

# FINAL LAND DEVELOPMENT PLANS

FOR:

## NORTH BRADFORD COMMERCIAL DEVELOPMENT

SITUATED IN:

1051 AMERICAN PARKWAY  
WARD 15  
ALLENTOWN, PA 18109  
CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA

DEVELOPED FOR:  
J.G. PETRUCCI CO., INC.  
171 ROUTE 173  
SUITE 201  
ASBURY, NEW JERSEY 08802

### SITE DATA

TOTAL LOT AREA: 8.154 AC.  
PROPERTY ADDRESS: 1051 AMERICAN PARKWAY NE  
WARD: 15  
PROPERTY ID: 640759755865 1  
DOCUMENT ID: 7326903

### OWNER OF RECORD:

TIGER DEN PARTNERS II, LLC  
171 ROUTE 173 SUITE 201  
ASBURY, NEW JERSEY 08802-1365

### DEVELOPER

J. G. PETRUCCI CO., INC.  
171 ROUTE 173 SUITE 201  
ASBURY, NEW JERSEY 08802-1365  
PRINCIPAL OFFICER/OWNER:  
JAMES G. PETRUCCI

### INTENDED USE

INDUSTRIAL - SELF STORAGE FACILITY

### ZONING DATA

ZONING DISTRICT B/L1 (BUSINESS/LIGHT INDUSTRIAL)  
MINIMUM YARD REQUIREMENTS:  
FRONT YARD - 20'  
SIDE YARD - 8'  
REAR YARD - 10'

	REQUIRED	PROPOSED
MINIMUM LOT AREA:	4,000 sq. ft.	355,188 SF
MINIMUM LOT WIDTH:	40' (45' CORNER LOT)	557'
MAXIMUM BUILDING HEIGHT:	50'	<50'*
MAXIMUM IMPERVIOUS COVERAGE:	70%	36.4%*
NET BUILDABLE SITE AREA OF 8.154 ACRES		
* PERCENTAGE CALCULATED BASED ON NET BUILDABLE SITE AREA		
** TOTAL BUILDING AREA: 102,975 SF		

### UTILITIES

SEWER LCA  
WATER LCA  
ELECTRIC PPL  
TELEPHONE VERIZON, PA  
GAS UGI UTILITIES, INC.

### GENERAL NOTES:

- ALL PARKING SYMBOLS AND LEGENDS SHALL BE OF WHITE THERMOPLASTIC PAINT.
- ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH THE CITY OF ALLENTOWN STANDARDS AND SPECIFICATIONS.
- ALL CITY PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- WATER QUALITY DRAINAGE STRUCTURES SHALL BE PERIODICALLY INSPECTED AND MAINTAINED BY THE OWNER. IN THE EVENT THAT THE RECORD OWNER(S) FAILS TO PROPERLY MAINTAIN THE FACILITIES WHICH ARE THE RESPONSIBILITY OF THE RECORDED OWNER(S), AFTER NOTIFICATION TO SAID OWNER(S) BY THE CITY, THE CITY IS AUTHORIZED TO ENTER UPON THE PROPERTY TO PERFORM SUCH MAINTENANCE AND THEREAFTER RECOVER THE COST OF PERFORMING SUCH MAINTENANCE FROM THE RECORD OWNER(S). IN ORDER TO ENFORCE THE RECOVERY OF SUCH COST OF MAINTENANCE, THE CITY SHALL HAVE THE RIGHT TO FILE A MUNICIPAL LIEN AGAINST THE RECORDED OWNER(S) AND THEREFORE TO EXERCISE ITS REMEDIES IN ACCORDANCE WITH THE HOME RULE CHARTER.
- OWNER IS REQUIRED TO PERIODICALLY INSPECT AND MAINTAIN THE ON-SITE STORMWATER FACILITIES, PRIMARILY THE BMP DEVICES, AND MAINTAIN A LOG DOCUMENTING WHEN SUCH DEVICES WERE INSPECTED AND WHEN MAINTENANCE ACTIVITIES HAD BEEN PERFORMED, INCLUDING SUCH ITEMS AS AMOUNT OF MATERIAL REMOVED FROM A GIVEN BMP DEVICE. THIS LOG SHALL BE MADE AVAILABLE TO THE CITY DURING A POST STORMWATER INSPECTION.
- ALL STORM SEWER COLLECTION SYSTEM PIPING SHALL HAVE WATER TIGHT JOINTS CONFORMING TO THE LATEST OR SUPERSESSOR OF ASTM C361, C443, C877, C1628, C1896, D3212, AND OTHERS AS APPROVED BY THE CITY ENGINEER.
- THE DEVELOPER SHALL COMPLY WITH THE STIPULATIONS OF THE CITY OF ALLENTOWN CODIFIED ORDINANCE NO. 14476 (ACT 167).
- RUNOFF FROM ALL ON-SITE IMPERVIOUS AREAS SHALL NOT BE DIRECTED INTO THE PUBLIC SANITARY SEWER, ACROSS THE SIDEWALK AREA WITHIN THE PUBLIC RIGHT-OF-WAY OR ONTO ADJOINING PROPERTIES.
- ALL LATERAL SANITARY SEWER PIPING IS TO BE SCH 40 OR SDR-26 PVC PIPING.
- THE PLUMBER SHALL UTILIZE ONE OF THE EXISTING WYES TO CONNECT THE SANITARY SEWER LATERAL TO THE EXISTING SANITARY SEWER MAIN.
- ANY WORK TO BE DONE IN THE PUBLIC RIGHTS-OF-WAY SHALL BE DONE IN ACCORDANCE TO CITY AND LCA STANDARDS.
- WORK TO BE PERFORMED ONSITE SHALL BE DONE IN ACCORDANCE WITH THE IBC.
- A CONNECTION PERMIT FROM THE CITY ENGINEERING BUREAU FOR EACH CONNECTION TO THE PUBLIC STORM SEWER MUST BE OBTAINED PRIOR TO CONSTRUCTION.
- SURVEY CUT SHEETS FOR CURBING AND ALL STORM SEWER TO BE PUBLIC SHALL BE SUBMITTED TO THE CITY FOR REVIEW PRIOR TO CONSTRUCTION.
- THE PROPOSED RETAINING WALL DESIGN WILL BE PREPARED, SIGNED AND SEALED BY PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PENNSYLVANIA AND SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION TO BE REVIEWED AND APPROVED BY AN APPROVED THIRD-PARTY REVIEWER. THE WALL SHALL BE DESIGNED TO BE CONTAINED COMPLETELY WITHIN THE APPLICANTS PROPERTY OR AN EASEMENT SHALL BE ACQUIRED AND INDICATED ON THE RECORD PLAN TO ALLOW FOR THE CONSTRUCTION OF ANY PORTION OF THE WALL AND/OR WALL TIE-BACKS TO BE CONSTRUCTED ON THE ADJOINING PROPERTY.

### VARIANCE NOTES

THE FOLLOWING VARIANCES FROM SECTIONS OF THE ZONING ORDINANCE WERE APPROVED BY THE ZONING HEARING BOARD ON MARCH 20, 2023:

- SECTION 1317.04.E.1 - TO ALLOW FOR MORE THAN 25% DISTURBANCE IN AREAS OF SLOPES AT 25%-35%.
- SECTION 1317.04.E.2 - TO ALLOW FOR DISTURBANCE IN AREAS OF SLOPES AT 35% OR GREATER.
- SECTION 1317.04.E.12 - TO ALLOW WALL HEIGHT TO BE GREATER THAN FIVE FEET.

### WAIVER NOTES

THE FOLLOWING WAIVERS FROM SECTIONS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ARE REQUESTED FOR THIS APPLICATION:

- SECTION 1379.07 - TO WAIVE CONSTRUCTION OF SIDEWALK ALONG N. BRADFORD STREET.

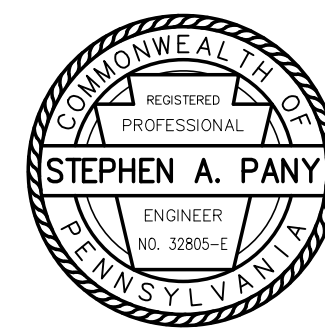
### REFERENCE PLANS

- TRAFFIC SIGNAL PLANS PREPARED BY OTHERS

### PA ACT 287, AS AMENDED

IN ACCORDANCE WITH PA ACT 287, AS AMENDED, THE SURVEYOR CONTACTED PA ONE CALL, INC., FOR A DESIGN PHASE LOCATION REQUEST. THE SERIAL NUMBER FOR THAT REQUEST IS 20220331860. THE SURVEYOR HAS MADE NO INDEPENDENT VERIFICATION OF THE INFORMATION PROVIDED OTHER THAN AS MAY BE READILY EVIDENT FROM THE SURFACE OF THE GROUND.

THE CONTRACTOR SHALL COMPLY WITH PA ACT 287, AS AMENDED REQUIREMENTS AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF WORK.



### ENGINEER'S STATEMENT

I, STEPHEN A. PANY, A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

DATE \_\_\_\_\_ PLAN PREPARER'S SIGNATURE \_\_\_\_\_

Pany & Lentz Engineering Company accepts no responsibility for unauthorized use of this document. Reproduction of this drawing or any portion thereof is prohibited without the written consent of Pany & Lentz Engineering Company. Only final construction documents signed and sealed by the Engineer of Record are valid.

All written dimensions shall take priority over scaled dimensions. The contractor shall be responsible for verifying all locations, elevations, dimensions and conditions prior to construction. The contractor shall notify Pany & Lentz Engineering Company of any discrepancies with the information shown on the drawings.

### CERTIFICATION OF OWNER OF RECORD

I, (WE), THE UNDERSIGNED, BEING THE OWNER(S) IN PEACEFUL POSSESSION OF THE LAND HEREIN PLATTED AND BEING THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME, DO HEREBY ADOPT THIS PLAN OF PROPERTY SITUATED IN THE CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA.

THE FOREGOING ADOPTION IS MADE BY ME (US) WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL BY THE ALLENTOWN CITY PLANNING COMMISSION, IF ATTACHED HERETO, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS' OFFICE OF LEHIGH COUNTY, PENNSYLVANIA WITHIN NINETY (90) DAYS OF THE DATE OF SAID APPROVAL.

OWNERS' SIGNATURES \_\_\_\_\_

### NOTARIZATION

SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE, ON THE GROUND, THAT IT IS CORRECT AND AT THE TIME SURVEY WAS MADE, THERE WERE NO EASEMENTS OR ENCROACHMENTS ACROSS PROPERTY LINES, OTHER THAN THOSE SHOWN.



REGISTERED SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

### PLANNING COMMISSION APPROVAL

THE WITHIN PLOT OR PLAN OF LAND LOCATED IN ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA, WAS APPROVED BY THE ALLENTOWN CITY PLANNING COMMISSION.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_ SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

### LEHIGH VALLEY PLANNING COMMISSION REVIEW

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION.

REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

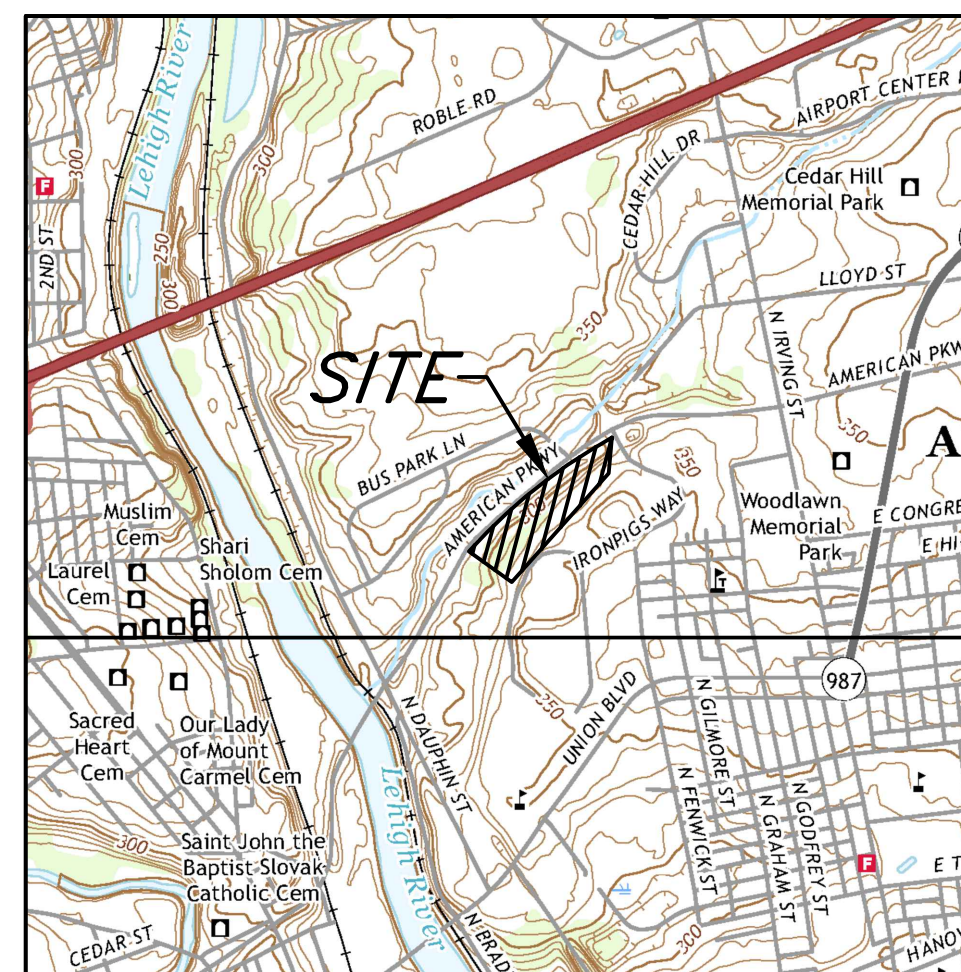
### PROOF OF RECORDING

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA

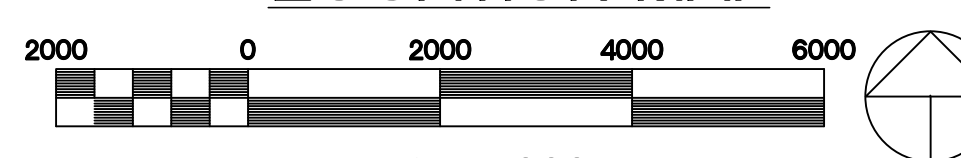
DOCUMENT ID NUMBER \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

WITNESS: \_\_\_\_\_ RECORDER OF DEEDS



### LOCATION MAP



Scale 1" = 2000'

### SHEET INDEX

SHEET NUMBER	DWG. NUMBER	LAND DEVELOPMENT PLANS	DATE OF LAST REVISION	TO BE RECORDED
1	LD-1	COVER SHEET	5-12-23	X
2	LD-2	SITE PLAN	5-12-23	X
3	LD-3	EXISTING FEATURES PLAN	5-12-23	
4	LD-4	GRADING AND UTILITY PLAN	5-12-23	
5	LD-5	SITE DETAILS	5-12-23	
6	LD-6	RETAINING WALL PROFILES	5-12-23	
7	LD-7	N. BRADFORD SIGHT DISTANCE PLAN	5-12-23	
8	LD-8	LANDSCAPING PLAN	5-12-23	
9	LD-9	LANDSCAPING DETAILS	5-12-23	
10	LD-10	LIGHTING PLAN & DETAILS	5-12-23	
11	LD-11	STORM SEWER PLAN & PROFILES	5-12-23	
12	LD-12	STORM SEWER PLAN & PROFILES	5-12-23	
13	LD-13	STORM SEWER DETAILS	5-12-23	
14	LD-14	STORM SEWER DETAILS	5-12-23	
15	LD-15	SANITARY SEWER PLAN & PROFILE	5-12-23	
16	LD-16	SANITARY SEWER DETAILS	5-12-23	
17	LD-17	WATERLINE PLAN & PROFILE	5-12-23	
18	LD-18	WATERLINE DETAILS	5-12-23	
19	LD-19	EROSION AND SEDIMENT CONTROL PLAN - STAGE 1	5-12-23	
20	LD-20	EROSION AND SEDIMENT CONTROL PLAN - STAGE 2	5-12-23	
21	LD-21	EROSION AND SEDIMENT CONTROL PLAN - STAGE 3 & 4	5-12-23	
22	LD-22	EROSION AND SEDIMENT CONTROL NOTES	5-12-23	
23	LD-23	EROSION AND SEDIMENT CONTROL DETAILS	5-12-23	
24	LD-24	EROSION AND SEDIMENT CONTROL DETAILS	5-12-23	
25	LD-25	EROSION AND SEDIMENT CONTROL DETAILS	5-12-23	
STORMWATER MANAGEMENT PLANS				
26	SWM-1	PRE-DEVELOPMENT PLAN	5-12-23	
27	SWM-2	POST-DEVELOPMENT PLAN	5-12-23	
28	SWM-3	STORM SEWER DRAINAGE AREAS PLAN	5-12-23	
POST CONSTRUCTION STORMWATER MANAGEMENT PLANS				
29	PCSM-1	PRE-DEVELOPMENT PLAN	5-12-23	X
30	PCSM-2	POST-DEVELOPMENT PLAN	5-12-23	X
31	PCSM-3	POST-DEVELOPMENT DRAINAGE AREAS PLAN	5-12-23	X
32	PCSM-4	PCSM NOTES	5-12-23	X
33	PCSM-5	PCSM DETAILS	5-12-23	X
34	PCSM-6	PCSM DETAILS	5-12-23	X
TRUCK TURNING PLANS				
35	TT-1	TRUCK TURNS - WB-87	5-12-23	

### FINAL COVER SHEET



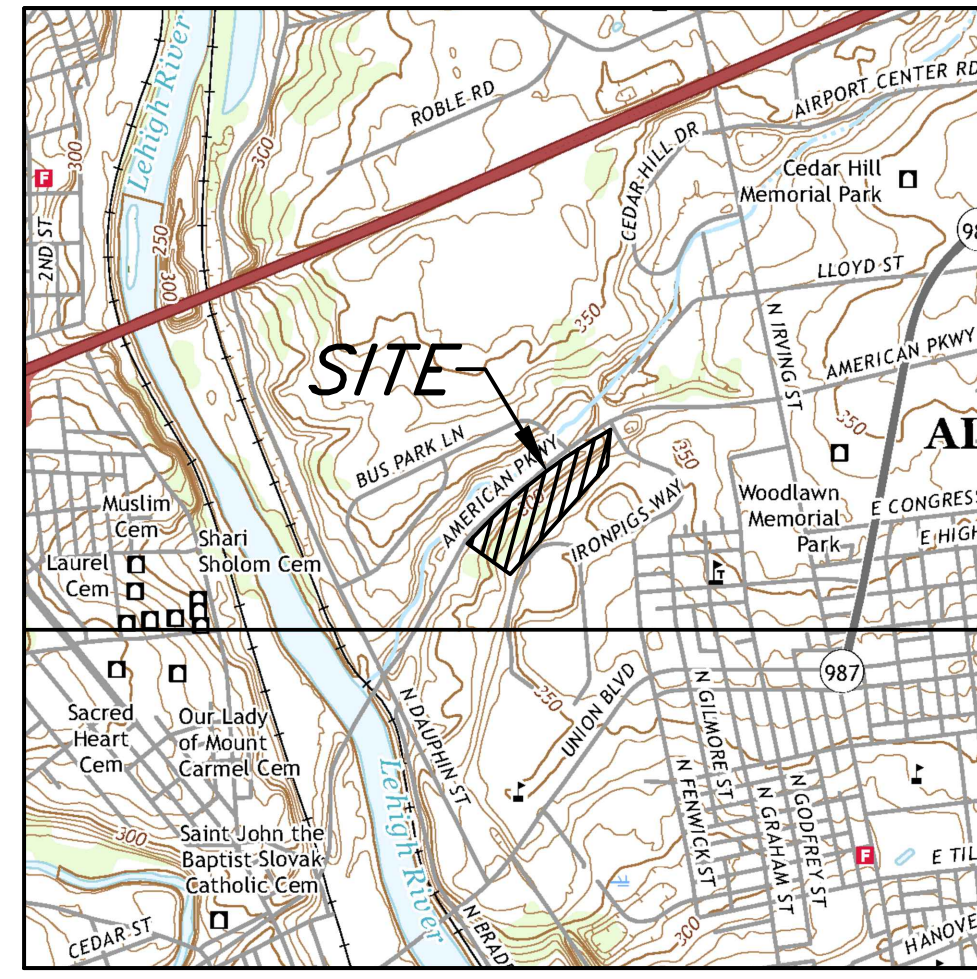
CONSULTING ENGINEERS  
CIVIL • STRUCTURAL • MECHANICAL • MACHINERY

609 Hamilton Street • Allentown, PA 18101  
Office: 610/433-1634 • Fax: 610/433-1636

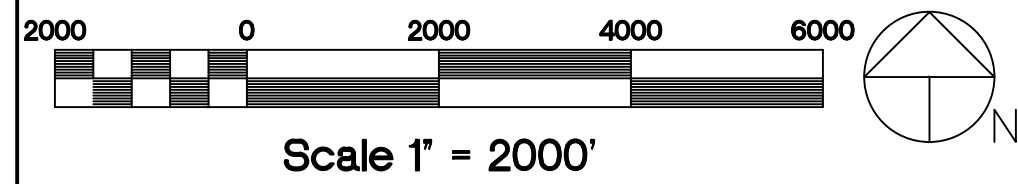
DESIGNED	DRAWN	CHECKED	JOB. NO.	SCALE	DATE	DWG. NO.
			20231940	1" = 50' U.N.O.	JULY 5, 2023	LD-1
						SHEET NO. 1 REV. 3
						OF 35 SHEETS

#	DATE	REVISION	BY
3	05/12/23	PER CITY REVIEW LETTER 12/10/22	BMW
2	12/08/22	FOR NPDES REVIEW	BMW
1	11/07/22	PER CITY REVIEW LETTER 08/05/22	BMW

NO.	PROJECT	DESIGNED	DRAWN	CHECKED	JOB. NO.	SCALE	DATE	DWG. NO.
N. BRADFORD COMMERCIAL DEVELOPMENT	1051 AMERICAN PARKWAY WARD 15				20231940	1" = 50' U.N.O.	JULY 5, 2023	LD-1
								SHEET NO. 1 REV. 3
								OF 35 SHEETS



LOCATION MAP



**SITE DATA**  
 TOTAL LOT AREA: 8.154 AC.  
 PROPERTY ADDRESS: 1051 AMERICAN PARKWAY NE  
 WARD: 15  
 PROPERTY ID: 640759755865 1  
 DOCUMENT ID: 7326903

**OWNER OF RECORD:**  
 TIGER DEN PARTNERS II, LLC  
 171 ROUTE 173 - SUITE 201  
 ASBURY, NEW JERSEY 08802-1365

**DEVELOPER**  
 J. G. PETRUCCI CO., INC.  
 171 ROUTE 173 - SUITE 201  
 ASBURY, NEW JERSEY 08802-1365  
 PRINCIPAL OFFICER/OWNER:  
 JAMES G. PETRUCCI

**EQUITABLE OWNER:**  
 TIGER DEN PARTNERS II, LLC  
 171 ROUTE 173 - SUITE 201  
 ASBURY, NEW JERSEY 08802-1365

**UTILITIES**  
 SEWER: LCA  
 WATER: LCA  
 ELECTRIC: PFL  
 TELEPHONE: VERIZON, PA  
 GAS: UGI UTILITIES, INC.

**INTENDED USE**  
 INDUSTRIAL - SELF STORAGE FACILITY

**ZONING DATA**  
 ZONING DISTRICT B/L1 (BUSINESS/LIGHT INDUSTRIAL)  
 MINIMUM YARD REQUIREMENTS:  
 FRONT YARD - 20'  
 SIDE YARD - 8'  
 REAR YARD - 10'

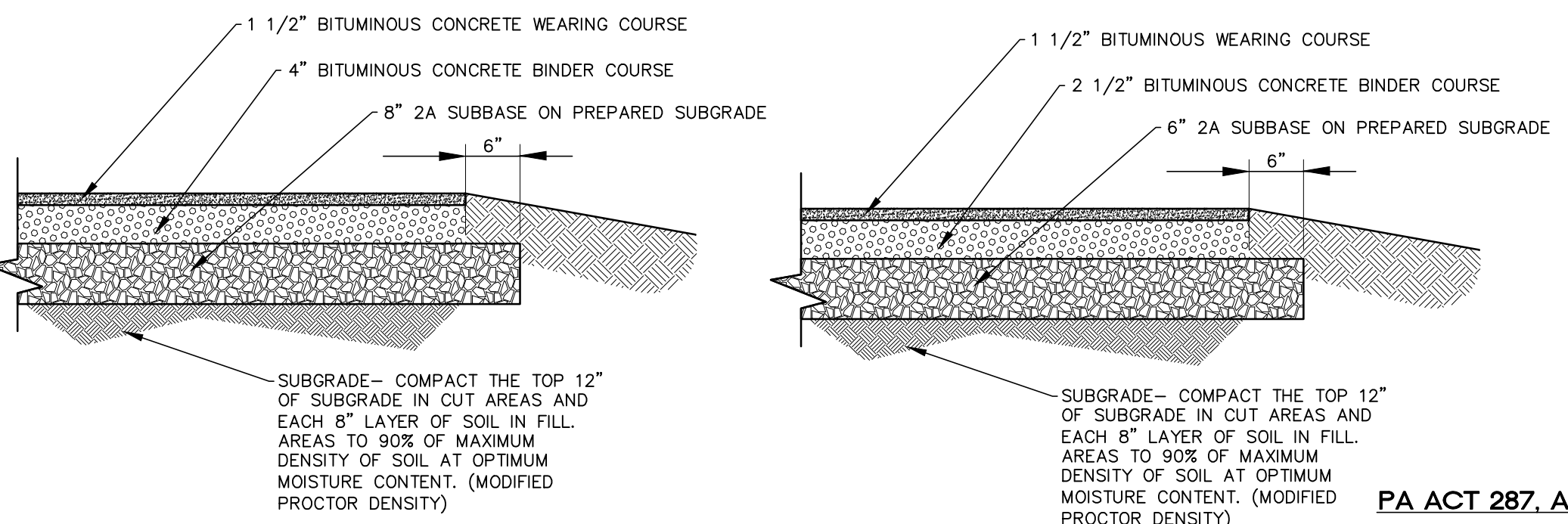
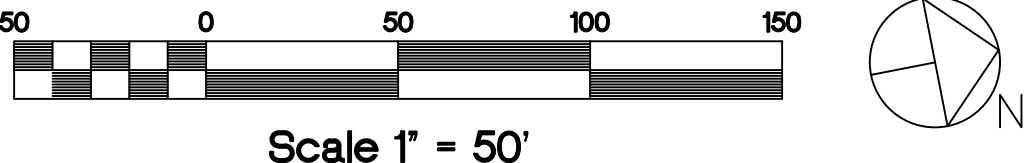
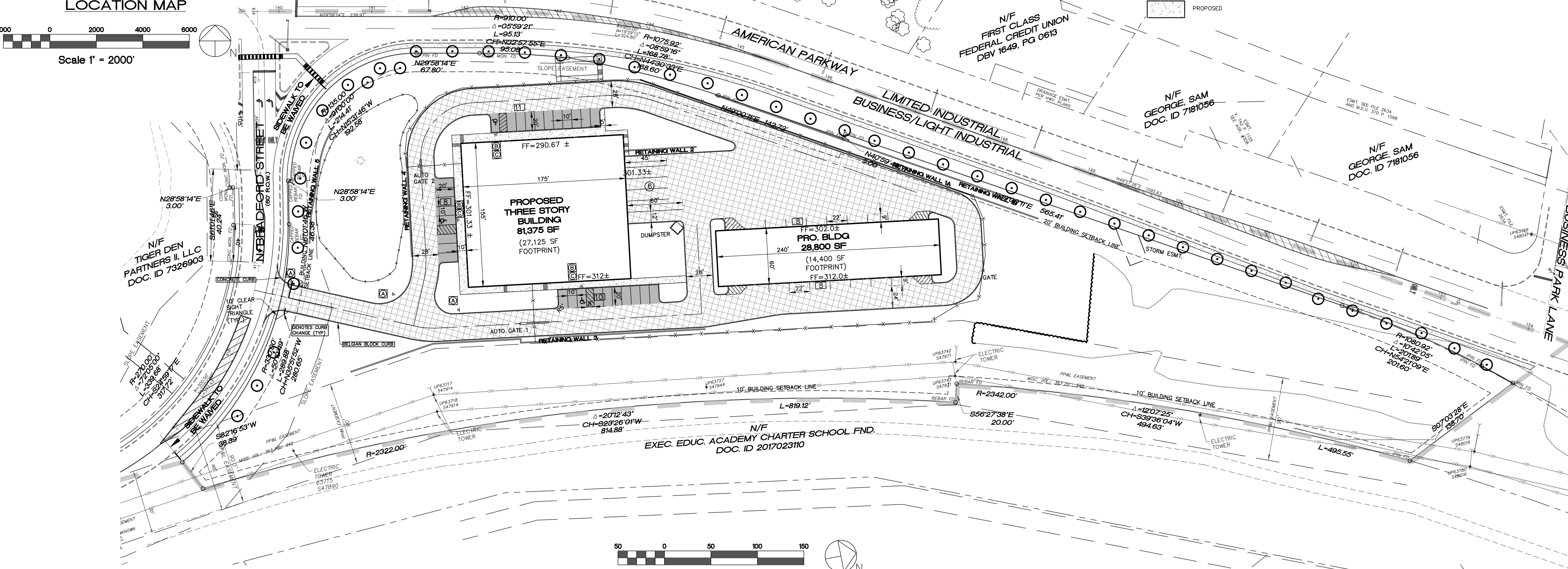
MINIMUM LOT AREA: 4,000 sq. ft.  
 MINIMUM LOT WIDTH: 40' (45' CORNER LOT)  
 MAXIMUM BUILDING HEIGHT: 50'  
 MAXIMUM IMPERVIOUS COVERAGE: 70%  
 NET BUILDABLE SITE AREA OF 8.154 ACRES  
 \* PERCENTAGE CALCULATED BASED ON NET BUILDABLE SITE AREA  
 \*\* TOTAL BUILDING AREA: 110,175 SF

PROPOSED SIGN TABULATION				
SYMBOL	SERIES	SIZE	QUANTITY	MESSAGE
(A)	R1-1	30" x 30"	3	STOP
(B)	R7-8	12" x 18"	3	RESERVED PARKING (NO ARROW)
(B)	R7-8F	12" x 18"	3	RESERVED PARKING PENALTIES SIGN
(C)	R7-8P	12" x 6"	3	VAN ACCESSIBLE
(C)	R7-8F	12" x 18"	3	RESERVED PARKING PENALTIES SIGN

\*\* SIGNS TO BE BY APPROVED PENNDOT SUPPLIER

**LEGEND**

- EXISTING FEATURES**  
 CONCRETE CURB  
 EDGE OF PAVEMENT  
 CONCRETE WALK OR PAD  
 LIGHT STANDARD  
 SIGN POST  
 DECIDUOUS/PINE TREE LINE  
 UTILITY POLE  
 FENCE  
 ZONING BOUNDARY
- PROPOSED FEATURES**  
 CONCRETE CURB  
 EDGE OF PAVEMENT  
 CONCRETE WALK OR PAD  
 PAINT LINE  
 DECIDUOUS/EVERGREEN TREE  
 SHRUB



**HEAVY DUTY PAVING DETAIL**  
 NOT TO SCALE  
 (TRUCK ROUTES AND TRUCK COURT)

**LIGHT DUTY PAVING DETAIL**  
 NOT TO SCALE  
 (PARKING LOT)

**STREET TREE SUMMARY**

QUANTITY	ALIAS	SCIENTIFIC NAME	COMMON NAME
14	AR	ACER RUBRUM	OCTOBER GLORY (RED MAPLE)
32	PA	PLATANUS ACERIFOLIA	BLOODGOOD (LONDON PLANE)
46	TOTAL		

**PA ACT 287, AS AMENDED**  
 IN ACCORDANCE WITH PA ACT 287, AS AMENDED, THE SURVEYOR CONTACTED PA ONE CALL, INC., FOR A DESIGN PHASE LOCATION REQUEST. THE SERIAL NUMBER FOR THAT REQUEST IS 20220331860. THE SURVEYOR HAS MADE NO INDEPENDENT VERIFICATION OF THE INFORMATION PROVIDED OTHER THAN AS MAY BE READILY EVIDENT FROM THE SURFACE OF THE GROUND.  
 THE CONTRACTOR SHALL COMPLY WITH PA ACT 287, AS AMENDED REQUIREMENTS AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF WORK.



**ENGINEER'S STATEMENT**  
 I, STEPHEN A. PANY, A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.  
 DATE: \_\_\_\_\_ PLAN PREPARER'S SIGNATURE: \_\_\_\_\_

**PARKING TABULATION**

REQUIRED PARKING:  
 SELF STORAGE DEVELOPMENT:  
 1 PER 30 STORAGE UNITS PLUS 1 PER EMPLOYEE

860 STORAGE UNITS X (1/30 SPACES) = 29 SPACES  
 3 EMPLOYEES X (1/1 SPACES) = 3 SPACES  
 TOTAL SPACES REQUIRED = 32 SPACES  
 TOTAL SPACES PROPOSED = 45 SPACES

HANDICAPPED SPACES REQUIRED = 2 SPACES  
 HANDICAPPED SPACES PROPOSED = 3

LOADING & UNLOADING SPACES:  
 5 SPACES PLUS 1 FOR EVERY 40,000 SF OVER 100,000 SF OF BUILDING AREA

5 SPACES = 5 SPACES  
 10,175 SF X (1 SPACE/40,000 SF) = 1 SPACE  
 TOTAL LOADING SPACES REQUIRED = 6 SPACES  
 TOTAL LOADING SPACES PROPOSED = 9 SPACES

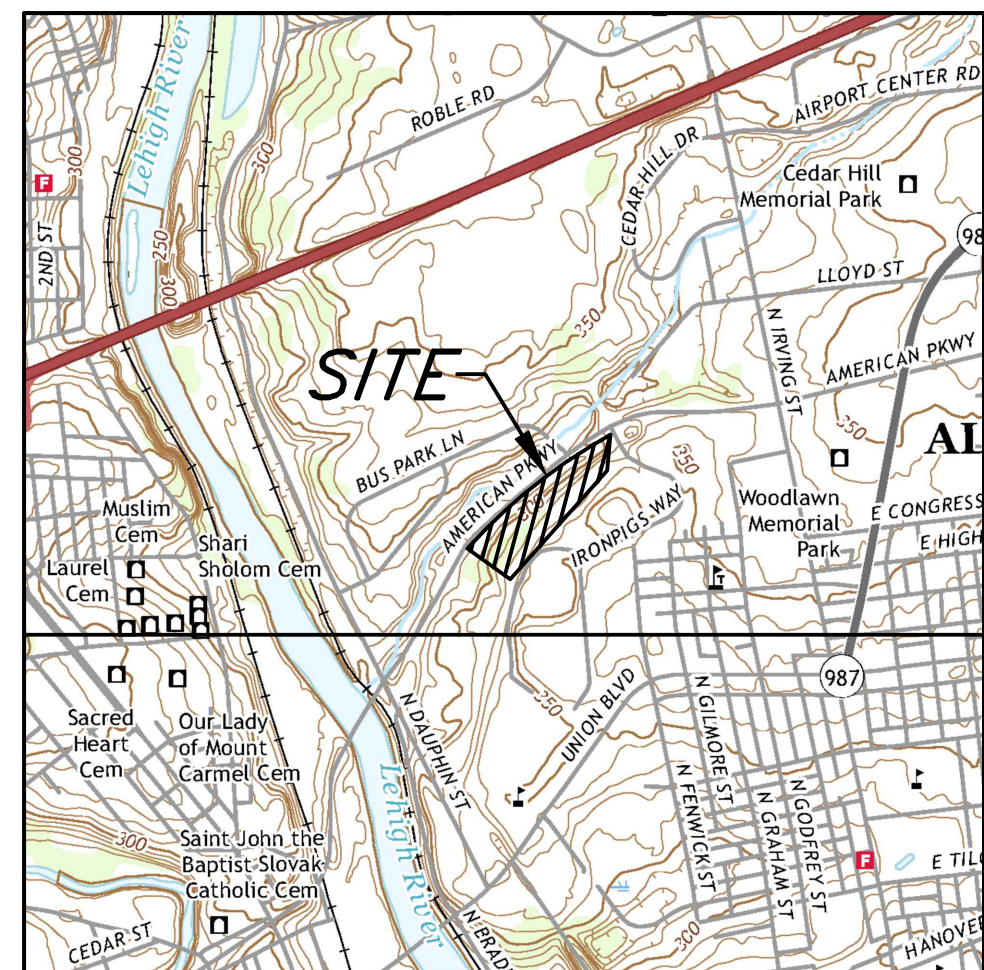
**PANY & LENTZ ENGINEERING COMPANY**  
 CONSULTING ENGINEERS  
 CIVIL • STRUCTURAL • MECHANICAL • MACHINERY  
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 Office: 610/433-1634 • Fax: 610/433-1636

**N. BRADFORD COMMERCIAL DEVELOPMENT**  
 1051 AMERICAN PARKWAY  
 WARD 15  
 CITY OF ALLENTOWN  
 LEHIGH COUNTY, PENNSYLVANIA

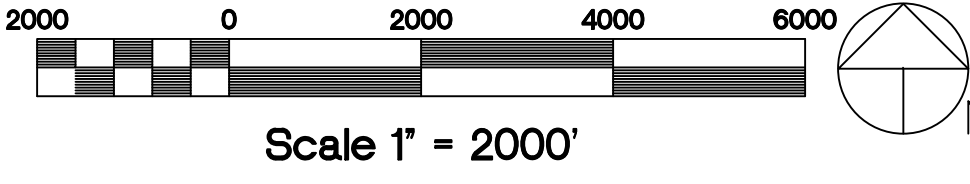
TIGER DEN PARTNERS II, LLC  
 171 ROUTE 173  
 SUITE 201  
 ASBURY, NEW JERSEY 08802

DESIGNED	DRAP
DRAWN	BMW
CHECKED	MFS
JOB. NO.	2021340
SCALE	1" = 50' U.N.O.
DATE	JULY 5, 2022
DWG. NO.	LD-2
SHEET NO.	2
REV.	
OF	35
SHEETS	3

w:\projects\18-24236 [extop] [desktop - storage] [location map] [landscaping] [date: May 11, 2022, 7:02pm] Pany & Lentz Engineering Company - USER: Chris  
 G:\ACAD\Acad\DWG\2021340 North Bradford Commercial\Current\Rev\02 - Site.dwg - Site

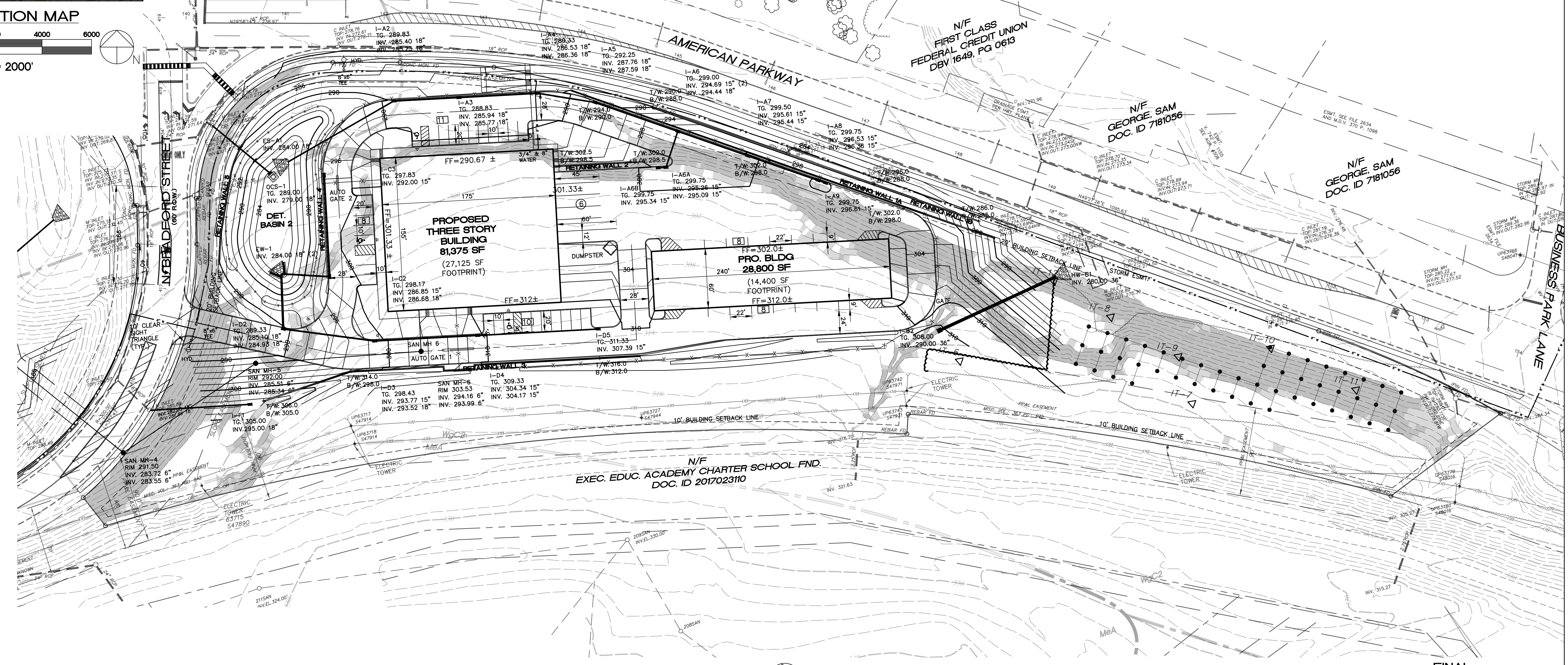


LOCATION MAP



LEGEND

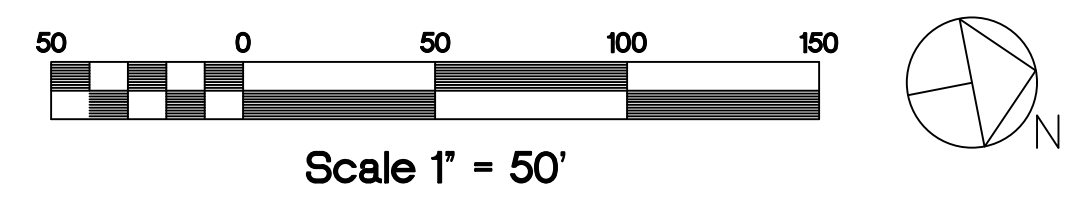
EXISTING FEATURES	PROPOSED FEATURES
2 FT. CONTOUR	INTERMEDIATE CONTOUR
10 FT. CONTOUR	2' CONTOUR
SPOT ELEVATION	10' CONTOUR
CONCRETE CURB	SPOT ELEVATION
EDGE OF PAVEMENT	CONCRETE CURB
CONCRETE WALK OR PAD	EDGE OF PAVEMENT
STORM SEWER & INLETS	CONCRETE WALK OR PAD
SANITARY SEWER & MANHOLE	PAINT LINE
WATER LINE & VALVE	STORM SEWER & INLET
OVERHEAD ELECTRIC	SANITARY SEWER & MANHOLE
EASEMENT LINE	WATER LINE & VALVE
PROPERTY LINES	CURB OPENING
ADJOINERS' PROPERTY LINES	CURB WITH TAPER
RIGHT-OF-WAY	RIP TRAP APRON
SIGN POST	
TREE LINE	
DECIDUOUS TREE	
UTILITY POLE	
WATER TIE	



Slopes Table

Number	Minimum Slope	Maximum Slope	Total Area (SF)	Dist. Area (SF)	% Dist.	Allowable % Dist.	Omitted % Dist.	Variance % Dist.	Color
1	25.00%	35.00%	15603.16	10710.11	68.6	25.0	18.0*	25.6	
2	35.00%	100.00%	53713.11	29610.72	55.1	0.0	28.1*	27.0	

\*PERCENT OMITTED OBTAINED FROM Z.O. SECTION 660-63E(3)

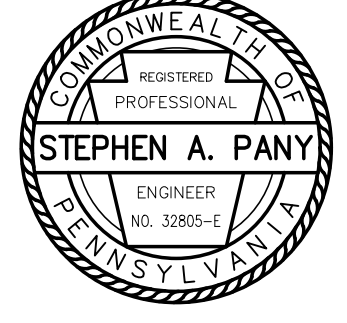


SANITARY SEWER OWNERSHIP NOTES  
1. ANY NEW SEWER LATERALS AND MANHOLES TO BE INSTALLED FOR THIS PROJECT ARE TO BE PRIVATE.

WATERLINE OWNERSHIP NOTES  
1. NEW 8" WATER MAIN EXTENSION IS TO BE PUBLIC.  
2. NEW 8" WATER LATERAL TO PROPOSED BUILDING IS TO BE PRIVATE.  
3. ANY NEW FIRE HYDRANTS OFF THE NEW 8" MAIN EXTENSION ARE TO BE PUBLIC.

BENCH MARK  
MAG NAIL IN N. BRADFORD ST.  
USGS DATUM: ELEV. 318.31

PA ACT 287, AS AMENDED  
IN ACCORDANCE WITH PA ACT 287, AS AMENDED, THE SURVEYOR CONTACTED PA ONE CALL, INC., FOR A DESIGN PHASE LOCATION REQUEST. THE SERIAL NUMBER FOR THAT REQUEST IS 20220331680. THE SURVEYOR HAS MADE NO INDEPENDENT VERIFICATION OF THE INFORMATION PROVIDED OTHER THAN AS MAY BE READILY EVIDENT FROM THE SURFACE OF THE GROUND.  
THE CONTRACTOR SHALL COMPLY WITH PA ACT 287, AS AMENDED REQUIREMENTS AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF WORK.



ENGINEER'S STATEMENT  
I, STEPHEN A. PANY, A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.  
DATE \_\_\_\_\_ PLAN PREPARER'S SIGNATURE \_\_\_\_\_

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2	12/08/22	FOR NPDES REVIEW	BMW
3	11/07/22	PER CITY REVIEW LETTER 08/05/22	BMW

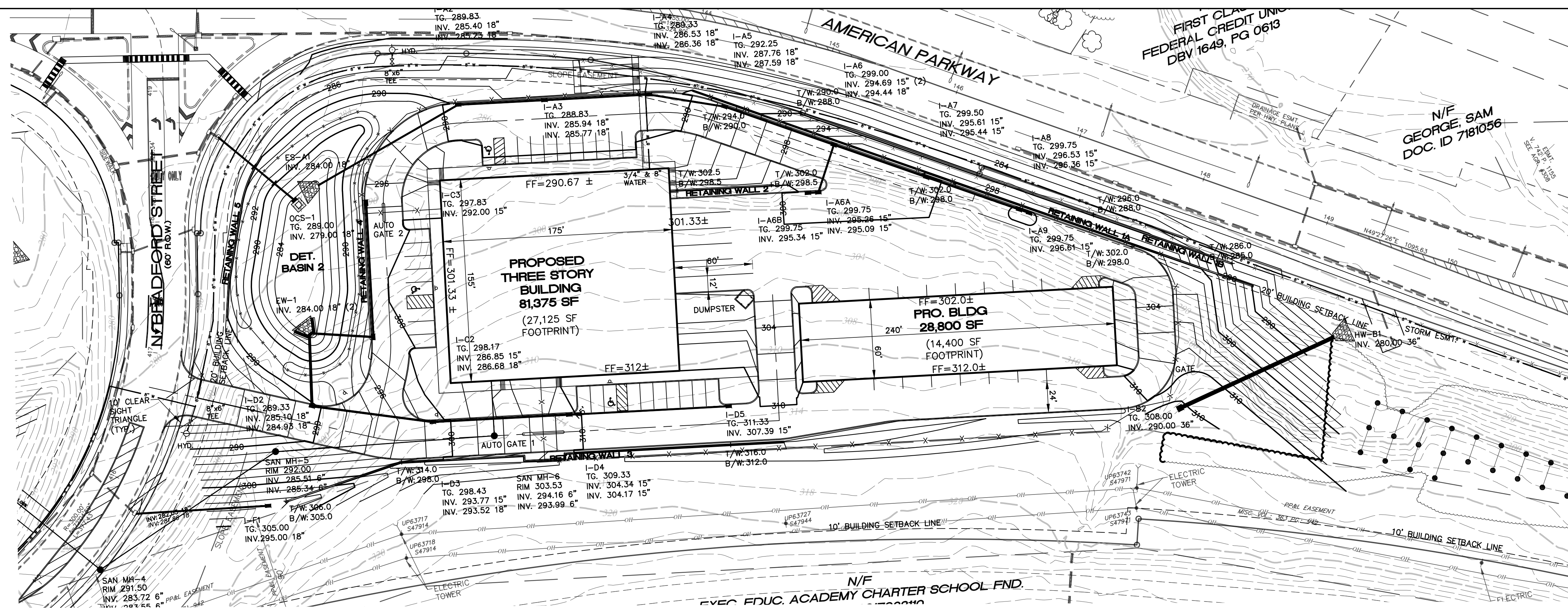
FINAL GRADING + UTILITY PLAN

**PANY & LENTZ ENGINEERING COMPANY**  
CONSULTING ENGINEERS  
CIVIL • STRUCTURAL • MECHANICAL • MACHINERY  
609 Hamilton Street • Allentown, PA 18101  
Office: 610/433-1634 • Fax: 610/433-1636

DESIGNED	DRAP
DRAWN	BMW
CHECKED	MFS
JOB. NO.	2021340
SCALE	1" = 50' U.N.O.
DATE	JULY 5, 2022
DWG. NO.	LD-4
SHEET NO.	4
OF	35
REV.	3

N. BRADFORD COMMERCIAL DEVELOPMENT  
1051 AMERICAN PARKWAY  
WARD 15  
CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA  
TIGER DEN PARTNERS II, LLC  
171 ROUTE 173  
SUITE 201  
ASBURY, NEW JERSEY 08802

Date: May 11, 2023 - 7:03pm \*Pany & Lentz Engineering Company\* - USER: Chris  
wells: \\p1er1b\24236 [extop] [desktop - storage] [location map] [desktop - file] [step slopes - explode]  
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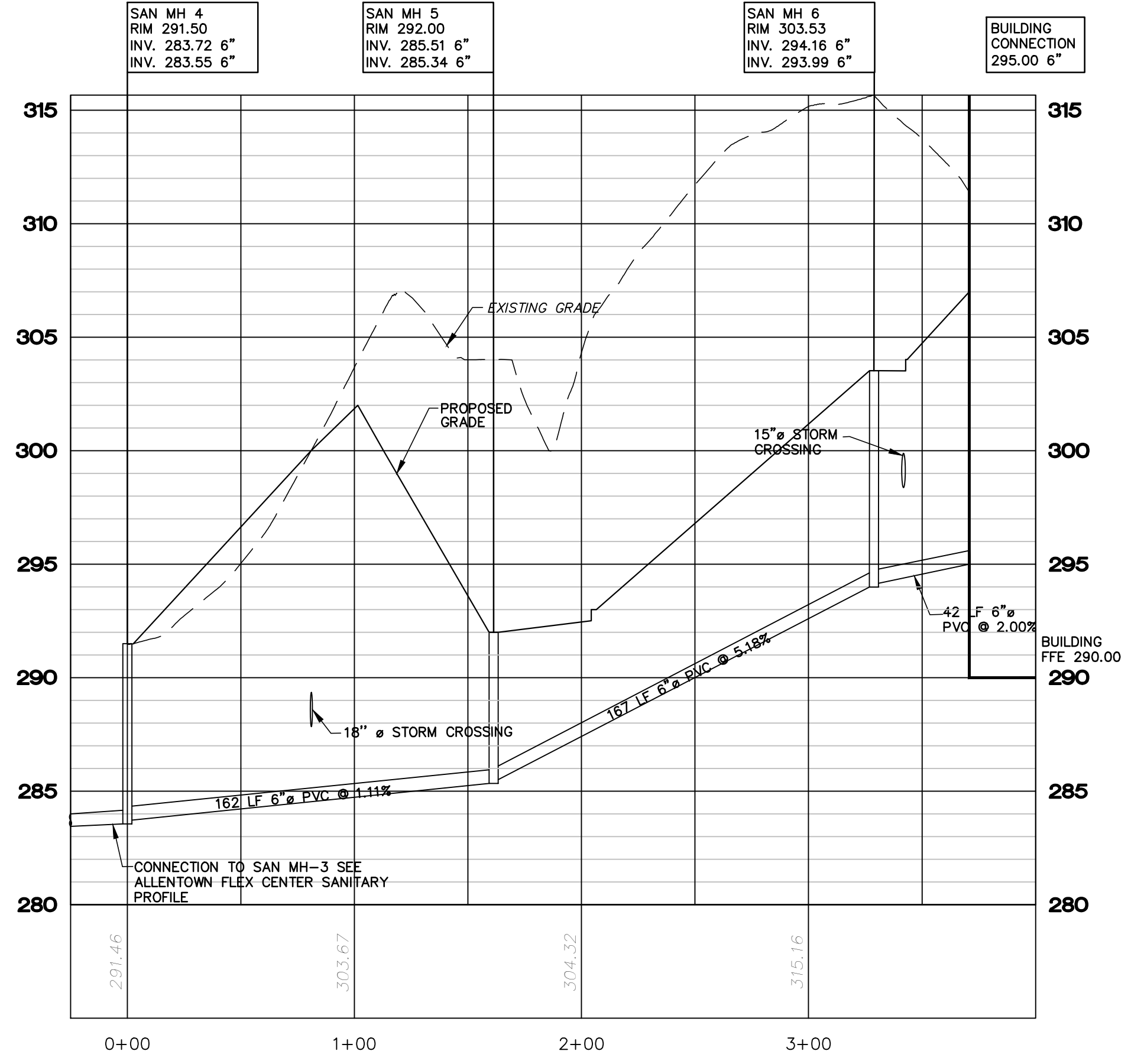


**LEGEND**

- EXISTING FEATURES**
- 2 FT. CONTOUR
  - 10 FT. CONTOUR
  - SPOT ELEVATION
  - CONCRETE CURB
  - EDGE OF PAVEMENT
  - CONCRETE WALK OR PAD
  - STORM SEWER & INLETS
  - SANITARY SEWER & MANHOLE
  - WATER LINE & VALVE
  - OVERHEAD ELECTRIC
  - EASEMENT LINE
  - PAINT LINES
  - PROPERTY LINES
  - ADJOINERS' PROPERTY LINES
  - RIGHT-OF-WAY
  - SIGN POST
  - TREE LINE
  - DECIDUOUS TREE
  - UTILITY POLE
  - WATER TIE
- PROPOSED FEATURES**
- INTERMEDIATE CONTOUR
  - 2' CONTOUR
  - 10' CONTOUR
  - SPOT ELEVATION
  - CONCRETE CURB
  - EDGE OF PAVEMENT
  - CONCRETE WALK OR PAD
  - PAINT LINE
  - STORM SEWER & INLET
  - SANITARY SEWER & MANHOLE
  - WATER LINE & VALVE
  - CURB OPENING
  - END CURB WITH TAPER
  - RIP TRAP APRON



Scale 1" = 50'



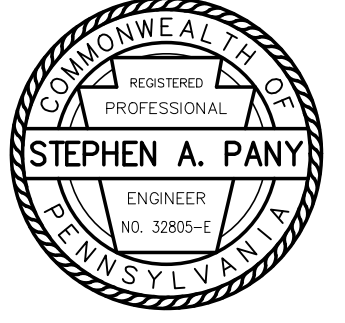
SAN MH-4 TO PROPOSED BUILDING

Scale: Horz. 1" = 50'  
Vert. 1" = 5'

**FINAL SANITARY PLAN + PROFILE**

**PANY & LENTZ ENGINEERING COMPANY**  
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609 Hamilton Street • Allentown, PA 18101  
Office: 610/433-1634 • Fax: 610/433-1636

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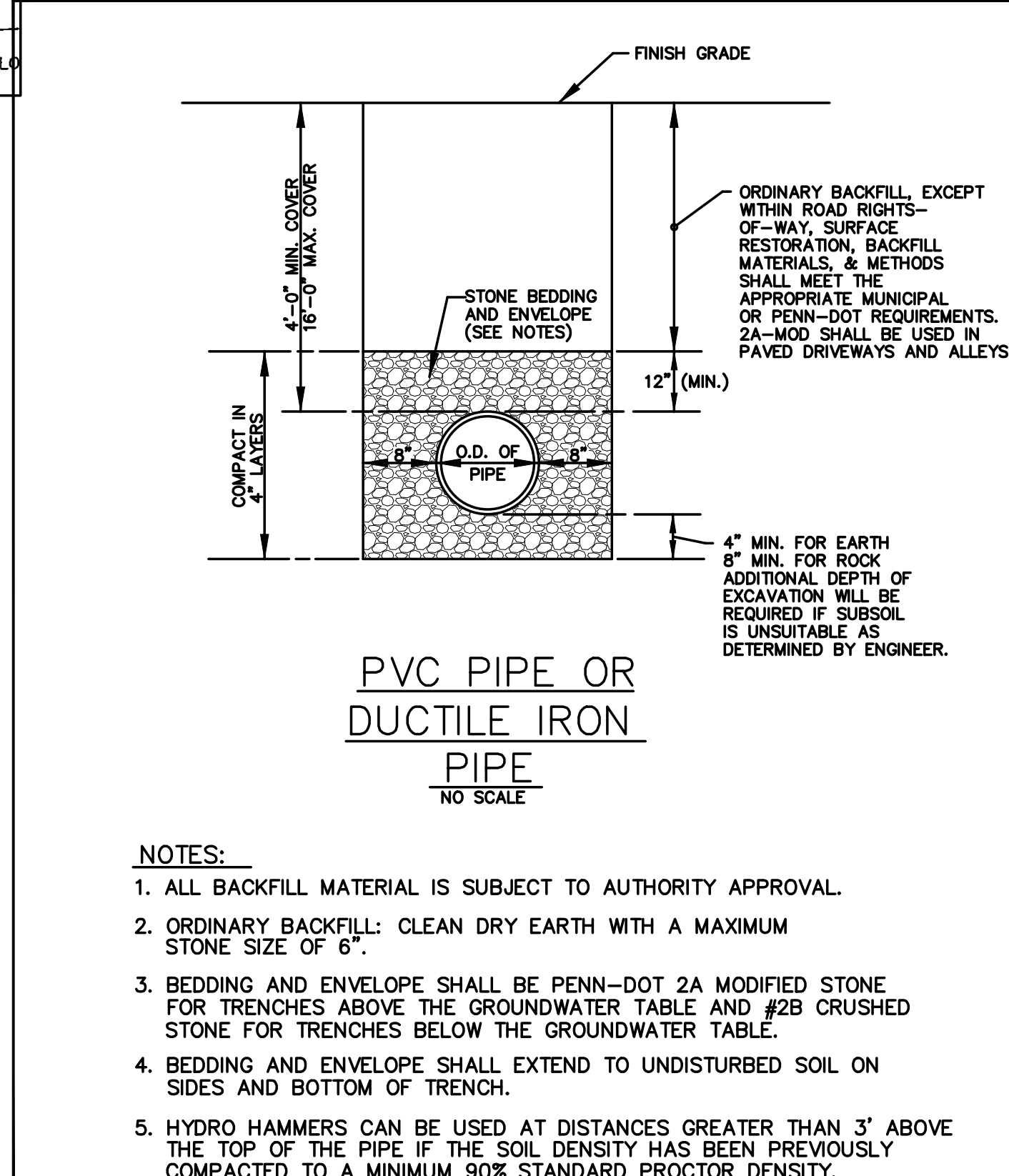
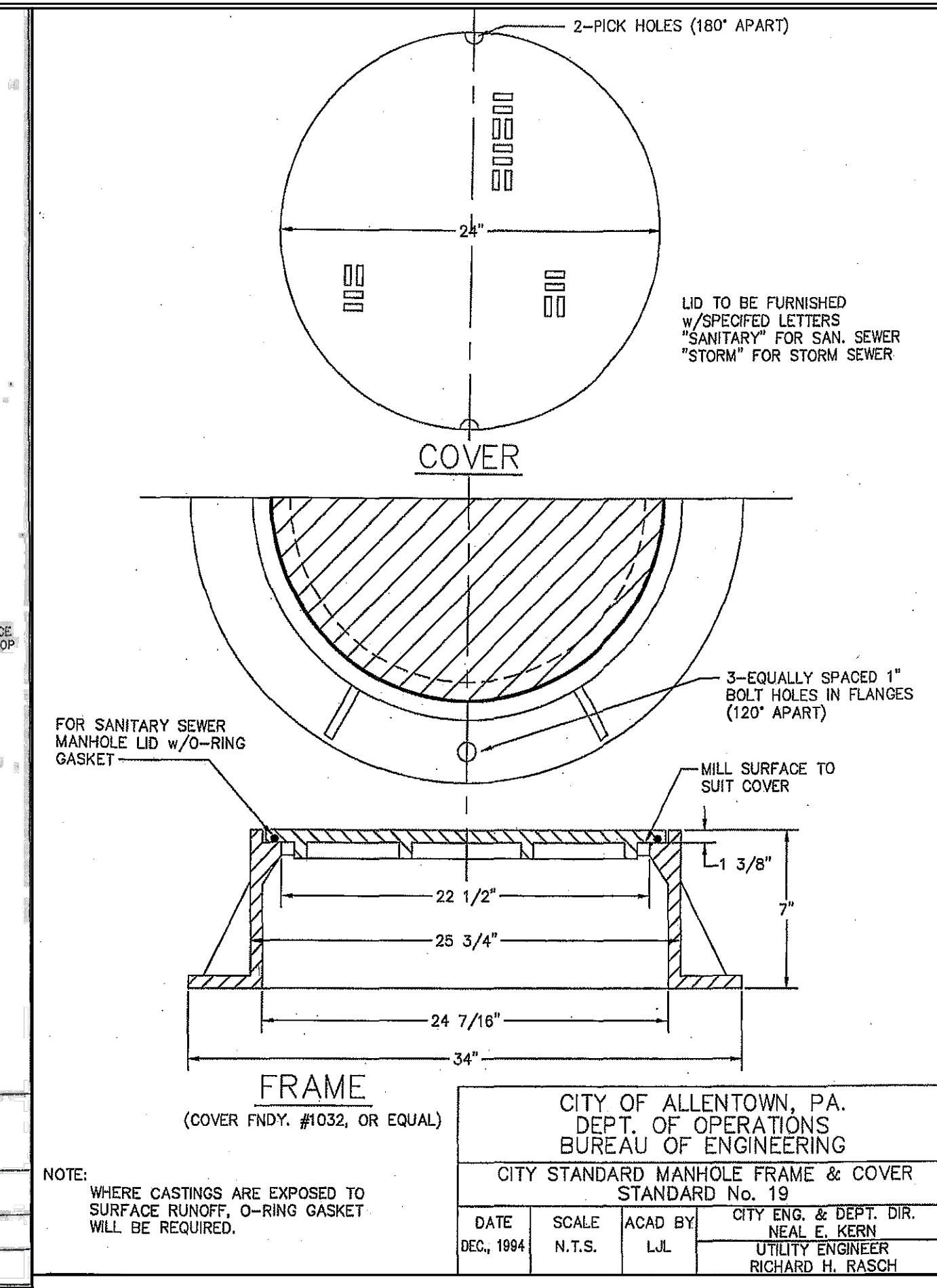
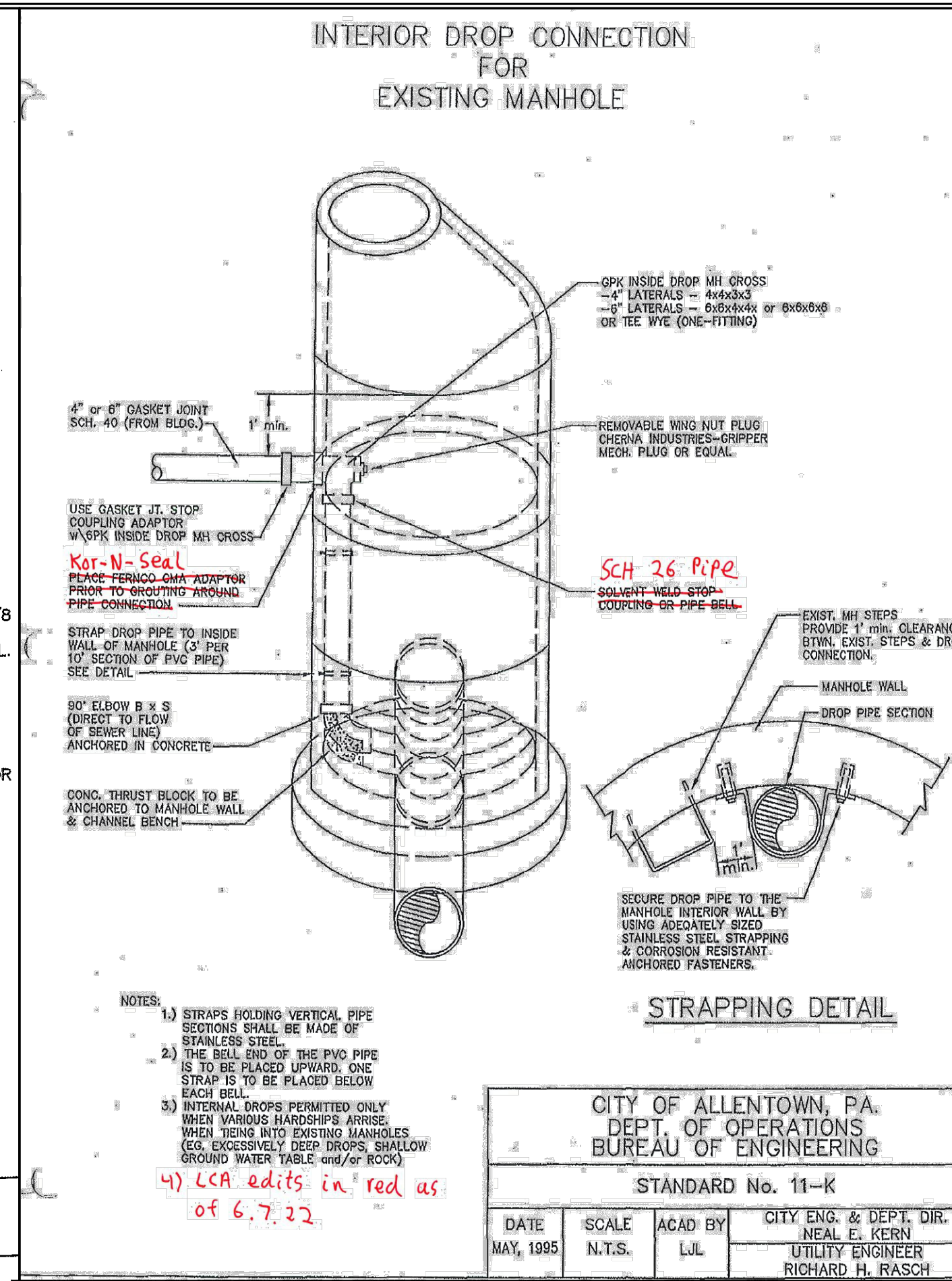
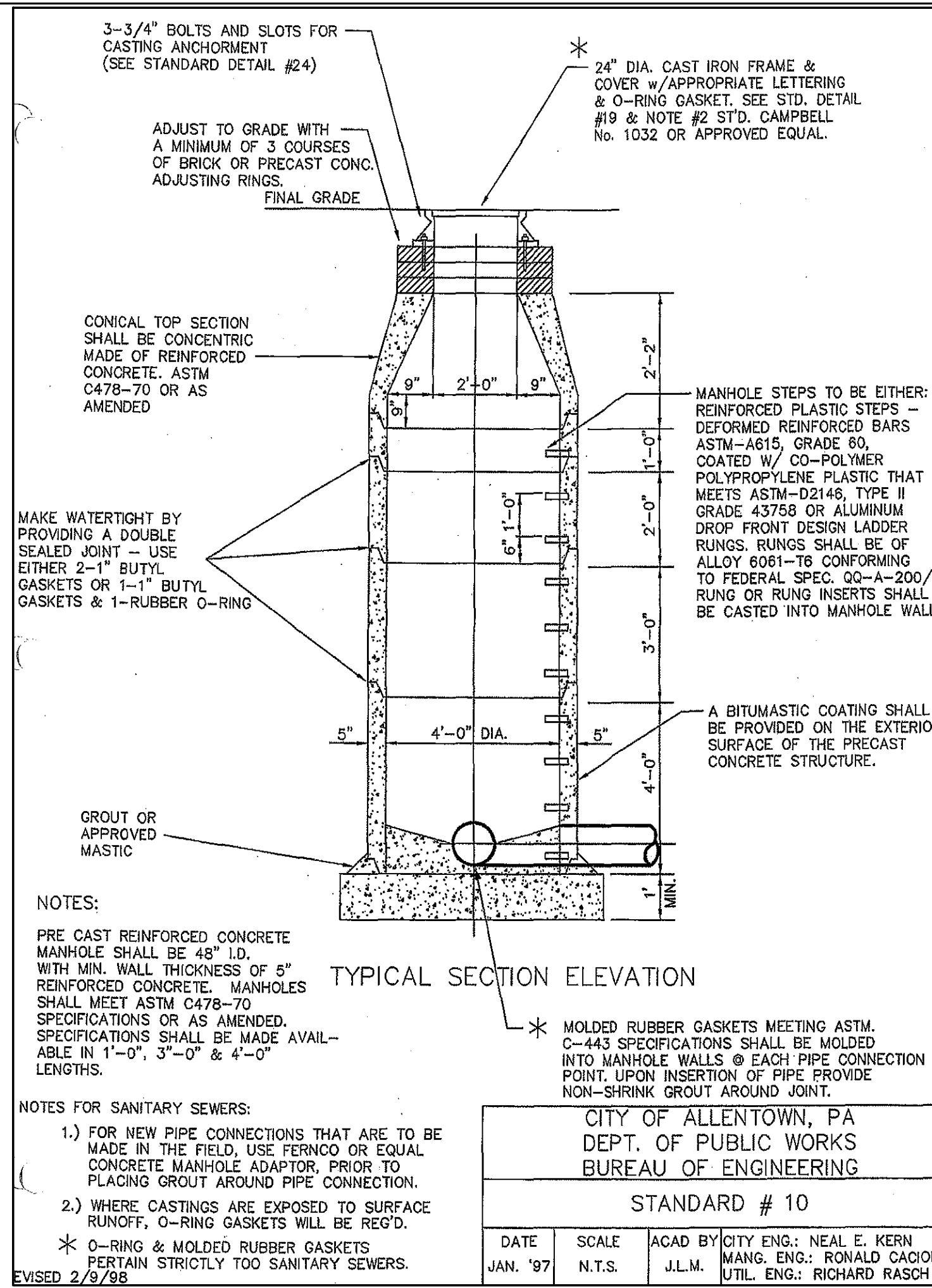
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DESIGNED	SAP
DRAWN	BMF
CHECKED	MFS
JOB. NO.	20220340
SCALE	1" = 50' U.N.D.
DATE	JULY 6, 2022
DWG. NO.	LD-15
SHEET NO.	15
REV.	3
OF	35

**N. BRADFORD COMMERCIAL DEVELOPMENT**  
1051 AMERICAN PARKWAY  
WARD 15  
CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA  
TIGER DEN PARTNERS II, LLC  
171 ROUTE 975  
SUITE 201  
ASSBURY, NEW JERSEY 08802



**LCA GENERAL SITE PLAN NOTES**

- ALL WATER SYSTEM CONSTRUCTION SHALL CONFORM TO THE "GENERAL SPECIFICATIONS FOR WATER SYSTEM CONSTRUCTION" OF LEHIGH COUNTY AUTHORITY (LCA) DATED JUNE 1976, OR AS AMENDED.
- WATER SYSTEM CONSTRUCTION IS SUBJECT TO INSPECTION BY LCA. CONTACT LCA AT (610) 398-2503 TO SCHEDULE AN INSPECTION A MINIMUM OF THREE (3) BUSINESS DAYS PRIOR TO THE START OF WORK. ONLY LCA PERSONNEL SHALL OPERATE VALVES IN THE WATER SYSTEM.
- ADEQUATE HORIZONTAL AND VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER, SANITARY SEWER AND STORM SEWER LINES IN CONFORMANCE WITH PA DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS.
- SEPARATION BETWEEN WATER LINES AND SEWERS: (1) PARALLEL: A MINIMUM HORIZONTAL SEPARATION OF 10' SHALL BE MAINTAINED BETWEEN A WATER LINE AND SANITARY OR STORM SEWER. WHERE LCA APPROVES AN EXCEPTION TO THIS, THE WATER LINE MAY BE INSTALLED TO WITHIN 5' OF A SEWER IF THE BOTTOM OF THE WATER LINE IS LAID SO THAT ITS ELEVATION IS A MINIMUM OF 18" ABOVE THE TOP OF THE SEWER LINE AND IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF. (2) CROSSINGS: WHEN A WATER LINE CROSSES A SANITARY OR STORM SEWER, THE BOTTOM OF THE WATER LINE SHALL BE MAINTAINED A MINIMUM OF 18" ABOVE THE TOP OF THE SEWER AND A FULL LENGTH OF WATER PIPE SHALL BE CENTERED ON THE CROSSING. WHERE LCA APPROVES AN EXCEPTION TO THIS FOR A CROSSING OF A GRAVITY SEWER, A MINIMUM OF 6" SEPARATION SHALL BE MAINTAINED. THE SEWER SHALL BE CONSTRUCTED WITH WATERTIGHT JOINTS, AND THE WATER LINE SHALL BE ENCASED IN CONCRETE FOR 10' ON EITHER SIDE OF THE CROSSING UNLESS CROSSING ABOVE A STORM SEWER OR BELOW A STORM SEWER WITH GREATER THAN 18" SEPARATION. WATER LINE FITTINGS AND VALVES SHALL NOT BE ENCASED IN CONCRETE. SEWERS SHALL BE ADEQUATELY SUPPORTED TO PREVENT ANY EXCESS DEFLECTION OF THE JOINTS AND THE SETTLING ON AND BREAKING OF THE WATER LINE.
- MEGALUGS SHALL BE USED TO RESTRAIN MECHANICAL JOINT FITTINGS AND FIELD LOCK GASKETS TO RESTRAIN PUSH-ON JOINTS WITHIN 40' OF BOTH HORIZONTAL AND VERTICAL BENDS IN WATER LINES 12" IN DIAMETER AND SMALLER.
- A 10' MINIMUM HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER LINES AND TREE PLANTING.
- ALL WATER LINES SHALL HAVE A MINIMUM OF 4' OF COVER.
- ALL WATER LINES SHALL BE DUCTILE IRON PIPE CLASS 52, UNLESS OTHERWISE NOTED.
- VALVES SHALL BE SET 5' FROM A FITTING.
- A METER PIT WILL BE REQUIRED ON ANY SERVICE LINE WHERE THE DISTANCE FROM THE CURB STOP TO THE POINT WHERE THE METER WOULD BE SET INSIDE OF THE BUILDING WILL BE GREATER THAN 10'
- SEWER LATERALS AND WATER SERVICES SHALL BE INSTALLED WITH A MINIMUM OF 5' OF HORIZONTAL CLEARANCE BETWEEN THEM IN TOWNHOUSE AREAS AND A MINIMUM OF 10' OF HORIZONTAL CLEARANCE BETWEEN THEM IN SINGLE FAMILY AREAS, AND WITH THE WATER SERVICE A MINIMUM OF 18" ABOVE THE SEWER LATERAL WITHIN STREET RIGHTS-OF-WAY. ON BUILDING LOTS, INSTALL WATER SERVICES AND SEWER LATERALS IN ACCORDANCE WITH THE APPLICABLE LOCAL PLUMBING CODES.
- PLUMBING AND FIRE PROTECTION SYSTEM PLANS SHALL BE SUBMITTED FOR LCA REVIEW AND WRITTEN APPROVAL OF THE PROPOSED INSTALLATION OF METERS, DETECTOR CHECKS AND BACKFLOW PREVENTION DEVICES PRIOR TO INSTALLATION.
- LEHIGH COUNTY AUTHORITY REVIEWS FIRE PROTECTION SYSTEM PLANS FOR PERFORMANCE OF BACKFLOW PREVENTION AND METERING TO ITS POLICIES AND RULES AND REGULATIONS. THIS IS NOT A REVIEW OF THE ADEQUACY OF THE FIRE PROTECTION SYSTEM.
- A MINIMUM TWO (2) HOUR 150 PSI PRESSURE TEST SHALL BE PERFORMED ON A WATER SERVICE LATERAL. THE EXISTING VALVE AT THE CONNECTION POINT TO THE WATER SYSTEM MAY NOT PASS A PRESSURE TEST AS REQUIRED BY LCA, NFPA OR OTHER AGENCY FOR NEW CONSTRUCTION. THE DEVELOPER SHALL BEAR THE COST TO REPAIR OR REPLACE THIS VALVE TO MEET TESTING REQUIREMENTS.
- CONTACT LEHIGH COUNTY AUTHORITY ALLENTOWN DIVISION AT 610-437-7515 TO SCHEDULE A PROPOSED CONNECTION TO/DISCONNECTION FROM THE WATER SYSTEM. A MINIMUM OF 3 BUSINESS DAYS NOTICE SHALL BE GIVEN. ONLY AUTHORITY PERSONNEL SHALL OPERATE VALVES IN THE WATER SYSTEM.
- THE LEHIGH COUNTY AUTHORITY ALLENTOWN DIVISION (610-437-7515) MUST BE NOTIFIED AT LEAST 2 WEEKS PRIOR TO PERFORMING A HIGH VOLUME FLUSH OF THE PLUMBING OR FIRE PROTECTION SYSTEM, A FIRE FLOW TEST OR FIRE PUMP TEST.
- THE LEHIGH COUNTY AUTHORITY ALLENTOWN DIVISION (610-437-7515) SHALL BE NOTIFIED TO SCHEDULE AN INSPECTION OF THE METER SETTING PRIOR TO INITIATION OF WATER SERVICE.
- ALL ABANDONED WATER LINES MUST BE ABANDONED AT THE MAIN. IF THE CORPORATIONS DO NOT SHUT OFF CORRECTLY AND ARE LEAKING OR ARE DEMAILED NECESSARY BY THE INSPECTOR, THE CONTRACTOR IS FULLY RESPONSIBLE TO INSTALL AND PURCHASE AN APPROVED CAPSULATION DEVICE.
- ALL ABANDONED SEWER LINES MUST BE ABANDONED AT THE MAIN BY AN APPROVED TRENCHLESS SEWER REPAIR CONTRACTOR.

SEWER SYSTEM STANDARD DETAIL	LEHIGH COUNTY AUTHORITY P. O. BOX 3348 1053 SPRUCE ROAD ALLENTOWN, PA 18106
TYPICAL TRENCH SECTION	DRAWN BY: G.R.D. CHECKED BY: E.L.H. APPLIED BY: M.A.B. DATE DWG.: 4/28/00 DWG. NO. S-01 REVDATE: 6/16/08

**FINAL  
SANITARY SEWER DETAILS**

**PANY & LENTZ ENGINEERING COMPANY**

CONSULTING ENGINEERS  
CIVIL • STRUCTURAL • MECHANICAL • WATER

609 Hamilton Street • Allentown, PA 18101  
Office: 610/433-1634 • Fax: 610/433-1636

DESIGNED	BAP
DRAWN	BNW
CHECKED	MPS
JOB. NO.	2021940
SCALE	1" = 60' U.N.O.
DATE	JULY 5, 2022
DWG. NO.	LD-16
SHEET NO.	16
OF	35

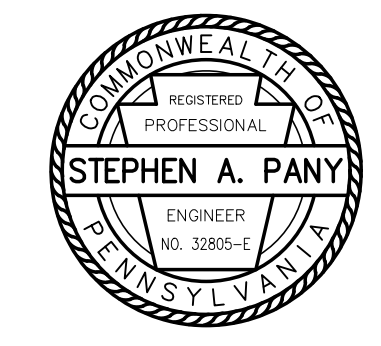
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LEHIGH COUNTY, PENNSYLVANIA

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ASBURY, NEW JERSEY 08802

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xrefs: \\xref-TB 24x36  
 G:\ADAD\Acad\DWG\2021\340 North Bradford Commercial\Current Rev16 - Sanitary Details.dwg - Sanitary Details  
 Date: May 11, 2023 - 7:07pm \*Pany & Lentz Engineering Company\* - USER: Chris