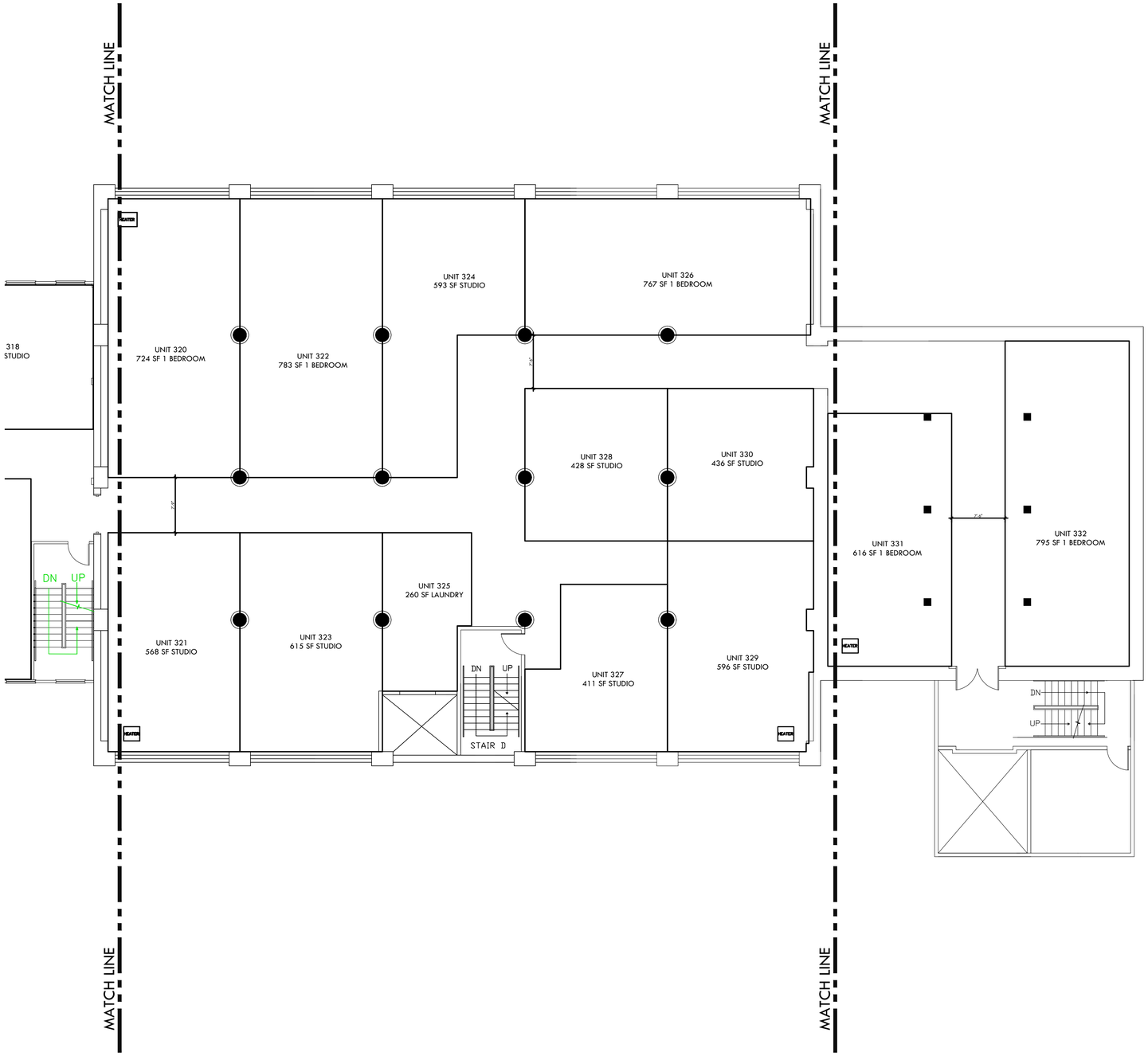
JUNE 16, 2024

DESIGNED BY
TAREK SHEHAB

DRAWN BY
TAREK SHEHAB

DRAWING NUMBER

A-8



NO.	REVISION	DATE

PROPOSED

CRAYOLA
PALMER BUILDING

2035 EDGEWOOD AVENUE
EASTON, PA 18045

A/E Drafting Solutions
Tel: 484.239.4376 www.aedraftingsolutions.com

DRAWING TITLE
ARCHITECTURAL

BLDG 2 3RD FLOOR
BLDG 1A 3RD FLOOR

DATE ISSUED
JUNE 16, 2024

DESIGNED BY
TAREK SHEHAB

DRAWN BY
TAREK SHEHAB

DRAWING NUMBER
A-9

NO.	REVISION	DATE

PROPOSED

CRAYOLA
PALMER BUILDING
2035 EDGEWOOD AVENUE
EASTON, PA 18045

A/E
Drafting Solutions
Tel: 484.239.4376 www.aedraftingsolutions.com

DRAWING TITLE
ARCHITECTURAL

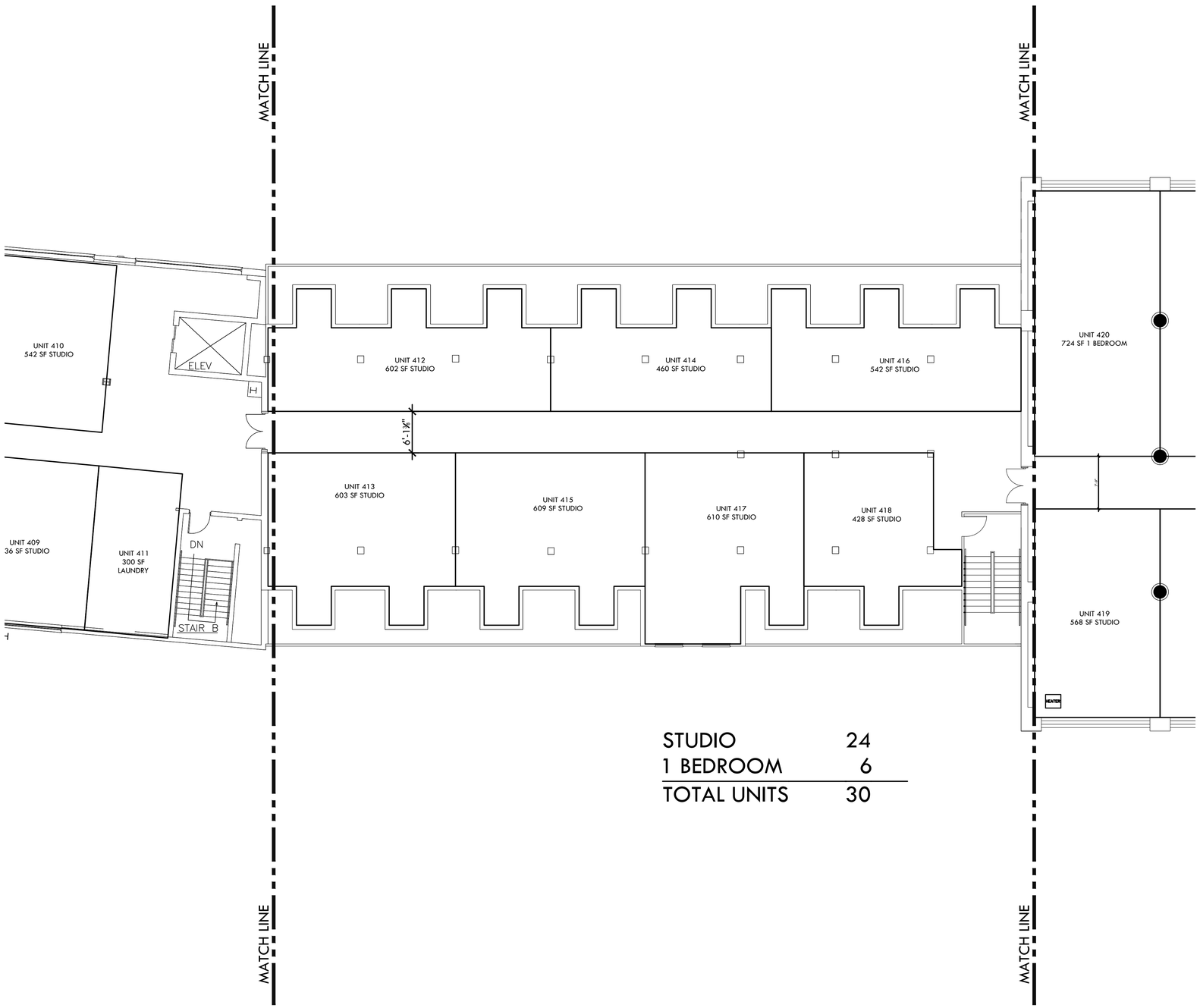
BLDG 10 4TH FLOOR

DATE ISSUED
JUNE 16, 2024

DESIGNED BY
TAREK SHEHAB

DRAWN BY
TAREK SHEHAB

DRAWING NUMBER
A-10



STUDIO	24
1 BEDROOM	6
TOTAL UNITS	30

NO.	REVISION	DATE

PROPOSED

CRAYOLA
PALMER BUILDING

2035 EDGEWOOD AVENUE
EASTON, PA 18045

A/E
Drafting Solutions
Tel: 484.239.4376 www.aedraftingsolutions.com

DRAWING TITLE
ARCHITECTURAL

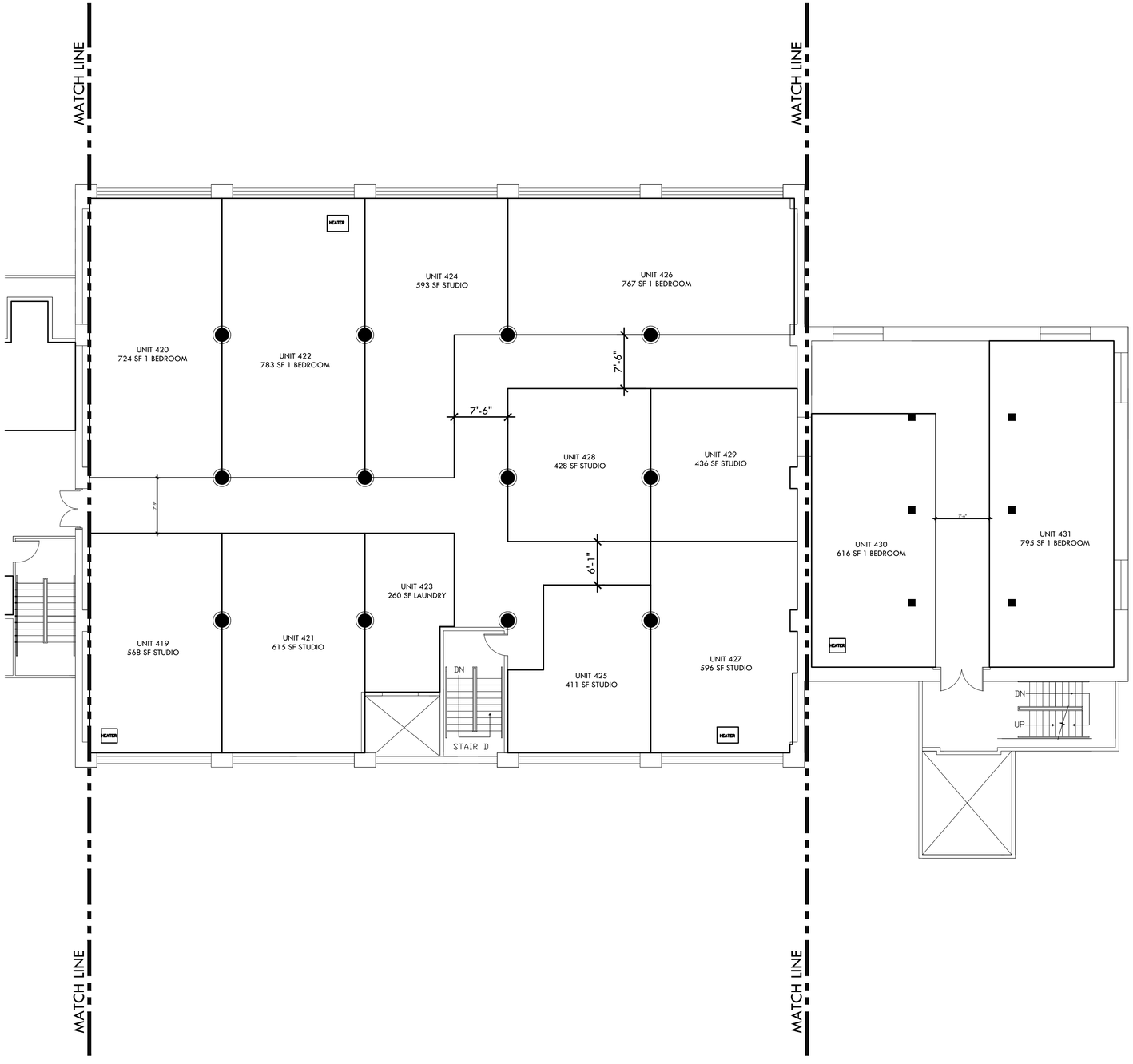
BLDG 3 4TH FLOOR

DATE ISSUED
JUNE 16, 2024

DESIGNED BY
TAREK SHEHAB

DRAWN BY
TAREK SHEHAB

DRAWING NUMBER
A-11



NO.	REVISION	DATE

PROPOSED

CRAYOLA
PALMER BUILDING
2035 EDGEWOOD AVENUE
EASTON, PA 18045

A/E Drafting Solutions
Tel: 484.239.4376 www.aedraftingsolutions.com

DRAWING TITLE
ARCHITECTURAL

BLDG 2 4TH FLOOR
BLDG 1A 4TH FLOOR

DATE ISSUED
JUNE 16, 2024

DESIGNED BY
TAREK SHEHAB

DRAWN BY
TAREK SHEHAB

DRAWING NUMBER
A-12

Goudsouzian GA Associates

STEVEN N. GOUDSOUZIAN
STEVEN@SNG-LAW.COM

STEVEN N. GOUDSOUZIAN*
NICOLE M. THOMAS†
STEPHANIE J. STEWARD
KRISTINE B. PURCELL ~
YEKATERINA BACENET^
IRENE MONTERO-HARRIS
MATTHEW C. POTTS, OF COUNSELL

June 7, 2024

James Raudenbush
Zoning Administrator
Palmer Township
3 Weller Place
Easton, PA 18045

RE: Zoning - 2025 Edgewood Avenue
Our File No. 2024-185

Dear Sir/Madam:

Enclosed please find a zoning hearing application along with seven copies of the exhibits. Enclosed please also find a check in the amount of $1,000.00 for the filing fees. Thank you.

Respectfully yours,

GOUDSOUZIAN & ASSOCIATES

Steven N. Goudsouzian

SNG: kb
Enclosure: as noted
cc: Nat Hyman via email at nat@hymangroup.com

\\ads-22333041-99\data$\Transfer\clients (server08)\2024\Hyman, Nat (2025 Edgewood Ave)\185\PalmerTwsp 6.7.24 enc zoning appeal.docx

DATE RECEIVED_____

ZONING HEARING APPLICATION

The applicant requests a zoning hearing to pursue any or all of the following:

Special Exception ☐ Variance ☑ Challenge to interpretation of Ordinance ☐

APPLICANT INFORMATION: (please print or type)

Applicant's Name 2025 Edgewood Avenue, LLC

Note- If a company is being listed as the applicant, also provide the company owners name.

Applicant's Street Address 727 N. Meadow Street

City, State, Zip Code Allentown, PA 18102

Phone (610) 433-4114 FAX or Email nat@hymangroup.com

Address of property that is subject of hearing 2025 Edgwood Avenue

Zoning District of the subject property LI/MU

Do you reside at the subject property? YES ☐ NO ☑

IF THE PROPERTY OWNER IS SOMEONE OTHER THAN THE APPLICANT, PLEASE PROVIDE THE PROPERTY OWNER'S NAME AND ADDRESS:

Name Adama Holdings, LLC and MSFT 135 Holdings, LLC

Address 101 W. 78th Street, Unit 3C

City, State, Zip New York, NY 10024-9998

IF THE SUBJECT PROPERTY IS A BUSINESS, PLEASE PROVIDE:

Name of business _____

Use: (Mark One) Commercial ☑ Industrial ☑ Manufacturing ☐

Other ☐

ZONING REQUEST:

The applicant is seeking relief from the following sections of the Palmer Township Zoning Ordinance – please note Articles and Sections.

See attached narrative statement.

Describe the nature of the development or project you plan to undertake.

See attached narrative statement.

***If applying for a hearing for a variance*, describe the nature of the unique legal hardship you believe your property would suffer because of having to conform to the current zoning regulations at issue. Economic hardship alone is insufficient grounds.**

See attached narrative statement.

If you are applying for a hearing seeking relief for *other than a variance*, describe what impact can be expected pursuant to your development or project, on properties in the areas surrounding the subject premises. (Impact includes, but not limited to, traffic, customers, noise, environmental etc.)

See attached narrative statement.

If you have ever sought relief from the Zoning Hearing Board or the Board of Supervisors in the past in connection with the subject premises, please state when you sought such relief and what the decision of the Board was in reference to your prior application.

N/A

Describe how a decision in your favor pursuant to this application would impact or effect the public health, safety, and welfare of the neighborhood or citizens of Palmer Township.

See attached narrative statement.

2025 Edgewood Avenue, LLC
(print signatory's name above)

Applicant Signature DATE 6/7/24

Steven N. Goudsouzian, Esquire DATE
Legal Representative (If Applicable)

NARRATIVE STATEMENT

The Applicant is 2025 Edgewood Avenue, LLC. The Applicant has an equitable interest pursuant to an Agreement of Sale which is attached to this application.

The property in question is 2025 Edgewood Avenue, Northampton County Tax Parcel ID Nos. L9-5-1-0324, L9-6-2-0324 and K9-3-2-0311 and is in the LI/MU zoning district. The entire property is approximately 102,000 square feet. It has been listed for lease and/or sale for a period of approximately two (2) years.

Apartments are not permitted under the zoning ordinance. Applicant requests a use variance to allow residential use of the property.

The property had been utilized by Crayola, LLC for an extended period of time. It is set on the banks on the Bushkill Creek and was a manufacturing facility and offices.

Applicant proposes a reuse of the property which would benefit the public as well as Palmer Township. The property is further identified in the site plan which is attached to this application. Applicant proposes a series of apartments. Applicant desires to build 108 apartments consistent with the attached exhibits.

There are unique physical characteristics and conditions on the property, namely, it is an old, outdated building with no viable current use. The physical conditions, namely, the size of the building, the inability for it to be practically used for any other purpose other than residential, creates a hardship and inhibits the usefulness of the property. The Applicant has not created the hardship and it is not self-inflicted.

The grant of the variance will not adversely affect the character of the district or neighborhood nor will impair the appropriate use or development of adjacent property. It will not be determinantal to the public welfare. In fact, it will be more beneficial.

The requested variance to utilize the property for residential use is the minimum variance that will afford relief and represent the least modification possible to the zoning ordinance. Applicant desires to take a property that has no current valid use and turn it into a use that would be beneficial for the community.

AGREEMENT FOR THE SALE OF COMMERCIAL REAL ESTATE

ASC

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

PARTIES

BUYER(S): 2023 Edgewood Avenue, LLC

SELLER(S): Adams Holdings LLC & Matt Holdings LLC, as Tenants in Common 1.3.5

PROPERTY

PROPERTY ADDRESS 2023 Edgewood Avenue
Easton
in the municipality of Palmer Township ZIP 18040,
County of Northampton, in the Commonwealth of Pennsylvania.
Identification (e.g., Parcel #; Lot, Block; Deed Book, Page, Recording Date):
Parcel #: L9 9 1 0324, L9 6 2 0324, L9 3 2 0311 which includes Lots A, B, C, & D on the attached Plan consisting of a minimum of 100 parking spaces.
Tax ID #(s):

BUYER'S RELATIONSHIP WITH PA LICENSED BROKER

☒ No Business Relationship (Buyer is not represented by a broker)

Broker (Company) N/A
Company Address
Company Phone
Company Fax
Broker is (check only one):
☐ Buyer Agent (Broker represents Buyer only)
☐ Dual Agent (See Dual and/or Designated Agent box below)

Licensee(s) (Name)
Direct Phone(s)
Cell Phone(s)
Fax
Email
Licensee(s) is (check only one):
☐ Buyer Agent (all company licensees represent Buyer)
☐ Buyer Agent with Designated Agency (only Licensee(s) named above represent Buyer)
☐ Dual Agent (See Dual and/or Designated Agent box below)

☐ Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Buyer)

SELLER'S RELATIONSHIP WITH PA LICENSED BROKER

☐ No Business Relationship (Seller is not represented by a broker)

Broker (Company) NAI Summit
Company Address 1610 Pond Road, Suite 150
Allentown, PA 18104
Company Phone
Company Fax
Broker is (check only one):
☒ Seller Agent (Broker represents Seller only)
☐ Dual Agent (See Dual and/or Designated Agent box below)

Licensee(s) (Name) Matt Sprung, AICP, PP
Direct Phone(s)
Cell Phone(s) 610.417.2198
Fax
Email
Licensee(s) is (check only one):
☐ Seller Agent (all company licensees represent Seller)
☒ Seller Agent with Designated Agency (only Licensee(s) named above represent Seller)
☐ Dual Agent (See Dual and/or Designated Agent box below)

☐ Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Seller)

DUAL AND/OR DESIGNATED AGENCY

A Broker is a Dual Agent when a Broker represents both Buyer and Seller in the same transaction. A Licensee is a Dual Agent when a Licensee represents Buyer and Seller in the same transaction. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents for Buyer and Seller. If the same Licensee is designated for Buyer and Seller, the Licensee is a Dual Agent.

By signing this Agreement, Buyer and Seller each acknowledge having been previously informed of, and consented to, dual agency, if applicable.

Buyer Initials:

Seller Initials: BH

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rev. 9/22; rel. 1/23

Joseph Maton Phone: 6103911600 Fax:
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com NON-MEMBER

1. By this Agreement, dated May 3 2024, Buyer, who agrees to purchase, the identified Property. Seller hereby agrees to sell and convey to

2. PURCHASE PRICE AND DEPOSITS (3-15)

(A) Purchase Price $ [redacted]

(_____ U.S. Dollars), to be paid as follows:

1. Initial Deposit, within 3 days (5 if not specified) of Execution Date, if not included with this Agreement: $ [redacted]
2. Additional Deposit within _____ days of the Execution Date: $ _____
3. _____ $ _____

Remaining balance will be paid at settlement.

(B) All funds paid by Buyer, including deposits, will be paid by check, cashier's check or wired funds. All funds paid by Buyer within 30 DAYS of settlement, including funds paid at settlement, will be by cashier's check or wired funds, but not by personal check.

(C) Deposits, regardless of the form of payment and the person designated as payee, will be paid in U.S. Dollars to Broker for Seller (unless otherwise stated here: ABE Settlement Services, Allentown, PA), who will retain deposits in an escrow account in conformity with all applicable laws and regulations until consummation or termination of this Agreement. Only real estate brokers are required to hold deposits in accordance with the rules and regulations of the State Real Estate Commission. Checks tendered as deposit monies may be held uncashed pending the execution of this Agreement.

3. SETTLEMENT AND POSSESSION (1-23)

(A) Settlement Date is June 30, 2024

(B) Settlement will occur in the county where the Property is located or in an adjacent county, during normal business hours, unless Buyer and Seller agree otherwise. _____, or before if Buyer and Seller agree.

(C) At time of settlement, the following will be pro-rated on a daily basis between Buyer and Seller, reimbursing where applicable: current taxes; rents; interest on mortgage assumptions; condominium fees and homeowner association fees; water and/or sewer fees, together with any other lienable municipal service fees. All charges will be pro-rated for the period(s) covered. Seller will pay up to and including the date of settlement and Buyer will pay for all days following settlement, unless otherwise stated here: _____

(D) For purposes of prorating real estate taxes, the "periods covered" are as follows:

1. Municipal tax bills for all counties and municipalities in Pennsylvania are for the period from January 1 to December 31.
2. School tax bills for the Philadelphia, Pittsburgh and Scranton School Districts are for the period from January 1 to December 31. School tax bills for all other school districts are for the period from July 1 to June 30.

(E) Conveyance from Seller will be by fee simple deed of special warranty unless otherwise stated here: _____

(F) Payment of transfer taxes will be divided equally between Buyer and Seller unless otherwise stated here: _____

(G) Possession is to be delivered by deed, existing keys and physical possession to a vacant Property free of debris, with all structures broom-clean, at day and time of settlement, unless Seller, before signing this Agreement, has identified in writing that the Property is subject to a lease.

(H) If Seller has identified in writing that the Property is subject to a lease or short-term rental agreement, possession is to be delivered by deed, existing keys and assignment of existing leases and short-term rental agreements for the Property, together with security deposits and interest, if any, at day and time of settlement. Seller will not enter into any new leases or short-term rental agreements, nor extend existing leases or short-term rental agreements, for the Property without the written consent of Buyer. Buyer will acknowledge existing lease(s) or short-term rental agreement(s) by initialing the lease(s) or short-term rental agreement(s) at the execution of this Agreement, unless otherwise stated in this Agreement.

☐ Tenant-Occupied Property Addendum (PAR Form TOP) is attached and made part of this Agreement.

4. DATES/TIME IS OF THE ESSENCE (3-15)

(A) Written acceptance of all parties will be on or before: May 4 2024 MAY 6, 2024

(B) The Settlement Date and all other dates and times identified for the performance of any obligations of this Agreement are of the essence and are binding.

(C) The Execution Date of this Agreement is the date when Buyer and Seller have indicated full acceptance of this Agreement by signing and/or initialing it. For purposes of this Agreement, the number of days will be counted from the Execution Date, excluding the day this Agreement was executed and including the last day of the time period. All changes to this Agreement should be initialed and dated.

(D) The Settlement Date is not extended by any other provision of this Agreement and may only be extended by mutual written agreement of the parties.

(E) Certain terms and time periods are pre-printed in this Agreement as a convenience to the Buyer and Seller. All pre-printed terms and time periods are negotiable and may be changed by striking out the pre-printed text and inserting different terms acceptable to all parties, except where restricted by law.

5. FIXTURES AND PERSONAL PROPERTY (6-20)

(A) It is possible for certain items of personal property to be so integrated into the Property that they become fixtures and will be regarded as part of the Property and therefore included in a sale. Buyer and Seller are encouraged to be specific when negotiating what items will be included or excluded in this sale.

(B) INCLUDED in this sale are all existing items permanently installed in the Property, free of liens, including plumbing; heating; HVAC equipment; lighting fixtures (including chandeliers and ceiling fans); and water treatment systems, unless otherwise stated below; any remaining heating, cooking and other fuels stored on the Property at the time of settlement. Also included: _____

(C) The following items are not owned by Seller and may be subject to a lease or other financing agreement: _____

(D) EXCLUDED fixtures and items: _____

6. **ZONING (4-14)**

Failure of this Agreement to contain the zoning classification (except in cases where the property (and each parcel thereof, if subdividable) is zoned solely or primarily to permit single-family dwellings) will render this Agreement voidable at Buyer's option, and, if voided, any deposits tendered by the Buyer will be returned to the Buyer without any requirement for court action.

Zoning Classification, as set forth in the local zoning ordinance: Light Industrial / Mixed Use NBH

7. **BUYER FINANCING (7-22)**

(A) Buyer may elect to make this Agreement contingent upon obtaining financing for the purchase of the Property. Regardless of any contingency in this Agreement, if Buyer chooses to obtain financing, the following apply:

1. **Should Buyer furnish false or incomplete information to Seller, Broker(s), or the lender(s) concerning Buyer's legal or financial status, or fail to cooperate in good faith in processing the financing application, which results in the lender(s) refusing to approve a financing commitment, Buyer will be in default of this Agreement.**
2. Within _____ days (10 if not specified) from the Execution Date of this Agreement, Buyer will make a completed, written application for the financing terms stated above to a responsible lender(s) of Buyer's choice. **Broker for Buyer, if any, otherwise Broker for Seller, is authorized to communicate with the lender(s) to assist in the financing process.**
3. Seller will provide access to insurers' representatives and, as may be required by the lender(s), to surveyors, municipal officials, appraisers, and inspectors.

(B) **Financing Contingency**

[X] WAIVED. This sale is NOT contingent on financing, although Buyer may obtain financing and/or the parties may include an appraisal contingency. **Buyer and Seller understand that the waiver of this contingency does not restrict Buyer's right to obtain financing for the Property.**

[ ] ELECTED. This sale is contingent upon Buyer obtaining financing according to the terms outlined below. Upon receipt of a financing commitment, Buyer will promptly deliver a copy of the commitment to Seller, but in any case no later than _____ (Commitment Date).

First Loan on the Property	**Second Loan on the Property**
Loan Amount $ _____	Loan Amount $ _____
Minimum Term _____ years	Minimum Term _____ years
Type of Loan _____	Type of Loan _____
Interest rate _____ %; however, **Buyer agrees to accept the interest rate as may be committed by the lender, not to exceed a maximum interest rate of** _____ %.	Interest rate _____ %; however, **Buyer agrees to accept the interest rate as may be committed by the lender, not to exceed a maximum interest rate of** _____ %.

1. Unless otherwise agreed to in writing by Buyer and Seller, if a written commitment is not received by Seller by the above date, this Agreement may be terminated by Buyer or Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 24.
2. Buyer will be responsible for any premiums for mechanics' lien insurance and/or title search, or fee for cancellation of same, if any; AND/OR any premiums for flood insurance and/or fire insurance with extended coverage, insurance binder charges or cancellation fee, if any; AND/OR any appraisal fees and charges paid in advance to lender.

8. **CHANGE IN BUYER'S FINANCIAL STATUS (6-20)**

If a change in Buyer's financial status affects Buyer's ability to purchase, Buyer will, within _____ days (5 if not specified) of said change notify Seller and lender(s) to whom the Buyer submitted loan application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in income; Buyer's having incurred a new financial obligation; entry of a judgment against Buyer. **Buyer understands that applying for and/or incurring an additional financial obligation may affect Buyer's ability to purchase.**

9. **SELLER REPRESENTATIONS (1-20)**

(A) **Status of Water**

Seller represents that the Property is served by:

[X] Public Water [ ] Community Water [ ] On-site Water [ ] None [ ] _____

(B) **Status of Sewer**

1. Seller represents that the Property is served by:

[X] Public Sewer [ ] Community Sewage Disposal System [ ] Ten-Acre Permit Exemption (see Sewage Notice 2)
[ ] Individual On-lot Sewage Disposal System (see Sewage Notice 1) [ ] Holding Tank (see Sewage Notice 3)
[ ] Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 1; see Sewage Notice 4, if applicable)
[ ] None (see Sewage Notice 1) [ ] None Available/Permit Limitations in Effect (see Sewage Notice 5)
[ ] _____

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2. **Notices Pursuant to the Pennsylvania Sewage Facilities Act**

Notice 1: There is no currently existing community sewage system available for the subject property. Section 7 of the Pennsylvania Sewage Facilities Act provides that no person shall install, construct, request bid proposals for construction, alter, repair or occupy any building or structure for which an individual sewage system is to be installed, without first obtaining a permit. Buyer is advised by this notice that, before signing this Agreement, Buyer should contact the local agency charged with administering the Act to determine the procedure and requirements for obtaining a permit for an individual sewage system. The local agency charged with administering the Act will be the municipality where the Property is located or that municipality working cooperatively with others.

Notice 2: This Property is serviced by an individual sewage system installed under the ten-acre permit exemption provisions of Section 7 of the Pennsylvania Sewage Facilities Act. (Section 7 provides that a permit may not be required before installing, constructing, awarding a contract for construction, altering, repairing or connecting to an individual sewage system where a ten-acre parcel or lot is subdivided from a parent tract after January 10, 1987). Buyer is advised that soils and site testing were not conducted and that, should the system malfunction, the owner of the Property or properties serviced by the system at the time of a malfunction may be held liable for any contamination, pollution, public health hazard or nuisance which occurs as a result.

Notice 3: This Property is serviced by a holding tank (permanent or temporary) to which sewage is conveyed by a water carrying system and which is designed and constructed to facilitate ultimate disposal of the sewage at another site. Pursuant to the Pennsylvania Sewage Facilities Act, Seller must provide a history of the annual cost of maintaining the tank from the date of its installation or December 14, 1995, whichever is later.

Notice 4: An individual sewage system has been installed at an isolation distance from a well that is less than the distance specified by regulation. The regulations at 25 Pa. Code §73.13 pertaining to minimum horizontal isolation distances provide guidance. Subsection (b) of §73.13 states that the minimum horizontal isolation distance between an individual water supply or water supply system suction line and treatment tanks shall be 50 feet. Subsection (c) of §73.13 states that the horizontal isolation distance between the individual water supply or water supply system suction line and the perimeter of the absorption area shall be 100 feet.

Notice 5: This lot is within an area in which permit limitations are in effect and is subject to those limitations. Sewage facilities are not available for this lot and construction of a structure to be served by sewage facilities may not begin until the municipality completes a major planning requirement pursuant to the Pennsylvania Sewage Facilities Act and regulations promulgated thereunder.

(C) Seller represents and warrants that Seller has no knowledge except as noted in this Agreement that: (1) The premises have been contaminated by any substance in any manner which requires remediation; (2) The Property contains wetlands, flood plains, or any other environmentally sensitive areas, development of which is limited or precluded by law; (3) The Property contains asbestos, polychlorinated biphenyls, lead-based paint or any other substance, the removal or disposal of which is subject to any law or regulation; and (4) Any law has been violated in the handling or disposing of any material or waste or the discharge of any material into the soil, air, surface water, or ground water.

(D) Seller agrees to indemnify and to hold Broker harmless from and against all claims, demands, or liabilities, including attorneys fees and court costs, which arise from or are related to the environmental condition or suitability of the Property prior to, during, or after Seller's occupation of the Property including without limitation any condition listed in Paragraph 9(C).

(E) Seller is not aware of historic preservation restrictions regarding the Property unless otherwise stated here: _____

(F) Seller represents that, as of the date Seller signed this Agreement, no public improvement, condominium or homeowner association assessments have been made against the Property which remain unpaid, and that no notice by any government or public authority has been served upon Seller or anyone on Seller's behalf, including notices relating to violations of zoning, housing, building, safety or fire ordinances that remain uncorrected, and that Seller knows of no condition that would constitute a violation of any such ordinances that remain uncorrected, unless otherwise specified here: _____

(G) Seller knows of no other potential notices (including violations) and/or assessments except as follows: _____

(H) Access to a public road may require issuance of a highway occupancy permit from the Department of Transportation.

(I) **Internet of Things (IoT) Devices**

1. The presence of smart and green devices that are capable of connecting to the Internet, directly or indirectly, and the data stored on those devices make up a digital ecosystem in the Property sometimes referred to as the "Internet of Things (IoT)." Buyer and Seller acknowledge that IoT devices may transmit data to third parties outside of the control of their owner.
2. On or before settlement, Seller will make a reasonable effort to clear all data stored on all IoT devices located on the Property and included in the sale. Seller further acknowledges that all personal devices owned by Seller (including but not limited to cellular telephones, personal computers and tablets) having connectivity to any IoT device(s) located on the Property will be disconnected and cleared of relevant data prior to settlement. Further, no attempts will be made after settlement by Seller or anyone on Seller's behalf to access any IoT devices remaining on the Property.
3. Following settlement, Buyer will make a reasonable effort to clear all stored data from any IoT device(s) remaining on the Property and to restrict access to said devices by Seller, Seller's agents or any third party to whom Seller may have previously provided access. This includes, but is not limited to, restoring IoT devices to original settings, changing passwords or codes, updating network settings and submitting change of ownership and contact information to device manufacturers and service providers.
4. This paragraph will survive settlement.

10. **WAIVER OF CONTINGENCIES (9-05)**
If this Agreement is contingent on Buyer's right to inspect and/or repair the Property, or to verify insurability, environmental conditions, boundaries, certifications, zoning classification or use, or any other information regarding the Property, Buyer's failure to exercise any of Buyer's options within the times set forth in this Agreement is a WAIVER of that contingency and Buyer accepts the Property and agrees to the RELEASE in Paragraph 26 of this Agreement.

11. **BUYER'S DUE DILIGENCE (3-15)**

☒ **WAIVED.** This sale is NOT contingent upon the results of any inspection(s), although Buyer may inspect the Property (including fixtures and any personal property specifically listed herein). Buyer agrees to purchase the Property **IN ITS PRESENT CONDITION**, regardless of the results of any inspection(s) or findings that Buyer may learn of after the Execution Date of this Agreement.

☐ **ELECTED.** This sale IS contingent upon the results of inspection(s). It is Buyer's responsibility to determine that the condition and permitted use of the property is satisfactory. Buyer may, within _____ days (30 if not specified) from the Execution Date of this Agreement, conduct due diligence (Due Diligence Period), which includes, but is not limited to, verifying that the condition, permitted use, insurability, environmental conditions, boundaries, certifications, deed restrictions, zoning classifications and any other features of the Property are satisfactory. Buyer may request that the property be inspected, at Buyer's expense, by qualified professionals to determine the physical, structural, mechanical and environmental condition of the land, improvements or their components, or for the suitability of the property for Buyer's needs. If, as the result of Buyer's due diligence, Buyer determines that the Property is not suitable for Buyer's needs, Buyer may, prior to the expiration of the Due Diligence Period, terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 24 of this Agreement. In the event that Buyer has not provided Seller with written notice of Buyer's intent to terminate this Agreement prior to the end of the Due Diligence Period, this Agreement shall remain in full force and effect in accordance with the terms and conditions as more fully set forth in this Agreement.

(A) **Buyer has been given the opportunity to inspect the Property** (including fixtures and any personal property specifically listed herein) **and, subject to the Due Diligence contingency if elected, agrees to purchase the Property IN ITS PRESENT CONDITION unless the parties agree otherwise in writing. Buyer's decision to purchase the Property is a result of Buyer's own inspections and determinations and not because of or in reliance on any representations made by Seller or any other party.** Buyer acknowledges that Brokers, their licensees, employees, officers or partners have not made an independent examination or determination of the structural soundness of the Property, the age or condition of the components, environmental conditions, the permitted uses, nor of conditions existing in the locale where the Property is situated; nor have they made a mechanical inspection of any of the systems contained therein.

(B) Any repairs required by this Agreement will be completed in a workmanlike manner.

(C) Revised flood maps and changes to Federal law may substantially increase future flood insurance premiums or require insurance for formerly exempt properties. Buyer should consult with one or more insurance agents regarding the need for flood insurance and possible premium increases.

12. **NOTICES, ASSESSMENTS AND MUNICIPAL REQUIREMENTS (4-14)**

(A) In Pennsylvania, taxing authorities (school districts and municipalities) and property owners may appeal the assessed value of a property at the time of sale, or at any time thereafter. A successful appeal by a taxing authority may result in a higher assessed value for the property and an increase in property taxes. Also, periodic county-wide property reassessments may change the assessed value of the property and result in a change in property tax.

(B) With the exception of county-wide reassessments, assessment appeal notices, notices of change in millage rates or increases in rates, in the event any other notices, including violations, and/or assessments are received after Seller has signed this Agreement and before settlement, Seller will within _____ days (10 if not specified) of receiving the notices and/or assessments provide a copy of the notices and/or assessments to Buyer and will notify Buyer in writing that Seller will:

1. Fully comply with the notices and/or assessments, at Seller's expense, before settlement. If Seller fully complies with the notices and/or assessments, Buyer accepts the Property and agrees to the RELEASE in Paragraph 26 of this Agreement, OR
2. Not comply with the notices and/or assessments. If Seller chooses not to comply with the notices and/or assessments, or fails within the stated time to notify Buyer whether Seller will comply, Buyer will notify Seller in writing within _____ days (10 if not specified) that Buyer will:
   a. Comply with the notices and/or assessments at Buyer's expense, accept the Property, and agree to the RELEASE in Paragraph 26 of this Agreement, OR
   b. Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 24 of this Agreement.

If Buyer fails to respond within the time stated in Paragraph 12(B)(2) or fails to terminate this Agreement by written notice to Seller within that time, Buyer will accept the Property and agree to the RELEASE in Paragraph 26 of this Agreement.

(C) If required by law, within 30 DAYS from the Execution Date of this Agreement, but in no case later than 15 DAYS prior to Settlement Date, Seller will order at Seller's expense a certification from the appropriate municipal department(s) disclosing notice of any uncorrected violations of zoning, housing, building, safety or fire ordinances and/or a certificate permitting occupancy of the Property. If Buyer receives a notice of any required repairs/improvements, Buyer will promptly deliver a copy of the notice to Seller.

(D) Seller has no knowledge of any current or pending condemnation or eminent domain proceedings that would affect the Property. If any portion of the Property should be subject to condemnation or eminent domain proceedings after the signing of this Agreement,

Seller shall immediately advise Buyer, in writing, of such proceedings. Buyer will have the option to terminate this Agreement by written notice to Seller within _____ days (15 days if not specified) after Buyer learns of the filing of such proceedings, with all deposit monies returned to Buyer according to the terms of Paragraph 24 of this Agreement. Buyer's failure to provide notice of termination within the time stated will constitute a **WAIVER** of this contingency and all other terms of this Agreement remain in full force and effect.

13. TAX DEFERRED EXCHANGE (4-14)

(A) If Seller notifies Buyer that it wishes to enter into a tax deferred exchange for the Property pursuant to the Internal Revenue Code, Buyer agrees to cooperate with Seller in connection with such exchange, including the execution of such documents as may be reasonably necessary to conduct the exchange, provided that there shall be no delay in the agreed-to settlement date, and that any additional costs associated with the exchange are paid solely by Seller. Buyer is aware that Seller anticipates assigning Seller's interest in this Agreement to a third party under an Exchange Agreement and consents to such assignment. Buyer shall not be required to execute any note, contract, deed or other document providing any liability which would survive the exchange, nor shall Buyer be obligated to take title to any property other than the Property described in this Agreement. Seller shall indemnify and hold harmless Buyer against any liability which arises or is claimed to have arisen from any aspect of the exchange transaction.

(B) If Buyer notifies Seller that it wishes to enter into a tax deferred exchange for the Property pursuant to the Internal Revenue Code, Seller agrees to cooperate with Buyer in connection with such exchange, including the execution of such documents as may be reasonably necessary to conduct the exchange, provided that there shall be no delay in the agreed-to settlement date, and that any additional costs associated with the exchange are paid solely by Buyer. Seller is aware that Buyer has assigned Buyer's interest in this Agreement to a third party under an Exchange Agreement and consents to such assignment. Seller shall not be required to execute any note, contract, deed or other document providing any liability which would survive the exchange. Buyer shall indemnify and hold harmless Seller against any liability which arises or is claimed to have arisen from any aspect of the exchange transaction.

14. COMMERCIAL CONDOMINIUM (10-01)

[X] NOT APPLICABLE.

[ ] APPLICABLE. Buyer acknowledges that the condominium unit to be transferred by this Agreement is intended for nonresidential use, and that Buyer may agree to modify or waive the applicability of certain provisions of the Uniform Condominium Act of Pennsylvania (68 Pa.C.S. §3101 *et seq.*).

15. TITLES, SURVEYS AND COSTS (6-20)

(A) The Property will be conveyed with good and marketable title that is insurable by a reputable title insurance company at the regular rates, free and clear of all liens, encumbrances, and easements, excepting however the following: existing deed restrictions; historic preservation restrictions or ordinances; building restrictions; ordinances; easements of roads; easements visible upon the ground; easements of record; and privileges or rights of public service companies, if any.

(B) Buyer will pay for the following: (1) Title search, title insurance and/or mechanics' lien insurance, or any fee for cancellation; (2) Flood insurance, fire insurance, hazard insurance, mine subsidence insurance, or any fee for cancellation; (3) Appraisal fees and charges paid in advance to mortgage lender; (4) Buyer's customary settlement costs and accruals.

(C) Any survey or surveys required by the title insurance company or the abstracting company for preparing an adequate legal description of the Property (or the correction thereof) will be obtained and paid for by Seller. Any survey or surveys desired by Buyer or required by the mortgage lender will be obtained and paid for by Buyer.

(D) If a change in Seller's financial status affects Seller's ability to convey title to the Property as set forth in this Agreement on or before the Settlement Date, or any extension thereof, Seller shall, within _____ days (5 if not specified) notify Buyer, in writing. A change in financial status includes, but is not limited to, Seller filing bankruptcy; filing of a foreclosure law suit against the Property; entry of a monetary judgment against Seller; notice of public tax sale affecting the Property; and Seller learning that the sale price of the Property is no longer sufficient to satisfy all liens and encumbrances against the Property. In the event of the death of Seller, the representative of the estate, or a surviving Seller shall immediately notify Buyer.

(E) If Seller is unable to give good and marketable title that is insurable by a reputable title insurance company at the regular rates, as specified in Paragraph 15(A), Buyer may terminate this Agreement by written notice to Seller, or take such title as Seller can convey. If the title condition precludes Seller from conveying title, Buyer's sole remedy shall be to terminate this Agreement. Upon termination, all deposit monies shall be returned to Buyer according to the terms of Paragraph 24 of this Agreement and Seller will reimburse Buyer for any costs incurred by Buyer for any inspections or certifications obtained according to the terms of this Agreement, and for those items specified in Paragraph 15(B) items (1), (2), (3) and in Paragraph 15(C).

(F) Oil, gas, mineral, or other rights of this Property may have been previously conveyed or leased, and Sellers make no representation about the status of those rights unless indicated elsewhere in this Agreement.

[ ] **Oil, Gas and Mineral Rights Addendum (PAR Form OGM) is attached and made part of this Agreement.**

(G) **COAL NOTICE (Where Applicable)**

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984.) "Buyer acknowledges that he may not be obtaining the right of protection against subsidence resulting from coal mining operations, and that the property described herein may be protected from damage due to mine subsidence by a private contract with the owners of the economic interests in the coal. This acknowledgment is made for the purpose of complying with the provisions of Section 14 of the Bituminous Mine Subsidence and the Land Conservation Act of April 27, 1966." Buyer agrees to sign the deed from Seller which deed will contain the aforesaid provision.

(H) The Property is not a "recreational cabin" as defined in the Pennsylvania Construction Code Act unless otherwise stated here: _____

(I) 1. This property is not subject to a Private Transfer Fee Obligation unless otherwise stated here: _____

☐ **Private Transfer Fee Addendum (PAR Form PTF) is attached and made part of this Agreement.**

2. **Notice Regarding Private Transfer Fees:** In Pennsylvania, Private Transfer Fees are defined and regulated in the Private Transfer Fee Obligation Act (Act 1 of 2011; 68 Pa.C.S. §§ 8101, et. seq.), which defines a Private Transfer Fee as "a fee that is payable upon the transfer of an interest in real property, or payable for the right to make or accept the transfer, if the obligation to pay the fee or charge runs with title to the property or otherwise binds subsequent owners of property, regardless of whether the fee or charge is a fixed amount or is determined as a percentage of the value of the property, the purchase price or other consideration given for the transfer." A Private Transfer Fee must be properly recorded to be binding, and sellers must disclose the existence of the fees to prospective buyers. Where a Private Transfer Fee is not properly recorded or disclosed, the Act gives certain rights and protections to buyers.

16. MAINTENANCE AND RISK OF LOSS (10-06)

(A) Seller will maintain the Property, grounds, fixtures and personal property specifically listed in this Agreement in its present condition, normal wear and tear excepted.

(B) Seller will promptly notify the Buyer if, at any time prior to the time of settlement, all or any portion of the Property is destroyed, or damaged as a result of any cause whatsoever.

(C) Seller bears the risk of loss from fire or other casualties until settlement. If any property included in this sale is destroyed and not replaced, Buyer will:

1. Accept the Property in its then current condition together with the proceeds of any insurance recovery obtainable by Seller, OR
2. Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 24 of this Agreement.

17. RECORDING (9-05)

This Agreement will not be recorded in the Office of the Recorder of Deeds or in any other office or place of public record. If Buyer causes or permits this Agreement to be recorded, Seller may elect to treat such act as a default of this Agreement.

18. ASSIGNMENT (1-10)

This Agreement is binding upon the parties, their heirs, personal representatives, guardians and successors, and to the extent assignable, on the assigns of the parties hereto. Buyer will not transfer or assign this Agreement without the written consent of Seller unless otherwise stated in this Agreement. Assignment of this Agreement may result in additional transfer taxes.

19. GOVERNING LAW, VENUE AND PERSONAL JURISDICTION (9-05)

(A) The validity and construction of this Agreement, and the rights and duties of the parties, will be governed in accordance with the laws of the Commonwealth of Pennsylvania.

(B) The parties agree that any dispute, controversy or claim arising under or in connection with this Agreement or its performance by either party submitted to a court shall be filed exclusively by and in the state or federal courts sitting in the Commonwealth of Pennsylvania. Seller understands that any documentation provided under this provision may be disclosed to the Internal Revenue Service by Buyer, and that any false statements contained therein could result in punishment by fine, imprisonment, or both.

20. NOTICE REGARDING CONVICTED SEX OFFENDERS (MEGAN'S LAW) (6-13)

The Pennsylvania General Assembly has passed legislation (often referred to as "Megan's Law," 42 Pa.C.S. § 9791 et. seq.) providing for community notification of the presence of certain convicted sex offenders. **Buyers are encouraged to contact the municipal police department or the Pennsylvania State Police for information relating to the presence of sex offenders near a particular property, or to check the information on the Pennsylvania State Police Web site at www.pameganslaw.state.pa.us.**

21. CERTIFICATION OF NON-FOREIGN INTEREST (10-01)

☐ Seller **IS** a foreign person, foreign corporation, foreign partnership, foreign trust, or foreign estate subject to Section 1445 of the Internal Revenue Code, which provides that a transferee (Buyer) of a U.S. real property interest must withhold tax if the transferor (Seller) is a foreign person.

☒ Seller is **NOT** a foreign person, foreign corporation, foreign partnership, foreign trust, or a foreign estate as defined by the Internal Revenue Code, or is otherwise not subject to the tax withholding requirements of Section 1445 of the Internal Revenue Code. To inform Buyer that the withholding of tax is not required upon the sale/disposition of the Property by Seller, Seller hereby agrees to furnish Buyer, at or before closing, with the following:

☐ An affidavit stating, under penalty of perjury, the Seller's U.S. taxpayer identification number and that the Seller is not a foreign person.

☐ A "qualifying statement," as defined by statute, that tax withholding is not required by Buyer.

☐ Other: _____

22. REPRESENTATIONS (1-10)

(A) All representations, claims, advertising, promotional activities, brochures or plans of any kind made by Seller, Brokers, their licensees, employees, officers or partners are not a part of this Agreement unless expressly incorporated or stated in this Agreement. This Agreement contains the whole agreement between Seller and Buyer, and there are no other terms, obligations, covenants, representations, statements or conditions, oral or otherwise, of any kind whatsoever concerning this sale. This Agreement will not be altered, amended, changed or modified except in writing executed by the parties.

(B) Broker(s) have provided or may provide services to assist unrepresented parties in complying with this Agreement.

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23. BROKER INDEMNIFICATION (6-13)

(A) Buyer and Seller represent that the only Brokers involved in this transaction are: NAI Summit

and that the transaction has not been brought about through the efforts of anyone other than said Brokers. It is agreed that if any claims for brokerage commissions or fees are ever made against Buyer or Seller in connection with this transaction, each party shall pay its own legal fees and costs in connection with such claims. It is further agreed that Buyer and Seller agree to indemnify and hold harmless each other and the above-listed Brokers from and against the non-performance of this Agreement by either party, and from any claim of loss or claim for brokerage commissions, including all legal fees and costs, that may be made by any person or entity. This paragraph shall survive settlement.

(B) Seller and Buyer acknowledge that any Broker identified in this Agreement: (1) Is a licensed real estate broker; (2) Is not an expert in construction, engineering, code or regulatory compliance or environmental matters and was not engaged to provide advice or guidance in such matters, unless otherwise stated in writing; and (3) Has not made and will not make any representations or warranties nor conduct investigations of the environmental condition or suitability of the Property or any adjacent property, including but not limited to those conditions listed in Paragraph 9(C).

24. DEFAULT, TERMINATION AND RETURN OF DEPOSITS (1-18)

(A) Where Buyer terminates this Agreement pursuant to any right granted by this Agreement, Buyer will be entitled to a return of all deposit monies paid on account of Purchase Price pursuant to the terms of Paragraph 24(B), and this Agreement will be VOID. Termination of this Agreement may occur for other reasons giving rise to claims by Buyer and/or Seller for the deposit monies.

(B) Regardless of the apparent entitlement to deposit monies, Pennsylvania law does not allow a Broker holding deposit monies to determine who is entitled to the deposit monies when settlement does not occur. Broker can only release the deposit monies:

1. If this Agreement is terminated prior to settlement and there is no dispute over entitlement to the deposit monies. A written agreement signed by both parties is evidence that there is no dispute regarding deposit monies.
2. If, after Broker has received deposit monies, Broker receives a written agreement that is signed by Buyer and Seller, directing Broker how to distribute some or all of the deposit monies.
3. According to the terms of a final order of court.
4. According to the terms of a prior written agreement between Buyer and Seller that directs the Broker how to distribute the deposit monies if there is a dispute between the parties that is not resolved. (See Paragraph 24 (C))

(C) Buyer and Seller agree that if there is a dispute over the entitlement to deposit monies that is unresolved _____ days (180 if not specified) days after the Settlement Date stated in Paragraph 3(A) (or any written extensions thereof) or following date of termination of the Agreement, whichever is earlier, then the Broker holding the deposit monies will, within 30 days of receipt of Buyer's written request, distribute the deposit monies to Buyer unless the Broker is in receipt of verifiable written notice that the dispute is the subject of litigation or mediation. If Broker has received verifiable written notice of litigation or mediation prior to the receipt of Buyer's request for distribution, Broker will continue to hold the deposit monies until receipt of a written distribution agreement between Buyer and Seller or a final court order. Buyer and Seller are advised to initiate litigation or mediation for any portion of the deposit monies prior to any distribution made by Broker pursuant to this paragraph. Buyer and Seller agree that the distribution of deposit monies based upon the passage of time does not legally determine entitlement to deposit monies, and that the parties maintain their legal rights to pursue litigation even after a distribution is made.

(D) Buyer and Seller agree that Broker who holds or distributes deposit monies pursuant to the terms of Paragraph 24 or Pennsylvania law will not be liable. Buyer and Seller agree that if any Broker or affiliated licensee is named in litigation regarding deposit monies, the attorneys' fees and costs of the Broker(s) and licensee(s) will be paid by the party naming them in litigation.

(E) Seller has the option of retaining all sums paid by Buyer, including deposit monies, should Buyer:

1. Fail to make any additional payments as specified in Paragraph 2, OR
2. Furnishes false or incomplete information to Seller, Broker(s), or any other party identified in this Agreement concerning Buyer's legal or financial status, OR
3. Violate or fails to fulfill and perform any other terms or conditions of this Agreement.

(F) **Unless otherwise checked in Paragraph 24(G)**, Seller may elect to retain those sums paid by Buyer, including deposit monies:

1. On account of purchase price, OR
2. As monies to be applied to Seller's damages, OR
3. As liquidated damages for such default.

(G) ☒ **SELLER IS LIMITED TO RETAINING SUMS PAID BY BUYER, INCLUDING DEPOSIT MONIES, AS LIQUIDATED DAMAGES**

(H) If Seller receives all sums paid and/or owed by Buyer, including deposit monies, as liquidated damages pursuant to Paragraph 24(F) or (G), Buyer and Seller are released from further liability or obligation and this Agreement is VOID.

(I) Brokers and licensees are not responsible for unpaid deposits.

25. ARBITRATION OF DISPUTES (1-00)

Buyer and Seller agree to arbitrate any dispute between them that cannot be amicably resolved. After written demand for arbitration by either Buyer or Seller, each party will select a competent and disinterested arbitrator. The two so selected will select a third. If selection of the third arbitrator cannot be agreed upon within 30 days, either party may request that selection be made by a judge of a court of record in the county in which arbitration is pending. Each party will pay its chosen arbitrator, and bear equally expenses for the third and all other expenses of arbitration. Arbitration will be conducted in accordance with the provisions of Pennsylvania Common Law Arbitration 42 Pa. C.S.A. §7341 *et seq.* This agreement to arbitrate disputes arising from this Agreement will survive settlement.

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26. RELEASE (9-05)

Buyer releases, quit claims and forever discharges SELLER, ALL BROKERS, their LICENSEES, EMPLOYEES and any OFFICER or PARTNER of any one of them and any other PERSON, FIRM or CORPORATION who may be liable by or through them, from any and all claims, losses or demands, including, but not limited to, personal injury and property damage and all of the consequences thereof, whether known or not, which may arise from the presence of termites or other wood-boring insects, radon, lead-based paint hazards, mold, fungi or indoor air quality, environmental hazards, any defects in the individual on-lot sewage disposal system or deficiencies in the on-site water service system, or any defects or conditions on the Property. Should Seller be in default under the terms of this Agreement or in violation of any Seller disclosure law or regulation, this release does not deprive Buyer of any right to pursue any remedies that may be available under law or equity. This release will survive settlement.

27. REAL ESTATE RECOVERY FUND (1-18)

A Real Estate Recovery Fund exists to reimburse any persons who have obtained a final civil judgment against a Pennsylvania real estate licensee (or a licensee's affiliates) owing to fraud, misrepresentation, or deceit in a real estate transaction and who have been unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-3658.

28. COMMUNICATIONS WITH BUYER AND/OR SELLER (6-13)

Wherever this Agreement contains a provision that requires or allows communication/delivery to a Buyer, that provision shall be satisfied by communication/delivery to the Broker for Buyer, if any, except where required by law. If there is no Broker for Buyer, those provisions may be satisfied only by communication/delivery being made directly to the Buyer, unless otherwise agreed to by the parties. Wherever this Agreement contains a provision that requires or allows communication/delivery to a Seller, that provision shall be satisfied by communication/delivery to the Broker for Seller, if any. If there is no Broker for Seller, those provisions may be satisfied only by communication/delivery being made directly to the Seller, unless otherwise agreed to by the parties.

29. NOTICE BEFORE SIGNING (4-14)

Unless otherwise stated in writing, Buyer and Seller acknowledge that Brokers are not experts in legal or tax matters and that Brokers have not made, nor will they make, any representations or warranties nor conduct research of the legal or tax ramifications of this Agreement. Buyer and Seller acknowledge that Brokers have advised them to consult and retain experts concerning the legal and tax effects of this Agreement and the completion of the sale, as well as the condition and/or legality of the Property, including, but not limited to, the Property's improvements, equipment, soil, tenancies, title and environmental aspects. Buyer and Seller acknowledge receipt of a copy of this Agreement at the time of signing. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and which counterparts together shall constitute one and the same Agreement of the Parties. **WHEN SIGNED, THIS AGREEMENT IS A BINDING CONTRACT.** Return of this Agreement, and any addenda and amendments ,including returns by electronic transmission, bearing the signatures of all parties, constitutes acceptance by the parties.

30. SPECIAL CLAUSES (4-14)

(A) **The following are part of this Agreement if checked:**

- ☐ Appraisal Contingency Addendum to Agreement of Sale (PAR Form ACA)
- ☐ Short Sale Addendum to Agreement of Sale (PAR Form SHS)
- ☐ Zoning Change Addendum to Agreement of Sale (PAR Form ZCA)
- ☐ _____
- ☐ _____
- ☐ _____

(B) **Additional Terms:** _____

Buyer Initials: _____

Seller Initials: BH

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_____ Buyer has received the Consumer Notice, where applicable, as adopted by the State Real Estate Commission at 49 Pa. Code §35.336.

_____ Buyer has received a statement of Buyer's estimated closing costs before signing this Agreement.

_____ Buyer has received the Deposit Money Notice (for cooperative sales when Broker for Seller is holding deposit money) before signing this Agreement.

BUYER 2025 Edgewood Avenue, LLC **DATE** 5/8/24

Mailing Address 4224 N. MERIDIAN STREET, ALLENTOWN, PA 18102

Phone(s) 610-433-4114 Fax 610-433-2790 Email DAVE@HYMANGROUP.COM

BUYER _____ **DATE** 5/9/24

Mailing Address _____

Phone(s) _____ Fax _____ Email _____

BUYER _____ **DATE** _____

Mailing Address _____

Phone(s) _____ Fax _____ Email _____

AUTHORIZED REPRESENTATIVE _____

Title _____

COMPANY _____

Seller has received the Consumer Notice, where applicable, as adopted by the State Real Estate Commission at 49 Pa. Code § 35.336.

Seller has received a statement of Seller's estimated closing costs before signing this Agreement.

VOLUNTARY TRANSFER OF CORPORATE ASSETS (if applicable): The undersigned acknowledges that he/she is authorized by the Board of Directors to sign this Agreement on behalf of the Seller corporation and that this sale does not constitute a sale, lease, or exchange of all or substantially all the property and assets of the corporation, such as would require the authorization or consent of the shareholders pursuant to 15 P.S. §1311.

SELLER Adama Holdings LLC Msft 13 Holdings LLC **DATE** _____

Mailing Address _____

Phone(s) _____ Fax _____ Email BHADAK@PHC.COM

SELLER Bhavesh Hadkar **DATE** May 3, 2024

AS AUTHORIZED SIGNATORY FOR Adama Holdings, LLC & MSFT 13 Holdings, LLC

Mailing Address _____

Phone(s) _____ Fax _____ Email _____

SELLER _____ **DATE** _____

Mailing Address _____

Phone(s) _____ Fax _____ Email _____

AUTHORIZED REPRESENTATIVE _____

Title _____

COMPANY _____

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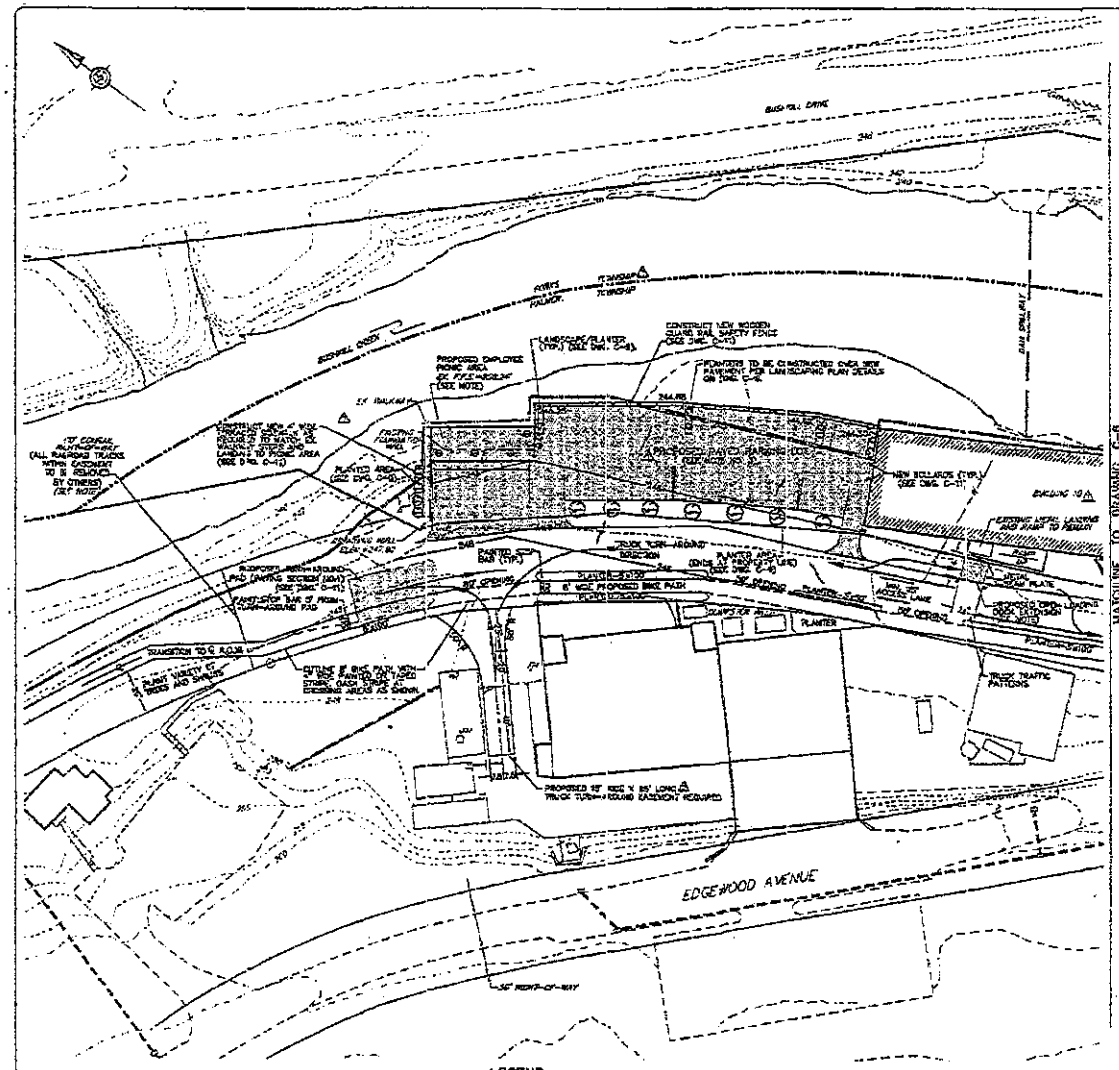
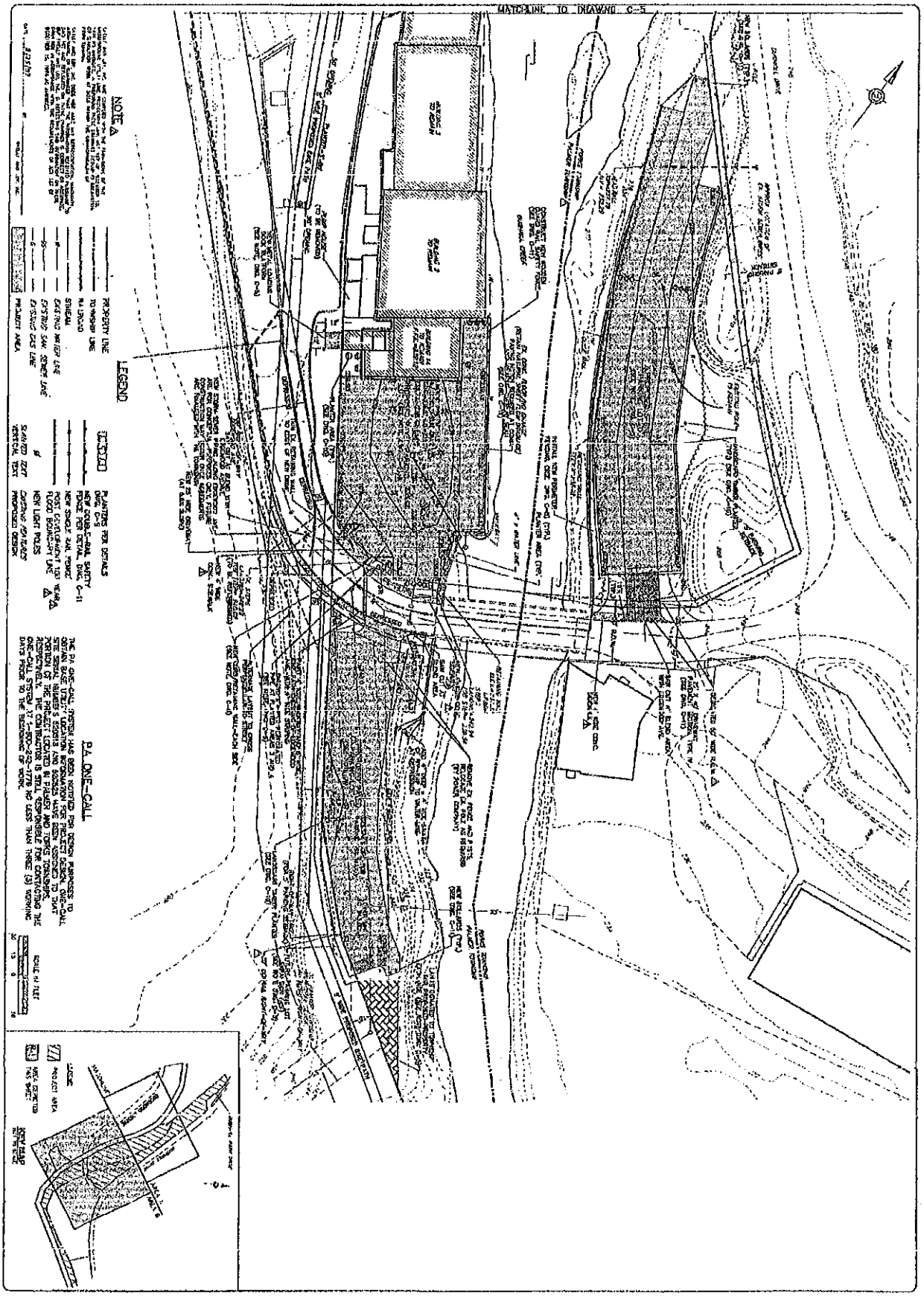

EDGEWOOD AVENUE
BUSH HILL DRIVE
SCHMEL CREEK
MATCHLINE TO DRAWING C-6
PROPOSED EMPLOYEE PARKING AREA SEE NOTE 6
CONSTRUCT NEW WOODEN GUARD RAIL SAFETY FENCE (SEE DWG. C-11)
LANDSCAPE PLANTER (TYP.) SEE DWG. C-13
PROPOSED 8' WIDE PROPOSED BIKE PATH
PROPOSED 15' WIDE X 80' LONG TRUCK TURN-AROUND EASEMENT REQUIRED
NEW BOLLARDS (TYP.) SEE DWG. C-11
EXISTING METAL LANDING AND RAMP TO REMAIN
TRUCK TRAFFIC PATTERNS
PLANTER
BUILDING 10
BUILDING 9
BUILDING 8
BUILDING 7
BUILDING 6
BUILDING 5
BUILDING 4
BUILDING 3
BUILDING 2
BUILDING 1
EXISTING 8" SANITARY SEWER LINE
EXISTING 8" WATER LINE
EXISTING GAS LINE
EXISTING STORM SEWER LINE
EXISTING GAS VALVE
EXISTING WATER VALVE
EXISTING STORM MANHOLE
EXISTING SANITARY MANHOLE
EXISTING INLET
EXISTING CURB INLET
EXISTING UTILITY POLE
EXISTING LIGHT POLE
EXISTING TREE
EXISTING SHRUB
EXISTING FENCE
EXISTING GUIDE RAIL
EXISTING CONCRETE CURB
EXISTING CONCRETE SIDEWALK
EXISTING ASPHALT PAVEMENT
EXISTING CONCRETE PAVEMENT
EXISTING GRAVEL PAVEMENT
EXISTING BUILDING
EXISTING CONTOUR
EXISTING SPOT ELEVATION
EXISTING PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING EASEMENT LINE
EXISTING CENTERLINE
EXISTING CURB
EXISTING SIDEWALK
EXISTING



1606178002	SKELLY AND LOY, INC. ENGINEERING-CONSULTANTS 2601 NORTH FRONT STREET HARRISBURG, PENNSYLVANIA (717)232-0593 (800)687-6552 FAX (717)232-1799					PRELIMINARY/FINAL LAND DEVELOPMENT PLAN for THE PALMER UPPER HILL BUSINESS TRUST PALMER FACILITY PALMER AND FORKS TOWNSHIPS NORTHAMPTON COUNTY, PA	C-6
MAY 25, 2007		1	PER PALMER TOWNSHIP ENGINEER'S COMMENTS	T.A.S.	A.E.B.	5/15/07	5/15/07
		2	PER PALMER TOWNSHIP ENGINEER'S COMMENTS	T.A.S.	A.E.B.	5/15/07	5/15/07
		NO.	DESCRIPTION	BY	APP'D	DATE	
							ENGINEERING PLAN - AREA B

BLDG. 10 - 1st FLOOR

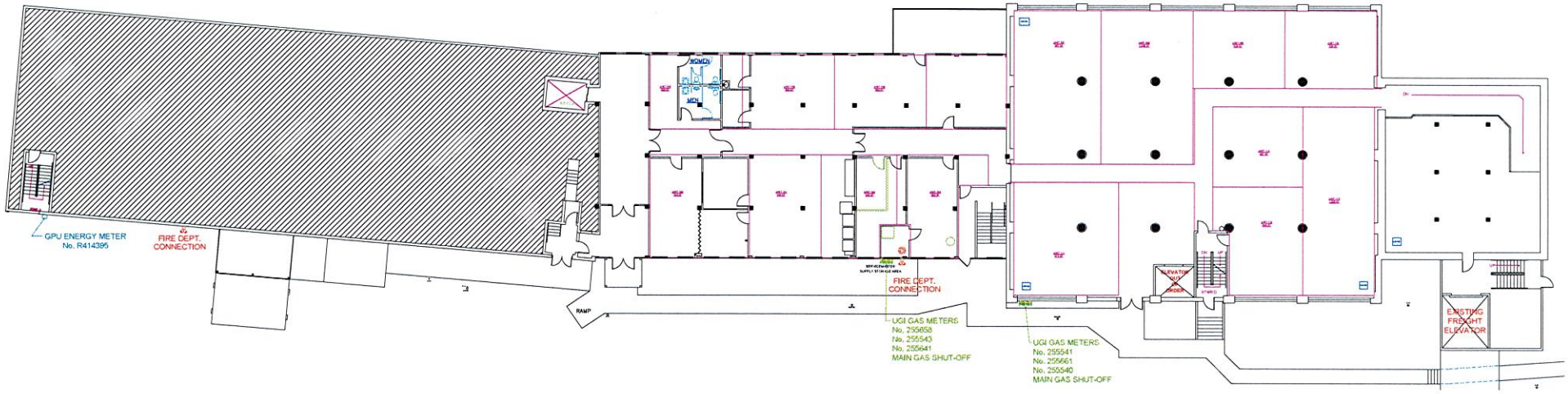
BLDG. 3 - 1st FLOOR

BLDG. 2 - 1st FLOOR

BLDG. 1A 1st FLOOR

TOTAL = 5,952 SQ. FT.

TOTAL = 9,512 SQ. FT.



BLDG. 10 - 2nd FLOOR

BLDG. 3 - 2nd FLOOR

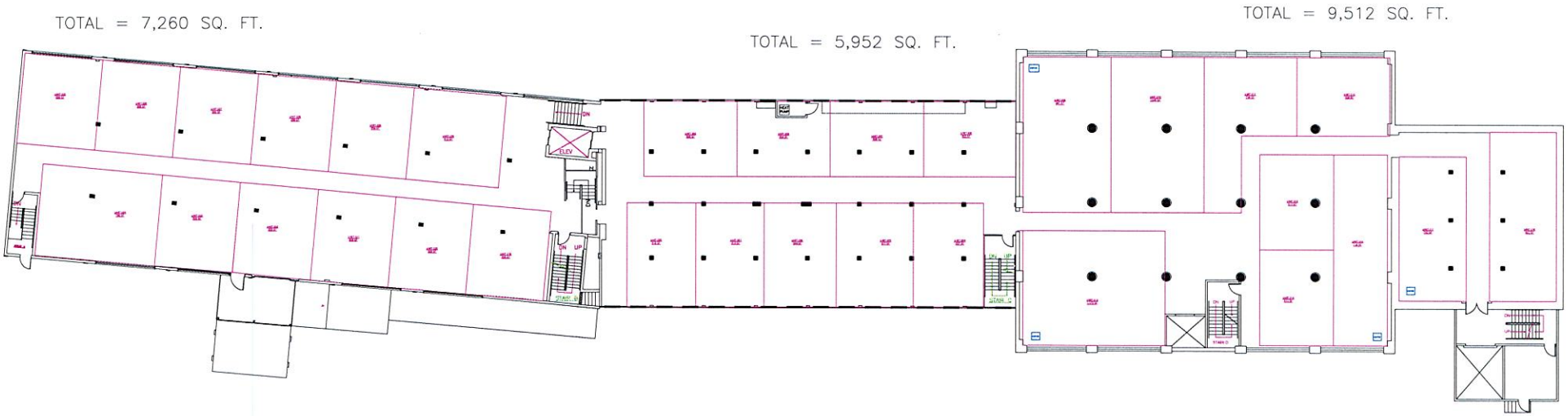
BLDG. 2 - 2nd FLOOR

BLDG. 1A 2nd FLOOR

TOTAL = 7,260 SQ. FT.

TOTAL = 5,952 SQ. FT.

TOTAL = 9,512 SQ. FT.

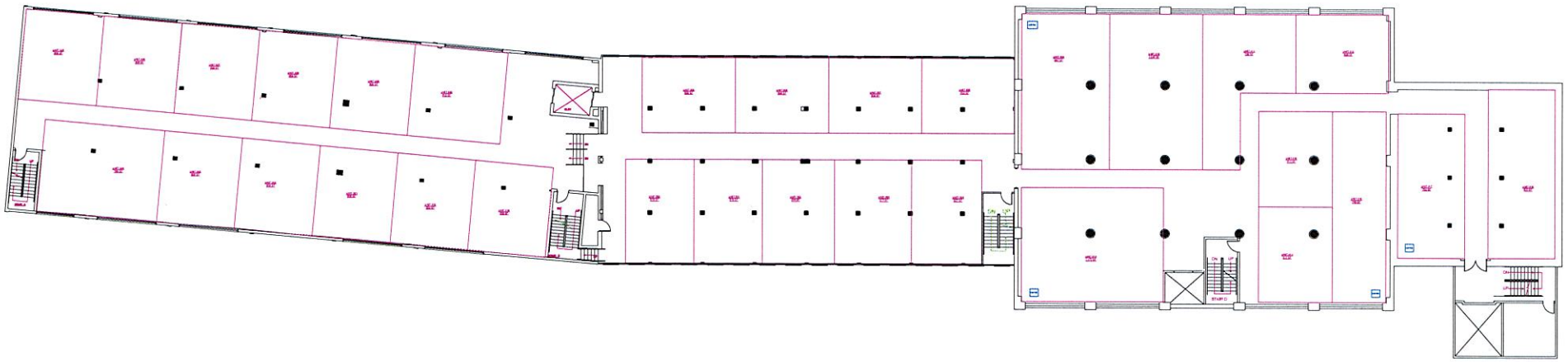


BLDG. 10 - 3rd FLOOR

BLDG. 3 - 3rd FLOOR

BLDG. 2 -
3rd FLOOR

BLDG. 1A
3rd FLOOR



BLDG. 10 - 4th FLOOR

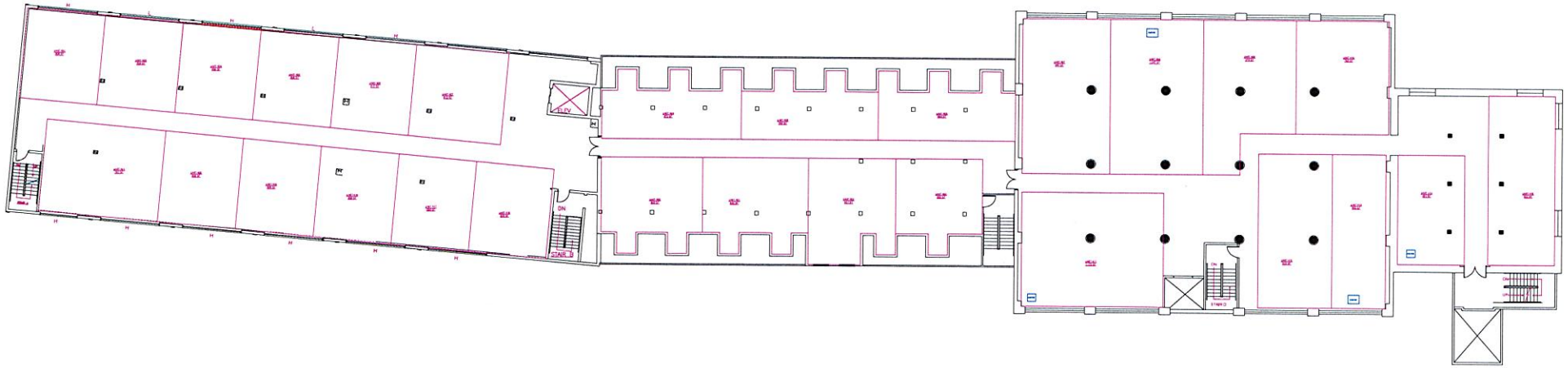
BLDG. 3 - 4th FLOOR

BLDG. 2 -
4th FLOOR

BLDG. 1A
4th FLOOR

TOTAL = 7,260 SQ. FT.

TOTAL = 9,512 SQ. FT.



019387

Goudsouzian & Associates

Steven N. Goudsouzian, LLC 10-04
Attorneys At Law
2940 William Penn Hwy
Easton, PA 18045
General Business Account

Fidelity BANK
Member FDIC
60-312/313

6/7/2024

PAY TO THE ORDER OF Palmer Township $ **1,000.00

One Thousand and 00/100********** DOLLARS

Security features. Details on back.

3 Weller Place
PO Box 3039
Palmer, PA 18043-3039

AUTHORIZED SIGNATURE

MEMO Hyman/G&A File No. 2024-185

⑈019387⑈ ⑆031303129⑆ 56760065 3⑈

Steven N. Goudsouzian, LLC 10-04/Attorneys At Law 019387

Palmer Township 6/7/2024 1,000.00

Checking #56-760065 Hyman/G&A File No. 2024-185 1,000.00

Steven N. Goudsouzian, LLC 10-04/Attorneys At Law 019387

Palmer Township 6/7/2024 1,000.00

Checking #56-760065 Hyman/G&A File No. 2024-185 1,000.00

537 Milford Street - Personal Care Facility (Palmer Manor) - Preliminary Land Development Plan

INFORMATION

Exchange 8 LLC seeks Preliminary Land Development approval of personal care facility consisting of 70 beds with 28 parking spaces at 537 Milford Street. The applicant submitted the project application under the 1994 Zoning Ordinance which identified the property in the Heavy Industrial/Mixed Use HI and additionally received variances to support this type of project.

A Planning Commission recommendation is needed at this time.

ATTACHMENTS:

Staff Report
Township Engineer Review
Geotech Review
Landscape and Lighting Review
LVPC Plan Review (old)
LVPC Stormwater Review (old)
LANTA Review
Shade Tree Commission - Second Review
Fire Commissioner - Fifth Review
MS4 Coordinator - Fifth Review
Police Chief - Third Review
Public Services Director - Third Review
Public Works Director - Fifth Review
Recreation Board - Fourth Review
C-1.1. Site Plan
C-2.1 Existing Conditions Plan
C-5.1 Landscape and Lighting Plan
C-7.1 Details Plan
C-7.2 Details Plan
C-7.3 Truck Turning Plan
C-8.1 ECSM Plan
C-8.2 ECSM Plan Details
C-9.1 PCSM Plan
C-9.2 PCSM Plan Details
C-9.3 PCSM Plan Details

PALMER TOWNSHIP
NORTHAMPTON COUNTY, PENNSYLVANIA
3 Weller Place, Palmer, PA 18045-1975, Tel. 610-253-7191

Staff Report

To: Palmer Township Planning Commission
Kent A. Baird, AICP, Director of Planning

From: Craig S. Beavers, CFM, CZO, Assistant Director of Planning

Date: August 5, 2024

Re: 537 Milford Street - Personal Care Facility (Palmer Manor)
Request for Preliminary Land Development Plan Review (6th Review)

GENERAL INFORMATION

Project Name:	537 Milford Street – Palmer Manor
Applicant:	Exchange 8 LLC
Address:	537 Milford Street
Acreage:	0.976 acres
Parcel ID:	M8-8-1B-5 0324
Proposed Use:	Personal Care Facility
Existing Zoning:	HI Heavy Industrial/Mixed Use (Old Zoning Ordinance)

LOCATION AND INTENT

Exchange 8 LLC seeks Preliminary Land Development approval for the development of a four-story personal care facility, consisting of 62 units with 26 parking spaces. The property is to be served by public water and public sewer and is zoned Heavy Industrial/Mixed Use HI (under the 1994 Zoning Ordinance). Exchange 8 LLC is the equitable owner and applicant.

The property is 0.976 acres and contains areas of slopes under 8%. There are no floodplains or wetlands present on the property. It is currently an unused meadow field with no existing structures. To the north is the American Family Services thrift store. To the east is an undeveloped apartment building. To the south are the Two Rivers Trailway/Palmer Bikeway and Nicholas Courts Apartments. To the west are residential homes along Oakwood Street.

PREVIOUS TOWNSHIP CONSIDERATION

At their September 8, 2020 meeting, the Planning Commission unanimously recommended denial of a conditional use based on health and safety concerns related to fire access and parking issues.

At their October 5, 2020 meeting, the Board of Supervisors granted conditional use approval of a facility greater than 3-1/2 stories, or 45 feet, at 46, 702 sq. ft. on a portion of a 0.97-acre parcel.

REVIEWING AGENCY COMMENTS

A. **Township Engineer –** The comments of the Township Engineer are contained in Mr. Allen Mason and Mr. Justin Coyle's reviews dated July 31, 2024, June 25, 2024, May 28, 2024, April 4, 2024, February 23, 2024, and January 4, 2024. His comments pertain to NCCD approval.

B. **Township Geotechnical Consultant –** The comments from the Township Geotechnical Consultant are contained in Mr. Shawn Casey's reviews dated June 18, 2024, May 24, 2024, April 3, 2024, and January 3, 2024. His comments have been addressed.

C. **Township Landscape and Lighting Consultant –** The comments from the Township Landscape and Lighting Consultant are contained in Mr. Chris Green's reviews dated August 5, 2024 June 27, 2024, May 24, 2024, April 2, 2024, February 22, 2024, and January 3, 2024. His comments pertain to protection of trees during construction and conflicts with lighting fixtures.

D. **Public Works Department –** The comments from the Public Works Department are contained in Mr. Scott Kistler's reviews dated June 17, 2024, May 6, 2024, March 27, 2024, February 2, 2024, and January 2, 2024. His comments have been addressed.

E. **Fire Department –** The comments of the Fire Department are contained in Commissioner Stephen Gallagher's reviews dated June 26, 2024, May 30, 2024, February 23, 2024, and January 3, 2024. His comments have been addressed.

F. **Public Services Department –** The comments from the Public Services Department are contained in Mr. Phillip Godbout's reviews dated April 4, 2024 and January 3, 2024. His comments have been addressed.

G. **MS4/Stormwater Coordinator –** The comments from the MS4/Stormwater Coordinator are contained in Ms. Paige Strasko's reviews dated July 1, 2024, May 22, 2024, April 4, 2024, February 23, 2024, and January 3, 2024. Her comments have been addressed.

H. **Zoning Department –** The comments from the Zoning Department are contained in Mr. James Raudenbush's review dated February 23, 2024. His comments pertain to variance applicability.

I. **Shade Tree Commission –** The Shade Tree Commission recommended the approval of tree selections at their February 2024.

J. **Parks and Recreation Board –** The Parks and Recreation Board recommended at their May 2024 meeting that the developer pay fees in lieu of common open space land dedication to meet the open space and recreation requirements of §165-62 of the SALDO.

K. **Lehigh Valley Planning Commission** – The comments from the Lehigh Valley Planning Commission are contained in Ms. Bambi Griffin Rivera, Mr. Evan Gardi, Mr. Geoffrey Reese, and Mr. Denjam Khadka's review dated November 17, 2023. Their comments pertain to pedestrian infrastructure, transportation signage, and Act 167 stormwater drainage. Geoffrey Reese and Denjam Khadka report that the Drainage Plan is inconsistent with the PA Act 167 requirements.

L. **Northampton County Conservation District**– The comments of the Northampton County Conservation District have not been received at the time of this writing.

M. **Pennsylvania Department of Environmental Protection** – The comments from the Department of Environmental Protection are contained in Mr. Tewoldemedhin Rustu's review dated May 6, 2024. His comments pertain to approval of the sewer planning module exemption.

N. **LANTA** -- The comments of LANTA are contained in Ms. Molly Wood's review dated December 14, 2023. Her comments pertain to proximity of Enhanced Bus Service BRT and sidewalk connectivity.

PLANNING DEPARTMENT REVIEW

Comprehensive Plan Consistency

The Comprehensive Plan envisions the tract within a Residential Land Use Type, adjacent to both the William Penn Highway Overlay and the Eastern Gateway Overlay.

The purpose of the William Penn Highway Overlay is to manage growth and development along William Penn Highway and create a safe and visually unified streetscape. The overlay district aims to facilitate the development of a safe and viable corridor that links a variety of uses through streetscape amenities, design standards, and coordinated signage.

The purpose of the Eastern Gateway Overlay is to establish a coordinated approach for redevelopment and reinvestment within the Township's eastern gateway that encourages efficient land use and promotes accessibility to the Palmer Township trail network. Through unified mixed-use development and application of design standards, the Overlay District will serve to balance the nonresidential residential needs and interests of the eastern gateway of the Township.

The proposed personal care facility is consistent with the following goals:

- A.1: Provide housing opportunities for a full range of ages, family types and accessibility needs.
    - The proposed personal care facility would create additional senior dwelling units, which would be ADA compliant. The project complies with this goal.
- C.2: Support integrated, safe bicycle/trail networks to support recreation and connectivity of community assets and neighborhoods
    - The proposed personal care facility would allow for connection to the Palmer Bikeway, which would provide convenient connection to Bethlehem Township and the D&L Trail. This project complies with this goal.

The proposed personal care facility is either nonapplicable or negligible to the other goals.

Zoning Ordinance Compliance

The proposed personal care facility was submitted under the 1994 Zoning Ordinance. The project is within the HI Heavy Industrial/Mixed Use zoning district, which does not list "personal care facility" as a permitted use. A use variance was obtained in August 2020. The applicant should obtain a written opinion from the Zoning Officer and the Township Solicitor regarding the validity of these variances.

The purpose of this district is to provide sufficient space, in appropriate locations, to meet the current and anticipated future needs for a wide range of industrial activity with due allowance for the need for a choice of sites and to ensure that industrial operations will be compatible with surrounding residential areas. Although nonindustrial uses may be provided for in this district, this district is primarily intended to provide for industrial uses.

The proposed personal care facility is compliant with the Zoning Ordinance.

Subdivision and Land Development Ordinance Compliance

The proposed personal care facility is currently not compliant with the following section(s):

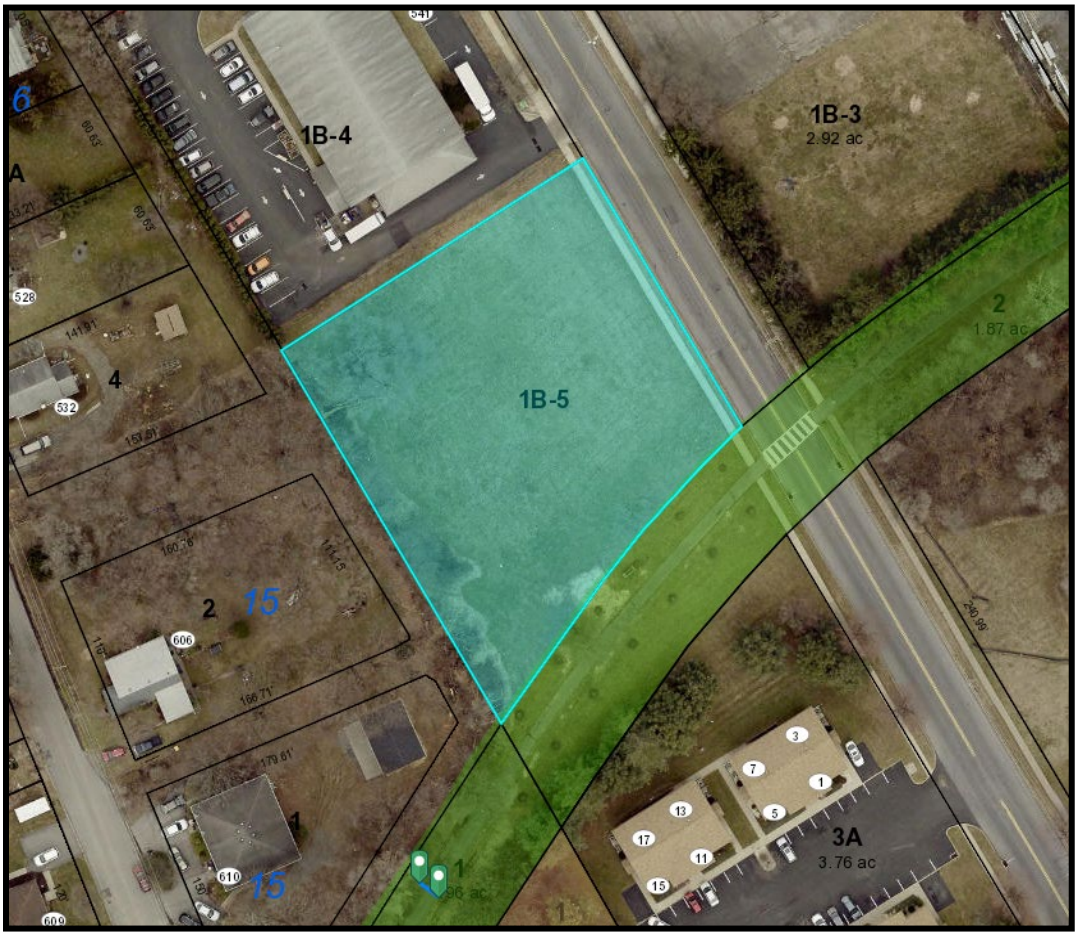
- SALDO §165-73.D – This section requires adequate protection of existing trees during the construction of a project. The Landscape and Lighting Consultant notes that fencing is proposed very close to the actual tree, which would not protect the trees from construction. Additionally, roots will be impacted in the northwest corner of the site. The applicant shall ensure tree protection is at least 15' away from the trees and adjust the retaining wall to comply with this provision.

PLANNING DEPARTMENT RECOMMENDATION

The Department recommends that the Planning Commission votes to recommend **conditional approval** of the preliminary plan, subject to the following conditions:

1. That the applicant shall apply for Final Plan approval within five (5) years of the preliminary plan approval pursuant to §165-36.B.
2. That the applicant complies with and address to the satisfaction of the Township Engineer, the comments of Mr. Justin Coyle. The applicant shall provide the Planning Department with written confirmation that all applicable comments have been addressed.
3. That the applicant complies with, to the satisfaction of the Township Geotechnical Consultant, the comments of Mr. Shawn Casey.
4. That the applicant complies with and address to the satisfaction of the Township Landscape and Lighting Consultant, the comments of Mr. Chris Green. The applicant shall provide the Planning Department with written confirmation that all applicable comments have been addressed.
5. That the applicant complies with and address to the satisfaction of the Fire Department, the comments of Commissioner Stephen Gallagher. The applicant shall provide the Planning Department with written confirmation that all applicable comments have been addressed.
6. That the applicant complies with and address to the satisfaction of the Zoning Department, the comments of Mr. James Raudenbush. The applicant shall provide the Planning Department with written confirmation that all applicable comments have been addressed.
7. That the applicant shall pay a Recreation Fee in lieu of improvements prior to plan recording in the amount of $3,325 ($3,500 per acre, with 0.95 acres).
8. That the applicant obtains both an Act 167 and Act 247 review from the Lehigh Valley Planning Commission for their most recent submissions prior to the plan being presented to the Palmer Township Board of Supervisors for Final Plan approval.
9. That the applicant obtains a letter from the Pennsylvania Department of Environmental Protection and/or the Northampton County Conservation District approving the NPDES Permit application pursuant to §165-76 of the Subdivision and Land Development Ordinance, prior to the plan being presented to the Palmer Township Board of Supervisors for Final Plan approval.
10. That the applicant shall dedicate to the Township a blanket utility easement of sufficient size in an area acceptable to the Township pursuant to SALDO §165-59.G, Preliminary Plan Checklist (PPC) Item E.5 and Final Plan Checklist (FPC) Item B.1.b. The dedication shall occur prior to a Final Plan being recorded. The dedication shall be by Deed of Dedication in a form acceptable to the Township Solicitor, and an Opinion of Record Title shall be prepared by the applicant's counsel indicating that the dedication is free and clear of liens and encumbrances that would affect the Township's use of said property. The applicant shall furnish to the Township Solicitor a description for the dedication that has been approved by the Township Engineer, and a copy of the current deed for the property showing current ownership and recording information.
11. That the applicant shall execute an Operation and Maintenance Agreement of Stormwater Management Facilities approved by the Township Solicitor for the maintenance of the on-site stormwater management facilities.
12. That the plans are to be revised and deemed to be "clean" prior to them being presented to the Board of Supervisors.

Planning Commission deadline date to act on the plan: August 13, 2024
Board of Supervisors deadline date to act on the plan: August 26, 2024



Location Site

537 Milford Street – Palmer Manor

M8-8-1B-5 0324

Heavy Industrial/Mixed Use (HI)

July 31, 2024 ***SENT VIA EMAIL***

Kent A. Baird, AICP, Director of Planning
Palmer Township
3 Weller Place
Palmer, PA 18045

Subject: Application for Preliminary Land Development Review – 8th Review
Palmer Manor – 537 Milford Street, Palmer Township, Northampton County, PA

Dear Mr. Baird:

Pursuant to your request, we have reviewed the above referenced Application documents against the Palmer Township Ordinances for compliance and offer the following comments:

PROJECT DESCRIPTION

The subject property is located at 537 Milford Street on the western side of the street and at the intersection of the Palmer-Bethlehem Township bikeway. The property is 0.976 acres and undeveloped with wooded boundaries. The property is located in the Heavy Industrial/Mixed Use (HI) Zoning District.

The Applicant is seeking approval to construct a 4-story mid-rise personal care facility with 70 beds and 28 parking spaces. The facility is proposed to be served with public water, public sewer, off-street parking lot, landscaping, and site lighting. The plan incorporates several updated features, including a building footprint reduction in size of 11,033 SF, a grass paver block emergency access path (20' wide), a recreation area to 9,671 SF and outside patios/balconies around the building.

SUBMITTED DOCUMENTS

1. One (1) set of Preliminary plans entitled "Palmer Manor" for Exchange 8 LLC prepared by Ott Consulting, Inc., 11 Sheets, dated June 12, 2023, and last revised July 18, 2024.

   Preliminary Plans submitted include the following: Record Plan, C-1.1, Existing Features Plan, C-2.1, Landscape and Lighting Plan, C-5.1, Details Plan, C-7.1, C-7.2, C-7.3, Erosion and Sediment Control Plan, C-8.1, C-8.2, PCSM Plan & O&M Plan, C-9.1, C-9.2, C-9.3.

2. Preliminary Plan Checklist dated July 18, 2024.

3. Project Application transmittal, prepared by Ott Consulting, Inc., dated July 18, 2024.

4. Township Engineer's Comment Response letter, prepared by Ott Consulting, Inc., dated July 18, 2024.

5. Township Lighting and Landscaping Consultant's comment response letter, prepared by Ott Consulting, dated July 18, 2024.

6. Township Fire Commissioner's Comment Response letter, prepared by Ott Consulting, Inc., dated June 18, 2024.

ZONING

1. Waivers/Deferrals Zoning Approval Granted: (No waivers/deferrals to date) August 4, 2020 – Variances granted from the following sections of the ZO:

   a) ZO §190-112, §190-113, and §190-114 – To allow the Personal Care Facility to be constructed in the Heavy Industrial/Mixed Use District (HI) which does not provide this use as a permitted use in the district.

   b) ZO §190-116.A – Requiring a 1-acre minimum lot size (0.976 acres provided).

   c) ZO §190-116.F – Requiring a 120-foot rear yard setback (15-foot setback requested); ZO §190-54 – Allowing relief from the Maximum Building Height requirements.

   d) October 5, 2020 – Conditional Use Approval granted to allow a Personal Care Home/Assisted Living Facility with a building height greater than 3-1/2 stories or 45 feet (ZO §190-116.G(1) and §190-116.G(2)), and subject to the Conditions of Approval outlined in the November 9, 2020, letter.

   We would continue to recommend that the Township Solicitor be consulted to determine whether the variances granted in 2020, as part of the previous Application are still valid.

2. The amended plan proposes 9,671 SF of open space area in the front portion of the property where 20 percent of the property or 8,505 SF is required. While the size is consistent with ZO §190-210.C(26)(a), the Township should confirm the proposed open space area, as shown on the plan is acceptable.

STORMWATER MANAGEMENT

The Plans have been reviewed in accordance with Palmer Township's Stormwater Management Ordinance (Ordinance No. 2023-482) adopted on November 20, 2023. Per Article II of the aforementioned Ordinance, this Development is classified as a Major Stormwater Permit. The stormwater-related comments are as follows (please note that CEC's comments from our review letter dated June 25, 2024 are indicated in italics, and previously addressed CEC comments have been removed):

1. *For regulated activities proposing earth disturbances of greater than or equal to 5,000 SF, submission of an erosion and sediment control plan to the County Conservation District/*

Reviewing Authority for adequacy review shall be required at the sole discretion of the Municipalities Engineer. Due to the change in stormwater management practice from an infiltration basin to an MRC Basin, a submission to the Northampton County Conservation District is now required. Evidence of approval from the County Conservation District shall be a condition of approval. §301.Q As of July 18, 2024, the Applicant's Engineer has indicated that the plan has been submitted to NCCD for review. This comment remains outstanding.

POLICY AND INFORMATION

1. *We defer to the Township Fire Commissioner and emergency response personnel regarding the acceptability of emergency access, the requirements for fire protection systems, etc., SALDO §165-32.C(2)(b) and §165-36.D(2)(c). In addition to the building height, the Fire Commissioner may wish to comment on building access (notably to the rear of the property.) Clarification is also requested for the elevation difference between the secondary access at the northwest corner of the building and the finished floor elevation (377.83 access door; 376.08 finished floor).* The plan has been resubmitted to the Fire Commissioner. The Applicant's Engineer's response to the latest comments dated June 26, 2024 was included with this resubmission. This comment remains outstanding, awaiting the Fire Commissioner's Approval.

2. *Confirm the acceptability of the Covenants listed on Sheet 1 with the Township Solicitor. The Covenants, Drainage Covenants Agreement, and Drainage Easement notes are recommended for review by the Township Solicitor.* The Applicant has indicated that they will comply.

3. *The Applicant should provide copies of all correspondence, including all data submitted to outside agencies regarding required permits and approvals to the Township and our office.* The Applicant has indicated that they will comply.

4. *Upon submission of plans for recording, the Applicant's Representative shall sign and seal/notarize all Statements and Certifications as applicable, PPC Items C.5 and C.6.* The Applicant has indicated that they will comply.

5. *The Township Solicitor should be consulted for a final review and processing of the O&M agreement. Ultimately, the Developer is responsible for recording of said agreement.*

We reserve the right to perform additional review and provide comments on this Application pursuant to testimony presented at a public hearing and/or the submittal of revised plans and documents. Should you have any questions, please contact this office.

Very truly yours,

CARROLL ENGINEERING CORPORATION

Justin M. Coyle

Justin M. Coyle, P.E.
Senior Vice President

DJW/JMC

cc: Justine Caiazzo-Strouse, Administrative Assistant to Planning, Palmer Township
Robert A. Williams, Township Manager, Palmer Township
Brenda DeGeralomo, Assistant Township Manager, Palmer Township
Craig Beavers, Assistant Director of Planning, Palmer Township
Jonathan J. Reiss, Esquire, Grim, Biehn and Thatcher
William D. Oetinger, Esquire, Grim, Biehn and Thatcher
Allen B. Mason, P.E, Executive Vice President, CEC
Daniel J. Wilusz, P.E., Project Manager, CEC

June 18, 2024
F110980.00

Palmer Township
3 Weller Place
P.O. Box 3039
Palmer, PA 18043

Attn: Kent A. Baird, AICP – Director of Planning (via email)

Re: Geotechnical Review, Palmer Residences
537 Milford Road
Palmer Township, PA

Dear Mr. Baird:

GAI Construction Monitoring Services, Inc. d/b/a CMT Services Group (CMT) has prepared this letter with respect to our review of documents related to the proposed Palmer Manor, located on Milford Road. We have provided this review at your request in accordance with our revised "Geotechnical Consulting Services" proposal and agreement dated August 18, 2011. Palmer Township provided the following documents for review:

- "Land Development Plan Set", 10 Sheets, prepared by Ott Consulting, Inc. (Ott), dated 10-17-22, last revised 6/13/24.
- "Stormwater Management & PCSM Report, prepared by Ott, dated October 18, 2022, last revised June 13, 2024.
- Geotechnical comment response letter, prepared by Ott, dated June 13, 2024.

CMT offers the following comments.

- There have been no further changes or additions to the geotechnical aspects of the project documents. Therefore, we have no additional comments.
- We have no further comments.

CMT has attempted to prepare this letter using the degree of care and skill ordinarily exercised under similar circumstances by reputable geotechnical professionals with experience in this geographical area under similar soil conditions. We offer no other warranty, either expressed or implied as to the conclusions and recommendations contained in this letter.

If you have any questions or require additional information, please contact Shawn Casey, P.E. at 610.731.0430, 610.507.5879 (cell), or s.casey@cmtservicesgroup.com.

Sincerely,
CMT Services Group

Shawn Casey, P.E.
Engineering Technical Manager

SC:sc

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

August 5, 2024

File No. 2022-10090

Kent Baird, AICP, Director of Planning
Palmer Township
3 Weller Place
Palmer, PA 18045

Reference: Preliminary Land Development Plans
537 Milford Street - Palmer Manor
Landscape and Exterior Site Lighting Review

Dear Kent:

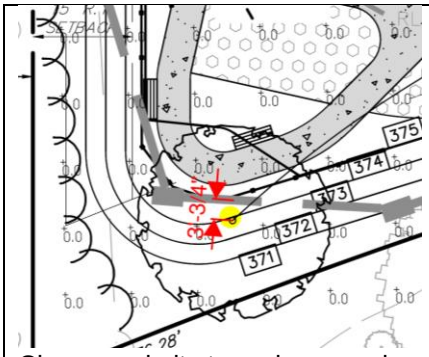
As requested, Gilmore & Associates, Inc. has reviewed the documents listed below with regard to the Preliminary Plan referenced above:

A. Preliminary Landscape and Lighting Plan (Drawing C-5.1), prepared by Ott Consulting, Inc, dated 6/12/2023, last revised 7/18/2024.

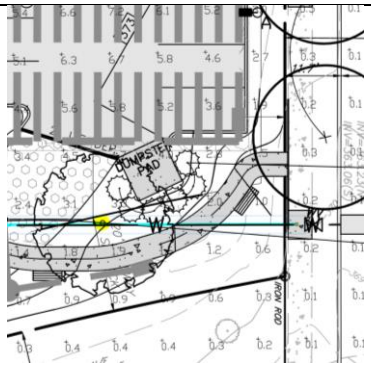
Landscape Review:

General Comments:

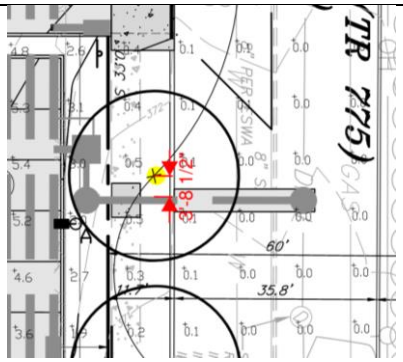
1. We note that plans continue to depict proposed trees within five feet of underground storm piping and one directly on top of a proposed water line. We continue to recommend that the trees be planted no closer than ten feet (10') from underground utilities:



Close proximity to underground storm pipe



Conflict with water line



Close proximity to underground storm pipe

2. In the applicant's July 18, 2024 response letter, it is noted that arborist assessment during and after construction of existing trees to be impacted is agreeable, however it does not appear that any notes to this effect have been added to the Landscape Plan or Erosion and Sediment Control Plan. It is recommended that notes be added to the plans to ensure that inspections occur.

Exterior Site Lighting Review:

There have been no revisions to the proposed exterior site lighting since the previous submission. The proposed lighting appears to be in accordance with Township Ordinance requirements. Note that this review does not include structural evaluation of light poles or foundations. The design engineer shall structural stability and function of lighting proposed within the underground stormwater management area.

If you have any questions regarding the above, please contact this office.

Sincerely,

Christopher E. Green, R.L.A., LEED AP
Senior Landscape Architect
Gilmore & Associates, Inc.

cc: Michael Schwartz, P.E. – Municipal Services Manger – Gilmore & Associates, Inc.
Sean Policelli, P.E., Project Manager – Gilmore & Associates, Inc.
Craig Beavers, CFM – Assistant Director of Planning – Palmer Township
Justine Caiazzo-Strouse – Palmer Township

Lehigh Valley Planning Commission

STEVEN GLICKMAN
Chair

CHRISTOPHER AMATO
Vice Chair

KEVIN SCHMIDT
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

Planning for the Future of Lehigh and Northampton Counties at 961 Marcon Blvd., Ste 310, Allentown, PA 18109 ■ (610) 264-4544 ■ lvpc@lvpc.org ■ www.lvpc.org

November 16, 2022

Mr. Kent Baird, Planning Director
Palmer Township
3 Wellers Place
Palmer, PA 18045

Re: Palmer Manor – Land Development
Palmer Township
Northampton County

Dear Mr. Baird:

The subject applicant conceptualizes the construction of a 70 unit, 11,722-square-foot four story personal care facility at 537 Milford Street (PIN M8 8 1B-5).

The LVPC offers the following comments:

Transportation Network

The LVPC commends the location of the proposed development which adds density to an area that is already developed, which helps prevent sprawl and inefficient development patterns and helps to create a better transportation network.

The location is a three-minute walk to two bus stops on William Penn Highway that serve routes 100 and 220, and a five-minute walk to bus stop located on S Greenwood Avenue that serves route 216. These serves may be used by both staff and residents.

Outdoor seating

The LVPC recommends that outdoor seating be provided for the future residents which would support a healthy community. “Access to open space reduces depression, anxiety and stress” (*FutureLV The Regional Plan*, Special Section, Healthy Communities).

Accessible seating example

Existing Regional Land Trails

The project site is located directly adjacent to the Palmer-Bethlehem Township Bikeway, a commuter trail serving the region. The project contains a monumental opportunity to contribute to the trail network by making this .2-mile-long section of the trail accessible. The LVPC encourages the Township to work with the developer to consider ways that could 'improve access to green spaces' in support of promoting the physical and mental health in the community (of Policy 5.3) and would serve the residents of the development by having a nearby, walkable area. This could be done by providing outdoor sitting spaces.

Example taken from *FutureLV the Regional Plan* page 119

Stormwater Review

The project site is located within the Fry's Run watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments relative to our review of the project's stormwater management plan are included as attachment 1.

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Sincerely,

Bambi Griffin Rivera
Community and Regional Planner

cc: Abe Atiyeh, Applicant;
Jeffrey L. Ott, Project Engineer/Surveyor;
Anthony Tallarida, Township/Borough Engineer;
Ron Gawlik, The Pidcock Company;
Dean Severson, AICP, LVPC Director of Regional Planning;
Geoffrey A. Reese, PE, LVPC Master Planner and Engineer;
Steve Neratko, LVPC Chief Community and Regional Planner;
Denjam Khadka, LVPC Senior Civil/Environmental Engineer

Lehigh Valley Planning Commission

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Executive Director

Planning for the Future of Lehigh and Northampton Counties at 961 Marcon Blvd., Ste 310, Allentown, PA 18109 ▪ (610) 264-4544 ▪ lvpc@lvpc.org ▪ www.lvpc.org

January 26, 2024

Mr. Robert Williams, Manager
Palmer Township
3 Weller Place
Palmer, Pennsylvania 18045-1975

Re: Palmer Manor
Plans Revised December 14, 2023
Palmer Township
Northampton County

Dear Mr. Williams:

The proposed storm drainage concept presented in the post-construction stormwater management plans revised December 14, 2023 and storm drainage calculations revised December 6, 2023 has been reviewed for consistency with the *Delaware River Sub-Basin 2 and Lehigh River Sub-Basin 5 (Fry's Run) Act 167 Storm Water Management Ordinance*, February 1999. A checklist of the Act 167 review items is attached for your information. As indicated on the checklist, each item of the Drainage Plan has been reviewed for consistency with the Act 167 Ordinance. A brief narrative of the review findings is as follows:

> The proposed development is located within drainage district 67 of the Fry's Run Study Area as delineated in the Act 167 Plan. As such, the runoff control criteria for the site are a 30% Release Rate for the 2-year return period storm and a 100% Release Rate for the 10-, 25- and 100-year return period storms. Based on review of the plans and calculations, the following deficiencies are noted. Infiltration testing should be provided for the proposed infiltration bed. Therefore, the Drainage Plan has been found to be inconsistent with the Act 167 requirements.

Note that only those details of the Drainage Plan included on the checklist have been covered by this review. Therefore, notable portions of the Drainage Plan not reviewed include any aspect of the post-construction storm water management plan concerning water quality, the details and design of any proposed water quality BMPs, the Erosion and Sedimentation Control Plan and the details of the runoff collection system (piping). These items are reviewed by the municipal engineer and/or others, as applicable.

Once the outlined issues have been addressed, the revised plans, completed application form and appropriate review fee will need to be resubmitted to our office. Please call with any questions regarding these comments.

Sincerely yours,

Geoffrey A. Reese, PE
Master Planner and Engineer

Denjam Khadka
Senior Civil/Environmental Engineer

Attachment

cc: Kent Baird, Planning Director
Craig Beavers, Assistant Planning Director
Chris Briglia, PE, Carroll Engineering
Jeffrey Ott, PE, Ott Consulting, Inc.
Northampton County Conservation District

LVPC ACT 167 REVIEW CHECKLIST

Development Name: Palmer Manor
Municipality: Palmer Township
Date: January 26, 2024

Watershed: Fry's Run
Reviewer: Denjam Khadka
Checked by: Geoffrey A. Reese, PE

Ordinance Reference	Item	Consistency w/Ordinance Yes	No	N/A	Comment
301.A-G.	General storm water management requirements	X			
H.	Consideration of volume controls	X			Infiltration preferred, not required

302.A,B. Applicable Storm Water Management Provisions

Subarea(s)	67				
Criteria	30%/100% RR				

Criteria Key: RR = release rate; CND I = conditional no detention I; CND II = conditional no detention II

303.A.	Design consistency with applicable management provisions from 302.A. and B		X		See letter for details.
B.	Mapping of Storm Water Management District Boundaries	X			
C.	Downstream capacity analysis			X	
D.	Multiple discharge points within a single subarea			X	
E,F.	Multiple discharge points within multiple subareas			X	
J.	Documentation of no increase in peak or volume			X	
L.	Documentation of "no harm" downstream			X	
M.	Regional or subregional detention analysis			X	
N.	Capacity improvements analysis			X	
304.A.	Computation method (rational or soil-cover-complex)	X			Rational method used.
B.	Verification of detention design by routing		X		See letter for details.
C.	Minimum detention pond freeboard specifications		X		See letter for details.
E.	Soil-cover-complex method design rainfall			X	
F.	Rainfall intensities for rational method	X			
G.	Curve Numbers for soil-cover-complex method			X	
H.	Runoff coefficients for the rational method	X			
I.	Volume control storage volume			X	
J.	Common time of concentration	X			
K.	Manning equation to calculate watercourse capacity			X	
403.	Drainage Plan Contents		X		See letter for details.

Craig Beavers

From: Molly Wood <mwood@lantabus-pa.gov>
Sent: Thursday, December 14, 2023 1:56 PM
To: Craig Beavers
Subject: LANTA Comments for 537 Milford Street - Palmer Manor_Dec2023

Craig,

The Lehigh and Northampton Transportation Authority (LANTA) has reviewed the submitted Record Plan for the proposed Palmer Manor project located at 534 Milford Street in Palmer Township, and offers the following comments.

LANTA provides fixed-route public transportation directly to the vicinity of the project site, with an active eastbound Enhanced Bus Stop (EBS) Blue Line bus stop ID 1463 located at the intersection of William Penn Highway and S Greenwood Avenue, approximately .25 miles west of the project site on Milford Street, just south of the William Penn Highway and Milford Street intersection.

LANTA appreciates the efforts made to utilize the existing Milford Street sidewalk network in the proposed plan, as well as including a pedestrian walkway in between the proposed parking lot and the main entrance of the front and sides of the proposed residential building. LANTA recommends connecting the sidewalk fronting the proposed building with the existing sidewalk on Milford Street to allow for pedestrians to have direct and safe access, without having to walk through the parking lot.

For follow up or additional questions, please contact Molly Wood at mwood@lantabus-pa.gov for further discussion.

Thank you,
Molly

Molly S. Wood, AICP
Planner/Land Use Specialist
Lehigh and Northampton Transportation Authority
1060 Lehigh Street, Allentown, PA 18103
PH: 610-439-1376
mwood@lantabus-pa.gov
www.lantabus.com

Follow LANta on: Facebook | Twitter | LinkedIn | YouTube

From: Craig Beavers <CBeavers@palmertwp.com>
Sent: Thursday, December 14, 2023 1:07 PM

To: Molly Wood <mwood@lantabus-pa.gov>
Cc: Robert Williams <rwilliams@palmertwp.com>; Brenda DeGerolamo <BDeGerolamo@PalmerTwp.com>; Justine Caiazzo-Strouse <JCaiazzo-Strouse@palmertwp.com>; Kent Baird <KBaird@palmertwp.com>; jcoyle@carrollengineering.com; woetinger@grimlaw.com; jreiss@grimlaw.com
Subject: Request for Review: 537 Milford Street - Palmer Manor

Warning! This email has been received from an external domain. Do not click any links or open any attachments unless you are expecting such a message with an attachment from this sender. Original Message:
Good afternoon Molly,

Palmer Township respectfully requests your review of the Preliminary Plan materials submitted for the above project. This is an application for a personal care facility.

The SharePoint link to the folder is provided below.

537 Milford St-Palmer Manor

We would appreciate you sharing any comments you may have for this project. If possible, we would love to have comments before January 3rd.

If you have any questions, please let us know.

Thank you in advance,
Craig

Craig Beavers, CFM (he/him)
Assistant Director of Planning
Palmer Township, Pennsylvania

Phone: 610-253-7191, x1122

Email: cbeavers@palmertwp.com

3 Weller Place, Palmer, PA 18045

This message contains confidential information and is intended only for the intended recipients. If you are not an intended recipient you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system.

Palmer Township
Subdivision and Land Development
Plan Review Comment Form

Project Information

Project Address: 537 Milford Street

Project Name: 537 Milford Street - Palmer Manor (New)

Submission Date: February 2, 2024

Plan Type: Personal Care Facility

Zoning District: Heavy Industrial (HI) (OLD ZONING)

Applicant's Name: Exchange 8 LLC

Shade Tree Commission Comments (attach additional pages as needed)

Comments related to location and types of shade trees proposed:

Species change is acceptable

Additional two parking trees are a nice touch

Comments related to landscaping plan and natural features:

Comments related to impact of existing trees:

Other Comments:

Signature: _____ Date: 2/23/2024

TOWNSHIP OF PALMER ● NORTHAMPTON COUNTY, PA
Office of the Fire Commissioner
Phone: 610-559-9809
Fax: 610-252-7187
sgallagher@palmertwp.com

MEMORANDUM

TO: PALMER TOWNSHIP PLANNING DEPARTMENT

FROM: STEPHEN GALLAGHER – FIRE COMMISSIONER

DATE: JUNE 26, 2024

SUBJECT: 537 MILFORD STREET PERSONAL CARE FACILITY

Mr. Kent Baird and Mr. Craig Beaver, following is my review of the Personal Care Facility revised Preliminary Plans submitted to the June 13, 2024 and letter from Mr. Jason Buchta, Senior Landscape Architect for OTT Consulting, Inc.:

Proposed Land Development Plan

1. Exchange 8 LLC submitted revised preliminary land development plans for construction of a four story "Personal Care Facility" located on property at 537 Milford Street. Plans with revision date 6/13/2024.

2. Square footage per floor identified as 11,033 square feet x 4 stories equals total square footage of 44,132 with a total of 62 units with total 70 beds. Each unit is provided with full laundry facilities and a Kitchenette.

3. Two fire hydrants are proposed. One located on the Northeast property line and the other on the Southwest property line.

4. A Fire Department Connection is proposed on the front of the building within 100' of a fire hydrant.

5. A 20' wide grass paver blocks (Grasspave2) Emergency Access/Fire Apparatus Access Road is proposed along the South property line, extends to the Southwest property edge, and terminates at the proposed hydrant.

6. Two stair towers are proposed, with both having area of refuge space, for means or egress.

Mr. Buchta Letter Dated June 13, 2024

1. Fire Apparatus Access Road Emergency Access Road to be constructed of a grass paver block having a HS-20 load rating. The plans propose a product referred to as GrassPave2. Approved.

2. Proposed two hydrants now have separate supply from the Milford Street water main. Approved.

3. Retaining wall at the rear of the property has been removed and a flat area of 16' width is provided at the rear of the building. This 16' wide flat area behind the building is necessary to meet the optimal angle of inclination for ground ladders in accordance with NFPA 1932. Approved.

Outstanding Items

1. An updated Emergency Preparedness Plan shall be submitted for review. The plan that was submitted for the December 2023 review found deficiencies. Deficiencies noted are:

   - If full evacuation is necessary, employees are to use the "call chain" in order to obtain more staff for evacuation. It was noted this practice is not approved.

   - Six employees are proposed for 70 residents. A span of control of 12 residents per employee, which was noted as insufficient and an optimal span of control of 5 but no more than 7 residents per employee be provided.

Other

1. Following approvals from previous plan submittals still apply. They include but not limited to:

   - NFPA 13 compliant Fire Protection System shall be installed, not an NFPA 13R system.

   - Standpipe system shall be approved by the Fire Commissioner prior to construction.

   - Proposed Stair Towers shall be constructed of non-combustible materials and a fire rating to 2-hours minimum.

Palmer Township
Subdivision and Land Development
Plan Review Comment Form

Project Information

Project Address: 537 Milford St

Project Name: 537 Milford St - Palmer Manor (new)

Submission Date:

Plan Type: Preliminary Land Development Plan - Fifth Submission

Zoning District: HI Heavy Industrial (old zoning)

Applicant's Name: Exchange 8 LLC

MS4 Coordinator Comments (attach additional pages as needed)

Comments related to stormwater management plan:

No comment

Comments related to drainage or detention basins:

No comment

Comments related to stormwater construction issues:

No comment

Other Comments:

Signature: Paige Strasko Date: 7.1.2024

Palmer Township
Subdivision and Land Development
Plan Review Comment Form

Project Information

Project Address: 537 Milford Street

Project Name: 537 Milford Street - Palmer Manor (New)

Submission Date: March 27, 2024

Plan Type: Personal Care Facility

Zoning District: Heavy Industrial (HI)

Applicant's Name: Exchange 8 LLC

Police Chief Comments (attach additional pages as needed)

Comments related to traffic:

NONE

Comments related to health and safety:

NONE

Other Comments:

NONE

Signature: CHIEF Wayne Sie 4 Date: 3/27/2024

Palmer Township
Subdivision and Land Development
Plan Review Comment Form

Project Information
Project Address: 537 Milford Street
Project Name: 537 Milford Street – Palmer Manor (New)
Submission Date: 3/27/2024
Plan Type: Personal Care Facility
Zoning District: Heavy Industrial (HI)
Applicant's Name: Exchange 8 LLC

Public Service Director Comments

PBG 4/4/2024

General

1. Previously issued comments have been addressed. There are no further comments.

Palmer Township
Subdivision and Land Development
Plan Review Comment Form

Project Information

Project Address: 537 Milford St

Project Name: Palmer Manor

Submission Date: 06.13.2024

Plan Type: _____

Zoning District: _____

Applicant's Name: _____

Director of Public Works, Parks, and Public Utilities Comments (attach additional pages as needed)

Comments related to sewer:

No new comments. all previous comments addressed.

Comments related to utilities (non-sewer):

No comments

Comments related to trash and recycling:

Other Comments:

Signature: _____ Date: _____

Palmer Township
Subdivision and Land Development
Plan Review Comment Form

Project Information

Project Address: 537 Milford Street

Project Name: 537 Milford Street - Palmer Manor (new)

Submission Date: May 5, 2024

Plan Type: Preliminary Land Development Plan - Fourth Submission

Zoning District: HI Heavy Industrial (old zoning)

Applicant's Name: Exchange 8, LLC

Recreation Board Comments (attach additional pages as needed)

Comments related to access to open space, recreation, and parks:

No comments.

Comments related to open space dedication or fee in lieu of (recreation fee, if applicable):

The Board recommends accepting fees in lieu of dedication for this project.

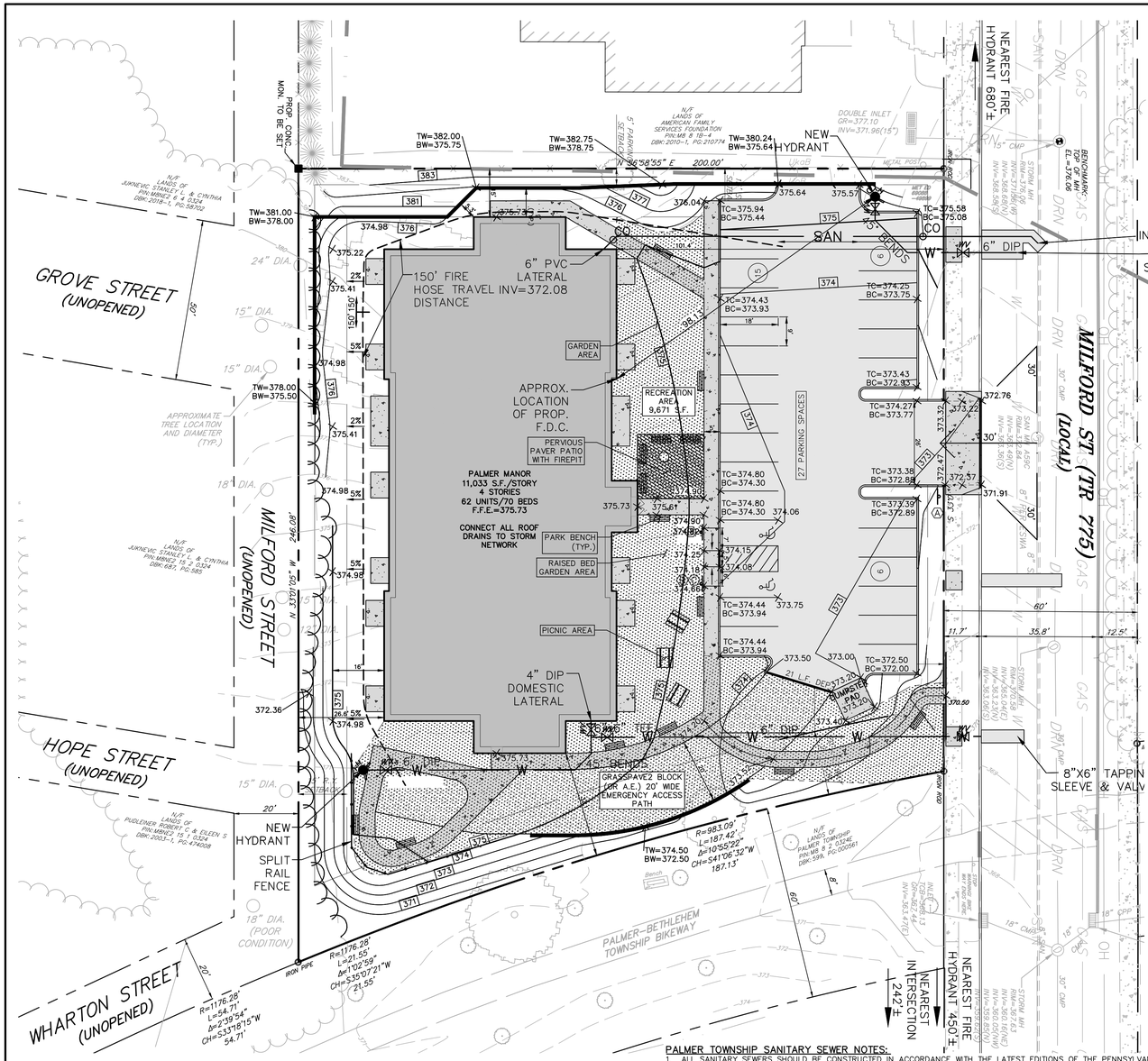
Comments related usage of natural features or water (if applicable):

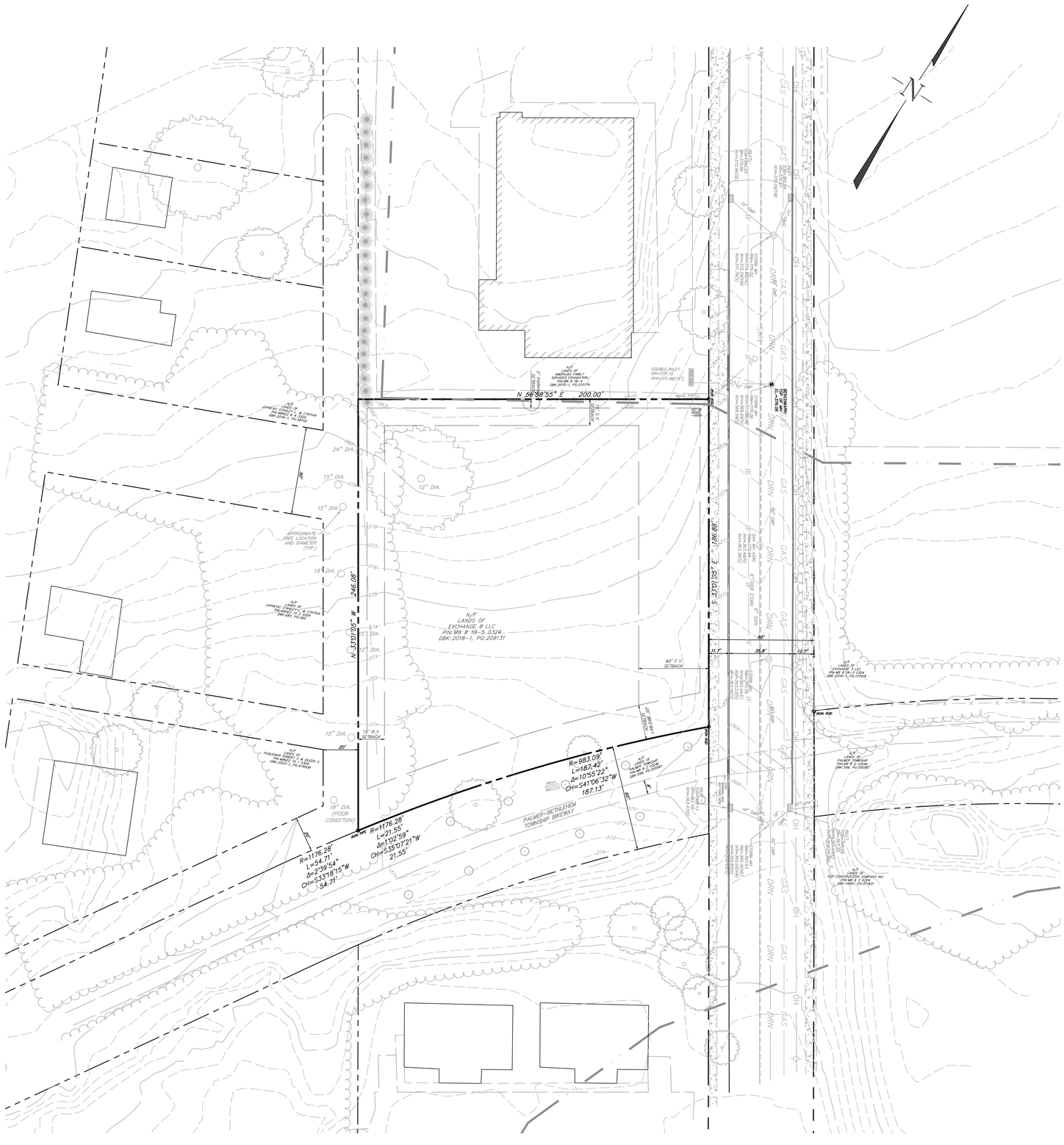
No comments.

Other Comments:

No comments.

Signature: Cheryl Nielsen Date: May 21, 2024


GROVE STREET (UNOPENED)
MILFORD STREET (UNOPENED)
HOPE STREET (UNOPENED)
WHARTON STREET (UNOPENED)
MILFORD ST. (TR 775) (LOCAL)
6" PVC LATERAL
150' FIRE HOSE TRAVEL INV=372.08 DISTANCE
APPROX. LOCATION OF PROP. F.D.C.
PERVIOUS PAVER PATIO WITH FIREPIT
GARDEN AREA
RECREATION AREA 9,671 S.F.
PALMER MANOR 11,033 S.F./STORY 4 STORIES 62 UNITS/70 BEDS F.F.E.=375.73
CONNECT ALL ROOF DRAINS TO STORM NETWORK
PARK BENCH (TYP.)
RAISED BED GARDEN AREA
PICNIC AREA
4" DIP DOMESTIC LATERAL
27 PARKING SPACES
21 LF DEP
DUMPSTER PAD
GRASSPAVE2 BLOCK FOR A.E.) 20' WIDE EMERGENCY ACCESS PATH
NEW HYDRANT
SPLIT RAIL FENCE
18" DIA. (POOR CONDITION)
PALMER-BETHLEHEM TOWNSHIP BIKEWAY
NEAREST FIRE HYDRANT 450'±
NEAREST INTERSECTION 242'±
NEAREST FIRE HYDRANT 680'±
NEW HYDRANT
6" DIP
8"X6" TAPPING SLEEVE & VALVE
INV=365.77
SPEED LIMIT=25 M.P.H.
REQUIRED PENNDOT SIGHT DISTANCE REQUIRED
AVAILABLE=530'
PENNDOT=153'
AVAILABLE=1,000'+
PENNDOT=142'
REQUIRED
N/F LANDS OF JUKIEWICZ STANLEY L. & CYNTHIA PIN: MN6 2 15 0324 DBK: 2018-1, PG. 58703
N/F LANDS OF PUDLENER ROBERT C. & EILEEN S. PIN: MN6 2 15.1 0324 DBK: 2003-1, PG. 474068
N/F LANDS OF JUKIEWICZ STANLEY L. & CYNTHIA PIN: MN6E2 15 2 0324 DBK: 687, PG. 583
N/F LANDS OF AMERICAN FAMILY SERVICES FOUNDATION PIN: M6 8 1B--4 DBK: 2010-1, PG. 210774
N/F LANDS OF PALMER TOWNSHIP PIN: M6 8 1 0300 DBK: 559, PG. 00561
BENCHMARK: TOP OF MH EL.=376.06
DOUBLE INLET GR=372.10 INV=371.96(15")
STORM MH RIM=376.95 INV=368.58(30")
STORM MH RIM=375.73 INV=367.63(30")
STORM MH RIM=376.28 INV=367.44(30")
STORM MH RIM=376.28 INV=367.44(30")
STORM MH RIM=376.28 INV=363.47(6")
STORM MH RIM=376.28 INV=359.85(INV)
INLET GR=382.64 INV=378.40(6")
INLET GR=382.64 INV=378.40(6")
INLET GR=382.64 INV=378.40(6")



SURVEY NOTES:

1. TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PERFORMED BY OTT CONSULTING INC AUGUST 2022.
2. ELEVATION DATUM IS BASED UPON NGVD 1929
3. THIS SURVEY IS SUBJECT TO EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MAY DISCLOSE.
4. UTILITY LOCATIONS SHOWN HEREON ARE FROM ABOVE GROUND OBSERVATIONS AND MARK OUT OR PROVIDED PLANS AS ORDERED THROUGH THE "PA ONE CALL". THE TYPE AND LOCATION OF THE UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE USER OF THIS SURVEY IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE TYPE AND LOCATIONS OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY.
5. IF DIGITAL INFORMATION IS ALSO SUPPLIED, IT IS DONE SO FOR INFORMATIONAL PURPOSES ONLY. THE ORIGINAL SIGNED AND SEALED DOCUMENT IS THE DOCUMENT OF RECORD.
6. PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE X, AREA DETERMINED TO BE OUTSIDE 500 YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP (FIRM) NORTHAMPTON COUNTY PENNSYLVANIA PANEL 267 OF 355 MAP NO. 4209500267 D EFFECTIVE DATE OF JULY 16, 2014.

MAP REFERENCE:

1. A PLAN ENTITLED "TAYLOR – WHARTON PALMER TOWNSHIP" BY MAST ENGINEERING CO. INC., DATED 05-10-78
2. A PLAN ENTITLED "FINAL PLAN FOR TAYLOR – WHARTON" BY MAST ENGINEERING CO.INC., DATED 09-27-84
3. A PLAN ENTITLED "RESUBDIVISION OF LOT 1 OF THE TAYLOR – WHARTON SUBDIVISION" BY ESTATES DEVELOPERS & ENGINEERS, DATED 04-29-86
4. A PLAN ENTITLED "OAKWOOD A SUBURB OF EASTON, PENNA." BEING A RECORDED PLAN IN NORTHAMPTON COURTHOUSE VOL. 5, PG. 7

LEGEND

EXISTING		PROPOSED
	SITE BENCHMARK	
	IRON PIN	
	CONCRETE MARKER	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SETBACK LINE	
	EASEMENT LINE	
	EDGE OF PAVEMENT	
	BUILDING	
400	CONTOUR	400
	CURB	
	DEPRESSED CURB	
	TREE LINE	
	MUNICIPAL BOUNDARY	
	ZONING BOUNDARY	
	SOIL BOUNDARY	
	GUIDERAIL	
X X X X X X	FENCE	
	STORM SEWER	
	STORM SEWER MANHOLE	
	INLET	
	SANITARY SEWER	
	SANITARY CLEANOUT	C.O.
S	SANITARY MANHOLE	
W	WATER LINE	W
	WATER VALVE	WV
	WATER HYDRANT	
	GAS LINE	
	GAS VALVE	GV
E	ELECTRIC LINE	E
	UTILITY POLE	
	15-25% SLOPE	
	>25% SLOPE	

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER/SURVEYOR, AND ARE SUBJECT TO INTELLECTUAL PROPERTY RIGHTS. REPRODUCTION OF THIS DRAWING FOR THE PURPOSE OF COPYING THIS WORK, OR REVISING SAID DRAWING SHALL IN NO CIRCUMSTANCE BE ALLOWED WITHOUT THE EXPRESS PRIOR WRITTEN AUTHORIZATION OF THE OWNER OF SUCH INTELLECTUAL PROPERTY RIGHTS.

NO.	DATE	REVISION	BY
8	7/18/24	REVISED PER TWP COMMENTS, DATE 6/26/24	JB
7	6/13/24	REVISED PER TWP COMMENTS, DATE 5/30/24	JB
6	5/2/24	REV. PER TWP FIRE COMMISSIONER CMNTS., DATE 4/9/24	JB
5	3/22/24	REVISED PER TWP COMMENTS, DATE 2/23/24	JB
4	2/2/24	REVISED PER TWP COMMENTS, DATE 1/9/24	JB
3	12/14/23	REVISED PER TWP COMMENTS, DATE 11/17/23	JB
2	11/3/23	REVISED PER TWP ENGINEER COMMENTS, DATE 3/15/23	JB
1	2/16/23	REVISED PER TWP ENGINEER COMMENTS, DATE 11/2/22	DC

Ott CONSULTING INC.
CIVIL ENGINEERS • SURVEYORS
LANDSCAPE ARCHITECTS
GIS SERVICES
LEHIGH VALLEY OFFICE
P.O. BOX 386, EMMAUS, PA 18049
P: 610-928-4690 www.OttEng.com F: 610-928-4695

PRELIMINARY

EXISTING FEATURES PLAN

ALL DOCUMENTS PREPARED BY OTT CONSULTING INC. ARE INSTRUMENTS OF SERVICE FOR THIS PROJECT ONLY. ANY REUSE WILL BE AT OWNER'S AND/OR THIRD PARTY'S RISK. THIS DOCUMENT HAS BEEN SEALED WITH EITHER A BLUE INK SEAL OR A RAISED CRIMP SEAL. UNAUTHORIZED ALTERATIONS MAY HAVE BEEN MADE TO THIS DOCUMENT IF A SEAL IS NOT PRESENT. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

"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
SERIAL NO. 20222311407

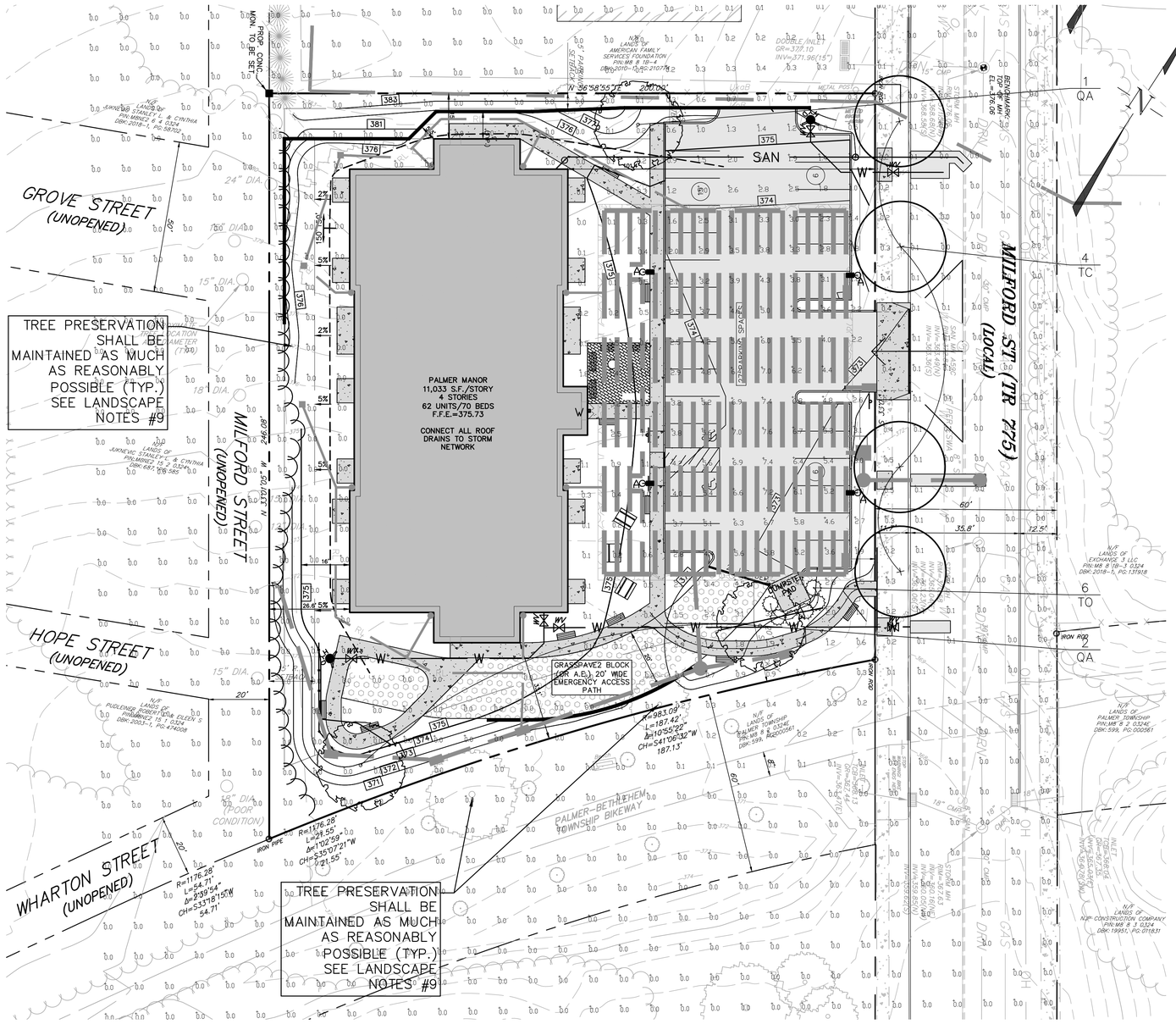
EXCHANGE 8 LLC

PALMER MANOR

TOWNSHIP OF PALMER
NORTHAMPTON COUNTY, PENNSYLVANIA

DRAWN BY	DATE	PROJECT NO.	DRAWING NO.
DJC	6-12-23	BCCC 2104	C-2.1
APPROVED BY	SCALE	SHEET NO.	
JLO	1" = 30'	2 OF 6	

P:\Projects\BCCC 2104 - Palmer Manor\Drawings\C-2.1.dwg, C-2.1, 7/18/2024 10:06:37 AM, 1:1, JB



PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	INITIAL SIZE HEIGHT	INITIAL SIZE WIDTH	INITIAL SIZE CALIPER*	ROOT	NOTES
STREET TREES								
TC	4	TILIA CORDATA	LITTLE LEAF LINDEN	——	——	2" MIN.	B & B	
DECIDUOUS PARKING AREA TREES								
QA	3	QUERCUS ALBA	WHITE OAK	——	——	2" MIN.	B & B	
EVERGREEN SHRUBS								
TO	6	THUJA OCCIDENTALIS 'GREEN GIANT'	'GREEN GIANT' ARBORVITAE	4–5'	——	——	B & B	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS AT GRADE	Illuminance	Fc	0.52	7.6	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	4.12	7.6	0.8	5.15	9.50

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
—→	4	A	SINGLE	MRM-LED-12L-SIL-FT-30-70CRI-IL-SINGLE-25' MH	1.000	1.000	0.970	8432	85
•	1	W	SINGLE	XWS-LED-03L-FTW-30-80CRI-10' MH	1.000	1.000	0.950	3624	26

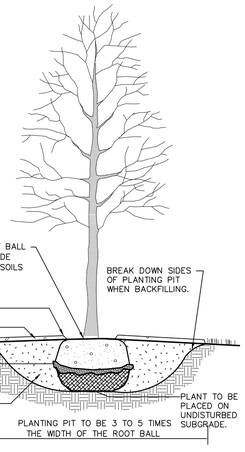
LIGHTING NOTES:
BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE THE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS, CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED. FIXTURE NOMENCLATURE NOTED DOES NOT INCLUDE MOUNTING HARDWARE OR POLES. THIS DRAWING IS FOR PHOTOMETRIC EVALUATION PURPOSES ONLY AND SHOULD NOT BE USED AS A CONSTRUCTION DOCUMENT OR AS A FINAL DOCUMENT FOR ORDERING PRODUCT.

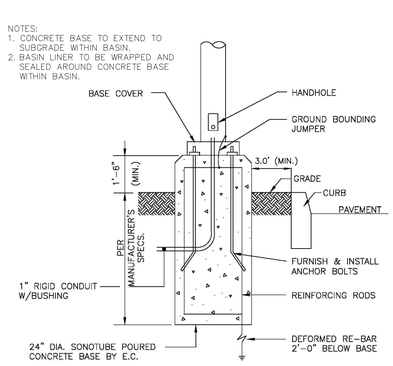
LANDSCAPE NOTES:
1. PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED BY SIMILAR PLANTS PRIOR TO INSTALLATION, SUBJECT TO THE APPROVAL OF THE TOWNSHIP AND THE OWNER.
2. ALL INDIVIDUAL PLANTS AND GROUPINGS OF PLANTS SHALL BE MULCHED WITH A 2" MINIMUM LAYER OF SHREDDED BARK.
3. CONTRACTOR MUST PERFORM A PA ONE-CALL AND MUST NOTIFY ALL UTILITIES PRIOR TO INSTALLATION OF PLANTS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD. HOWEVER, PLANT LOCATIONS MUST BE IN CONFORMANCE WITH THE TOWNSHIP ORDINANCE.
4. ALL PLANTS MUST BE NURSERY STOCK AND MUST BE GUARANTEED TO LIVE FOR AT LEAST 18 MONTHS AFTER PLANTING.
5. REMOVE ALL NON-BIODEGRADABLE ROOT WRAPPINGS PRIOR TO PLANTING.
6. CONTRACTOR MUST PROVIDE ADEQUATE WATERING DURING THE ESTABLISHMENT PERIOD.
7. TREE CALIPERS ARE MEASURED AT 6" ABOVE THE GROUND.
8. SHOULD ANY DISCREPANCIES ARISE BETWEEN THE PLANTING PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL GOVERN AS TO THE QUANTITY OF PLANT MATERIAL.
9. REASONABLE EFFORTS SHALL BE TAKEN TO ENSURE THE EXISTING TREES ARE PROTECTED. IF TREE REMOVAL IS REQUIRED, UPON COMPLETION OF GRADING WORK, NEW TREES SHALL BE PLANTED IN PLACE OF TREES REMOVED MEETING TOWNSHIP ORDINANCE REQUIREMENTS, SALDO 165-73.D. PER TOWNSHIP REQUEST, NEW TREES SHALL BE SELECTED FROM A MIX OF LARGE SPECIES SUCH AS TULIP POPLAR, LINDEN TREE, COFFEE TREE, BUR OAK, OR SWEET GUM.

LANDSCAPE REQUIREMENTS:
ZONING 190-168.H.4
ONE DECIDUOUS TREE OF A MINIMUM CALIPER OF 1.5 INCHES SHALL BE REQUIRED FOR EVERY 15 REQUIRED OFF-STREET PARKING SPACES.
27 SPACES/15 = 2 TREES PROVIDED

SALDO 165-73.5.A
ONE DECIDUOUS STREET TREE SHALL BE REQUIRED FOR EVERY 50 FEET OF DISTANCE ALONG THE STREET RIGHT-OF-WAY LINE.
187 FEET/50 = 4 STREET TREES PROVIDED



DECIDUOUS TREE PLANTING
NOT TO SCALE



SITE LIGHT BASE DETAIL
NO SCALE

LEGEND

EXISTING		PROPOSED
	SITE BENCHMARK	
	IRON PIN	
	CONCRETE MARKER	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SETBACK LINE	
	EASEMENT LINE	
	EDGE OF PAVEMENT	
	BUILDING	
400	CONTOUR	400
	CURB	
	DEPRESSED CURB	
	TREE LINE	
	MUNICIPAL BOUNDARY	
	ZONING BOUNDARY	
	GUIDERAIL	
	FENCE	
	STORM SEWER	
	STORM SEWER MANHOLE	
	INLET	
	SANITARY SEWER	
	SANITARY CLEANOUT	C.O.
	SANITARY MANHOLE	
W	WATER LINE	W
	WATER VALVE	WV
	WATER HYDRANT	
	GAS LINE	
	GAS VALVE	GV
	ELECTRIC LINE	E
	UTILITY POLE	

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NO.	DATE	REVISION	BY
8	7/18/24	REVISED PER TWP COMMENTS, DATE 6/26/24	JB
7	6/13/24	REVISED PER TWP COMMENTS, DATE 5/30/24	JB
6	5/2/24	REV. PER TWP FIRE COMMISSIONER CMNTS., DATE 4/9/24	JB
5	3/22/24	REVISED PER TWP COMMENTS, DATE 2/23/24	JB
4	2/2/24	REVISED PER TWP COMMENTS, DATE 1/9/24	JB
3	12/14/23	REVISED PER TWP COMMENTS, DATE 11/17/23	JB
2	11/3/23	REVISED PER TWP ENGINEER COMMENTS, DATE 3/15/23	JB
1	2/16/23	REVISED PER TWP ENGINEER COMMENTS, DATE 11/2/22	DC

LSI
10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 ✖ FAX (513) 793-6023

Ott CONSULTING INC.
CIVIL ENGINEERS • SURVEYORS
LANDSCAPE ARCHITECTS
GIS SERVICES
LEHIGH VALLEY OFFICE
P.O. BOX 386, EMMAUS, PA 18049
P: 610-928-4690 www.OttEng.com F: 610-928-4695

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"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
SERIAL NO. 20222311407

PRELIMINARY

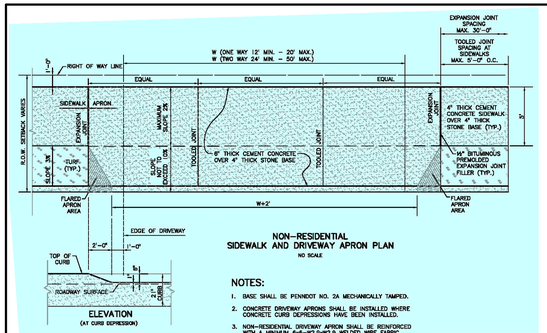
LANDSCAPE AND LIGHTING PLAN

EXCHANGE 8 LLC
PALMER MANOR
TOWNSHIP OF PALMER
NORTHAMPTON COUNTY, PENNSYLVANIA

DRAWN BY	DATE	PROJECT NO.	DRAWING NO.
DJC	6-12-23	BCCC 2104	C-5.1
APPROVED BY	SCALE	SHEET NO.	
JLO	1" = 20'	3 OF 6	

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER/SURVEYOR, AND ARE SUBJECT TO INTELLECTUAL PROPERTY RIGHTS. REPRODUCTION OF THIS DRAWING FOR THE PURPOSE OF COPYING THIS WORK, OR REVISING SAID DRAWING SHALL IN NO CIRCUMSTANCE BE ALLOWED WITHOUT THE EXPRESS PRIOR WRITTEN AUTHORIZATION OF THE OWNER OF SUCH INTELLECTUAL PROPERTY RIGHTS.

P:\Projects\BCCC 2104 - Palmer Manor\Drawings\C-5.1.dwg, C-5.1, 7/18/2024 2:50:55 PM, 1:1, JB

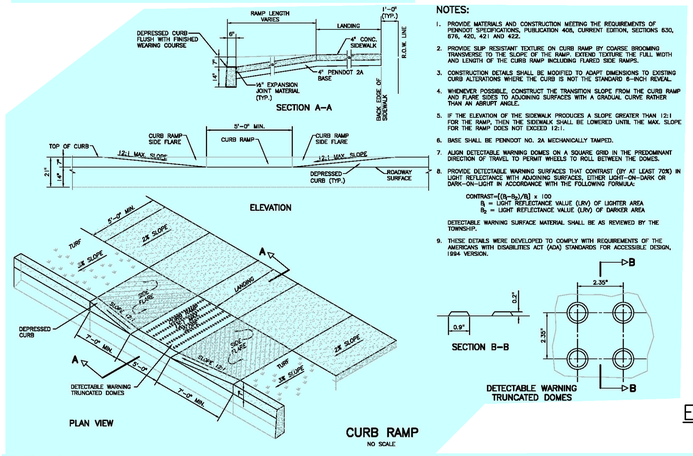


NON-RESIDENTIAL SIDEWALK AND DRIVEWAY APRON PLAN

NO SCALE

NOTES:

1. BASE SHALL BE PENNDOT NO. 2A MECHANICALLY TAMPED.
2. CONCRETE DRIVEWAY APRONS SHALL BE INSTALLED WHERE CONCRETE CURB DEPRESSIONS HAVE BEEN INSTALLED.
3. NON-RESIDENTIAL DRIVEWAY APRON SHALL BE REINFORCED WITH A MINIMUM 6x6-W2.9xW2.9 WELDED WIRE FABRIC. TERMINATE REINFORCING AT EXPANSION JOINTS. REINFORCING SHALL BE AS SPECIFIED BY DESIGN ENGINEER BASED ON SPECIFIC USE/LOADING REQUIREMENTS.
4. PROVIDE DRIVEWAY APRONS AT ACCESS POINTS TO UTILITY EASEMENTS AT LOCATIONS AS DIRECTED BY THE TOWNSHIP.
5. THE EDGE OF A DRIVEWAY SHALL BE NO CLOSER THAN 8 FEET FROM THE CENTERLINE OF AN INLET.



CURB RAMP

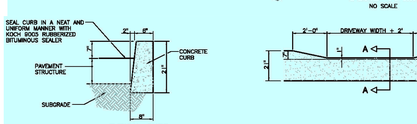
NO SCALE

NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PENNDOT SPECIFICATIONS, PUBLICATION 408, CURRENT EDITION, SECTIONS 630, 676, 420, 421 AND 422.
2. PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING FLARED SIDE RAMPS.
3. CONSTRUCTION DETAIL SHALL BE MODIFIED TO ADAPT DIMENSIONS TO EXISTING CURB ALTERATIONS WHERE THE CURB IS NOT THE STANDARD 6-INCH REVEAL.
4. WHENEVER POSSIBLE, CONSTRUCT THE TRANSITION SLOPE FROM THE CURB RAMP AND FLARE SIDES TO ADJOINING SURFACES WITH A GRADUAL CURVE RATHER THAN AN ABRUPT ANGLE.
5. IF THE ELEVATION OF THE SIDEWALK PRODUCES A SLOPE GREATER THAN 12:1 FOR THE RAMP, THEN THE SIDEWALK SHALL BE LOWERED UNTIL THE MAX. SLOPE FOR THE RAMP DOES NOT EXCEED 12:1.
6. BASE SHALL BE PENNDOT NO. 2A MECHANICALLY TAMPED.
7. ALIGN DETECTABLE WARNING DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN THE DOMES.
8. PROVIDE DETECTABLE WARNING SURFACES THAT CONTRAST (BY AT LEAST 70%) IN LIGHT REFLECTANCE WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH THE FOLLOWING FORMULA:

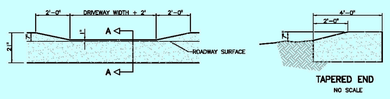
   CONTRAST=[(B$_1$-B$_2$)/B$_1$] x 100
   B$_1$ = LIGHT REFLECTANCE VALUE (LRV) OF LIGHTER AREA
   B$_2$ = LIGHT REFLECTANCE VALUE (LRV) OF DARKER AREA

   DETECTABLE WARNING SURFACE MATERIAL SHALL BE AS REVIEWED BY THE TOWNSHIP.
9. THESE DETAILS WERE DEVELOPED TO COMPLY WITH REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN, 1994 VERSION.



TYPICAL CURB

NO SCALE

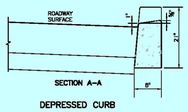


DEPRESSED CURB

NO SCALE

TAPERED END

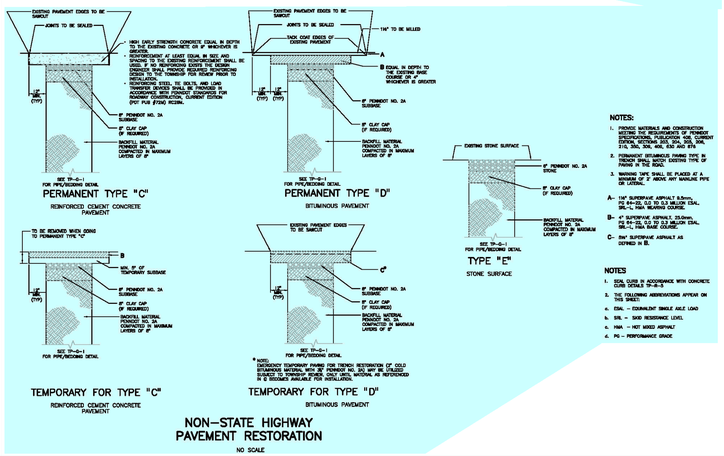
NO SCALE



SECTION A-A

NOTES:

1. EXISTING CURB REMOVAL SHALL BE IN COMPLETE SECTIONS (JOINT TO JOINT), NOT PARTIAL SECTIONS.
2. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PENNDOT SPECIFICATIONS, PUBLICATION 408, CURRENT EDITION, SECTION 630.
3. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS, 10'-0" MAX. TO 4'-0" MIN.
4. PLACE 1/4 INCH BITUMINOUS PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
5. EXPANSION JOINTS SHALL BE SPACED AS REQUIRED BY THE TOWNSHIP – TYPICALLY 30' O. C.
6. EXISTING FULL HEIGHT CURB CANNOT BE MODIFIED INTO DEPRESSED CURB.



NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PENNDOT SPECIFICATIONS, PUBLICATION 408, CURRENT EDITION, SECTIONS 630, 676, 420, 421 AND 422, 310, 350, 350, 408, 350 AND 376.
2. PERMANENT DETAMROCK PAVING TAPE IN TRENCH SHALL MATCH EXISTING TYPE OF PAVING IN THE ROAD.
3. WARNING TAPE SHALL BE PLACED AT A MINIMUM OF 2' ABOVE ANY MAINLINE PIPE OR LATERAL.

A- 1½" SUPERPAVE ASPHALT 9.5mm, PG 64-22, 0.3 TO 0.3 MILLION ESAL, SRL-1, PWA WEARING COURSE.

B- 4" SUPERPAVE ASPHALT, 25.0mm, PG 64-22, 0.3 TO 0.3 MILLION ESAL, SRL-1, PWA BASE COURSE.

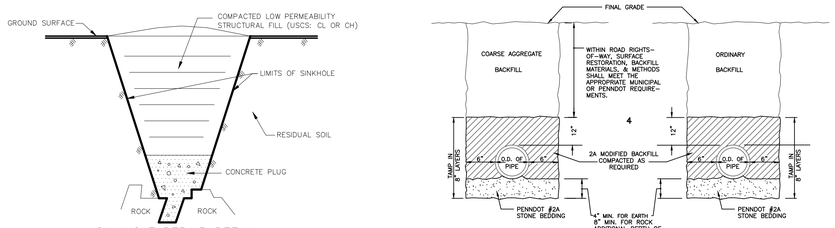
C- 8in" SUPERPAVE ASPHALT AS DEFINED IN B.

NOTES

1. EDAL CURB IS ACCORDANCE WITH CONCRETE CURB DETAILS TP-B-3.
2. THE FOLLOWING ABBREVIATIONS APPEAR ON THIS SHEET:
   a. ESAL – EQUIVALENT SINGLE AXLE LOAD
   b. SRL – SKID RESISTANCE LEVEL
   c. PWA – HOT MIXED ASPHALT
   d. PG – PERFORMANCE GRADE

NON-STATE HIGHWAY PAVEMENT RESTORATION

NO SCALE



SINKHOLE REPAIR DETAIL

NTS

NOTES:

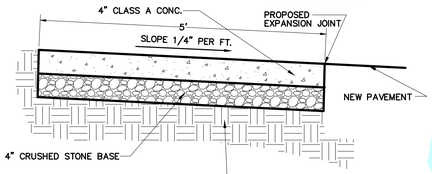
1. SINKHOLES ENCOUNTERED DURING CONSTRUCTION SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
2. OVER-EXCAVATE LOOSE SOIL AND ROCK FROM THROAT OF SINKHOLE UNTIL STABLE ROCK OR SOIL IS ENCOUNTERED.
3. PLACE LOW SLUMP CONCRETE INTO THROAT TO FORM A PLUG. CONCRETE SHOULD EXTEND A MINIMUM OF 3' FROM THE BOTTOM OF OVER-EXCAVATION.
4. FOLLOWING CONCRETE CURING, BACKFILL REMAINDER OF EXCAVATION W/ LOW PERMEABILITY COMPACTED STRUCTURAL FILL MEETING USCS DESIGNATION OF CL OR CH. BACKFILL SHOULD BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-698, STANDARD PROCTOR.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM SINKHOLE REPAIR AREA BY OVERFILLING, IF PRACTICAL.
6. ALTERNATIVE METHODS OF REPAIR MAY BE DEVELOPED BY THE GEOTECHNICAL ENGINEER BASED ON THE SITE CONDITIONS.

STORM SEWER BEDDING & BACKFILL DETAIL

N.T.S.

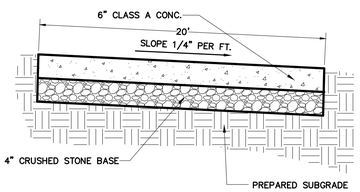
NOTES:

1. ALL BACKFILL MATERIAL IS SUBJECT TO TWSP. APPROVAL.
2. CLASS B FINE AGGREGATE BEDDING SHALL BE FURNISHED AND COMPLETED IN ACCORDANCE WITH PENN D.O.T. PUB. 408, SECTION 601.3 AND 703.1
3. COARSE AGGREGATE BACKFILL SHALL BE FURNISHED & COMPLETED IN ACCORDANCE WITH PENN D.O.T. PUB. 408, SECTION 601.3 AND 703.2
4. ORDINARY BACKFILL SHALL CONSIST OF CLEAN DRY EARTH OR GRANULAR MATERIAL WITH A MAXIMUM STONE SIZE 6-INCHES, IN ACCORDANCE WITH PENN D.O.T. PUB. 408, SECTION 206



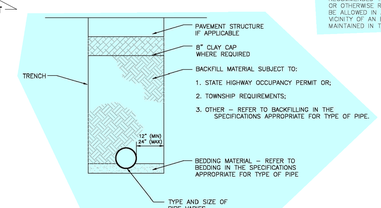
SIDEWALK DETAIL

N.T.S.



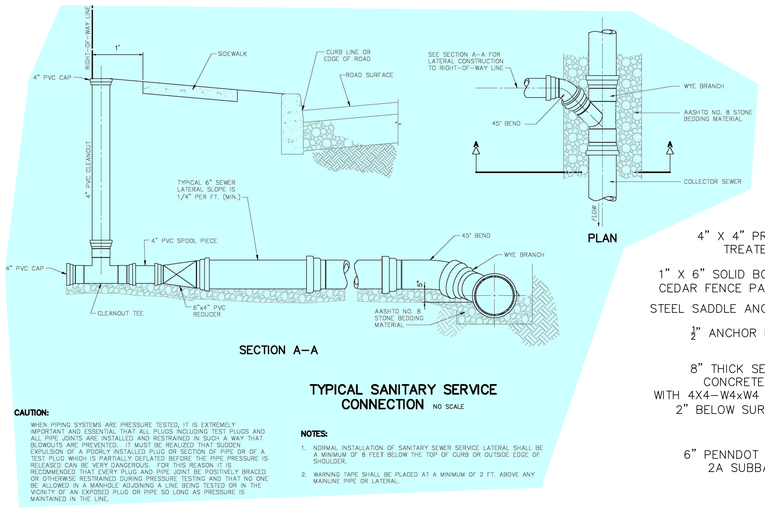
EMERGENCY ACCESS PATH SIDEWALK DETAIL

N.T.S.



STANDARD TRENCH

NO SCALE



TYPICAL SANITARY SERVICE CONNECTION

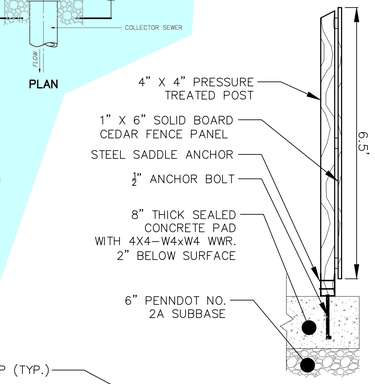
NO SCALE

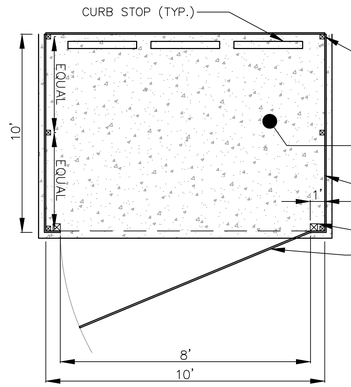
CAUTION:

WHEN PIPING SYSTEMS ARE PRESSURE TESTED, IT IS EXTREMELY IMPORTANT AND ESSENTIAL THAT ALL PLUGS INCLUDING TEST PLUGS AND ALL PIPE JOINTS ARE INSTALLED AND RESTRAINED IN SUCH A WAY THAT BLOWOUTS ARE PREVENTED. IT MUST BE REALIZED THAT SUDDEN EXPULSION OF A POORLY INSTALLED PLUG OR SECTION OF PIPE OR OF A TEST PLUG WHICH IS PARTIALLY DEFLATED BEFORE THE PIPE PRESSURE IS RELEASED CAN BE VERY DANGEROUS. FOR THIS REASON, ALL PLUGS SHALL BE PROPERLY BRACED. ALL PLUGS SHALL BE CONSTRUCTED SO AS TO BE POSITIVELY BRACED OR OTHERWISE RESTRAINED DURING PRESSURE TESTING AND THAT NO ONE BE ALLOWED IN A MANHOLE ADJOINING A LINE BEING TESTED OR IN THE VICINITY OF AN EXPOSED PLUG OR PIPE SO LONG AS PRESSURE IS MAINTAINED IN THE LINE.

NOTES:

1. NORMAL INSTALLATION OF SANITARY SEWER SERVICE LATERAL SHALL BE A MINIMUM OF 8 FEET BELOW THE TOP OF CURB OR OUTSIDE EDGE OF SHOULDER.
2. WARNING TAPE SHALL BE PLACED AT A MINIMUM OF 2 FT. ABOVE ANY MAINLINE PIPE OR LATERAL.

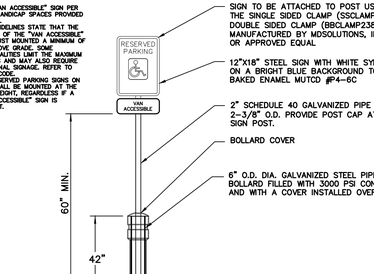




NOTE: 8" THICK CONCRETE PAD TO MEET HS-20 TRAFFIC LOADING DESIGN STANDARDS.

REFUSE ENCLOSURE DETAIL

N.T.S.

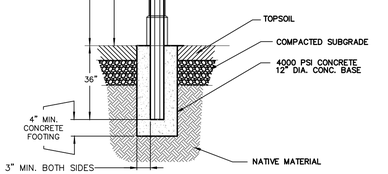


MOUNTED SIGN DETAIL

N.T.S.

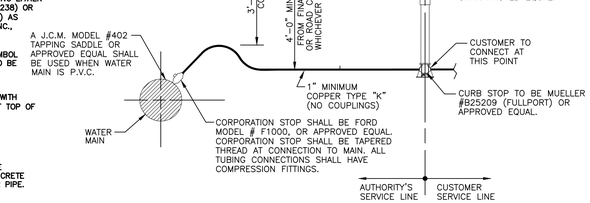
NOTES:

1. ONE "VAN ACCESSIBLE" SIGN PER EIGHT HANDICAP SPACES PROVIDED ON SITE.
2. ADA GUIDELINES STATE THAT THE BOTTOM OF THE "VAN ACCESSIBLE" SIGN MUST MOUNTED A MINIMUM OF 60" ABOVE GRADE. SOME MUNICIPALITIES LIMIT THE MAXIMUM HEIGHTS AND MAY ALSO REQUIRE ADDITIONAL SIGNAGE. REFER TO LOCAL CODE.
3. ALL RESERVED PARKING SIGNS ON SITE SHALL BE MOUNTED AT THE SAME HEIGHT, REGARDLESS IF A "VAN ACCESSIBLE" SIGN IS PRESENT.



PERVIOUS PAVERS DETAIL

N.T.S.

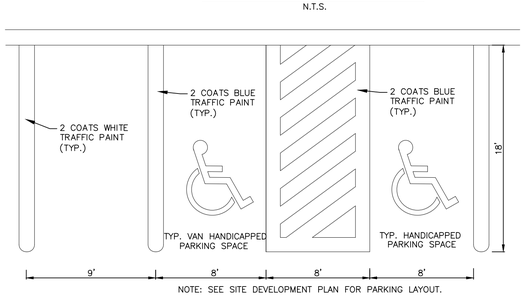


NOTES

1. AUTHORITY'S SERVICE LINE SHALL HAVE A MIN. 4" BEDDING OF LIMESTONE SCREENINGS AND SHALL BE BACKFILLED TO A MIN. 12" OVER PIPE WITH LIMESTONE SCREENINGS.
2. AN EXTENSION ROD AND GUIDE RING SHALL BE INSTALLED ON CURB STOPS DEEPER THAN 5'. THE TOP OF AN EXTENSION ROD SHALL BE NO DEEPER THAN 5'.
3. WHERE CLOSED EXCAVATION IS REQ'D. OR DEEMED NECESSARY BY THE AUTHORITY, THE AUTHORITY'S SERVICE LINE SHALL BE INSTALLED WITHIN A SCHEDULE 40 P.V.C. CASING, AND BE POLYETHYLENE PRESSURE TUBING, CLASS 160, CONFORMING TO A.W.W.A. C-901 SPECIFICATIONS, LATEST REVISION.

SMALL SERVICE CONNECTION

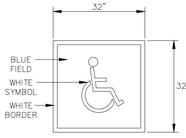
N.T.S.



NOTE: SEE SITE DEVELOPMENT PLAN FOR PARKING LAYOUT.

HANDICAPPED PAVEMENT STRIPING DETAIL

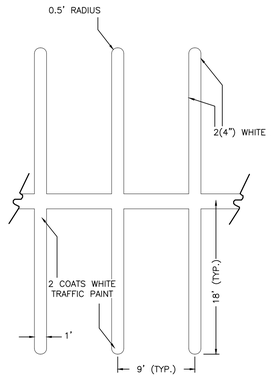
N.T.S.



DETAIL 'H'

TYPICAL HANDICAP SEATING PAVEMENT MARKING

N . T . S .



PAVEMENT STRIPING DETAIL

N.T.S.

NO.	DATE	REVISION	BY
8	7/18/24	REVISED PER TWP COMMENTS, DATE 6/26/24	JB
7	6/13/24	REVISED PER TWP COMMENTS, DATE 5/30/24	JB
6	5/2/24	REV. PER TWP FIRE COMMISSIONER CMNTS., DATE 4/9/24	JB
5	3/22/24	REVISED PER TWP COMMENTS, DATE 2/23/24	JB
4	2/2/24	REVISED PER TWP COMMENTS, DATE 1/9/24	JB
3	12/14/23	REVISED PER TWP COMMENTS, DATE 11/17/23	JB
2	11/3/23	REVISED PER TWP ENGINEER COMMENTS, DATE 3/15/23	JB
1	2/16/23	REVISED PER TWP ENGINEER COMMENTS, DATE 11/2/22	DC

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"CALL BEFORE YOU DIG"
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION, EXCAVATION AND DEMOLITION AND TO ESTABLISH PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
SERIAL NO. 20223111407

PRELIMINARY

DETAILS PLAN

EXCHANGE 8 LLC
PALMER MANOR
TOWNSHIP OF PALMER
NORTHAMPTON COUNTY, PENNSYLVANIA

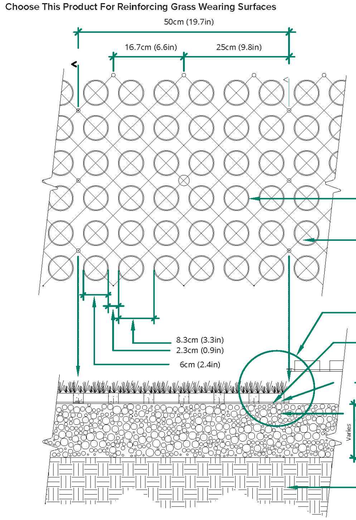
DRAWN BY	DATE	PROJECT NO.	DRAWING NO.
DJC	6-12-23	BCCC 2104	C-7.1
APPROVED BY	SCALE	SHEET NO.	
JLO	1" = 30'	4 OF 6	

P:\Projects\BCCC 2104 - Palmer Manor\Drawings\C-7.1.dwg, C-7.1, 7/18/2024 2:49:51 PM, 1:1, JB

GRASSPAVE2 - UNIT DETAILS

Choose This Product For Reinforcing Grass Wearing Surfaces

GRASSPAVE2 BY INVISIBLE STRUCTURES™



SPECIFICATIONS

Unit Size - 1m x 1m x 2.5cm (40in x 40in x 1in)
Available in 2 standard roll sizes

Unit Weight - 510g (18oz) or 2.0kg (4.5lbs)

Strength - 1,121kg/cm (15,940 PSI)

Color - Black

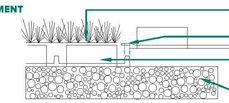
Resin - 100% Recycled HDPE

PLAN

- Grasspave2 Squares
- Adjacent Grasspave2 units
- See enlargement below
- Hydrogrow mix below ring Supplied free by manufacturer
- Rings filled with concrete sand (clean, sharp sand)
- Compacted sandy gravel road base 95% modified proctor density - 6in to 12in (depth base course to be determined by on-site engineer) -See full technical specifications for compositions
- Compacted subgrade

SECTION

ENLARGEMENT



- Top grass root mass 6mm (1/4in) above top of ring
- Grasspave2 attach with snap-fit fasteners
- Rings filled with concrete sand (clean, sharp sand)
- Compacted sandy gravel road base - See full technical specifications for compositions

Note: Grass/Plant types shall be specified by a landscape architect or landscape designer

NOT FOR SCALE

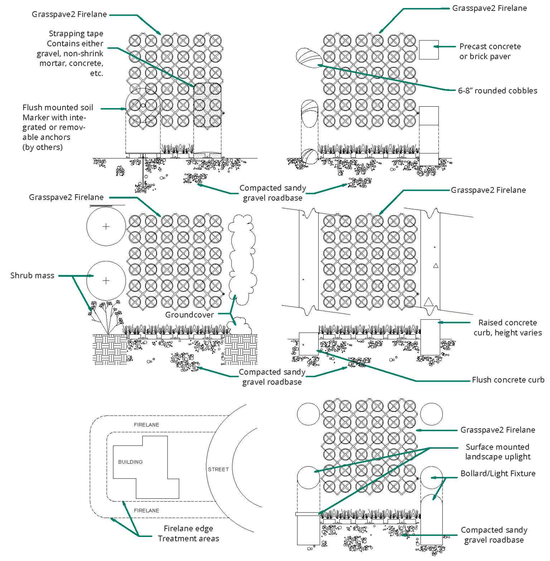
InvisibleStructures.com 303-233-8383

GRASSPAVE2 FIRELANE DETAIL

Delineating a Grasspave2 Firelane

GRASSPAVE2 BY INVISIBLE STRUCTURES™

PLAN VIEW



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GRASSPAVE2 COMPREHENSIVE TEST

Preventing Thatch Buildup in Grasspave2

GRASSPAVE2 BY INVISIBLE STRUCTURES™

A.G. Wassenaar Inc.
Geotechnical and Environmental Consultants

2180 South Ivanhoe Street, Suite 5
Denver, Colorado 80222-5710
303-759-8100 Fax 303-756-2920
www.agwassenaar.com

ASTM D1621-10 COMPRESSIVE STRENGTH RESULTS

MARCH 13, 2015

Grasspave2 Sand-filled Ring Units

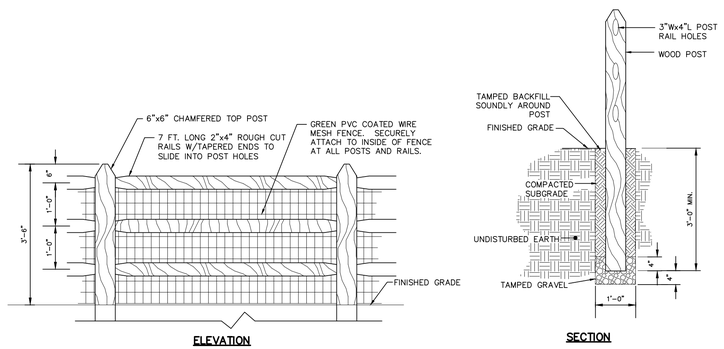
Source: 100% Recycled HDPE Resins

Form Tested: Four sand-filled Rings attached by grid and confined by taping (see photographs)

Sample No.	Total Load (lbs)	Gross Area Strength (psi)	Net Area Strength (psi)	Deflection (in.)
1	500,000*	15,940	15,940	0.575
2	500,000*	15,940	15,940	0.581
3	500,000*	15,940	15,940	0.579
	Average	15,940	15,940	0.578

Note:
1. *Maximum total load was not achieved, 500,000 pounds is the maximum load of this testing machine.
2. Testing Machine: Forney Model No. F-502F-F96
   Serial No. 03040
   Capacity: 500,000 pounds
3. Silica Sand: Oglebay/Norton washed silica sand, Colorado Springs, Colorado
4. Sand was confined by taping ring edges.
5. Area calculated is the total gross and net area including the area filled by sand.

InvisibleStructures.com 303-233-8383



SPLIT RAIL FENCE WITH WELDED WIRE MESH

N.T.S.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

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6	5/2/24	REV. PER TWP FIRE COMMISSIONER CMNTS., DATE 4/9/24	JB
5	3/22/24	REVISED PER TWP COMMENTS, DATE 2/23/24	JB
4	2/2/24	REVISED PER TWP COMMENTS, DATE 1/9/24	JB
3	12/14/23	REVISED PER TWP COMMENTS, DATE 11/17/23	JB
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PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
SERIAL NO. 20222311407

PRELIMINARY

DETAILS PLAN

EXCHANGE 8 LLC
PALMER MANOR
TOWNSHIP OF PALMER
NORTHAMPTON COUNTY, PENNSYLVANIA

DRAWN BY	DATE	PROJECT NO.	DRAWING NO.
DJC	6-12-23	BCCC 2104	C-7.2
APPROVED BY	SCALE	SHEET NO.	
JLO	AS NOTED	5 OF 6	

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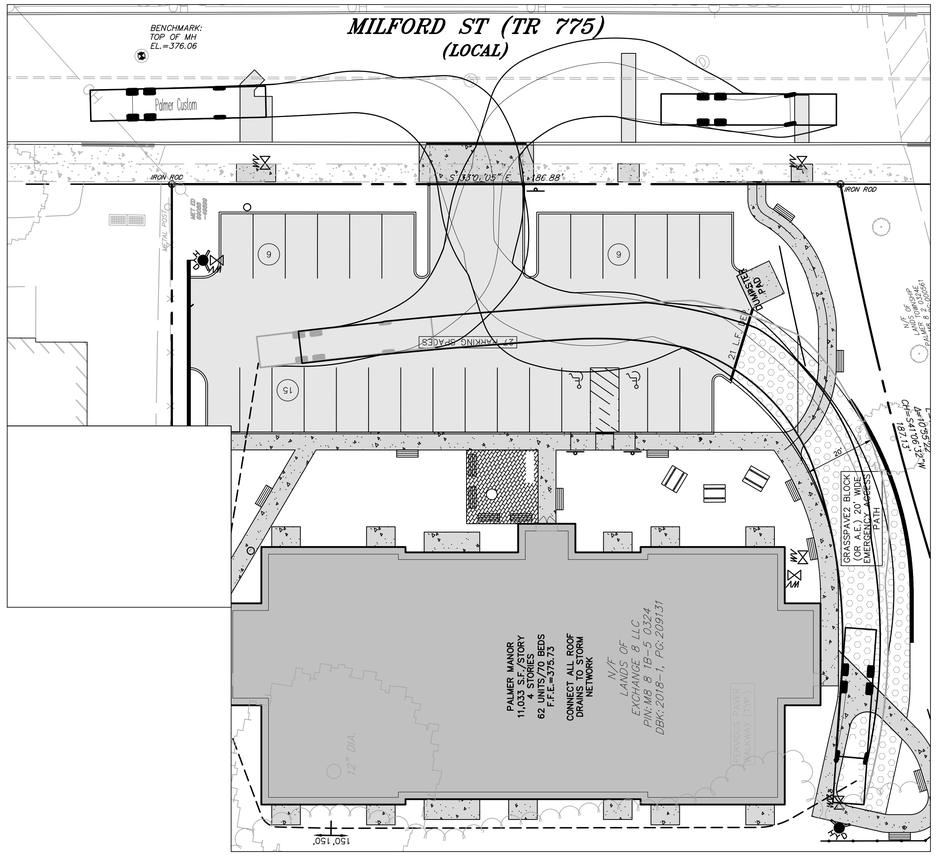
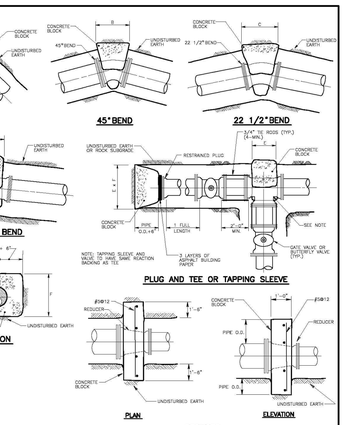


FIRE TRUCK TURNING PATH DETAIL

SCALE: 1" = 20'



HORIZONTAL REACTION BACKINGS

NO SCALE

TABLE OF REACTION BACKING DIMENSIONS

PIPE DIA.	TEST PRESSURE (PSI)	A	B	C	D	E	F	G	H		I		J		K	L	M
									45	22½ / 11¼	45	22½ / 11¼	45	22½ / 11¼			
12"	150	3'-0"	2'-8"	1'-2"	1'-0"	2'-8"	3'-8"	2'-8"	1'-4"	1'-4"	1'-4"	1'-4"	4'-4"	4'-4"	2'-0"	2'-8"	1'-4"
8"	150	2'-4"	2'-0"	1'-2"	1'-0"	2'-0"	3'-0"	2'-0"	1'-4"	1'-4"	1'-4"	1'-4"	4'-4"	4'-4"	2'-0"	2'-8"	1'-4"
6"	150	2'-4"	2'-0"	1'-2"	1'-0"	2'-0"	3'-0"	2'-0"	1'-4"	1'-4"	1'-4"	1'-4"	4'-4"	4'-4"	2'-0"	2'-8"	1'-4"
4"	150	2'-4"	2'-0"	1'-2"	1'-0"	2'-0"	3'-0"	2'-0"	1'-4"	1'-4"	1'-4"	1'-4"	4'-4"	4'-4"	2'-0"	2'-8"	1'-4"

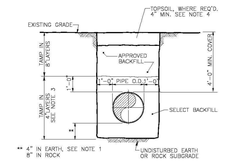
NOTES:

1. REACTION BACKING DIMENSIONS HAVE BEEN CALCULATED USING A SOIL BEARING CAPACITY OF 2000 POUNDS PER SQUARE FOOT AND TEST PRESSURES AS INDICATED.
2. ALL FITTINGS SHALL BE MECHANICAL JOINT AND SHALL HAVE WEDGE ACTION FOLLOWER GLANDS INSTALLED TO MANUFACTURERS SPECIFICATIONS, EXCEPT IN RESTRAINED JOINT AREAS.
3. ALL CONTRETE SHALL BE HIGH EARLY STRENGTH.
4. PROVIDE CONCRETE REACTION BACKING FOR NON RESTRAINED JOINT FITTINGS.

EASTON SUBURBAN WATER AUTHORITY
EASTON, PENNSYLVANIA

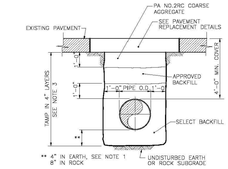
STANDARD
HORIZONTAL REACTION
BACKING DETAILS

JUNE 2006



TYPICAL TRENCH UNPAVED AREAS

NO SCALE



TYPICAL TRENCH PAVED AREAS

NO SCALE

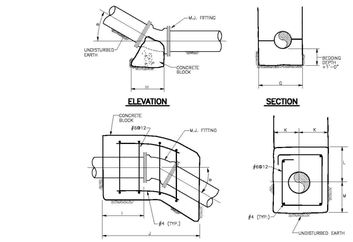
TRENCH NOTES:

1. IF UNSUITABLE SUBSOIL IS ENCOUNTERED AT THE NORMAL TRENCH SUBGRADE, THE CONTRACTOR SHALL REMOVE IT TO THE DEPTH DIRECTED BY THE ENGINEER IN THE FIELD, AND BACKFILL w/ SELECT BACKFILL MATERIAL IN 4" LAYERS.
2. BOTTOM OF TRENCH SHALL BE FREE OF WATER PRIOR TO WATER MAIN INSTALLATION.
3. IF VIBRATORY COMPACTION EQUIPMENT IS USED BACKFILL MAY BE IN 8" LAYERS.
4. PROVIDE 4" OF TOPSOIL WHERE SEEDING IS REQUIRED.
5. CONTRACTOR SHALL SHORE THE TRENCH IN ACCORDANCE WITH SECTION 02151 OF THE SPECIFICATIONS.

EASTON SUBURBAN WATER AUTHORITY
EASTON, PENNSYLVANIA

STANDARD
TRENCH DETAILS

JUNE 2006



VERTICAL REACTION BACKINGS

NO SCALE

TABLE OF REACTION BACKING DIMENSIONS

PIPE DIA.	TEST PRESSURE (PSI)	A	B	C	D	E	F	G	H		I		J		K	L	M
									45	22½ / 11¼	45	22½ / 11¼	45	22½ / 11¼			
12"	150	3'-0"	2'-8"	1'-2"	1'-0"	2'-8"	3'-8"	2'-8"	1'-4"	1'-4"	1'-4"	1'-4"	4'-4"	4'-4"	2'-0"	2'-8"	1'-4"
8"	150	2'-4"	2'-0"	1'-2"	1'-0"	2'-0"	3'-0"	2'-0"	1'-4"	1'-4"	1'-4"	1'-4"	4'-4"	4'-4"	2'-0"	2'-8"	1'-4"
6"	150	2'-4"	2'-0"	1'-2"	1'-0"	2'-0"	3'-0"	2'-0"	1'-4"	1'-4"	1'-4"	1'-4"	4'-4"	4'-4"	2'-0"	2'-8"	1'-4"

NOTES:

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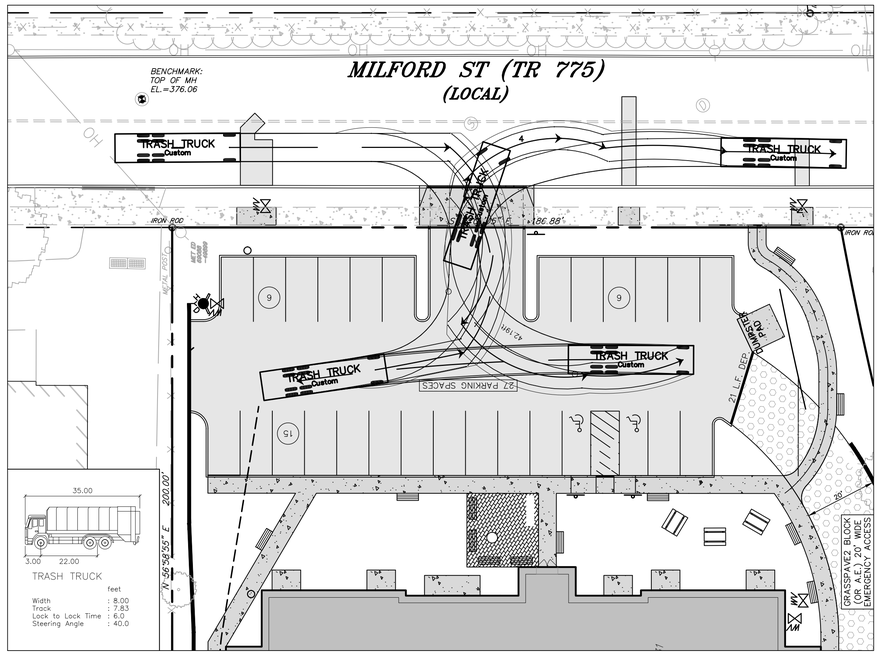
2. ALL FITTINGS SHALL BE MECHANICAL JOINT AND SHALL HAVE WEDGE ACTION FOLLOWER GLANDS INSTALLED TO MANUFACTURERS SPECIFICATIONS, EXCEPT IN RESTRAINED JOINT AREAS.
3. ALL CONTRETE SHALL BE HIGH EARLY STRENGTH.
4. PROVIDE CONCRETE REACTION BACKING FOR NON RESTRAINED JOINT FITTINGS.

EASTON SUBURBAN WATER AUTHORITY
EASTON, PENNSYLVANIA

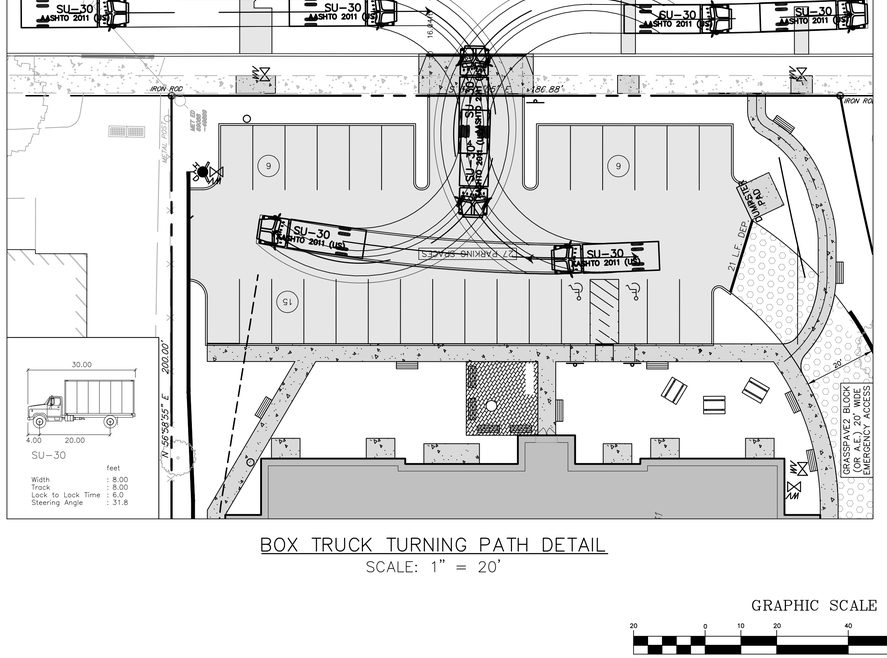
STANDARD
VERTICAL REACTION
BACKING DETAILS

JUNE 2006



TRASH TRUCK TURNING PATH DETAIL

SCALE: 1" = 20'



BOX TRUCK TURNING PATH DETAIL

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

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ESWA WATER SYSTEM CONSTRUCTION NOTES:

1. THE WATER SYSTEM MUST BE DESIGNED, INSTALLED, AND TESTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE EASTON SUBURBAN WATER AUTHORITY.
2. AN ESWA APPROVED BACKFLOW PREVENTION DEVICE MUST BE INSTALLED AFTER THE DOMESTIC WATER METER.
3. AN ESWA APPROVED BACKFLOW PREVENTION DEVICE MUST BE INSTALLED ON THE FIRE SERVICE WHERE IT ENTERS THE FACILITY.
4. EASTON SUBURBAN WATER AUTHORITY IS RESPONSIBLE FOR THE MAINTENANCE OF THE SERVICE LATERALS FROM THE WATER MAIN TO THE CURB STOP OR SHUT OFF VALVE. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE SERVICE LATERAL FROM THE CURB STOP OR SHUT OFF VALVE INTO THE BUILDING.

NO.	DATE	REVISION	BY
8	7/18/24	REVISED PER TWP COMMENTS, DATE 6/26/24	JB
7	6/13/24	REVISED PER TWP COMMENTS, DATE 5/30/24	JB
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5	3/22/24	REVISED PER TWP COMMENTS, DATE 2/23/24	JB
4	2/2/24	REVISED PER TWP COMMENTS, DATE 1/9/24	JB
3	12/14/23	REVISED PER TWP COMMENTS, DATE 11/17/23	JB
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PRELIMINARY

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PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
SERIAL NO. 20222311407

EXCHANGE 8 LLC

PALMER MANOR

TOWNSHIP OF PALMER
NORTHAMPTON COUNTY, PENNSYLVANIA

DRAWN BY	DATE	PROJECT NO.	DRAWING NO.
DJC	6-12-23	BCCC 2104	C-7.3
APPROVED BY	SCALE	SHEET NO.	
JLO	AS NOTED	6 OF 6	

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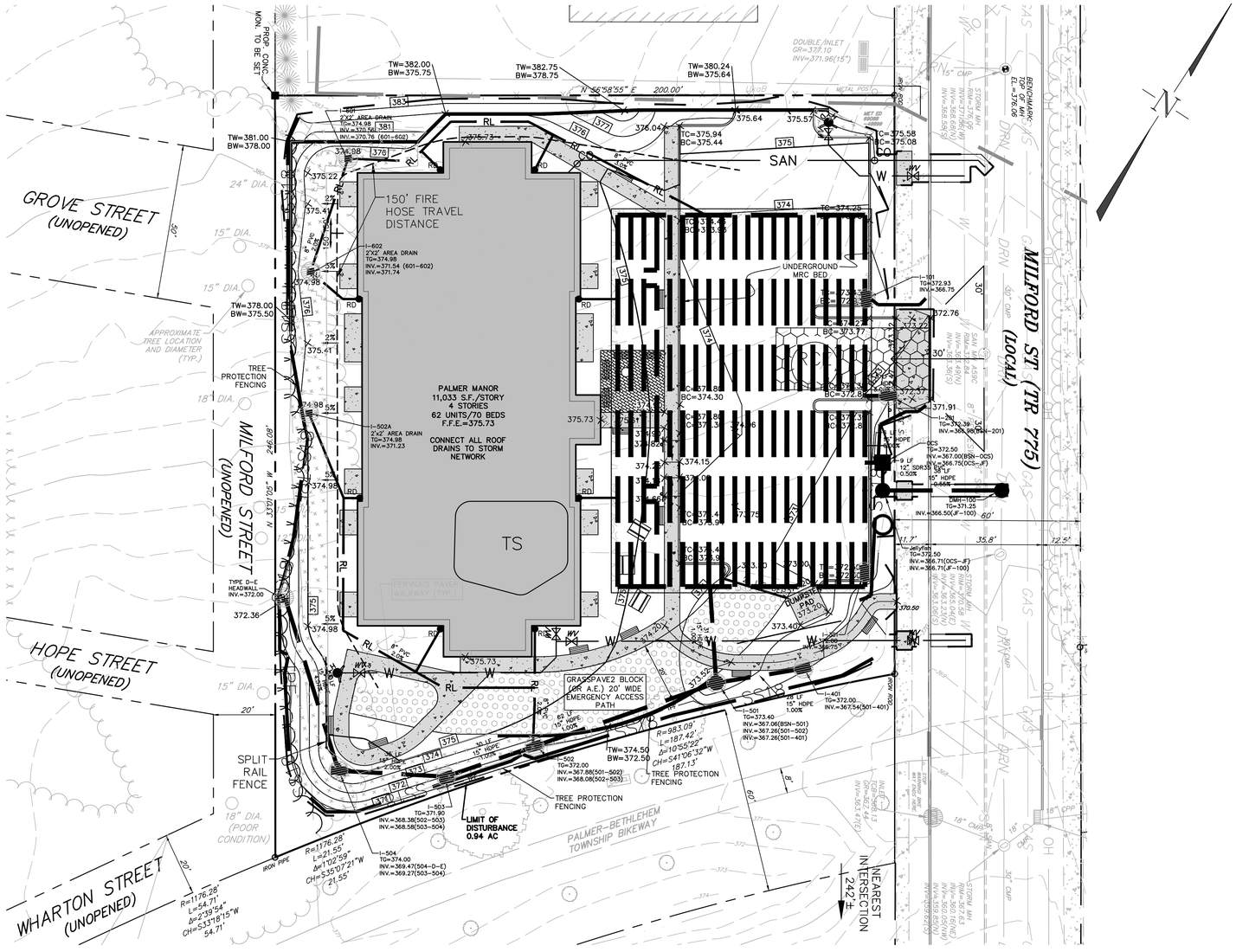

STAGING OF EARTHMOVING ACTIVITIES NOTES

AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND THE LEHIGH 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.

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

THE OPERATOR SHALL STABILIZE ANY AREAS IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES.

PROCEDURES ENSURING THAT THE PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE WILL BE UNDERTAKEN IN ACCORDANCE WITH DEPARTMENT REGULATIONS. A SEPARATE E&S PLAN SHALL BE SUBMITTED AND APPROVED FOR OFFSITE WASTE AND BORROW AREAS.

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

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

STAGING OF EARTHMOVING ACTIVITIES

1. ALL STRUCTURES ASSOCIATED WITH THE CONSTRUCTION OF SEDIMENT REMOVAL FACILITIES MUST BE ON-SITE PRIOR TO EARTH DISTURBANCE.
2. INSTALL ROCK CONSTRUCTION ENTRANCE, INLET PROTECTION, CONCRETE WASHOUT, AND SILT SOCKS.
3. BEGIN ROUGH GRADING REQUIRED FOR THE PROPOSED PARKING AREA AND BUILDING.
4. BEGIN CONSTRUCTION OF BUILDING AND UTILITIES.
5. INSTALL CURBING WHERE SHOWN.
6. FINALIZE GRADING AND IMMEDIATELY STABILIZE DISTURBED AREAS.
7. PAVE PARKING LOT AND ACCESS DRIVE.
8. INSTALL LANDSCAPING WHERE SHOWN.
9. REMOVAL OF EROSION CONTROL BMPS SHALL NOT OCCUR UNTIL AREAS HAVE ACHIEVED FINAL STABILIZATION (70% UNIFORM PERENNIAL COVER OR OTHER PERMANENT NON-VEGETATIVE COVER, WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS).

KARST MITIGATION PLAN:

DESIGN REQUIREMENTS:

1. WATER-TIGHT GASKETS SHALL BE PROVIDED AT THE JOINTS FOR ALL UNDERGROUND PIPING TO PREVENT LEAKAGE.
2. ROOF LEADERS SHALL DISCHARGE DIRECTLY TO THE STORMWATER SYSTEM AND NOT THE GROUND SURFACE.
3. SITE GRADING SHALL BE DESIGNED TO CARRY SITE RUNOFF AWAY FROM THE STRUCTURES.
4. PAVEMENT CURBS AND CATCH BASINS SHALL BE SEALED.
5. STORMWATER MANAGEMENT BASINS SHALL BE LINED WITH A SYNTHETIC LINER.

CONSTRUCTION REQUIREMENTS:

1. POSITIVE SURFACE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND STANDING WATER SHALL NOT BE ALLOWED TO ACCUMULATE.
2. THE STORMWATER MANAGEMENT SYSTEM SHALL BE CONSTRUCTED AS SOON AS PRACTICALLY POSSIBLE. THIS WILL ALLOW FOR THE CONTROLLED DRAINAGE OF SURFACE RUNOFF DURING CONSTRUCTION AND MINIMIZE PONDING.
3. EXCAVATIONS SHALL BE BACKFILLED AS SOON AS PRACTICAL TO MINIMIZE THE POTENTIAL FOR AN UNCONTROLLED FLOW OF WATER DUE TO PONDING IN AN EXCAVATION. WHERE AN EXCAVATION MUST REMAIN OPEN DURING A RAIN EVENT, DEWATERING SHALL BE PROVIDED TO MAINTAIN DRY EXCAVATIONS.

NOI CHECKLIST NOTES (NON-HQ):

1. TO OUR KNOWLEDGE, THERE ARE NOT NATURALLY OCCURRING GEOLOGIC FORMATIONS OR SOIL CONDITIONS THAT MAY HAVE THE POTENTIAL TO CAUSE POLLUTION DURING EARTH DISTURBANCE ACTIVITIES. REFER TO CARBONATE ASSESSMENT REPORT FOR 537 MILFORD STREET, PREPARED BY GEO-TECHNOLOGY ASSOCIATES, DATED FEBRUARY 15, 2023.
2. THE EXTENT OF PAVED PARKING AND ROOF AREAS PRESENT POTENTIAL THERMAL IMPACTS TO SURFACE WATERS, THEREFORE, ALONG WITH THE EXISTING WOODLANDS, THE PROJECT WILL UTILIZE INFILTRATION BEDS AND STREET TREES PROPOSED THROUGHOUT THE PROJECT TO LESSEN THE IMPACT.
3. THE E&SPC PLANS HAVE BEEN PLANNED AND DESIGNED TO BE CONSISTENT WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLANS, THEREFORE THIS PLAN PREVENTS INCREASED RUNOFF.
4. THERE ARE NO EXISTING NOR PROPOSED RIPARIAN FOREST BUFFERS RELATED TO THIS PROJECT. THEREFORE THERE ARE NO WAIVER REQUESTS, AREAS PROPOSED TO BE WAIVED OR RIPARIAN BUFFER OFFSETS.
5. BY CONSTRUCTING ON ONLY A PORTION OF THE ENTIRE SITE, THE EXTENTS OF EARTH DISTURBANCE ARE MINIMIZED.
6. THE DURATION OF EARTH DISTURBANCE IS MINIMIZED BY EMPLOYING IMMEDIATE STABILIZATION PRACTICES PER THE SEQUENCE OF CONSTRUCTION.
7. SOIL COMPACTION IS MINIMIZED ON THE SITE BY LIMITING THE EXTENTS AND LIMITS OF EARTH DISTURBANCE.
8. BY IMPLEMENTING THIS PLAN, THE DESIGN PROFESSIONAL STATES THAT THERE IS NO NET INCREASE IN VOLUME OR RATE. THEREFORE WE ARE PRESERVING THE INTEGRITY OF THE STREAM CHANNELS AND MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL AND CHEMICAL QUALITIES OF THE RECEIVING STREAM.
9. SINCE THE PROJECT IS NOT LOCATED WITHIN A HIGH QUALITY NOR EXCEPTIONAL VALUE WATERSHED THE FOLLOWING CHECKLIST ITEMS ARE NOT REQUIRED: RIPARIAN BUFFER OFFSET; NONDISCHARGE ALTERNATIVES; ABACT; NONDISCHARGE AND ABACT BMPS.
10. THERE ARE NO WETLANDS ADJOINING OR WITHIN THE SITE.
11. SINCE THE PROJECT IS NOT LOCATED WITHIN A HIGH QUALITY NOR EXCEPTIONAL VALUE WATERSHED THE FOLLOWING CHECKLIST ITEMS ARE NOT REQUIRED:RIPARIAN BUFFER OFFSET; NONDISCHARGE ALTERNATIVES; ABACT; NONDISCHARGE AND ABACT BMPS.
12. THERE ARE NO ALTERNATIVES TO THE PROPOSED IMPERVIOUS SURFACES, I.E. BUILDING, DRIVE AND PARKING. THE PLAN PROPOSES TO LEAVE AS MUCH AREA UN-DISTURBED AS POSSIBLE.

E&SPC LEGEND

- NORTH AMERICAN GREEN S75-D OR APPROVED EQUAL
- RCE — ROCK CONSTRUCTION ENTRANCE
- SS18 — 18" SILTSOXX
- TPF — TREE PROTECTION FENCE
- LIMIT OF DISTURBANCE BOUNDARY
- LIMIT OF NPDES BOUNDARY
- TS #3 — TOPSOIL STOCKPILE
- CFB — INLET PROTECTION (CURB, FILTER BAG)
- CONCRETE WASHOUT

SOILS TABLE

KEY	SOIL NAME	HYDROLOGIC SOIL GROUP	SLOPES	ERODIBILITY	HYDRIC/ COMPONENT
UkaB	URBAN LAND	B	0-8%	MODERATELY	-
UoB	URBAN LAND - DUFFIELD COMPLEX	B	0-8%	MODERATELY	-

SOILS TYPE USE LIMITATION AND RESOLUTION TABLE

KEY	SOIL NAME	LIMITATION	RESOLUTION
UkaB	URBAN LAND	SLOW PERMEABILITY; HIGH WATER TABLE	INSTALL FOUNDATION DRAINS AND PAVEMENT UNDERDRAINS; USE FILTER BAGS FOR PUMPED WATER
UoB	URBAN LAND - DUFFIELD COMPLEX	SLOW PERMEABILITY; HIGH WATER TABLE	INSTALL FOUNDATION DRAINS AND PAVEMENT UNDERDRAINS; USE FILTER BAGS FOR PUMPED WATER

MAINTENANCE

1. DURING THE LIFE OF THE PROJECT, ALL EROSION AND SEDIMENTATION CONTROL DEVICES MUST BE PROPERLY MAINTAINED. MAINTENANCE SHALL INCLUDE THE INSPECTION OF EROSION CONTROL FACILITIES AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. IMMEDIATELY PERFORM CLEANOUT, REPAIR AND REPLACEMENT OF THE FACILITIES AS NEEDED. (REGRADE, RESEED AND MULCH WASHED OUT AREAS AS THEY OCCUR).
2. SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED, AS NECESSARY AND THEN RESEEDED. A STRAW COVER SHALL BE APPLIED TO RETAIN THE SEED ALONG WITH AN ANCHORING METHOD DESCRIBED ON THE ATTACHED MULCH ANCHORING GUIDE, UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
3. FREQUENT INSPECTION SHALL BE MADE ON THE FILTER FABRIC FENCE. DAMAGED, UNDERMINED, OR TOPPLED FENCE MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET. SEDIMENT MUST BE REMOVED WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF SILT FENCING.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM REQUIRED MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES TO ENSURE THEIR FUNCTION AT ALL TIMES.
5. GRASS IN ALL SWALES MUST BE MAINTAINED AT A HEIGHT OF 2 INCHES TO 6 INCHES DURING CONSTRUCTION AND AFTER CONSTRUCTION.

UNFORESEEN EROSIVE CONDITIONS NOTES

1. SHOULD UNFORESEEN EROSIVE CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS.
2. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, D.E.P., SUB-PART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
3. METHODS TO PROTECT EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.

EROSION & SEDIMENTATION POLLUTION CONTROL NOTES (INLET PROTECTION)

(SEE SPECIFIC DETAILS FOR MAINTENANCE AND OTHER INFORMATION)

1. STORM WATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED.
2. SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH RUNOFF EVENT.
3. INLET PROTECTION SHALL BE APPLIED, AS DETAILED ON THE PLAN, TO EVERY INLET WHICH HAS BEEN CONSTRUCTED TO THE ROADWAY SUBBASE ELEVATION AND LIES OUTSIDE OF THE DRAINAGE AREA OF A SEDIMENT BASIN OR SEDIMENT TRAP.

ENVIRONMENTAL DUE DILIGENCE AND CLEAN FILL

1. CLEAN FILL MAY BE USED IN AN UNRESTRICTED MANNER. HOWEVER, CLEAN FILL MAY ONLY BE PLACED IN WATERS OF THE COMMONWEALTH IF OTHER ENVIRONMENTAL PROGRAMS AUTHORIZE SUCH USE. TO DETERMINE WHETHER CLEAN FILL IS UNCONTAMINATED, A PERSON SHOULD PERFORM ENVIRONMENTAL DUE DILIGENCE. IF THERE IS EVIDENCE OF A RELEASE, THE MATERIAL DOES NOT QUALIFY AS CLEAN FILL AND MAY NOT BE MANAGED UNDER THIS POLICY.
2. ENVIRONMENTAL DUE DILIGENCE--INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF OWNERSHIP AND USE HISTORY OF PROPERTY, SANDBORNE MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ENVIRONMENTAL ASSESSMENTS AND AUDITS.
3. CLEAN FILL--UNCONTAMINATED, NONWATER-SOLUBLE, NONDECOMPOSABLE INERT SOLID MATERIAL USED TO LEVEL AN AREA OR BRING THE AREA TO GRADE. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH. THE TERM DOES INCLUDE THE FOLLOWING MATERIALS: SOIL ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND RECOGNIZABLE AS SUCH.
4. THE SITE CONTRACTOR RESPONSIBLE FOR THE PROJECT WILL BE RESPONSIBLE TO COMPLETE THE ENVIRONMENTAL DUE DILIGENCE ON ANY CLEAN FILL BROUGHT TO THE SITE.

SEDIMENT DISPOSAL NOTE:

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

CONSTRUCTION WASTE RECYCLING NOTE:

PROCEDURES ENSURING THAT THE PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE WILL BE UNDERTAKEN IN ACCORDANCE WITH DEPARTMENT REGULATIONS. A SEPARATE E&S PLAN SHALL BE SUBMITTED AND APPROVED FOR OFFSITE WASTE AND BORROW AREAS. CONSTRUCTION WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC., THAT COULD ADVERSELY IMPACT WATER QUALITY.

EROSION & SEDIMENTATION POLLUTION CONTROL NOTES (SILT SOCK)

(SEE SPECIFIC DETAILS FOR MAINTENANCE AND OTHER INFORMATION)

1. SILT SOCK MUST BE INSTALLED AT LEVEL GRADE. BOTH ENDS OF EACH FENCE SECTION MUST EXTEND AT LEAST 8 FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.
2. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE SILT SOCK.
3. ANY SILT SOCK SECTION WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.
4. CONSTRUCT SILT SOCK ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED CUT AND FILL CONSTRUCTION.
5. SILT SOCKS SHALL BE INSTALLED DOWNSLOPE OF ALL AREAS TO BE DISTURBED BEFORE ANY WORK BEGINS. SILT SOCK AND ROCK FILTERS SHALL BE INSTALLED AS NEAR AS POSSIBLE TO THE LOCATIONS SHOWN ON THE PLAN.

LEGEND

EXISTING		PROPOSED
	SITE BENCHMARK	
	IRON PIN	
	CONCRETE MARKER	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SETBACK LINE	
	EASEMENT LINE	
	EDGE OF PAVEMENT	
	BUILDING	
	CONTOUR	
	CURB	
	DEPRESSED CURB	
	TREE LINE	
	MUNICIPAL BOUNDARY	
	ZONING BOUNDARY	
	SOIL BOUNDARY	
	GUIDERAIL	
	FENCE	
	STORM SEWER	
	STORM SEWER MANHOLE	
	INLET	
	SANITARY SEWER	
	SANITARY CLEANOUT	
	SANITARY MANHOLE	
	WATER LINE	
	WATER VALVE	
	WATER HYDRANT	
	GAS LINE	
	GAS VALVE	
	ELECTRIC LINE	
	UTILITY POLE	

THIS PLAN FOR EROSION AND SEDIMENT POLLUTION CONTROL ONLY

WATERSHED:
FRY'S RUN STUDY AREA, WWF, MF

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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NO.	DATE	REVISION	BY
8	7/18/24	REVISED PER TWP COMMENTS, DATE 6/26/24	JB
7	6/13/24	REVISED PER TWP COMMENTS, DATE 5/30/24	JB
6	5/2/24	REV. PER TWP FIRE COMMISSIONER CMNTS., DATE 4/9/24	JB
5	3/22/24	REVISED PER TWP COMMENTS, DATE 2/23/24	JB
4	2/2/24	REVISED PER TWP COMMENTS, DATE 1/9/24	JB
3	12/14/23	REVISED PER TWP COMMENTS, DATE 11/17/23	JB
2	11/3/23	REVISED PER TWP ENGINEER COMMENTS, DATE 3/15/23	JB
1	2/16/23	REVISED PER TWP ENGINEER COMMENTS, DATE 11/22/22	DC

Ott CONSULTING INC.
CIVIL ENGINEERS • SURVEYORS
LANDSCAPE ARCHITECTS
GIS SERVICES
LEHIGH VALLEY OFFICE
P.O. BOX 386, EMMAUS, PA 18049
P: 610-928-4690 www.OttEng.com F: 610-928-4695

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"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

PRELIMINARY
EROSION & SEDIMENT CONTROL PLAN

EXCHANGE 8 LLC
PALMER MANOR
TOWNSHIP OF PALMER
NORTHAMPTON COUNTY, PENNSYLVANIA

DRAWN BY	DATE	PROJECT NO.	DRAWING NO.
DJC	6-12-23	BCCC 2104	C-8.1
APPROVED BY	SCALE	SHEET NO.	
JLO	1" = 20'	1 OF 2	

P:\Projects\BCCC 2104 - Palmer Manor\Drawings\C-8.1.dwg, C-8.1, 7/18/2024 2:47:51 PM, 1:1, JB

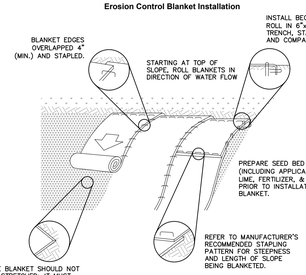
EROSION & SEDIMENTATION POLLUTION CONTROL NOTES (GENERAL)

(SEE SPECIFIC DETAILS FOR MAINTENANCE AND OTHER INFORMATION)

STANDARD EROSION AND SEDIMENT CONTROL PLAN NOTES

1. 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 WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. 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 PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. 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 BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. 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.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER 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.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT 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 2H:1V OR FLATTER.
9. 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.
10. 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 260.1 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 THIS SITE.
11. 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.
12. 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.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM THE PROJECT AREA ONTO ANY ROADWAY. VEHICLES AND EQUIPMENT MAY ONLY ENTER AND EXIT THE CONSTRUCTION SITE VIA A STABILIZED ROCK CONSTRUCTION ENTRANCE.
15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. THE OPERATOR WILL MAINTAIN AND MAKE AVAILABLE TO LEHIGH COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
16. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY 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.
17. 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 SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
18. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN LAND-DEVELOPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
19. AREAS WHICH ARE TO BE TOPSOILED 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.
20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
27. 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 OTHER 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.
28. 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 MOTHER MOVEMENTS.
29. EROSION AND SEDIMENT BMPS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS. 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.
30. 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.
31. 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 REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
32. 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.
33. FAILURE TO CORRECTLY INSTALL 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 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.
34. IN THE EVENT OF SINKHOLE DISCOVERY A PROFESSIONAL GEOLOGIST OR ENGINEER WILL BE CONTACTED CONCERNING MITIGATION. ADDITIONALLY, THE LEHIGH COUNTY CONSERVATION DISTRICT WILL BE MADE AWARE OF THE SINKHOLE DISCOVERY IMMEDIATELY.
35. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
36. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART I, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
37. THE E&S CONTROL PLAN MAPPING MUST DISPLAY A PA ONE CALL SYSTEM INCORPORATED SYMBOL INCLUDING THE SITE IDENTIFICATION NUMBER. (THIS IS A NUMBERED SYMBOL NOT A NOTE.)
38. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN
39. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
40. FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN MAXIMUM _____ LAYERED LIFTS AT _____ % DENSITY.
41. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL PROVIDE NOTICE IN WRITING TO THE LEHIGH COUNTY CONSERVATION DISTRICT THAT EARTH DISTURBANCE ACTIVITIES WILL BE COMMENCING.

STANDARD CONSTRUCTION DETAIL #11-1
Erosion Control Blanket Installation



Seed and soil amendments shall be applied according to the rates in the plan drawings prior to installing the blanket.

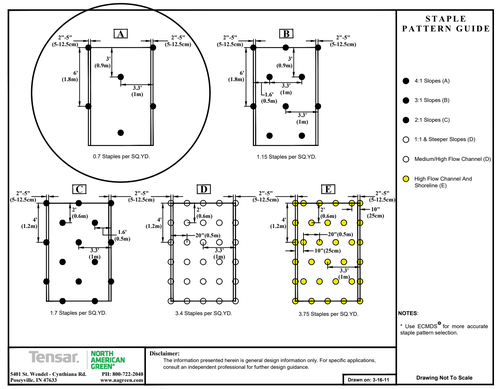
Provide anchor trench at toe of slope in similar fashion as at top of slope.

Slope surface shall be free of rocks, clods, sticks, and grass.

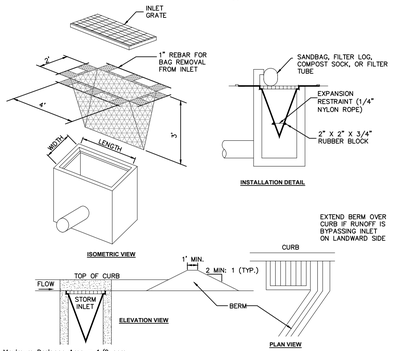
Blanket shall have good continuous contact with underlying soil throughout entire length. Lay blanket loosely and stake or staple to maintain direct contact with soil. Do not stretch blanket.

The blanket shall be stapled in accordance with the manufacturer's recommendations.

Blanketed areas shall be inspected weekly and after each runoff event until perennial vegetation is established to a minimum uniform 70% coverage throughout the blanketed area. Damaged or displaced blankets shall be restored or replaced within 4 calendar days.



STANDARD CONSTRUCTION DETAIL #4-15
Filter Bag Inlet Protection - Type C Inlet



Maximum Drainage Area = 1/2 acre.

Inlet protection shall not be required for inlet tributary to sediment basin or trap. Berms shall be required for all installations.

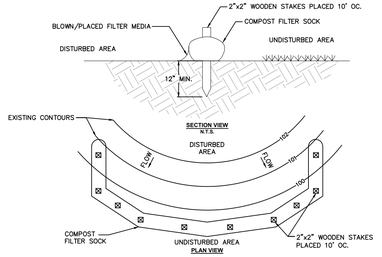
Rolled earthen berm shall be maintained until roadway is stoned. Road subbase berm shall be maintained until roadway is paved. Six inch minimum height asphalt berm shall be maintained until roadway surface receives final coat.

At a minimum, the fabric shall have a minimum grab tensile strength of 120 lbs, a minimum burst strength of 200 psi, and a minimum trapezoidal tear strength of 50 lbs. Filter bags shall be capable of trapping all particles not passing a No. 40 Sieve.

Inlet filter bags shall be inspected on a weekly basis and after each runoff event. Bags shall be emptied and rinsed or replaced when half full or when flow capacity has been reduced so as to cause flooding or bypassing of the inlet. Damaged or clogged bags shall be replaced. A supply shall be maintained on site for replacement of bags. All needed repairs shall be initiated immediately after the inspection. Dispose of accumulated sediment as well as all used bags according to the plan notes.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-1
Compost Filter Sock



Sock fabric shall meet standards of Table 4.1. Compost shall meet the standards of Table 4.2.

Compost Filter Sock shall be placed at existing level grade. Both ends of the sock shall be extended at least 8 feet up slope at 45 degrees to the main sock alignment (Figure 4.1). Maximum slope length above any sock shall not exceed that shown on Figure 4.2. Stakes may be installed immediately downslope of the sock if so specified by the manufacturer.

Traffic shall not be permitted to cross filter socks.

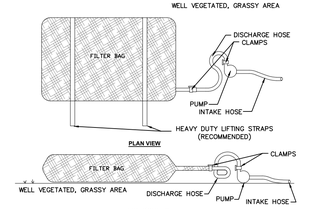
Accumulated sediment shall be removed when it reaches half the aboveground height of the sock and disposed in the manner described elsewhere in the plan.

Socks shall be inspected weekly and after each runoff event. Damaged socks shall be repaired according to manufacturer's specifications or replaced within 24 hours of inspection.

Biodegradable filter socks shall be replaced after 6 months; photodegradable socks after 1 year. Polypropylene socks shall be replaced according to manufacturer's recommendations.

Upon stabilization of the area tributary to the sock, stakes shall be removed. The sock may be left in place and vegetated or removed. In the latter case, the mesh shall be cut open and the mulch spread as a soil supplement.

STANDARD CONSTRUCTION DETAIL #3-16
Pumped Water Filter Bag



Low volume filter bags shall be made from non-woven geotextile material sewn with high strength, double stitched "J" type seams. They shall be capable of trapping particles larger than 150 microns. High volume filter bags shall be made from woven geotextiles that meet the following standards:

Property	Test Method	Minimum Standard
Avg. Wide Width Strength	ASTM D-4884	60 lb/in
Grab Tensile	ASTM D-4632	205 lb
Puncture	ASTM D-4833	110 lb
Mullen Burst	ASTM D-3786	350 psi
UV Resistance	ASTM D-4355	70%
AOS % Resistance	ASTM D-4751	80 Sieve

A suitable means of accessing the bag with machinery required for disposal purposes shall be provided. Filter bags shall be replaced when they become 1/2 full of sediment. Spare bags shall be kept available for replacement of those that have failed or are filled. Bags shall be placed on straps to facilitate removal unless bags come with lifting straps already attached.

Bags shall be located in well-vegetated (grassy) area, and discharge onto stable, erosion resistant areas. Where this is not possible, a geotextile underlayment and flow path shall be provided. Bags may be placed on filter stone to increase discharge capacity. Bags shall not be placed on slopes greater than 5%. For slopes exceeding 5%, clean rock or other non-erodible and non-polluting material may be placed under the bag to reduce slope steepness.

No downslope sediment barrier is required for most installations. Compost berm or compost filter sock shall be installed below bags located in HQ or EV watersheds, within 50 feet of receiving surface water or where grassy area is not available.

The pump discharge hose shall be inserted into the bags in the manner specified by the manufacturer and securely clamped. A piece of PVC pipe is recommended for this purpose.

The pumping rate shall be no greater than 750 gpm or ½ the maximum specified by the manufacturer, whichever is less. Pump intakes shall be floating and screened.

Filter bags shall be inspected daily. If any problem is detected, pumping shall cease immediately and not resume until the problem is corrected.

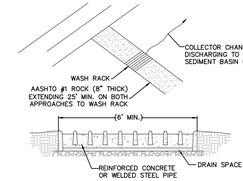
TABLE 4.1
COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

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

TABLE 4.2
COMPOST STANDARDS

ORGANIC MATTER CONTENT	80%-100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5-8.0
MOISTURE CONTENT	35%-55%
PARTICLE SIZE	98% PASS THROUGH 1" SCREEN
SOLUBLE SALT CONCENTRATION	5.0 dS/m (mmhos/cm) MAXIMUM

STANDARD CONSTRUCTION DETAIL #3-2
Rock Construction Entrance with Wash Rack



Wash rack shall be 20 feet (min.) wide or total width of access.

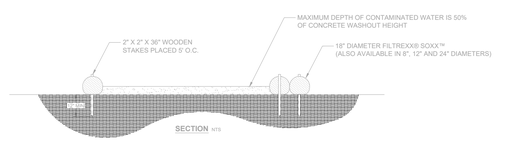
Wash rack shall be designed and constructed to accommodate anticipated construction vehicular traffic.

A water supply shall be made available to wash the wheels of all vehicles exiting the site.

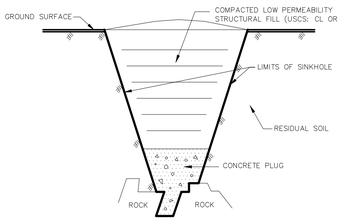
MAINTENANCE: Rock construction entrance thickness shall be constantly maintained to the specified dimensions by adding rock. A stockpile of rock material shall be maintained on site for this purpose. Drain space under wash rack shall be kept open at all times. Damage to the wash rack shall be repaired prior to further use of the rock. All sediment deposited on roadways shall be removed and returned to the construction site immediately. Washing the roadway or sweeping the deposits into roadway ditches, sewer, culverts, or other drainage courses is not acceptable.

FILTREXX® CONCRETE WASHOUT

NTS



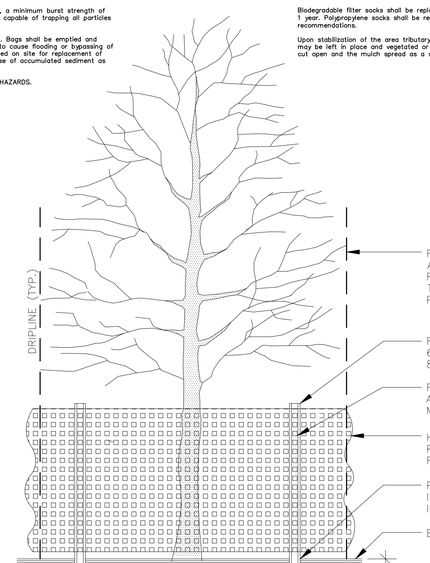
NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
2. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY
3. CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION



SINKHOLE REPAIR DETAIL

NTS

NOTES:
1. SINKHOLES ENCOUNTERED DURING CONSTRUCTION SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
2. OVER-EXCAVATE LOOSE SOIL AND ROCK FROM THROAT OF SINKHOLE UNTIL STABLE ROCK OR SOIL IS ENCOUNTERED.
3. PLACE LOW SLUMP CONCRETE INTO THROAT TO FORM A PLUG. CONCRETE SHOULD EXTEND A MINIMUM OF 3' FROM THE BOTTOM OF OVER-EXCAVATION.
4. FOLLOWING CONCRETE CURING, BACKFILL REMAINDER OF EXCAVATION W/ LOW PERMEABILITY COMPACTED STRUCTURAL FILL MEETING USCS DESIGNATION OF CL OR CH. BACKFILL SHOULD BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-698, STANDARD PROCTOR.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM SINKHOLE REPAIR AREA BY OVERFILLING, IF PRACTICAL.
6. ALTERNATIVE METHODS OF REPAIR MAY BE DEVELOPED BY THE GEOTECHNICAL ENGINEER BASED ON THE SITE CONDITIONS.



ORANGE CONSTRUCTION FENCE (TREE PROTECTION FENCE)

N.T.S.

NO.	DATE	REVISION	BY
8	7/18/24	REVISED PER TWP COMMENTS, DATE 6/26/24	JB
7	6/13/24	REVISED PER TWP COMMENTS, DATE 5/30/24	JB
6	5/2/24	REV. PER TWP FIRE COMMISSIONER OMITS, DATE 4/9/24	JB
5	3/22/24	REVISED PER TWP COMMENTS, DATE 2/23/24	JB
4	2/2/24	REVISED PER TWP COMMENTS, DATE 1/9/24	JB
3	12/14/23	REVISED PER TWP COMMENTS, DATE 11/17/23	JB
2	11/3/23	REVISED PER TWP ENGINEER COMMENTS, DATE 3/15/23	JB
1	2/16/23	REVISED PER TWP ENGINEER COMMENTS, DATE 11/2/22	DC

Ott CONSULTING INC.
CIVIL ENGINEERS · SURVEYORS
LANDSCAPE ARCHITECTS
GIS SERVICES
LEHIGH VALLEY OFFICE
P.O. BOX 386, EMMAUS, PA 18049
P: 610-928-4690 www.OttEng.com F: 610-928-4695

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"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

PRELIMINARY
EROSION & SEDIMENT CONTROL DETAILS PLAN

EXCHANGE 8 LLC
PALMER MANOR
TOWNSHIP OF PALMER
NORTHAMPTON COUNTY, PENNSYLVANIA

DRAWN BY	DATE	PROJECT NO.	DRAWING NO.
DJC	6-12-23	BCCC 2104	C-8.2
APPROVED BY	SCALE	SHEET NO.	
JLO	NO SCALE	2 OF 2	

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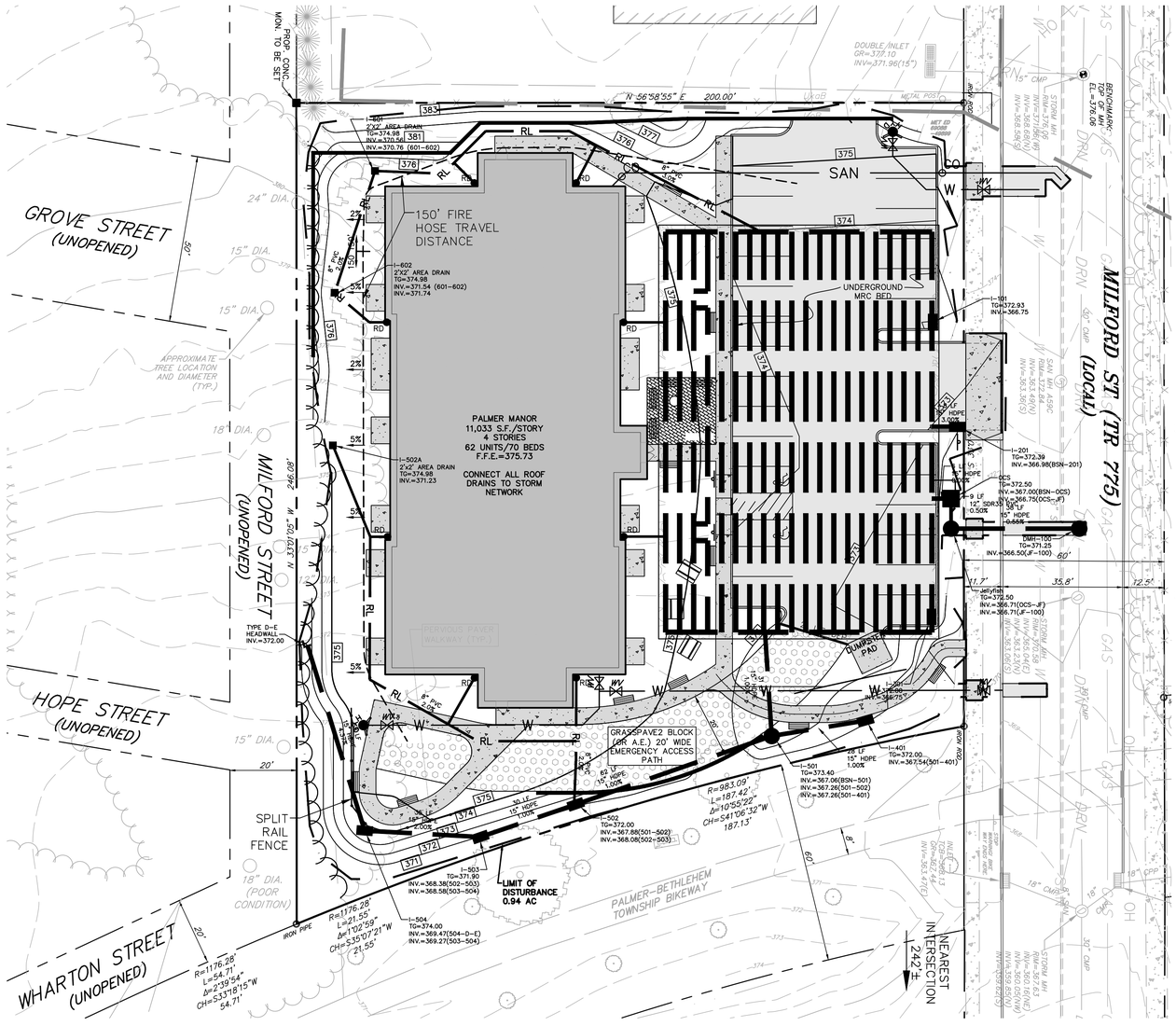

BSN to 502
SCALE: H=20 V=2

100 to OCS
SCALE: H=20 V=2

SOILS TABLE

KEY	SOIL NAME	HYDROLOGIC SOIL GROUP	SLOPES	ERODIBILITY	HYDRIC/ COMPONENT
UkaB	URBAN LAND	B	0-8%	MODERATELY	-
UoB	URBAN LAND - DUFFIELD COMPLEX	B	0-8%	MODERATELY	-

SOILS TYPE USE LIMITATION AND RESOLUTION TABLE

KEY	SOIL NAME	LIMITATION	RESOLUTION
UkaB	URBAN LAND	SLOW PERMEABILITY; HIGH WATER TABLE	INSTALL FOUNDATION DRAINS AND PAVEMENT UNDERDRAINS; USE FILTER BAGS FOR PUMPED WATER
UoB	URBAN LAND - DUFFIELD COMPLEX	SLOW PERMEABILITY; HIGH WATER TABLE	INSTALL FOUNDATION DRAINS AND PAVEMENT UNDERDRAINS; USE FILTER BAGS FOR PUMPED WATER

STORMWATER NOTES:
1. ALL DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE PADEP E&S MANUAL, PADEP BMP MANUAL, PENNDOT PUBLICATION 408, AND PENNDOT PUBLICATION 72M, ALL AS AMENDED AND UPDATED, UNLESS WRITTEN REQUESTS FOR DEVIATION HAVE BEEN REVIEWED AND EXPLICITLY APPROVED BY THE MUNICIPAL ENGINEER.
2. IF CONVEYANCE FACILITIES ARE PROPOSED THAT REQUIRE WATERTIGHT JOINTS, ALL STORMWATER CONVEYANCE FACILITIES SHALL BE CONSTRUCTED WITH WATERTIGHT JOINTS.
3. IF INLETS OR OTHER STRUCTURES ARE PROPOSED, THE KNOCKING OUT OF INLET OR OTHER STRUCTURE CORNERS IS PROHIBITED.
4. IF AN INDEMNIFICATION STATED IS REQUIRED FOR CARBONATE SITE CONDITIONS PER SECTION 403.B, THE APPLICANT, INCLUDING ITS AGENTS, HEIRS, ASSIGNS, AND ANYONE ON BEHALF OF WHOM THE APPLICATION IS SUBMITTED, DOES HEREBY INDEMNIFY, DEFEND, AND HOLD HARMLESS PALMER TOWNSHIP AND ITS RESPECTIVE ASSIGNS, OFFICIALS, OFFICERS, EMPLOYEES, AND AGENTS, FROM AND AGAINST ANY AND ALL DEMANDS, CLAIMS, ACTIONS, OR CAUSES OF ACTION, ASSESSMENTS, LOSSES, DAMAGES, LIABILITIES, COSTS, AND EXPENSES, INCLUDING REASONABLE FEES AND EXPENSES OF COUNSEL, OTHER EXPENSES OF INVESTIGATION, HANDLING, AND LITIGATION, AND SETTLEMENT AMOUNTS, TOGETHER WITH INTEREST AND PENALTIES ASSERTED AGAINST, RESULTING TO, IMPOSED UPON, OR INCURRED BY THE APPLICANT AND ANYONE ON BEHALF OF WHOM THE APPLICATION IS SUBMITTED OR RAISED AGAINST THE TOWNSHIP, DIRECTLY OR INDIRECTLY, BY REASON OF, RESULTING FROM, OR ARISING IN CONNECTION WITH ANY RESULT FROM CARBONATE SITE CONDITIONS.
5. IF SWM CONSERVATION EASEMENTS AND/OR RIPARIAN BUFFER EASEMENTS ARE REQUIRED ON THE SITE PER SECTION 303.C AND/OR SUBSECTION 401.T, THE LANDOWNER HEREBY GRANTS PERMISSION TO THE MUNICIPALITY, ITS AUTHORIZED AGENTS, AND EMPLOYEES ACCESS TO ANY AND ALL SWM CONSERVATION EASEMENTS AND RIPARIAN BUFFER EASEMENTS ON THE PROPERTY.
6. INLET CONCRETE TOP UNITS AND GRADE ADJUSTMENT RINGS SHALL BE SET IN A BED OF FULL MORTAR ACCORDING TO PENNDOT PUBLICATION 408.
7. SEE SHEET C-9.3 FOR INSTALLATION LOCATIONS OF CPS DEVICES.
8. ALL INLETS SHALL HAVE HEAVY-DUTY BICYCLE GRATING CONSISTENT WITH PENNDOT PUBLICATION 72M.
9. THE CLOSEST GEOLOGICAL FEATURE IS ±400 FEET AWAY FROM THE NORTH-WESTERN PROPERTY CORNER.

NOI CHECKLIST NOTES:
1. THE PROJECT WILL PRESERVE THE INTEGRITY OF STREAM CHANNELS AND MAINTAIN AND PROTECT PHYSICAL, BIOLOGICAL AND CHEMICAL QUALITIES OF THE RECEIVING STREAM BY USING STORMWATER BMPS.
2. TO PREVENT AN INCREASE IN THE RATE OF STORMWATER RUNOFF THE PROJECT WILL MEET OR EXCEED THE RUNOFF RATES REQUIRED BY THE ADOPTED ACT 167 PLAN.
3. TO MINIMIZE ANY INCREASE IN STORMWATER RUNOFF VOLUME THE PROJECT WILL UTILIZE A MRC BASIN.
4. TO MINIMIZE IMPERVIOUS AREAS, THE MINIMUM AMOUNT OF IMPERVIOUS IS BEING CONSTRUCTED FOR THE PROPOSED USE OF THE SITE.
5. TO PROTECT THE EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION AND MINIMIZE LAND CLEARING AND GRADING, EARTH DISTURBANCE WILL ONLY BE DONE IN THE AREAS NECESSARY FOR CONSTRUCTION.
6. THE DURATION OF EARTH DISTURBANCE IS MINIMIZED BY EMPLOYING IMMEDIATE STABILIZATION PRACTICES PER THE SEQUENCE OF CONSTRUCTION.
7. SOIL COMPACTION IS MINIMIZED ON THE SITE BY LIMITING THE EXTENTS AND LIMITS OF EARTH DISTURBANCE.
8. THE E&SPC PLANS HAVE BEEN PLANNED AND DESIGNED TO BE CONSISTENT WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLANS, THEREFORE THIS PLAN PREVENTS INCREASED RUNOFF.
9. THERE ARE NO EXISTING NOR PROPOSED RIPARIAN FOREST BUFFERS RELATED TO THIS PROJECT. THEREFORE THERE ARE NO WAIVER REQUESTS, AREAS PROPOSED TO BE WAIVED OR RIPARIAN BUFFER OFFSETS.
10. TO OUR KNOWLEDGE, THERE ARE NO NATURALLY OCCURRING GEOLOGIC FORMATIONS OR SOIL CONDITIONS THAT MAY HAVE THE POTENTIAL TO CAUSE POLLUTION DURING EARTH DISTURBANCE ACTIVITIES.
11. THERE ARE NO WETLANDS ADJOINING OR WITHIN THE SITE.
12. THE ENTIRE AREA SHOWN HEREON IS WITHIN A WATERSHED, THEREFORE THE BOUNDARIES OF THE WATERSHED CANNOT BE SHOWN. REFER TO FRY'S RUN STUDY AREA RELEASE RATE MAP ON C-9.2.

ENVIRONMENTAL DUE DILIGENCE AND CLEAN FILL
1. CLEAN FILL MAY BE USED IN AN UNRESTRICTED MANNER. HOWEVER, CLEAN FILL MAY ONLY BE PLACED IN WATERS OF THE COMMONWEALTH IF OTHER ENVIRONMENTAL PROGRAMS AUTHORIZE SUCH USE. TO DETERMINE WHETHER CLEAN FILL IS UNCONTAMINATED, A PERSON SHOULD PERFORM ENVIRONMENTAL DUE DILIGENCE. IF THERE IS EVIDENCE OF A RELEASE, THE MATERIAL DOES NOT QUALIFY AS CLEAN FILL AND MAY NOT BE MANAGED UNDER THIS POLICY.
2. ENVIRONMENTAL DUE DILIGENCE--INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF OWNERSHIP AND USE HISTORY OF PROPERTY, SANDBORNE MAPS, ENVIRONMENTAL ASSESSMENTS, TRANSACTION SCREENS, ENVIRONMENTAL ASSESSMENTS AND AUDITS.
3. CLEAN FILL--UNCONTAMINATED, NONWATER-SOLUBLE, NONDECOMPOSABLE INERT SOLID MATERIAL USED TO LEVEL AN AREA OR BRING THE AREA TO GRADE. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH. THE TERM DOES INCLUDE THE FOLLOWING MATERIALS: SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND RECOGNIZABLE AS SUCH.
4. THE SITE CONTRACTOR RESPONSIBLE FOR THE PROJECT WILL BE RESPONSIBLE TO COMPLETE THE ENVIRONMENTAL DUE DILIGENCE ON ANY CLEAN FILL BROUGHT TO THE SITE.

UNFORESEEN EROSIVE CONDITIONS NOTES
1. SHOULD UNFORESEEN EROSIVE CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS.
2. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, D.E.P., SUB-PART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
3. METHODS TO PROTECT EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.

UTILITY NOTES:
1. LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND BASED UPON SURFACE OBSERVATION. ACCURACY AND/OR COMPLETENESS OF ANY UTILITY INFORMATION IS NOT GUARANTEED AND MUST BE CONFIRMED BY THE CONTRACTOR AND/OR OWNER PRIOR TO CONSTRUCTION.
2. PER ACT 287, THE CONTRACTOR MUST CONTACT THE PA ONE CALL SYSTEM WITHIN A MINIMUM OF THREE WORKING DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. ALL CONFLICTS DISCOVERED BY THE CONTRACTOR AND/OR OWNER MUST BE IMMEDIATELY REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH ANY CONSTRUCTION.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK UTILITY ELEVATIONS AT ALL CROSSINGS TO CONFIRM CLEARANCE PRIOR TO CONSTRUCTION.
5. A 20' BLANKET EASEMENT WILL BE PROVIDED FOR ALL UTILITIES FOR ACCESS AND MAINTENANCE. THE UTILITY WILL BE LOCATED IN THE MIDDLE OF THE PROVIDED 20' EASEMENT.

DRAINAGE EASEMENT NOTE:
THE OWNER HEREBY GRANTS A BLANKET EASEMENT TO THE TOWNSHIP TO ENCOMPASS ALL PROPOSED STORMWATER MANAGEMENT FEATURES SHOWN ON THIS PLAN SET. THE TOWNSHIP HAS THE RIGHT, BUT NOT THE DUTY, TO ENTER THE PROPERTY FOR PURPOSES OF INSPECTING THE PROPOSED STORMWATER MANAGEMENT FACILITIES. THE OWNER WILL MAINTAIN THE FACILITIES, QTING THE TOWNSHIP'S RIGHT TO INTERVENE AT THE OWNER'S EXPENSE PER THE CONDITIONS OF THE MAINTENANCE AND OPERATIONS AGREEMENT.

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

RECYCLING AND DISPOSAL OF MATERIALS
OPERATOR/PERMITTEE SHALL INSURE THAT PROPER MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS. CONSTRUCTION WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY. MEASURES SHOULD BE PLANNED AND IMPLEMENTED FOR HOUSEKEEPING, MATERIALS MANAGEMENT, AND LITTER CONTROL. WHEREVER POSSIBLE, RECYCLING OF EXCESS MATERIALS IS PREFERRED, RATHER THAN DISPOSAL. OFF-SITE TRANSPORT OF MATERIALS REQUIRES THAT THE RECEIVING FACILITY HAVE IT'S OWN APPROVED, ACTIVE PERMIT TO RECEIVE SUCH MATERIALS.

RESPONSIBLE ENTITY FOR PCSM O&M:
ALL PCSM BMPS SHALL BE OPERATED AND MAINTAINED BY EXCHANGE 8 LLC.

AFTER MAINTENANCE ACTIVITIES ARE PERFORMED, THE BARE SOIL AREAS SHALL BE IMMEDIATELY STABILIZED WITH TOPSOIL, PERMANENT SEED, FERTILIZED AND MULCHED.

IDENTIFICATION OF CRITICAL STAGES
CRITICAL STAGES OF IMPLEMENTATION OF PCSM PLAN FOR WHICH A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE PRESENT ON SITE:

1. INSTALLATION OF MRC BASIN, INCLUDING SUBGRADE PREPARATION.

SEQUENCE OF PCSM BMP INSTALLATION
1. INSTALL MRC BASIN
2. INSTALL WATER QUALITY FILTERS

SEE PLAN SHEET C-9.2 FOR INDIVIDUAL BMP CONSTRUCTION SEQUENCE.

RECORDED PLAN:

RECORDED THIS _____ DAY OF _____, 20____, IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE

COUNTY OF NORTHAMPTON, PENNSYLVANIA, IN PLAN BOOK NO. _____,

PAGE _____.

COVENANT AND AGREEMENT FOR MAINTENANCE OF PRIVATELY OWNED BMPs:
THE PROPERTY OWNER SHALL SIGN A DECLARATION OF COVENANT AND AGREEMENT FOR MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES AND BMPs (THE "MAINTENANCE AGREEMENT") WITH THE TOWNSHIP COVERING ALL STORMWATER BMPs THAT ARE TO BE PRIVATELY OWNED. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING BMP WITHOUT THE APPROVAL OF THE TOWNSHIP UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM.

_____ _____
OWNERS SIGNATURE DATE

SITE DATA:

RECORD OWNER:	EXCHANGE 8 LLC 1177 6TH STREET WHITEHALL, PA 18052-5212
SITE LOCATION:	537 MILFORD ST EASTON, PA 18045
CONTACT:	610-403-3400 ABE7777@MCLOUD.COM JBUCHTA@OTTENG.COM

WATERSHED:
FRY'S RUN STUDY AREA, WWF, MF

LEGEND

EXISTING		PROPOSED
	SITE BENCHMARK	
○	IRON PIN	●
⊡	CONCRETE MARKER	■
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SETBACK LINE	
	EASEMENT LINE	
	EDGE OF PAVEMENT	
400	BUILDING	
400	CONTOUR	400
	CURB	
	DEPRESSED CURB	
	TREE LINE	
	MUNICIPAL BOUNDARY	
	ZONING BOUNDARY	
	SOIL BOUNDARY	
	GUIDERAIL	
x x x x x	FENCE	
	STORM SEWER	
Ⓢ	STORM SEWER MANHOLE	●
	INLET	■
	SANITARY SEWER	
S.C.O.	SANITARY CLEANOUT	S.C.O.
Ⓢ	SANITARY MANHOLE	●
W	WATER LINE	W
⋈	WATER VALVE	⋈
	WATER HYDRANT	
G	GAS LINE	G
G	GAS VALVE	G
E	ELECTRIC LINE	E
	UTILITY POLE	

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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6	5/2/24	REV. PER TWP FIRE COMMISSIONER CMNTS., DATE 4/9/24	DJC
5	3/22/24	REVISED PER TWP COMMENTS, DATE 2/23/24	DJC
4	2/7/24	REVISED PER TWP COMMENTS, DATE 1/9/24	DJC
3	12/14/23	REVISED PER TWP COMMENTS, DATE 11/17/23	JB
2	11/3/23	REVISED PER TWP ENGINEER COMMENTS, DATE 3/15/23	JB
1	2/16/23	REVISED PER TWP ENGINEER COMMENTS, DATE 11/2/22	DC

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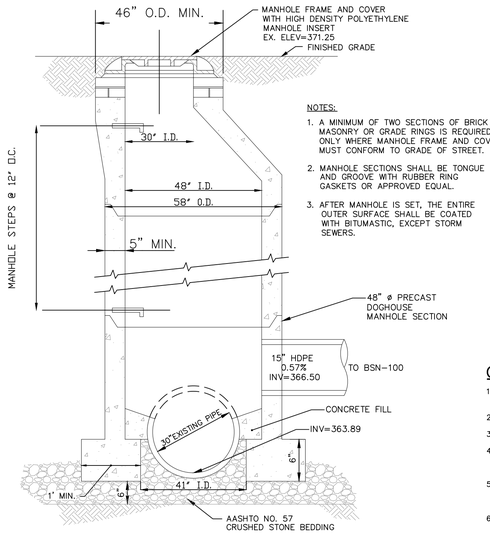
1-800-242-1776

PRELIMINARY PCSM PLAN & O&M PLAN

EXCHANGE 8 LLC
PALMER MANOR
TOWNSHIP OF PALMER
NORTHAMPTON COUNTY, PENNSYLVANIA

DRAWN BY	DATE	PROJECT NO.	DRAWING NO.
DJC	6-12-23	BCCC 2104	C-9.1
APPROVED BY	SCALE	SHEET NO.	
JLO	1" = 20'	1 OF 3	

P:\Projects\BCCC 2104 - Palmer Manor\Drawings\C-9.1.dwg, C-9.1, 7/18/2024 2:46:37 PM, 1:1, JB

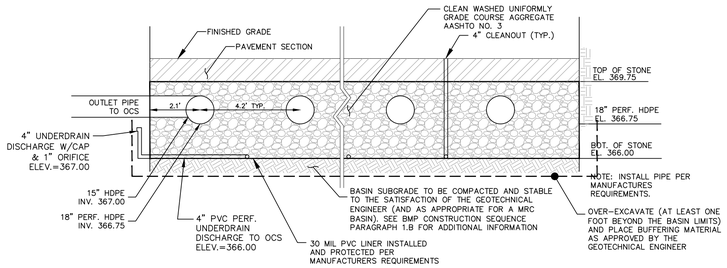


NOTES:

1. A MINIMUM OF TWO SECTIONS OF BRICK MASONRY OR GRADE RINGS IS REQUIRED ONLY WHERE MANHOLE FRAME AND COVER MUST CONFORM TO GRADE OF STREET.
2. MANHOLE SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER RING GASKETS OR APPROVED EQUAL.
3. AFTER MANHOLE IS SET, THE ENTIRE OUTER SURFACE SHALL BE COATED WITH BITUMASTIC, EXCEPT STORM SEWERS.

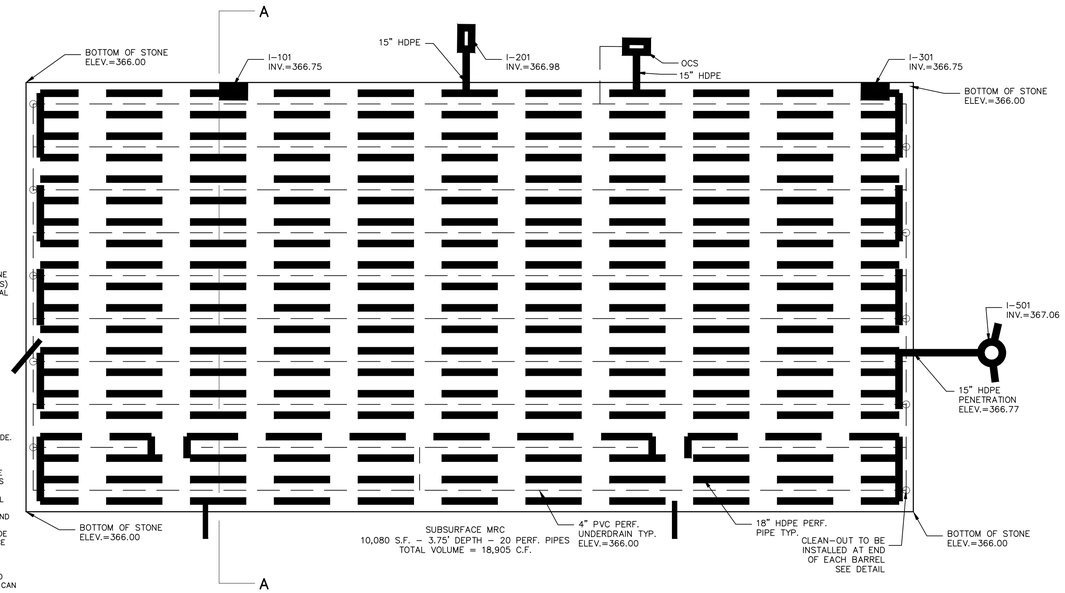
STORM DOGHOUSE MANHOLE SECTION VIEW

NO SCALE



SECTION VIEW A-A

N.T.S.

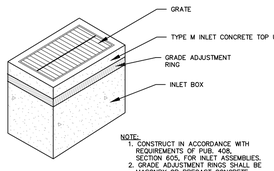


OPERATION AND MAINTENANCE PROCEDURES:

1. MRC: UPGRADIENT CATCH BASINS AND INLETS SHOULD BE INSPECTED AND CLEANED ANNUALLY, OR MORE OFTEN IF HISTORICAL MAINTENANCE RECORDS SUGGEST A MORE FREQUENT CLEANING.
2. THE VEGETATION (FOR THE MRC BMP AND CONTRIBUTING DRAINAGE AREA) SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED.
3. CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS. MOW ONLY AS APPROPRIATE FOR VEGETATIVE SPECIES.
4. INSPECT AT LEAST TWO TIMES PER YEAR AFTER RUNOFF EVENTS GREATER THAN 0.8 INCH AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN THE DESIGN PARAMETERS. REFER TO THE APPROVED POST-CONSTRUCTION STORMWATER MANAGEMENT REPORT FOR DRAW DOWN TIME.
5. AT LEAST TWO TIMES PER YEAR, OR MORE IF HISTORICAL MAINTENANCE INDICATE IT IS NECESSARY, INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION, SIGNS OF WATER CONTAMINATION/SPILLS, AND INSTABILITY. LEAF LITTER NEEDS TO BE REMOVED ANNUALLY.
6. AS NEEDED, REMOVE ACCUMULATED SEDIMENT AS REQUIRED TO MAINTAIN STORAGE VOLUME THROUGH THE MRC BASIN. RESTORE ORIGINAL CROSS SECTION. PROPERLY DISPOSE OF SEDIMENT.
7. ALL MRC BMP COMPONENTS SHOULD BE MAINTAINED AS INDICATED IN THE STORMWATER BMP MANUAL.

BMP CONSTRUCTION SEQUENCE:

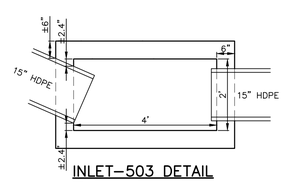
1. MRC:
   A. INSTALL AND MAINTAIN ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
   B. THE EXISTING SUBGRADE UNDER THE BED AREAS SHOULD NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO GEOTEXTILE AND STONE BED PLACEMENT. PLEASE NOTE THE TOWNSHIP GEOTECHNICAL ENGINEER IS REQUIRING COMPACTION OF THE SUBGRADE. THE APPLICANTS GEOTECHNICAL ENGINEER AND THE TOWNSHIP GEOTECHNICAL ENGINEER MUST BE ONSITE AT THE APPROPRIATE TIME DURING CONSTRUCTION TO CONCUR ON THE DEGREE OF COMPACTION EFFORTS.
   C. WHERE EROSION OF SUBGRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHOULD BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE (OR EQUIVALENT) AND LIGHT TRACTOR. ALL FINE GRADING SHOULD BE DONE BY HAND. ALL BED BOTTOMS SHOULD BE AT LEVEL GRADE.
   D. INSTALL UPSTREAM AND DOWNSTREAM CONTROL STRUCTURES, CLEANOUTS, PERFORATED PIPING, AND ALL OTHER NECESSARY STORMWATER STRUCTURES.
   E. GEOTEXTILE AND BED AGGREGATE SHOULD BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION AND INSTALLATION OF STRUCTURES. GEOTEXTILE SHOULD BE PLACED IN ACCORDANCE WITH MANUFACTURERS STANDARDS AND RECOMMENDATIONS. ADJACENT STRIPS OF GEOTEXTILE SHOULD OVERLAP A MINIMUM OF 16 INCHES. IT SHOULD ALSO BE SECURED AT LEAST 4 FEET OUTSIDE OF THE BED IN ORDER TO PREVENT ANY RUNOFF OR SEDIMENT FROM ENTERING THE STORAGE BED. THIS EDGE STRIP SHOULD REMAIN IN PLACE UNTIL ALL BARE SOILS CONTIGUOUS TO BEDS ARE STABILIZED. AS THE SITE IS FULLY STABILIZED, EXCESS GEOTEXTILE ALONG BED EDGES CAN BE CUT BACK TO THE EDGE OF THE BED.
   F. CLEAN-WASHED, UNIFORMLY GRADED AGGREGATE SHOULD BE PLACED IN THE BED IN MAXIMUM 8-INCH LIFTS. EACH LAYER SHOULD BE LIGHTLY COMPACTED, WITH CONSTRUCTION EQUIPMENT KEPT OFF THE BED BOTTOM AS MUCH AS POSSIBLE.
   G. PAVEMENT INSTALLATION MAY BEGIN UPON COMPLETION OF BED INSTALLATION.
   H. DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURE UNTIL SITE IS FULLY STABILIZED.
   I. COORDINATE OVERSIGHT WITH A LICENSED PROFESSIONAL OR DESIGNEE.



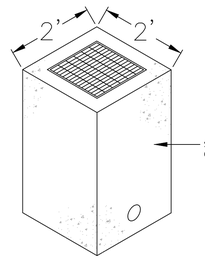
NOTE:
1. CONSTRUCT IN ACCORDANCE WITH REQUIREMENTS OF PUB. 408, SECTION 605, FOR INLET ASSEMBLIES.
2. GRADE ADJUSTMENT RINGS SHALL BE MASONRY OR PRECAST CONCRETE CONSTRUCTION.

TYPE M INLET

N.T.S.



INLET-503 DETAIL



2'x2' AREA DRAIN

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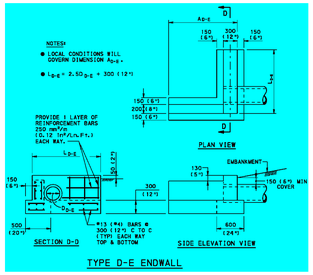
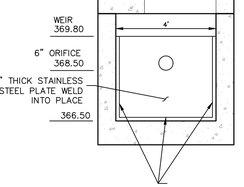
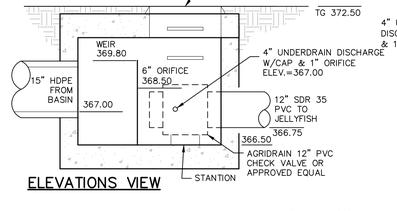
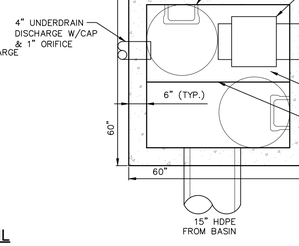


TYPE D-E ENDWALL



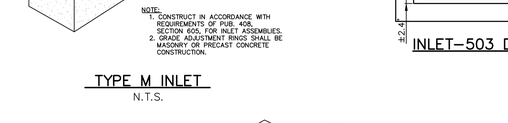


ELEVATIONS VIEW



TYPE 4 BOX OCS 101 DETAIL

SCALE: N.T.S.



NOTES:
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2. GRADE ADJUSTMENT SHALL BE MASONRY OR PRECAST CONCRETE CONSTRUCTION.

TYPE C INLET

N.T.S.

PERMANENT SEEDING NOTES

PERMANENT STABILIZATION OF ALL EXPOSED EARTH SURFACES AFTER THE COMPLETION OF THE SITE GRADING AND IMPROVEMENTS SHALL BE ACCOMPLISHED BY THE FOLLOWING METHODS AND MATERIALS:

1. AFTER INSTALLATION OF THE NEEDED SURFACE WATER CONTROL MEASURES, PERFORM ALL CULTIVATION OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
2. SPREAD AND FINE GRADE 4" TOPSOIL ON ALL AREAS TO BE PERMANENTLY SEEDED.
3. APPLY LIME AT THE RATE OF SIX (6) TONS LIMESTONE PER ACRE (240 LBS. PER 1,000 SQUARE FEET).
4. WORK IN FERTILIZER TO TOP 4" OF SOIL AT THE RATE OF 1000 LBS. OF 10-20-20 OR EQUIVALENT PER ACRE.
5. SMOOTH AND FIRM SEEDED AREAS WITH CULTIPACKER, OR OTHER SIMILAR EQUIPMENT, PRIOR TO SEEDING.
6. APPLY SEED.
7. COVER GRASS SEEDS WITH 1/4 INCH OF TOPSOIL WITH SUITABLE EQUIPMENT.
8. INSTALL EROSION CONTROL BLANKETS WHERE INDICATED ON THE PLANS AND APPLY STRAW MULCH AT A RATE OF THREE (3) TONS PER ACRE OVER ALL REMAINING DISTURBED AREAS.
9. WATER AND MAINTAIN ALL LAWN AREAS; RESEED BARE OR THIN AREAS AS NEEDED TO ACHIEVE STABILIZATION.
10. USE SOD WHERE THERE IS A HEAVY CONCENTRATION OF WATER AND IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER IN ORDER TO PREVENT GULLYING.
11. HYDROSEEDING SHALL BE AN ACCEPTABLE ALTERNATIVE WHEN PERFORMED IN ACCORDANCE WITH PENNDOT PUB. 408 SECTIONS 804 AND 805 AND APPROVED BY THE SITE ENGINEER.

PERMANENT SEEDING SPECIFICATION

SPECIES OR MIXTURE	PERCENT BY WEIGHT	SEEDING RATES IN LBS. PER 1,000 SQ.FT.	SEEDING RATES IN LBS. PER ACRE	RECOMMENDED SEEDING DATES
-PERENNIAL RYEGRASS MIXTURE	20%	2.4	95 TO 105	3/15 TO 6/1, 8/1 TO 10/15
-CREEPING RED FESCUE or CHEWINGS FESCUE	30%			
-KENTUCKY BLUEGRASS MIXTURE	50%			

MULCH APPLICATION RATES

MULCH TYPE	APPLICATION RATE PER ACRE	PER 1,000 SF	PER 1,000 SY	NOTES
STRAW	3 TONS	140 LB	1,240 LB	EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN
HAY	3 TONS	140 LB	1,240 LB	TIMOTHY, MIXED CLOVER AND TIMOTHY OR OTHER NATIVE FORAGE GRASSES
WOOD CELLULOSE	1,000 LB	25 LB	210 LB	WHEN USED OVER STRAW OR HAY
WOOD CHIPS	4-6 TONS	185-275 LB	1,650-2,500 LB	MAY PREVENT GERMINATION OF GRASSES AND LEGUMES

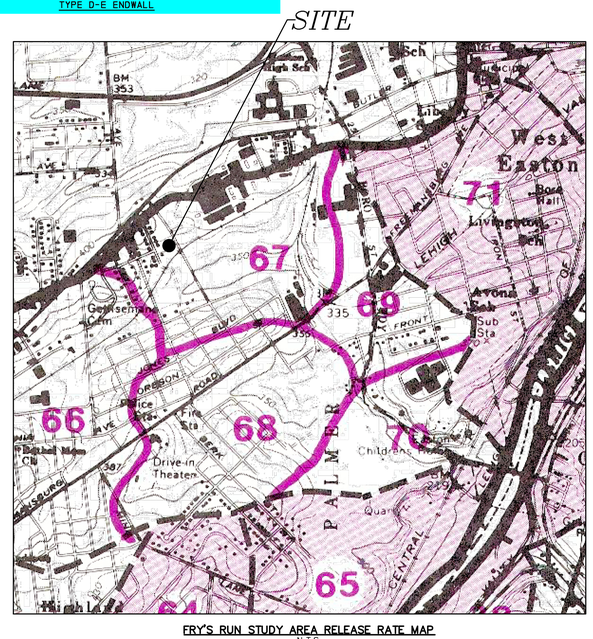
MULCH ANCHORING GUIDE

STRAW AND HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL. THIS METHOD IS LIMITED TO SLOPES NO STEEPER THAN 3:1. THE MACHINERY SHALL BE OPERATED ON THE CONTOUR. (NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.)

ASPHALT, EITHER EMULSIFIED OR CUT-BACK, CONTAINING NO SOLVENTS OR OTHER DILUTING AGENTS TOXIC TO PLANT OR ANIMAL LIFE, UNIFORMLY APPLIED AT THE RATE OF .31 GALLONS PER 1000 SQ. YD. MAY BE USED TO TACK MULCH.

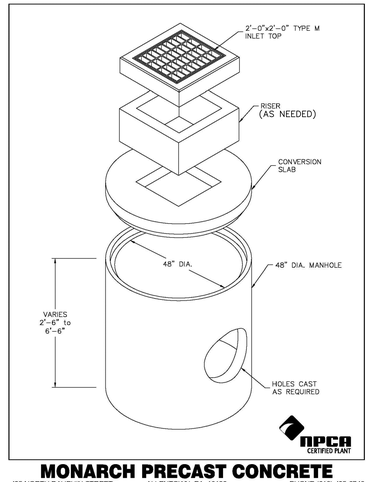
SYNTHETIC BINDERS (CHEMICAL BINDERS) MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MUCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THEY ARE NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES.

LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.



FRY'S RUN STUDY AREA RELEASE RATE MAP

N.T.S.



MONARCH PRECAST CONCRETE

425 NORTH DAUPHIN STREET ALLENTOWN, PA 18109 PHONE (610) 435-6746
WWW.MONARCHPRECAST.COM (OR APPROVED EQUAL) FAX (610) 437-7133

48" DIA. MANHOLE w/ 2' x 2' TYPE M INLET FOR I-501

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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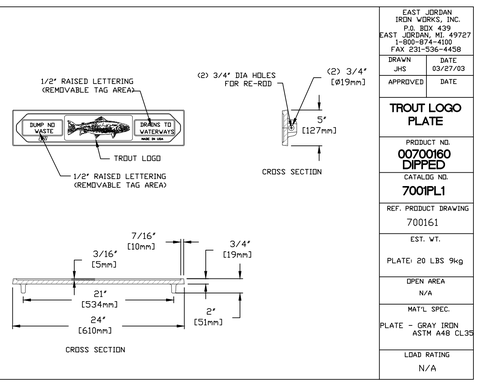
PRELIMINARY
PCSM DETAILS PLAN & O&M PLAN

EXCHANGE 8 LLC
PALMER MANOR
TOWNSHIP OF PALMER
NORTHAMPTON COUNTY, PENNSYLVANIA

DRAWN BY	DATE	PROJECT NO.	DRAWING NO.
DJC	6-12-23	BCCC 2104	C-9.2
APPROVED BY	SCALE	SHEET NO.	
JLO	1" = 20'	2 OF 3	

EAST JORDAN IRON WORKS, INC. P.O. BOX 439 EAST JORDAN, MI. 49727 1-800-874-4100 FAX 231-536-4458	
DRAWN JHS	DATE 03/27/03
APPROVED	DATE
TROUT LOGO PLATE	
PRODUCT NO. 00700160 DIPPED	
CATALOG NO. 700IPL1	
REF. PRODUCT DRAWING 700161	
EST. WT. PLATE: 20 LBS 9kg	
OPEN AREA N/A	
MAT'L SPEC. PLATE - GRAY IRON ASTM A48 CL35	
LOAD RATING N/A	



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ADS – FLEXSTORM CONNECTOR PIPE SCREEN (CPS) MAINTENANCE GUIDELINES

FLEXSTORM suggests that its Connector Pipe Screens (CPS) be maintained per this modified set of conditions from the LA County CPS Standards. FLEXSTORM advises that catch basins be cleaned out at least 2 times per year and/or if debris has filled above a 40% level inside of the catch basin. Sites with large amounts of foliage, high sediment loads, or smaller CPS devices might need to be cleaned more frequently.

Maintenance Conditions and Maintenance Standards: The Following are deficiencies in maintenance conditions and their corresponding maintenance standards which shall apply to the Connector Pipe Screen. The cleanout of each CB shall meet the maintenance standards listed as follows:

	Description of Maintenance Actions
1	Clear trash and debris located immediately in front of curb opening or side opening of CB, and on top or between metal grates of grated CB.
2	Remove Vegetation growing across and/or blocking the basin opening.
3	Remove all Trash and debris and vegetation from inside the Catch Basin.
4	Remove Trash and debris in the connector pipe opening, upstream or downstream.
5	Knock off/Remove all Debris that covers the perforated openings of the connector pipe screen
6	Ensure there is no Standing Water inside of catch basin (indicates the device is not properly draining)

Trash and debris shall include, but is not limited to, mud, vegetation, and garbage.

Upon completion of a cleanout operation at a CB and before leaving it, the Contractor shall sweep the top surface of the CB and the area 2 feet around the CB, and shall remove any trash and debris resulting from the cleanout operations. No debris is to be left at a CB for future pick-up.

Method of Removal: All trash and debris required to be removed from the CBs shall be removed in a manner to be determined by the Contractor. This can be done by hand or with a truck mounted vacuum. If entering the catch basin ensure that local confined space entry procedures are followed. The Contractor shall not allow any trash or debris to enter the connector pipe or main line as a result of the cleanout operations.

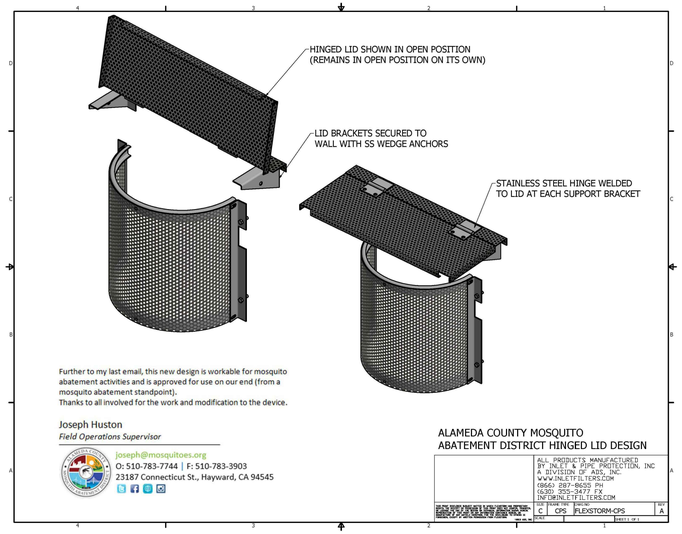
Debris Disposal: All trash and debris removed under this Contract shall become the property of the Contractor and shall be legally disposed of away from the CB sites. The Contractor is responsible for proper disposal of the trash and debris, including obtaining approvals from all jurisdictional agencies, as applicable. The contractor shall be responsible for contacting and coordinating with local Animal Care and Control for pickup and disposal of dead animals. However, the Contractor shall be responsible for removing any dead animal from inside a CB.

APPENDIX U: ADS FLEXSTOM CPS SELECTION GUIDE

ADS CPS Model #	LSCREEN (ft)	HSCREEN (in)	H BYPASS (in)	H (depth of water to centroid of bypass)	G (min distance from flow line to top of lid)	V-DEPTH	Q BYPASS (CFS)
3L8H-8BU	3	8	8	8	4	2.5	7.9
3L8H-13BU	3	8	13	20	13	3.5	19.9
3L8H-16BU	3	8	16	30	22	4.5	30.5
3L9H-9BU	3	9	9	15	10	3	11.9
3L10H-8BU	3	10	8	9	4	2.7	10.4
3L11H-9BU	3	11	9	9	4	2.8	9.1
3L11H-13BU	3	11	13	23	16	4	21.4
3L12H-8BU	3	12	8	10	4	2.8	13.2
3L12H-8BU	3	12	8	12	6	3	14.4
3L12H-10BU	3	12	10	9	4	3	10.4
3L12H-10BU	3	12	10	17	12	3.5	14.3
3L12H-16BU	3	12	16	26	18	4	28.3
3L12H-16BU	3	12	16	32	24	4.5	31.5
3L16H-12BU	3	16	12	10	4	3.5	13.2
3L16H-12BU	3	16	12	18	12	12	17.7
3L18H-8BU	3	18	8	15	6	3.5	24.2
3L18H-10BU	3	18	10	17	12	4	14.3
3L18H-16BU	3	18	16	12	4	4	19.3
3L18H-16BU	3	18	16	18	10	4.5	23.6
3L20H-12BU	3	20	12	12	6	4	14.4
3L22H-12BU	3	22	12	18	12	4.5	17.7
3L24H-12BU	3	24	12	14	8	4.5	15.6
3L24H-16BU	3	24	16	18	10	5	23.6
4L8H-8BU	4	8	8	8	4	2.5	10.5
4L9H-9BU	4	9	9	15	10	3	15.9
4L9H-14BU	4	9	14	18	11	3.5	27.5
4L10H-8BU	4	10	8	9	4	2.7	13.9
4L10H-8BU	4	10	8	15	10	3	17.9
4L11H-16BU	4	11	16	21	13	4	34
4L12H-8BU	4	12	8	10	4	2.8	17.6
4L12H-8BU	4	12	8	12	6	3	19.3
4L12H-10BU	4	12	10	17	12	3.5	19.1
4L15H-12BU	4	15	12	19	13	4	24.2
4L15H-18BU	4	15	18	22	13	4.5	39.1
4L16H-12BU	4	16	12	18	12	12	23.6
4L10H-8BU	4	18	8	15	6	3.5	32.3
4L18H-10BU	4	18	10	17	12	4	19.1
4L18H-12BU	4	18	12	22	16	4.5	26.1
4L18H-16BU	4	18	16	12	4	4	25.7
4L18H-16BU	4	18	16	18	10	4.5	31.5
4L18H-18BU	4	18	18	25	16	5	41.7
4L20H-12BU	4	20	12	12	6	4	19.3
4L22H-12BU	4	22	12	18	12	4.5	23.6
4L24H-12BU	4	24	12	14	8	4.5	20.8
4L24H-16BU	4	24	16	18	10	5	31.5
5L8H-13BU	5	8	13	20	13	3.5	33.2
5L9H-9BU	5	9	9	15	10	3	19.8

STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (BMPs) SCHEDULE FOR OPERATION & MAINTENANCE (O&M) ACTIVITIES

BMP NAME	SHORT TERM & LONG TERM MAINTENANCE ACTIVITY	SCHEDULE	
MANAGED RELEASE CONCEPT (MRC) BASIN			
SHORT TERM MAINTENANCE ACTIVITY:	1 UPGRADIENT CATCH BASINS AND INLETS SHOULD BE AND CLEANED ANNUALLY, OR MORE OFTEN IF HISTORICAL MAINTENANCE RECORDS SUGGEST A MORE FREQUENT CLEANING.	ANNUALLY	(APRIL OF EVERY YEAR)
	2 THE VEGETATION (FOR THE CONTRIBUTING DRAINAGE AREA) SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED.	ANNUALLY	(APRIL OF EVERY YEAR)
	3 CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS. MOW ONLY AS APPROPRIATE FOR VEGETATIVE SPECIES. USE CORE AERATION (AND SEED IF NEEDED) TO LOOSEN SOIL IN OVERCOMPACTED AREAS.	ANNUALLY	(NOVEMBER OF EVERY YEAR)
	4 INSPECT AT LEAST TWO TIMES PER YEAR AFTER RUNOFF EVENTS GREATER THAN 0.8 INCH AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN THE DESIGN PARAMETERS (REFER TO THE APPROVED POSTCONSTRUCTION STORMWATER MANAGEMENT REPORT FOR THE DRAW DOWN TIME OF THE BASIN).	BIANNUAL	(AFTER RUNOFF EVENTS GREATER THAN 0.8 INCH)
	5 AT LEAST TWO TIMES PER YEAR, OR MORE IF HISTORICAL MAINTENANCE INDICATES IT IS NECESSARY, INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION, SIGNS OF WATER CONTAMINATION/SPILLS, AND INSTABILITY.	BIANNUAL	(APRIL AND NOVEMBER OF EVERY YEAR)
	6 AT LEAST ONCE PER YEAR, OR MORE IF HISTORICAL MAINTENANCE INDICATES IT IS NECESSARY, INSPECT FOR ACCUMULATION OF LEAF LITTER AND REMOVE.	ANNUAL	(NOVEMBER OF EVERY YEAR)
	7 AS NEEDED, INSPECT FOR AND REMOVE ACCUMULATED SEDIMENT AS REQUIRED TO MAINTAIN STORAGE VOLUME AND WATER QUALITY FUNCTIONALITY THROUGH THE MRC BASIN. INSPECTION TO CONFIRM INFILTRATION IS NOT REQUIRED FOR THIS PROJECT (PALMER MANOR) SINCE INFILTRATION IS NOT PROPOSED. RESTORE ORIGINAL CROSS-SECTION. PROPERLY DISPOSE OF SEDIMENT.	ANNUAL	(NOVEMBER OF EVERY YEAR)
	8 ALL MRC BMP COMPONENTS MUST BE MAINTAINED AS INDICATED IN BOTH THIS TABLE AND THE PA STORMWATER BMP MANUAL IN EFFECT AT TIME OF THIS PROJECT'S APPLICATION DATE.		
LONG TERM ACTIVITY	1 VISUALLY INSPECT PIPES IN THE MRC BASIN FOR DAMAGE SUCH AS STRESS CRACKS AND COLLAPSE. REPAIR/REPLACE PIPES AS NEEDED.	EVERY 3 YEARS	(APRIL OF EVERY 3 YEARS)
	2 INSPECT AND SECURE INLET AND MANHOLE FRAMES, AND SECURE AS NEEDED.	EVERY 3 YEARS	(APRIL OF EVERY 3 YEARS)
ADS - FLEXSTORM CONNECTOR PIPE SCREEN			
SHORT TERM MAINTENANCE ACTIVITY:	1 INSPECT INLETS. REMOVE ACCUMULATED DEBRIS IF FILLED ABOVE A 40% LEVEL INSIDE OF THE INLET.	BIANNUAL	(APRIL AND NOVEMBER OF
	2 CLEAR TRASH AND DEBRIS LOCATED IN INLET GRATES. RESECURE SCREEN TO THE INLET IF NEEDED.	BIANNUAL	(APRIL AND NOVEMBER OF
	3 REMOVE VEGETATION GROWING ACROSS AND/OR BLOCKING THE SCREEN AND OPENING	BIANNUAL	(APRIL AND NOVEMBER OF
	4 REMOVE TRASH AND DEBRIS IN THE CONNECTOR PIPE OPENING (UPSTREAM AND DOWNSTREAM).	BIANNUAL	(APRIL AND NOVEMBER OF
	5 REMOVE ALL DEBRIS THAT COVERS THE PERFORATED OPENINGS OF THE CONNECTOR PIPE SCREEN.	BIANNUAL	(APRIL AND NOVEMBER OF
	6 ENSURE STANDING WATER IS NOT PRESENT INSIDE OF THE INLET (INDICATES THE DEVICE IS NOT PROPERLY DRAINING).	BIANNUAL	(APRIL AND NOVEMBER OF
LONG TERM ACTIVITY	1 VISUALLY INSPECT THE SCREEN FOR DAMAGE AND REPLACE IF NEEDED.	EVERY 3 YEARS	(APRIL OF EVERY 3 YEARS)
JELLYFISH FILTER			
SHORT TERM MAINTENANCE ACTIVITY:	1 REMOVE AND CLEAN CARTRIDGES	ANNUAL	APRIL
LONG TERM ACTIVITY	1 REPLACE CARTRIDGES	EVERY 3 TO 5 YEARS	(APRIL OF EVERY 3 TO 5 YEARS)



CONTECH ENGINEERED SOLUTIONS

Jellyfish Filter Design Summary

Palmer Manor - Jellyfish
Easton, PA
2/29/2024

Information Provided:

- Impervious Area = 0.21 acres
- Water Quality Flow Rate = 0.01 cfs
- Peak Flow Rate = 0.03 cfs
- Design Storm = 2-yr Type II 24-hr Storm Event
- Presiding agency = Pennsylvania Department of Environmental Protection (PADEP)

Jellyfish Information and Cartridge Data:

The Jellyfish® Filter is an engineered Stormwater quality treatment technology featuring pre-treatment and membrane filtration in a compact stand-alone treatment system that removes a high level and wide variety of Stormwater pollutants. Exceptional pollutant removal is achieved at high treatment flow rates with minimal head loss and low maintenance costs. Each lightweight Jellyfish Filter cartridge contains an extraordinarily large amount of membrane surface area, resulting in superior flow capacity and pollutant removal capacity. The Jellyfish Filter is NJCAT verified in accordance to the TARP Tier II Protocol and New Jersey Tier II Stormwater Test Requirements – Amendments to Tarp Tier II Protocol, with a demonstrated 89% TSS removal efficiency. The Jellyfish Filter is also approved by the PADEP as an "*Alternative E&S and PCSM BMP*".

- Jellyfish cartridge length = 54 inches (nominal)
- Jellyfish cartridge flowrate (Hi Flo) = 80 gpm
- Jellyfish cartridge flowrate (Drain Down) = 40 gpm
- Jellyfish cartridge headloss = Minimum 18" above outlet
- PADEP Approved Removal Capacities = 85% TSS, 50% TP, 38% TN

Design Summary:

The Jellyfish for this site was sized based on treating the peak water quality flow rate discharged from the upstream detention basin.

The mass-load is also checked to ensure an adequate number of cartridges is provided based on the total site area and the mass load of Total Suspended Solids (TSS), in pounds, generated from the site on an annual basis. The number of cartridges required to meet the mass load requirement is then calculated, as a function of the total mass that can be removed per cartridge prior to required maintenance. This cartridge quantity is then compared to the quantity required to meet the hydraulic water quality requirement (peak water quality design storm release rate from detention). The larger cartridge quantity typically governs.

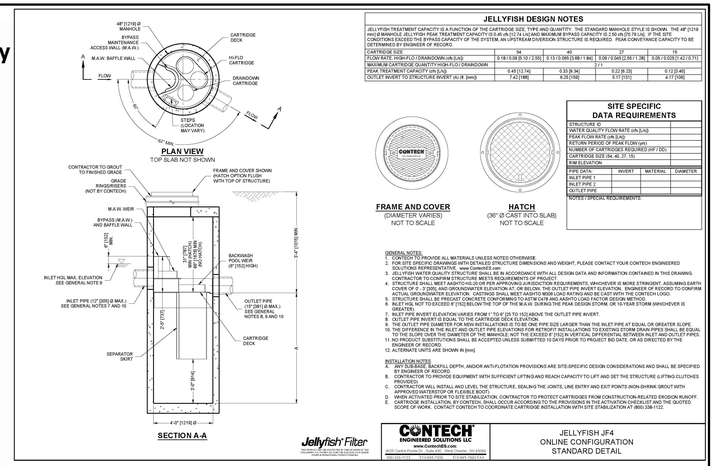
The Jellyfish for this site was sized to provide **1 Hi Flo and 1 Drain Down cartridges** in order to meet the mass load requirement for this site. In order to house this number of cartridges, Contech Engineered Solutions (Contech) recommends a JFMH48, which is an 48" Manhole.

$$N_{\substack{cartridges \\ Hyd.\ Load}} = Q_{Treat} \times 449\ {}^{gpm}/_{cfs} \leq Q_{\substack{specific \\ (cartridges)}}$$

$$0.02\ cfs \times 449\ {}^{gpm}/_{cfs} \leq (x)80\ {}^{gpm}/_{ft^2} + (y)40\ {}^{gpm}/_{ft^2}$$

$$N_{\substack{cartridges \\ Hyd.\ Load}} = [x = 1; y = 1]$$

Hydraulic Calculation



$$N_{\substack{cartridges \\ Mass\ Load}} = A_{Impervious} \leq Max\ Influx_{cartridge}$$

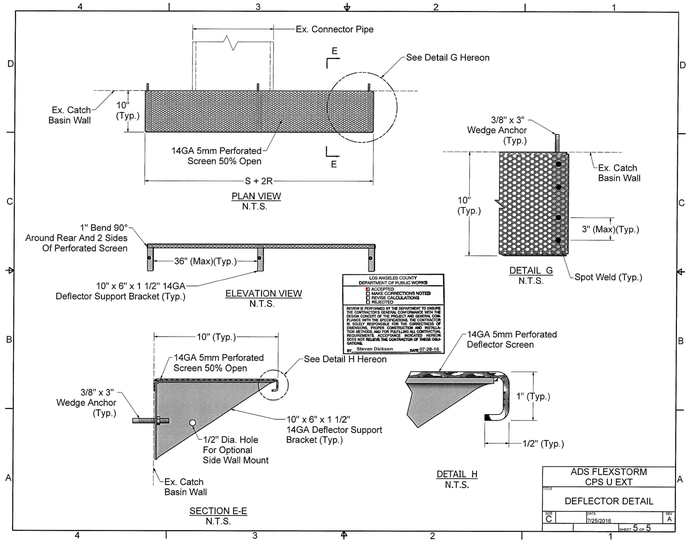
$$0.21\ Acres \leq (x)0.648\ {}^{acres}/_{cartridge} + (y)0.324\ {}^{acres}/_{cartridge}$$

$$N_{\substack{cartridges \\ Mass\ Load}} = [x = 1; y = 1]$$

Mass-load Calculation

Maintenance:

Contech offers a network of Preferred Service Providers that have the capability to perform all necessary inspections, compliance reporting and cleaning services. Contech recommends inspecting the system annually and maintaining the system at the recommendation of the annual inspection. Full maintenance is typically required every 24-36 months. Please contact Contech's Maintenance Department for all questions regarding maintenance at (503) 258-3157 or visit our website at www.ContechES.com.



FLEXSTORM DEVICE TO BE INSTALLED IN INLETS I–101, I–201, I–301, AND I–501, AS SHOWN ON C–9.1

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NO.	DATE	REVISION	BY
8	7/18/24	REVISED PER TWP COMMENTS, DATE 6/26/24	JB
7	6/13/24	REVISED PER TWP COMMENTS, DATE 5/30/24	DJC
6	5/2/24	REV. PER TWP FIRE COMMISSIONER CMNTS., DATE 4/9/24	DJC
5	3/22/24	REVISED PER TWP COMMENTS, DATE 2/23/24	DJC
4	2/2/24	REVISED PER TWP COMMENTS, DATE 1/9/24	DJC
3	12/14/23	REVISED PER TWP COMMENTS, DATE 11/17/23	JB
2	11/3/23	REVISED PER TWP ENGINEER COMMENTS, DATE 5/15/23	JB
1	2/16/23	REVISED PER TWP ENGINEER COMMENTS, DATE 11/2/22	DC

Ott CONSULTING INC.
CIVIL ENGINEERS • SURVEYORS
LANDSCAPE ARCHITECTS
GIS SERVICES
LEHIGH VALLEY OFFICE
P.O. BOX 386, EMMAUS, PA 18049
P: 610-928-4690 www.OttEng.com F: 610-928-4695

PRELIMINARY
PCSM DETAILS PLAN & O&M PLAN

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"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

EXCHANGE 8 LLC
PALMER MANOR
TOWNSHIP OF PALMER
NORTHAMPTON COUNTY, PENNSYLVANIA

DRAWN BY	DATE	PROJECT NO.	DRAWING NO.
DJC	6–12–23	BCCC 2104	C–9.3
APPROVED BY	SCALE	SHEET NO.	
JLO	1" = 20'	3 OF 3	

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Old Nazareth Road Drainage Improvement - Request for Review

INFORMATION

The Palmer Township Stormwater Authority is requesting Planning Commission review and support for their application for Old Nazareth Road Drainage Improvement. They are requesting confirmation that this project is in compliance with the Township's comprehensive plan and ordinances.

ATTACHMENTS:

Site Plan
Grant Application and Narrative

CONSTRUCTION PLAN

FOR

OLD NAZARETH ROAD DRAINAGE IMPROVEMENTS

PALMER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA

LEGEND

- Iron Pipe
- Benchmark
- Property Line
- 540 — Existing Contour Major
- Existing Contour Minor
- x540.3 — Existing Ground Elevation
- Existing Ditch Or Swale
- Existing Coniferous Tree
- Existing Curb
- Existing Edge of Road
- X — Existing Fence
- Existing Sign
- S — Existing Sanitary Sewer Line
- 12" CMP — Existing Storm Sewer Line
- San. MH — Existing Sanitary Sewer Manhole
- Existing Storm Sewer Inlet
- Storm MH — Existing Storm Sewer Manhole
- W — Existing Water Line
- WV — Existing Water Valve
- FH — Existing Fire Hydrant
- E — Existing Above Ground Electric Line
- Existing Private Utility Pole
- 1010 — PROPOSED CONTOUR
- PROPOSED CURB
- PROPOSED STORM SEWER & INLET
- PROPOSED STORM MANHOLE
- PROPOSED D-W ENDWALL
- CFS-12 — 12" COMPOST FILTER SOCK
- INLET PROTECTION
- RIP-RAP APRON

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL FIELD DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL HORIZONTAL MEASUREMENTS ARE U.S. STANDARD MEASUREMENTS, UNLESS OTHERWISE NOTED.
3. UNLESS OTHERWISE NOTED, ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL AND STATE REGULATIONS AND CODES AND OSHA STANDARDS, INCLUDING BUT NOT LIMITED TO LATEST VERSIONS OF:
   - 3.1. PALMER TOWNSHIP SPECIFICATIONS
   - 3.2. PENNDOT PUBLICATION 408 SPECIFICATIONS
   - 3.3. PENNDOT PUBLICATION 72M, ROADWAY CONSTRUCTION DRAWINGS
   - 3.4. PENNDOT PUBLICATION 35, APPROVED CONSTRUCTION MATERIALS
4. RELOCATE OR REMOVE ALL SIGNS AS NECESSARY AND RE-INSTALL IN ACCORDANCE WITH PUBLICATION 408 (INCIDENTAL TO MOBILIZATION).
5. FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO PROVIDE A SMOOTH TRANSITION BOTH VERTICALLY AND HORIZONTALLY FROM EXISTING TO PROPOSED GRADES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AT THE START OF CONSTRUCTION, OF ALL RELOCATIONS OR ADJUSTMENTS NECESSARY FOR THIS PROJECT, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
7. SITE TOPOGRAPHY IS BASED ON PASDA LIDAR CONTOURS. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEY SHALL HAVE MADE, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
8. DETERMINATION OF SUBSURFACE CONDITIONS, INCLUDING BUT NOT LIMITED TO EXISTENCE OF ROCK, IS THE RESPONSIBILITY OF THE CONTRACTOR.
9. THE BEARING BASE AND HORIZONTAL DATUM REFERENCE IS THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM PA SOUTH ZONE (NAD83). THE VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
10. THE CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENT EROSION CONTROL MEASURES AS SHOWN ON THE PLANS. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PLACED IN ACCORDANCE WITH ALL RULES AND REGULATIONS OF THE COUNTY CONSERVATION DISTRICT AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION APPLICABLE TO 25 PA CODE CHAPTER 102.
11. ALL MATERIALS AND DETAILS SPECIFIED SHALL NOT BE ALTERED DURING CONSTRUCTION WITHOUT WRITTEN APPROVAL BY THE ENGINEER OF THE AUTHORITY.
12. EROSION AND SEDIMENT CONTROL PLANS HAVE BEEN PREPARED. CONTRACTOR MUST REFER TO THE OFFICIAL E&S PLANS.
13. THE CONTRACTOR SHALL RESTORE TRAFFIC SIGNAL LOOPS, SIGNS, STRIPES, ARROWS, STOP BARS, AND PAVEMENT IF DISTURBED.
14. THE CONTRACTOR SHALL NEATLY SAWCUT ALL JOINTS WHERE PROPOSED CONSTRUCTION MEETS EXISTING PAVING OR CONCRETE.
15. SEAL ALL ASPHALT TO ASPHALT & ASPHALT TO CONCRETE JOINTS WITH PG 64S-22.
16. THE CONTRACTOR SHALL RESTORE DRIVEWAYS, WALKS, STEPS, MAILBOXES, ETC. WITH LIKE MATERIALS AND CONSTRUCTION IF DISTURBED.
17. ALL NON IMPERVIOUS AREAS ARE TO RECEIVE COMPACTED TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED UNLESS OTHERWISE NOTED.
18. SHOULD A SINKHOLE(S) OPEN WITHIN THE WORK SITE, IMMEDIATELY DIVERT ALL SURFACE RUNOFF AND CONTACT THE ENGINEER FOR BACKFILLING GUIDANCE.
19. ALL WORK TO BE COMPLETED WITHIN THE TOWNSHIP RIGHT-OF-WAY OR EASEMENTS SHOWN ON THE PLAN OR IN THE PROJECT MANUAL.
20. THE CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY CONDITIONS THAT ARE NOT CONSISTENT WITH THE CONTENT OF THESE PLANS.

SURVEY NOTES

1. PROPERTY LINES DEPICTED ON THIS PLAN HAVE BEEN ESTABLISHED FROM GIS TAX PARCEL LINES.
2. RIGHT-OF-WAY DEPICTED HAS BEEN ESTABLISHED REFERENCING THE FOLLOWING PLAN OF RECORD:
   COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT-OF-WAY ROUTE NO 175 SECTION NUMBER 28 DATED JUNE 9, 1967.
3. THIS SURVEY HORIZONTALLY REFERENCES THE NORTH AMERICAN DATUM OF 1983 (NAD 83), PENNSYLVANIA STATE PLANE PA SOUTH ZONE, DETERMINED THROUGH GNSS METHODS BASED UPON POSITIONAL INFORMATION REFERENCED THROUGH THE KEYNETGPS GNSS VRS NETWORK.
4. THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 18 DETERMINED THROUGH GNSS METHODS BASED UPON POSITIONAL INFORMATION REFERENCED THROUGH KEYNET GPS GNSS VRS NETWORK. DATUM REFERENCED PROJECT BENCHMARKS LOCATED AS:

   BM1 IS A REBAR LOCATED APPROX 150' FROM THE SOUTHERN SIDE OF OLD NAZARATH ROAD AND 182' SOUTHWEST OF POLE 68590-50532. BM1 HAS AN ELEVATION OF (313.78).

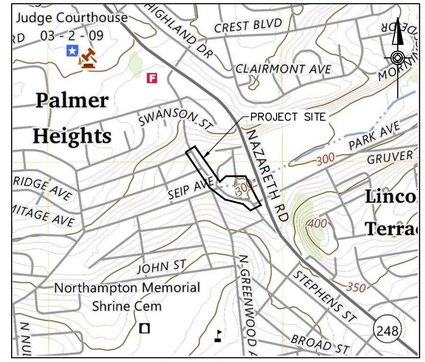
   BM2 IS A REBAR LOCATED ON THE NORTHERN SIDE OF WESTGATE AVE AT THE INTERSECTION WITH MAPLECROFT AVE. BM2 HAS AN ELEVATION OF (306.46).

   BM3 IS A REBAR LOCATED ON THE EASTERN SIDE OF OLD NAZARATH ROAD APPROX 260' NORTH FROM THE INTERSECTION WITH ELDRIDGE AVE. BM3 HAS AN ELEVATION OF (330.10)

   BM4 IS A REBAR LOCATED ON THE SOUTHERN SIDE OF SEIP AVE APPROX. 475' SOUTHWEST OF THE INTERSECTION WITH OLD NAZARATH ROAD. BM4 HAS AN ELEVATION OF (304.28).

   BM5 IS A REBAR LOCATED APPROX. 30' NORTHEAST FROM THE NORTHERN SIDE OF OLD NAZARATH ROAD AND APPROX. 75' SOUTHEAST OF POLE VZ47. BM5 HAS AN ELEVATION OF (313.80).

   BM6 IS REBAR LOCATED ON THE EASTERN SIDE OF EASTON NAZARATH HIGHWAY APPROX. 40' FROM THE ENTRANCE TO PALMER PARK MALL. BM6 HAS AN ELEVATION OF (307.94).
5. TOPOGRAPHIC EXISTING CONDITIONS AND CONTOURS SHOWN ARE DERIVED FROM FIELD RUN TOPOGRAPHIC SURVEY, MARCH 2024.
6. NO VISIBLE EVIDENCE OF WETLAND DELINEATION WAS OBSERVED ON THE PROJECT SITE.
7. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS, EITHER RECORDED OR UNRECORDED. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE OTHER THAN WHAT IS SHOWN ON THIS PLAN.
8. THE LOCATIONS OF UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND FEATURES, FIELD OBSERVATIONS\SURVEY, AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY LINES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
9. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES IN COMPLIANCE WITH ACT 187 TO VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES. PA ONE CALLS WERE PERFORMED PRIOR TO FIELD SURVEYING. SERIAL NUMBERS 20240581820, 2024051924, AND 20240581982.



LOCATION MAP

SCALE: 1"=2000'

Sheet Index

Sheet Number	Sheet Title	Sheet Description
01	COVER	CV-01
02	EXISTING CONDITIONS	EX-01
03	EXISTING CONDITIONS	EX-02
04	SITE PLAN	SI-01
05	SITE PLAN	SI-02
06	PROFILES SHEET	PR-01
07	PROFILES SHEET	PR-02
08	EROSION & SEDIMENT CONTROL PLAN	ESC-01
09	EROSION & SEDIMENT CONTROL PLAN	ESC-02
10	NOTES SHEET	NT-01
11	DETAILS SHEET	DT-01
12	DETAILS SHEET	DT-02
13	DETAILS SHEET	DT-03

PA ONE CALL

ACT 287, AS AMENDED

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

PENNSYLVANIA ACT 287 (1974) AS AMENDED, REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH. PA ONE-CALL SERIAL NOS. 20240581982, 20240581820, & 20240581924 HAS BEEN ASSIGNED TO THIS PROJECT ON 04/01/2024.

PA ONE CALL-UTILITY LIST

EASTON SUBURBAN WATER AUTHORITY
METROPOLITAN EDISON/FIRST ENERGY
PALMER TOWNSHIP
UGI UTILITIES INC.
VERIZON INC.

HRG
HERBERT, ROWLAND & GRUBIC, INC.
1275 GLENLIVET DRIVE
SUITE 145
ALLENTOWN, PA 18106
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CONSTRUCTION PLAN
FOR
OLD NAZARETH ROAD DRAINAGE IMPROVEMENTS
PALMER TOWNSHIP STORMWATER AUTHORITY
3 WELLER PLACE
PALMER, PA 18045
PALMER TOWNSHIP ,NORTHAMPTON COUNTY, PENNSYLVANIA

PROFESSIONAL SEAL:

HRG PROJECT NUMBER:	R010473.0431
PLAN DATE:	07/22/24
DRAWING SCALE:	AS SHOWN
PROJ. MANAGER:	GW

REVISIONS

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SHEET TITLE:
COVER

SHEET: CV-01 | 01

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SHEET TITLE:
EXISTING CONDITIONS

SHEET: **EX-01** | **02**

GRAPHIC SCALE
30' 15' 0' 30'
SCALE: 1" = 30'

DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. LAST PLOTTED: 7/26/2024 3:39 PM BY GWelch

NAZARETH ROAD (RT 248) - 100' Right-Of-Way

NAZARETH ROAD (RT 248) - 100' Right-Of-Way

OLD NAZARETH RD. 33' Right-Of-Way

OLD NAZARETH RD. 33' Right-Of-Way

OLD NAZARETH RD. 60' Right-Of-Way

PARK AVE. 50' Right-Of-Way

MAPLECROFT AVE. 50' Right-Of-Way

CAROLYN ST. 50' Right-Of-Way

SEIP AVE.

N. GREENWOOD AVE. 50' Right-Of-Way

Match Line See Sheet EX-01

GRAPHIC SCALE
30' 15' 0' 30'
SCALE: 1" = 30'

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PLAN DATE:	07/22/24
DRAWING SCALE:	AS SHOWN
PROJ. MANAGER:	GW

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SHEET TITLE:
EXISTING CONDITIONS

SHEET: EX-02 | 03

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PALMER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA

Match Line See Sheet SI-02

PROFESSIONAL SEAL:

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PLAN DATE:	07/22/24
DRAWING SCALE:	AS SHOWN
PROJ. MANAGER:	GW

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SHEET TITLE:
SITE PLAN

SHEET: **SI-01** | **04**

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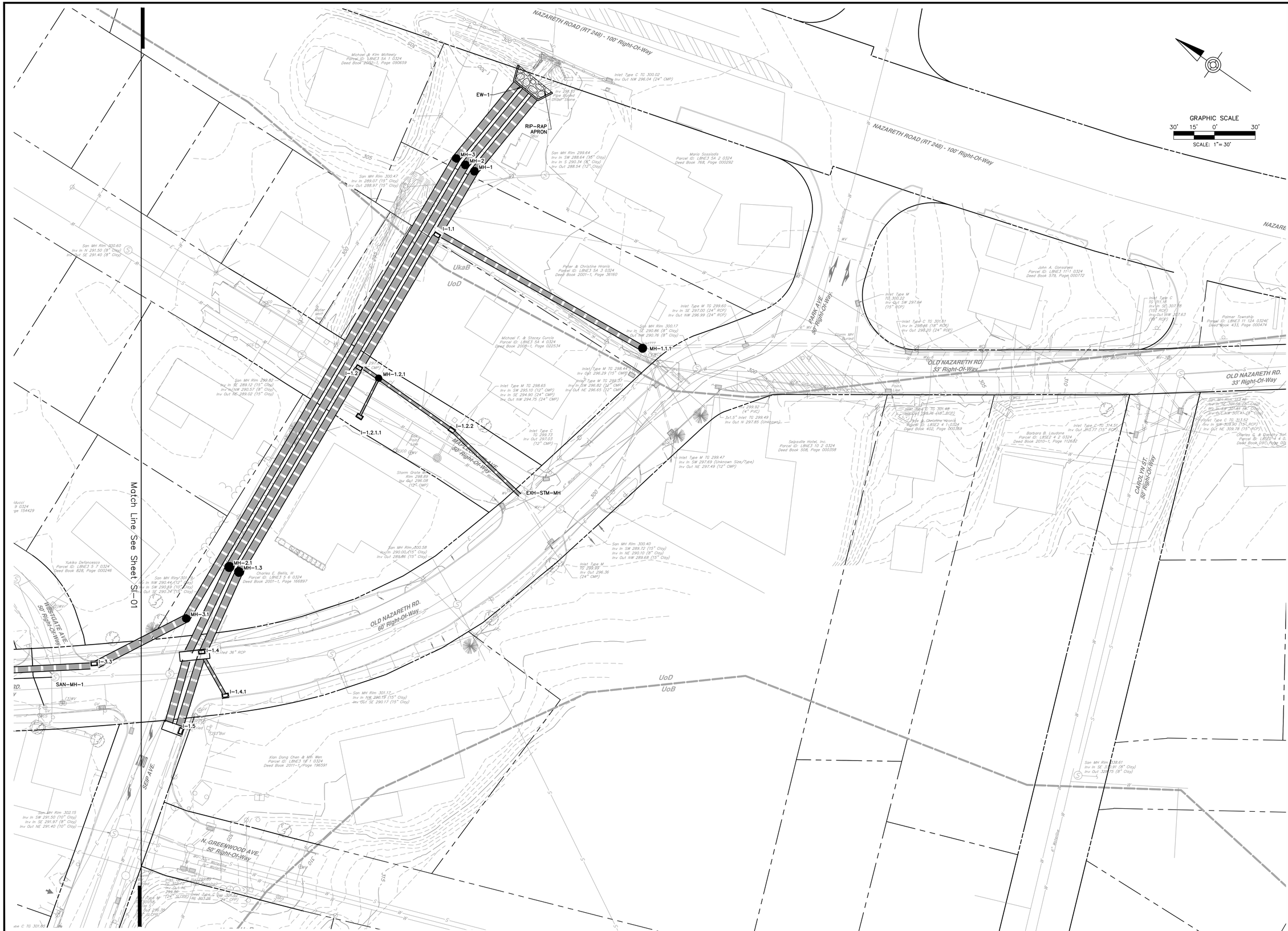

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PROJ. MANAGER:	GW

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SHEET TITLE:
SITE PLAN

SHEET: SI-02 | 05

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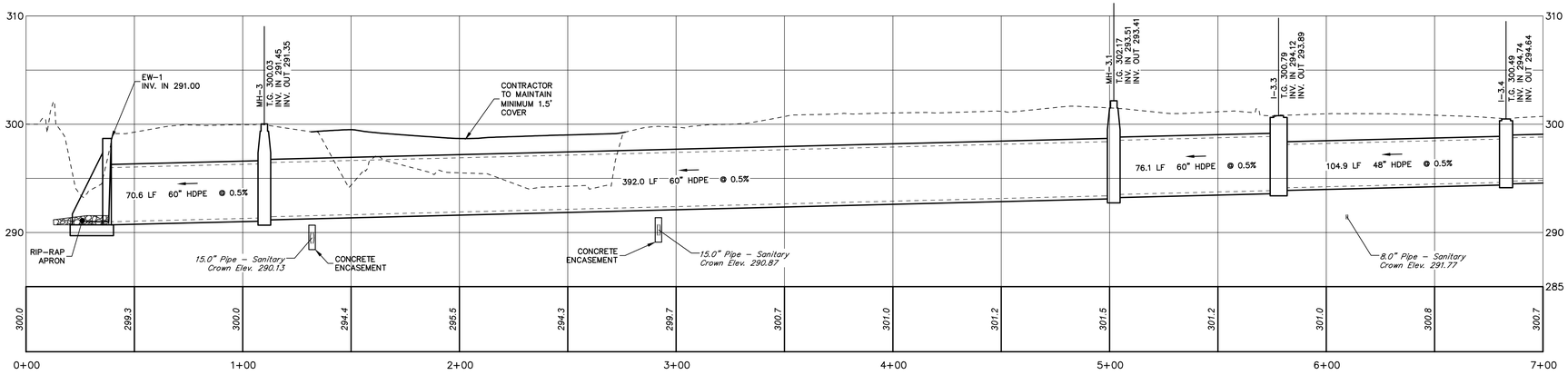

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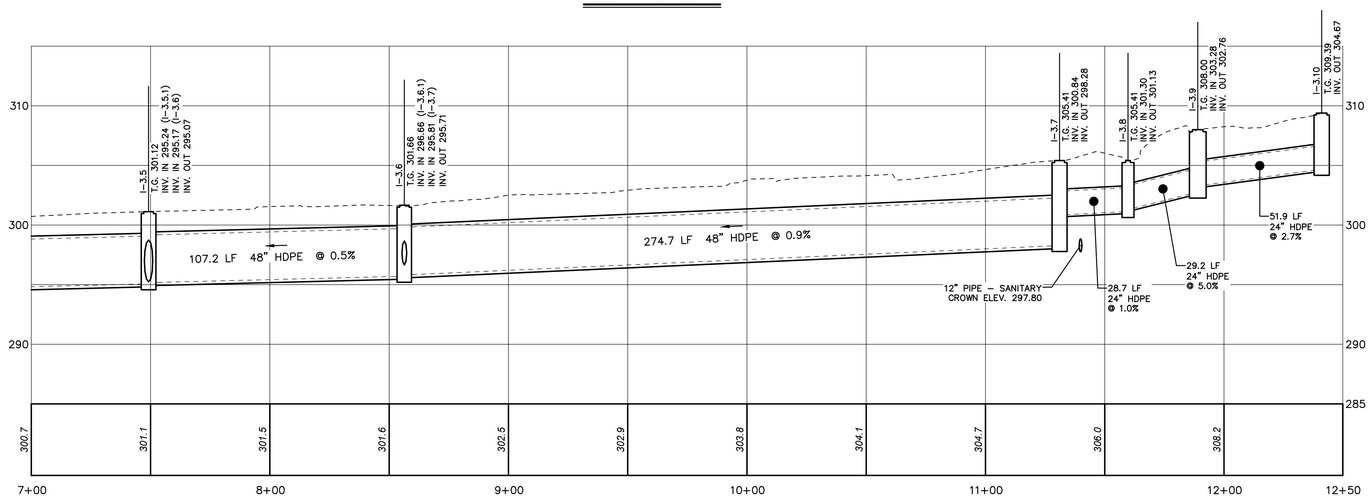

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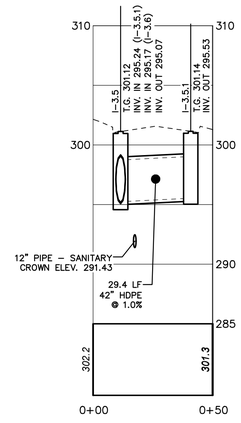

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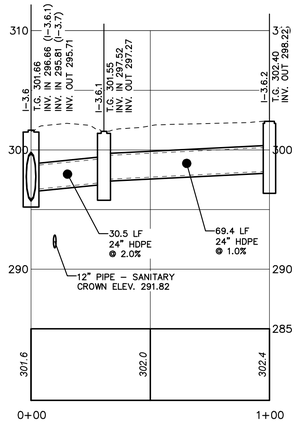

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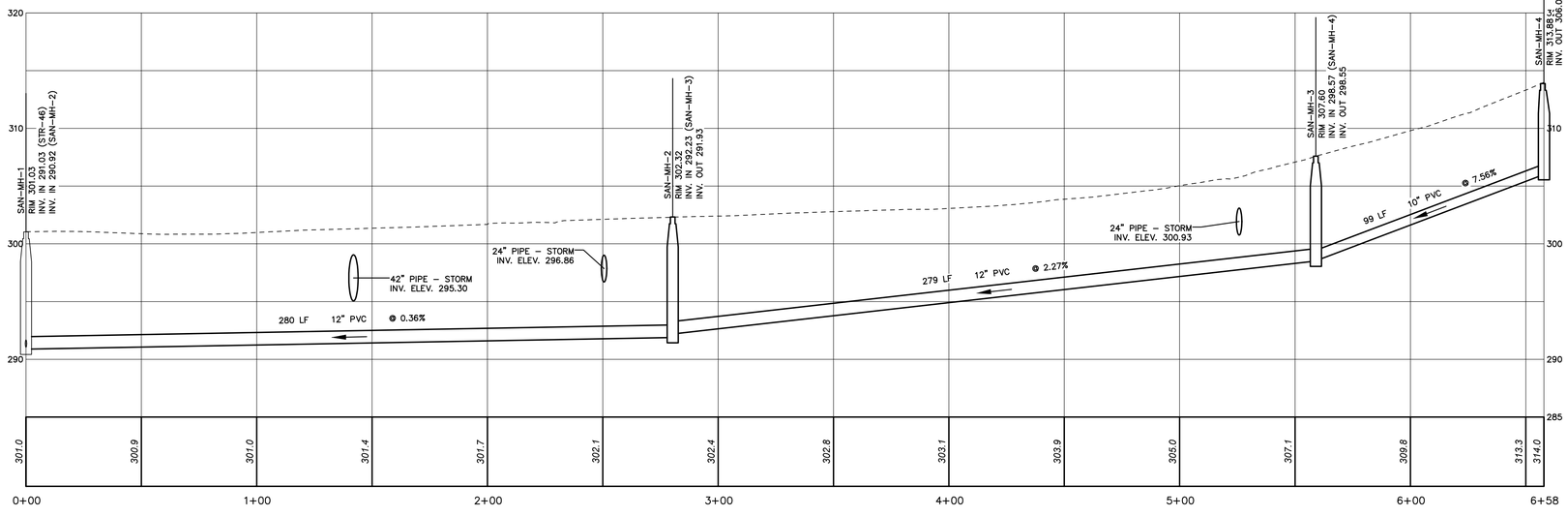

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VERT: 6' 3' 0' 6'
SCALE IN FEET

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PROFESSIONAL SEAL:

HRG PROJECT NUMBER: R010473.0431
PLAN DATE: 07/22/24
DRAWING SCALE: AS SHOWN
PROJ. MANAGER: GW

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SHEET TITLE:
PROFILES SHEET

SHEET: **PR-01** **06**

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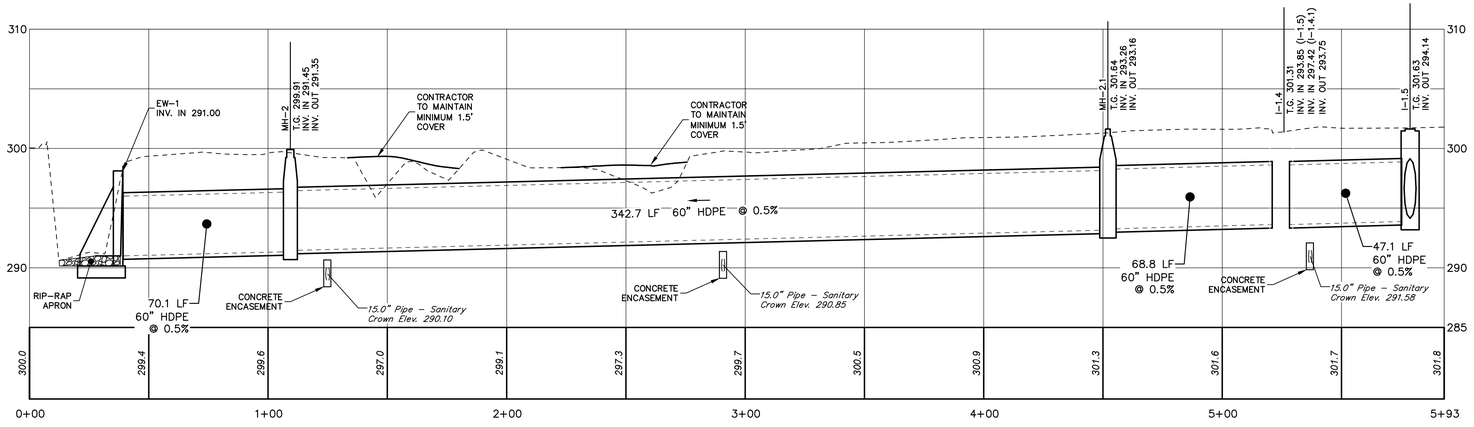

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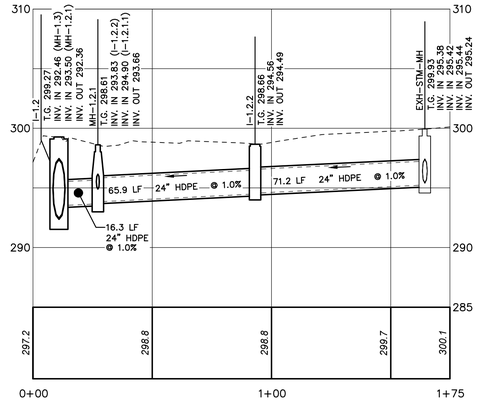

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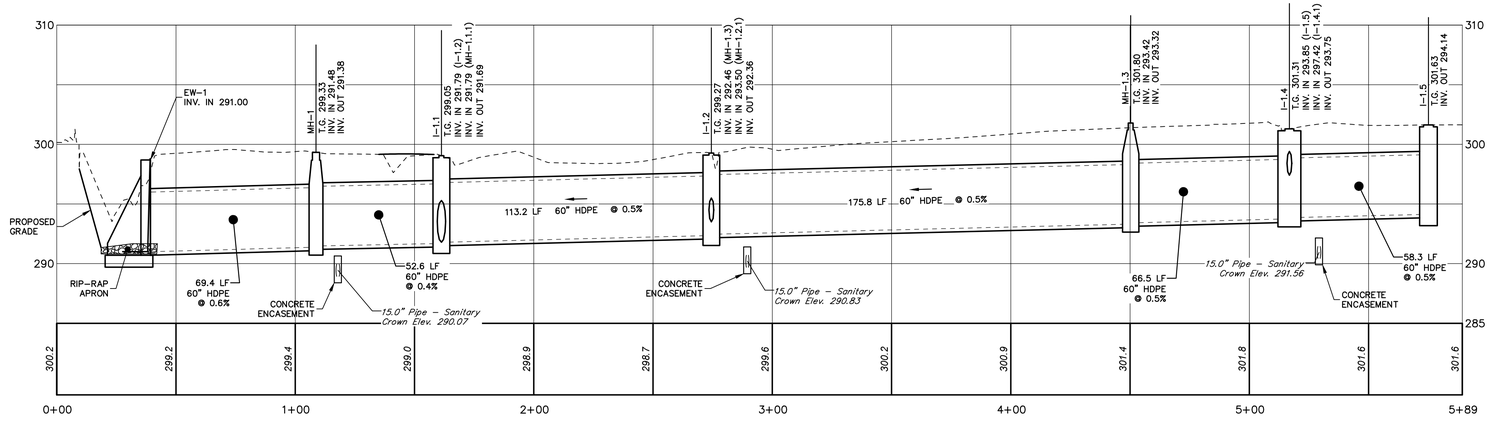

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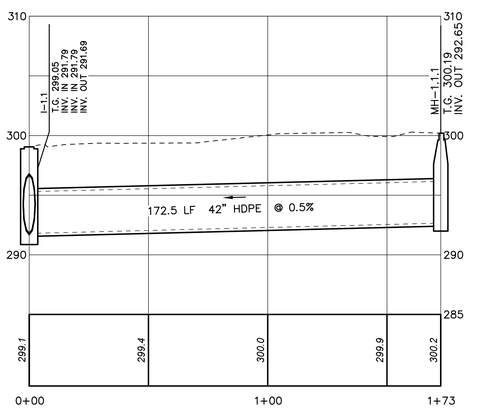

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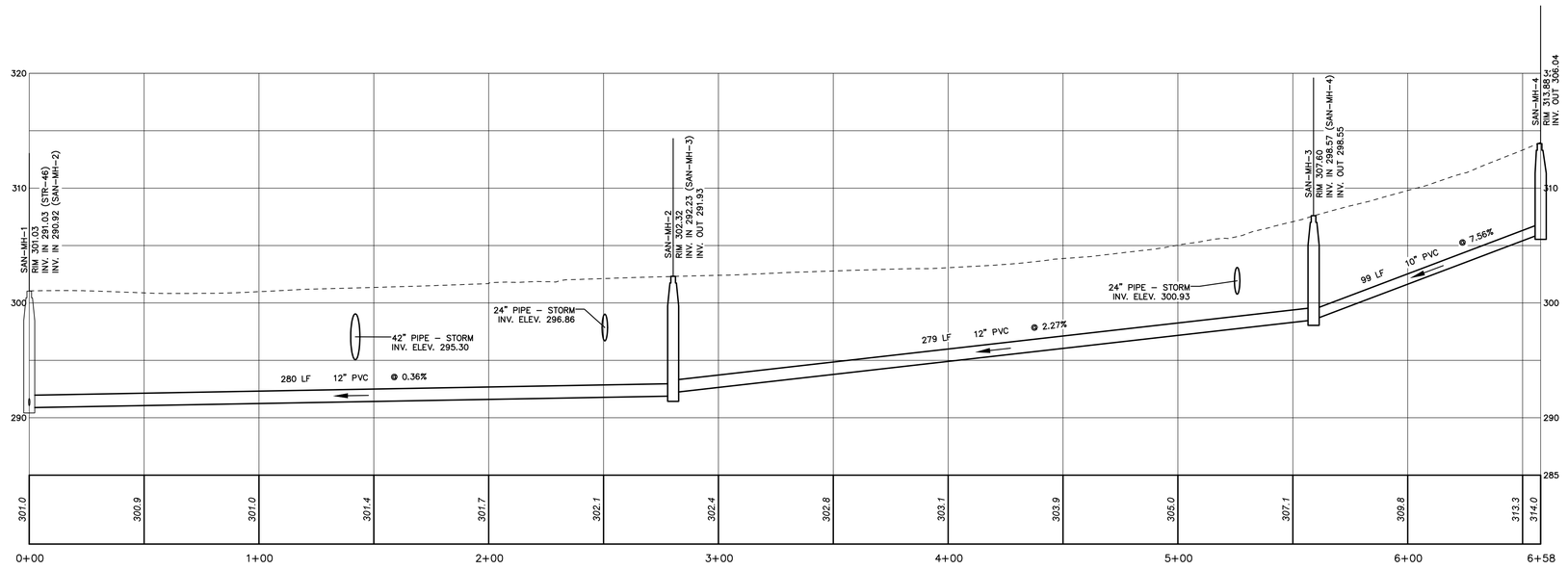

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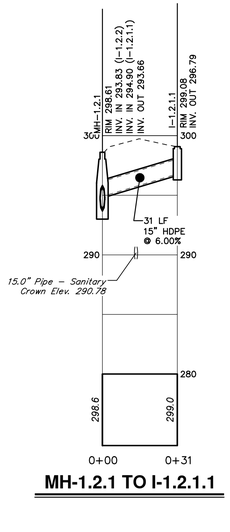

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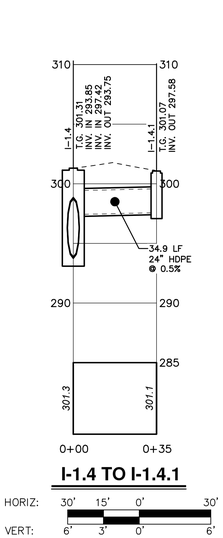

I-1.4 TO I-1.4.1

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PALMER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA

PROFESSIONAL SEAL:

HRG PROJECT NUMBER:	R010473.0431
PLAN DATE:	07/22/24
DRAWING SCALE:	AS SHOWN
PROJ. MANAGER:	GW

REVISIONS

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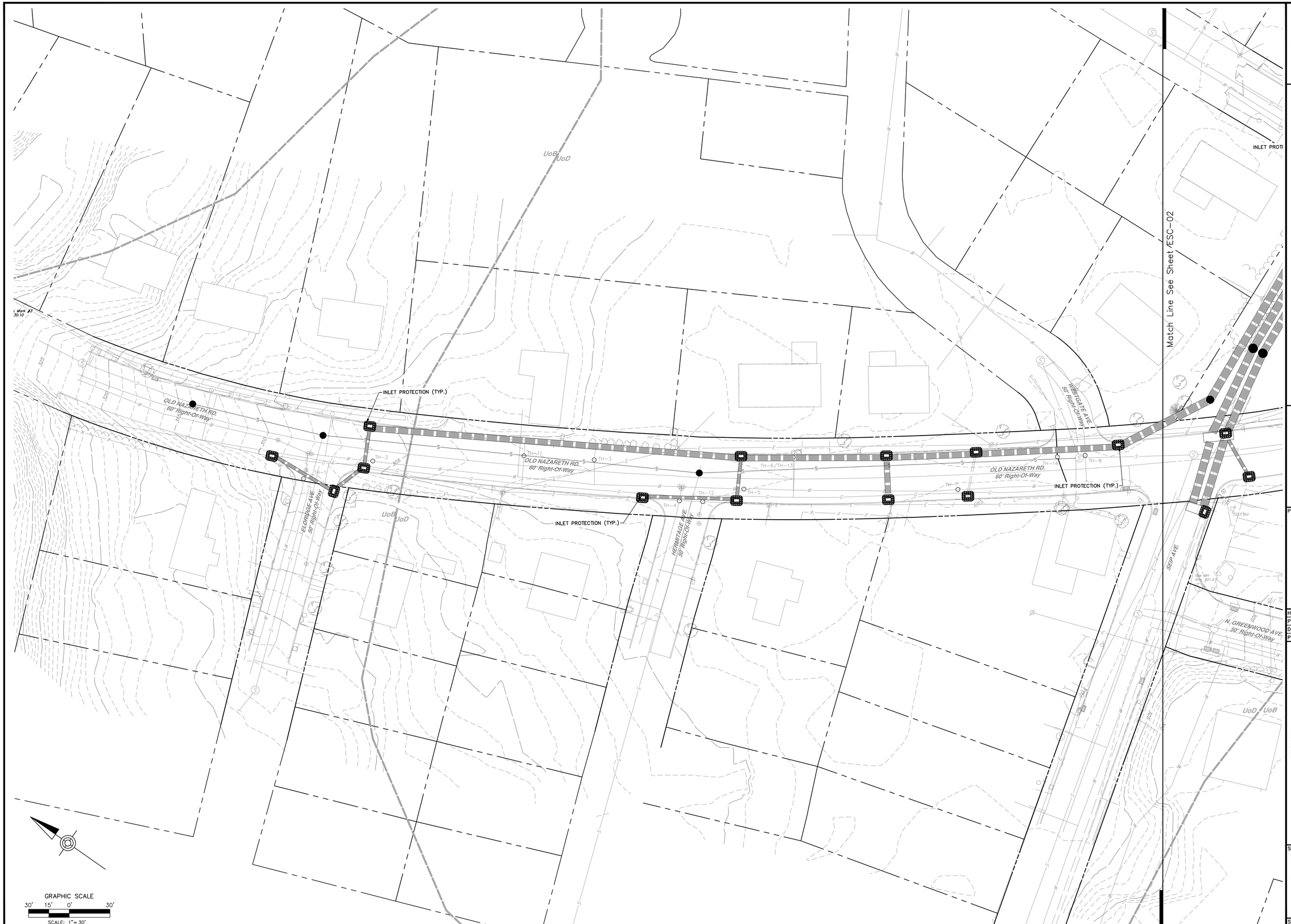

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SHEET TITLE:
EROSION & SEDIMENT CONTROL PLAN

SHEET: **ESC-01** 08

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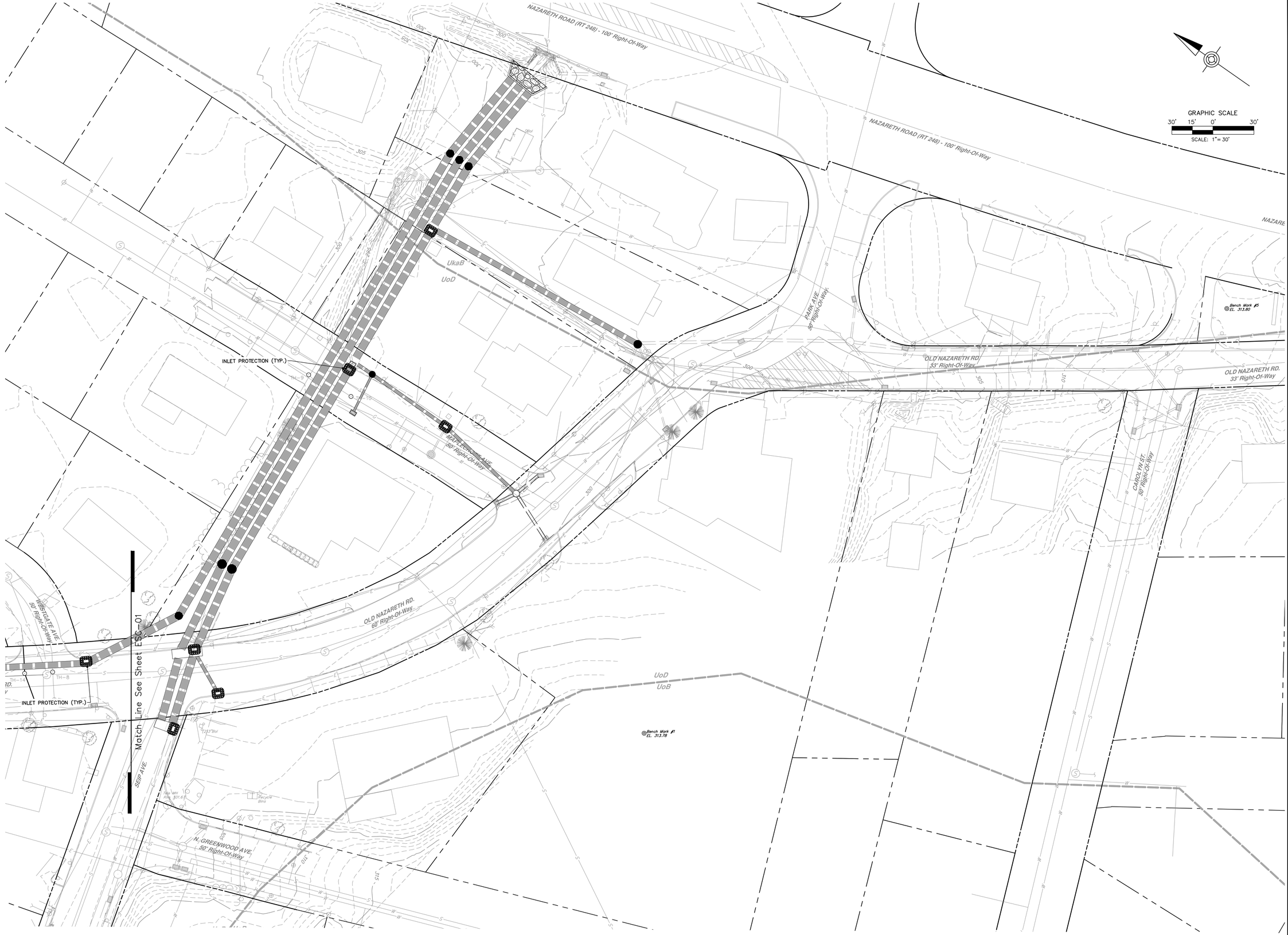

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EROSION & SEDIMENT CONTROL PLAN

SHEET: ESC-02 09

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GENERAL UTILITY NOTES

1. THE CONTRACTOR MUST CONTACT THE PENNSYLVANIA ONE-CALL NUMBER THREE WORKING DAYS PRIOR TO THE START OF WORK TO HAVE ALL UTILITIES MARKED IN THE WORK AREA. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL APPLICABLE REGULATIONS OF ACT 199 NOTIFICATION OF UTILITIES PRIOR TO CONSTRUCTION.

2. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST INFORMATION AVAILABLE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. AS SUCH, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY, AND MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES FOR THE PROJECT. HRG, INC. PROVIDES NO CERTIFICATION, EITHER IMPLICITLY OR EXPLICITLY, CONCERNING THE LOCATION, ABSENCE, OR PRESENCE OF ANY UNDERGROUND UTILITY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY LINES OR OTHER CONFLICTS (WHETHER OR NOT SHOWN ON THE PLAN) PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES, BY DIGGING TEST PITS (AT CONTRACTOR'S EXPENSE) WELL IN ADVANCE OF CONSTRUCTION. IF LOCATION OF UTILITIES ARE NOT AS SHOWN ON THE PLAN, CONTACT THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.

3. THE CONTRACTOR SHALL ADJUST WATER VALVE/GAS VALVE BOXES TO FINISHED GRADE AS NECESSARY. BACKFILL OF BOXES SHALL BE PER UTILITY OWNER SPECIFICATIONS.

DEMOLITION NOTES

1. ALL DEMOLITION SHALL BE CONDUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

2. ALL DEMOLITION MATERIAL SHALL BE DISPOSED OF IN A LEGAL MANNER.

3. ITEMS TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. IF ANY ITEM TO REMAIN IS DAMAGED OR MADE INOPERABLE FOR ITS INTENDED FUNCTION, IT SHALL BE REPAIRED OR REPLACED TO A CONDITION EQUAL TO OR BETTER THAN ITS CONDITION WHEN DAMAGED AT CONTRACTOR'S EXPENSE.

4. ALL EXISTING ITEMS SHOWN ON THE DEMOLITION PLAN SHALL BE COMPLETELY REMOVED TO ACCOMMODATE PROPOSED IMPROVEMENTS. EXCEPTIONS TO COMPLETE REMOVAL INCLUDE UNDERGROUND UTILITY LINES APPROVED BY THE OWNER AND UTILITY PROVIDER FOR CAPPING AND ABANDONMENT.

TRAFFIC CONTROL NOTES

1. THE CONTRACTOR WILL FURNISH, ERECT, PLACE AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES AND MAINTAIN TRAFFIC DURING HOURS OF CONSTRUCTION AND AT ALL OTHER TIMES IN ACCORDANCE WITH THE METHODS BELOW:

   1.1. PERMISSION FROM & COORDINATION WITH PALMER TOWNSHIP REGARDING ROAD CLOSURES
   1.2. THE SPECIAL PROVISONS OF THE CONTRACT
   1.3. 67 PA CODE, CHAPTER 212, OFFICIAL TRAFFIC CONTROL DEVICES
   1.4. PENNDOT PUBLICATION NO. 213, TEMPORARY TRAFFIC CONTROL GUIDELINES.
   1.5. PENNDOT PUBLICATION NO. 35 APPROVED CONSTRUCTION MATERIALS (BULLETIN 15)
   1.6. PENNDOT PUBLICATION NO. 408, SPECIFICATIONS, CURRENT EDITION

2. REFER TO CONTRACT SPECIAL PROVISIONS IN THE PROJECT MANUAL.

GRADING AND STORMWATER NOTES

1. EXISTING CONTOURS ARE SHOWN AT 1' INTERVALS.

2. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS. ALL AREAS OF THE SITE MUST BE GRADED TO MAINTAIN POSITIVE DRAINAGE TO A DRAINAGE FACILITY. ANY LOCALIZED DEPRESSIONS WITHIN PAVED AREAS MUST BE ELIMINATED.

3. THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH AND CONTINUOUS GRADE TO TIE-IN TO EXISTING GRADE.

4. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS OF THE PERMITS ISSUED BY THE GOVERNING REGULATORY AGENCY AND REFERRED TO IN THE PROJECT MANUAL.

5. THE CONTRACTOR SHALL APPLY A STABILIZATION FABRIC, OR EQUIVALENT, TO ALL SLOPES STEEPER THAN 3:1 FOR ANY TEMPORARY OR PERMANENT CUTS OR FILLS.

6. EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NECESSARY AND ALL EXISTING AND NEW PIPES AND INLETS SHALL BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS AT THE CONCLUSION OF CONSTRUCTION (INCIDENTAL TO MOBILIZATION).

7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.

8. PRECAST STRUCTURES SHOULD BE USED IN ACCORDANCE WITH PENNDOT RC-45 AND RC-46 SPECIFICATIONS.

9. ALL STORM PIPING ENTERING STRUCTURES SHALL BE JOINED PER PENNDOT STANDARDS TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

10. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED CONCRETE FLOW CHANNEL FROM INVERT IN TO INVERT OUT UNLESS OTHERWISE NOTED.

11. ALL PROPOSED STORM DRAINAGE INLETS SHALL BE EQUIPPED WITH STRUCTURAL STEEL BICYCLE SAFE GRATES (IN ROADWAYS) OR STRUCTURAL STEEL GRATES (OUTSIDE OF ROADWAYS) UNLESS OTHERWISE NOTED.

12. ALL MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT AND HAVE TRAFFIC BEARING RING AND COVER. MANHOLE LIDS SHALL CONFORM WITH THE DETAILS PROVIDED.

13. THE CONTRACTOR SHALL PLACE INLET GRATES TO HAVE A 2" SUMP FROM SURROUNDING GROUND OR PAVEMENT UNLESS OTHERWISE NOTED. TOP GRATE (T.G.) ELEVATIONS ARE APPROXIMATE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR MUST FIELD VERIFY T.G. ELEVATIONS AND DEPTHS PRIOR TO CONSTRUCTION.

14. ALL M TOP (TYPE M) INLET TOPS SHALL BE CONCRETE UNLESS SPECIFIED OTHERWISE.

15. THE CONTRACTOR MAY SUBMIT FOR APPROVAL SUBSTITUTIONS FOR ITEMS OR MATERIALS SHOWN ON THE PLAN. NO SUBSTITUTIONS MAY BE MADE WITHOUT WRITTEN APPROVAL FROM THE AUTHORITY'S ENGINEER.

16. THE CONTRACTOR SHALL VERIFY CONNECTION OF EXISTING PIPES TO REMAIN, RELEVANT ELEVATIONS, PIPE PLACEMENT, INLET TYPES, INLET BOX AND MANHOLE SIZES AND ABILITY TO ACCOMMODATE PROPOSED AND EXISTING PIPE PENETRATION LOCATIONS AND ANGLES SHOWN FOR ALL DRAINAGE STRUCTURES PRIOR TO ORDERING FOR CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE AUTHORITY'S ENGINEER IF SITE CONDITIONS DISCOVERED PREVENT STORM SEWER CONSTRUCTION AS SHOWN ON THE PLAN.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF GRADE, THICKNESS, CLASS, GROUP, AND/OR GAUGE OF PIPE. THE CONTRACTOR SHALL SUBMIT PENNSYLVANIA ENGINEER – SEALED SHOP DRAWINGS TO THE AUTHORITY'S ENGINEER PRIOR TO CONSTRUCTION.

18. THE CONTRACTOR SHALL PROVIDE SMOOTH CONCRETE TRANSITIONS BETWEEN CURB TYPES. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS BETWEEN INLETS AND CURB.

19. INLET BOXES SHALL BE CONSTRUCTED TO MAXIMIZE THE OFFSET OF THE PIPE FROM THE CURBLINE/ EDGE OF ROAD TOWARD THE CENTERLINE. THE PIPE OPENING SHALL BE ORIENTED TO KEEP THE PIPE WITHIN THE CARTWAY AS MUCH AS POSSIBLE AND TO MINIMIZE THE AMOUNT OF CURB DISTURBED BY THE PIPE INSTALLATION.

20. ALL TRAFFIC BEARING DRAINAGE STRUCTURES SHALL BE CONSTRUCTED PER LATEST PENNDOT SPECS AND STANDARD DRAWINGS.

21. INVERT ELEVATIONS AND SLOPE OF PIPES CONNECTED TO STRUCTURES ARE MEASURED AT THE CENTER OF THE STRUCTURE FOR STORM SYSTEM.

22. PIPE LENGTH ARE BASED ON TWO DIMENSIONAL PLAN VIEW LENGTH BETWEEN INSIDE FACES OF STRUCTURES FOR STORM SEWER.

23. CONTRACTOR SHALL MAKE PROVISIONS TO INSTALL/REPLACE ROAD UNDERDRAIN IN ANY AREAS ENCOUNTERED DURING EXCAVATION.

24. ALL EXISTING STORMSEWER PIPE/STRUCTURE REMOVAL SHALL BE CONSIDERED INCIDENTAL TO THE INSTALLATION OF NEW PIPES/STRUCTURES UNLESS SPECIFIED AS PAY ITEMS ON PLANS.

PLAN PURPOSE/PERMITTING NOTES

1. THE PURPOSE OF THIS PLAN IS TO PROVIDE CONSTRUCTION PLANS AND EROSION AND SEDIMENTATION POLLUTION CONTROLS FOR A PROJECT THAT INVOLVES THE INSTALLATION OF NEW STORM SEWER INLETS AND PIPES.

2. SHOULD ANY POTENTIAL ENDANGERED OR THREATENED SPECIES OR ARCHAEOLOGICAL SITES BE FOUND DURING CONSTRUCTION, ALL ACTIVITY MUST HALT AND HRG AND THE APPROPRIATE GOVERNMENT AGENCIES MUST BE CONTACTED.

MAINTENANCE PROGRAM NOTES

1. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH STORMWATER EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RESEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

2. THE CONTRACTOR MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE STORMWATER EVENT BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT THE EROSION AND SEDIMENT CONTROL (E&S) BMPS ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION TO THE WATERS OF THE COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:

   2.A. A SUMMARY OF THE SITE CONDITIONS, E&S BMPS, AND COMPLIANCE; AND

   2.B. THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION.

3. IF BMP'S ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER. DOCUMENTATION SHOULD INCLUDE WHAT STEPS ARE BEING TAKEN TO REDUCE, ELIMINATE AND PREVENT RECURRENCE OF THE PROBLEM.

4. SEDIMENT MUST BE REMOVED FROM INLET PROTECTION DEVICES AFTER EACH STORM EVENT. ALL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND AFTER EVERY RUNOFF EVENT.

5. SEDIMENT MUST BE REMOVED WHERE ACCUMULATIONS REACH ONE-HALF THE ABOVE GROUND HEIGHT OF THE SILT FENCE.

6. ANY SILT SOCK THAT HAS BEEN UNDERMINED OR TOPPED MUST BE REPLACED WITH FILTER OUTLETS IMMEDIATELY.

SEQUENCE OF CONSTRUCTION

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

2. AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE CONTRACTOR SHALL INVITE ALL OPERATORS INVOLVED IN THE ACTIVITIES, THE LAND OWNERS, ALL APPROPRIATE MUNICIPAL OFFICIALS, AND REPRESENTATIVES FROM ANY OTHER GOVERNING AUTHORITY TO AN ON-SITE MEETING. ALSO AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THE ACTIVITIES SHALL NOTIFY THE PA ONE-CALL SYSTEM AT 1-800-242-1776 FOR BURIED UTILITIES.

3. ALL EARTH DISTURBANCE SHALL PROCEED IN ACCORDING WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. TOPSOIL SHALL BE STOCKPILED IN THE AREAS DESIGNATED ON THE PLAN DRAWING AND IMMEDIATELY STABILIZED. ALL AREAS MUST BE STABILIZED IMMEDIATELY UPON REACHING FINAL GRADE.

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

5. PRIOR TO CONSTRUCTION, DELINEATE THE LIMITS OF DISTURBANCE WITH SURVEY STAKES OR FLAGGING.

6. COORDINATE ALL UTILITY CONFLICTS, NECESSARY RELOCATIONS, POLE BRACINGS, ETC. WITH THE APPROPRIATE UTILITY OWNERS.

7. EXISTING MATURE TREES AND VEGETATION SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE.

8. INSTALL EROSION AND SEDIMENT CONTROLS PER CONSTRUCTION DETAILS AND LOCATIONS PROVIDED ON THE PLAN.

9. AT THE END OF EACH CONSTRUCTION DAY, PROJECT AREAS SHALL BE STABILIZED AS MUCH AS POSSIBLE TO ELIMINATE EROSION POTENTIAL.

10. BEGINNING AT THE DOWNSTREAM END AND MOVING UPSTREAM WITH WORK, INSTALL ALL PROPOSED STRUCTURES AND PIPE. PLACE INLET PROTECTION ON NEWLY INSTALLED INLETS PRIOR TO THE END OF EACH WORK DAY. SAWCUT ANY PAVEMENT PRIOR TO REMOVAL/INSTALLATION OF EXISTING/PROPOSED PIPES AND STRUCTURES.

11. PERMANENTLY STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH SEEDING SCHEDULE.

12. PERFORM PAVEMENT RESTORATION AS DETAILED ON PLANS.

13. COMPLETE FINAL PAVING FOR THE TRENCHED AREAS AND RESTORE ALL EMBANKMENTS AND PAVED AREAS TO EXISTING GRADE.

14. WHEN ALL DISTURBED AREAS HAVE ACHIEVED PERMANENT STABILIZATION, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR AN INSPECTION AND REQUEST PERMISSION TO REMOVE ANY EROSION AND SEDIMENT POLLUTION CONTROL BMP'S THAT REMAIN IN PLACE. PERMANENT STABILIZATION IS DEFINED AS 'A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING OR OTHER MOVEMENTS'.

15. WHEN APPROVED BY THE ENGINEER, REMOVE ANY REMAINING EROSION CONTROLS AND PERFORM TOUCH UP GRADING IN AREAS DISTURBED DURING THE REMOVAL OF CONTROLS. STABILIZE AREAS BY ADDING TOPSOIL (AS NEEDED), SEED AND MULCH OR MATTING IN CONFORMANCE WITH THE SPECIFICATIONS ON THESE PLANS.

STABILIZATION NOTES

1. UPON FINAL COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL IMMEDIATELY HAVE TOPSOIL RESTORED, REPLACED, OR AMENDED, SEEDED, MULCHED OR OTHERWISE PERMANENTLY STABILIZED AND PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION.

2. E&S BMPS SHALL BE IMPLEMENTED AND MAINTAINED UNTIL THE PERMANENT STABILIZATION IS COMPLETED. ONCE PERMANENT STABILIZATION HAS BEEN ESTABLISHED, THE TEMPORARY E&S BMPS SHALL BE REMOVED. ANY AREAS DISTURBED IN THE ACT OF REMOVING TEMPORARY E&S BMPS SHALL BE PERMANENTLY STABILIZED UPON COMPLETION OF THE TEMPORARY E&S BMP REMOVAL ACTIVITY.

3. FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED WITH A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION OR AN ACCEPTABLE BMP WHICH PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION.

4. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.

5. FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED TEMPORARILY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED WITH A MINIMUM UNIFORM COVERAGE OF MULCH AND SEED, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION OR AN ACCEPTABLE BMP WHICH TEMPORARILY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION.

6. AN EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL DISTURBED SLOPES STEEPER THAN 3:1, ALL AREAS OF CONCENTRATED FLOWS, AND DISTURBED AREAS WITHIN 50' OF WATERS OF THE COMMONWEALTH.

7. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

8. CARE SHOULD BE TAKEN TO LIMIT SOIL COMPACTION TO THE MAXIMUM EXTENT POSSIBLE.

SOIL LIMITATION RESOLUTIONS

LIMITATION	RESOLUTION
LOW STRENGTH \ LANDSLIDE PRONE	LOCATE ROADWAYS TO OTHER SOIL TYPES, IMPORT OTHER SOILS FOR THESE ROADWAY CONSTRUCTION, OR IMPLEMENT A COMBINATION OF THESE AND/OR OTHER METHODS. FOR CUT/FILL SLOPES, REDUCE SLOPE, INSTALL EROSION CONTROL MATTING, OR IMPLEMENT A COMBINATION OF THESE AND/OR OTHER METHODS.
FROST ACTION	IMPORT OTHER SOIL FOR EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORM WATER RETENTION BASINS AND STORM WATER DETENTION BASINS, LOCATE THOSE FACILITIES ON OTHER SOIL TYPES, DO NOT CONSTRUCT EMBANKMENTS DURING PERIODS PRONE TO FROST, OR IMPLEMENT COMBINATIONS OF THESE AND/OR OTHER METHODS.
SHRINK-SWELL	LOCATE FACILITIES THAT MAY BE SUSCEPTIBLE TO DAMAGE FROM SHRINK OR SWELLING TO ANOTHER SOIL TYPE, IMPORT OTHER SOILS FOR THESE FACILITIES, OR IMPLEMENT COMBINATION OF THESE AND/OR OTHER METHODS.

SOIL LIMITATIONS

SOIL NAME	CUTBACKS CAVE	CORROSIVE TO CONCRETE \ STEEL*	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE \ SEASONAL HIGH WATER TABLE	HYDRIC\HYDRIC INCLUSIONS	LOW STRENGTH \ LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK-SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
URBAN LAND																
URBAN LAND DUFFIELD COMPLEX 0%-8%								X				X	X			
URBAN LAND DUFFIELD COMPLEX 8%-25%								X				X	X			

SEEDING SCHEDULE

APPLICATION	SPECIES	%PURE LIVE SEED	APPLICATION RATE	FERTILIZER	LIMING RATE	SEEDING DATE
TEMPORARY (PENNDOT FORMULA E)	ANNUAL RYE	88.2%	10 LBS./1000 SY	5-5-5 AT 207 LBS./ 1000 SY	413 LBS./ 1000 SY	3/15 TO 10/15
PERMANENT (PENNDOT FORMULA B) LAWN AREA	PERENNIAL RYEGRASS MIX (LOLIUM PERENNE)*	90%	4 LBS./1000 SY	SEE NOTE 1 BELOW	800LBS./ 1000 SY	3/15 TO 6/1 AND 8/1 TO 10/15
	KENTUCKY BLUE GRASS MIX (POA PRATENIS)**	80%	11 LBS./1000 SY			
	CREEPING RED FESCUE OR CHEWING FESCUE	85%	6 LBS./1000 SY			

1. FERTILIZER SHALL BE APPLIED IN ACCORDANCE WITH A SOIL TEST. IN THE ABSENCE OF A SOIL TEST, FERTILIZER SHALL BE APPLIED AS FOLLOWS:
   A. 10-20-20 ANALYSIS COMMERCIAL FERTILIZER AT 140 LBS./1000 S.Y.

      38-0-0 UREA FORM FERTILIZER AT 50 LBS./1000 S.Y.

   B. 32-0-0 TO 38-0-0 SULFUR COATED UREA FERTILIZER AT 59-50 LBS./1000 S.Y.

   C. 31-0-0 IBDU FERTILIZER AT 61 LBS./1000 S.Y.
2. SPECIFICATION ITEMS OBTAINED USING PENNDOT PUBLICATION NO. 408
3. ALL SEEDED AREAS SHALL BE MULCHED WITH HAY OR STRAW APPLIED AT A RATE OF 6000 LBS./AC. (1240 LBS./1000 S.Y.), MULCH TO BE ANCHORED WITH WOOD CELLULOSE FIBER AT 750 LBS./AC. OR EQUAL.
4. ALL AREAS RECEIVING SEEDING SHALL HAVE A MINIMUM OF 6" OF ORGANIC TOPSOIL.
5. 70% UNIFORM VEGETATED COVER IS REQUIRED FOR ACCEPTANCE.

* PERENNIAL RYEGRASS: A COMBINATION OF IMPROVED CERTIFIED VARIETIES WITH NO ONE VARIETY EXCEEDING 50% OF THE TOTAL RYEGRASS COMPONENT.

** KENTUCKY BLUEGRASS: A COMBINATION OF IMPROVED CERTIFIED VARIETIES WITH NO ONE VARIETY EXCEEDING 25% OF THE TOTAL BLUEGRASS COMPONENT.

PENNDOT PUBLICATIONS

PUBLICATION	EFFECTIVE DATE
PUB 408	LATEST EDITION AT TIME OF BID
PUB 72M	LATEST EDITION AT TIME OF BID
PUB 213	LATEST EDITION AT TIME OF BID
PUB 35	LATEST EDITION AT TIME OF BID

HERBERT, ROWLAND & GRUBIC, INC.
1275 GLENLIVET DRIVE
SUITE 145
ALLENTOWN, PA 18106
610.351.0311 | hrg-inc.com

CONSTRUCTION PLAN
FOR
OLD NAZARETH ROAD DRAINAGE IMPROVEMENTS
PALMER TOWNSHIP STORMWATER AUTHORITY
3 WELLER PLACE
PALMER, PA 18045
PALMER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA

PROFESSIONAL SEAL:

HRG PROJECT NUMBER:	R010473.0431
PLAN DATE:	07/22/24
DRAWING SCALE:	AS SHOWN
PROJ. MANAGER:	GW

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
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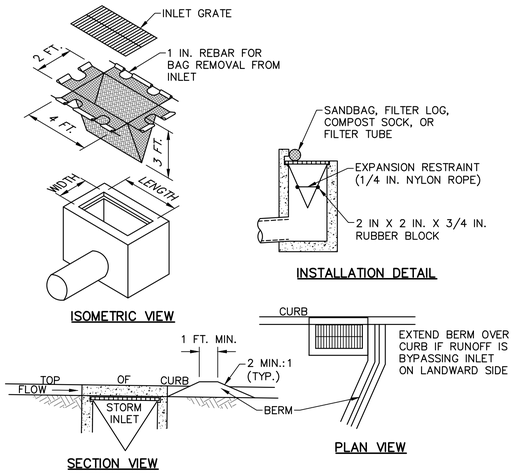
SHEET TITLE:
NOTES SHEET

SHEET: **NT-01** **10**

PLOT DATE & TIME: 07/22/24 3:37 PM BY GWeth
FILE LOCATION: C:\USERS\GWETH\HRG\HRG - OLD NAZARETH ROAD DRAINAGE IMPROVEMENTS - DOCUMENTS\CAD\NOTES.DWG LAST EDITED BY: GWeth 3:37 PM

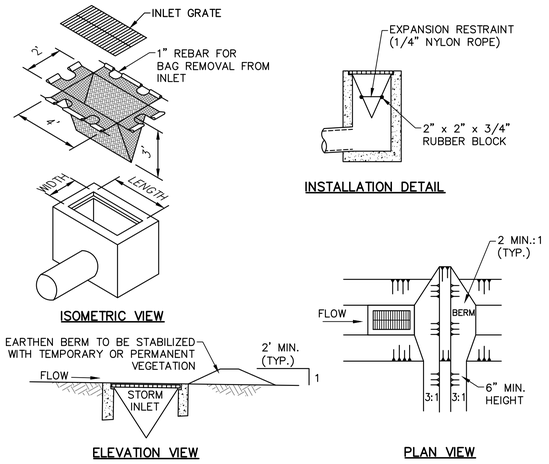


NOTES:

1. MAXIMUM DRAINAGE AREA = 1/2 ACRE.
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
3. ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
4. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
5. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
6. DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-15
FILTER BAG INLET PROTECTION - TYPE C INLET

NOT TO SCALE

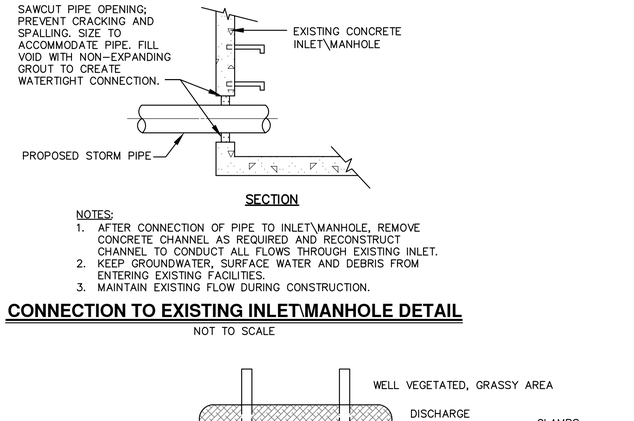


NOTES:

1. MAXIMUM DRAINAGE AREA = 1/2 ACRE.
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
3. ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.
4. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
5. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
6. DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET

NOT TO SCALE

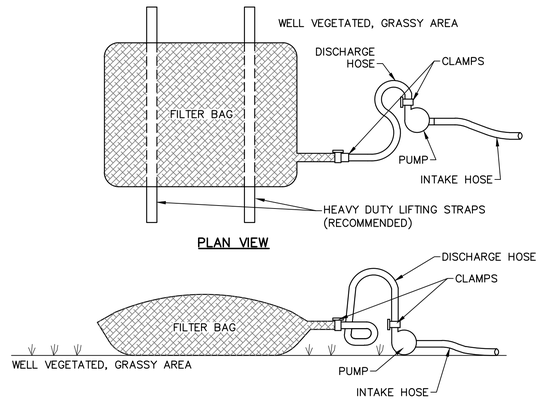


NOTES:

1. AFTER CONNECTION OF PIPE TO INLET\MANHOLE, REMOVE CONCRETE CHANNEL AS REQUIRED AND RECONSTRUCT CHANNEL TO CONDUCT ALL FLOWS THROUGH EXISTING INLET.
2. KEEP GROUNDWATER, SURFACE WATER AND DEBRIS FROM ENTERING EXISTING FACILITIES.
3. MAINTAIN EXISTING FLOW DURING CONSTRUCTION.

CONNECTION TO EXISTING INLET\MANHOLE DETAIL

NOT TO SCALE



NOTES:

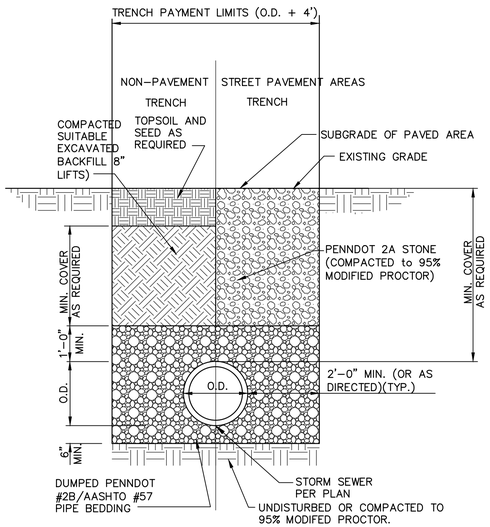
1. LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
3. BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
4. NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.
5. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
6. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.
7. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

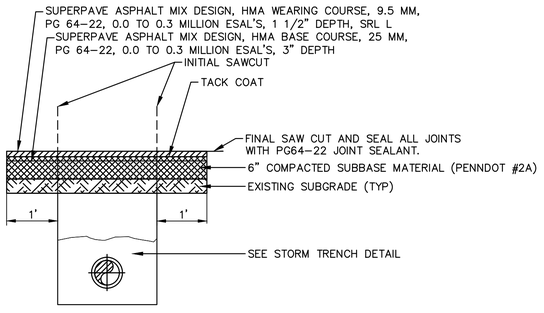
STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG

NOT TO SCALE



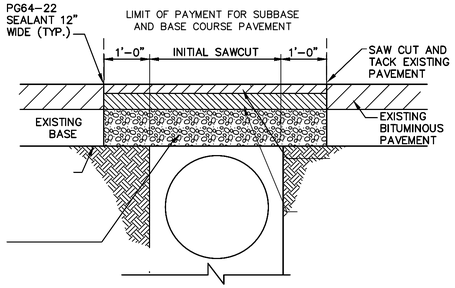
STORM TRENCH DETAIL

NOT TO SCALE



PRIVATE PAVED AREA

NOT TO SCALE



PAVEMENT RESTORATION DETAIL

NOT TO SCALE

HERBERT, ROWLAND & GRUBIC, INC.
1275 GLENLIVET DRIVE
SUITE 145
ALLENTOWN, PA 18106
610.351.0311 | hrg-inc.com

CONSTRUCTION PLAN
FOR
OLD NAZARETH ROAD DRAINAGE IMPROVEMENTS
PALMER TOWNSHIP STORMWATER AUTHORITY
3 WELLER PLACE
PALMER, PA 18045
PALMER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA

PROFESSIONAL SEAL:

HRG PROJECT NUMBER:	R010473.0431
PLAN DATE:	07/22/24
DRAWING SCALE:	AS SHOWN
PROJ. MANAGER:	GW

REVISIONS NO.	DATE	DESCRIPTION
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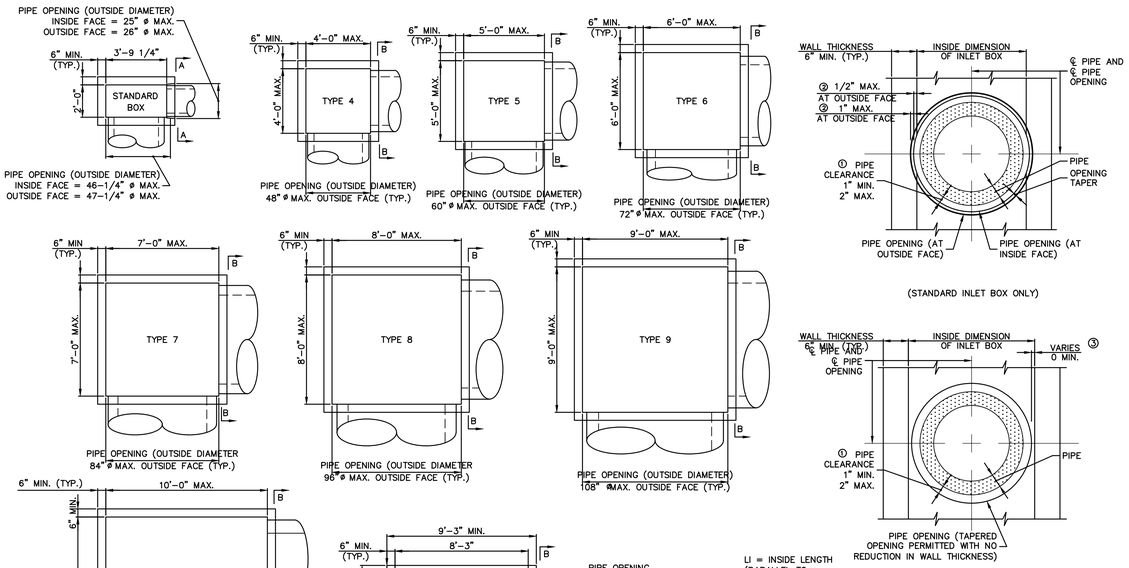
SHEET TITLE:
DETAILS SHEET

SHEET: **DT-01** | **11**

PLOT DATE & TIME: 8/1/2024 11:33:34 AM LAST SAVED BY: AVOSS C:\USERS\AVOSS\DESKTOP\OLD NAZARETH ROAD\DETAILS.DWG



INLET BOXES
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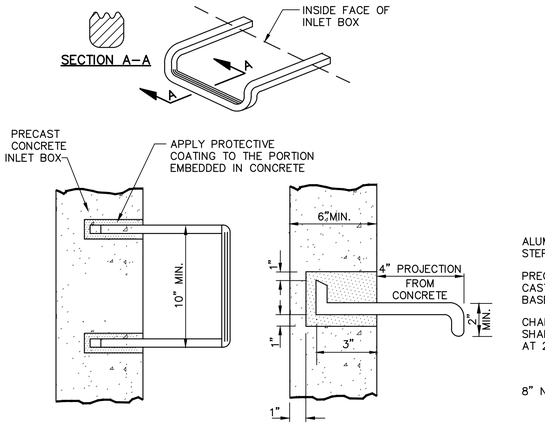

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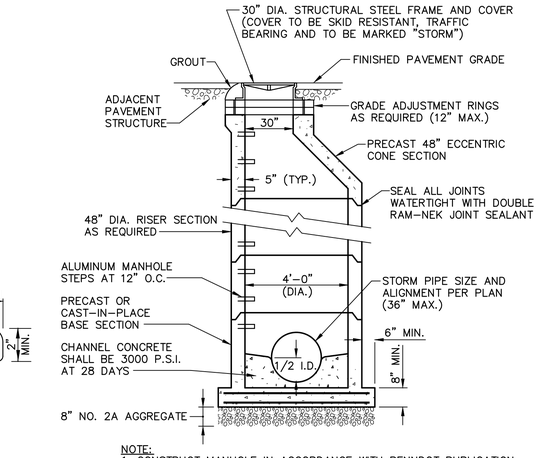
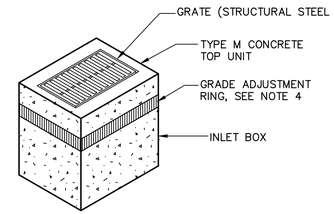


STORM SEWER MANHOLE
NOT TO SCALE



TYPE M INLET DETAIL
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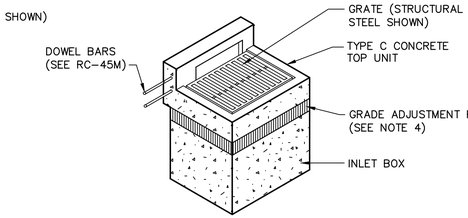
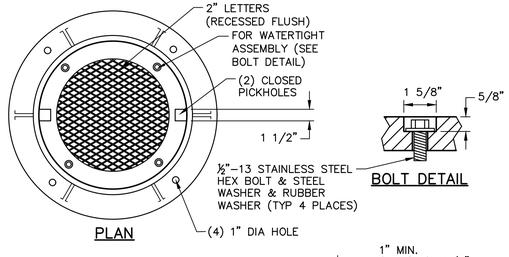
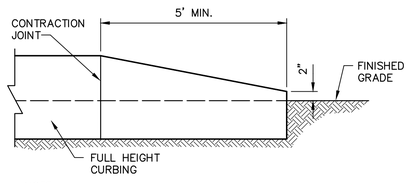


TYPE C INLET DETAIL
NOT TO SCALE



MANHOLE FRAME & TOP
NOT TO SCALE



CURB END TRANSITION
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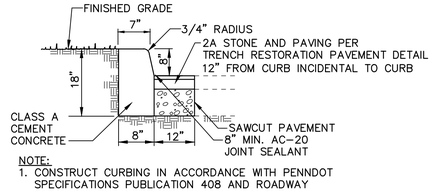

CONCRETE CURB DETAIL
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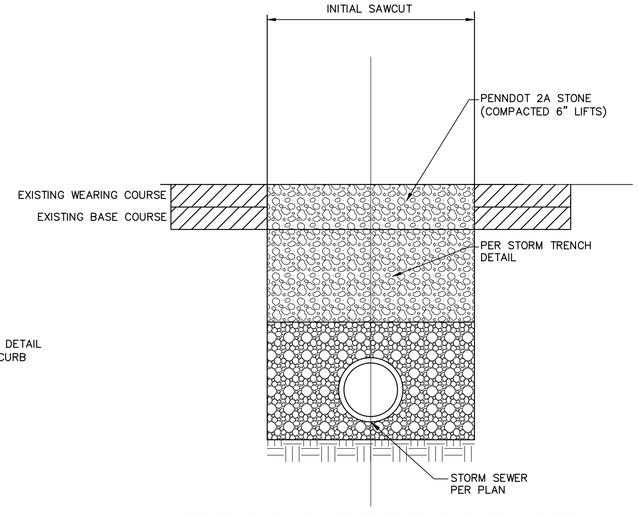

TEMPORARY PAVEMENT RESTORATION DETAIL
NOT TO SCALE

HRG
HERBERT, ROWLAND & GRUBIC, INC.
1275 GLENLIVET DRIVE
SUITE 145
ALLENTOWN, PA 18106
610.351.0311 | hrg-inc.com

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3 WELLER PLACE
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PALMER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA

PROFESSIONAL SEAL:

HRG PROJECT NUMBER:	R010473.0431
PLAN DATE:	07/22/24
DRAWING SCALE:	AS SHOWN
PROJ. MANAGER:	GW

REVISIONS NO.	DATE	DESCRIPTION
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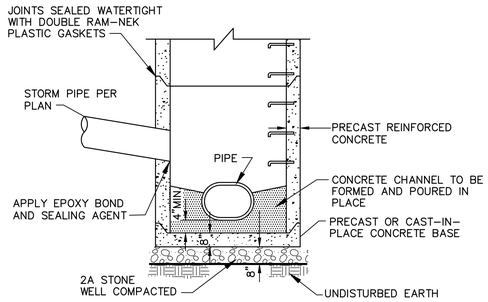
SHEET TITLE:
DETAILS SHEET

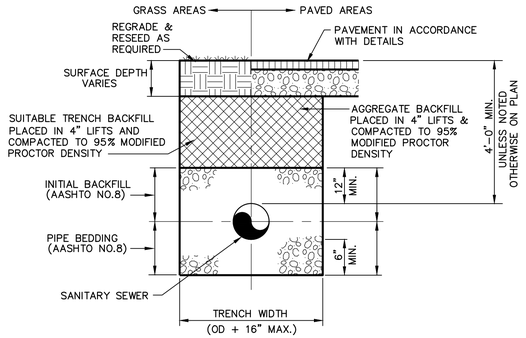
SHEET: **DT-02** 12

RELEASED FOR PERMIT - PLOTTED BY: C:\USERS\GWILLIAMS\DESKTOP\OLD NAZARETH\DRAWINGS\DETAILS.DWG, 7/26/2024 3:33 PM, BY GWILLIAMS



TYPICAL DOGHOUSE MANHOLE

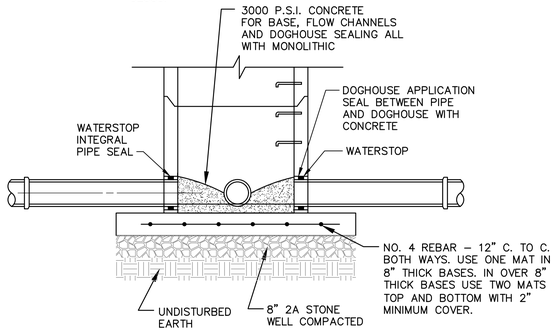
NOT TO SCALE



PIPE TRENCH IN ROADWAY DETAIL

NOT TO SCALE

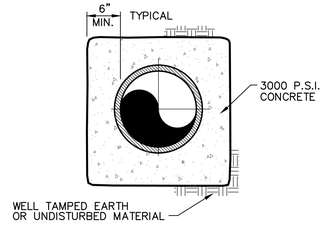
NOTE:
USE DOGHOUSE APPLICATION WHEN TYING INTO EXISTING MANHOLE, EXCEPT SEAL BETWEEN SEWER WALL AND PIPE WITH WATERPROOF MORTAR WORKED WELL AROUND WATERSTOP. REFER TO SECTION 02605.



*BASE THICKNESS
2"–15" PIPE = 8"
18"–27" PIPE = 12"
30"–UP PIPE = DESIGN

DOGHOUSE SEWER MANHOLE DETAIL

NOT TO SCALE



SECTION

CONCRETE ENCASEMENT DETAIL

NOT TO SCALE

HERBERT, ROWLAND & GRUBIC, INC.
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SUITE 145
ALLENTOWN, PA 18106
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PROFESSIONAL SEAL:

HRG PROJECT NUMBER:	R010473.0431
PLAN DATE:	07/22/24
DRAWING SCALE:	AS SHOWN
PROJ. MANAGER:	GW

REVISIONS

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SHEET TITLE:
DETAILS SHEET

SHEET: **DT-03** **13**

PLT FILE & NAME: P:\PROJECTS\R010473.0431\CAD\Plan Sets\R010473.0431-DT-Dwg LAYOUT:1 LAST SAVED:7/24/2024 8:53 AM BY:GWehr

PENNSYLVANIA INFRASTRUCTURE INVESTMENT AUTHORITY
PENNVEST APPLICATION FORMS

Palmer Township Stormwater Authority
Palmer Township Stormwater Authority - Old Nazareth Road Drainage Improvements
481949162407-CF
07/30/2024

DESCRIPTION

PROJECT DESCRIPTION

What is the project type?	Stormwater
What is the project name?	Palmer Township Stormwater Authority - Old Nazareth Road Drainage Improvements
What is the project's Primary County?	Northampton
What is the project's Primary Municipality?	Palmer Township
What is the application type?	Traditional Construction
What is the project stage?	Construction
Is this related to a previous advanced funding application through PENNVEST?	No
If yes, enter the project name or number.	

COMMENTS

SYSTEM

SYSTEM DESCRIPTION

What type of system is this?	Existing System
What is your NPDES number?	n/a
What is your PWSID number?	n/a
Do you own the system?	Yes
If no, explain	
Do you operate the system?	Yes
if no, explain	
Do you maintain the system?	Yes
If no, explain	
Will you construct the system?	Yes

If no, explain

Does this project include costs associated with the purchase of system capacity from another entity (i.e. capital contribution)?	No

If yes, explain

Does this project include costs associated with the construction of capacity in your system for use and/or purchase by other entity (ies) (i.e. capital contribution)?	No

If yes, explain

Is, or does the Applicant intend to be, a party to any inter-municipal agreements which affect this project or your system?	No
Has the applicant issued debt or borrowed money, or does the applicant intend to issue debt or borrow money, under a trust indenture (i.e. Bonds)?	No
Do you charge residential or commercial user fees?	Yes

COMMENTS

FUNDING

REQUESTED PENNVEST AMOUNT

This is your requested PENNVEST amount.	$3,793,000.00

COMMITTED OTHER SOURCES OF FUNDS

Source Type	Source Name	Source Amount	Funding Comments
		$	
	Total:	$0.00	

ESTIMATED TOTAL PROJECT COST

This is your estimated total project cost.	$3,793,000.00

COMMENTS

PROJECT CONTACTS

Palmer Township Stormwater Authority		Legal Entity
Address: 3 Weller Place Palmer, PA 18045		**Email:** pstrasko@palmertwp.com **Phone:** 6102537191
SAP Vendor Number:	**DUNS:**	**Federal ID/FIN:** 352841473

Cote, Leslie	Project Specialist	
PENNVEST	**Email:**	lecote@pa.gov
	Phone:	7177834489
	Phone Ext:	

HULSHIZER, BRUCE	Engineer PE	
	Email:	bhulshizer@hrg-inc.com
	Phone:	7174872261
	Phone Ext:	

Semanchik, Brooke	Engineer Admin	
	Email:	pvclients@hrg-inc.com
	Phone:	7175641121
	Phone Ext:	

Shusta, Jacob	DEP Project Manager	
	Email:	jshusta@pa.gov
	Phone:	5708262390
	Phone Ext:	

Stinnett, Lee	Borrower Legal	
Salzmann Hughes, P.C.	**Email:**	lstinnett@salzmannhughes.com
	Phone:	7175253757
	Phone Ext:	1302

Strasko, Paige	Borrower	
Palmer Township Stormwater Authority	**Email:**	pstrasko@palmertwp.com
	Phone:	6102537191
	Phone Ext:	

Valla, Katelyn	Engineer Admin	
	Email:	pvclients1@hrg-inc.com
	Phone:	4127158424
	Phone Ext:	

Wenrich, Philip	DEP HQ	
	Email:	phwenrich@pa.gov
	Phone:	
	Phone Ext:	

PROJECT SITE(S)

Old Nazareth Road Drainage Improvements	Primary Site
Address: 2501 Seip Avenue Palmer Heights, PA 18045	**Latitude:** 40.694620 **Longitude:** -75.263706

PROJECT PLAN

PROJECT PLAN

Planning Consultation Date	06/17/2024
Planning Completion Date	12/20/2023
Design Start Date	02/21/2024
Design Completed Date	07/24/2024
Date Obtained All Needed DEP Permits	
Anticipated Construction Start Date	05/01/2025
Anticipated Construction End Date	09/30/2025
Letter of No Prejudice Issued by PENNVEST	

PROJECT PHASE

Phase Name	Design Complete	Obtain All Permits	Start Construction	End Construction

COMMENTS

It is anticipated that no DEP permits are needed for this project.

NARRATIVE : DESCRIPTION

NARRATIVE DESCRIPTIONS

Describe the problem that this project will correct or resolve. Please be specific and include such discussion points as the cause and impact of the problem, permit exceedances or compliance related problems, if any and/or any additional operational issues caused or contributed by the identified problem(s).

Flooding in the central section of Palmer Township (Township) has been an issue for decades. A FEMA Flood Hazard area extends across the Township from the western border with Lower Nazareth and Bethlehem Townships to Bushkill Creek on the eastern side. Complex drainage issues which include karst topography, a highway interchange, warehousing, moderate density residential development, and limited drainage infrastructure plague the 1750-acre watershed. At the Township border, runoff from the west is directed into an existing 44" x 72" culvert pipe which flows east through Palmer Township and discharges just west of Bushkill Creek. This pipe is significantly undersized and is unable to carry runoff from larger storm events. The severe flooding which occurs through this corridor has had a significant impact on both residential and commercial properties. The Palmer Township Stormwater Authority's engineer recently completed a flood mitigation study which revealed that the Meadow Avenue Stormwater System is significantly undersized and is not currently capable of transmitting a 10-year storm safely away from the Township's residential area. Several "pinch points" exist within the system which further reduce its capacity. Rather than increasing in size as the system progresses downhill, the capacity of this storm sewer remains relatively constant from beginning to end.

The resulting mitigation strategy is a three phased project focused on improving and expanding the infrastructure. This application will complete Phase I of this plan: the Old Nazareth Road Drainage Improvements. Numerous connections and transitions meet in the eastern section of the drainage area and create turbulence in the flow of the stormwater, which further decreases the capacity of a system that is already undersized. Pipes along Old Nazareth Road are also not properly sized to convey drainage coming from the north, which exacerbates the problem. The pipes along Old Nazareth Road are insufficient to carry the drainage from the north and the tributary drainage systems are believed to back-flow which contributes to flooding in the Old Nazareth Road area. Flooding in the low-lying area of Seip Avenue and Old Nazareth Road at the eastern end of the system is a result of the existing trunkline reaching capacity which results in the stormwater inlets in that area being unable to drain into the drainage system. Ultimately the stormwater is conveyed through surface flow.

While a standalone project itself, phase I is also necessary in order to then complete the Phase II improvements. The Phase II project will involve redirecting the current stormwater flow away from the existing, undersized storm sewer, by creating a new drainage system to remove runoff generated by 43 acres of moderate density residential development from the main trunkline. That new drainage system will flow east to Old Nazareth Road, where it will discharge into the drainage system which will be improved during this Phase I project.

The Old Nazareth Road Drainage Improvements project will separate out the drainage from the Old Nazareth Road system, removing nearly 100 acres of drainage runoff from the trunkline and diminishing flooding. It will work towards reducing the frequency and severity of flooding, protecting public safety, and diminishing property damage by increasing the capacity of the storm sewer system in the eastern section of the Township's largest drainage area.

Describe the scope of the project. List in quantitative terms what is planned to be constructed, rehabilitated and decommissioned. For Example: 'The 12,000 feet of 8-inch waterline will be replace, one 200,000 gallon standpipe will be constructed, the current Market Street Pump Station will be decommissioned, a new 250 gallon per minute duplex pump station will be constructed on Leisure Street, 44 hydrants will be replaced…'

The proposed project will separate the drainage flows below Old Nazareth Road to increase capacity and ensure drainage of the local tributary drainage systems during large rainfall events. It will replace the single receiving culvert with three 60" HDPE pipes (~1,600 LF), within the drainage easement area between Old Nazareth Road and the Route 248 culvert. Two pipes will carry flow from the main trunkline along Seip Avenue and from two tributary drainage systems. It is anticipated that the third pipe will help drain flow coming from the storm sewer along Old Nazareth Road. The existing 24" corrugated metal storm pipes south of Eldridge Street on Old Nazareth Road will be replaced with larger diameter 48" storm pipes in addition to replacing the existing inlets and cross pipes with new 24" storm pipes. The total length of proposed 48" pipe is 585 LF and the length of proposed 24" pipe is 540 LF, providing additional capacity now and to accommodate a future Phase II project in this stormwater system. 700 LF of existing clay sanitary main is proposed to be relocated closer to the center of Old Nazareth Road to allow for proper clearance between the larger conveyance system.

Describe the cost effectiveness of this project. List physical and administrative alternatives and selected alternatives and justify proposed alternative. Include all issues discussed in Planning Consultation related to cost effectiveness.

The only solution to the flooding around Seip Avenue and Old Nazareth Road is to install new infrastructure and replace existing infrastructure that is currently undersized. The alternative to this project is not to proceed, which would consequently mean that heavy weather events will continue to result in flooding at the same or increased level that currently exists. Because of this, the Authority is pursuing the proposed Old Nazareth Road Drainage Improvements Project at an estimated construction cost of $2,888,599 to mitigate the impact of future high quantity rainfall occurrences. In addition, this project must be constructed first for subsequent flood mitigation projects to occur west of this project area. Overall, new and improved drainage systems are proposed to reduce flooding, and move stormwater flow east to Old Nazareth Road, where it will discharge into the drainage system to be improved through the proposed Project. Without the capacity upgrades included in the Old Nazareth Road Drainage Improvements Project, the other flood reduction projects would be unable to move forward.

COMMENTS

NARRATIVE : STORMWATER SUPPORTING PROJECT INFORMATION

STORMWATER/NPS SUPPORTING PROJECT INFORMATION

Category/Subcategory	Total
Storm Sewer Collection / Rehab/Replace Storm Sewer (Feet)	3,463
Storm Sewer Collection / Inlets (Number)	22
Street Flooding / Local Road(s) Flooding (Yes/No)	Yes
Frequency of Flooding / Once Every (Years)	Once Every 2 Years
Past Flood Events / Flood Date	Tropical Storm Isaias in August of 2020

COMMENTS

PROJECT SPECIFIC DATA : LAND USE

LAND USE

Has the area served by this project been covered by an adopted municipal comprehensive plan?	Yes
Is this project located in an area where there is an adopted county comprehensive plan?	Yes
Is there an adopted multi-municipal or multi-county comprehensive plan for the area(s) covered by this project?	Yes
Is there an adopted county or municipal zoning ordinance or a joint municipal zoning ordinance for the area covered by this project?	Yes
Is the proposed project consistent with these comprehensive plans and/or zoning ordinances?	Yes
Is the project consistent with county agricultural preservation efforts.	Yes

COMMENTS

The Palmer Township Planning Commission's July meeting was canceled so the request for a concurrence letter will be reviewed/approved at the Planning Commission's August meeting.

PROJECT SPECIFIC DATA : STORMWATER SUPPORTING PROJECT INFORMATION

MEASURES STORMWATER COST BREAKDOWN

Stormwater Conveyance	$3,793,000.00	100.00%
Stormwater Treatment	$0.00	0.00%
Green Infrastructure	$0.00	0.00%
Stormwater Management	$0.00	0.00%
Total:	$3,793,000.00	

COMMENTS

BENEFITS : STORMWATER

STORMWATER COMPLIANCE WITH ACT 167 AND MS4

Is there a municipal stormwater ordinance in effect within the project area?	Yes
Is the project within a Municipal Separate Storm Sewer System (MS4) designated area?	Yes
Is the project designed to meet an MS4 permit requirement or part of an adopted Pollutant Reduction Plan?	

No

Is the applicant a MS4 regulated entity?	Yes
Upon completion of construction will the ownership, operation and maintenance for the stormwater project be conveyed to a MS4 entity?	Yes

SAFETY (STORMWATER)

If the project addresses a critical or on-going safety or health hazard, please explain.

As was evident from the flooding caused by Tropical Storm Isaias in August of 2020, stormwater runoff which overflows the existing Meadow Avenue Stormwater Management System does not have a non-destructive route to flow downstream. Significant damage was caused in both the Meadow Avenue and Old Nazareth Road areas. In this project area, residents report that the stormwater flows out of the catch basins in the downslope pipes, a sign that the pipes have insufficient capacity. This project will work towards collecting and conveying flood water away from homes and businesses, reducing the severity and danger associated with flooding.

COMMUNITY HEALTH (STORMWATER)

If this project provides a regional approach to stormwater management and facilities, please explain.

N/A

If this project addresses problems in multiple locations, please explain.

This project is the first phase of a three-phase project to mitigate flooding in the central area of the Township. Beginning at the downstream end of the system, capacity needs to be added to the drainage system from Old Nazareth Road to the Route 248 culvert (phase I). Once adequate capacity has been developed in that area, measures can be taken to reduce the maximum flow volume moving through the other portions of the system, by building the new Eldridge and Hermitage Streets Drainage System (Phase II) and the Meadow Avenue Regional Stormwater Basin (phase III). Rightsizing the infrastructure with this project in the eastern end of the stormwater system must occur first to set the holistic plan in motion. As a standalone project, the Old Nazareth Road improvements will minimize flooding but in sync with these other two phases – which rely on phase I being completed first – the impact on flood mitigation significantly improves throughout this service area of the Township.

AQUATIC HEALTH (STORMWATER)

If the project directly corrects a water quality problem, please explain.

N/A

If this project provides secondary benefits which improve or prevent water quality problems, please explain.

N/A

If this project is located in an area of karst topography and susceptible to sinkhole development, please explain.

The region's Karst Geology significantly impacts stormwater runoff in the area. Low-lying valleys which would normally contain perennial streams have no water features. Sinkholes and depressions trap and store stormwater and transmit it directly to the groundwater table or underground rivers. Therefore, modeling stormwater runoff is complex and various assumptions have been made for the watershed.

If the project is located in areas having no natural watercourse, please explain.

This project involves managing all stormwater runoff. However, once the water from Seip Avenue and Old Nazareth Road enters the three new 60" culverts, it will travel underneath SR 248 and a mall parking lot via a 10x14 foot culvert, which discharges into Bushkill Creek.

INFRASTRUCTURE HEALTH (STORMWATER)

If the existing stormwater system is at the end of its useful life, please explain.

Flooding has been a problem in the Township for decades. In the 1970's, the Township installed storm sewers along Seip Avenue, Shrine Avenue, Clayton Street – which drain to Maplecroft Avenue and then under SR 248. A 72" x 44"metal stormwater pipe was installed between Meadow Avenue and Crestview Avenue. This infrastructure makes up the trunkline of the Meadow Avenue Stormwater Management System. Once the water reaches SR 248, runoff is conveyed underneath via a 10x14 foot culvert built under a mall parking lot, which discharges into Bushkill Creek. Several smaller drainage systems have been connected into the trunkline over time, like one from Fischer Road and the Municipal Complex. 1,580 acres of mixed land use now drains into this storm sewer system that is severely undersized for modern day, and therefore must be improved to perform with greater effectiveness to reduce flooding.

If the existing system is undersized, please explain

The Meadow Avenue Stormwater System is limited by the capacity of the downstream pipes and then works its way up the system. A flood study determined that the average capacity for the main trunkline was approximately 200 cubic feet per second throughout the system, and while there are segments of pipe that have a greater capacity, they do not increase the system's capacity because they are limited by the capacity of the downstream pipes. Each time that there is a pipe which has less capacity than upstream pipes, the overall capacity of the system is limited by that substandard section of pipe. Therefore, increasing the pipe capacity in the Meadow Avenue area first would NOT increase the overall capacity of the system, because the drainage from Old Nazareth Road to Route 248 is substandard. To be able to increase the capacity of the entire system, improvements need to begin at the bottom of the system (this project area) and then proceed uphill towards Meadow Avenue. Old Nazareth Road eventually sees a reduction in both slope and pipe diameter in its system, so the flow capacity abruptly reduces from 100 cfs to 20 cfs. This pipeline drains around 100 acres of land and is therefore a significant pinch point. Once the capacity of the lower section of the system has been improved, the system can flow at full capacity.

Does the applicant and/or municipality monitor and enforce illegal dumping into the stormwater system?	Yes
Does the applicant and/or municipality have an active Asset Management Plan?	No

COMPLIANCE (STORMWATER)

Has DEP taken enforcement action with an order or issued a Notice of Violation which requires the project?	No
Is there an approved Total Maximum Daily Load (TMDL) which requires reductions in the pollutant(s) to be controlled by the project?	No

COMMENTS

BENEFITS : NON-POINT SOURCE

NPS SUB TYPES

Not Applicable

EXPLANATION FOR OTHER NON-POINT SOURCE SUB TYPE

NPS COMPLIANCE WITH ACT 167 AND MS-4

Is the project in an MS-4 regulated community (with either a draft or final permit?

If Yes, does the MS-4 permit require the work that is proposed in the funding application?

NPS PLANNING

Is your project addressing a Department of Environmental Protection approved 319 Watershed Implementation Plan (WIP), or contained in an Municipal Separate Storm Sewer System (MS4) Pollunant Reduction Plan (PRP), or Total Maximum Daily Load (TMDL) strategy plan that is submitted for an MS4 Notification of Intent (NOI) permit application.

If Yes, please explain:

If No, will your project implement Best Management Practices (BMP) identified as needed to improve water quality in a water quality plan?

If Yes, please explain:

URBAN RUNOFF PROJECTS

What is the total area treated by BMP in acres?

What is the impervious area treated by each BMP in acres?

What is the runoff or storage volume in acre-ft for each BMP?

AGRICULTURAL PROJECTS

How many animals are currently at the project site?

Explain what manure management controls or BMPs are currently being implemented and what is the state of their condition?

What is the name of the receiving stream and how far is the receiving stream from the project site?

Is the receiving stream impaired due to agriculture and/or sediment?

What is the estimated annual nitrogen reduction to the stream as a result of the project?

What is the estimated annual phosphorus reduction to the stream as a result of the project?

What is the estimated annual sediment reduction to the stream as a result of the project?

NPS SAFETY

If the project addresses a critical or on-going safety or health hazard, please explain.

BROWNFIELDS SYSTEM INFORMATION

Who owns the property to be remediated?

Does the project site have ACT 2 Clearance, or will the project site obtain ACT 2 Clearance as a result of project?

Will the owner's company be completing any of the construction (force account)?

Can you provide evidence that all federal supercrosscutters have been met? If so, please upload any evidence of federal suppercrosscutters compliance.

Is the cost of acquiring the land to be remediated as part of this project?

Do you have a survey and title search of the real estate to be used for collateral; including title insurance policies and endorsements?

Do you have 'as is', 'as remediated' or 'as developed' appraisals of any real estate to be used for collateral?

NPS WATER QUALITY IMPACTS

Identify the receiving water(s) impacted by this project.

Describe the length stream or acres of lake that will show water quality improvement as a result of your project.

Is the receiving water(s) listed as impaired on the PA Integrated Water Quality and Assessment Report?

If Yes, list the causes of impairment.

If Yes, identify the benefits of the project on water quality.

If Yes, how are the benefits of the project linked to the impairment?

Is the receiving water(s) listed as high quality (HQ) or exceptional value (EV) by DEP?

If Yes, list the pollutant(s) to be a threat to the HQ/EV existing use.

If Yes, list the source of water quality data/report that documents the threat to HQ/EV.

If Yes, explain how the benefits of the project will remove the threat to HQ/EV.

The receiving water(s) or groundwater is not listed as impaired or HQ/EV by the DEP, but has identified water quality problems:

If Yes, list the source of water quality data, assessment report, or watershed plan that documents the water quality problems.

If Yes, explain how the project will have a direct and substantial benefit in addressing the documented water quality problems.

If Yes, will this project have direct pollutant benefits to waters beyond the immediate receiving waters (e.g. Chesapeake Bay Estuary, Gulf of Mexico, Lake Erie, or Delaware Estuary)? Please explain.

NPS COMPLIANCE

Has DEP taken enforcement action(order or consent order and agreement) or issued a Notice of Violation which requires the project?

Is there an approved Total Maximum Daily Load(TMDL) which requires reductions in the pollutants(s) to be controlled by the project?

COMMENTS

KEYSTONE BENEFITS

KEYSTONE BENEFITS

If any of the communities served by this project have been granted special economic designation by the Department of Community and Economic Development or by the Govenor's Action Team, please identify the program and the municipality(ies) and county(ies).

N/A

If any of the communities served by this project have been designated as distressed under the Municipalities Financial Recovery Act 47 of 1987, please identify the municipality(ies) and county(ies).

N/A

If this project directly serves a Brownfield site as designated by the PA Department of Environmental Protection, please identify the site.

N/A

If this project serves a City, Borough or 1st Class Township, please identify.

The Project will take place in Palmer Township, which is a 2nd Class Township.

COMMENTS

GREEN INFRASTRUCTURE COMPONENTS

GREEN INFRASTRUCTURE

If the project results in reduced (minimum 20%) water use, please explain.

N/A

If the project recycles water, please explain.

N/A

If the project reduces (minimum 20%) infiltration of water into sewer pipes being repaired/replaced, please explain.

N/A

If the project reduces (minimum 20%) leakage from the water pipes being repaired/replaced, please explain.

N/A

Will this project reduce facility and/or better manage energy consumption?

No

If the project saves energy (minimum 20%), please explain.

N/A

If this project generates energy, what percent?

N/A

If the project infiltrates evapo-transpires or controls stormwater, please explain.

This project will control stormwater more effectively by replacing undersized infrastructure with greater capacity sized pipes and better controlling the capture and conveyance of stormwater. It includes only gray infrastructure.

If the project implements Ag BMP's, Low-Impact Development, wetland restoration or construction, greenhouse gas reduction, or applies differential uses of water treated to varying levels, please explain.

N/A

COMMENTS

INCOME

COUNTY MUNICIPALITY & APPLICATION LEGISLATIVE

Primary	County	Municipality	System Served	Project Served	Households Served	Bulk
☒	Northampton	Palmer Township	☒	☒	8,040	☐
					Total: 8040	

Primary	District	Congress Name	District	House Name	District	Senate Name
☒	7	Wild, Susan	137	Emrick, Joe	18	Boscola, Lisa

BILLING

	Last Completed Audited Year	First Full Year After Project is Completed
	0	2026
Estimate Population	0	20,180
Households served by System	0	8,040
Total EDUs served by system	0	9,266
Residential EDUs served by system	0	8,040
Average annual Residential bill	$0.00	$276.00
Total residential bills levied	$0.00	$2,219,040.00
Total residential bills collected	$0.00	$2,152,469.00
Total Commercial/Industrial bills levied	$0.00	$3,221,928.00
Total Commercial/Industrial bills collected	$0.00	$3,125,270.00

INCOME FOR GOVERNMENT ENTITY

	Last Completed Fiscal Year	First Full Year After Project Completed
	0	2026
Total Bills Collected	$0.00	$5,277,739.00
Other Charges Collected	$0.00	$0.00
Total Operating Revenues	$0.00	$5,277,739.00
Non-Operating Revenues	$0.00	$0.00
Total Income	$0.00	$5,277,739.00

INCOME FOR PROFIT ENTITY

	Last Completed Fiscal Year	First Full Year After Project Completed
	0	2026
Sales of Products	$0.00	$0.00
Investment Income	$0.00	$0.00

Rental Income	$0.00	$0.00
Other Income	$0.00	$0.00
Total Income	$0.00	$0.00

INCOME FOR NON-PROFIT ENTITY

	Last Completed Fiscal Year	First Full Year After Project Completed
	0	2026
Provisions of Services	$0.00	$0.00
Government Grants Subsidies	$0.00	$0.00
Program Services	$0.00	$0.00
Investment Income	$0.00	$0.00
Contribution from Donors	$0.00	$0.00
Rental Income	$0.00	$0.00
Other Income	$0.00	$0.00
Total Income	$0.00	$0.00

OPERATING EXPENSES

	Last Completed Fiscal Year	First Full Year After Project Completed
	0	2026
Labor Salaries Benefits	$0.00	$913,296.00
Utilities	$0.00	$0.00
Rent	$0.00	$0.00
Materials/Supplies	$0.00	$89,303.00
Cost of Goods Sold	$0.00	$0.00
Program Expenses	$0.00	$9,923.00
Administration Expenses	$0.00	$82,715.00
Professional Fees	$0.00	$496,125.00
Depreciation Expense	$0.00	$0.00
Other Expenses	$0.00	$0.00
Outside Services	$0.00	$376,818.00
Total (Minus Depreciation Expense)	$0.00	$1,968,180.00

NON-OPERATING EXPENSES

	Last Completed Fiscal Year	First Full Year After Project Completed
	0	2026
Annual Debt Service Excluding This Project	$0.00	$0.00
Other Non-Operating Expenses	$0.00	$2,639,950.00

Total	$0.00	$2,639,950.00

NET CASH

	Last Completed Fiscal Year	First Full Year After Project Completed
	0	2026
Total Cash	$0.00	$0.00
Total Cash Expenses	$0.00	$4,608,130.00
Total Cash (Minus Total Cash Expenses)	$0.00	$0.00

COMMENTS

The Palmer Township Stormwater Authority is a new entity and does not yet have audited financials. Because of this, audited financials for Palmer Township have been uploaded to this application packet.

Users are not billed on an ERU basis, but on impervious area coverage:

- $23 is the average monthly residential revenue per parcel based off all 8,040 single family residential homes, regardless of their square footage (SF) tier level (there are five residential tiers with differing monthly user fees depending on SF).

- $219 is the average monthly commercial revenue per parcel based off all 1,226 commercial properties

The current rate structure is as follows:

-Tier 0 includes impervious area less than 300 square feet (SF) and is not assigned a monthly fee.-Tier 1 includes impervious area of 300 to 1,999 SF and is assigned a monthly fee of $9.64.-Tier 2 includes impervious area of 2,000 to 3,999 SF and is assigned a monthly fee of $20.00.-Tier 3 includes impervious area of 4,000 tro 5,999 SF and is assigned a monthly fee of $32.68.-Tier 4 includes impervious area of 6,000+ SF and is assigned a monthly fee of $6.94/1,000 SF of IA (rounded to the nearest 100 SF).

The non-operating expenses includes two budget items:

- $2,613,700 in Capital Improvement Project expenses and an annual allocation ($26,250 for year 2026) to start building a fund for emergency projects and repairs

ECONOMIC IMPACT

COMPANY

Company Name	NAICS Code	On Site Employees Existing	On Site Employees Created	Global Employees Existing	Global Employees Created	PA Employees Existing
Palmer Diner	0	0	0	0	0	0
PA Employees Created	Construction Investment	Equipment Investment	Land Investment	Other Investment	New Employee Hourly Wage	Other
0	0.00	0.00	0.00	0.00	0.00	

INDUSTRY

Industrial Park Name	Is this a New Industrial Park or an Existing one?	On Site Employees Existing	On Site Employees Created	Global Employees Existing	Global Employees Created	PA Employees Existing
PA Employees Created	Construction Investment	Equipment Investment	Land Investment	Other Investment	New Employee Hourly Wage	Other

COMMENTS

DEBT

DEBT

Note Holder	Date of Loan / Issued	Original Principal	Interest Rate	Term Months
		$		

COMMENTS

The Authority does not currently have any outstanding debt related to the stormwater system. However, the Authority owes approximately $1.8 million to Palmer Township for the establishment of the stormwater program and the stormwater authority, as well as the implementation of an emergency stormwater project. It should be noted that the amount owed to Palmer Township is expected to be paid by the end of 2024.

BUDGET INFORMATION

PROJECT BUDGET

Administrative Cost:	$25,000.00
Legal Fees:	$50,000.00

Financial/Accounting Charges:	$20,000.00
Interest During Construction:	$41,342.00
Engineering/Architecture Fees:	$479,200.00
Permits:	$0.00
Land	$0.00
Construction	$2,888,599.00
Contingency	$288,859.00
Other Costs:	$0.00
Total:	$3,793,000.00

COMMENTS

RATES

RATES

Metered:	N/A
Flat:	N/A
Other:	Monthly

Explain special rate structure or agreement. Indicate if no rates apply for this project.

COMMENTS

The average residential bill is $23 per month; however, users are billed based on impervious area, not on an ERU basis. The current billing structure is as follows:

-Tier 0 includes impervious area less than 300 square feet (SF) and is not assigned a monthly fee.
-Tier 1 includes impervious area of 300 to 1,999 SF and is assigned a monthly fee of $9.64.
-Tier 2 includes impervious area of 2,000 to 3,999 SF and is assigned a monthly fee of $20.00.
-Tier 3 includes impervious area of 4,000 tro 5,999 SF and is assigned a monthly fee of $32.68.
-Tier 4 includes impervious area of 6,000+ SF and is assigned a monthly fee of $6.94/1,000 SF of IA (rounded to the nearest 100 SF).

Land Use Projects of Regional Significance

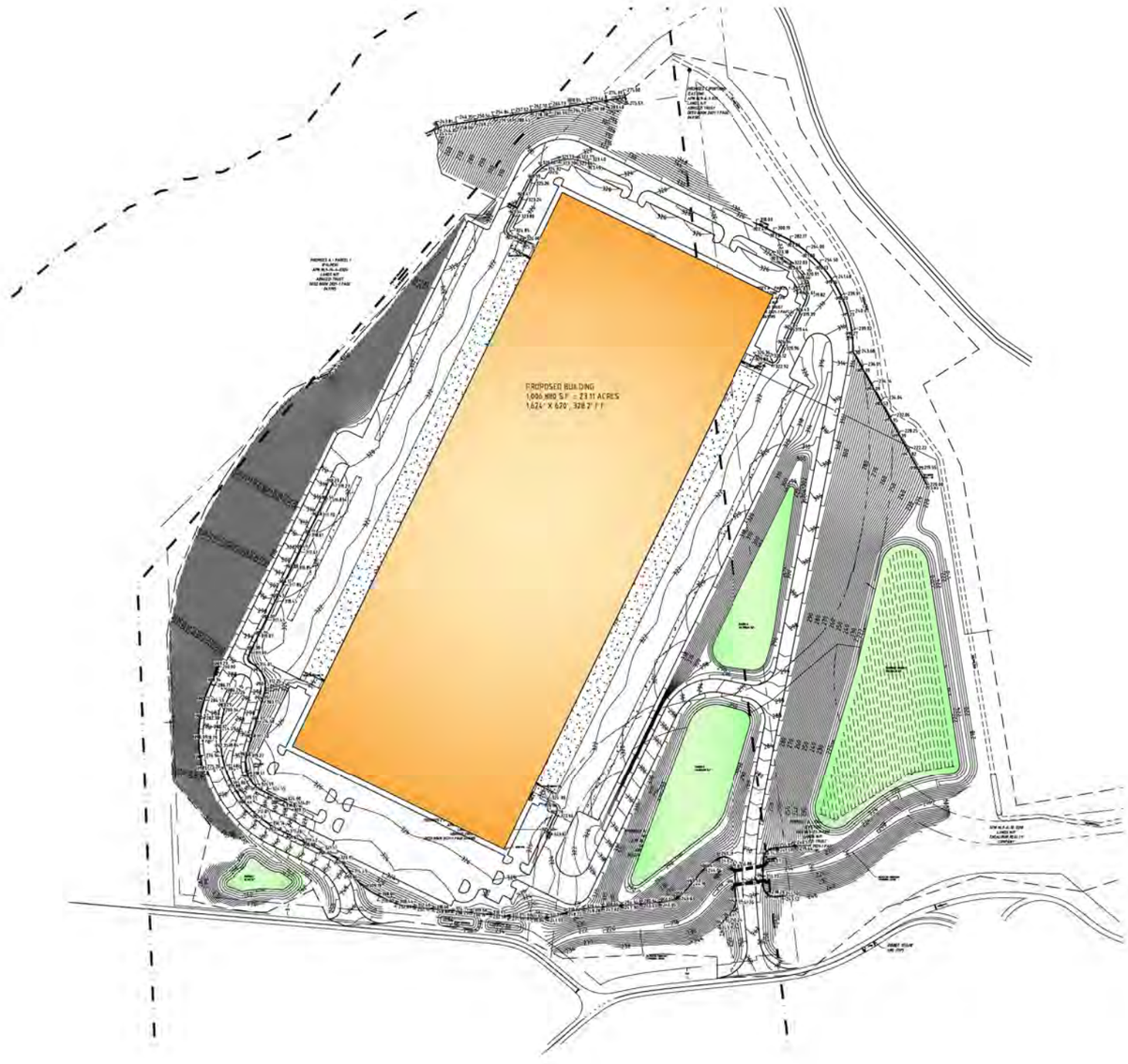
INFORMATION

ATTACHMENTS:

Easton Commerce Park Site Plan
Easton Commerce Park LVPC Letter
Dixie Cup Factory Site Plan
Dixie Cup Factory LVPC Letter

FIGURE 2
SITE PLAN

PROJECT TITLE: EASTON COMMERCE PARK



LOCATION MAP
SCALE: 1" = 3,000'

NOTE:
1. THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND BASED ON IMAGES PROVIDED BY DEVELOPER. ADDITIONAL INFORMATION IS NECESSARY FOR APPROVALS & CONSTRUCTION.

GRAPHIC SCALE
150 0 150 300
1" = 150'

BEI

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REVISION | DATE

BOGIA ENGINEERING INC.
1340 PENN AVE WYOMISSING, PA 19610
PHONE: 610-678-9071 - FAX: 510-678-3517
WWW.BOGIAENG.COM

CONCEPT PLAN

SCANNELL PROPERTIES	
JOB#	BRISTOL PIKE STORAGE
	WILSON BOROUGH., LEHIGH COUNTY PENNSYLVANIA
PIN:	
CHECKED BY:	-
DRAWN BY:	DH
DATE:	2022-09-13
SCALE:	1:150
DRAWING:	C-1
PROJECT:	2022-528
SHEET:	1 OF 1

KCI TECHNOLOGIES

PLOT DATE: 6/17/2024 12:22:34 PM

PROPOSED WAREHOUSE DEVELOPMENT AT 1525 WOOD AVENUE
WILSON BOROUGH/PALMER TOWNSHIP/EASTON CITY, NORTHAMPTON COUNTY, PA

Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

Planning for the Future of Lehigh and Northampton Counties at 615 Waterfront Drive, Suite 201, Allentown, PA 18102 ■ (610) 264-4544 ■ lvpc@lvpc.org ■ www.lvpc.org

June 7, 2024

Jill Garcia, Manager
Wilson Borough
2040 Hay Terrace
Easton, PA 18042

Carl Manges, Planning Administrator
City of Easton
123 South Third Street
Easton, PA 18042

Kent Baird, Planning Director
Palmer Township
3 Weller Place
Palmer, PA 18045

RE: Easton Commerce Park – Land Use of Regional Significance
Wilson Borough, City of Easton and Palmer Township
Northampton County

Dear Ms. Garcia, Mr. Manges and Mr. Baird:

The application is considered a Land Use of Regional Significance under *FutureLV: The Regional Plan* in the Warehouse, Logistics and Storage Facilities, Freight Facility Local Freight Generator category. The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items primarily takes place during the Committee meeting. Both meetings will be virtual and held on:

- LVPC Comprehensive Planning Committee Meeting
  - June 25, 2024, at 12:00 PM
  - https://lvpc.org/lvpc-meetings
- LVPC Full Commission Meeting
  - June 27, 2024, at 7:00 PM
  - https://lvpc.org/lvpc-meetings

The application proposes to construct a 1,006,880-square-foot warehouse at 1525 Wood Avenue (parcel numbers L9 14 4 0310, L9 14 4 0324, L9 14 4 0837, L9 23 1 0310, L9 23 1 0837, L9 22 1 0837, L9 15 1 0310, L9 6 1 0310, L9 6 1 0837, L9 6 1B 0310, L9NW3C 1 1 0837 and L9NW3D 1 2 0837). The majority of the proposed building is located in Wilson Borough with a portion extending into the City of Easton. The northwestern portion of the property is in Palmer Township, but has no proposed development. The 106.2-acre site formerly contained industrial development to the southeast where buildings have been removed, and the western and northern portions of the property are undeveloped, containing woodlands and steep slopes.

Site Suitability
The project is located in the Development Area of the *FutureLV: The Regional Plan* General Land Use Plan. The site formerly contained a pigment plant operation, a heavy industrial use that has been vacant and underutilized for several years. Municipal zoning designations for the site reflect the intent of the Borough, City and Township to facilitate redevelopment in this location:

Municipality	Zoning Designation	Is The Use Permitted?
Wilson Borough	General Industrial (I-1)	Yes (G-13 Warehouse)
City of Easton	Adaptive Reuse (AR)	Yes (F8 Warehouse and storage)
Palmer Township	Light Industrial/Mixed Use (LI/MU)	Not permitted

Warehousing is a permitted-by-right use in the zoning designations for the site within Wilson Borough and the City of Easton. Warehousing is not a permitted use in Palmer Township's jurisdiction; the Light Industrial/Mixed Use district is intended for business and commercial-oriented uses rather than industrial.

The site is served by public sewer and water utilities, and reinvestment in commercial areas promotes the fiscal health and sustainability of municipalities. Redevelopment of the site provides economic benefits to the community, including jobs accessible to residents and tax revenue for the municipalities and school districts (of Policies 4.6 and 5.4).

Redevelopment of the site has the potential to align with *FutureLV: The Regional Plan* if scaled appropriately, and by taking steps to mitigate environmental and transportation impacts. However, the size of the proposed building, at more than 1 million square feet, greatly surpasses the scale of surrounding developments. The proposal has been designed to maximize building size, disregarding site topography and existing natural resources, including steep slopes and woodlands that are critical to supporting wildlife habitats adjacent to the Bushkill Creek. Opportunities are present to reduce the building square footage or provide multiple smaller buildings, such as for commercial-flex spaces, which would also eliminate conflicts with the Palmer Township zoning designation.

Additionally, roadways in the vicinity were not built to withstand the impacts of such a high volume of tractor-trailers and are currently inadequate to accommodate the proposal. Nearby developments and existing land uses, including Hackett Park and Palmer Township residential neighborhoods to the northwest and the Simon Silk Mill mixed-use redevelopment in the City of Easton to the east, face quality of life impacts depending on how traffic is routed to and from the site.

As proposed, the development does not align with *FutureLV: The Regional Plan* because it does not 'match development intensity with sustainable transportation infrastructure capacity' (of Policy 1.1). If the project moves forward as proposed, development impacts should be mitigated to protect the public health, safety and welfare, and to ensure the lowest impact and most sustainable site design in the fiscal interests of the developer, Borough, City and Township.

Natural Features
The project site contains a variety of natural features, including woodlands, hydrographic features, steep slopes of 15%-25% and is identified as a Natural Heritage Inventor Supporting

Landscape according to the Pennsylvania Natural Heritage Program. The northernmost portion of the site is identified as a Local Natural Area, Binney & Smith Woods. Avoiding steep slope and woodland areas by utilizing smaller building footprints and increasing the buffer distances between development and natural resources would 'maximize preservation of woodlands, critical habitats and natural resources in the land development process' (of Policy 3.1).

Floodplain and Tributary

A portion of the site to the southeast is located in a floodplain area identified by the Federal Emergency Management Agency (FEMA) as 1% Annual Chance Flood Hazard. Development in the floodplain and relocation of the Bushkill Creek tributary as indicated on the plans will be subject to FEMA and Pennsylvania Department of Environmental Protection review and permit approval.

Landscaping

No landscaping features are depicted on any of the landscape plan sheets. These sheets only include planting lists, but no design has been provided. Providing sufficient landscaping is crucial to mitigating stormwater impacts generated by impervious surfaces, offsetting air quality impacts generated by motor vehicles especially freight vehicle idling, reducing disturbance to nearby wildlife habitats, and improving the health and wellness of employees and visitors. Appropriate landscaping should also be provided within detention basins, with paths to access them, to further improve access to green spaces (of Policies 3.1, 3.2, 3.4 and 5.3).

Lighting

Upward lighting should be avoided to protect disturbing wildlife and migratory patterns. The LVPC recommends ensuring that lighting fixtures are designed to minimize glare and are targeted in a manner that supports, ‘maximizing the preservation of critical habitats’ (Policy 3.1).

Sustainable Energy

The LVPC encourages the developer to consider opportunities for incorporating sustainable energy systems that reduce overhead operational costs and ‘minimize environmental impacts of development’ (Policy 3.1), such as geothermal energy systems, solar panels and greywater reuse for irrigation and plumbing. Incorporating sustainable practices help to ‘reduce climate change impacts’ (Policy 3.4).

The significant footprint and design of the proposed structure lends itself to more innovative approaches to minimize stormwater runoff and higher energy efficiency. Based on current plans, stormwater is to be captured in a series of large managed release concept (MRC) basins (designed to capture discharge and slowly release but prevent infiltration). As proposed, the location of the basins will require that a segment of the unnamed tributary to Bushkill Creek be relocated. We encourage the developers to evaluate utilizing green and blue roof technologies to take advantage of multiple potential environmental and building efficiency benefits. These include managing stormwater runoff volume and rate, reducing building energy costs by regulating building temperature in both summer and winter, reducing heat island effect by providing evaporative cooling, and extending service life of roofing materials.

Traffic Impact Study Discrepancies

The LVPC reviewed the submitted Transportation Impact Study (TIS) prepared by KCI Technologies Inc. dated December 2023. The LVPC noted substantial discrepancies between the TIS and land development plans regarding what is proposed – the submitted plan set

reflects a 1,006,880-square-foot warehouse while the TIS reflects a 221,256-square-foot high cube sort fulfillment center.

A transmittal letter dated May 1, 2024 submitted with the TIS states that the TIS will be revised and resubmitted concurrently to PennDOT and the municipalities for review. At the time of resubmission, the revised TIS should be provided to LVPC for review and comment as well. The Lehigh Valley Planning Commission as the bi-county planning organization for Lehigh and Northampton counties has responsibilities designated by the Pennsylvania Municipalities Planning Code (MPC) to provide guidance to the region on the potential impacts of proposed subdivision and land development projects. Inaccurate Transportation Impact Studies or planning process documents preclude accurate analyses and review of the proposal to determine impacts. The TIS must be updated to match the submitted plan set so that a complete and thorough review of anticipated transportation impacts on the community and region can be done with quality data and planning. Without current and correct information within land development applications, the LVPC cannot properly review the proposal from a county planning perspective.

An example of the changes in average anticipated trip generation between different land uses are calculated using the Institute of Transportation Engineers (ITE) Trip generation Manual, 11th edition are below. The LVPC used ITE Land Use Codes 155 (High Cube Fulfillment Center) and 150 (Warehousing) for a cursory analysis to illustrate the difficulties in transportation planning reviews when the transportation impact study does not match the plan set submitted. The calculations illustrate the wide ranges of transportation impacts that could be generated from changes of the building based on square footage and the characteristics of the operations of the facility:

Land Use	Square footage	Passenger Vehicles	Commercial Trucks	Total Trips
Submitted TIS: High-Cube Fulfillment Center (Sort) Warehouse	221,256	1,383	42	1,425
Submitted Plan: High-Cube Fulfillment Center Warehouse	1,006,880	6,484	191	6,293
Submitted Plan: Warehouse	1,006,880	1,118	604	1,726

Due to the discrepancies between the TIS and development plans as described above, the submitted TIS does not align with *FutureLV: The Regional Plan*.

Essential Freight Accommodations

The submitted plan set does not depict adequate parking for tractor-trailers. The shown parking spaces for trailers appear to be approximately 62 feet in length, however the longest legal tractor-trailers permitted on Pennsylvania roadways without a permit is 70’ with a tractor connected to the trailer. It is essential that freight-centric facilities provide truck parking on site to minimize truck parking and queueing on local streets (of Policy 2.4). Parking spaces should also be made available for tractor-trailer drivers to park overnight long-term to comply with federal laws regulating the hours of operation for commercial driver license holders (of *FutureLV* Policy 2.4).

Parking lots should be constructed with infrastructure to support electric vehicle charging on site. Electric vehicles are commonplace and most large vehicle manufacturers will eliminate

fossil fuel vehicles in the next decade or so. The air quality improvements as a result of decarbonization efforts from the private and public sectors, such as deployment of electric vehicles, are essential to improving air quality in the Lehigh Valley. Convenient charging stations may facilitate more employees who may travel long distances to utilize electric vehicles. In addition, heavy vehicles and equipment are increasingly electric and alternative fueled which further supports addition of charging infrastructure.

As part of providing freight-supportive infrastructure to minimize freight impacts on residents, it is recommended that the project incorporate snow removal equipment onsite for the removal of snow and ice from the tops of trucks and trailers as required by Pennsylvania State Law. Truck drivers are required to remove snow and ice hazards but need the appropriate equipment in which to remove the hazard in a safe and efficient manner. Snow removal equipment is becoming more commonplace at freight-centric facilities. Having this equipment helps ensure a safe transportation network free of snow and ice that may slide off the tops of trucks and trailers and cause disruptions on the roadway and to other vehicles and multimodal users (of *FutureLV* Policy 1.4).

Freight-centric facilities are reliant on tractor-trailers and commercial vehicles to operate and should play a part in accommodating the needs of the vehicles and drivers. Inclusion of a driver lounge with restrooms is strongly recommended to give drivers an area to plan their day, route themselves to their next destination and eat. A driver lounge can be an area to also communicate area transportation issues such as construction or available fuel locations and repair or maintenance services for their vehicles (of *FutureLV* Policy 2.4).

Traffic Circulation and Emergency Access
Proposed site access is provided by full access driveways on Wood Avenue and Hackett Avenue, both of which are state roads designated by the Pennsylvania Department of Transportation (PennDOT) as Route 2017. An internal driveway splits off from the Wood Avenue access driveway, leading to the passenger vehicle parking area on the southwestern side of the building.

The LVPC recommends ensuring that emergency services departments are involved in the site design and planning process to ensure responders are aware of site circulation to enhance response times and enable them to have the necessary equipment and training to serve a building of such large scale. Developments on steep slopes or sites with substantial grading can also be difficult to service in the event of a fire. Coordinating with emergency services departments is a best practice to 'enhance planning and emergency response efforts among emergency management personnel' (of Policies 2.2 and 5.1).

Limited Local Infrastructure
The road geometry where Hackett Avenue intersects Wood Avenue at a curve, forming a Y intersection, creates a difficult intersection for traffic to navigate, and potential traffic conflicts will be exacerbated by a significant increase in vehicles once the development opens. The LVPC encourages the applicant to work with PennDOT in developing roadway solutions that improve the flow of traffic, such as including a roundabout, to optimize roadway capacity and efficient movement of people and goods (of Policies 2.1 and 2.2).

Google Maps Aerial Imagery

Hackett Avenue along the frontage of the property has a bridge that was constructed in 1912 and is identified as “fair” condition by PennDOT Bridge Key 28730. This bridge will be significantly impacted by the proposed development, creating a situation that is unsustainable. It is of note that the bridge also has a significant elevation change. An immediate plan to replace this bridge is critical for the operation of the industrial site and to keep the transportation network in a state of good repair (of Policies 2.2 and 4.6).

It is recommended that the developer coordinate with the Borough, City, Township and PennDOT to create a truck route from the proposed development to Route 22. Drivers should be provided with a clear direction of travel that can accommodate their commercial vehicles to mitigate impacts to the surrounding community. Assessing and planning for impacts to Route 22 and identifying truck routes from the project to destinations in all directions are an essential part of proper transportation planning. The existing geometry and design of Route 22 interchange at Wood Avenue is a concern. It should be verified that tractor-trailers of up to 70 feet in length can safely and efficiently navigate the interchange without impacting existing traffic conditions. It is also recommended that freight impacts to the 25th Street intersection at Route 22 west of the project be studied to confirm the long-term sustainability of the project and the impacts to all three municipalities.

It is paramount that truck routing is specifically provided in the westbound direction on Hackett Avenue to prevent freight impacts to Hackett Park and the residential neighborhoods in Palmer Township to the northwest. If truck drivers need to travel to the north, GPS routing may utilize Tatamy Road to access Route 33. The LVPC recommends the proposed access drive on Hackett Avenue be restricted to left turn only for tractor-trailers to eliminate the possibility that trucks will be routed through local neighborhoods to minimize freight impacts (of Policy 2.4).

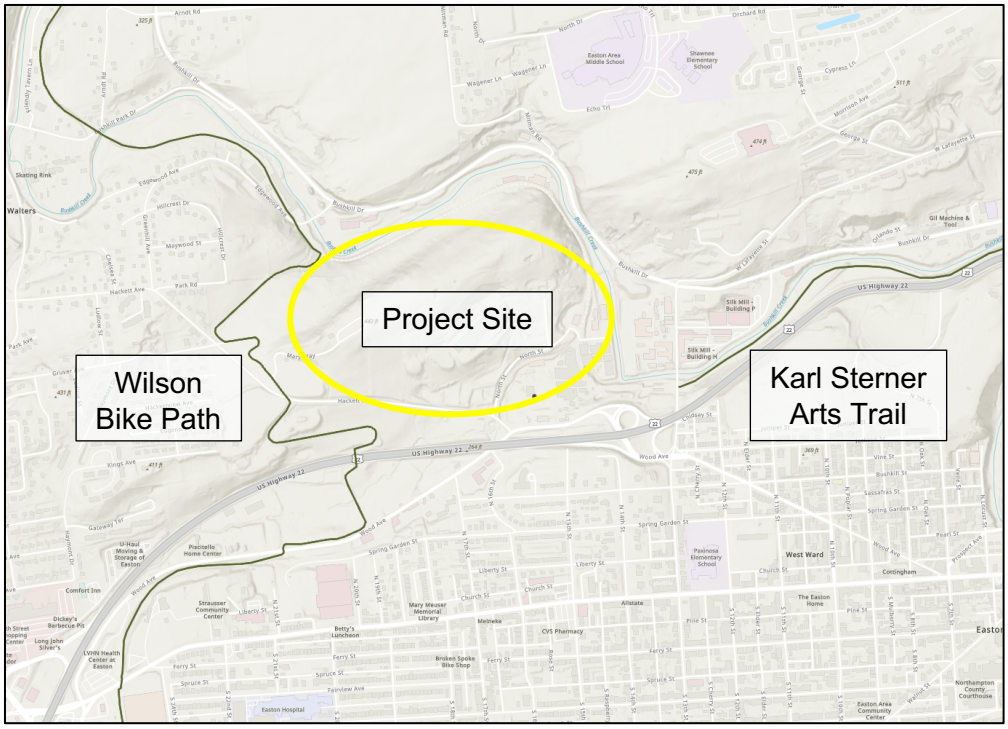
Similarly, truck routing to the east along Wood Avenue to North 13th Street should be eliminated to prevent freight impacts to the Simon Silk Mill mixed-use development in the City of Easton. Thoughtful anticipation of freight movements during the planning process with a comprehensive truck routing plan is paramount to identifying infrastructure needs and preventing adverse impacts to the surrounding communities.

Multimodal Transportation

Ensuring the workforce is able to use a variety of transportation modes to access the site is imperative to the long-term success and marketability of the proposal. The LVPC commends the

proposed walking trail along the eastern and northern perimeter of the site, which provides a connection to the Karl Sterner Arts Trail in the City of Easton. However, no connections are proposed between the proposed trail and proposed building. The LVPC recommends evaluating opportunities to connect the proposed trail to the building to ensure employees are able to utilize the trail for commuting.

Additionally, the LVPC strongly recommends facilitating connections to the Wilson Bike Path, an existing Regional Trail with connections north to Tatamy Borough and beyond and west to the City of Bethlehem and beyond. Providing connections to the Wilson Bike Path would close a gap in the trail network (of Policy 2.1).



Access to the Wilson Bike Path can be facilitated by constructing sidewalks along the Wood Avenue and Hackett Avenue property frontage. Sidewalks should also be constructed along both access driveways connecting to the proposed building. This infrastructure is critical to the health and wellbeing of employees and visitors to the warehouse who may wish to utilize sidewalks instead of walking or rolling in the roadway intended for motorized vehicles (of Policy 5.1).

A "Pedestrian Crossing" sign is currently located near the intersection of Wood Street and Hackett Avenue, indicating an existing demand for pedestrian infrastructure in the area.

Bicycle racks should be located at convenient locations near employee entrances to accommodate bicycle commuters as a low-cost low-impact form of transportation (of *FutureLV* Policy 5.2).

Lehigh and Northampton Transportation Authority (LANTA)

The Lehigh and Northampton Transportation Authority (LANTA) does not provide transit service in the project vicinity. The closest nearby transit service is located at the intersection of Northampton Street and 13th Street, approximately .40 miles south of the existing parking lot and start of the Karl Stirner Arts Trail, which is directly east of the project site. LANTA is aware of the proposed plans to extend the Karl Stirner Arts Trail across 13th Street to follow the Bushkill Creek, which runs along the perimeter of the project site's complex.

The proposed plan does not include pedestrian connections and internal site circulation within the project site to connect pedestrians to the main entrances of the proposed 1 million square foot facility. While fixed route transit service directly to the project site is infeasible, LANTA sees great potential for this proposed project to connect to transit service on 13th Street if the plan includes pedestrian accessible connections from the proposed Karl Stirner Arts Trail extension to the main entrances of the proposed facility through a comprehensive pedestrian network within the project site. Given the proposed use of the project, LANTA anticipates ridership demand on 13th Street, however the pedestrian connectivity to the project site is necessary to consider proposed transit service on 13th Street in the future.

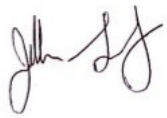
For follow up, please contact LANTA Planner/Land Use Specialist Molly Wood at mwood@lantabus-pa.gov.

Stormwater Review
The project site is located within the Bushkill Creek watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments related to our review of the project's stormwater management plan are included as attachment 1.

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Representatives of adjacent municipalities have been copied on this letter to 'coordinate land use decisions across municipal boundaries' (of Policy 1.4). Please feel free to reach out with any questions.

Sincerely,



Jill Seitz
Chief Community and Regional Planner

Brian Hite
Transportation Planner

Susan Myerov
Director of Environmental Planning

cc: Easton Wood Ave PropCo, LLC, Applicant; Bogia Engineering, Project Engineer; Abruzzi Trust, Nevada Dynasty Trust, Record Property Owner; Monica Wall, Borough Engineer; Steven DeSalva, City Engineer; Justin Coyle, Township Engineer; Tina Smith, Northampton County Director of Community and Economic Development; Molly Wood, LANTA Planner/Land Use Specialist; Dion Campbell, Northampton County Conservation District Director

ATTACHMENT 1

Act 167 Drainage Plan Review

June 7, 2024

Re: Easton Commerce Park
Plans Dated April 1, 2024
Wilson Borough, Palmer Township and City of Easton
Northampton County

The proposed storm drainage concept presented in the plans dated April 1, 2024 and storm drainage calculations dated February 2024 has been reviewed for consistency with the *Bushkill Creek Watershed Act 167 Storm Water Management Ordinance*, May 1992. A checklist of the Act 167 review items is attached for your information. As indicated on the checklist, each item of the Drainage Plan has been reviewed for consistency with the Act 167 Ordinance. A brief narrative of the review findings is as follows:

The proposed development is located within drainage districts 129 and 130 of the Bushkill Creek Watershed as delineated in the Act 167 Plan. As such, the runoff control criterion for the site is Provisional No Detention for the 2-, 10-, 25-, and 100- year return period storms. Based on review of the plans and calculations, the following deficiencies are noted. A separate map showing the pre- and post- development drainage boundaries and times of concentration should be provided. The boundaries are too difficult to see on the existing condition and grading plans and could not be verified. Areas draining to on-site closed depressions need to be evaluated for runoff impact in the pre-development condition. A portion of drainage area 1 will flow across a neighboring property before reaching the Bushkill Creek. This area should be delineated and pre- and post- development flows should be provided to demonstrate that there will not be an increase in peak runoff. The outfall pipes from basins A and B are creating concentrated discharge points. Conveyance should be provided downstream to basin C. There appears to be disturbed areas that are outside of the defined drainage areas. This may be clarified once revised drainage area maps are provided. The plans should clearly show how runoff from drainage areas 2, 5, 6, and 7 reaches the creek or tributary. There are wooded areas shown on the plans that do not appear in the calculations. The pre-development calculations use a runoff curve number of 36 for open space for A soils that should be 39. It appears that drainage areas EXT B and EXT C were included in the tributary areas to the respective basins. These areas do not flow to the basins and should be included in the bypass areas. The post- development inflow to basin C does not include the 0.91 acres of open space and should be revised. The routing for each basin should start with the basin full to the elevation of the first orifice. The spillway capacity calculation should be revised to show capacity to pass the 100-year inflow to the basins. Freeboard calculations from the maximum pool elevation to the invert of the spillway have not been provided. The basin C storm sewer calculations show zero flow and should be checked and revised. Calculations for the sizing of the channel for the realigned stream should be provided along with a drainage easement as required by the ordinance. Therefore, the

Drainage Plan has been found to be inconsistent with the Act 167 requirements.

Note that only those details of the Drainage Plan included on the checklist have been covered by this review. Therefore, notable portions of the Drainage Plan not reviewed include any aspect of the post-construction storm water management plan concerning water quality, the details and design of any proposed water quality BMPs, the Erosion and Sedimentation Control Plan and the details of the runoff collection system (piping). These items are reviewed by the municipal engineer and/or others, as applicable.

Once the outlined issues have been addressed, the revised plans and calculations will need to be resubmitted to our office. Please call with any questions regarding these comments.

Sincerely yours,

Geoffrey A. Reese, PE
Master Planner and Engineer

Denjam Khadka
Senior Civil/Environmental Engineer

Attachment

LVPC ACT 167 REVIEW CHECKLIST

Development Name: Easton Commerce Park
Municipality: Wilson Borough, Palmer Township and City of Easton
Date: June 6, 2024

Watershed: Bushkill Creek
Reviewers: Denjam Khadka & Geoffrey A. Reese, PE
Checked by:

Ordinance Reference	Item	Consistency w/Ordinance Yes	No	N/A	Comment
301.A-G.	General storm water management requirements		X		See Attachment 1 for details.
H.	Consideration of volume controls	X			
302.A,B.	Applicable Storm Water Management Provisions				
	Subarea(s): 129,130				
	Criteria: PND				
303.A.	Design consistency with applicable provisions from 302.A. and B		X		See Attachment 1 for details.
B.	Mapping of Storm Water Management District Boundaries		X		See Attachment 1 for details.
C.	Downstream capacity analysis			X	
D.	Multiple discharge points within a single subarea			X	
E,F.	Multiple discharge points within multiple subareas		X		See Attachment 1 for details.
G.	Documentation of “no harm” downstream			X	
H.	Regional or subregional detention analysis			X	
I.	Capacity improvements analysis			X	
304.A.	Computation method (rational or soil-cover-complex)	X			Soil-cover-complex method used.
B.	Verification of detention design by routing		X		See Attachment 1 for details.
	Check rational method detention volume vs. TR55			X	
C.	Minimum detention pond freeboard specifications		X		See Attachment 1 for details.
D.	Soil-cover-complex method design rainfall	X			
E.	Rainfall intensities for rational method			X	
F.	Curve Numbers for soil-cover-complex method		X		See Attachment 1 for details.
G.	Runoff coefficients for the rational method			X	
H.	Manning equation to calculate watercourse capacity	X			
403.	Drainage Plan Contents		X		See Attachment 1 for details.

Criteria Key: RR = release rate; PND = provisional no detention

Plotted: 4-12-24 @6:14pm By: rveasy

DIXIE CUP REDEVELOPMENT

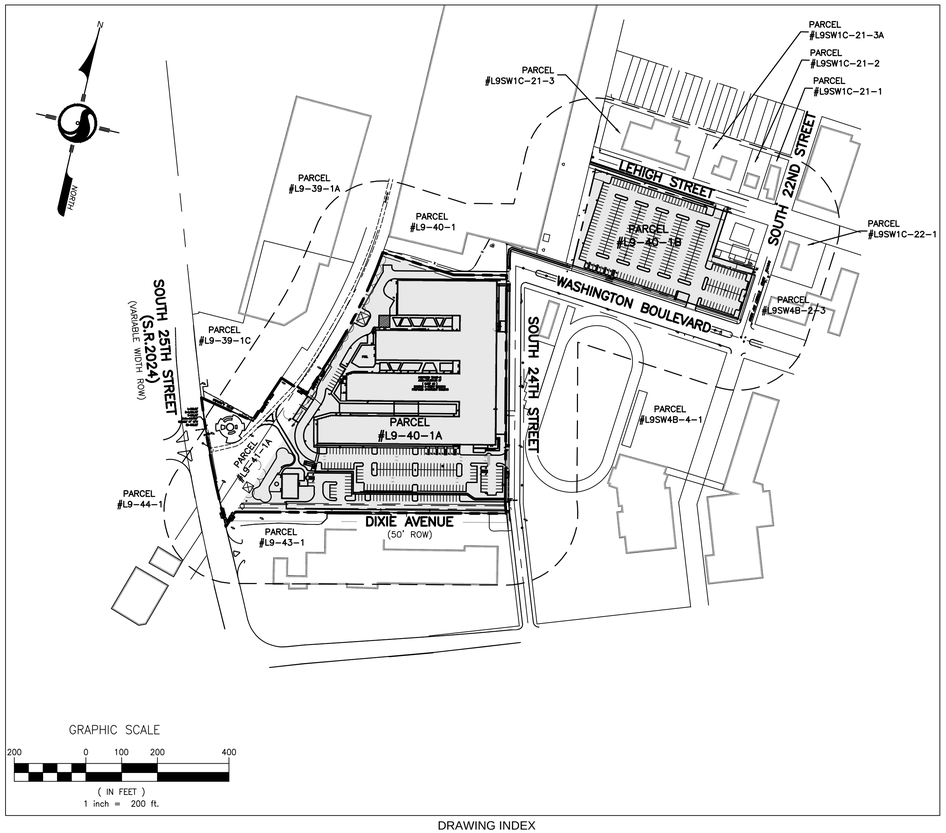
12 SOUTH 24TH STREET

PARCELS #L9-40-1A & 1B, L9-41-1A & L9-39-1C-1A

BOROUGH OF WILSON, NORTHAMPTON COUNTY, PA

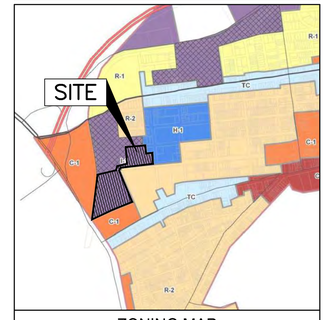
Owner
WILSONPARK LTD
2957 FAIRFIELD DR
ALLENTOWN PA 18103

Applicant
SKYLINE INVESTMENT GROUP EASTON LLC
251 LITTLE FALLS DRIVE
WILMINGTON, DE 19808



USGS MAP
U.S.G.S. PENNSYLVANIA QUAD
SCALE: 1" = 2,000'

TAX MAP
NORTHAMPTON COUNTY, PA
(NOT TO SCALE)



ZONING MAP
BOROUGH OF WILSON, NORTHAMPTON COUNTY, PA I-1 ZONE
(NOT TO SCALE)

PUBLIC UTILITIES

ELECTRIC & GAS
SERVICE ELECTRIC
1045 HAMILTON ST
ALLENTOWN, PA 18101
(610) 865-9100

SEWER
EASTON AREA JOINT SEWER AUTHORITY
50-A SOUTH DELAWARE DRIVE
EASTON, PA 18042
(610) 250-6707

WATER
EASTON SUBURBAN WATER AUTHORITY
3700 HARTLEY AVENUE
P.O. BOX 3819
EASTON, PA 18043-3819
(610) 258-7780

GENERAL NOTES:

1. PROPERTY IS KNOWN AS PARCELS L9-40-1A & 1B, L9-41-1A & L9-39-1C-1a, 12 SOUTH 24TH STREET, CONTAINING 11.37 ACRE. PARCEL IS LOCATED IN ZONING DISTRICT: I-1, GENERAL INDUSTRIAL DISTRICT.
2. OWNER: WILSONPARK LTD, 2957 FAIRFIELD DR, ALLENTOWN PA 18103
   APPLICANT: SKYLINE INVESTMENT GROUP EASTON LLC, 251 LITTLE FALLS DRIVE, WILMINGTON, DE 19808
3. THE PURPOSE OF THIS PLAN IS TO DEPICT THE REDEVELOPMENT OF THE APARTMENT AND RELATED SITE IMPROVEMENTS.
4. INFORMATION TO PREPARE THESE PLANS OBTAINED FROM THE FOLLOWING SOURCES:
   A. PLAN ENTITLED "ALTA SURVEY PLAN" PREPARED BY LEHIGH ENGINEERING ASSOCIATES, INC., DATED SEPTEMBER 13, 2023.
5. PUBLIC SANITARY SEWER AND DOMESTIC WATER WILL SERVICE THE SITE.
6. EXISTING USE: COMMERCIAL BUILDING
   PROPOSED USE: RESIDENTIAL APARTMENTS & COMMERCIAL USE IN POWER PLANT BUILDING

OTHER REQUIRED APPROVALS:

1)	NORTHAMPTON COUNTY CONSERVATION DISTRICT	–	-----
2)	NORTHAMPTON COUNTY PLANNING COMMISSION	–	-----

APPLICATION NO. _____

DRAWING INDEX

Sheet Title	Sheet Description	Sheet Number
GENERAL INFORMATION PLAN	G-001	1
OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN	C-101	2
EXISTING CONDITIONS & DEMOLITION PLAN – LOT B	C-101.1	3
EXISTING CONDITIONS & DEMOLITION PLAN – LOT A	C-101.2	4
OVERALL SITE PLAN	C-102	5
SITE RECORD PLAN – LOT B	RC-102	6
SITE RECORD PLAN – LOT A	RC-102.1	7
SITE PLAN – LOT B	C-102.1	8
LOT CONSOLIDATION PLAN	V-102	9
SITE PLAN – LOT A	C-102.2	10
GRADING PLAN – LOT B	C-103	11
GRADING PLAN – LOT A	C-103.1	12
UTILITY PLAN	C-104	13
UTILITY PROFILES	C-104.1	14
OVERALL EROSION & SEDIMENT CONTROL PLANS	C-105	15
EROSION & SEDIMENT CONTROL PLAN – LOT B	C-105.1	16
EROSION & SEDIMENT CONTROL PLAN – LOT A	C-105.2	17
EROSION & SEDIMENT CONTROL NOTES	C-105.3	18
EROSION & SEDIMENT CONTROL DETAILS	C-105.4	19
EROSION & SEDIMENT CONTROL DETAILS 2	C-105.5	20
DETAILS SHEET	C-501	21
DETAILS SHEET 2	C-502	22
DETAILS SHEET 3	C-503	23
LANDSCAPE PLAN – LOT B	L-101	24
LANDSCAPE PLAN – LOT A	L-102	25
LANDSCAPE DETAILS	L-501	26
LIGHTING PLAN – LOT B	E-101	27
LIGHTING PLAN – LOT A	E-101.1	28
LIGHTING DETAILS	E-501	29
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	C-603	30
POST CONSTRUCTION STORMWATER MANAGEMENT NOTES	C-603.1	31
POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	C-603.2	32

Stantec
10000 Midlantic Drive, Suite 300 W Tel. 856.234.0800
Mount Laurel, NJ 08054-1740 Fax. 856.234.5928
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
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No.	Issue	By	Appd.	MM.DD.YY
1.	ISSUED FOR PRELIMINARY APPROVAL	TTN	CWQ	11.27.23
2.	ISSUED FOR COMP SET	TTN	RPV	04.12.24
	Revision	By	Appd.	MM.DD.YY

Project:
DIXIE CUP REDEVELOPMENT
12 SOUTH 24TH STREET
PARCELS #L9-40-1A & 1B, L9-41-1A & L9-39-1C-1A
BOROUGH OF WILSON, NORTHAMPTON COUNTY, PA

Client:
SKYLINE INVESTMENT GROUP EASTON LLC

Title:
GENERAL INFORMATION PLAN

Permit-Seal

RYAN P. VEASY
CIVIL ENGINEER
PENNSYLVANIA LICENSE NO. PE087483
COMMONWEALTH OF PENNSYLVANIA
RYAN P. VEASY
ENGINEER
PE087483
DATE

Project Number: 192520488

TTN	CWQ	RPV	04.12.24
Dwn.	Chkd.	Dsgn.	MM.DD.YY

Scale: AS NOTE

Drawing No. G-001

Revision 0

Sheet 1 of 32

156

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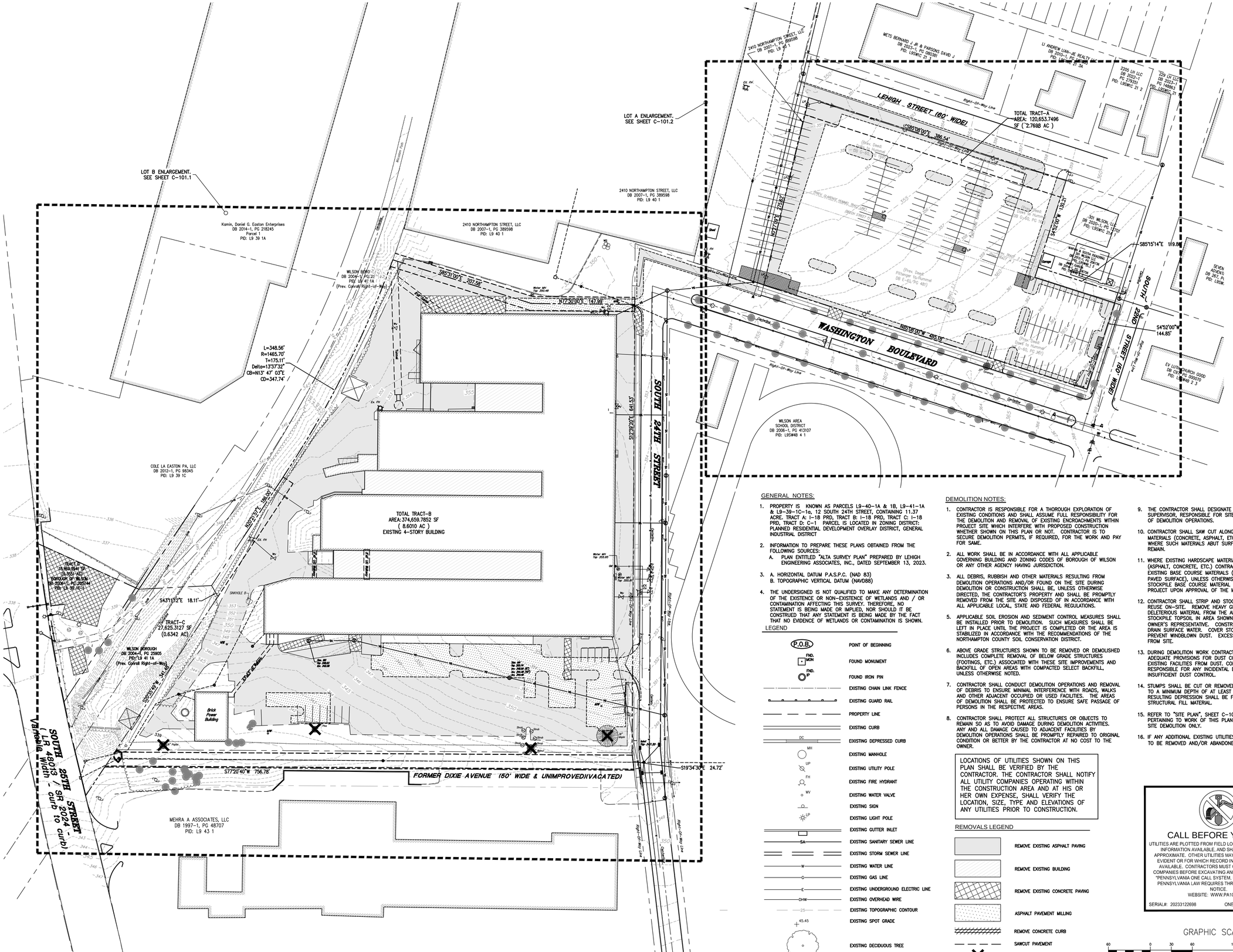

PLOTTED: 4-12-24 @6:15pm By: veasy

U:\192520488\drawing\sheet\192520488-C101.dwg[C-101]

GENERAL NOTES:

1. PROPERTY IS KNOWN AS PARCELS L9-40-1A & 1B, L9-41-1A & L9-39-1C-1o, 12 SOUTH 24TH STREET, CONTAINING 11.37 ACRE. TRACT A: I-18 PRD, TRACT B: I-18 PRD, TRACT C: I-18 PRD, TRACT D: C-1 PARCEL IS LOCATED IN ZONING DISTRICT: PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT, GENERAL INDUSTRIAL DISTRICT
2. INFORMATION TO PREPARE THESE PLANS OBTAINED FROM THE FOLLOWING SOURCES:
   A. PLAN ENTITLED "ALTA SURVEY PLAN" PREPARED BY LEHIGH ENGINEERING ASSOCIATES, INC., DATED SEPTEMBER 13, 2023.
3. A. HORIZONTAL DATUM P.A.S.P.C. (NAD 83)
   B. TOPOGRAPHIC VERTICAL DATUM (NAVD88)
4. THE UNDERSIGNED IS NOT QUALIFIED TO MAKE ANY DETERMINATION OF THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AND / OR CONTAMINATION AFFECTING THIS SURVEY. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR CONTAMINATION IS SHOWN.

LEGEND

- P.O.B. — POINT OF BEGINNING
- FND. MON — FOUND MONUMENT
- FND. IP — FOUND IRON PIN
- EXISTING CHAIN LINK FENCE
- EXISTING GUARD RAIL
- PROPERTY LINE
- EXISTING CURB
- DC — EXISTING DEPRESSED CURB
- MH — EXISTING MANHOLE
- UP — EXISTING UTILITY POLE
- FH — EXISTING FIRE HYDRANT
- WV — EXISTING WATER VALVE
- EXISTING SIGN
- LP — EXISTING LIGHT POLE
- EXISTING GUTTER INLET
- SA — EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- E — EXISTING UNDERGROUND ELECTRIC LINE
- OHW — EXISTING OVERHEAD WIRE
- 25 — EXISTING TOPOGRAPHIC CONTOUR
- 45.45 — EXISTING SPOT GRADE
- EXISTING DECIDUOUS TREE

DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR A THOROUGH EXPLORATION OF EXISTING CONDITIONS AND SHALL ASSUME FULL RESPONSIBILITY FOR THE DEMOLITION AND REMOVAL OF EXISTING ENCROACHMENTS WITHIN PROJECT SITE WHICH INTERFERE WITH PROPOSED CONSTRUCTION WHETHER SHOWN ON THIS PLAN OR NOT. CONTRACTOR IS TO SECURE DEMOLITION PERMITS, IF REQUIRED, FOR THE WORK AND PAY FOR SAME.
2. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE GOVERNING BUILDING AND ZONING CODES OF BOROUGH OF WILSON OR ANY OTHER AGENCY HAVING JURISDICTION.
3. ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS AND/OR FOUND ON THE SITE DURING DEMOLITION OR CONSTRUCTION SHALL BE, UNLESS OTHERWISE DIRECTED, THE CONTRACTOR'S PROPERTY AND SHALL BE PROMPTLY REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
5. APPLICABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION. SUCH MEASURES SHALL BE LEFT IN PLACE UNTIL THE PROJECT IS COMPLETED OR THE AREA IS STABILIZED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE NORTHAMPTON COUNTY SOIL CONSERVATION DISTRICT.
6. ABOVE GRADE STRUCTURES SHOWN TO BE REMOVED OR DEMOLISHED INCLUDES COMPLETE REMOVAL OF BELOW GRADE STRUCTURES (FOOTINGS, ETC.) ASSOCIATED WITH THESE SITE IMPROVEMENTS AND BACKFILL OF OPEN AREAS WITH COMPACTED SELECT BACKFILL, UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMAL INTERFERENCE WITH ROADS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. THE AREAS OF DEMOLITION SHALL BE PROTECTED TO ENSURE SAFE PASSAGE OF PERSONS IN THE RESPECTIVE AREAS.
8. CONTRACTOR SHALL PROTECT ALL STRUCTURES OR OBJECTS TO REMAIN SO AS TO AVOID DAMAGE DURING DEMOLITION ACTIVITIES. ANY AND ALL DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS SHALL BE PROMPTLY REPAIRED TO ORIGINAL CONDITION OR BETTER BY THE CONTRACTOR AT NO COST TO THE OWNER.
9. THE CONTRACTOR SHALL DESIGNATE AN INDIVIDUAL AS SITE SUPERVISOR, RESPONSIBLE FOR SITE SAFETY DURING THE COURSE OF DEMOLITION OPERATIONS.
10. CONTRACTOR SHALL SAW CUT ALONG THE EDGE OF EXISTING HARD MATERIALS (CONCRETE, ASPHALT, ETC.) SHOWN TO BE REMOVED, WHERE SUCH MATERIALS ABUT SURFACES OF LIKE MATERIALS TO REMAIN.
11. WHERE EXISTING HARDSCAPE MATERIAL IS SHOWN TO BE REMOVED (ASPHALT, CONCRETE, ETC.) CONTRACTOR SHALL ALSO REMOVE EXISTING BASE COURSE MATERIALS (IF MATERIALS EXIST UNDER PAVED SURFACE), UNLESS OTHERWISE NOTED. CONTRACTOR MAY STOCKPILE BASE COURSE MATERIAL ON SITE FOR REUSE ON THIS PROJECT UPON APPROVAL OF THE MUNICIPAL ENGINEER.
12. CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL FOR REUSE ON-SITE. REMOVE HEAVY GROWTH OF GRASS AND OTHER DELETERIOUS MATERIAL FROM THE AREA BEFORE STRIPPING TOPSOIL. STOCKPILE TOPSOIL IN AREA SHOWN OR WHERE DIRECTED BY THE OWNER'S REPRESENTATIVE. CONSTRUCT STORAGE PILES TO FREELY DRAIN SURFACE WATER. COVER STORAGE PILES AS REQUIRED TO PREVENT WINDBLOWN DUST. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE.
13. DURING DEMOLITION WORK CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE PROVISIONS FOR DUST CONTROL AND PROTECTION OF EXISTING FACILITIES FROM DUST. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY INCIDENTAL DAMAGE AS A RESULT OF INSUFFICIENT DUST CONTROL.
14. STUMPS SHALL BE CUT OR REMOVED BY A STUMP CUTTING MACHINE, TO A MINIMUM DEPTH OF AT LEAST 2 FEET BELOW SUBGRADE. THE RESULTING DEPRESSION SHALL BE FILLED WITH COMPACTED STRUCTURAL FILL MATERIAL.
15. REFER TO "SITE PLAN", SHEET C-102, FOR GENERAL NOTES PERTAINING TO WORK OF THIS PLAN. THIS PLAN SHALL BE USED FOR SITE DEMOLITION ONLY.
16. IF ANY ADDITIONAL EXISTING UTILITIES ARE FOUND ONSITE, THEY ARE TO BE REMOVED AND/OR ABANDONED.

LOCATIONS OF UTILITIES SHOWN ON THIS PLAN SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OPERATING WITHIN THE CONSTRUCTION AREA AND AT HIS OR HER OWN EXPENSE, SHALL VERIFY THE LOCATION, SIZE, TYPE AND ELEVATIONS OF ANY UTILITIES PRIOR TO CONSTRUCTION.

REMOVALS LEGEND

- REMOVE EXISTING ASPHALT PAVING
- REMOVE EXISTING BUILDING
- REMOVE EXISTING CONCRETE PAVING
- ASPHALT PAVEMENT MILLING
- REMOVE CONCRETE CURB
- SAWCUT PAVEMENT
- REMOVE EXISTING TREES

CALL BEFORE YOU DIG!

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHALL BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "PENNSYLVANIA ONE CALL SYSTEM, INC" AT 1(800)242-1776. PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS NOTICE.
WEBSITE: WWW.PA1CALL.org
SERIAL#: 20233122698 ONE-CALL DATE: 11/08/23

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

N P.A.S.P.C.S.

Stantec
10000 Midlantic Drive, Suite 300 W Tel. 856.234.0800
Mount Laurel, NJ 08054-1740 Fax. 856.234.5928
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
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Issue	By	Appd.	MM.DD.YY
1. ISSUED FOR CMP SET	TTN	CWO	11.27.23
2. ISSUED FOR PRELIMINARY APPROVAL	TTN	RPV	04.12.24

Revision	By	Appd.	MM.DD.YY

Project: DIXIE CUP REDEVELOPMENT
12 SOUTH 24TH STREET
PARCELS #L9-40-1A & 1B, L9-41-1A & L9-39-1C-1A
BOROUGH OF WILSON, NORTHAMPTON COUNTY, PA

Client: SKYLINE INVESTMENT GROUP EASTON LLC

Title: OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN

Permit-Seal

RYAN P. VEASY
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE #PE087483
4/8/24
DATE

Project Number: 192520488

TTN	CWO	RPV	04.12.24
Dwn.	Chkd.	Dsgn.	MM.DD.YY

Scale: AS NOTE

Drawing No. C-101

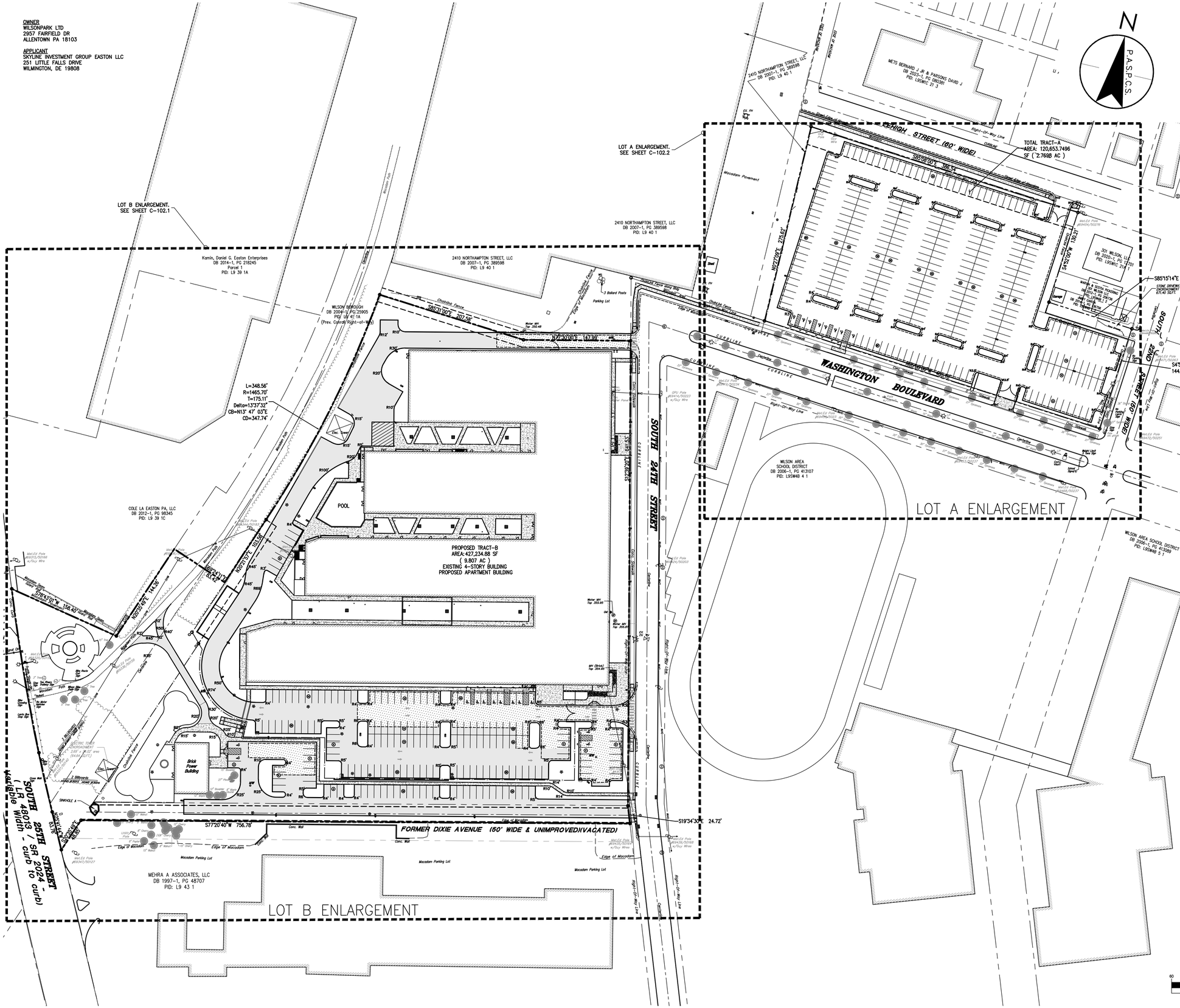
Revision	Sheet
0	2 of 32

157

Plotted: 4-12-24 @ 8:15pm By: veasy

OWNER
WILSONPARK LTD
2957 FAIRFIELD DR
ALLENTOWN PA 18103

APPLICANT
SKYLINE INVESTMENT GROUP EASTON LLC
251 LITTLE FALLS DRIVE
WILMINGTON, DE 19808



GENERAL NOTES:

1. CONTRACTOR SHALL INSPECT AND VERIFY ALL FIELD DIMENSIONS AND SITE CONDITIONS SHOWN HEREIN BEFORE PROCEEDING WITH THE WORK. DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF THE WORK. ONCE CONSTRUCTION HAS BEGUN, CONTRACTOR SHALL NOT USE FIELD INFORMATION DISCREPANCIES AS THE BASIS FOR CHANGE ORDER CLAIMS.
2. ALL WORK PERFORMED SHALL CONFORM TO ALL APPLICABLE BOROUGH OF WILSON STANDARDS (ALL REQUIRED NOTIFICATIONS TO BOROUGH AGENCIES INCLUDED).
3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. LOCATION OF UTILITIES SHALL INCLUDE CONTACT WITH THE PA ONE-CALL SYSTEM (800-242-1776).
4. NO DISTURBANCES NOR PLACEMENT OF MATERIALS SHALL BE PERMITTED BEYOND THE PROJECT PROPERTY LINES WITHOUT THE WRITTEN CONSENT OF THE PROPERTY OWNER(S) INVOLVED. ALL DAMAGE CAUSED TO ADJACENT FACILITIES BY CONTRACTOR'S OPERATIONS AND/OR STORAGE OF MATERIALS OR EQUIPMENT SHALL BE PROMPTLY REPAIRED TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL UTILITY SERVICES FOR EXISTING FACILITIES DURING THE WORK. CONTRACTOR SHALL COORDINATE CHANGEOVER FROM PERMANENT TO TEMPORARY SERVICE, AND BACK WITH THE AFFECTED PARTIES PRIOR TO COMMENCEMENT OF THE WORK.
6. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL APPLICABLE OSHA REGULATIONS AND FOR PROVIDING FOR PUBLIC SAFETY DURING DEMOLITION AND CONSTRUCTION OPERATIONS AND HOLD THE OWNER AND OWNER'S REPRESENTATIVE HARMLESS FOR DAMAGES CREATED BY THE CONTRACTOR. CONTRACTOR SHALL SECURE THE PROPER INSURANCE COVERAGE FOR THE PROJECT
7. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES AS REQUIRED AND COORDINATE WITH OWNER TO ALLOW SAFE INGRESS AND EGRESS FROM THE SITE DURING CONSTRUCTION. CONTRACTOR SHALL MAINTAIN TRAFFIC FLOW AROUND THE SITE. IF IT BECOMES NECESSARY TO CLOSE A PORTION OF AN ADJACENT STREET DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY LOCAL AUTHORITY HAVING JURISDICTION. SECURE ALL PERMITS REQUIRED FOR THE WORK.
8. APPLICABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. SUCH MEASURES SHALL BE LEFT IN PLACE UNTIL THE PROJECT IS COMPLETED OR THE AREA IS STABILIZED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE NORTHAMPTON COUNTY SOIL CONSERVATION DISTRICT.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY SECURING THE PROJECT SITE AT ALL TIMES. CONTRACTOR SHALL MAINTAIN ADEQUATE BARRICADE AND SECURITY FENCE WHICH SHALL CONFORM TO OWNER'S REQUIREMENTS.
10. CONTRACTOR IS TO PROVIDE ADEQUATE SECURITY LIGHTING DURING CONSTRUCTION.
11. ALL AREAS DISTURBED AS A RESULT OF CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION OR BETTER, UNLESS OTHERWISE INDICATED.
12. CONTRACTOR IS TO KEEP ALL AREAS CLEAN OF DIRT AND DEBRIS ON A DAILY BASIS. OWNER HAS A RIGHT TO CLEAN FOR CONTRACTOR NONCOMPLIANCE AT CONTRACTOR'S EXPENSE.
13. CONTRACTOR SHALL TAKE WHATEVER PRECAUTION NECESSARY DURING CONSTRUCTION TO ENSURE THAT NO DAMAGE IS DONE TO EXISTING TREES. THIS SHALL INCLUDE THE USE OF CONSTRUCTION EQUIPMENT OF SIZES AND WEIGHTS, WHICH WILL NOT INJURE ROOT SYSTEMS. TREE LOCATIONS ARE APPROXIMATE, AND SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK.
14. THE CONTRACTOR SHALL EMPLOY A REGISTERED SURVEYOR TO LAY OUT THE WORK, AND TO ESTABLISH ALL POINTS, LINES, AND GRADES FROM THE BENCH MARKS, CENTER LINES, REFERENCE POINTS, AND BASELINES SHOWN ON THESE PLANS. ALL WORK SHALL BE LOCATED BY THE CONTRACTOR FROM THESE ESTABLISHED POINTS.
15. CONTRACTOR SHALL FURNISH PRODUCT SUBMITTALS, SAMPLES, AND/OR SHOP DRAWINGS, (5 COPIES EACH) FOR ALL ITEMS PERTAINING TO WORK OF THESE PLANS. SUBMISSIONS SHALL BE MADE IN SUFFICIENT ADVANCE TIME SO THAT THE PROJECT CONSULTANT'S REVIEW AND ACCEPTANCE MAY BE ACHIEVED NO LESS THAN (10) DAYS BEFORE THE WORK REPRESENTED BY THOSE SUBMITTALS IS SCHEDULED TO BE PERFORMED. WORK FOR WHICH SUBMITTALS ARE REQUIRED SHALL NOT BE STARTED UNTIL THE PROJECT CONSULTANT'S REVIEW AND ACCEPTANCE HAS BEEN RECEIVED.
16. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK SHOWN ON THESE PLANS WITH THE WORK SHOWN ON OTHER DIVISION PLANS (ARCHITECTURAL, STRUCTURAL, ETC.). ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE, PRIOR TO COMMENCEMENT OF THE WORK.
17. ALL MATERIALS, EQUIPMENT AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" UNLESS OTHERWISE INDICATED.
18. CONTRACTOR TO ADJUST REMAINING MONITORING WELL ACCESS COVERS TO BE FLUSH WITH PROPOSED GRADES.
19. ALL BOROUGH PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
20. ALL PAVE MARKINGS WILL BE THERMOPLASTIC.

LEGEND:

- PROPOSED BUILDING
- PROPOSED CONCRETE CURB
- PROPOSED DEPRESSED CURB
- ASPHALT PAVING WITH STONE SUBBASE
- POROUS ASPHALT PAVING
- ASPHALT PAVING OVERLAY/ASPHALT RECONSTRUCTION
- CONCRETE PAVING
- PROPOSED 6' HIGH CHAINLINK FENCE
- PROPOSED 6' HIGH DECORATIVE FENCE
- LP LIGHT POLE

CALL BEFORE YOU DIG!

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHALL BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "PENNSYLVANIA ONE CALL SYSTEM, INC" AT 1(800)242-1776. PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS NOTICE.
WEBSITE: WWW.PA1CALL.org
SERIAL#: 20233122698 ONE-CALL DATE: 11/08/23

GRAPHIC SCALE

60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

Stantec
10000 Midlantic Drive, Suite 300 W Tel. 856.234.0800
Mount Laurel, NJ 08054-1740 Fax. 856.234.5928
www.stantec.com

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Revision	By	Appd.	MM.DD.YY
2. ISSUED FOR PRELIMINARY APPROVAL	TTN	RPV	04.12.24
1. ISSUED FOR SUBMISSION	TTN	CWQ	11.27.23
Issue	By	Appd.	MM.DD.YY

Project
DIXIE CUP REDEVELOPMENT
12 SOUTH 24TH STREET
PARCELS #L9-40-1A & 1B, L9-41-1A & L9-39-1C-1A
BOROUGH OF WILSON, NORTHAMPTON COUNTY, PA

Client
SKYLINE INVESTMENT GROUP EASTON LLC

Title
OVERALL SITE PLAN

Permit-Seal

RYAN P. VEASY
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE087483
COMMONWEALTH OF PENNSYLVANIA
RYAN P. VEASY
ENGINEER
DATE 4/8/24

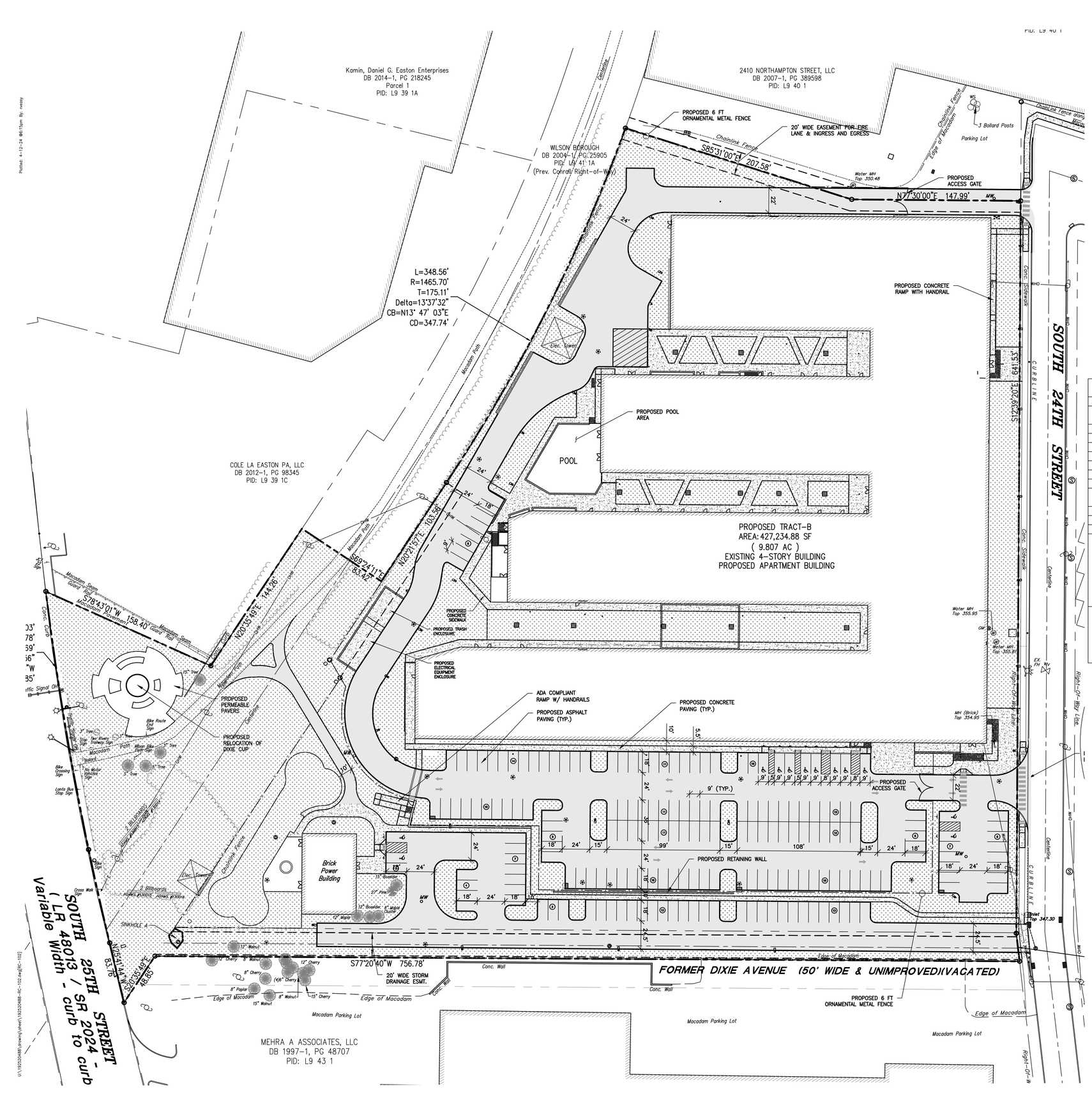
Project Number: 192520488

TTN	CWQ	RPV	04.12.24
Dwn.	Chkd.	Dsgn.	MM.DD.YY

Scale: AS NOTE
Drawing No. C-102
Revision 0
Sheet 5 of 32

158

Plotted: 4-12-24 @ 5:15pm By: veasy



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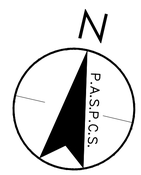

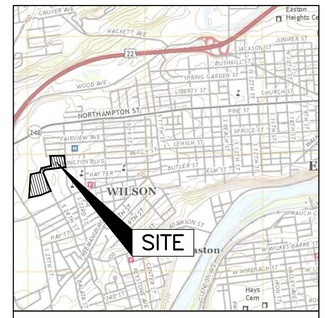

USGS MAP
U.S.G.S. PENNSYLVANIA QUAD
SCALE: 1" = 2,000'

OWNER
WILSONPARK LTD
2957 FAIRFIELD DR
ALLENTOWN PA 18103

APPLICANT
SKYLINE INVESTMENT GROUP EASTON LLC
251 LITTLE FALLS DRIVE
WILMINGTON, DE 19808

ZONING DATA
ZONE: I-1 (GENERAL INDUSTRIAL DISTRICT) & PRD (PLANNED REDEVELOPMENT)
BOROUGH OF WILSON, NORTHAMPTON COUNTY, PENNSYLVANIA

CRITERIA	REQUIRED	EXISTING TRACT B	EXISTING TRACT C	EXISTING TRACT D	PROPOSED TRACT B	CODE SECTION/ VARIANCE REQUIRED
A. LOT SIZE						
MIN. LOT AREA (SF)	20,000 SF	8.06 ACRES (374,659.78 SF)	0.85 ACRES (37,104.85 SF)	0.36 ACRES (15,471.44 SF)	9.81 ACRES (427,234.88 SF)	170-65.C/NO
B. YARD REQUIREMENTS - PRINCIPAL BUILDING						
MIN. FRONT YARD	30 FT	N/A	N/A	N/A	N/A	
MIN. SIDE YARD	15 FT	N/A	N/A	N/A	N/A	
MIN. REAR YARD	30 FT	N/A	N/A	N/A	N/A	
C. BUILDING HEIGHT						
MAX. BUILDING HEIGHT	40 FT (3-STORY)	N/A	N/A	N/A	N/A	
D. COVERAGE REQUIREMENTS						
MAX. BUILDING COVERAGE	50% OR EXISTING BUILDING AREA	45.14 % (169,139.44 SF)	N/A	N/A	33.48 % (143,040 SF)	170-67.F/NO
E. MAXIMUM OPEN SPACE						
MIN. OPEN SPACE	25%	N/A	N/A	N/A	132,244SF (30%)	170-68.A/NO
F. PARKING REQUIREMENTS						
1. PARKING FOR RESIDENTIAL DEVELOPMENT REQUIRED: B-7 PLANNED RESIDENTIAL DEVELOPMENT 1.0 SPACES PER DWELLING UNIT X 308 1-BED UNITS 1.5 SPACES PER DWELLING UNIT X 97 2-BED UNITS TOTAL REQUIRED = 454 SPACES PROVIDED: 462 SPACES FOR RESIDENTIAL DEVELOPMENT WITH: 154 SPACES ON LOT B 308 SPACES ON LOT A						170-68.A/NO
2. PARKING FOR COMMERCIAL DEVELOPMENT REQUIRED: E-5 EATING PLACE 2.0 SPACES PER 100 SF GFA X 3,373 SF GFA TOTAL REQUIRED = 67 SPACES PROVIDED: 43 SPACES FOR COMMERCIAL DEVELOPMENT						170-68.A/YES

THE FOLLOWING VARIANCES ARE REQUESTED:
1. FROM ZONING ORDINANCE SECTION 170-68.C(2) TO PERMIT NO LANDSCAPE BUFFER AROUND SOME PORTIONS OF THE ENTIRE PERIMETER OF THE TRACT. (APPLICATION REPRESENTS AN IMPROVEMENT TO THE EXISTING NON-CONFORMING CONDITION).
2. FROM ZONING ORDINANCE SECTION 170-95.A TO PERMIT PARKING SPACE DIMENSIONS TO BE 9 FEET WIDE BY 18 FEET LONG WHERE MINIMUM DIMENSIONS ARE REQUIRED TO BE 10 FEET WIDE BY 18 FEET LONG.
3. FROM ZONING ORDINANCE SECTION 170-68.A TO PERMIT 43 COMMERCIAL PARKING SPACES WHERE AS 67 ARE REQUIRED.

THE FOLLOWING DESIGN WAIVERS ARE REQUESTED:
1. FROM SECTION SUBDIVISION AND LAND DEVELOPMENT SECTION 170-84.C(1)(a) TO PERMIT SITE LIGHTING LUMINAIRES TO BE PLACED AT A HEIGHT OF 25 FEET ABOVE GROUND LEVEL WHERE LUMINAIRES ARE REQUIRED TO BE NOT MORE THAN 16 FEET ABOVE THE GROUND LEVEL.

LEGEND:
- PROPOSED BUILDING
- PROPOSED CONCRETE CURB
- PROPOSED DEPRESSED CURB
- ASPHALT PAVING
- CONCRETE PAVING
- OPEN SPACE
- PROPOSED 6' HIGH CHAINLINK FENCE
- PROPOSED 6' HIGH DECORATIVE FENCE

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WEBSITE: WWW.PA1CALL.org
SERIAL#: 20233122698 ONE-CALL DATE: 11/08/23

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Stantec
10000 Midlantic Drive, Suite 300 W Tel. 856.234.0800
Mount Laurel, NJ 08054-1740 Fax. 856.234.5928
www.stantec.com

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Issue	By	Appd	MM.DD.YY
1. ISSUED FOR GMP SET	TTN	CWQ	11.27.23
2. ISSUED FOR PRELIMINARY APPROVAL	TTN	RPV	04.12.24

Revision	By	Appd	MM.DD.YY

Project
DIXIE CUP REDEVELOPMENT
12 SOUTH 24TH STREET
PARCELS #L9-40-1A & 1B, L9-41-1A & L9-39-1C-1A
BOROUGH OF WILSON, NORTHAMPTON COUNTY, PA

Client
SKYLINE INVESTMENT GROUP EASTON LLC

Title
SITE RECORD PLAN - LOT B

Permit-Seal

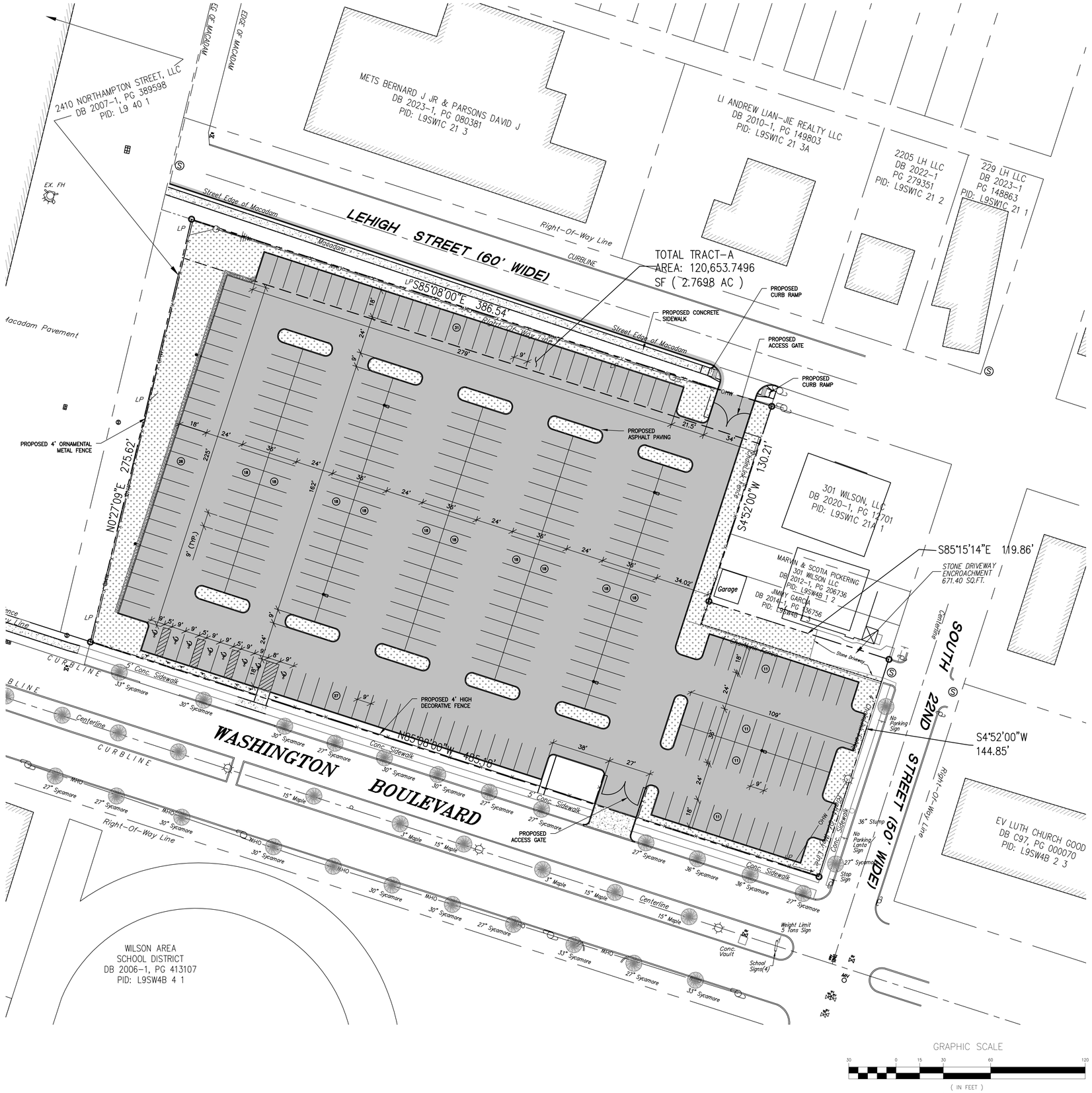
RYAN P. VEASY
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE #PE087483
DATE

Project Number: 192520488

TTN	CWQ	RPV	04.12.24
Dwn.	Chkd.	Dsgn.	MM.DD.YY

Scale: AS NOTE
Drawing No. RC-102
Revision 0
Sheet 6 of 32

Plotted: 4-12-24 @6:15pm By: veasy



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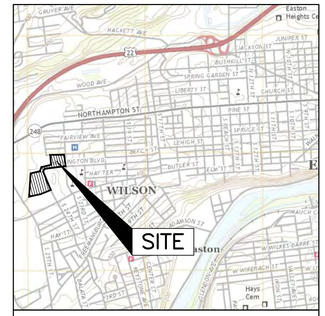

USGS MAP
U.S.G.S. PENNSYLVANIA QUAD
SCALE: 1" = 2,000'

OWNER
WILSONPARK LTD
2957 FAIRFIELD DR
ALLENTOWN PA 18103

APPLICANT
CHASM ARCHITECTURE
1510 ELLSWORTH INDUSTRIAL BLVD NW. SUITE 500
ATLANTA, GA 30318

ZONING DATA
ZONE: I-1 (GENERAL INDUSTRIAL DISTRICT)
BOROUGH OF WILSON, NORTHAMPTON COUNTY, PENNSYLVANIA

CRITERIA	REQUIRED	EXISTING LOT A	PROPOSED LOT A	CODE SECTION/ VARIANCE REQUIRED
A. LOT SIZE				
MIN. LOT AREA (SF)	20,000 SF	2.77 ACRES (120,653.75 SF)	2.77 ACRES (120,653.75 SF)	170-62.A/NO
B. YARD REQUIREMENTS - PRINCIPAL BUILDING				
MIN. FRONT YARD	30 FT	N/A	N/A	
MIN. SIDE YARD (EACH)	15 FT	N/A	N/A	
MIN. REAR YARD	30 FT	N/A	N/A	
C. BUILDING HEIGHT				
MAX. BUILDING HEIGHT	40 FT (3-STORY)	N/A	N/A	
D. COVERAGE REQUIREMENTS				
MAX. BUILDING COVERAGE	50% OR EXISTING BUILDING AREA	N/A	N/A	
F. PARKING REQUIREMENTS				
1. PARKING FOR RESIDENTIAL DEVELOPMENT REQUIRED: B-7 PLANNED RESIDENTIAL DEVELOPMENT 1.0 SPACES PER DWELLING UNIT X 308 1-BED UNITS 1.5 SPACES PER DWELLING UNIT X 97 2-BED UNITS TOTAL REQUIRED = 454 SPACES PROVIDED: 462 SPACES FOR RESIDENTIAL DEVELOPMENT WITH: 154 SPACES ON LOT B 308 SPACES ON LOT A				170-68.A/NO

THE FOLLOWING VARIANCES ARE REQUESTED:
1. FROM ZONING ORDINANCE SECTION 170-68.C(2) TO PERMIT NO LANDSCAPE BUFFER AROUND SOME PORTIONS OF THE ENTIRE PERIMETER OF THE TRACT. (APPLICATION REPRESENTS AN IMPROVEMENT TO THE EXISTING NON-CONFORMING CONDITION).
2. FROM ZONING ORDINANCE SECTION 170-95.A TO PERMIT PARKING SPACE DIMENSIONS TO BE 9 FEET WIDE BY 18 FEET LONG WHERE MINIMUM DIMENSIONS ARE REQUIRED TO BE 10 FEET WIDE BY 18 FEET LONG.
3. FROM ZONING ORDINANCE SECTION 170-90.D(2) TO PERMIT A PARKING LOT THAT INCLUDES 30 OR MORE PARKING SPACES TO HAVE A MAXIMUM OF 31 PARKING SPACES IN A ROW WITHOUT INTERRUPTION BY A LANDSCAPE ISLAND. (APPLICATION REPRESENTS AN IMPROVEMENT TO THE EXISTING NON-CONFORMING CONDITION).

THE FOLLOWING DESIGN WAIVERS ARE REQUESTED:
1. FROM SECTION SUBDIVISION AND LAND DEVELOPMENT SECTION 170-84.C(1)(a) TO PERMIT SITE LIGHTING LUMINAIRES TO BE PLACED AT A HEIGHT OF 25 FEET ABOVE GROUND LEVEL WHERE LUMINAIRES ARE REQUIRED TO BE NOT MORE THAN 16 FEET ABOVE THE GROUND LEVEL,

LEGEND:
- PROPOSED BUILDING
- PROPOSED CONCRETE CURB
- PROPOSED DEPRESSED CURB
- ASPHALT PAVING
- CONCRETE PAVING
- OPEN SPACE
- PROPOSED 6' HIGH CHAINLINK FENCE
- PROPOSED 6' HIGH DECORATIVE FENCE

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WEBSITE: WWW.PA1CALL.org
SERIAL#: 20233122698 ONE-CALL DATE: 11/08/23

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1. ISSUED FOR GMP SET	TTN	CWQ	11.27.23
2. ISSUED FOR PRELIMINARY APPROVAL	TTN	RPV	04.12.24

Revision	By	Appd.	MM.DD.YY

Project
DIXIE CUP REDEVELOPMENT
12 SOUTH 24TH STREET
PARCELS #L9-40-1A & 1B, L9-41-1A & L9-39-1C-1A
BOROUGH OF WILSON, NORTHAMPTON COUNTY, PA

Client
SKYLINE INVESTMENT GROUP EASTON LLC

Title
SITE RECORD PLAN - LOT A

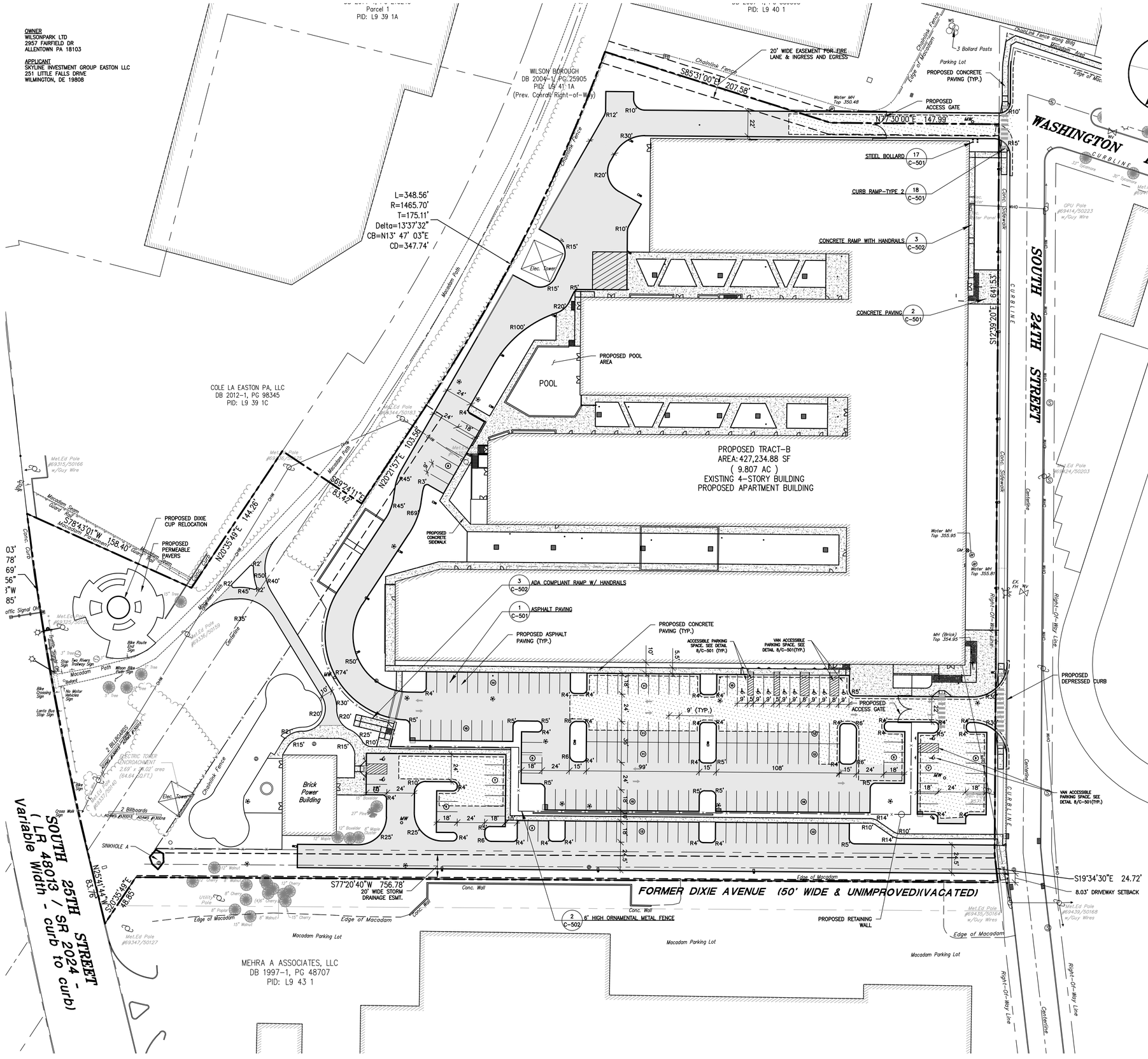
Permit-Seal

RYAN P. VEASY
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE #PE087483
DATE

Project Number: 192520488

TTN	CWQ	RPV	04.12.24
Dwn.	Chkd.	Dsgn.	MM.DD.YY

Scale: AS NOTE
Drawing No. RC-102.1
Revision 0
Sheet 7 of 32



OWNER
WILSONPARK LTD
2957 FAIRFIELD DR
ALLENTOWN PA 18103

APPLICANT
SKYLINE INVESTMENT GROUP EASTON LLC
251 LITTLE FALLS DRIVE
WILMINGTON, DE 19808

GENERAL NOTES:

1. CONTRACTOR SHALL INSPECT AND VERIFY ALL FIELD DIMENSIONS AND SITE CONDITIONS SHOWN HEREIN BEFORE PROCEEDING WITH THE WORK. DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF THE WORK. ONCE CONSTRUCTION HAS BEGUN, CONTRACTOR SHALL NOT USE FIELD INFORMATION DISCREPANCIES AS THE BASIS FOR CHANGE ORDER CLAIMS.
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4. NO DISTURBANCES NOR PLACEMENT OF MATERIALS SHALL BE PERMITTED BEYOND THE PROJECT PROPERTY LINES WITHOUT THE WRITTEN CONSENT OF THE PROPERTY OWNER(S) INVOLVED. ALL DAMAGE CAUSED TO ADJACENT FACILITIES BY CONTRACTOR'S OPERATIONS AND/OR STORAGE OF MATERIALS OR EQUIPMENT SHALL BE PROMPTLY REPAIRED TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
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13. CONTRACTOR SHALL TAKE WHATEVER PRECAUTION NECESSARY DURING CONSTRUCTION TO ENSURE THAT NO DAMAGE IS DONE TO EXISTING TREES. THIS SHALL INCLUDE THE USE OF CONSTRUCTION EQUIPMENT OF SIZES AND WEIGHTS, WHICH WILL NOT INJURE ROOT SYSTEMS. TREE LOCATIONS ARE APPROXIMATE, AND SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK.
14. THE CONTRACTOR SHALL EMPLOY A REGISTERED SURVEYOR TO LAY OUT THE WORK, AND TO ESTABLISH ALL POINTS, LINES, AND GRADES FROM THE BENCH MARKS, CENTER LINES, REFERENCE POINTS, AND BASELINES SHOWN ON THESE PLANS. ALL WORK SHALL BE LOCATED BY THE CONTRACTOR FROM THESE ESTABLISHED POINTS.
15. CONTRACTOR SHALL FURNISH PRODUCT SUBMITTALS, SAMPLES, AND/OR SHOP DRAWINGS, (5 COPIES EACH) FOR ALL ITEMS PERTAINING TO WORK OF THESE PLANS. SUBMISSIONS SHALL BE MADE IN SUFFICIENT ADVANCE TIME SO THAT THE PROJECT CONSULTANT'S REVIEW AND ACCEPTANCE MAY BE ACHIEVED NO LESS THAN (10) DAYS BEFORE THE WORK REPRESENTED BY THOSE SUBMITTALS IS SCHEDULED TO BE PERFORMED. WORK FOR WHICH SUBMITTALS ARE REQUIRED SHALL NOT BE STARTED UNTIL THE PROJECT CONSULTANT'S REVIEW AND ACCEPTANCE HAS BEEN RECEIVED.
16. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK SHOWN ON THESE PLANS WITH THE WORK SHOWN ON OTHER DIVISION PLANS (ARCHITECTURAL, STRUCTURAL, ETC.). ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE, PRIOR TO COMMENCEMENT OF THE WORK.
17. ALL MATERIALS, EQUIPMENT AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" UNLESS OTHERWISE INDICATED.
18. CONTRACTOR TO ADJUST REMAINING MONITORING WELL ACCESS COVERS TO BE FLUSH WITH PROPOSED GRADES.
19. ALL BOROUGH PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
20. ALL PAVE MARKINGS WILL BE THERMOPLASTIC.

LEGEND:

- PROPOSED BUILDING
- PROPOSED CONCRETE CURB
- PROPOSED DEPRESSED CURB
- ASPHALT PAVING WITH STONE SUBBASE
- POROUS ASPHALT PAVING
- ASPHALT PAVING OVERLAY/ASPHALT RECONSTRUCTION
- CONCRETE PAVING
- PROPOSED 6' HIGH CHAINLINK FENCE
- PROPOSED 6' HIGH DECORATIVE FENCE
- LP LIGHT POLE

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WEBSITE: WWW.PA1CALL.org
SERIAL#: 20233122698 ONE-CALL DATE: 11/08/23

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

Stantec
10000 Midlantic Drive, Suite 300 W
Mount Laurel, NJ 08054-1740
Tel. 856.234.0800
Fax. 856.234.5928
www.stantec.com

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No.	Issue	By	Appd.	MM.DD.YY
1.	ISSUED FOR GMP SET	TTN	CWQ	11.27.23
2.	ISSUED FOR PRELIMINARY APPROVAL	TTN	RPV	04.12.24

Revision

Project
DIXIE CUP REDEVELOPMENT
12 SOUTH 24TH STREET
PARCELS #L9-40-1A & 1B, L9-41-1A & L9-39-1C-1A
BOROUGH OF WILSON, NORTHAMPTON COUNTY, PA

Client
SKYLINE INVESTMENT GROUP EASTON LLC

Title
SITE PLAN - LOT B

Permit-Seal

RYAN P. VEASY
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE #PE087483
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RYAN VEASY
ENGINEER
NO. PE087483
PENNSYLVANIA
DATE

Project Number: 192520488

Dwn.	TTN	Chkd.	CWQ	Dsgn.	RPV	MM.DD.YY
					04.12.24	

Scale: AS NOTE

Drawing No. C-102.1

Revision 0

Sheet 8 of 32

161

Plotted: 4-12-24 @ 8:16pm By: vveasy
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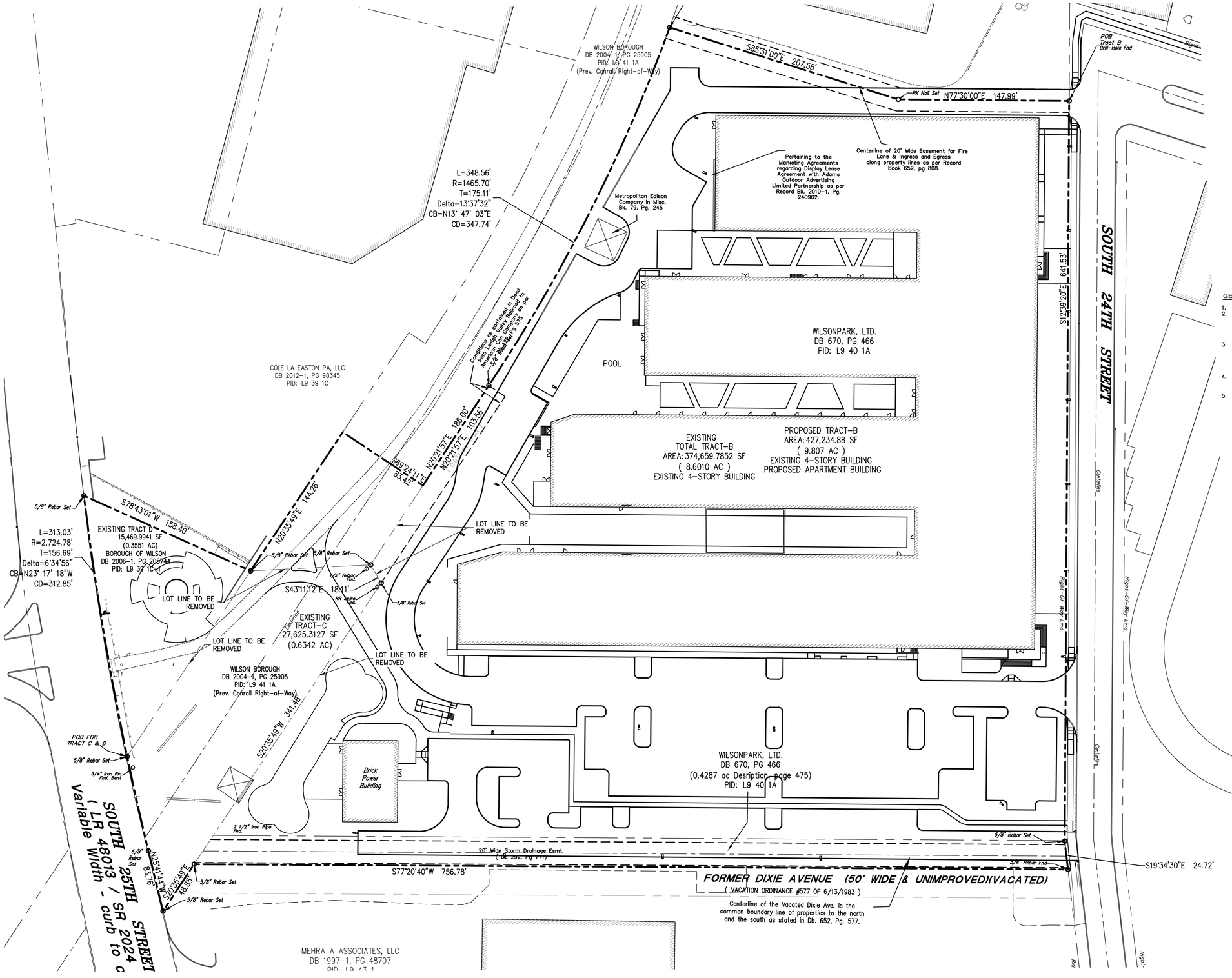
Plotted: 4-12-24 @6:16pm By: veasy



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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Mount Laurel, NJ 08054-1740 Fax. 856.234.5928
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N

P.A.S.P.C.S.

OWNER
WILSONPARK LTD
2957 FAIRFIELD DR
ALLENTOWN PA 18103

APPLICANT
SKYLINE INVESTMENT GROUP EASTON LLC
251 LITTLE FALLS DRIVE
WILMINGTON, DE 19808

GENERAL NOTES:

1. SKYLINE INVESTMENT GROUP EASTON LLC
2. PROPERTY IS KNOWN AS PARCELS L9-40-1A & 1B, L9-41-1A & L9-39-1C-1a, 12 SOUTH 24TH STREET, CONTAINING 11.37 ACRE. PARCEL IS LOCATED IN ZONING DISTRICT: PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT.
3. INFORMATION TO PREPARE THESE PLANS OBTAINED FROM THE FOLLOWING SOURCES:
   A. PLAN ENTITLED "ALTA SURVEY PLAN" PREPARED BY LEHIGH ENGINEERING ASSOCIATES, INC., DATED SEPTEMBER 13, 2023.
4. A. HORIZONTAL DATUM P.A.S.P.C. (NAD 83)
   B. TOPOGRAPHIC VERTICAL DATUM (NAVD88)
5. THE UNDERSIGNED IS NOT QUALIFIED TO MAKE ANY DETERMINATION OF THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AND / OR CONTAMINATION AFFECTING THIS SURVEY. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR CONTAMINATION IS SHOWN.

No.	Issue	By	Appd.	MM.DD.YY
2.	ISSUED FOR PRELIMINARY APPROVAL	TTN	CWQ	04.12.24
1.	ISSUED FOR GMP SET	TTN	RPV	11.27.23
	Revision	By	Appd.	MM.DD.YY

Project
DIXIE CUP REDEVELOPMENT
12 SOUTH 24TH STREET
PARCELS #L9-40-1A & 1B, L9-41-1A & L9-39-1C-1A
BOROUGH OF WILSON, NORTHAMPTON COUNTY, PA

Client
SKYLINE INVESTMENT GROUP EASTON LLC

Title
LOT CONSOLIDATION PLAN

Permit-Seal

RYAN P. VEASY
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE085483
COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL
RYAN VEASY
ENGINEER
THE PERSON
PENNSYLVANIA
DATE 4/12/24

Project Number: 192520488			
TTN	CWQ	RPV	04.12.24
Dwn.	Chkd.	Dsgn.	MM.DD.YY
Scale: AS NOTED			
Drawing No. V-102			
Revision 0	Sheet 9 of 32		162

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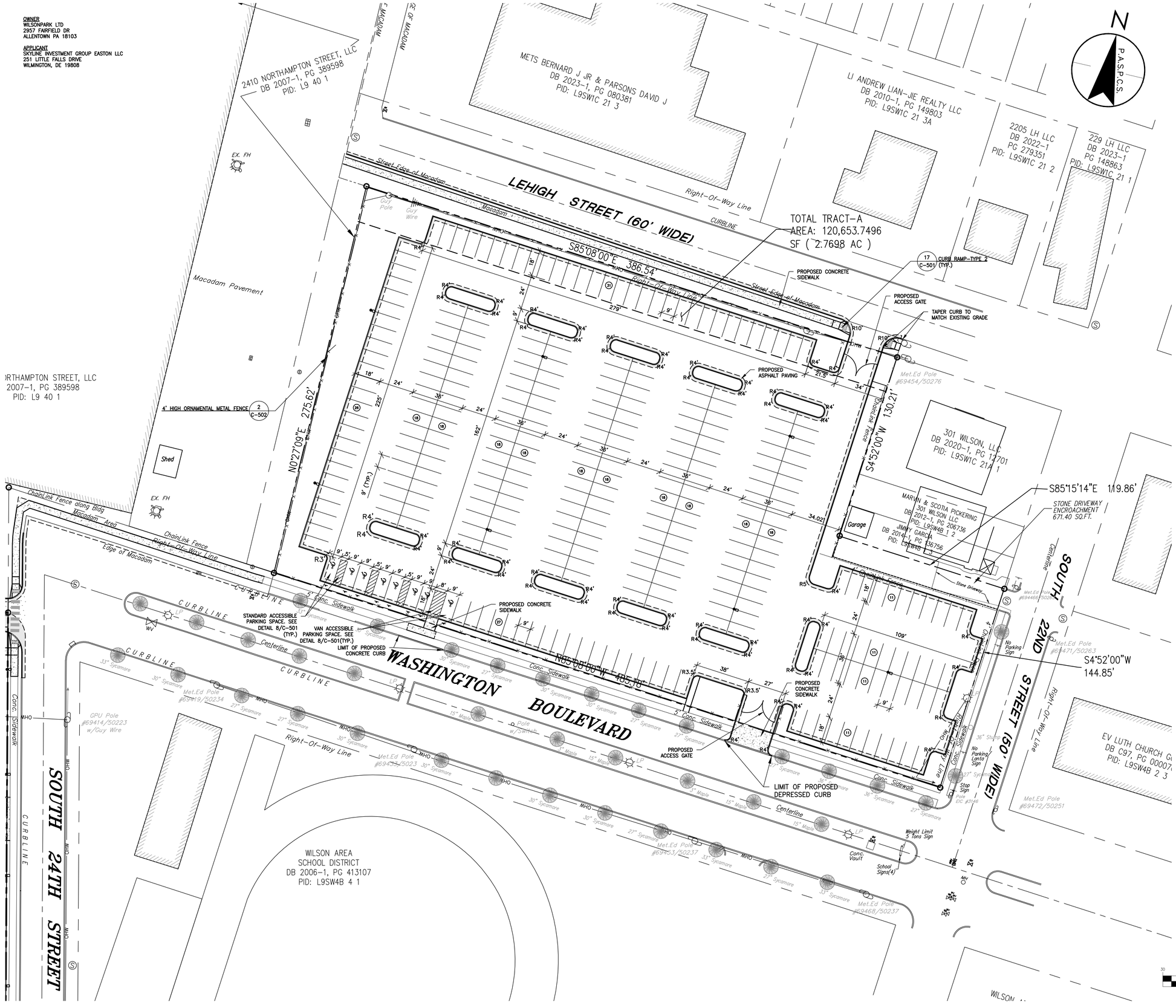
OWNER
WILSONPARK LTD
2957 FAIRFIELD DR
ALLENTOWN PA 18103

APPLICANT
SKYLINE INVESTMENT GROUP EASTON LLC
251 LITTLE FALLS DRIVE
WILMINGTON, DE 19808

Plotted: 4-12-24 @ 8:48pm By: vveasy



ADA PARKING:

1. TOTAL NUMBER OF PROPOSED PARKING STALLS = 308.
   MINIMUM NUMBER ADA SPACED REQUIRED = 6 STANDARD STALLS
   2 VAN-ACCESSIBLE STALLS
   8 TOTAL
2. PROVIDED: 6 STANDARD STALLS
   2 VAN-ACCESSIBLE STALLS
   8 TOTAL (COMPLIES WITH ADA REQUIREMENTS FOR MINIMUM NUMBER OF ACCESSIBLE SPACES)

LEGEND:

- PROPOSED BUILDING
- PROPOSED CONCRETE CURB
- PROPOSED DEPRESSED CURB
- ASPHALT PAVING WITH STONE SUBBASE
- ASPHALT PAVING OVERLAY/ASPHALT RECONSTRUCTION
- CONCRETE PAVING
- PROPOSED 6' HIGH CHAINLINK FENCE
- PROPOSED 6' HIGH DECORATIVE FENCE
- LP LIGHT POLE

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WEBSITE: WWW.PA1CALL.org

SERIAL#: 20233122698 ONE-CALL DATE: 11/08/23

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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1.	ISSUED FOR COMP SET	TTN	RPV	04.12.24
	Revision	By	Appd.	MM.DD.YY

Project
DIXIE CUP REDEVELOPMENT
12 SOUTH 24TH STREET
PARCELS #L9-40-1A & 1B, L9-41-1A & L9-39-1C-1A
BOROUGH OF WILSON, NORTHAMPTON COUNTY, PA

Client
SKYLINE INVESTMENT GROUP EASTON LLC

Title
SITE PLAN - LOT A

Permit-Seal

RYAN P. VEASY
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE087483
4/19/24
DATE

Project Number: 192520488

TTN	CWQ	RPV	04.12.24
Dwn.	Chkd.	Dsgn.	MM.DD.YY

Scale: AS NOTE

Drawing No. C-102.2

Revision 0

Sheet 10 of 32

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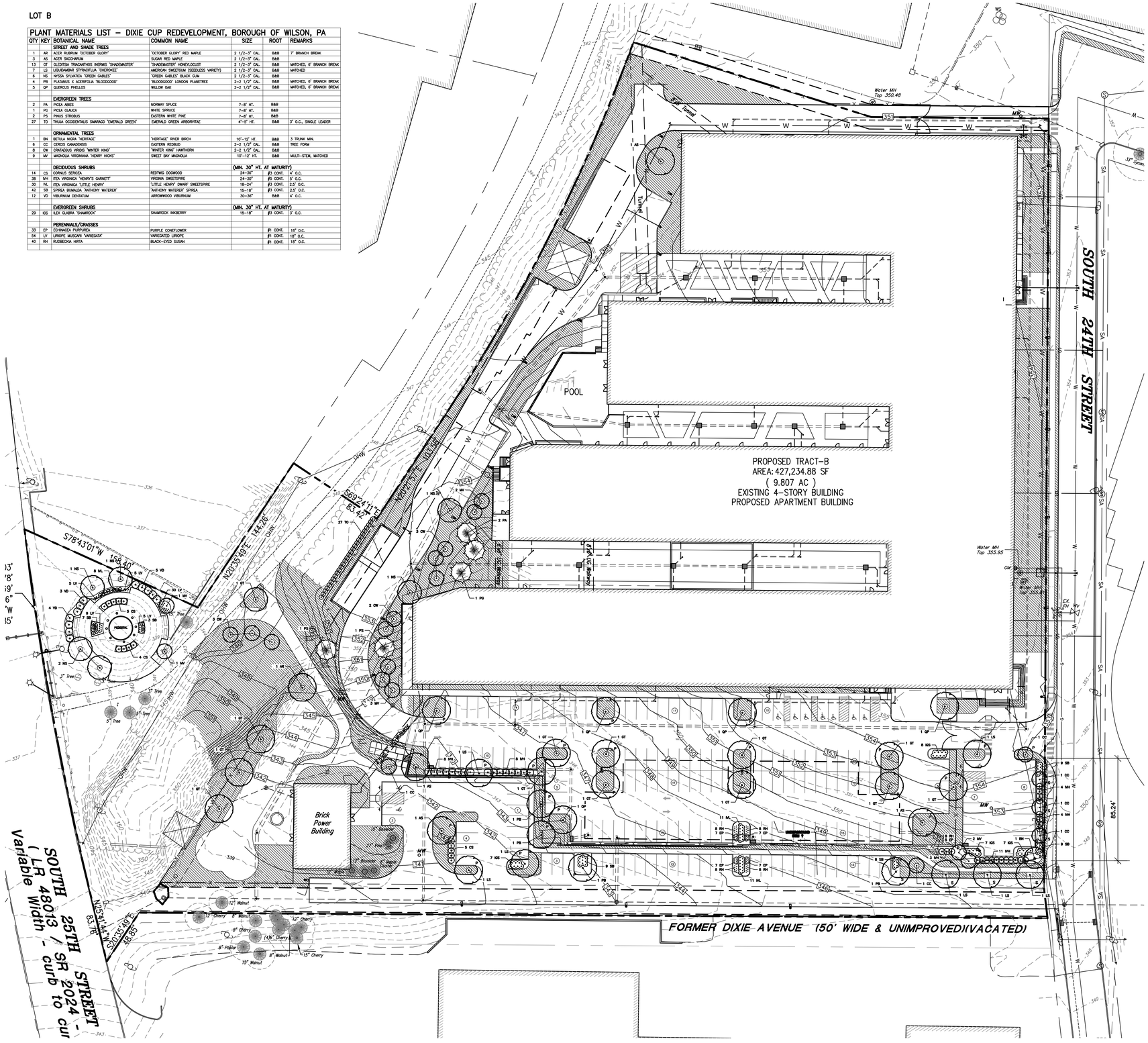
LOT B

PLANT MATERIALS LIST – DIXIE CUP REDEVELOPMENT, BOROUGH OF WILSON, PA						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
		STREET AND SHADE TREES				
1	AR	ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	2 1/2–3" CAL.	B&B	7' BRANCH BREAK
3	AS	ACER SACCHARUM	SUGAR RED MAPLE	2 1/2–3" CAL.	B&B	
13	GT	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	'SHADEMASTER' HONEYLOCUST	2 1/2–3" CAL.	B&B	MATCHED, 6' BRANCH BREAK
7	LS	LIQUIDAMBAR STYRACIFLUA 'CHEROKEE'	AMERICAN SWEETGUM (SEEDLESS VARIETY)	2 1/2–3" CAL.	B&B	MATCHED
6	NS	NYSSA SYLVATICA 'GREEN GABLES'	'GREEN GABLES' BLACK GUM	2 1/2–3" CAL.	B&B	
4	PB	PLATANUS X ACERIFOLIA 'BLOODGOOD'	'BLOODGOOD' LONDON PLANETREE	2–2 1/2" CAL.	B&B	MATCHED, 6' BRANCH BREAK
5	QP	QUERCUS PHELLOS	WILLOW OAK	2–2 1/2" CAL.	B&B	MATCHED, 6' BRANCH BREAK
		EVERGREEN TREES				
2	PA	PICEA ABIES	NORWAY SPUCE	7–8' HT.	B&B	
1	PG	PICEA GLAUCA	WHITE SPRUCE	7–8' HT.	B&B	
2	PS	PINUS STROBUS	EASTERN WHITE PINE	7–8' HT.	B&B	
27	TO	THUJA OCCIDENTALIS SMARAGD 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	4'–5' HT.	B&B	3' O.C., SINGLE LEADER
		ORNAMENTAL TREES				
1	BN	BETULA NIGRA 'HERITAGE'	'HERITAGE' RIVER BIRCH	10'–12' HT.	B&B	3 TRUNK MIN.
6	CC	CERCIS CANADENSIS	EASTERN REDBUD	2–2 1/2" CAL.	B&B	TREE FORM
8	CW	CRATAEGUS VIRIDIS 'WINTER KING'	'WINTER KING' HAWTHORN	2–2 1/2" CAL.	B&B	
9	MV	MAGNOLIA VIRGINIANA 'HENRY HICKS'	SWEET BAY MAGNOLIA	10'–12' HT.	B&B	MULTI-STEM, MATCHED
		DECIDUOUS SHRUBS		(MIN. 30" HT. AT MATURITY)		
14	CS	CORNUS SERICEA	REDTWIG DOGWOOD	24–30"	#3 CONT.	4' O.C.
38	MH	ITEA VIRGINICA 'HENRY'S GARNETT'	VIRGINIA SWEETSPIRE	24–30"	#3 CONT.	5' O.C.
30	NL	ITEA VIRGINICA 'LITTLE HENRY'	'LITTLE HENRY' DWARF SWEETSPIRE	18–24"	#3 CONT.	2.5' O.C.
42	SB	SPIREA BUMALDA 'ANTHONY WATERER'	'ANTHONY WATERER' SPIREA	15–18"	#3 CONT.	2.5' O.C.
12	VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	30–36"	B&B	4' O.C.
		EVERGREEN SHRUBS		(MIN. 30" HT. AT MATURITY)		
29	IGS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	15–18"	#3 CONT.	3' O.C.
		PERENNIALS/GRASSES				
33	EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER		#1 CONT.	18" O.C.
54	LV	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIROPE		#1 CONT.	18" O.C.
40	RH	RUDBECKIA HIRTA	BLACK-EYED SUSAN		#1 CONT.	18" O.C.



PLANT MATERIAL INSTALLATION DETAILS:
SEE DRAWING No. L–501 FOR INSTALLATION DETAILS FOR PLANT MATERIALS.

TURFGRASS/LAWN SEEDING:
REFER TO DRAWING L–501, "PLANTING DETAILS" FOR SEEDING NOTES & SPECIFICATIONS. REFER TO DRAWING C–105, "SOIL EROSION & SEDIMENT CONTROL PLAN" FOR TOPSOILING REQUIREMENTS AND SEED MIXES.

TEMPORARY SEEDING:
REFER TO SOIL EROSION & SEDIMENT CONTROL PLAN FOR TEMPORARY SEEDING AND/OR MULCHING REQUIRED FOR TEMPORARY STABILIZATION OF SOILS THAT ARE DISTURBED DURING CONSTRUCTION.

LOT B

CRITERIA	REQUIRED	PROPOSED	CODE SECTION/ VARIANCE REQUIRED
A. PARKING LOT LANDSCAPE			
DECIDUOUS SHADE TREE	1 TREE PER 10 OFF–STREET PARKING SPACES LOT B: 227 SPACES X 1 PER 10 SPACES REQUIRED = 23 TREES	 23	170–90.D(1)/ NO
LANDSCAPE ISLAND	15 FT WIDTH MINIMUM 290 SF PLANTING AREA MINIMUM 15 SPACES IN A ROW MAXIMUM	Y Y Y	170–90.D(2)/ NO
LANDSCAPE BUFFER	PARKING WITHIN 100 FT FROM PUBLIC STREET REQUIRES SOFTENING BUFFER OR SCREENING BUFFER SOFTENING BUFFER REQUIREMENTS FOR EVERY 100 L.F. OF PERIMETER: (85.24 L.F. SOFTENING BUFFER–PROPOSED) 4 SHADE TREES 8 DECIDUOUS OR EVERGREEN SHRUBS	 4 26	170–90.D(4)/ NO 170–87.A(8)/ NO

LEGEND:

- STREET TREE (EXISTING)
- PARKING LOT TREE (PROPOSED)
- STREET TREE (PROPOSED)
- DECIDUOUS/EVERGREEN SHRUB
- LAWN

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SERIAL#: XXXX ONE-CALL DATE: XXXX

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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Mount Laurel, NJ 08054-1740 Fax. 856.234.5928
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2. ISSUED FOR PRELIMINARY APPROVAL	TTN	RPV	04.12.24

Revision	By	Appd.	MM.DD.YY

Project
DIXIE CUP REDEVELOPMENT
12 SOUTH 24TH STREET
PARCELS #L9-40-1A & 1B, L9-41-1A & L9-39-1C-1A
BOROUGH OF WILSON, NORTHAMPTON COUNTY, PA

Client
SKYLINE INVESTMENT GROUP EASTON LLC

Title
LANDSCAPE PLAN - LOT B

Permit-Seal

RYAN P. VEASY
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE087483
COMMONWEALTH OF PENNSYLVANIA — RYAN P. VEASY — PROFESSIONAL ENGINEER — SEAL
DATE

Project Number: 192520488

TTN	CWQ	RPV	04.12.24
Dwn.	Chkd.	Dsgn.	MM.DD.YY

Scale: AS NOTE
Drawing No. L-101
Revision 0
Sheet 24of 32

164

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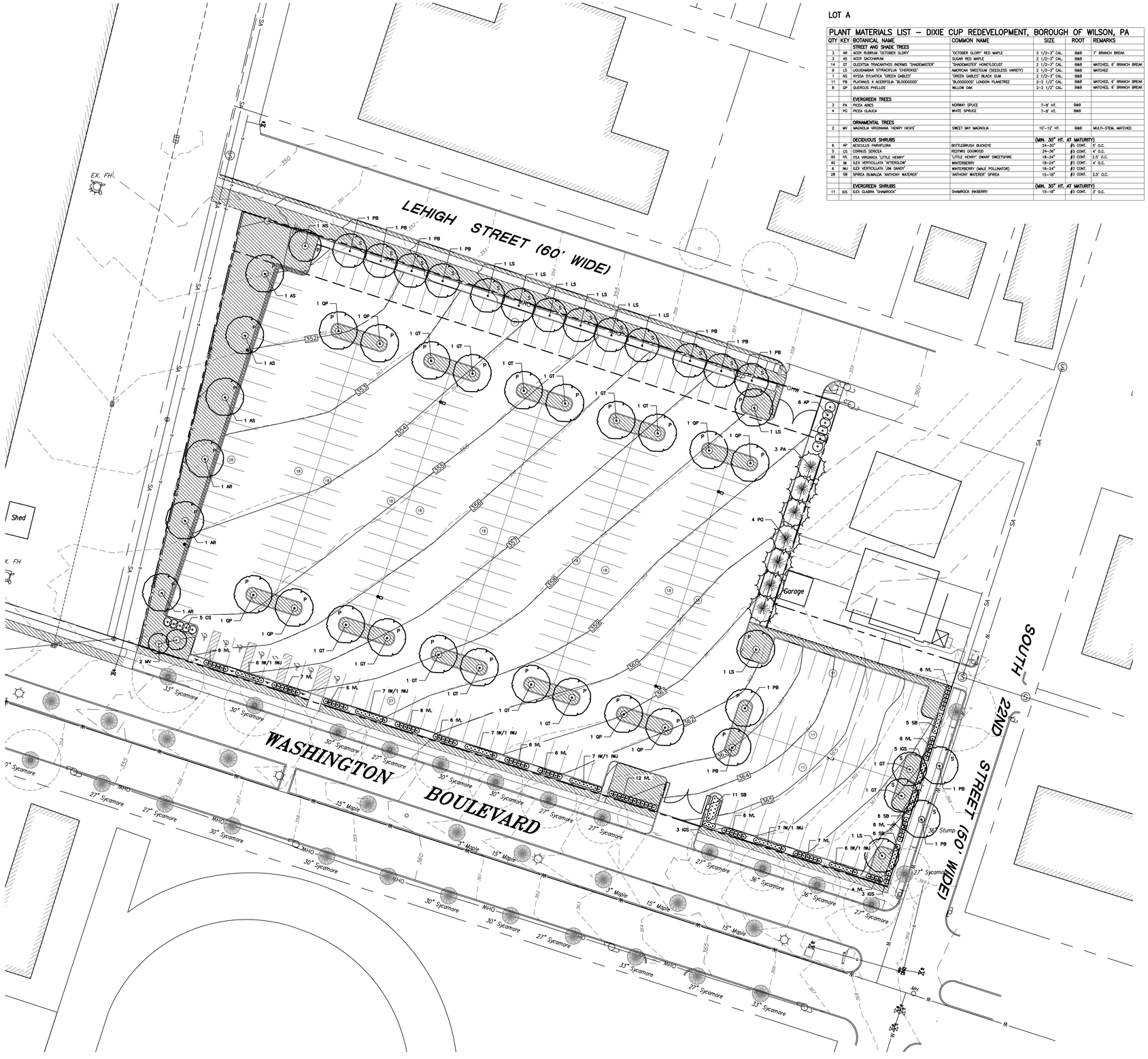

LOT A

PLANT MATERIALS LIST – DIXIE CUP REDEVELOPMENT, BOROUGH OF WILSON, PA

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
		STREET AND SHADE TREES				
3	AR	ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	2 1/2–3" CAL.	B&B	7' BRANCH BREAK
3	AS	ACER SACCHARUM	SUGAR RED MAPLE	2 1/2–3" CAL.	B&B	
14	GT	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	"SHADEMASTER" HONEYLOCUST	2 1/2–3" CAL.	B&B	MATCHED, 6' BRANCH BREAK
9	LS	LIQUIDAMBAR STYRACIFLUA 'CHEROKEE'	AMERICAN SWEETGUM (SEEDLESS VARIETY)	2 1/2–3" CAL.	B&B	MATCHED
1	NS	NYSSA SYLVATICA 'GREEN GABLES'	"GREEN GABLES" BLACK GUM	2 1/2–3" CAL.	B&B	
11	PB	PLATANUS X ACERIFOLIA 'BLOODGOOD'	'BLOODGOOD' LONDON PLANETREE	2–2 1/2" CAL.	B&B	MATCHED, 6' BRANCH BREAK
8	QP	QUERCUS PHELLOS	WILLOW OAK	2–2 1/2" CAL.	B&B	MATCHED, 6' BRANCH BREAK
		EVERGREEN TREES				
3	PA	PICEA ABIES	NORWAY SPUCE	7–8' HT.	B&B	
4	PG	PICEA GLAUCA	WHITE SPRUCE	7–8' HT.	B&B	
		ORNAMENTAL TREES				
2	MV	MAGNOLIA VIRGINIANA 'HENRY HICKS'	SWEET BAY MAGNOLIA	10'–12' HT.	B&B	MULTI-STEM, MATCHED
		DECIDUOUS SHRUBS		**(MIN. 30" HT. AT MATURITY)**		
6	AP	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	24–30"	#5 CONT.	5' O.C.
5	CS	CORNUS SERICEA	REDTWIG DOGWOOD	24–36"	#3 CONT.	4' O.C.
90	IVL	ITEA VIRGINICA 'LITTLE HENRY'	'LITTLE HENRY' DWARF SWEETSPIRE	18–24"	#3 CONT.	2.5' O.C.
40	IW	ILEX VERTICILLATA 'AFTERGLOW'	WINTERBERRY	18–24"	#3 CONT.	4' O.C.
6	IWJ	ILEX VERTICILLATA 'JIM DANDY'	WINTERBERRY (MALE POLLINATOR)	18–24"	#3 CONT.	
28	SB	SPIREA BUMALDA 'ANTHONY WATERER'	'ANTHONY WATERER' SPIREA	15–18"	#3 CONT.	2.5' O.C.
		EVERGREEN SHRUBS		**(MIN. 30" HT. AT MATURITY)**		
11	IGS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	15–18"	#3 CONT.	3' O.C.

LOT A

CRITERIA	REQUIRED	PROPOSED	CODE SECTION/ VARIANCE REQUIRED
A. PARKING LOT LANDSCAPE			
DECIDUOUS SHADE TREE	1 TREE PER 10 OFF-STREET PARKING SPACES LOT A: 306 SPACES X 1 PER 10 SPACES REQUIRED = 31 TREES	31	170–90.D(1)/ NO
LANDSCAPE ISLAND	15 FT WIDTH MINIMUM 290 SF PLANTING AREA MINIMUM 15 SPACES IN A ROW MAXIMUM	9 FT WIDTH ± 269 SF 31 SPACES	170–90.D(2)/ VARIANCE REQUESTED

LEGEND:

- STREET TREE (EXISTING)
- PARKING LOT TREE (PROPOSED)
- STREET TREE (PROPOSED)
- DECIDUOUS/EVERGREEN SHRUB
- LAWN

PLANT MATERIAL INSTALLATION DETAILS:
SEE DRAWING No. L–501 FOR INSTALLATION DETAILS FOR PLANT MATERIALS.

TURFGRASS/LAWN SEEDING:
REFER TO DRAWING L–501, "PLANTING DETAILS" FOR SEEDING NOTES & SPECIFICATIONS. REFER TO DRAWING C–105, "SOIL EROSION & SEDIMENT CONTROL PLAN" FOR TOPSOILING REQUIREMENTS AND SEED MIXES.

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SERIAL#: XXXX ONE-CALL DATE: XXXX

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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By	Appd.	MM.DD.YY	Revision
TTN	CWQ	04.12.24	2 ISSUED FOR PRELIMINARY APPROVAL
TTN	CWQ	11.27.23	1 ISSUED FOR CMP SET
By	Appd.	MM.DD.YY	Issue

Project
DIXIE CUP REDEVELOPMENT
12 SOUTH 24TH STREET
PARCELS #L9-40-1A & 1B, L9-41-1A & L9-39-1C-1A
BOROUGH OF WILSON, NORTHAMPTON COUNTY, PA

Client
SKYLINE INVESTMENT GROUP EASTON LLC

Title
LANDSCAPE PLAN - LOT A

Permit-Seal

RYAN P. VEASY
CIVIL PROJECT ENGINEER
PENNSYLVANIA LICENSE NO. PE087483
COMMONWEALTH OF PENNSYLVANIA
RYAN P. VEASY
PROFESSIONAL ENGINEER
DATE

Project Number: 192520488

TTN	CWQ	RPV	04.12.24
Dwn.	Chkd.	Dsgn.	MM.DD.YY

Scale: AS NOTE
Drawing No. L-102
Revision 0
Sheet 25of 32

165

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Lehigh Valley Planning Commission

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Planning for the Future of Lehigh and Northampton Counties at 615 Waterfront Drive, Suite 201, Allentown, PA 18102 ■ (610) 264-4544 ■ lvpc@lvpc.org ■ www.lvpc.org

May XX, 2024

Eric Flowers, Manager
Wilson Borough
2040 Hay Terrace
Wilson Borough, PA 18042

RE: 1921 Dixie Avenue – Land Use of Regional Significance
Wilson Borough
Northampton County

Dear Mr. Flowers:

The application is considered a Land Use of Regional Significance under *FutureLV: The Regional Plan* in the Large Residential Development category. The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items primarily takes place during the Committee meeting. Both meetings will be virtual and held on:

- LVPC Comprehensive Planning Committee Meeting
  - May 21, 2024 at 12:00 PM
  - https://lvpc.org/lvpc-meetings
- LVPC Full Commission Meeting
  - May 23, 2024, at 7:00 PM
  - https://lvpc.org/lvpc-meetings

The application proposes an adaptive reuse of the existing building into 405 apartment units with a separate 3,373-square-foot commercial building for a dog lounge and spa. The proposal is located at 315 South 24th Street (parcel number L9-40-1A).

The property is within an area identified in *FutureLV: The Regional Plan* as a Development Area. Areas designated for Development have infrastructure to accommodate future growth, or redevelopment in the case of the proposed project, and this project serves to 'increase density of residential and mixed-use development' (of Policy 1.2).

Environmental Remediation
As a brownfield site, substantial testing and remediation is required to make the redevelopment suitable for residential use. The LVPC commends the applicant for undertaking the necessary steps to initiate the process, and encourages the continuation of due diligence to minimize environmental impacts and protect the health, safety and welfare of the public (Policy 3.2).

Cultural Resources

The site was previously the Dixie Cup Factory, and while it has been vacant for decades, the building holds considerable local cultural and historical value. The LVPC commends the proposed retention of the existing building as it is adapted to a new use, which promotes development that complements the unique history, environment, culture and needs of the Valley (Policy 5.4). It is of note, that the property is likely eligible for listing on the National Register of Historic Places under Criterion A and B, for association with persons and events significant in American history. Any state or federal incentives that the property would receive would need to comply with the National Historic Preservation Act of 1966 and it's associated laws. This also, opens an opportunity to receive federal historic tax credits (up to 20% of investment), which can assist in the preservation, reuse and rehabilitation of the site. It is recommended that the developer contact the Pennsylvania Historical and Museums Commission prior to any construction, including removal of windows, relocation of the iconic rooftop Dixie Cup, or any demolition. John Wood, Preservation Services Division Manager, maybe reached at jpwood@pa.gov, (717) 214-8650.

Housing Attainability and Job Access
The proposed development is aligned with efforts supported by the LVPC to 'encourage reuse of vacant and underutilized properties' (of Policy 5.4). The Lehigh Valley has a substantial housing shortage, including a 34,000-unit deficit in units priced for higher income levels. The LVPC commends the redevelopment of an existing urban site for new housing opportunities within the community. This development will increase residential density in an existing center and expand housing options near employment areas (of Policy 1.2 and 5.4).

The location of the proposed residential development close to employment areas serves to maximize social and economic opportunities, though this requires a 'local balance between housing and jobs' that enables residents to live near where they work (also of Policy 4.5). The LVPC encourages the Borough to work with the developer to explore housing opportunities accessible for a variety of income levels. *FutureLV* advocates for communities to 'promote mixed-income neighborhoods', and this location provides an opportunity to 'expand housing options near employment areas' (of Policy 4.5). Providing housing at a variety of price points reduces the need for workers at local establishments to travel further for work, thereby reducing traffic congestion on roadways (of Policy 2.1).

Landscaping and Outdoor Recreation
The project includes substantial landscaping throughout the site on both the residential redevelopment lot and nearby proposed parking lot. The LVPC commends the proposed landscape islands which help manage stormwater runoff, reduce heat island and climate change impacts, and aesthetically improve the sites by breaking up monotonous expanse of paved parking area (of Policies 3.4 and 5.3).

The site has been intentionally designed to incorporate the existing Wilson Bike Path. A public courtyard/plaza area adjacent to the trail serves to create public spaces that reflect and enhance local culture (of Policy 5.4). A proposed path connects from the Wilson Bike Path to the proposed dog park, which improves access to green spaces (of Policy 5.3). The LVPC recommends the developer consider the potential for a second connection to Wilson Bike Path closer to the northern part of the building to further increase trail access and mobility.

Transportation, Access and Accessibility
An estimated number of trips generated by the redevelopment was calculated using the Institute of Transportation Engineers (ITE) 11th edition Trip Generation Manual. The residential component of the project (Land Use Code 221 – Multifamily Housing) is anticipated to generate

an average of 174 new trips during the morning peak hour period, and 165 trips during the evening peak hour period. The proposed restaurant is anticipated to generate an average of 354 trips over the course of the day. Trip generation estimates are provided to support right-sizing transportation infrastructure projects and to improve network efficiency (of Policy 2.2).

The LVPC reviewed the submitted Transportation Impact Study (TIS) created by Traffic Planning and Design dated February 27, 2024.

Access to the project site will be provided by two driveways along 24th Street. One driveway will be gated to serve the residents of the apartments, and the other will be for the proposed restaurant. An auxiliary parking lot serving the redevelopment is also proposed to the northeast of the project between Washington Boulevard and Lehigh Street, east of 24th Street. This auxiliary area is controlled by one gated full access driveway to Lehigh Street and one gated right-in right-out driveway to Washington Boulevard.

The operation of parking area gates and people who may have access to which parking spaces at various times of day should be specified. Gated access can cause transportation network mobility impediments when a vehicle is unable to gain access while others are queuing behind them. Gated access points should provide ample queuing areas with room for vehicles to reverse. Proper planning and operation of gated access points are a critical element for the continued mobility of the transportation network (of Policy 2.2).

The parking lots for the project should be prepared for the future of electric-powered and hybrid chargeable cars. It is recommended that the developer construct the essential infrastructure charging stations in the parking lots to accommodate residents who may wish to charge their vehicles, as alternative-fueled vehicles become increasingly prevalent (of Policies 2.2 and 2.5).

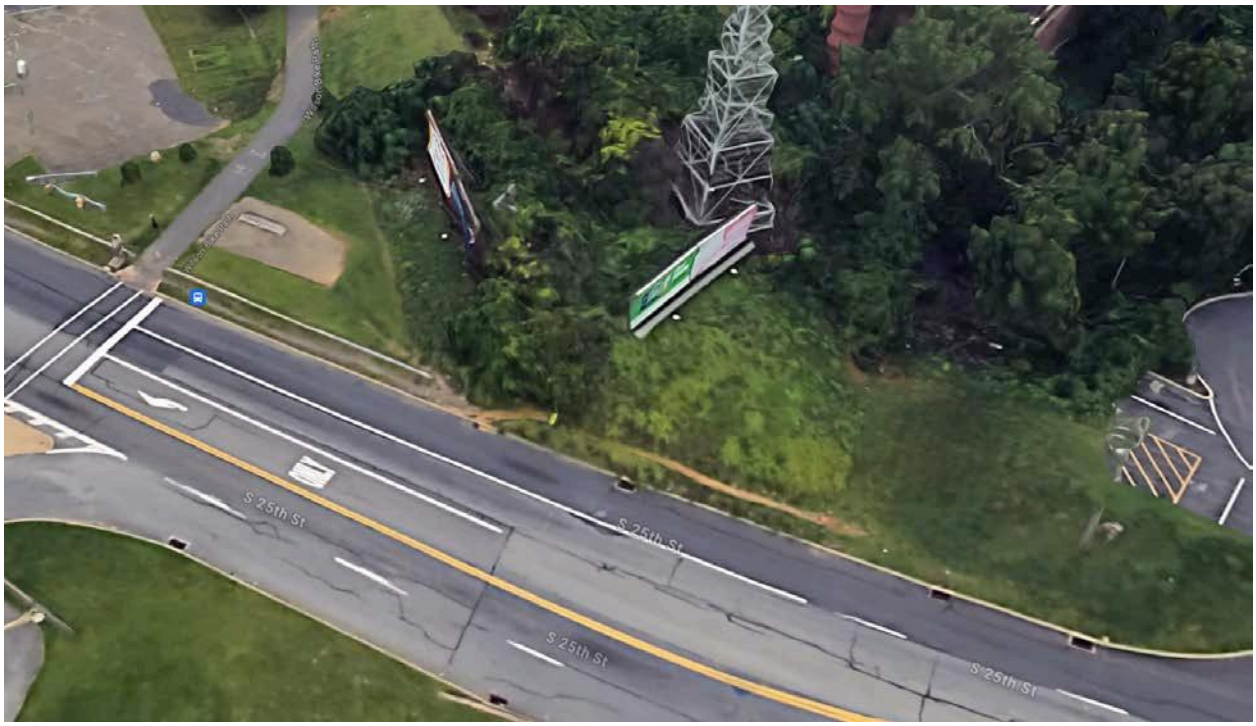
The LVPC recommends providing designated spaces near an accessible building entrance to accommodate vehicles for rideshare services, on-demand delivery services and other needs to ‘adapt to the contemporary retail economy’ (of Policy 4.2).

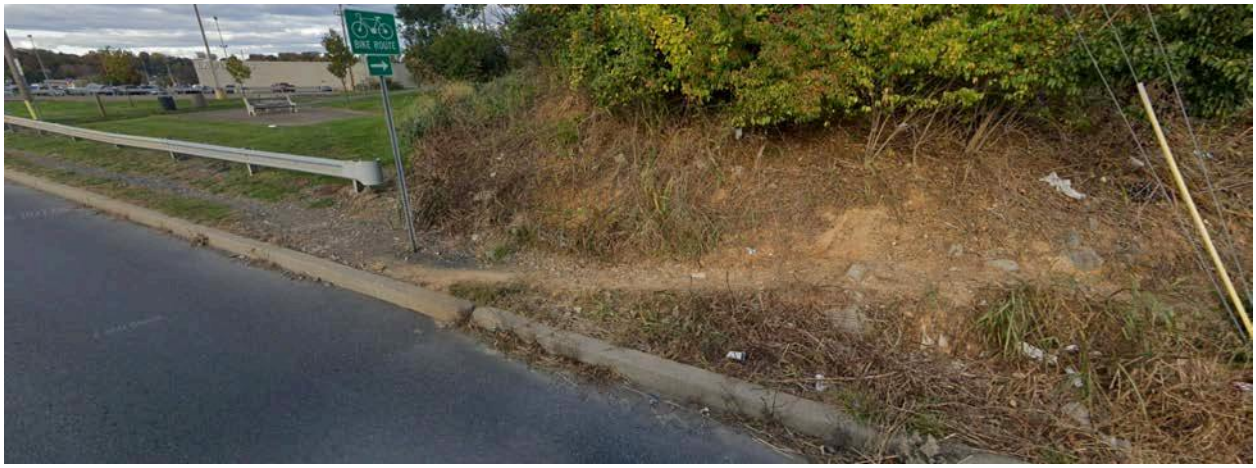
An additional gated access on the north side of the apartment complex is identified in the TIS as an emergency gated access, however this access driveway is not identified for emergency vehicles only on the plans and should be clarified. Emergency service providers for Wilson Borough should be included in plan review, and emergency access coordinated with those departments, to ‘enhance planning and emergency response efforts among emergency management personnel’ (of Policy 5.1).

25th Street is identified as a Corridor in the *FutureLV* Transportation plan, connecting the Post War Center of Palmer Center and Palmer Park Mall. Corridors present opportunities for linear mixed-use districts that connect centers with high quality roads, trails and mass transit lines. The location of this project adjacent to 25th Street in proximity to the Wilson Bike Path and transit bus stops provides an excellent opportunity for the Borough to increase multimodal corridor connections in the area.

Sidewalk is provided throughout the site, along parking areas and connecting the building and recreation areas to the external sidewalk network. The LVPC strongly recommends constructing sidewalks along 25th Street property frontage to facilitate multimodal access between businesses northwest and southeast of the site and the Wilson Bike Path trailhead. Aerial imagery and Google Street Views show a sustained history of foot traffic in an unimproved shoulder area of 25th street and the connection to the Wilson Bike Path. Existing sidewalk along

Butler Street to the south terminates at the 25th Street intersection. Providing sidewalk along the 25th Street property frontage would close more than half of the gap between the terminating sidewalk and Wilson Bike Path trailhead and crosswalk. Development proposals should meet the current needs of pedestrians to ensure safe and secure community design (Policy 5.1) and 'ensure transportation accessibility for all persons' (of Policy 5.2).





Area of frontage of the project site along 25th Street showing worn foot path on shoulder
Google Aerial Imagery and StreetView

It is recommended that the project incorporate bicycle racks in safe and well-lit locations to further encourage the utilization of the Wilson Bike Path and the connections to other trails and locations from the path (of Policy 5.3).

LANTA provides public transportation directly to the project site, with a northbound bus stop (Bus Stop ID 6628) on 25th Street along the rear frontage of the property, near the intersection

with the Wilson Bike Path. Given the proposed use of the project site for mixed-use and multi-family residential housing, LANTA anticipates growing ridership at this location. LANTA recommends the property owner/developer include an accessible 5-foot by 8-foot bus stop landing pad at the existing bus stop location, with an additional accessible 10-foot by 6-foot concrete pad for a future bus shelter. From here, LANTA recommends an accessible 5-foot pedestrian path connecting the recommended bus stop improvements to the existing Wilson Bike Path. The bike path entrance at the bus stop location can directly lead transit riders and pedestrians to the main site where a full pedestrian network is proposed on the adaptive reuse site.

For follow up, please contact me at mwood@lantabus-pa.gov for continued early engagement and discussion on bus stop details and transit infrastructure.

Ensuring adequate connections between bus stops and pedestrian and bicycle infrastructure is essential to the success and marketability of the proposed project (of Policy 5.2) and is necessary for proper community design and public safety (of Policy 5.3).

Stormwater Review
The project site is located within the Catasauqua and Little Lehigh Creek Watersheds. These watersheds have fully implemented Act 167 Stormwater Management Ordinance. Comments related to our review of the project's stormwater management plan are included as Attachment 1.

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Please feel free to reach out if you have any questions.

Sincerely,

Jillian Seitz
Senior Community Planner

Becky A. Bradley, AICP
Executive Director

Brian Hite
Transportation Planner

Joey Dotta
Regional Planner

cc:
Skyline Investment Group Easton LLC, Applicant;
Ryan Veasy, Project Engineer;
Joseph Reibman, Record Property Owner;
Monica Wall, Borough Engineer;
Kent Baird, Palmer Township Planning Director;
Carl Manges, City of Easton Planning Administrator;
Joan Heebner, West Easton Borough Manager;
Molly Wood, LANTA Planner/Land Use Specialist;
Tina Smith, Northampton County Director of Community and Economic Development;
Dion Campbell, Northampton County Conservation District Director