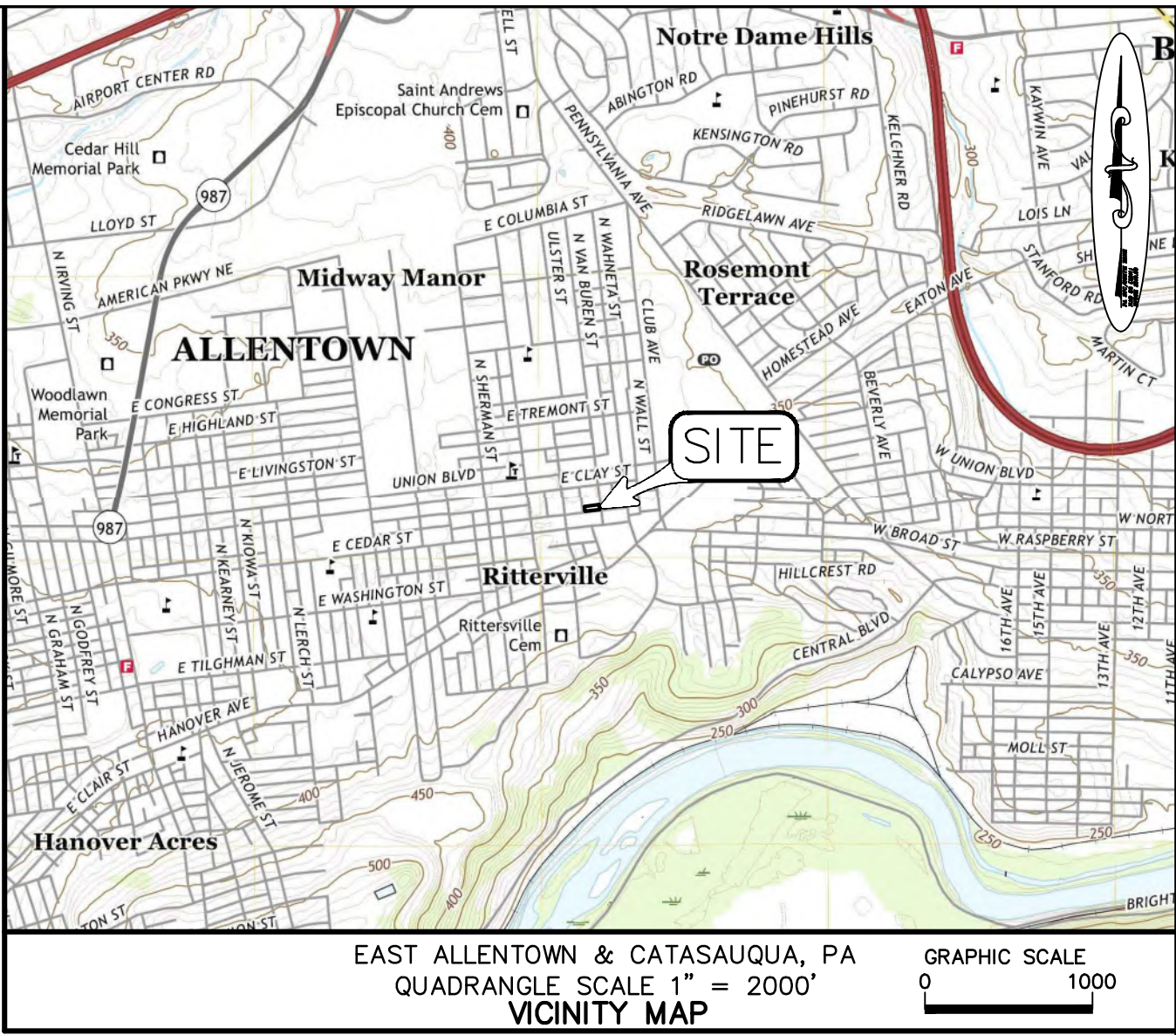
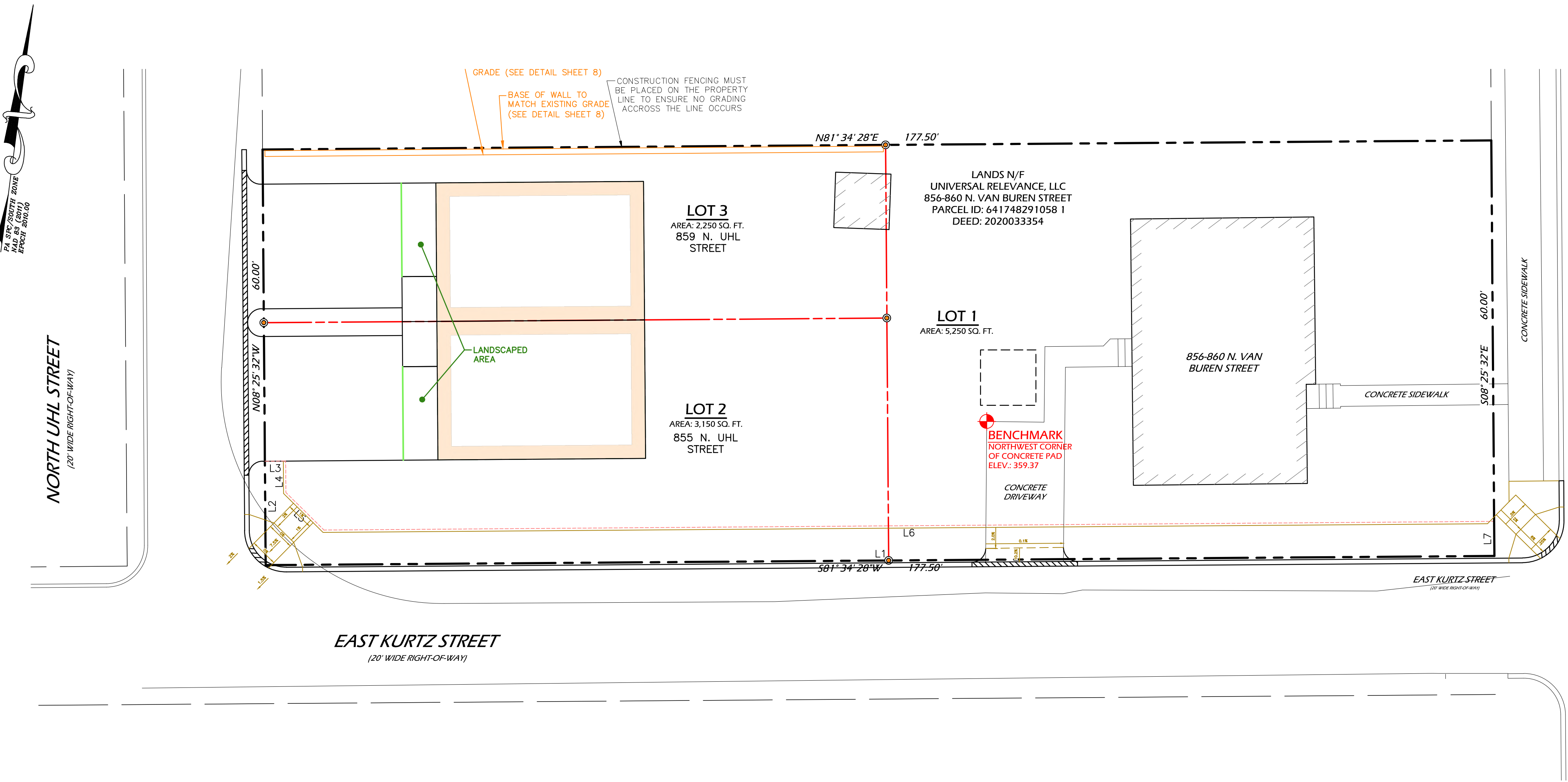


FINAL PLAN
856-860 N. VAN BUREN STREET
MINOR SUBDIVISION
CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA



EAST ALLENTOWN & CATASAUQUA, PA
QUADRANGLE SCALE 1" = 2000'
VICINITY MAP

GRAPHIC SCALE
0 1000



INDEX TO DRAWINGS	
SHEET NO.	TITLE
1	COVER SHEET
2	MINOR SUBDIVISION PLAN
3	GRADING PLAN
4	SOIL EROSION CONTROL AND UTILITY PLAN
5	GRADING AND SOIL EROSION CONTROL NOTES AND DETAILS
6	WATER DETAILS
7	SANITARY SEWER DETAILS
8	MISCELLANEOUS DETAILS
9	LANDSCAPING PLAN, DETAILS, AND NOTES
10	WATER LINE AND SANITARY LINE PROFILE

SHEET 2 IS TO BE RECORDED



- STOP -
CALL BEFORE YOU DIG
PENNSYLVANIA ONE CALL SYSTEM, INC.
3 WORKING DAYS NOTICE IS THE LAW!
1-800-242-1776

SERIAL NUMBER: 20240783464
(A FINAL DESIGN NOTICE SHALL BE SUBMITTED BY OTHERS)

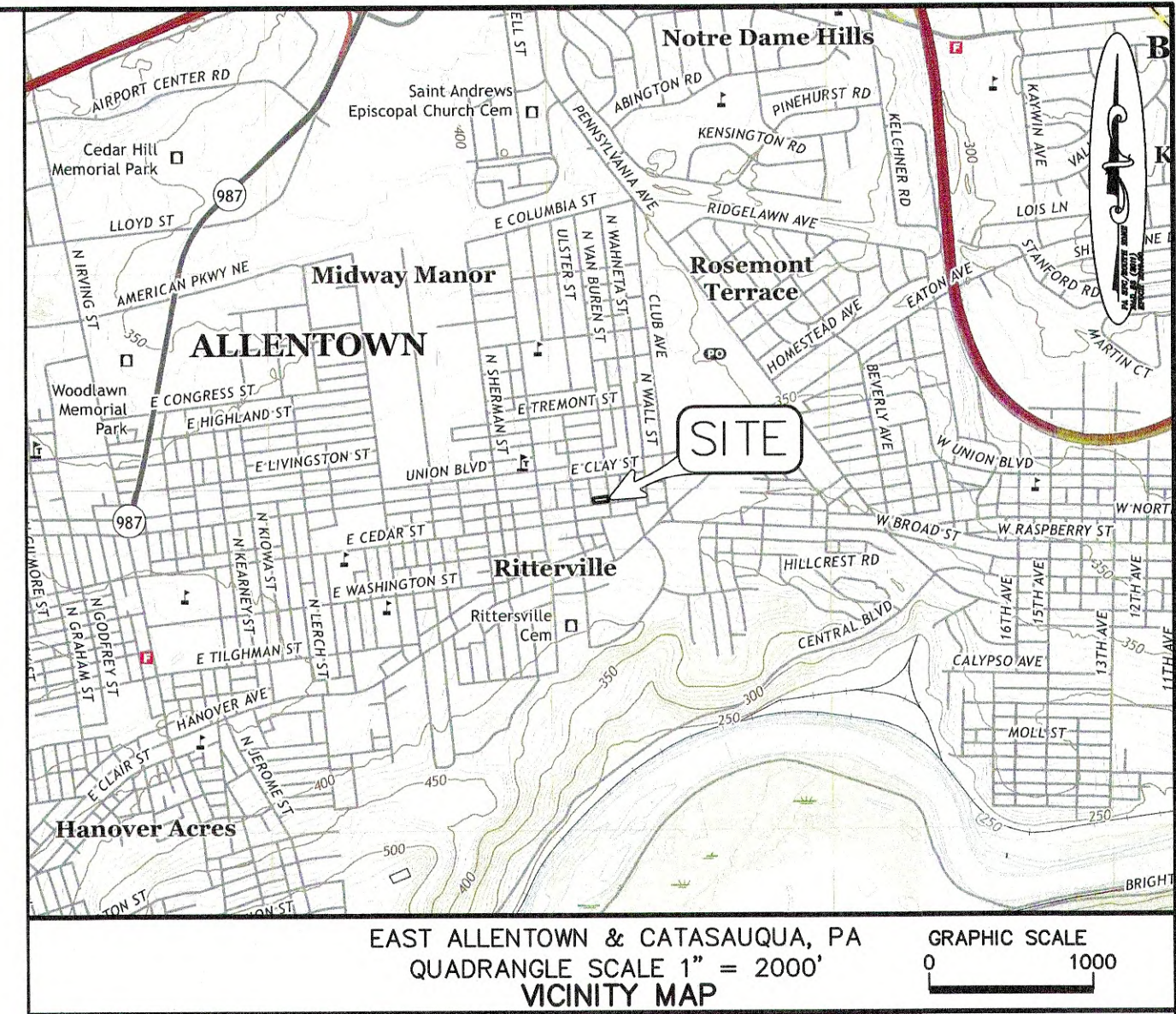
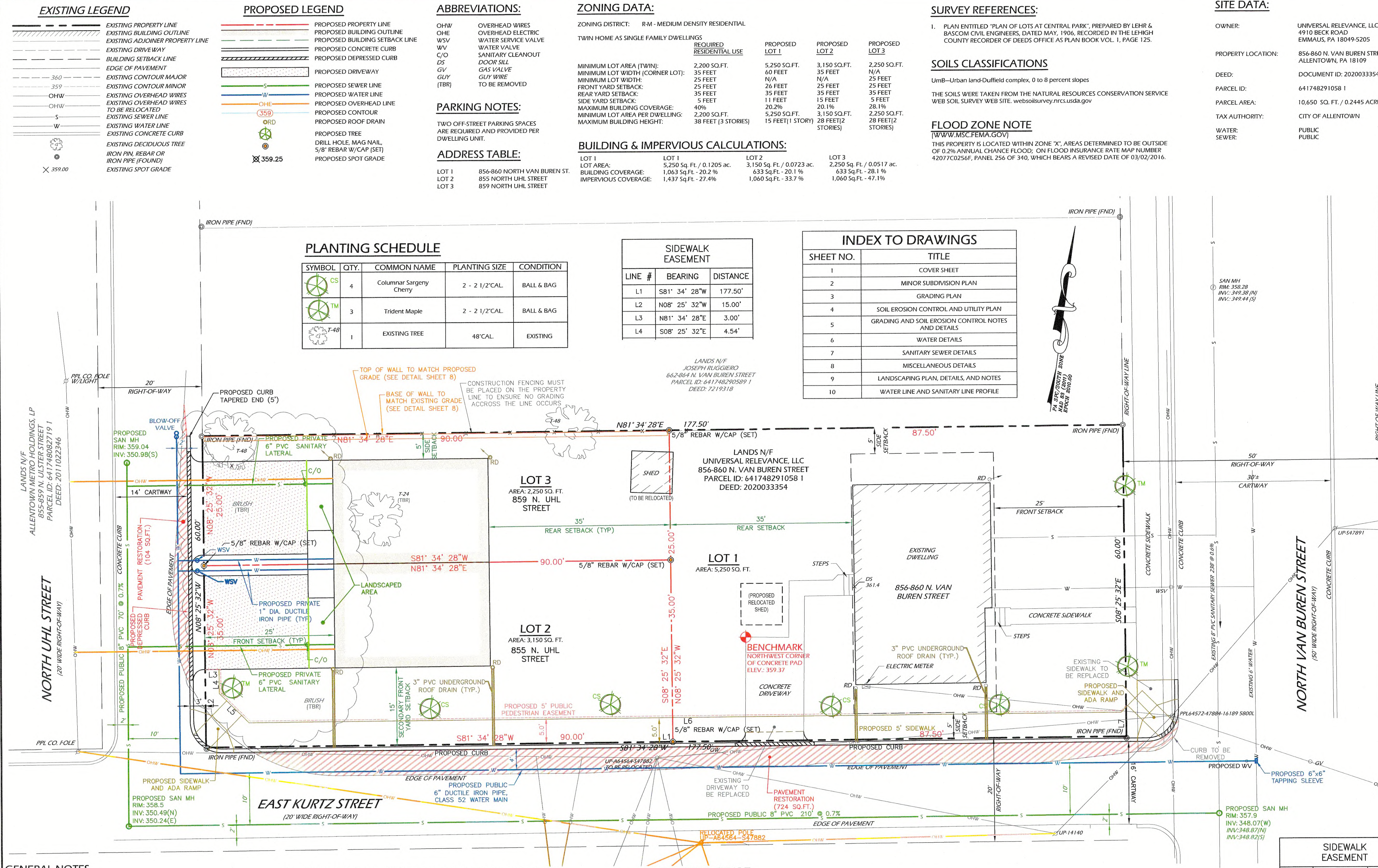
PREPARED FOR
UNIVERSAL RELEVANCE LLC.
4910 BECK ROAD
EMMAUS, PA. 18049-5205

PREPARED BY
ARTHUR A. SWALLOW ASSOCIATES, LLC
1003-1005 N. 19th STREET
ALLENTOWN, PA. 18104



DATE - 05/17/2024
R1 - 01/08/2025
R2 - 04/15/2025
R3 - 06/24/2025
R4 - 08/05/2025
R5 - 01/23/2026
R6 - 06/17/2026

SHEET 1 OF 10

**CERTIFICATION OF OWNER OF RECORD AND DEDICATION**

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, (AND DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL LAND FOR PUBLIC PURPOSES SHOWN HEREON).

THE FOREGOING ADOPTION (AND DEDICATION) IS MADE BY ME (US) WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL BY THE ALLENTOWN CITY PLANNING COMMISSION, IF HERETO ATTACHED, 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.

OWNER: UNIVERSAL RELEVANCE, LLC, (DUSTY KEYSER)

NOTARIZATION

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATION OF THE LEHIGH VALLEY PLANNING COMMISSION

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION.

THE LEHIGH VALLEY PLANNING COMMISSION REVIEW

PLANNER _____ DATE _____

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR _____ DATE _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

APPROVED: _____ CITY ENGINEER _____ DATE _____

SURVEYORS 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 THE SURVEY WAS MADE, THERE WERE NO EASEMENTS OR ENCROACHMENTS ACROSS PROPERTY LINES, OTHER THAN THOSE SHOWN.

MICHAEL A. HOUSTEN, P.L.S. PA 50075182
DATE 6/1/26

**FINAL PLAN
MINOR SUBDIVISION PLAN**

PLAN DATE 05/17/2024	PROJECT 856-860 N. VAN BUREN STREET	DEED REF. 2020033354
REVISIONS R1-01/08/2025 R2-04/15/2025 R3-06/24/2025 R4-08/05/2025 R5-01/23/2026 R6-06/17/2026	OWNER UNIVERSAL RELEVANCE, LLC	TAX MAP 641748291058 1
MUNICIPALITY CITY OF ALLENTOWN (15th WARD)	CITY OF ALLENTOWN (15th WARD)	SHT. NO. 2 of 10
COUNTY LEHIGH COUNTY	LEHIGH COUNTY	JOB NO. 7064
STATE PENNSYLVANIA	PENNSYLVANIA	DATE 6/1/26

AASA Land Surveyors
www.aasasurvey.com

Arthur A. Swallow Associates, LLC
1003-1005 North 19th Street
Allentown, PA 18104
610-820-6470 • Fax: 610-820-5947

MICHAEL A. HOUSTEN, P.L.S.
PA 50075182

GENERAL NOTES

- BENCHMARK: NORTHWEST CORNER OF CONCRETE DRIVEWAY ON LOT 1; ELEVATION 359.32.
- NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN AN AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT WITHOUT WRITTEN TOWNSHIP APPROVAL.
- THE SITE WILL BE SERVED WITH PUBLIC WATER AND PUBLIC SEWAGE FACILITIES.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. ALL UTILITIES HAVE BEEN IDENTIFIED BASED ON THE BEST AVAILABLE INFORMATION AND LISTED ON THESE PLANS IN ACCORDANCE WITH ACT 187 REQUIREMENTS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES AND ALL EFFORTS SHALL BE UNDERTAKEN TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. RESTORATION OF ALL EXISTING SURFACE IMPROVEMENTS DAMAGED OR ALTERED DURING CONSTRUCTION, INCLUDING LANDSCAPING, SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL MAKE PROVISIONS FOR MAINTAINING THE SAFE FLOW OF TRAFFIC DURING CONSTRUCTION WITHIN THE SITE AND THE EXISTING ROAD RIGHTS-OF-WAY WHILE ENTERING AND LEAVING THE SITE.
- PRIOR TO APPLYING FOR ANY BUILDING PERMIT, COUNTY TAX PARCEL IDENTIFICATION NUMBERS SHOULD BE REASSIGNED FOR ALL NEW LOTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS RELATIVE TO THE CONSTRUCTION PROPOSED ON THIS PLAN.
- THERE SHALL BE NO CHANGES OR DEVIATION FROM THESE PLANS UNLESS APPROVED BY THE ENGINEER. SUCH PLAN CHANGES, SHOULD THEY BECOME NECESSARY, ARE SUBJECT TO MUNICIPAL ORDINANCES.
- THE CONTRACTOR SHALL INSPECT EXISTING SITE/PROJECT AREA CONDITIONS AND VERIFY ALL QUANTITIES AND MATERIALS PRIOR TO THE START OF CONSTRUCTION.
- IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF CITY OF ALLENTOWN AS APPLICABLE.
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- RUNOFF FROM ALL ON-SITE IMPERVIOUS AREAS SHALL NOT BE DIRECTED INTO THE PUBLIC SANITARY SEWER ACROSS THE SIDEWALK OR WITHIN THE PUBLIC RIGHT-OF-WAY, OR ONTO ADJOINING PROPERTIES. 455-1089(H) (FORMERLY 1753.08.B.4) OF THE CITY PROPERTY REHABILITATION & MAINTENANCE CODE.
- ALL LATERAL SANITARY SEWER PIPING IS TO BE SCH 40 OR SDR 26 PVC PIPING.
- THE PLUMBER SHALL UTILIZE ONE OF THE EXISTING WAYS 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 WITH CITY AND LCA STANDARDS.
- WORK TO BE PERFORMED ONSITE, SHALL BE DONE IN ACCORDANCE WITH THE IBC.
- THE EXISTING SANITARY SEWER LATERALS SHOWN ON THE EXISTING CONDITIONS AND GRADING PLAN WERE REFERENCED FROM GIS MAPPING PROVIDED BY LEHIGH COUNTY AUTHORITY.
- THE PLACEMENT AND DESIGN OF THE PROPOSED DWELLINGS SHALL BE IN COMPLIANCE WITH THE DESIGN GUIDELINES IN THE CITY OF ALLENTOWN ZONING ORDINANCE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES.

PROOF OF RECORDING

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA, IN DOCKET LD.# _____

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

WITNESS: _____
RECORDER OF DEEDS

SOILS CLASSIFICATIONS

Umb-Urban land-Duffield complex, 0 to 8 percent slopes

THE SOILS WERE TAKEN FROM THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY WEB SITE. websoilsurvey.nrcs.usda.gov

NOTES:

- DATE OF SURVEY: APRIL 09, 2024.
- A TITLE SEARCH HAS NOT BEEN FURNISHED TO THE SURVEYOR.
- THE PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ETC. THAT ARE NOT NECESSARILY SHOWN ON THIS PLAN.
- HORIZONTAL DATUM: PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010.00.
- VERTICAL DATUM: NAVD 88 (GEOID 12A)
- THERE ARE NO IDENTIFIED WETLANDS ON THIS PROPERTY ACCORDING TO THE NATIONAL WETLANDS INVENTORY WEBSITE. <https://fws.gov/wetlands>.
- SURVEY CUT SHEETS FOR CURBING TO BE PUBLIC SHALL BE SUBMITTED TO THE CITY FOR REVIEW PRIOR TO CONSTRUCTION.

OPERATIONS & MAINTENANCE NOTES:

- WATER QUALITY DRAINAGE STRUCTURES SHALL BE PERIODICALLY INSPECTED AND MAINTAINED BY THE OWNER IN THE EVENT THAT THE RECORDED 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 RECORDED OWNER(S). IN ORDER TO ENFORCE THE RECOVERY OF SUCH COST 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.
- THE OWNER IS REQUIRED TO PERIODICALLY INSPECT AND MAINTAIN THE ON-SITE WATER FACILITIES, PRIMARILY THE BMP AND STORM WATER MANAGEMENT DEVICES, AND HAVE A LOG ON HAND OF WHEN SUCH INSPECTION & MAINTENANCE HAS BEEN PERFORMED. THIS LOG SHALL BE MADE AVAILABLE TO THE CITY DURING A POST STORM WATER INSPECTION.
- PRIOR TO FINAL PLAN SIGNATURES FOR RECORDING, THE OWNER SHALL SIGN AN OPERATION AND MAINTENANCE AGREEMENT FOR STORMWATER BMP'S. THE AGREEMENT WILL BE PROVIDED BY THE CITY ENGINEERING DEPARTMENT (PLEASE CONTACT MIKE LICHY AT michael.lichy@allentownpa.gov). THE OWNER WILL SIGN AND NOTARIZE, AND RETURN TO THE CITY ENGINEERING DEPARTMENT, THE CITY WILL HAVE THE AGREEMENT SIGNED BY THE MAYOR AND NOTARIZED. THE CITY WILL RETURN TO THE OWNER, THE OWNER SHALL RECORD THE AGREEMENT AT THE OFFICE OF THE LEHIGH COUNTY RECORDER OF DEEDS, AND THEN THE OWNER WILL SUPPLY A COPY OF THE RECORDED DOCUMENTS TO THE CITY ENGINEERING DEPARTMENT. (STORMWATER MANAGEMENT ORDINANCE 538-APPENDIX E, FORMERLY 1387). DUE TO THE LENGTHY NATURE OF THIS PROCESS, WE ENCOURAGE THE APPLICANT TO START THE PROCESS AS SOON AS THE STORMWATER BMP PLANS ARE APPROVED.

DESIGN ELEVATIONS AND GRADING INTENT

THE INTENT OF THIS PLAN AND THE PROPOSED DESIGN ELEVATION IS TO SHOW THAT PROPER GRADING CAN BE ACHIEVED ON THIS SITE TO SATISFY LOCAL, COUNTY, STATE, OTHER JURISDICTIONAL AGENCIES, ORDINANCES OR REQUIREMENTS. THE ELEVATIONS AND ASSOCIATED HARMONIC GRADING SHOWN HEREON HAVE BEEN DESIGNED FOR PLANNING AND PERMITTING PURPOSES ONLY. THE FINAL GRADES AS CONSTRUCTED ARE BEYOND THE CONTROL OF ARTHUR A. SWALLOW ASSOCIATES, LLC. THEY MAY BE IMPACTED BY THE CONTRACTOR, APPROVED ARCHITECTURAL DESIGN OR REVISIONS OR OTHER FACTORS UNKNOWNSTO ARTHUR A. SWALLOW ASSOCIATES, LLC. THEREFORE THE CONTRACTOR MUST CHECK AND VERIFY ALL CONTROLS BOTH VERTICAL AND HORIZONTAL PRIOR TO COMMENCING ANY CONSTRUCTION. CONCERNS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARTHUR A. SWALLOW ASSOCIATES, LLC IMMEDIATELY.

IN THE EVENT OF A CONCERN OR DISCREPANCY, NO CONSTRUCTION MAY CONTINUE UNTIL ARTHUR A. SWALLOW ASSOCIATES, LLC. HAS HAD AN OPPORTUNITY TO REVIEW, CONFIRM, DENY OR RECTIFY SAME AND NOTIFY THE CONCERNED PARTIES IN WRITING. ARTHUR A. SWALLOW ASSOCIATES, LLC ASSUMES NO LIABILITY AND SHALL BE HELD HARMLESS FROM ANY/ALL DAMAGES WHICH MAY OCCUR BY THE ACTS OF OTHERS WHO USE THIS PLAN FOR ANY PURPOSE OTHER THAN THOSE STATED ABOVE.

THE GRADING DESIGN SHOWN HEREIN DOES NOT REPRESENT EARTHWORK CUTS AND/OR FILLS THAT ARE BALANCED IN QUANTITY OR VOLUME. FILL MAY NEED TO BE IMPORTED/EXPORTED FROM THIS SITE TO ACHIEVE THE PROPOSED GRADING DESIGN.

BUILDING & IMPERVIOUS CALCULATIONS:

LOT AREA:	LOT 1 5,250 Sq. Ft. / 0.1205 ac.	LOT 2 3,150 Sq. Ft. / 0.0723 ac.	LOT 3 2,250 Sq. Ft. / 0.0517 ac.
BUILDING COVERAGE:	1,063 Sq. Ft. - 20.2 %	633 Sq. Ft. - 20.1 %	633 Sq. Ft. - 28.1 %
IMPERVIOUS COVERAGE:	1,437 Sq. Ft. - 27.4 %	1,060 Sq. Ft. - 33.7 %	1,060 Sq. Ft. - 47.1 %

FLOOD ZONE NOTE

(www.msc.fema.gov)

THIS PROPERTY IS LOCATED WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD. ON FLOOD INSURANCE RATE MAP NUMBER 42077C0256F, PANEL 256 OF 340, WHICH BEARS A REVISED DATE OF 03/02/2016.

EXISTING LEGEND

	EXISTING PROPERTY LINE
	EXISTING BUILDING OUTLINE
	EXISTING ADJOINER PROPERTY LINE
	EXISTING DRIVEWAY
	BUILDING SETBACK LINE
	EDGE OF PAVEMENT
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING OVERHEAD WIRES
	EXISTING OVERHEAD WIRES TO BE RELOCATED
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING CONCRETE CURB
	EXISTING DECIDUOUS TREE
	IRON PIN, REBAR OR IRON PIPE (FOUND)
	EXISTING SPOT GRADE

PROPOSED LEGEND

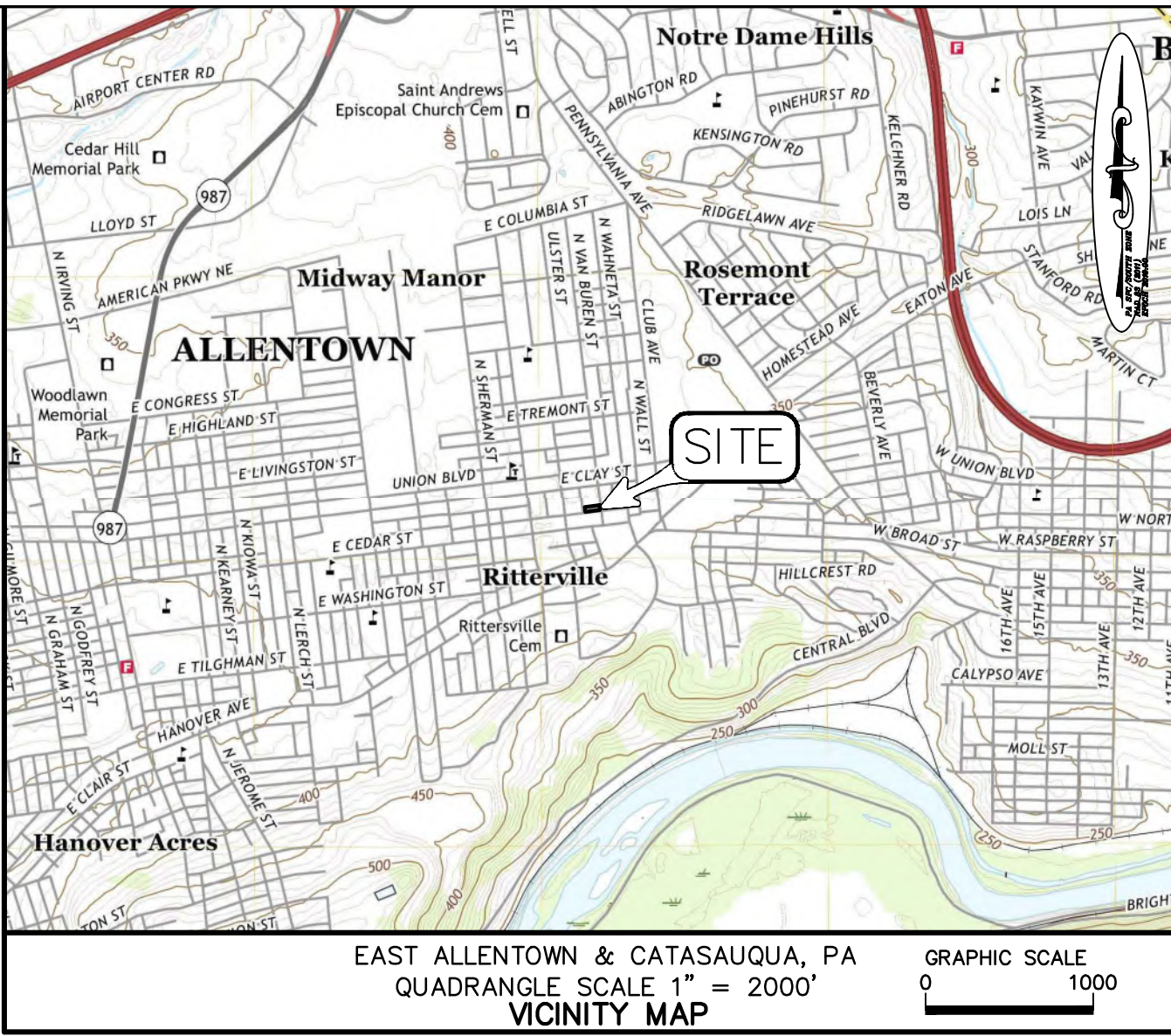
	PROPOSED PROPERTY LINE
	PROPOSED BUILDING OUTLINE
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	PROPOSED DEPRESSED CURB
	PROPOSED DRIVEWAY
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED OVERHEAD LINE
	PROPOSED CONTOUR
	PROPOSED ROOF DRAIN
	PROPOSED TREE
	DRILL HOLE, MAG NAIL, 5/8\"/>
	PROPOSED SPOT GRADE

SITE DATA:

OWNER:	UNIVERSAL RELEVANCE, LLC 4910 BECK ROAD EMMAUS, PA 18049-5205
PROPERTY LOCATION:	856-860 N. VAN BUREN STREET ALLENTOWN, PA 18109
DEED:	DOCUMENT ID: 2020033354
PARCEL ID:	641748291058 1
PARCEL AREA:	10,650 SQ. FT. / 0.2445 ACRES
TAX AUTHORITY:	CITY OF ALLENTOWN
WATER:	PUBLIC
SEWER:	PUBLIC

ABBREVIATIONS:

F.F.	FIRST FLOOR ELEVATION
G.F. @ OHD	GARAGE FLOOR @ OVERHEAD DOOR
T.O.F.	TOP OF FOUNDATION
OHW	OVERHEAD WIRES
OHE	OVERHEAD ELECTRIC
WSV	WATER SERVICE VALVE
WV	WATER VALVE
C/O	SANITARY CLEANOUT
DS	DOOR SILL
GV	GAS VALVE
GUY	GUY WIRE
(TBR)	TO BE REMOVED



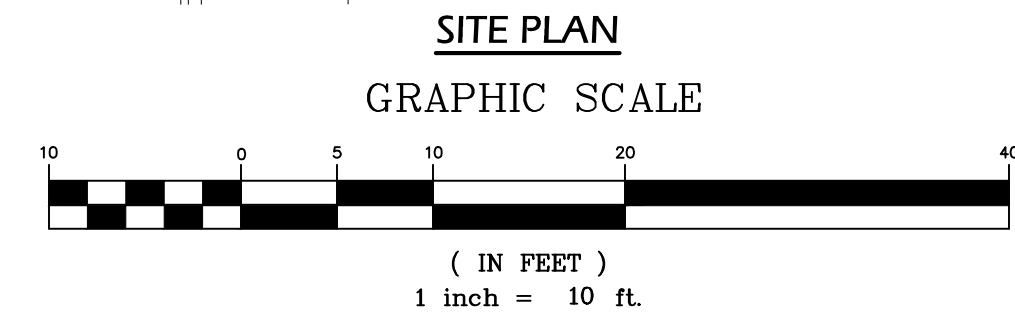
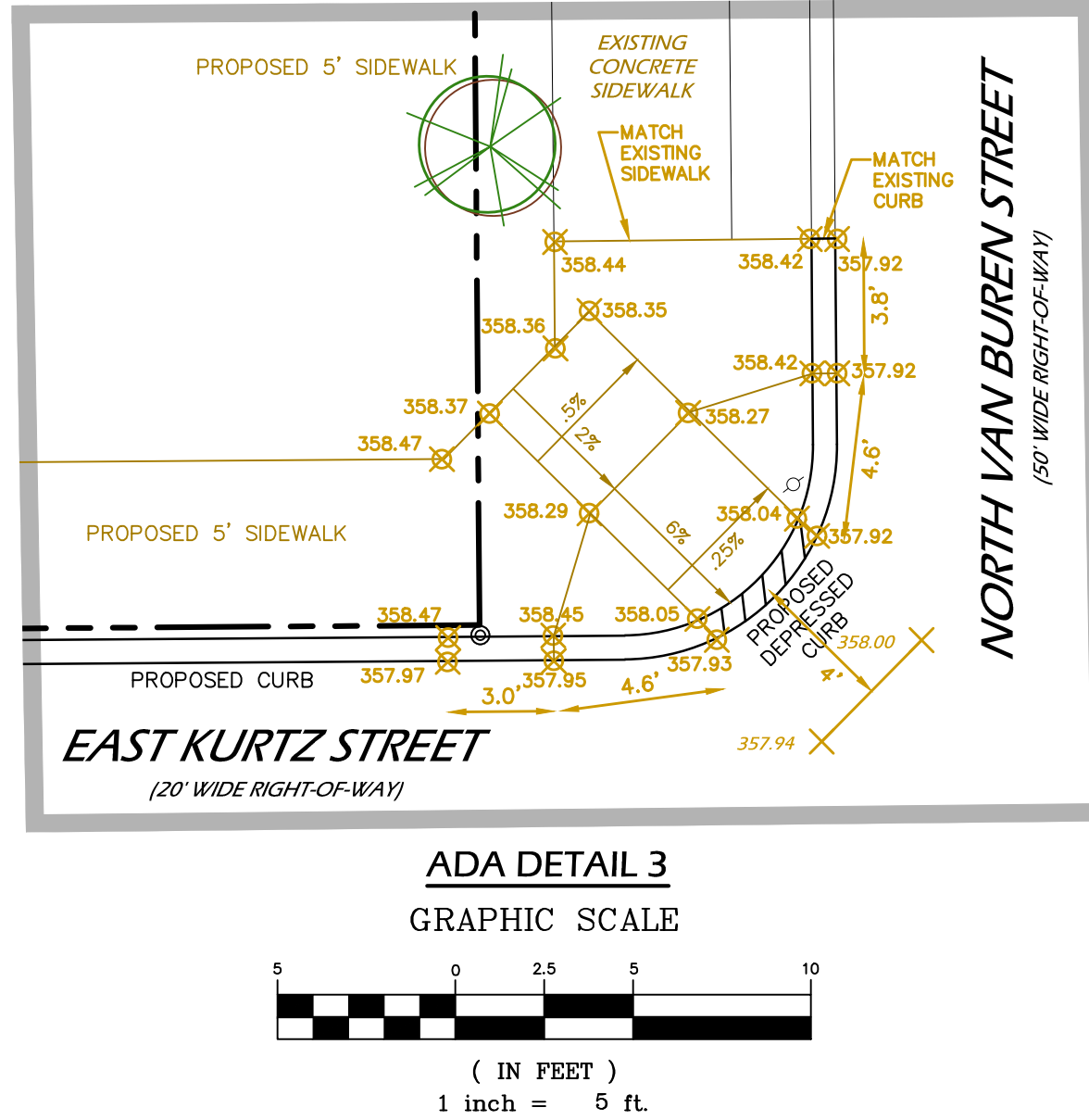
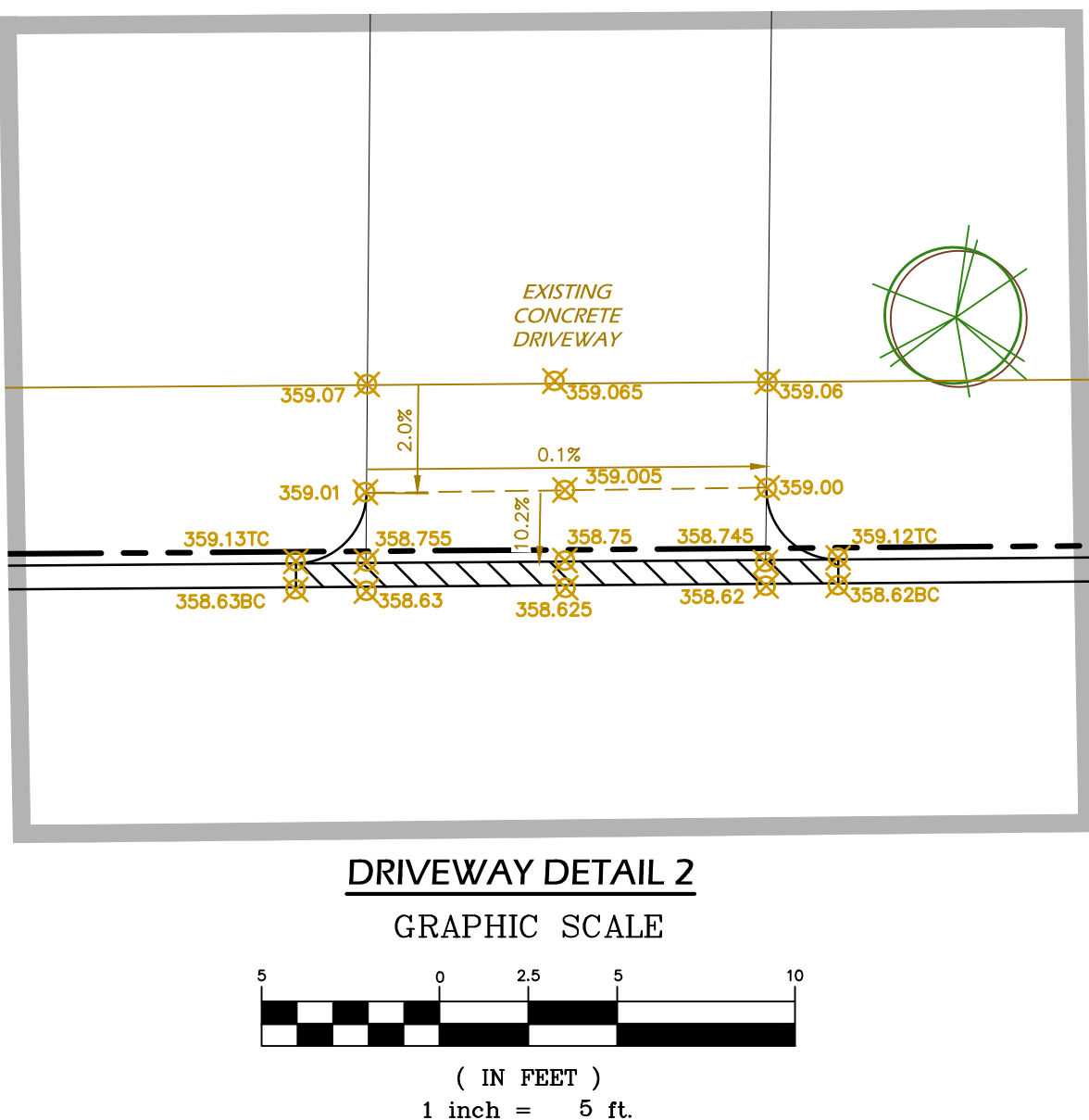
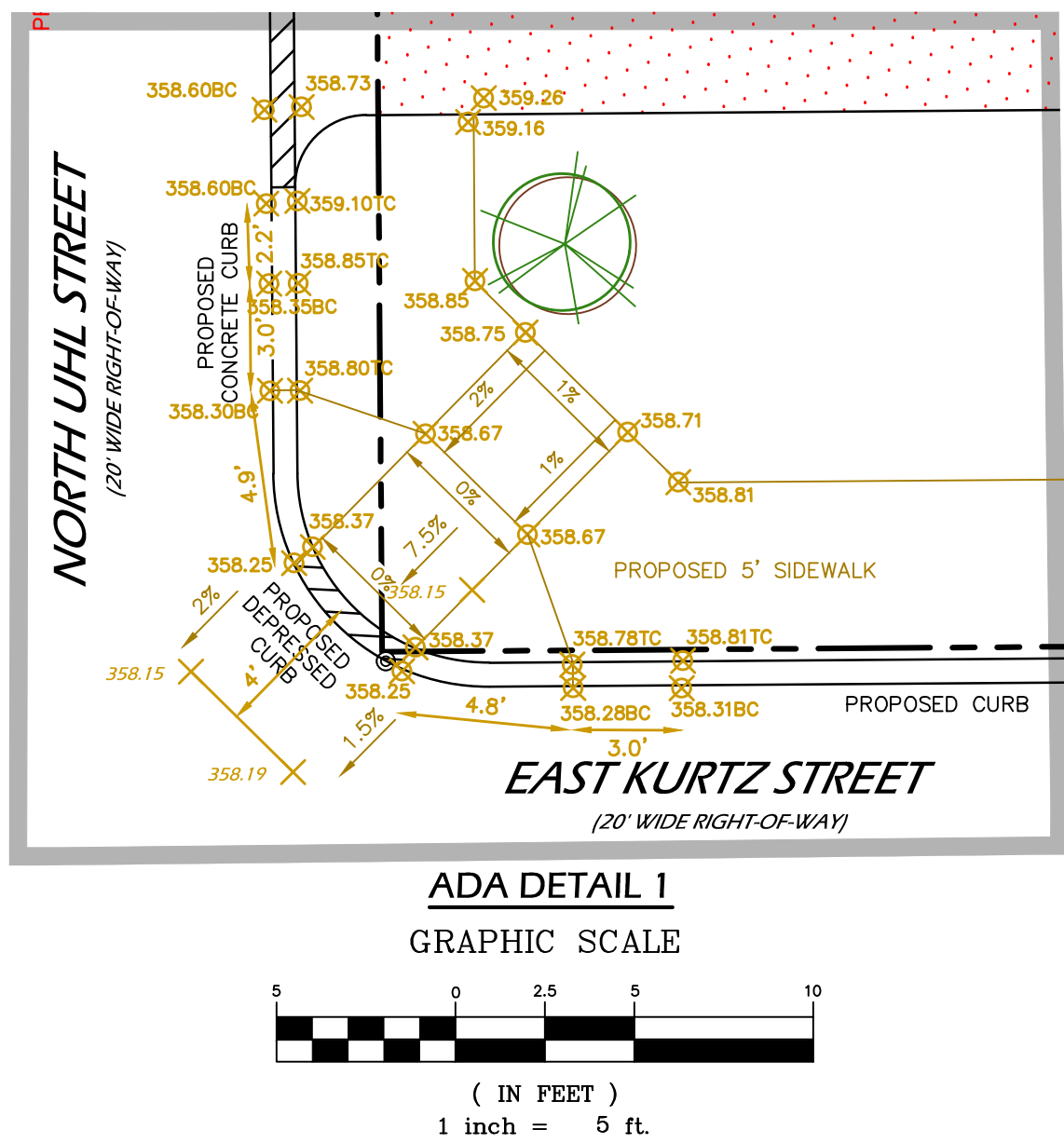
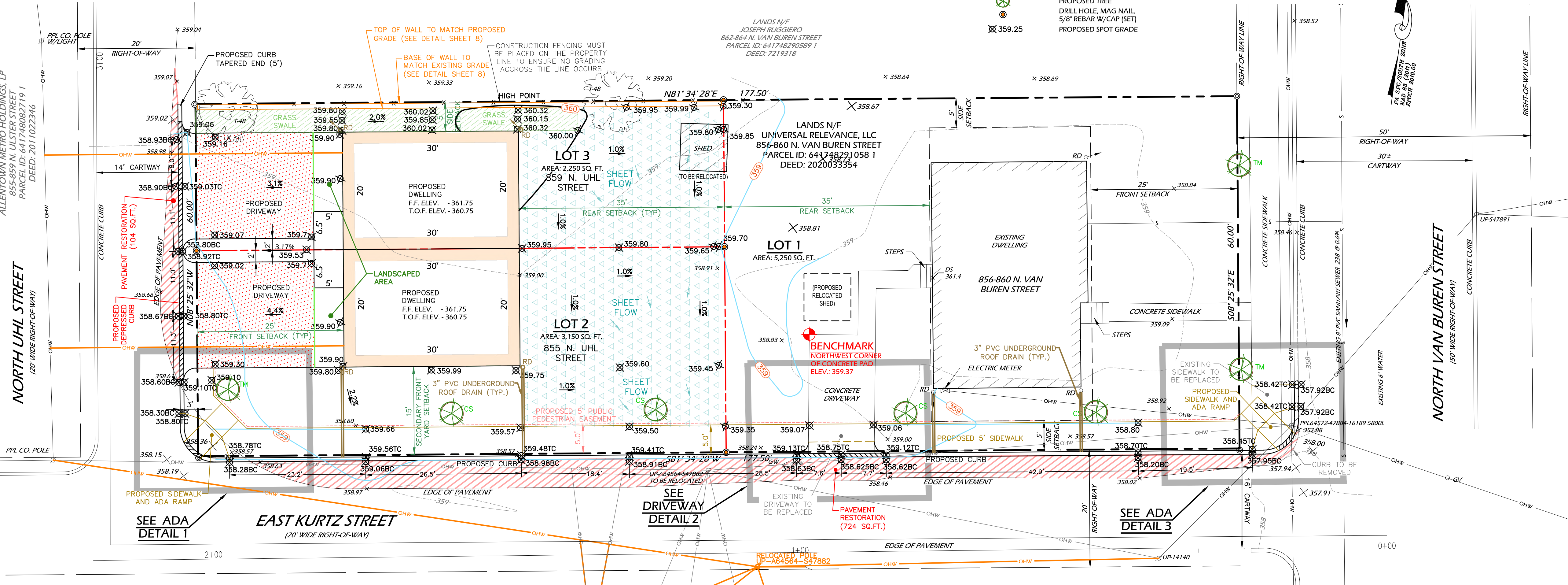
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PLANTING SCHEDULE

SYMBOL	QTY.	COMMON NAME	PLANTING SIZE	CONDITION
	4	Columnar Sargeny Cherry	2 - 2 1/2" CAL.	BALL & BAG
	3	Trident Maple	2 - 2 1/2" CAL.	BALL & BAG
	1	EXISTING TREE	48" CAL.	EXISTING

FINAL PLAN GRADING PLAN



CALL BEFORE YOU DIG
PENNSYLVANIA ONE CALL SYSTEM, INC.
3 WORKING DAYS NOTICE IS THE LAW!
1-800-242-1776

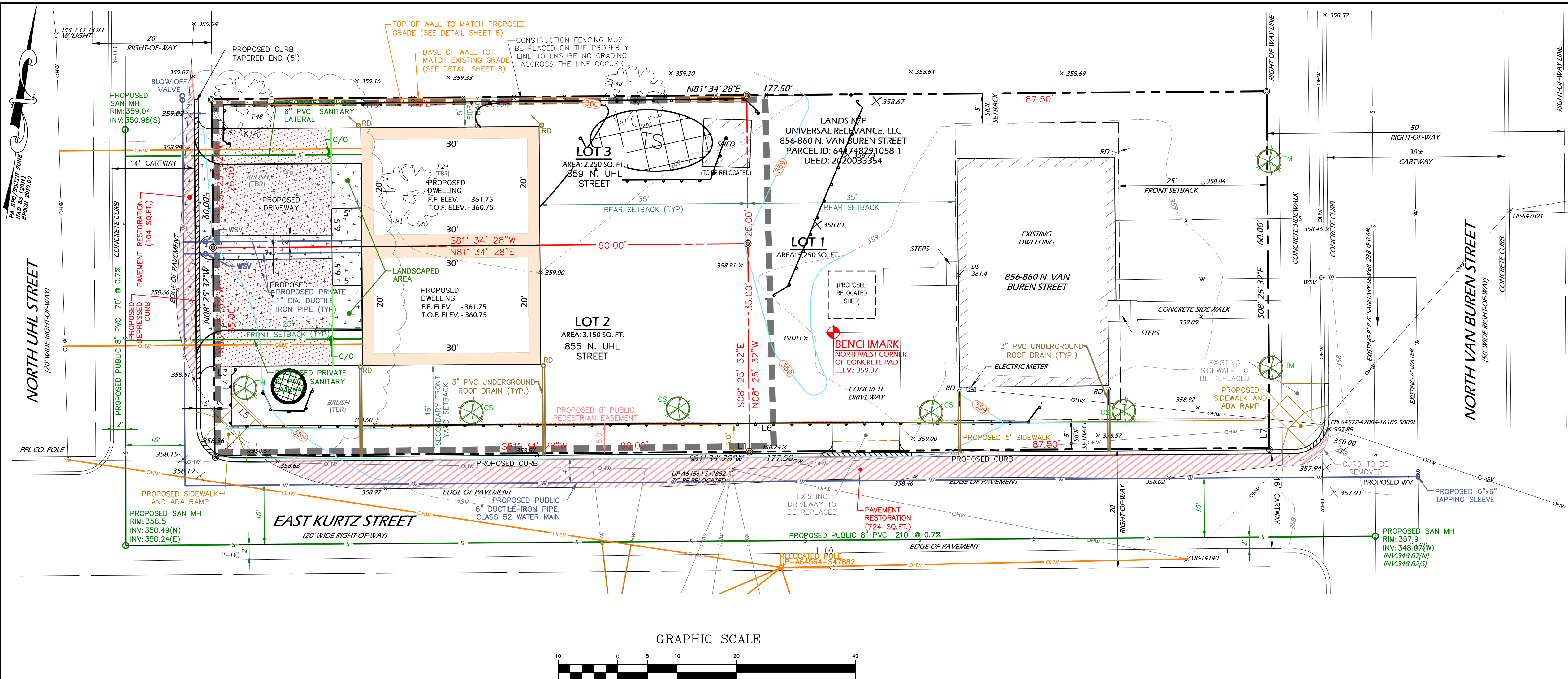
SERIAL NUMBER: 20240783464
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PLAN DATE 05/17/2024	PROJECT 856-860 N. VAN BUREN STREET	DEED REF. 2020033354
REVISIONS R1-01/08/2025 R2-04/15/2025 R3-06/24/2025 R4-08/05/2025 R5-01/23/2026 R6-06/17/2026	OWNER UNIVERSAL RELEVANCE, LLC	TAX MAP 641748291058 1
MUNICIPALITY COUNTY STATE CITY OF ALLENTOWN (15th WARD) LEHIGH COUNTY PENNSYLVANIA	SHT. NO. 3 of 10 JOB NO. 7064	SCALE AS SHOWN



Arthur A. Swallow Associates, LLC
1003-1005 North 19th Street
Allentown, PA 18104
610-820-6470 • Fax: 610-820-5947

Michael A. Houston, PLS Date
PA SU075182



EXISTING LEGEND

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	EXISTING BUILDING OUTLINE
	EXISTING ADJOINER PROPERTY LINE
	EXISTING DRIVEWAY
	EXISTING SETBACK LINE
	EDGE OF PAVEMENT
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
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	PROPOSED OVERHEAD LINE
	PROPOSED CONTOUR
	PROPOSED ROOF DRAIN
	PROPOSED TREE
	DRILL HOLE, MAG NAIL, 5/8\"/>
	PROPOSED SPOT GRADE

E&S LEGEND

	TOPSOIL STOCKPILE
	8\"/>
	ROCK CONSTRUCTION ENTRANCE
	CONCRETE WASHOUT
	CONSTRUCTION FENCING
	LIMIT OF DISTURBANCE: 5,437 S.F. / 0.12 ACRES

SITE DATA:

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WATER:	PUBLIC
SEWER:	PUBLIC

SOILS CLASSIFICATIONS

UrbB-Urban land-Duffield complex, 0 to 8 percent slopes

THE SOILS WERE TAKEN FROM THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY WEB SITE. websoilsurvey.nrcs.usda.gov

NOTES:

- DATE OF SURVEY: APRIL 09, 2024.
- A TITLE SEARCH HAS NOT BEEN FURNISHED TO THE SURVEYOR.
- THE PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ETC. THAT ARE NOT NECESSARILY SHOWN ON THIS PLAN.
- HORIZONTAL DATUM: PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010.00.
- VERTICAL DATUM: NAVD 88 (GEOID 12A)
- THERE ARE NO IDENTIFIED WETLANDS ON THIS PROPERTY ACCORDING TO THE NATIONAL WETLANDS INVENTORY WEBSITE. [HTTPS://FWS.GOV/WETLANDS](https://fws.gov/wetlands).

ABBREVIATIONS:

F.F. @ OHD	FIRST FLOOR ELEVATION
T.O.F.	GARAGE FLOOR @ OVERHEAD DOOR
OHW	TOP OF FOUNDATION
OHE	OVERHEAD WIRES
WV	OVERHEAD ELECTRIC
WSV	WATER SERVICE VALVE
WV	WATER VALVE
C/O	SANITARY CLEANOUT
DS	DOOR SILL
GV	GAS VALVE
GLY	GLYCOL WIRE
(TBR)	TO BE REMOVED

PLANTING SCHEDULE

SYMBOL	QTY.	COMMON NAME	PLANTING SIZE	CONDITION
	4	Columnar Sargery Cherry	2 - 2 1/2\"/>	BALL & BAG
	3	Trident Maple	2 - 2 1/2\"/>	BALL & BAG
	1	EXISTING TREE	48\"/>	EXISTING

BUILDING & IMPERVIOUS CALCULATIONS:

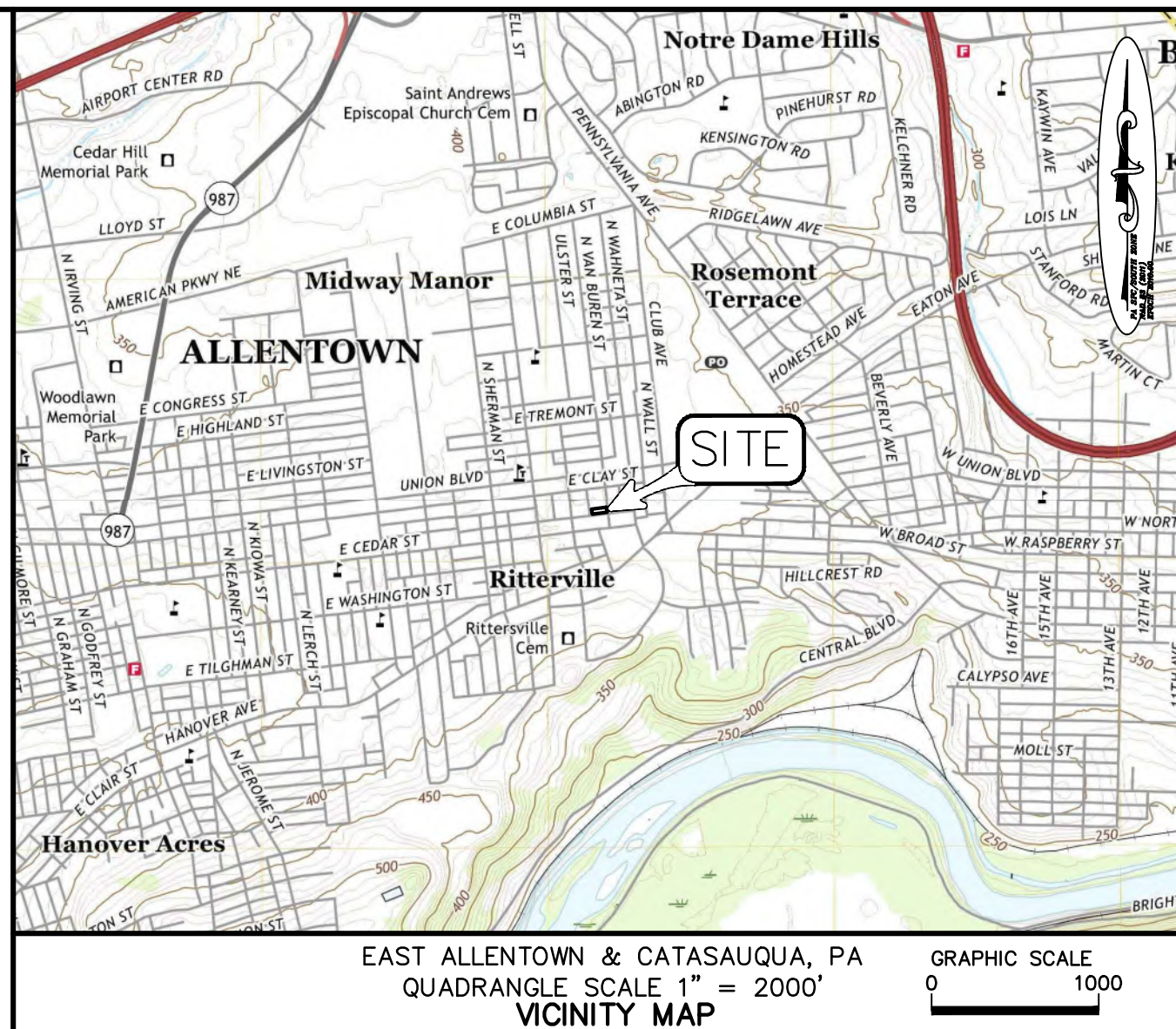
LOT AREA:	LOT 1 5,250 Sq. Ft. / 0.1205 ac.	LOT 2 3,150 Sq. Ft. / 0.0723 ac.	LOT 3 2,250 Sq. Ft. / 0.0517 ac.
BUILDING COVERAGE:	1,063 Sq. Ft. - 20.2 %	633 Sq. Ft. - 20.1 %	633 Sq. Ft. - 28.1 %
IMPERVIOUS COVERAGE:	1,437 Sq. Ft. - 27.4 %	1,060 Sq. Ft. - 33.7 %	1,060 Sq. Ft. - 47.1 %

FLOOD ZONE NOTE

[WWW.MSC.FEMA.GOV]
THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD; ON FLOOD INSURANCE RATE MAP NUMBER 42077C0256F, PANEL 256 OF 340, WHICH BEARS A REVISED DATE OF 03/02/2016.

OPERATIONS & MAINTENANCE NOTES:

- WATER QUALITY DRAINAGE STRUCTURES SHALL BE PERIODICALLY INSPECTED AND MAINTAINED BY THE OWNER. IN THE EVENT THAT THE RECORDED 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 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.
- THE OWNER IS REQUIRED TO PERIODICALLY INSPECT AND MAINTAIN THE ON-SITE WATER FACILITIES, PRIMARILY THE BMP AND STORM WATER MANAGEMENT DEVICES, AND HAVE A LOG ON HAND OF WHEN SUCH INSPECTION & MAINTENANCE HAS BEEN PERFORMED. THIS LOG SHALL BE MADE AVAILABLE TO THE CITY DURING A POST STORM WATER INSPECTION.
- PRIOR TO FINAL PLAN SIGNATURES FOR RECORDING, THE OWNER SHALL SIGN AN OPERATION AND MAINTENANCE AGREEMENT FOR STORMWATER BMP'S. THE AGREEMENT WILL BE PROVIDED BY THE CITY ENGINEERING DEPARTMENT (PLEASE CONTACT MIKE LICHTY AT mike.lichty@allentownpa.gov). THE OWNER WILL SIGN AND NOTARIZE, AND RETURN TO THE CITY ENGINEERING DEPARTMENT, THE CITY WILL HAVE THE AGREEMENT SIGNED BY THE MAYOR AND NOTARIZED. THE CITY WILL RETURN TO THE OWNER. THE OWNER SHALL RECORD THE AGREEMENT AT THE OFFICE OF THE LEHIGH COUNTY RECORDER OF DEEDS, AND THEN THE OWNER WILL SUPPLY A COPY OF THE RECORDED DOCUMENTS TO THE CITY ENGINEERING DEPARTMENT. (STORMWATER MANAGEMENT ORDINANCE 538-APPENDIX E, FORMERLY 1587). DUE TO THE LENGTHY NATURE OF THIS PROCESS, WE ENCOURAGE THE APPLICANT TO START THE PROCESS AS SOON AS THE STORMWATER BMP PLANS ARE APPROVED.



GENERAL NOTES

- BENCHMARK: NORTHWEST CORNER OF CONCRETE DRIVEWAY ON LOT 1; ELEVATION 359.32.
- NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN AN AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT WITHOUT WRITTEN TOWNSHIP APPROVAL.
- THE SITE WILL BE SERVED WITH PUBLIC WATER AND PUBLIC SEWAGE FACILITIES.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. ALL UTILITIES HAVE BEEN IDENTIFIED BASED ON THE BEST AVAILABLE INFORMATION AND LISTED ON THESE PLANS IN ACCORDANCE WITH ACT 187 REQUIREMENTS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES AND ALL EFFORTS SHALL BE UNDERTAKEN TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. RESTORATION OF ALL EXISTING SURFACE IMPROVEMENTS DAMAGED OR ALTERED DURING CONSTRUCTION, INCLUDING LANDSCAPING, SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL MAKE PROVISIONS FOR MAINTAINING THE SAFE FLOW OF TRAFFIC DURING CONSTRUCTION WITHIN THE SITE AND THE EXISTING ROAD RIGHTS-OF-WAY WHILE ENTERING AND LEAVING THE SITE.
- PRIOR TO APPLYING FOR ANY BUILDING PERMIT, COUNTY TAX PARCEL IDENTIFICATION NUMBERS SHOULD BE REASSIGNED FOR ALL NEW LOTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS RELATIVE TO THE CONSTRUCTION PROPOSED ON THIS PLAN.
- THERE SHALL BE NO CHANGES OR DEVIATION FROM THESE PLANS UNLESS APPROVED BY THE ENGINEER. SUCH PLAN CHANGES, SHOULD THEY BECOME NECESSARY, ARE SUBJECT TO MUNICIPAL ORDINANCES.
- THE CONTRACTOR SHALL INSPECT EXISTING SITE/PROJECT AREA CONDITIONS AND VERIFY ALL QUANTITIES AND MATERIALS PRIOR TO THE START OF CONSTRUCTION.
- IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF CITY OF ALLENTOWN AS APPLICABLE.
- SURVEY CUT SHEETS FOR CURBING TO BE PUBLIC SHALL BE SUBMITTED TO THE CITY FOR REVIEW PRIOR TO CONSTRUCTION.
- ALL CITY PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- THE DRIVEWAY AND STREET SHALL BE KEPT FREE OF SEDIMENT.
- THE ADA RAMP SHALL BE CONSTRUCTED TO BE ADA COMPLIANT.
- ALL IMPROVEMENTS WITHIN THE CITY RIGHT-OF-WAY SHALL COMPLY WITH THE CITY OF ALLENTOWN STANDARDS AND SPECIFICATIONS.
- 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 OR WITHIN THE PUBLIC RIGHT-OF-WAY, OR ONTO ADJOINING PROPERTIES, 455-100B(4) [FORMERLY 1753.08.B.4] OF THE CITY PROPERTY REHABILITATION & MAINTENANCE CODE.
- 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 ON-SITE, SHALL BE DONE IN ACCORDANCE WITH THE IBC.
- THE EXISTING SANITARY SEWER LATERALS SHOWN ON THE EXISTING CONDITIONS AND GRADING PLAN WERE REFERENCED FROM GIS MAPPING PROVIDED BY LEHIGH COUNTY AUTHORITY.
- THE PLACEMENT AND DESIGN OF THE PROPOSED DWELLINGS SHALL BE IN COMPLIANCE WITH THE THE DESIGN GUIDELINES IN THE CITY OF ALLENTOWN ZONING ORDINANCE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES.

DESIGN ELEVATIONS AND GRADING INTENT

THE INTENT OF THIS PLAN AND THE PROPOSED DESIGN ELEVATION IS TO SHOW THAT PROPER GRADING CAN BE ACHIEVED ON THIS SITE TO SATISFY LOCAL, COUNTY, STATE, OTHER JURISDICTIONAL AGENCIES, ORDINANCES OR REQUIREMENTS. THE ELEVATIONS AND ASSOCIATED HARMONIC GRADING SHOWN HEREON HAVE BEEN DESIGNED FOR PLANNING AND PERMITTING PURPOSES ONLY. THE FINAL GRADIES AS CONSTRUCTED ARE BEYOND THE CONTROL OF ARTHUR A. SWALLOW ASSOCIATES, LLC. THEY MAY BE IMPACTED BY THE CONTRACTOR, APPROVED ARCHITECTURAL DESIGN OR REVISIONS OR OTHER FACTORS UNBEKNOWNST TO ARTHUR A. SWALLOW ASSOCIATES, LLC. THEREFORE THE CONTRACTOR SHALL CHECK AND VERIFY ALL CONTROLS BOTH VERTICAL AND HORIZONTAL PRIOR TO COMMENCING ANY CONSTRUCTION. CONCERNS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARTHUR A. SWALLOW ASSOCIATES, LLC IMMEDIATELY.

IN THE EVENT OF A CONCERN OR DISCREPANCY, NO CONSTRUCTION MAY CONTINUE UNTIL ARTHUR A. SWALLOW ASSOCIATES, LLC, HAS HAD AN OPPORTUNITY TO REVIEW, CONFIRM, DENY OR RECTIFY SAME AND NOTIFY THE CONCERNED PARTIES IN WRITING. ARTHUR A. SWALLOW ASSOCIATES, LLC ASSUMES NO LIABILITY AND SHALL BE HELD HARMLESS FROM ANY/ALL DAMAGES WHICH MAY OCCUR BY THE ACTS OF OTHERS WHO USE THIS PLAN FOR ANY PURPOSE OTHER THAN THOSE STATED ABOVE.

THE GRADING DESIGN SHOWN HEREIN DOES NOT REPRESENT EARTH/WORK CUTS AND/OR FILLS THAT ARE BALANCED IN QUANTITY OR VOLUME. FILL MAY NEED TO BE IMPORTED/EXPORTED FROM THIS SITE TO ACHIEVE THE PROPOSED GRADING DESIGN.

FINAL PLAN SOIL EROSION CONTROL & UTILITY PLAN

PLAN DATE 05/17/2024	PROJECT 856-860 N. VAN BUREN STREET	DEED REF. 2020033354
REVISIONS R1-01/08/2025 R2-04/15/2025 R3-06/24/2025 R4-08/05/2025 R5-01/23/2026 R6-06/17/2026	OWNER UNIVERSAL RELEVANCE, LLC	TAX MAP 641748291058 1
MUNICIPALITY COUNTY STATE	CITY OF ALLENTOWN (15th WARD) LEHIGH COUNTY PENNSYLVANIA	SHT. NO. 4 of 10 SCALE 1" = 10'
		JOB NO. 7064

AASA Land Surveyors www.aasasurvey.com	Arthur A. Swallow Associates, LLC 1003-1005 North 19th Street Allentown, PA 18104 610-820-6470 • Fax: 610-820-5947	Michael A. Houston, PLS PA SU075182	Date
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STANDARD EROSION AND SEDIMENT CONTROL PLAN NOTES

ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.

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.

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.

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.

AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.

CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE UNTIL 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 THE E&S PLAN.

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.

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 ANY 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 STEVLY OR FLATTER.

IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.

ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S 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.

ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-201 MUST BE RETAINED BY THE PROPERTY OWNER MAY FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.

ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER 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.

VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM LOTS 3 OR 4 ONTO 31st STREET TO SOUTH. VEHICLES AND EQUIPMENT MAY ONLY ENTER AND EXIT THE CONSTRUCTION SITE VIA A STABILIZED ROCK CONSTRUCTION ENTRANCE.

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.

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.

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 SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.

ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. 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.

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.

ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDS TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.

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. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.

FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.

SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFIC/FACE DRAIN OR OTHER APPROVED METHOD.

ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. 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.

IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS DURING 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.

PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.

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.

UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.

AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.

UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.

FAILURE TO 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.

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.

THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.

THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.

ALL WETLANDS MUST BE DELINEATED AND PROTECTED WITH ORANGE SAFETY FENCE PRIOR TO ANY EARTHMOVING ACTIVITY.

STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN

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.

ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES.

UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.

CHANNELS HAVING RIPRAP, RENO MATRESS, OR GABION LININGS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.

EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.

FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN MAXIMUM 8 INCH LAYERED LIFTS AT 97% OF STANDARD PROCTOR MAXIMUM DENSITY.

ANY FILTER SOCK DAMAGED DURING CONSTRUCTION MUST BE REPAIRED BY THE CONTRACTOR IMMEDIATELY.

TEMPORARY AND PERMANENT SEEDING SPECIFICATIONS

TEMPORARY SEEDING – ALL DISTURBED EARTH SURFACES OR TOPSOIL

PILES WHICH ARE TO REMAIN LONGER THAN FOUR (4) DAYS SHALL BE

STABILIZED AND SEEDED WITH PENN DOT SEED MIX AS STATED BELOW:

DATE	TYPE OF MIXTURE	PER 1,000 SQ. YD.	PER ACRE
MARCH 15 TO OCT. 15	PENN DOT FORMULA E	10.0 LB.	3.0 TONS
OCT. 15 TO MARCH 15	HAY OR STRAW MULCH		

PERMANENT SEEDING – IMMEDIATELY UPON FINAL GRADING OF ANY PHASE OR SECTION, TOPSOIL SHALL BE BROUGHT BACK OVER THE DISTURBED AREAS WHICH ARE NOT TO BE PAVED OR BUILT UPON. THIS TOPSOIL SHALL BE SPREAD TO A SMOOTH FINISH GRADE WITH A MINIMUM DEPTH OF FOUR (4) INCHES. THE TOPSOIL SHALL THEN BE:

- RAKED FREE OF STONES;
- LIMED AND FERTILIZED AS NECESSARY;
- PLANTED WITH GRASS OR OTHER SPECIFIED SEED, AND
- MULCHED TO PROTECT THE SEED FROM DRYNESS AND EROSION. (STRAW OR HAY AT 1200 LB. PER 1000 SQ. YDS.)

PERMANENT SEEDING SHALL BE UNDERTAKEN IN ACCORDANCE WITH PENNDOT FORM 408 SPECIFICATIONS AS FOLLOWS:

- FORMULA "B"– PRIMARILY KENTUCKY BLUEGRASS & CREEPING RED OR CHEWINGS FESCUE, SPREAD AT A SEEDING RATE OF 42 LB. PER 1000 SQ. YDS. SPREAD FORMULA "B" FROM MARCH 15 TO JUNE 1 OR FROM AUGUST 1 TO OCTOBER 15.
- FORMULA "C"– CROWNVECH AND ANNUAL RYEGRASS (45%/55%) SPREAD AT A RATE OF 12 LB. PER 1000 SQ. YDS. ON ALL SLOPES 2 HORIZONTAL TO 1 VERTICAL OR STEEPER. SPREAD FORMULA "C" RYEGRASS PORTION FROM MARCH 1 TO OCTOBER 15 AND CROWNVECH PORTION ANYTIME EXCEPT SEPTEMBER AND OCTOBER.
- ALTERNATE SEED MIXES, BASED ON SECTION IX OF THE "PENN STATE AGRONOMY GUIDE", MAY BE USED ONLY IF APPROVED IN WRITING IN ADVANCE OF PLACEMENT.

NOTE: SLURRY APPLICATIONS MUST INCLUDE A STRAW MULCH BINDER.

TOPSOIL SUPPLEMENT AND SPECIFICATIONS

IMMEDIATELY AFTER EACH SECTION OF FINAL GRADING HAS BEEN COMPLETED, ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. TO ACHIEVE THIS A THIN LAYER OF TOPSOIL, 2 TO 4 INCH DEPTH, SHALL BE EVENLY DISPERSED OVER ALL DISTURBED AREAS THEN PERMANENTLY SEEDED AND MULCHED ACCORDING TO THE SPECIFICATIONS WITHIN THE NARRATIVE.

NOTE, IN THE EVENT THAT THE SITE DOES NOT HAVE ENOUGH NATIVE TOPSOIL TO COVER THE DISTURBED AREAS, THE CONTRACTOR SHALL MAKE ARRANGMENTS TO EXTRACT TOPSOIL FROM ANOTHER SITE THAT HAS BEEN PRE-APPROVED BY THE LEHIGH COUNTY CONSERVATION DISTRICT.

TEMPORARY AND PERMANENT STABILIZATION

AS SOON AS SLOPES, CHANNELS, DITCHES AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED.

SEQUENCE OF CONSTRUCTION

APPROXIMATE STARTING DATE FOR CONSTRUCTION: JUNE 2024

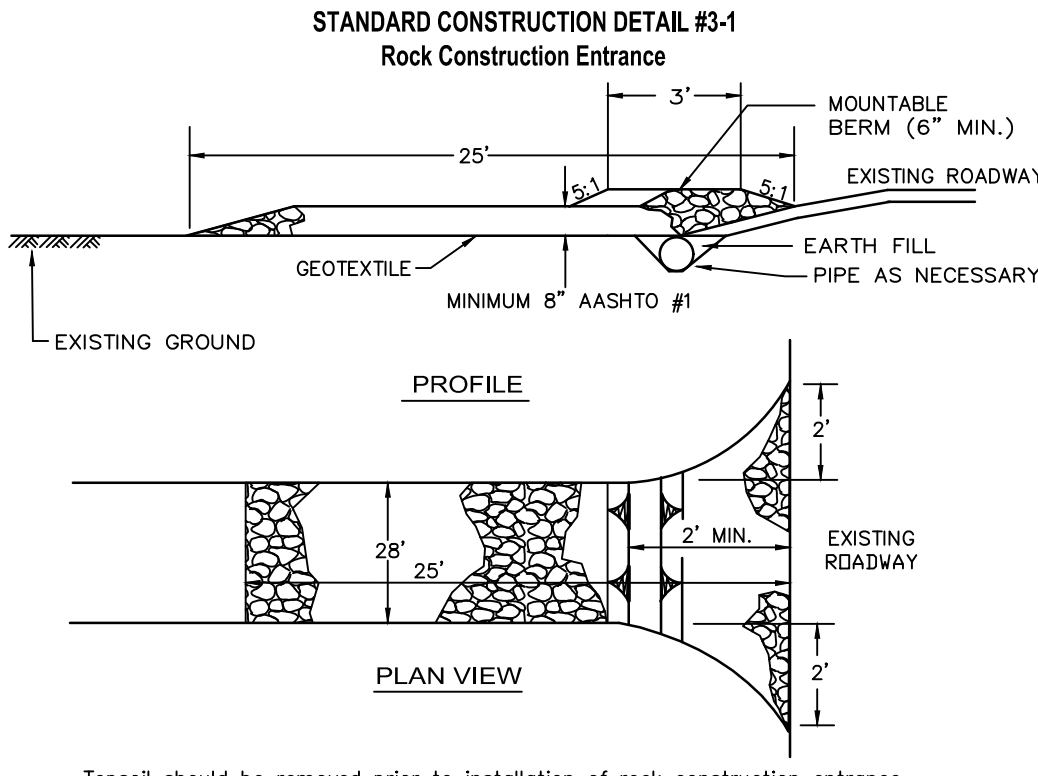
APPROXIMATE ENDING DATE FOR CONSTRUCTION: DECEMBER 2024

GENERAL NOTES:

- AT LEAST THREE DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776 FOR BURIED UTILITIES LOCATION.
- THE CUT-OFF DATE FOR SEEDING, INCLUDING HYDRO-SEEDING (EXCEPT RYE GRASS), IS NOVEMBER 15TH. ANY AREAS DISTURBED AFTER THIS DATE, PRIOR TO THE START OF THE GROWING SEASON IN THE SPRING, MUST BE STABILIZED WITH MULCH.
- ALL STRUCTURES ASSOCIATED WITH THE CONSTRUCTION OF SEDIMENT REMOVAL FACILITIES MUST BE AVAILABLE ON-SITE PRIOR TO ANY EARTHMOVING.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETE BEFORE ANY FOLLOWING STAGES ARE INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO ONLY THOSE AREAS DESCRIBED IN EACH STAGE.
- REGARDLESS OF THE SPECIFIC SEQUENCE ORDER, AS SOON AS SLOPES AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED IMMEDIATELY. ADDITIONALLY, IMMEDIATE STABILIZATION IS REQUIRED UPON TEMPORARY CESSATION OF WORK – 4 DAYS OR MORE OR AS SOON AS ANY GRADED AREA REACHES FINAL GRADE.

SITE CONSTRUCTION

- INSTALL THE ROCK CONSTRUCTION ENTRANCE. ALL CONSTRUCTION VEHICLES MUST USE ROCK CONSTRUCTION ENTRANCES TO ENTER AND EXIT THE SITE. CARE MUST BE TAKEN TO ELIMINATE SEDIMENT FROM BEING TRACKED ONTO ANY EXISTING ROADS. THE CONTRACTOR MUST INSPECT AND CLEAN OFF DAILY IF THIS OCCURS.
- INSTALL THE COMPOST SOCK DOWNSTREAM OF THE AREA TO BE DISTURBED.
- INSTALL CONCRETE WASH NEXT TO CONSTRUCTION ENTRANCE.
- ROUGH GRADE THE BUILDING AREA AND START CONSTRUCTION OF THE PROPOSED DWELLING. INSTALL THE LATERALS, ONCE GRADES HAVE REACHED SUBGRADE STABILIZE THEM IMMEDIATELY WITH STONE.
- INSTALL SIDEWALK & DRIVEWAY.
- INSTALL LANDSCAPING.
- REMOVE ALL BMPs ONCE THE LOTS AREA STABILIZED.



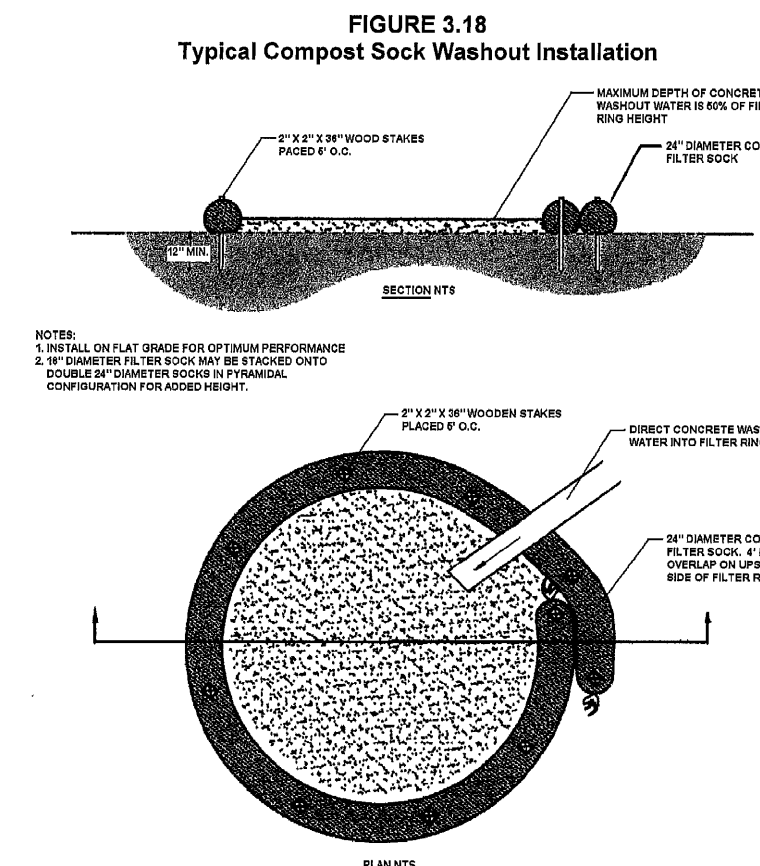
Topsoil should be removed prior to installation of rock construction entrance.

Extend rock over full width of entrance.

Runoff shall be diverted from roadway to suitable sediment removal BMP prior to entering rock construction entrance.

Mountable berm shall be installed wherever optional culvert is used. Pipe to be sized appropriately for size of ditch being crossed.

MAINTENANCE: Rock construction entrance thickness shall be constantly maintained to the specified dimensions by adding rock. A stockpile shall be maintained on site for this purpose. all sediment deposited on paved roadways shall removed and returned to the construction site immediately. If excessive amounts of sediment are being deposited on roadway, extend length of rock construction entrance by 50 feet increments until condition is alleviated or install wash rack. Washing the roadway or sweeping the deposits into roadway ditches, sewer, culverts, or other drainage-way is not acceptable.



A suitable impervious geomembrane shall be placed at the location of the washout prior to installing the socks.

Adapted from Filtrrex

Concrete Washout - For any project on which concrete will be poured or otherwise formed on site, a suitable washout facility must be provided for the cleaning of chutes, mixers, and hoppers of the delivery vehicles unless such a facility will be used at the source of the concrete. Under no circumstances may wash water from these vehicles be allowed to enter any surface waters. Make sure that proper signage is provided to drivers so that they are aware of the presence of washout facilities.

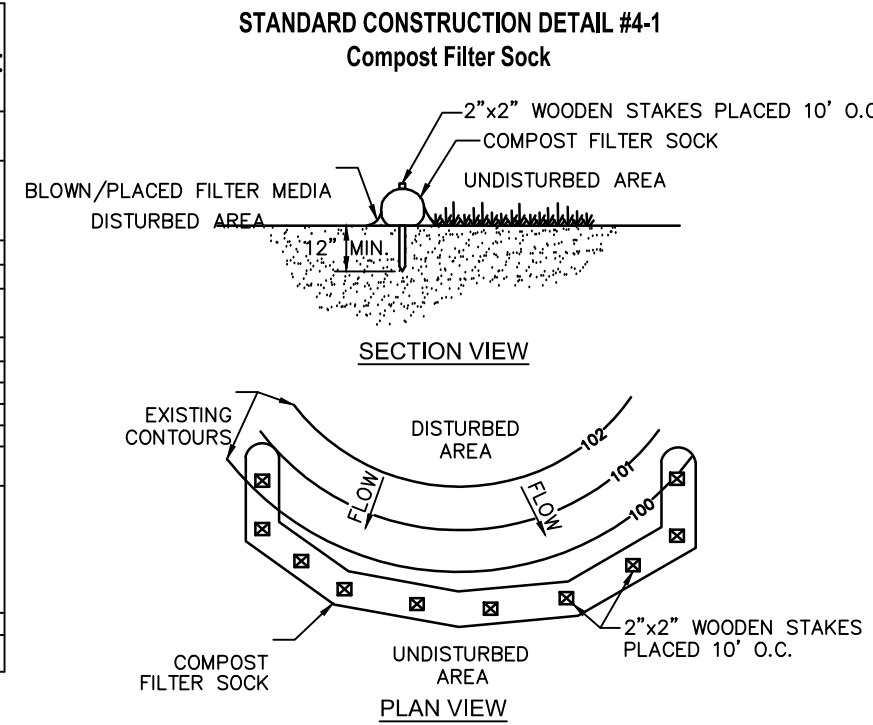
Washout facilities should not be placed within 50 feet of storm drains, open ditches or surface waters. They should be in a convenient location for the trucks, preferably near the place where the concrete is being poured, but far enough from other vehicular traffic to minimize the potential for accidental damage or spills. Whenever possible, they should be located on slopes not exceeding a 2% grade.

Maintenance - all concrete washout facilities should be inspected daily, damage or leaking washouts should be deslanted and repaired or replaced.

Accumulated materials shall be removed when they reach 75% capacity.

Plastic liners should be replaced with each cleaning of the washout facility.

TABLE 4.1 Compost Sock Fabric Minimum Specifications	
Material Type	5 mil HDPE
Material Characteristics	
Photo-degradable	
Sock Diameters	12", 18", 24", 30", 36"
Mesh Opening	3/8"
Tensile Strength	26 psi
Unstretched Quality R	
Original Strength (ASTM D-155)	
Minimum Functional Longevity	6 months
Two-ply fabrics	
HPDE biolaid net	
Continuous wound	
Filter-welded structure	
3/4"x3/4" Max. aperture size	
Composite Polypropylene Fabric (Woven layer and non-woven mesh mechanically fused via heat-seal process)	
3/16" Max. aperture size	
Sock fabrics composed of biotrip may be used on projects lasting 6 months or less	



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

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 (see Figure 4.1). maximum slope length above any sock shall not exceed that shown on Figure 4.2.

traffic shall not be permitted to cross filter socks.

Accumulated sediment shall be removed when it reaches 1/2 the above ground 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 sock shall be replaced after 6 months; photodegradable socks after 1 year. Polypropylene socks shall be replaced according to the 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.

TABLE 4.2 COMPOST STANDARDS	
200% - 100% (dry weight basis)	
Organic Matter Content	Fibrous and Elongated
Organic Portion	5.5 - 8.5
pH	5.0 - 6.0
Moisture Content	98% Below 40, 80, 30, 50% Below 3/8"
Particle Size	
Soluble Salt Concentration	

COMPOST FILTER SOCK TABLE				
RECOMMENDED SPACING AND DIAMETER REQUIREMENTS				
MAXIMUM SLOPE LENGTH ABOVE COMPOST FILTER SOCK IN FEET (m)				
DIAMETER OF COMPOST FILTER SOCK REQUIRED				
SLOPE %	8-INCH (200mm)	12-INCH (300mm)	18-INCH (450mm)	24-INCH (600mm)
2 (OR LESS)	300' (90m)	375' (110m)	500' (150m)	650' (200m)
5	200' (60m)	250' (75m)	275' (85m)	325' (100m)
10	100' (30m)	125' (35m)	150' (45m)	200' (60m)
15	70' (20m)	85' (25m)	100' (30m)	160' (50m)

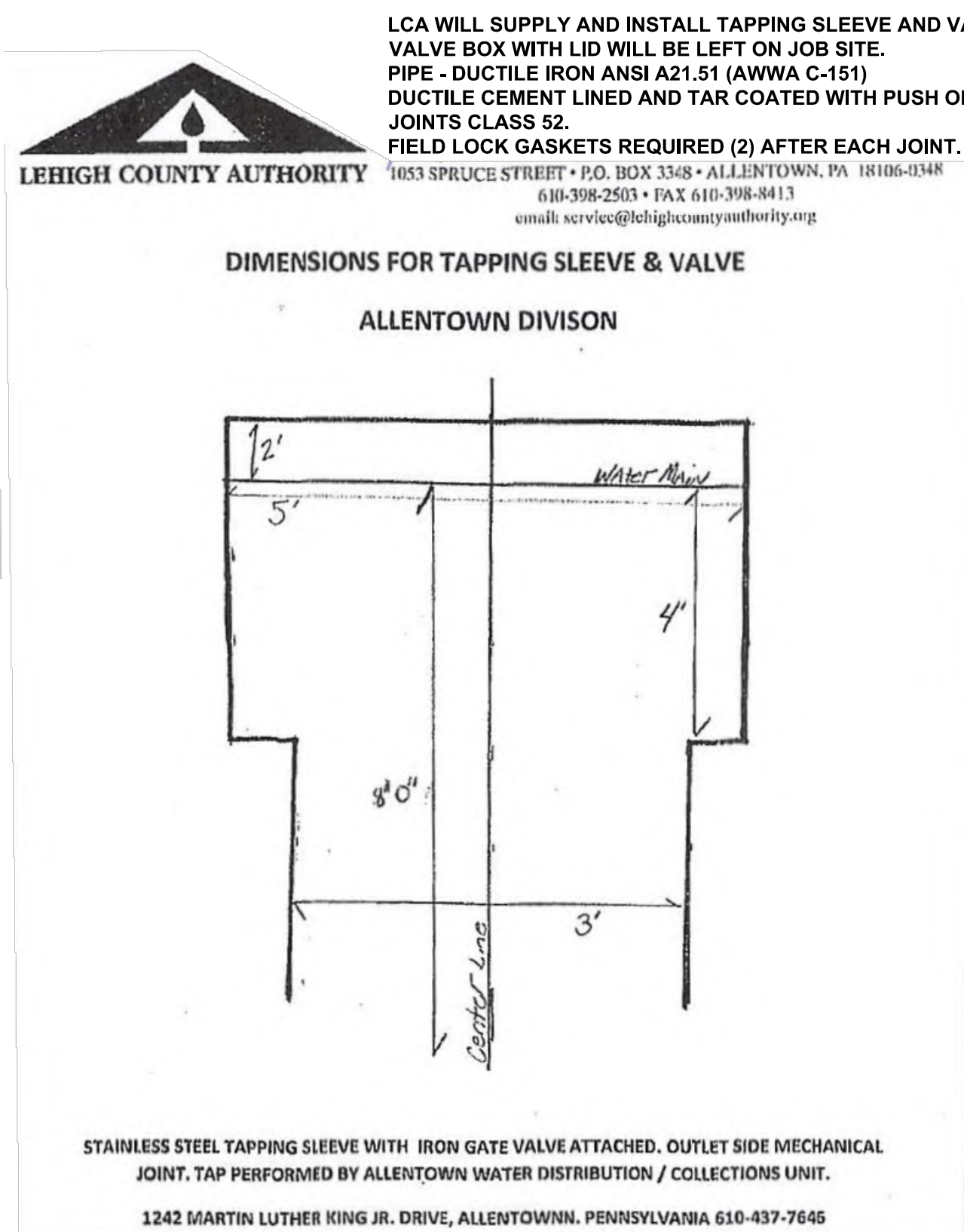
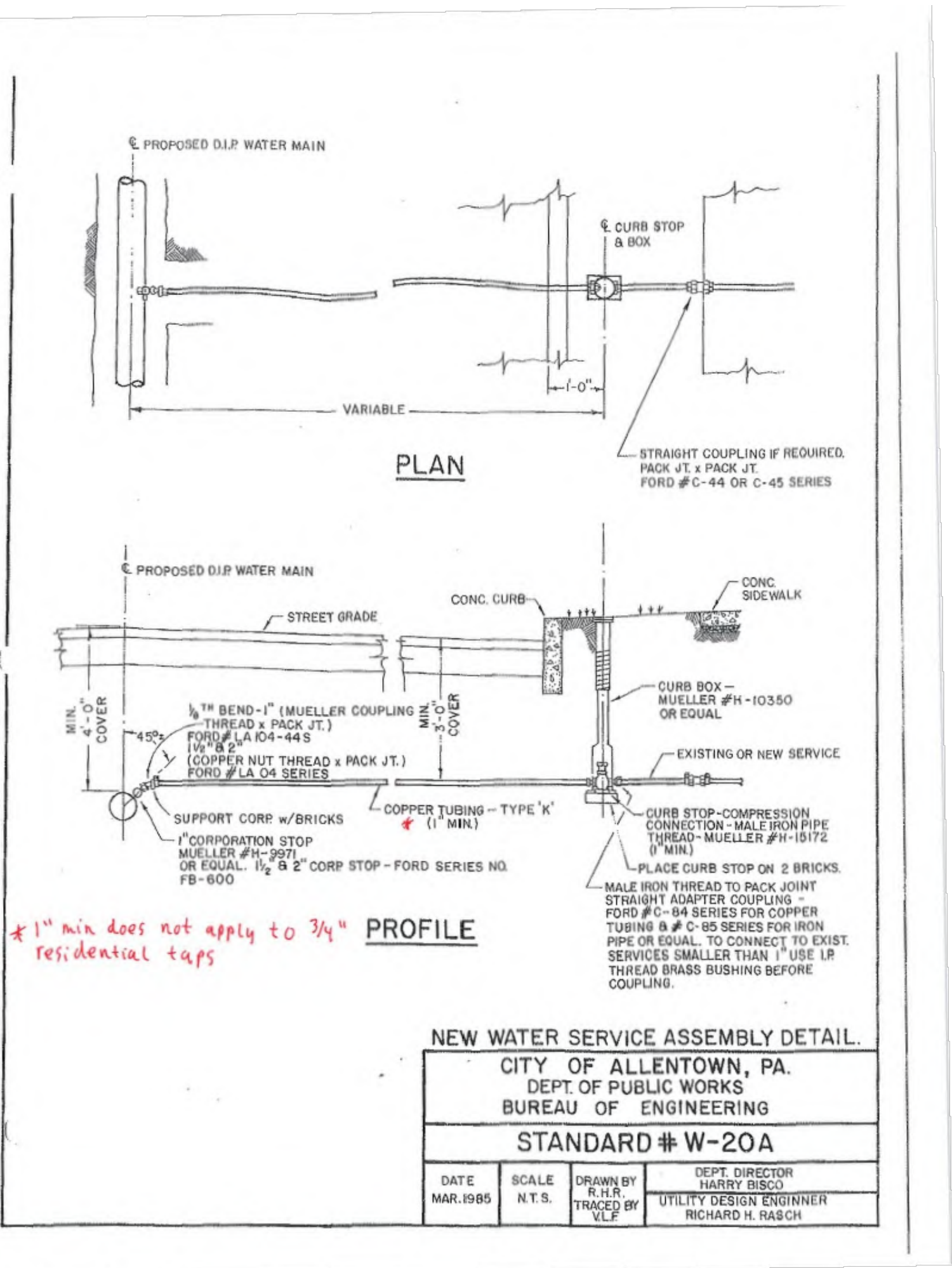
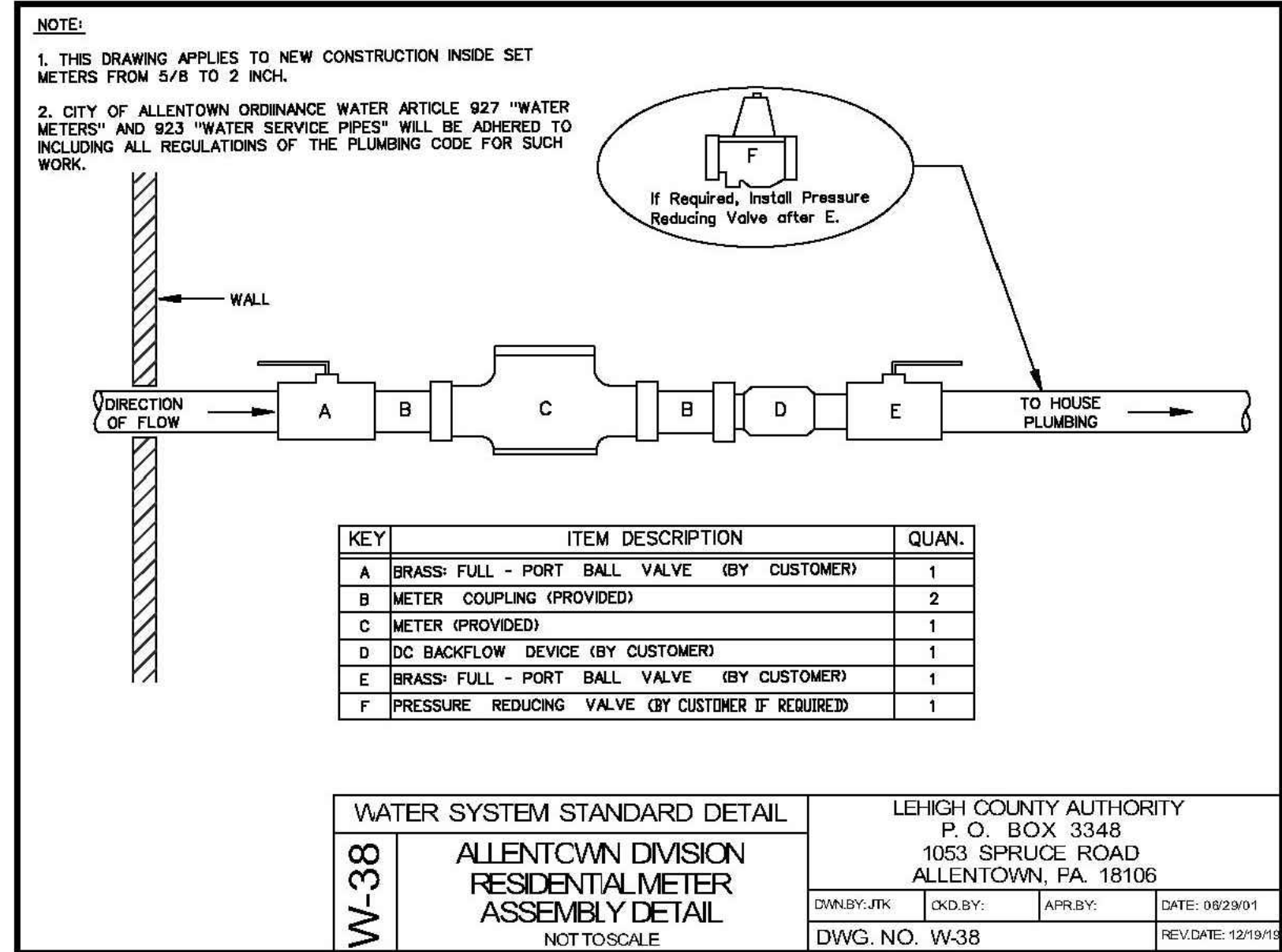
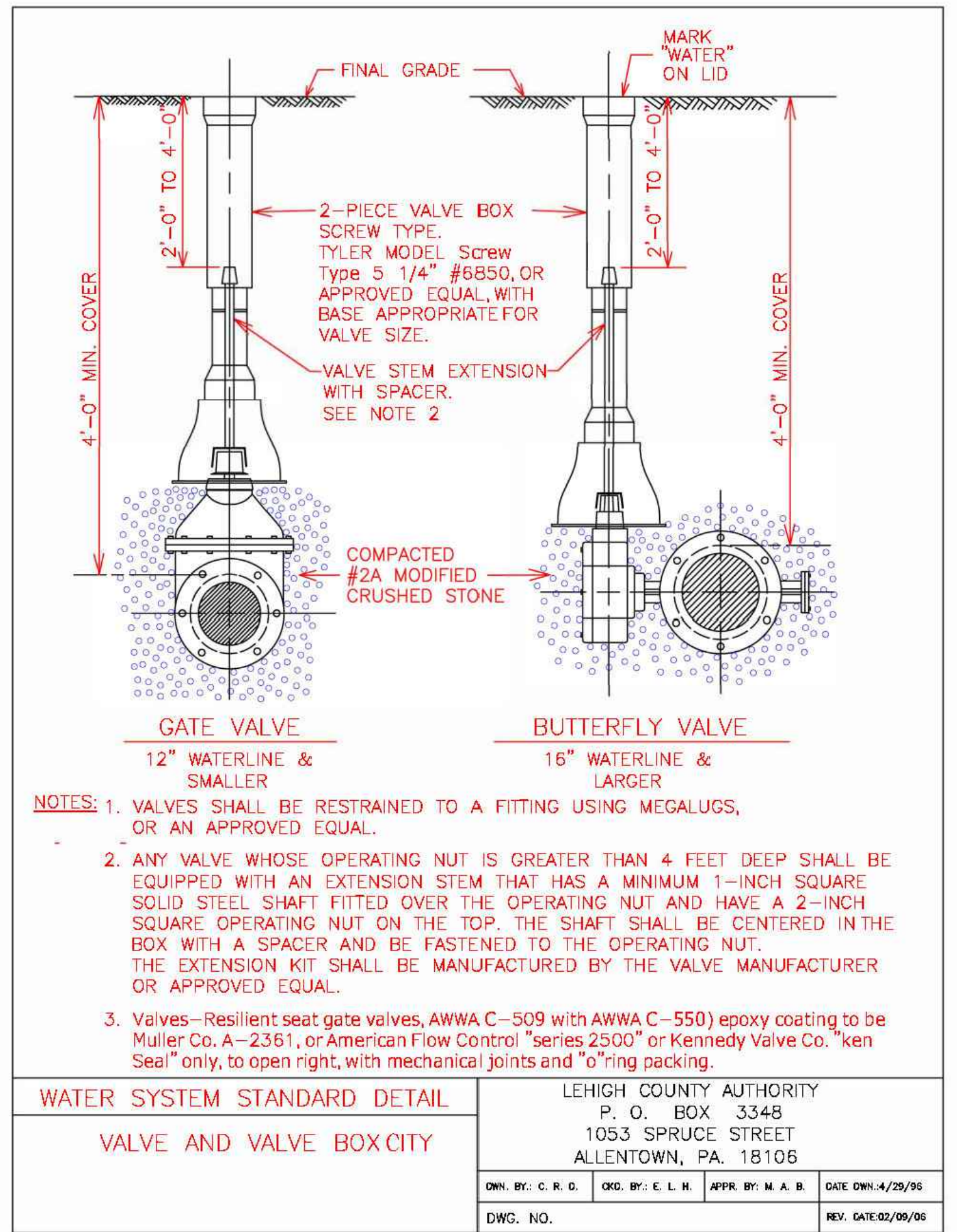
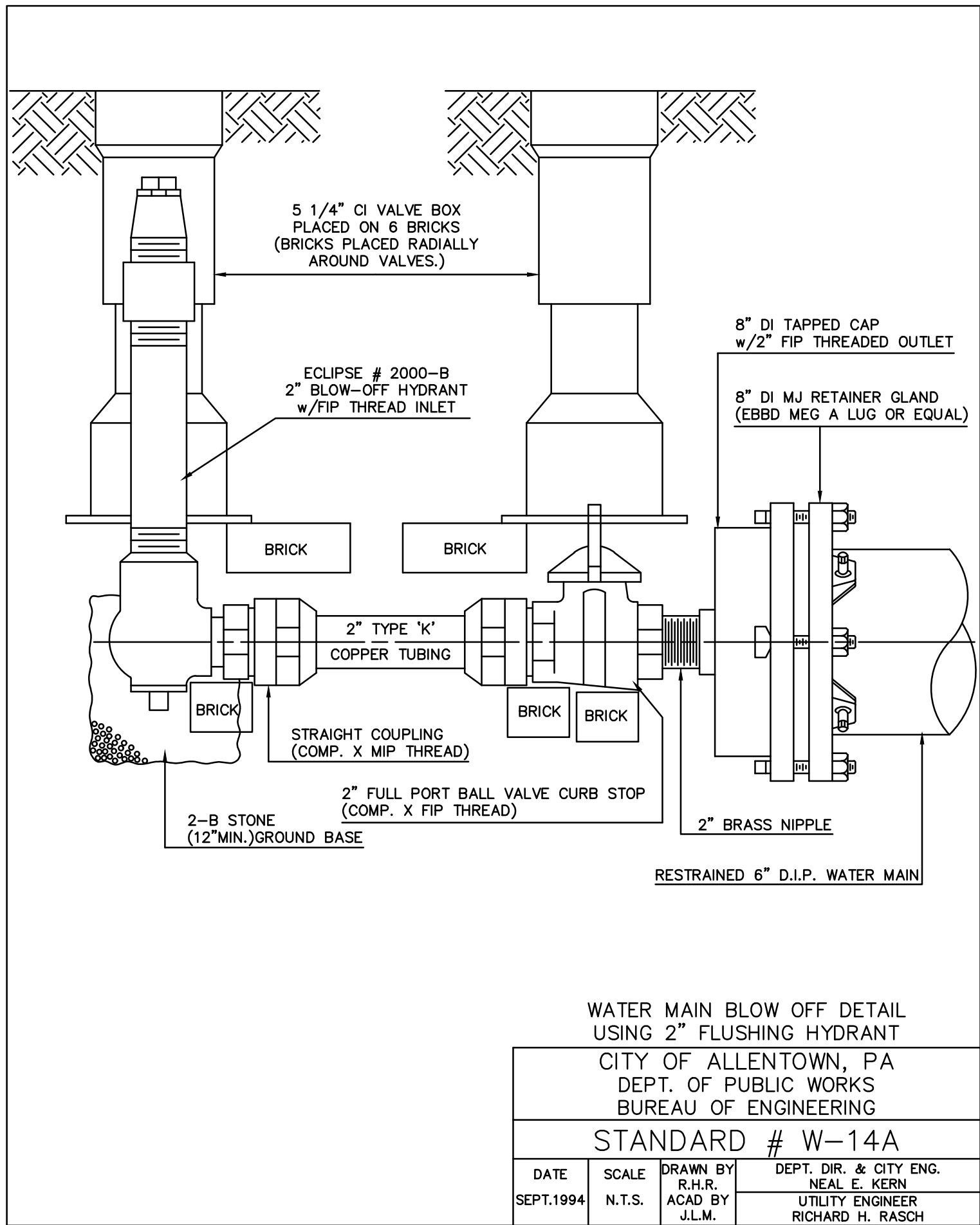
E & S WORKSHEET #1				
COMPOST FILTER SOCK				
SOCK (NO.)	DIAMETE R (IN)	LOCATION	SLOPE (PERCENT)	SLOPE LENGTH ABOVE BARRIER (FT)
CS-1	8	NORTHERN PROPERTY LINE LOT 3	1.0	3
CS-2	8	SOUTHERN SIDE TOPSOIL STOCKPILE	4.0	12
CS-3	8	EASTERN PROPERTY LINE LOTS 2 & 3	0.2	32
CS-4	8	CONCRETE WASHOUT	1.2	14
CS-5	8	SOUTHWESTERN SIDE LOT 2	1.1	12

SOURCE: PENNSYLVANIA EROSION AND SEDIMENT POLLUTION CONTROL MANUAL, PAGE 372

FINAL PLAN

GRADING AND SOIL EROSION CONTROL NOTES & DETAILS

PLAN DATE 05/17/2024	PROJECT 856-860 N. VAN BUREN STREET	DEED REF. 2020033354
REVISIONS R1-01/08/2025 R2-04/15/2025 R3-06/24/2025 R4-08/05/2025 R5-01/23/2026 R6-06/17/2026	OWNER UNIVERSAL RELEVANCE, LLC	TAX MAP 641748291058 1
MUNICIPALITY CITY OF ALLENTOWN (15th WARD)	COUNTY LEHIGH COUNTY	SHT. NO. 5 of 10
STATE PENNSYLVANIA		SCALE NOT TO SCALE
		JOB NO. 7064
AASA Land Surveyors www.aasasurvey.com		
Arthur A. Swallow Associates, LLC 1003-1005 North 19th Street Allentown, PA 18104 610-820-6470 • Fax:610-820-5947		
Michael A. Houston, PLS PA SU075182		
Date		

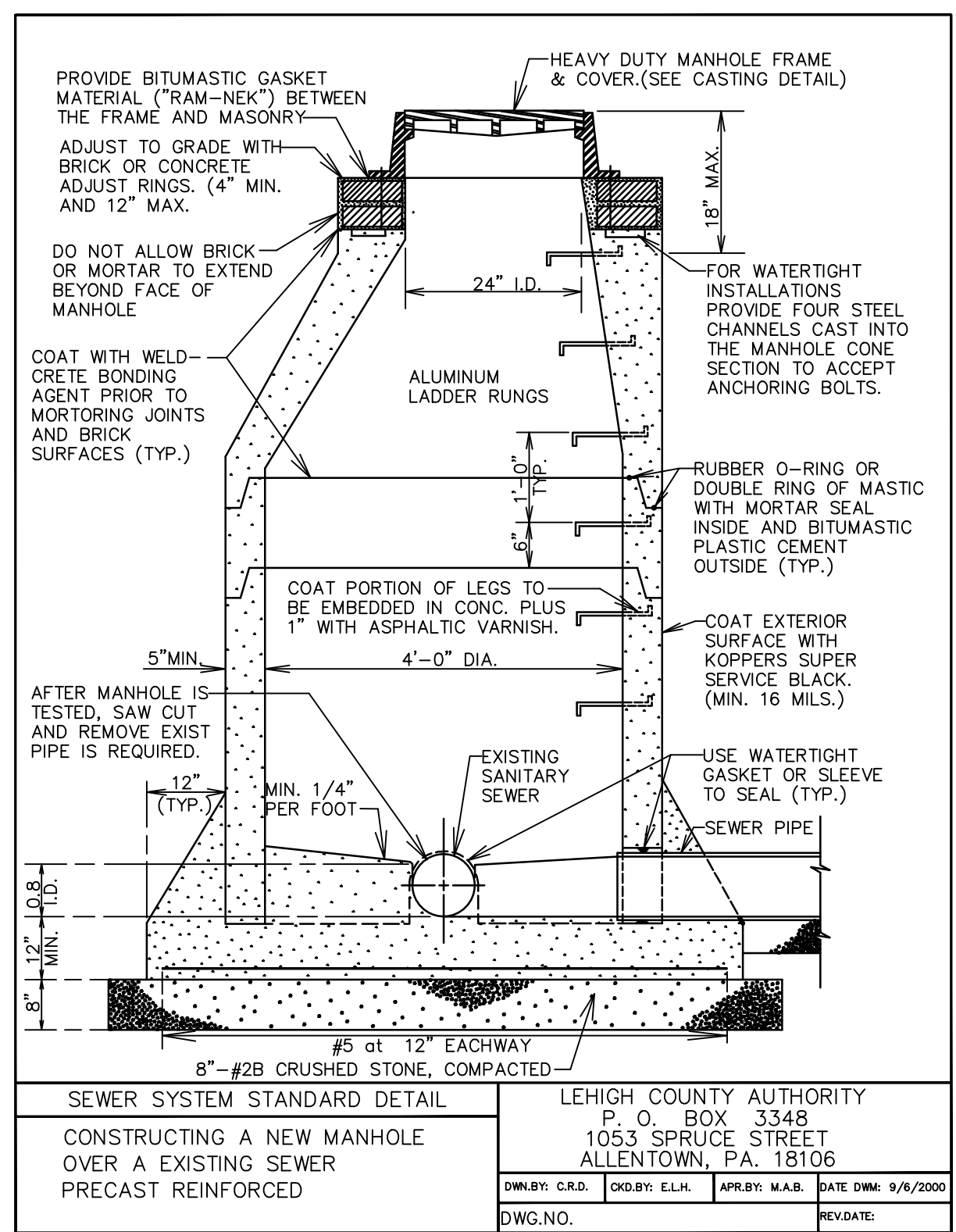
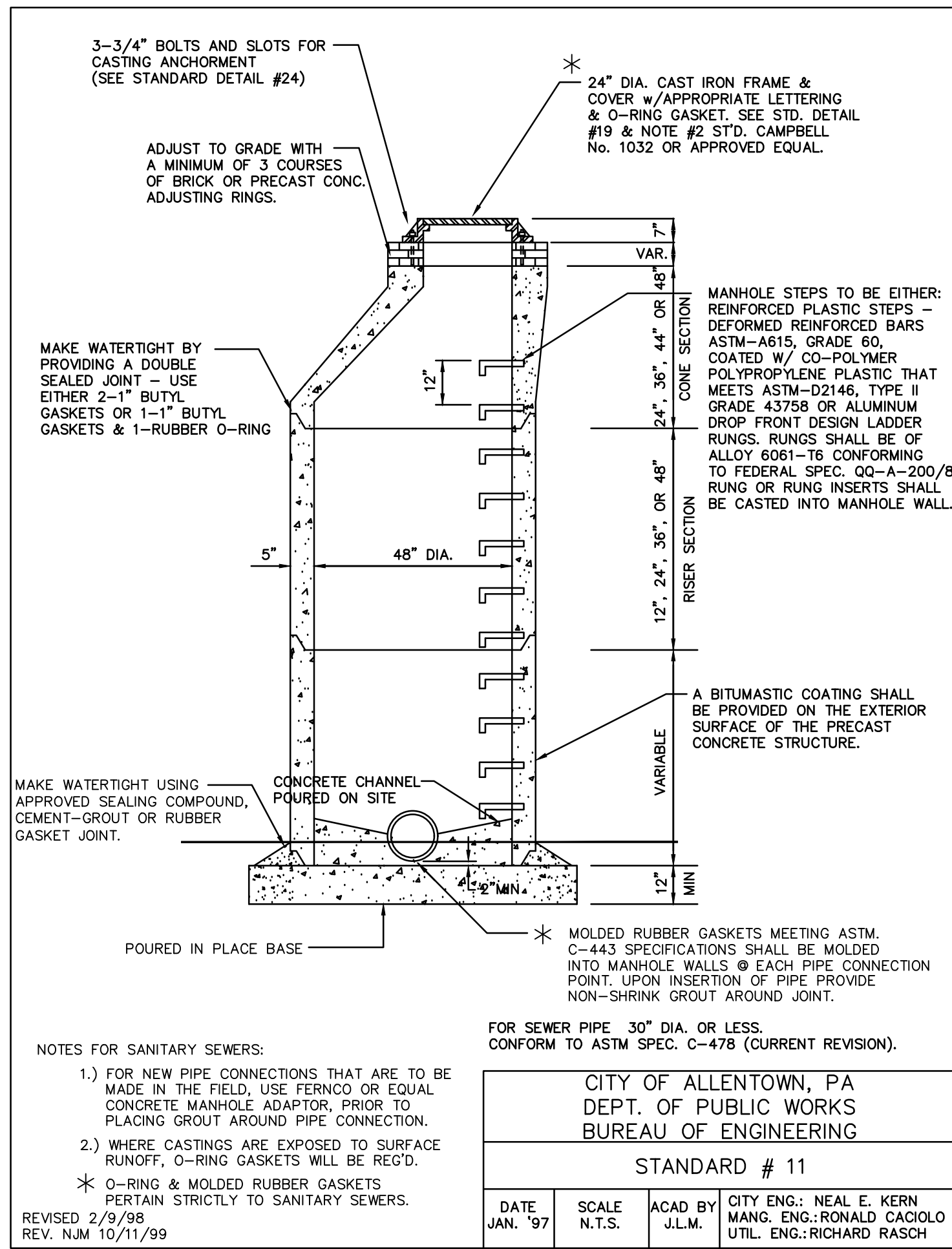
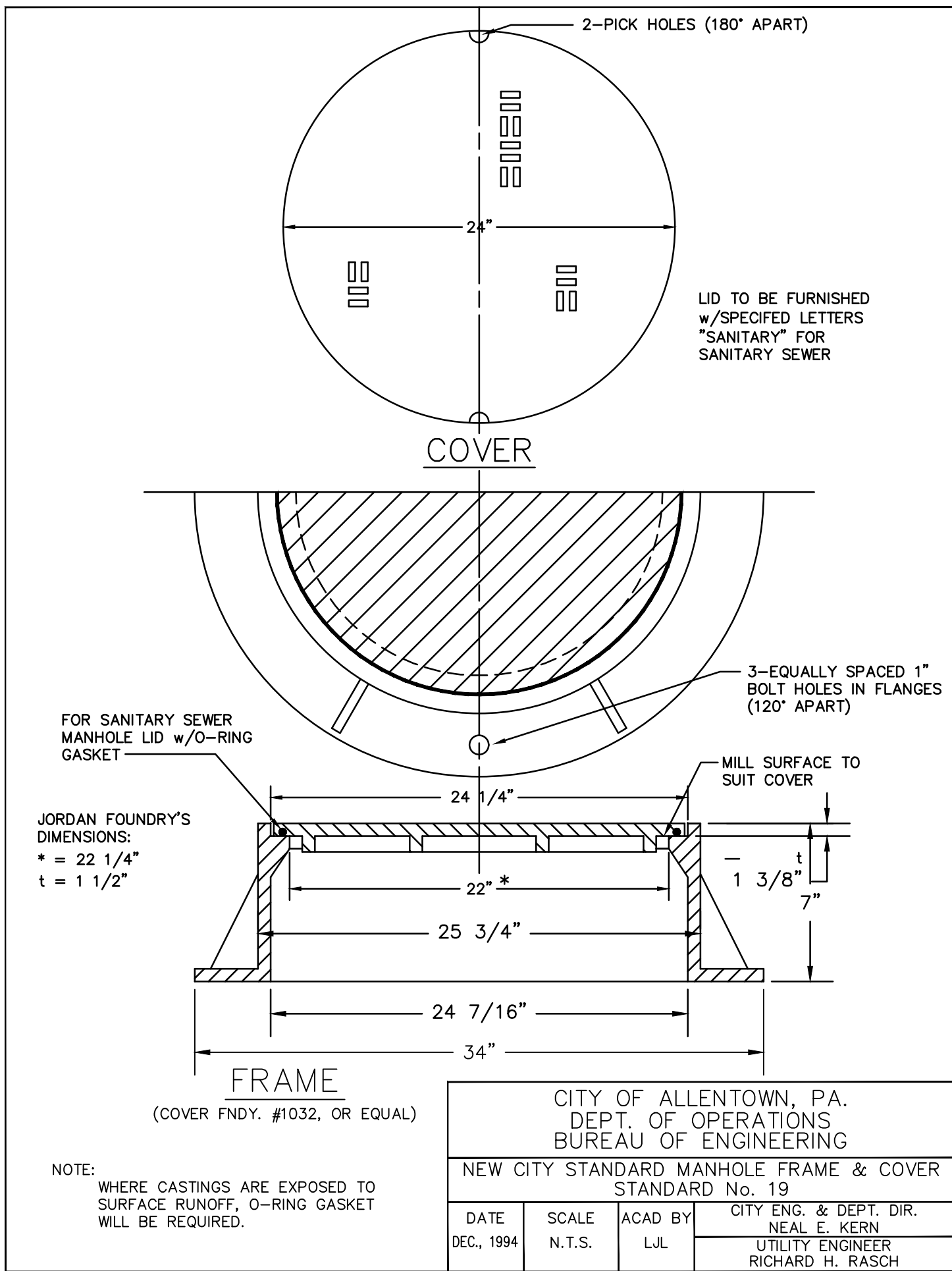
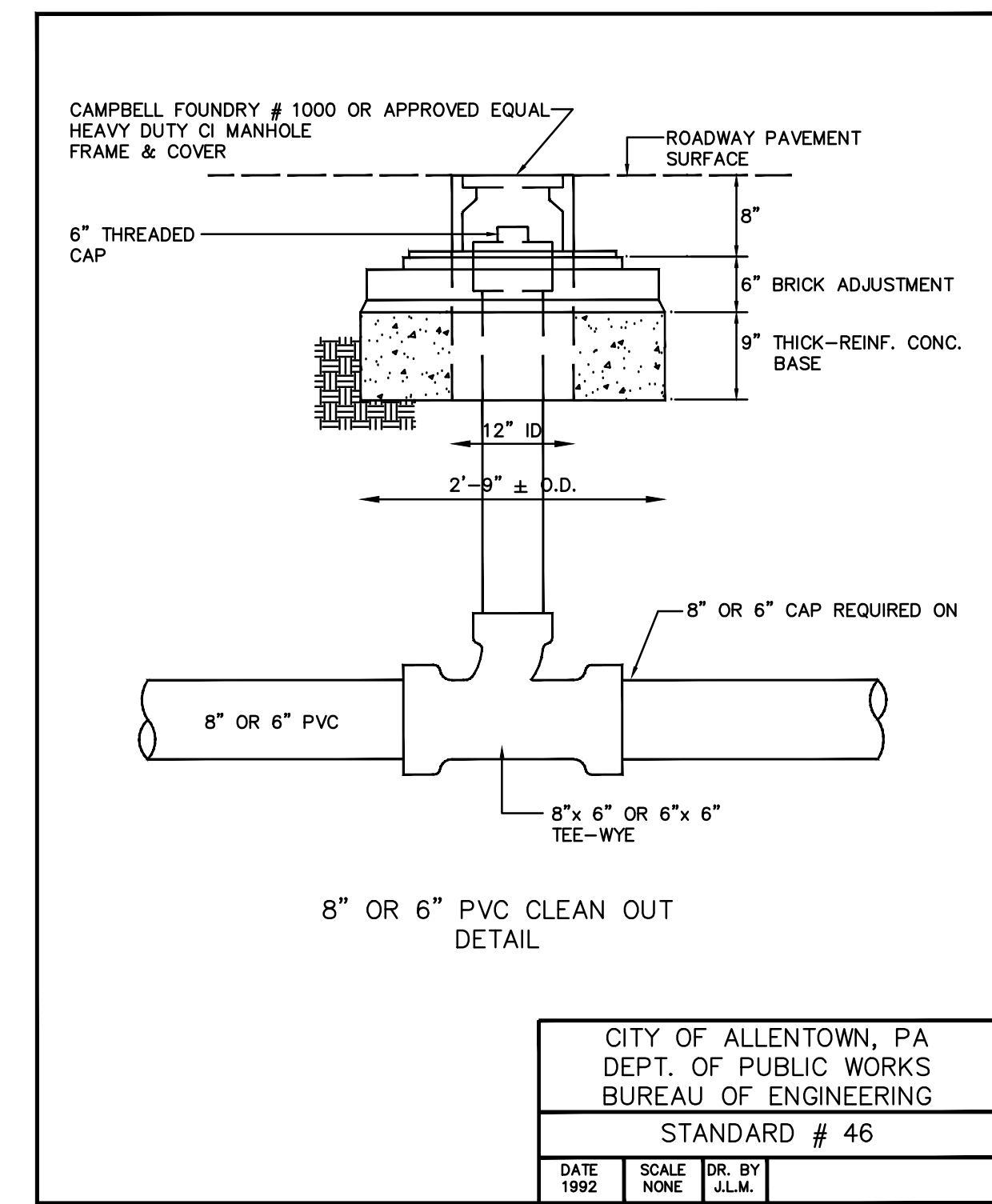
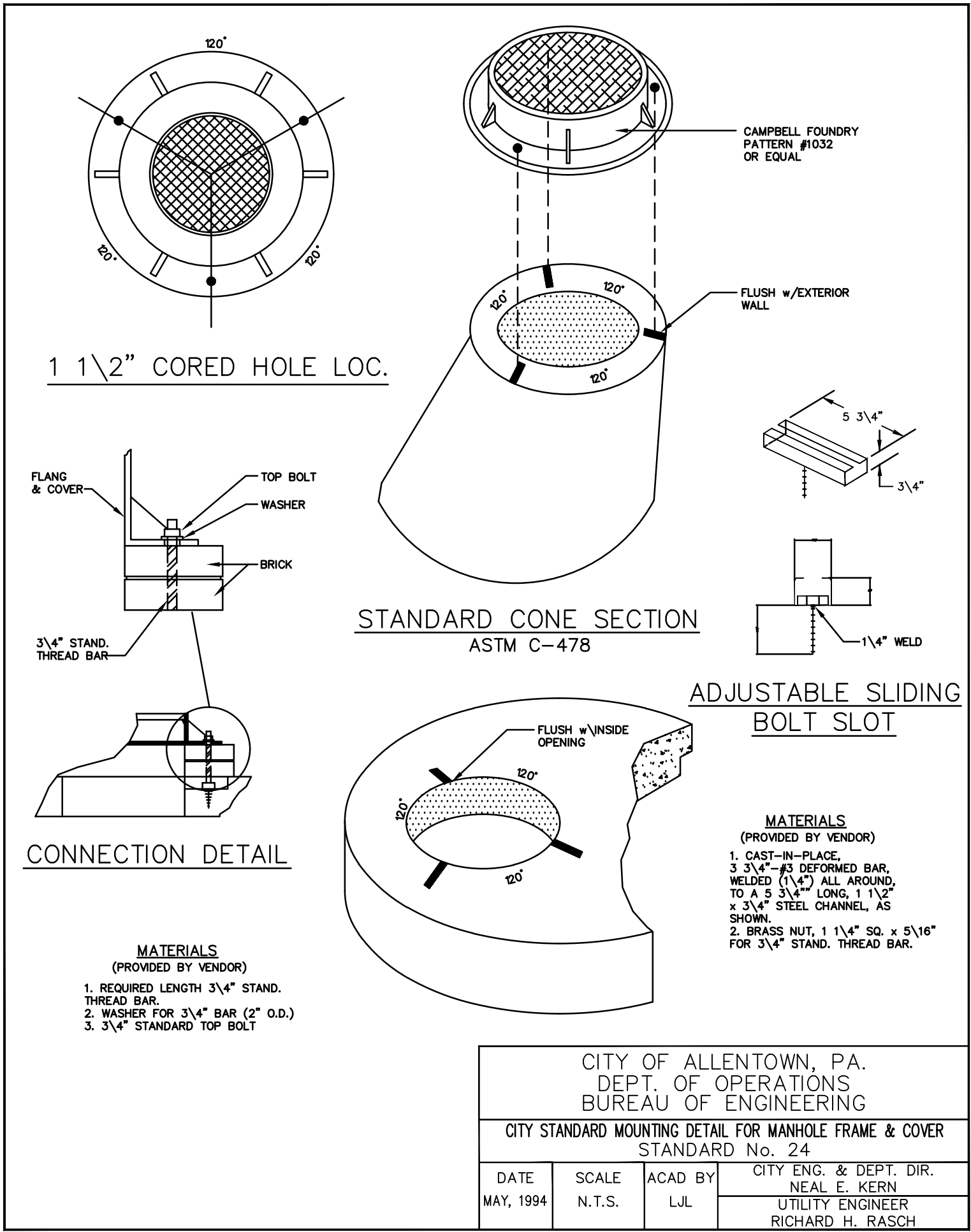
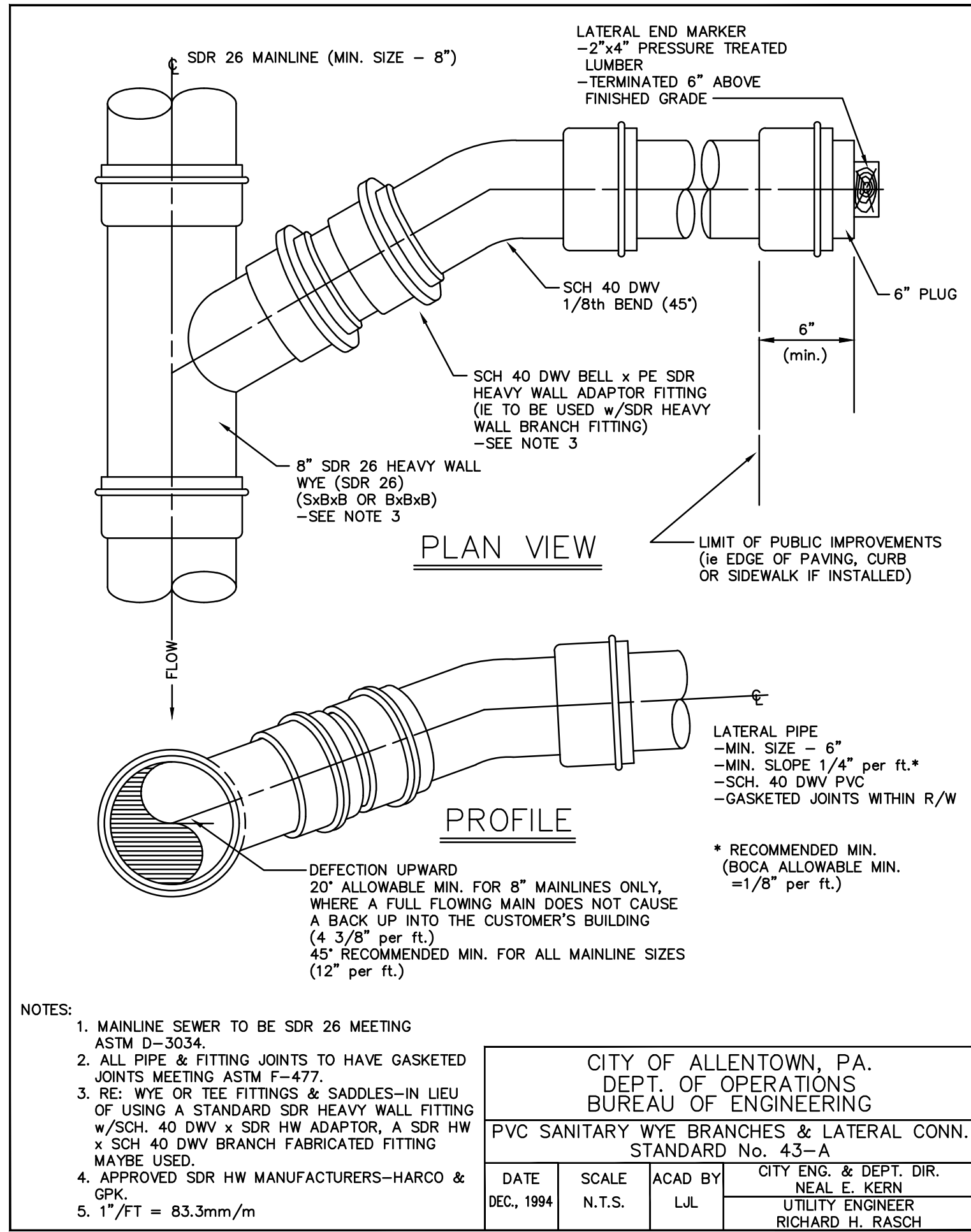


LCA SITE PLAN NOTES:

- 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
sewers. 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
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/sanitary sewer utilities 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
100'
- 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 conformance 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,
NEPA 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 deemed 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.
- Drops through manholes: 0.1 for 180-degrees, 0.15 for
25-degrees to 60-degrees, 0.2 or 0.25 for greater than
60-degrees and less than 90-degrees.
- The developer is responsible for submitting a deposit for
leak detection devices. LCA will determine the number of
leak detection devices that are needed for the project.
LCA is responsible for ordering and installing the devices
in the fire hydrants.

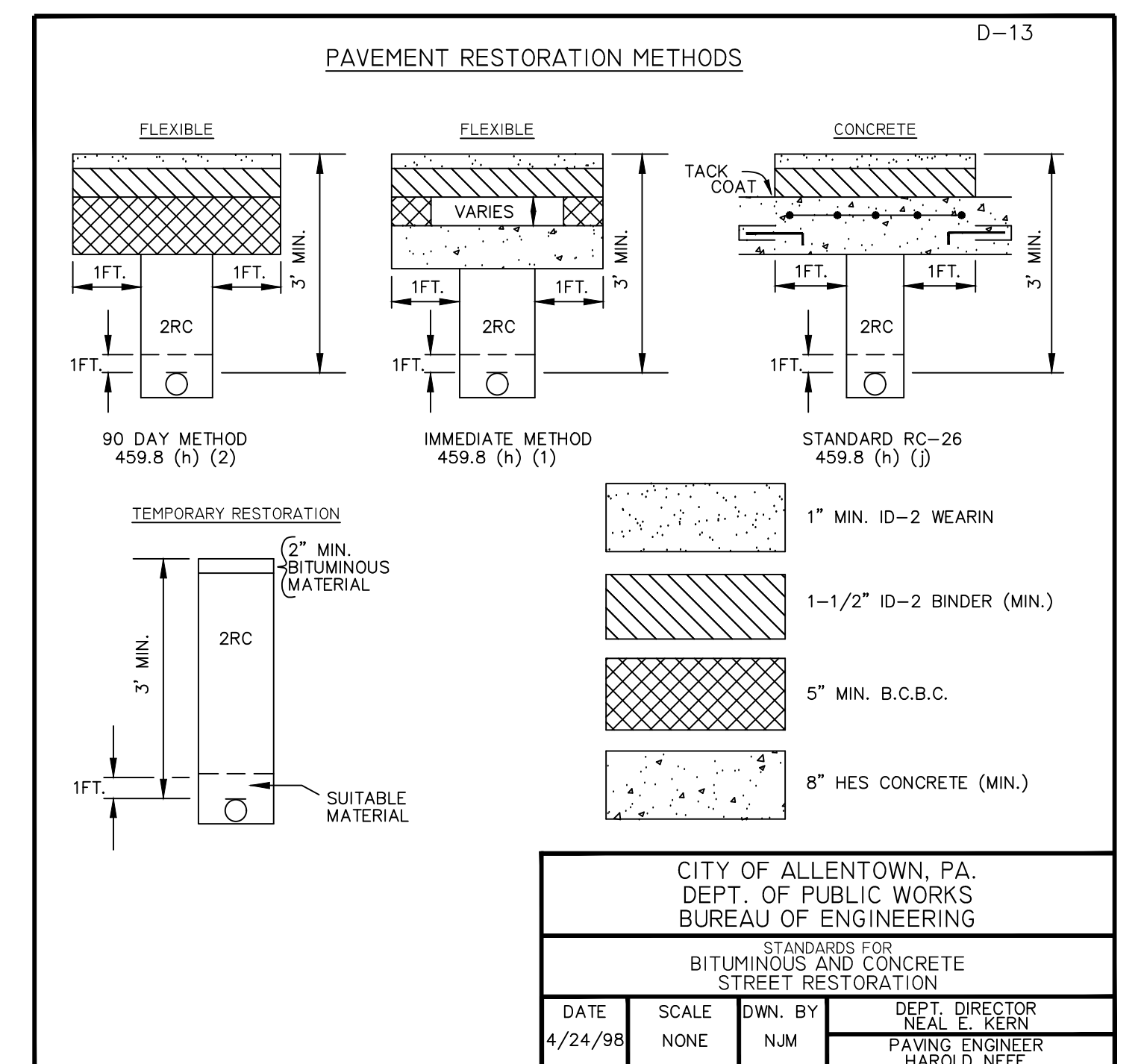
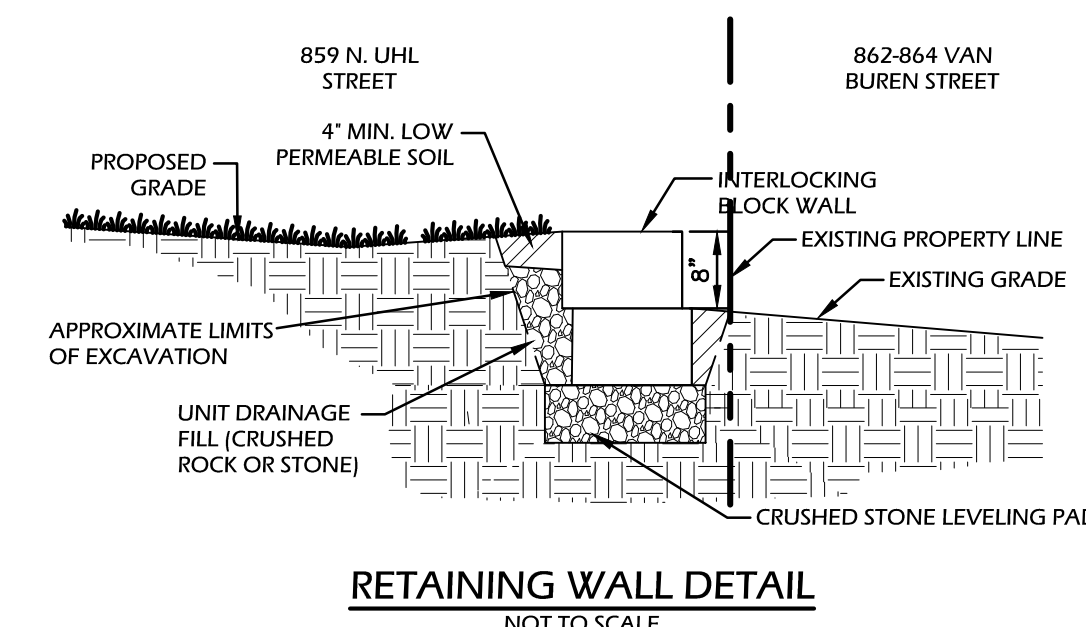
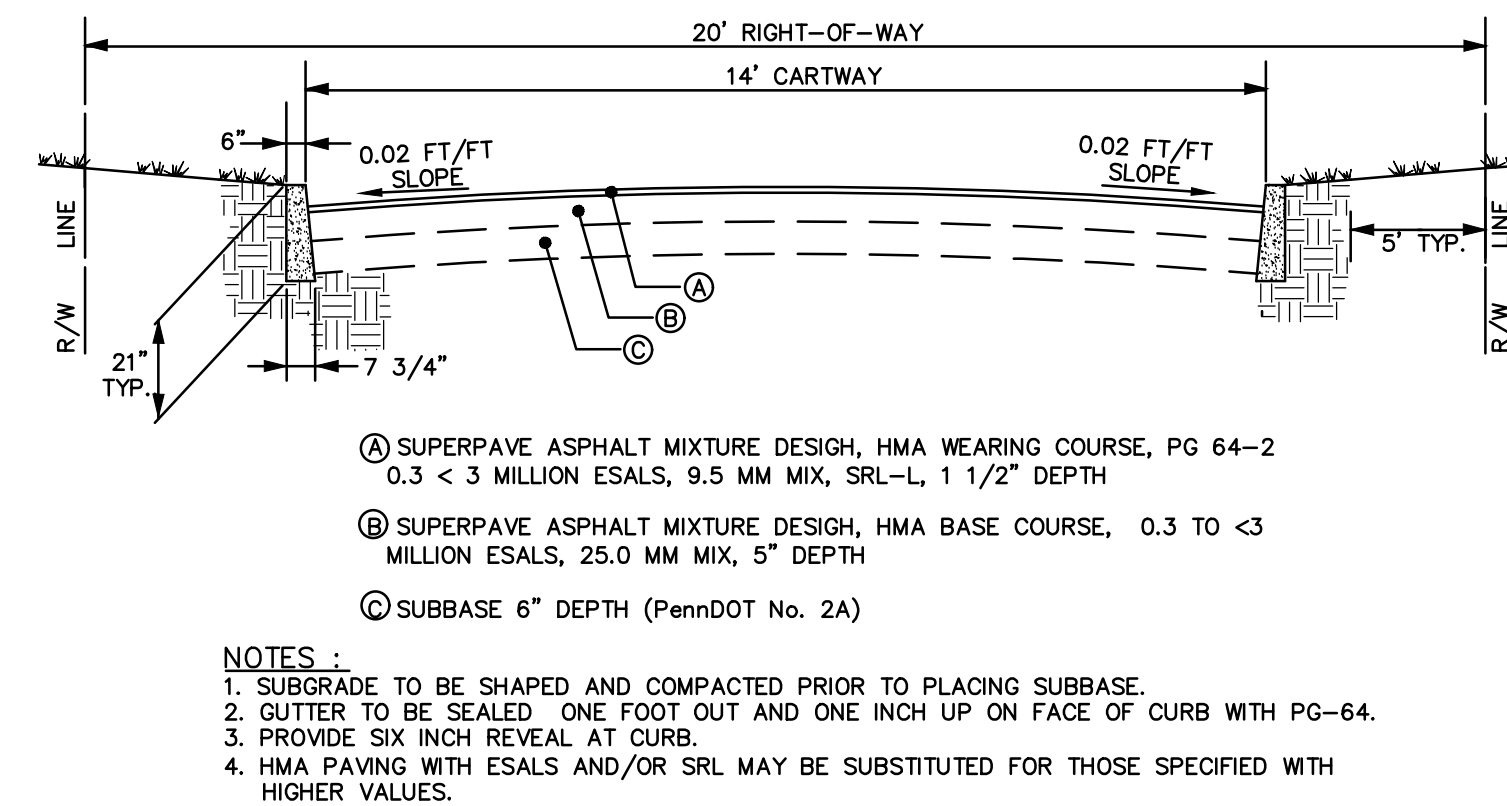
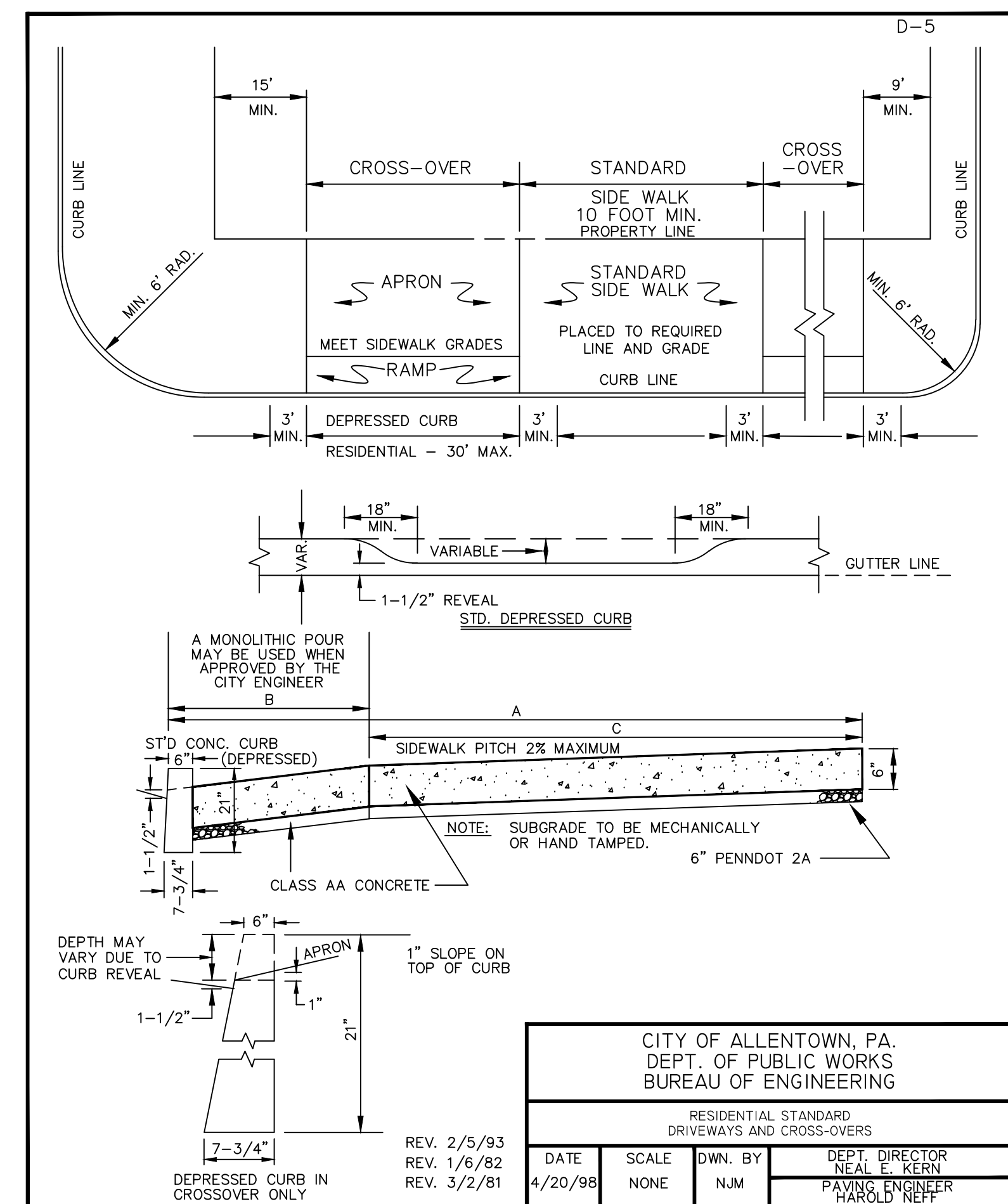
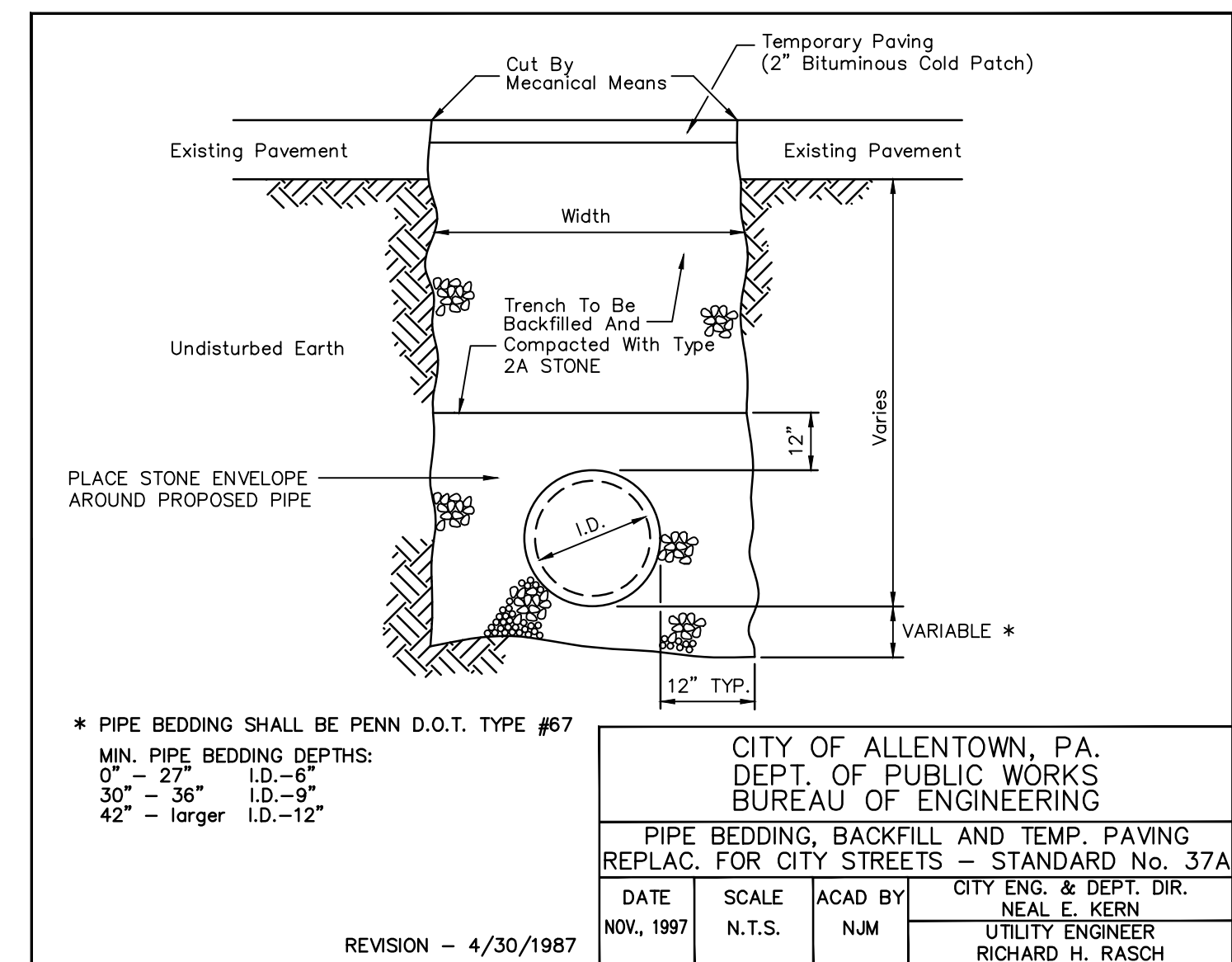
FINAL PLAN WATER DETAILS

PLAN DATE 05/17/2024	PROJECT 856-860 N. VAN BUREN STREET	DEED REF. 2020033354
REVISIONS R1-01/08/2025 R2-04/15/2025 R3-06/24/2025 R4-08/05/2025 R5-01/23/2026 R6-06/17/2026	OWNER UNIVERSAL RELEVANCE, LLC	TAX MAP 641748291058 1
	MUNICIPALITY CITY OF ALLENTOWN (15th WARD)	SHT. NO. 6 of 10
	COUNTY LEHIGH COUNTY	SCALE NOT TO SCALE
	STATE PENNSYLVANIA	JOB NO. 7064
AASA Land Surveyors www.aasasurvey.com		
Arthur A. Swallow Associates, LLC 1003-1005 North 19th Street Allentown, PA 18104 610-820-6470 • Fax:610-820-5947		
Michael A. Houston, PLS PA SU075182		Date

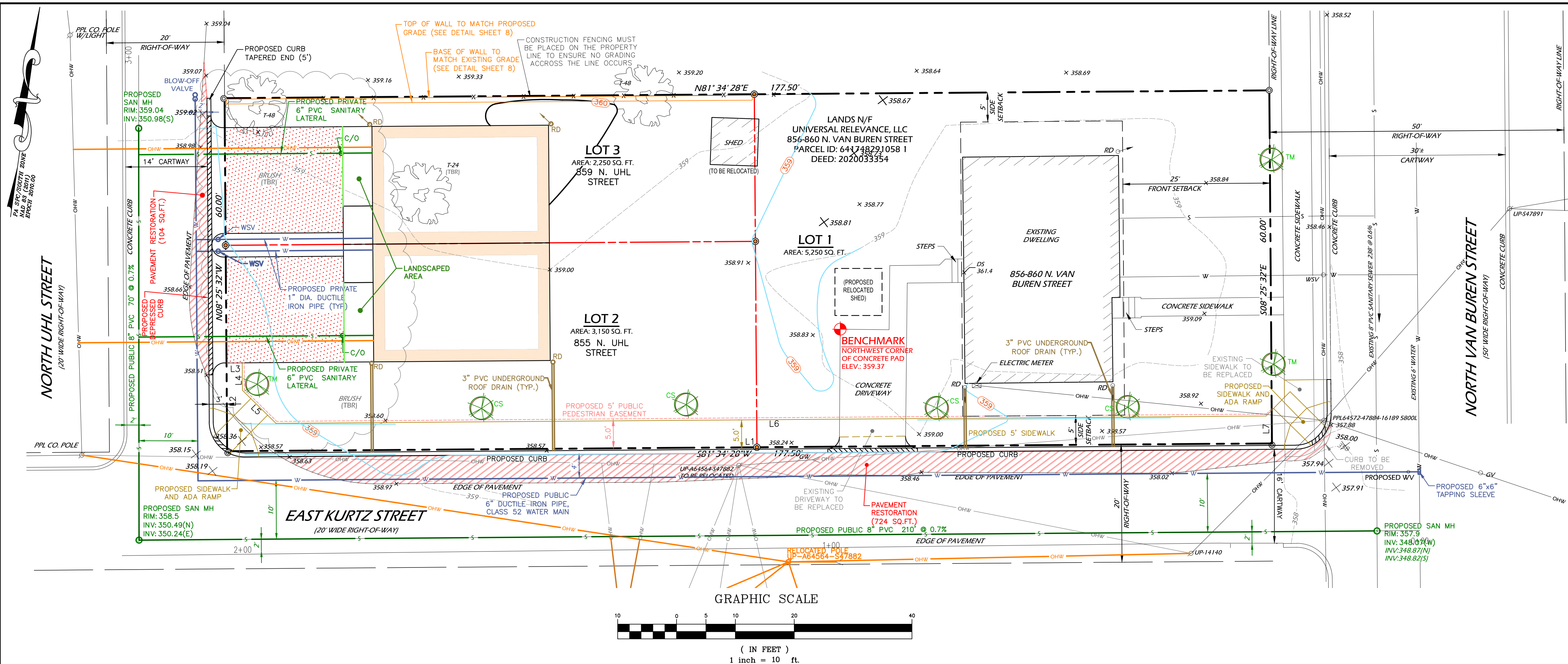


FINAL PLAN
SANITARY SEWER DETAILS

PLAN DATE 05/17/2024	PROJECT 856-860 N. VAN BUREN STREET	DEED REF. 2020033354
REVISIONS R1-01/08/2025 R2-04/15/2025 R3-06/24/2025 R4-08/05/2025 R5-01/23/2026 R6-06/17/2026	OWNER UNIVERSAL RELEVANCE, LLC	TAX MAP 641748291058 1
MUNICIPALITY CITY OF ALLENTOWN (15th WARD)	COUNTY LEHIGH COUNTY	SHT. NO. 7 of 10
STATE PENNSYLVANIA		SCALE NOT TO SCALE
		JOB NO. 7064
AASA Arthur A. Swallow Associates, LLC Land Surveyors www.aasasurvey.com		
1003-1005 North 19th Street Allentown, PA 18104 610-820-6470 · Fax: 610-820-5947		
Michael A. Houston, PLS PA SU075182		
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PLAN DATE 05/17/2024	PROJECT 856-860 N. VAN BUREN STREET		DEED REF. 2020033354	
REVISIONS R1-01/08/2025 R2-04/15/2025 R3-06/24/2025 R4-08/05/2025 R5-01/23/2026 R6-06/17/2026	OWNER UNIVERSAL RELEVANCE, LLC		TAX MAP 641748291058 1	
	MUNICIPALITY CITY OF ALLENTOWN (15th WARD)	SHT. NO. 8 of 10		
	COUNTY LEHIGH COUNTY			
	STATE PENNSYLVANIA	SCALE NOT TO SCALE	JOB NO. 7064	
		Arthur A. Swallow Associates, LLC 1003-1005 North 19th Street Allentown, PA 18104 610-820-6470 • Fax: 610-820-5947		
		Michael A. Housten, PLS Date PA SU075182		



GENERAL NOTES

- BENCHMARK: NORTHWEST CORNER OF CONCRETE DRIVEWAY ON LOT 1; ELEVATION 359.32.
- NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN AN AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT WITHOUT WRITTEN TOWNSHIP APPROVAL.
- THE SITE WILL BE SERVED WITH PUBLIC WATER AND PUBLIC SEWAGE FACILITIES.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. ALL UTILITIES HAVE BEEN IDENTIFIED BASED ON THE BEST AVAILABLE INFORMATION AND LISTED ON THESE PLANS IN ACCORDANCE WITH ACT 187 REQUIREMENTS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES AND ALL EFFORTS SHALL BE UNDERTAKEN TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. RESTORATION OF ALL EXISTING SURFACE IMPROVEMENTS DAMAGED OR ALTERED DURING CONSTRUCTION, INCLUDING LANDSCAPING, SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL MAKE PROVISIONS FOR MAINTAINING THE SAFE FLOW OF TRAFFIC DURING CONSTRUCTION WITHIN THE SITE AND THE EXISTING ROAD RIGHTS-OF-WAY WHILE ENTERING AND LEAVING THE SITE.
- PRIOR TO APPLYING FOR ANY BUILDING PERMIT, COUNTY TAX PARCEL IDENTIFICATION NUMBERS SHOULD BE REASSIGNED FOR ALL NEW LOTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS RELATIVE TO THE CONSTRUCTION PROPOSED ON THIS PLAN.
- THERE SHALL BE NO CHANGES OR DEVIATION FROM THESE PLANS UNLESS APPROVED BY THE ENGINEER. SUCH PLAN CHANGES, SHOULD THEY BECOME NECESSARY, ARE SUBJECT TO MUNICIPAL ORDINANCES.
- THE CONTRACTOR SHALL INSPECT EXISTING SITE/PROJECT AREA CONDITIONS AND VERIFY ALL QUANTITIES AND MATERIALS PRIOR TO THE START OF CONSTRUCTION.
- IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF CITY OF ALLENTOWN AS APPLICABLE.
- SURVEY CUT SHEETS FOR CURBING TO BE PUBLIC SHALL BE SUBMITTED TO THE CITY FOR REVIEW PRIOR TO CONSTRUCTION.
- ALL CITY PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- THE DRIVEWAY AND STREET SHALL BE KEPT FREE OF SEDIMENT.
- THE ADA RAMP SHALL BE CONSTRUCTED TO BE ADA COMPLIANT.
- ALL IMPROVEMENTS WITHIN THE CITY RIGHT-OF-WAY SHALL COMPLY WITH THE CITY OF ALLENTOWN STANDARDS AND SPECIFICATIONS.
- 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 OR WITHIN THE PUBLIC RIGHT-OF-WAY, OR ONTO ADJOINING PROPERTIES, 455-108B(4) (FORMERLY 1753.08.B.4) OF THE CITY PROPERTY REHABILITATION & MAINTENANCE CODE.
- 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 ON-SITE, SHALL BE DONE IN ACCORDANCE WITH THE IBC.
- THE EXISTING SANITARY SEWER LATERALS SHOWN ON THE EXISTING CONDITIONS AND GRADING PLAN WERE REFERENCED FROM GIS MAPPING PROVIDED BY LEHIGH COUNTY AUTHORITY.
- THE PLACEMENT AND DESIGN OF THE PROPOSED DWELLINGS SHALL BE IN COMPLIANCE WITH THE DESIGN GUIDELINES IN THE CITY OF ALLENTOWN ZONING ORDINANCE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES.

LANDSCAPING NOTES:

- PROPOSED STREET TREES ARE AS REQUIRED BY THE CITY OF ALLENTOWN SHADE TREE ORDINANCE AND ARE SUBJECT TO ALL RULES AND REGULATIONS CONCERNING, PRUNING, PROTECTION, MAINTENANCE, REPLACEMENT AND PRESERVATION.
- PERMITS SHALL BE OBTAINED FROM THE CITY OF ALLENTOWN PUBLIC WORKS DEPARTMENT FOR ALL STREET TREE PLANTINGS.
- ALL PROPOSED STREET TREES MUST BE A SINGLE TRUNK AND A MINIMUM CALIPER OF 2" - 2.5" MEASURED 6" ABOVE THE ROOT FLAIR.
- STREET TREES AS REQUIRED BY THE CITY OF ALLENTOWN SHADE TREE ORDINANCE SUBJECT TO ALL RULES AND REGULATIONS CONCERNING, PRUNING, PROTECTION, MAINTENANCE, REPLACEMENT, AND PRESERVATION.
- PERMITS SHALL BE OBTAINED FROM THE CITY OF ALLENTOWN PUBLIC WORKS DEPARTMENT FOR ALL STREET TREE PLANTINGS.

NOTES:

- DATE OF SURVEY: APRIL 09, 2024.
- A TITLE SEARCH HAS NOT BEEN FURNISHED TO THE SURVEYOR.
- THE PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ETC. THAT ARE NOT NECESSARILY SHOWN ON THIS PLAN.
- HORIZONTAL DATUM: PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010.00.
- VERTICAL DATUM: NAVD 88 (GEOID 12A)
- THERE ARE NO IDENTIFIED WETLANDS ON THIS PROPERTY ACCORDING TO THE NATIONAL WETLANDS INVENTORY WEBSITE. [HTTPS://FWS.GOV/WETLANDS](https://fws.gov/wetlands).

DESIGN ELEVATIONS AND GRADING INTENT

THE INTENT OF THIS PLAN AND THE PROPOSED DESIGN ELEVATION IS TO SHOW THAT PROPER GRADING CAN BE ACHIEVED ON THIS SITE TO SATISFY LOCAL, COUNTY, STATE, OTHER JURISDICTIONAL AGENCIES, ORDINANCES OR REQUIREMENTS. THE ELEVATIONS AND ASSOCIATED HARMONIC GRADING SHOWN HEREON HAVE BEEN DESIGNED FOR PLANNING AND PERMITTING PURPOSES ONLY. THE FINAL GRADES AS CONSTRUCTED ARE BEYOND THE CONTROL OF ARTHUR A. SWALLOW ASSOCIATES, LLC. THEY MAY BE IMPACTED BY THE CONTRACTOR, APPROVED ARCHITECTURAL DESIGN OR REVISIONS OR OTHER FACTORS UNKNOWN TO ARTHUR A. SWALLOW ASSOCIATES, LLC. THEREFORE THE CONTRACTOR SHALL CHECK AND VERIFY ALL CONTROLS BOTH VERTICAL AND HORIZONTAL PRIOR TO COMMENCING ANY CONSTRUCTION. CONCERNS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARTHUR A. SWALLOW ASSOCIATES, LLC IMMEDIATELY.

IN THE EVENT OF A CONCERN OR DISCREPANCY, NO CONSTRUCTION MAY CONTINUE UNTIL ARTHUR A. SWALLOW ASSOCIATES, LLC HAS HAD AN OPPORTUNITY TO REVIEW, CONFIRM, DENY OR RECTIFY SAME AND NOTIFY THE CONCERNED PARTIES IN WRITING. ARTHUR A. SWALLOW ASSOCIATES, LLC ASSUMES NO LIABILITY AND SHALL BE HELD HARMLESS FROM ANY/ALL DAMAGES WHICH MAY OCCUR BY THE ACTS OF OTHERS WHO USE THIS PLAN FOR ANY PURPOSE OTHER THAN THOSE STATED ABOVE.

THE GRADING DESIGN SHOWN HEREIN DOES NOT REPRESENT EARTH/WORK CUTS AND/OR FILLS THAT ARE BALANCED IN QUANTITY OR VOLUME. FILL MAY NEED TO BE IMPORTED/EXPORTED FROM THIS SITE TO ACHIEVE THE PROPOSED GRADING DESIGN.

FINAL PLAN
LANDSCAPING PLAN, DETAILS, AND NOTES

PLAN DATE 05/17/2024	PROJECT 856-860 N. VAN BUREN STREET	DEED REF. 2020033354
REVISIONS R1-01/08/2025 R2-04/15/2025 R3-06/24/2025 R4-08/05/2025 R5-01/23/2026 R6-06/17/2026	OWNER UNIVERSAL RELEVANCE, LLC	TAX MAP 641748291058 1
MUNICIPALITY COUNTY STATE	CITY OF ALLENTOWN (15th WARD) LEHIGH COUNTY PENNSYLVANIA	SHT. NO. 9 of 10
AASA Arthur A. Swallow Associates, LLC Land Surveyors www.aasasurvey.com		SCALE 1" = 10'
SERIAL NUMBER: 20240783464 (A FINAL DESIGN NOTICE SHALL BE SUBMITTED BY OTHERS)		JOB NO. 7064
Michael A. Houston, PLS PA SU075182		Date



PLANTING SCHEDULE

SYMBOL	QTY.	COMMON NAME	PLANTING SIZE	CONDITION
	4	Columnar Sargery Cherry	2 - 2 1/2" CAL.	BALL & BAG
	3	Trident Maple	2 - 2 1/2" CAL.	BALL & BAG
	1	EXISTING TREE	48" CAL.	EXISTING

SITE DATA:

OWNER: UNIVERSAL RELEVANCE, LLC
4910 BECK ROAD
EMMAUS, PA 18049-5205

PROPERTY LOCATION: 856-860 N. VAN BUREN STREET
ALLENTOWN, PA 18109

DEED: DOCUMENT ID: 2020033354

PARCEL ID: 641748291058 1

PARCEL AREA: 10,650 SQ. FT. / 0.2445 ACRES

TAX AUTHORITY: CITY OF ALLENTOWN

WATER: PUBLIC

SEWER: PUBLIC

SOILS CLASSIFICATIONS

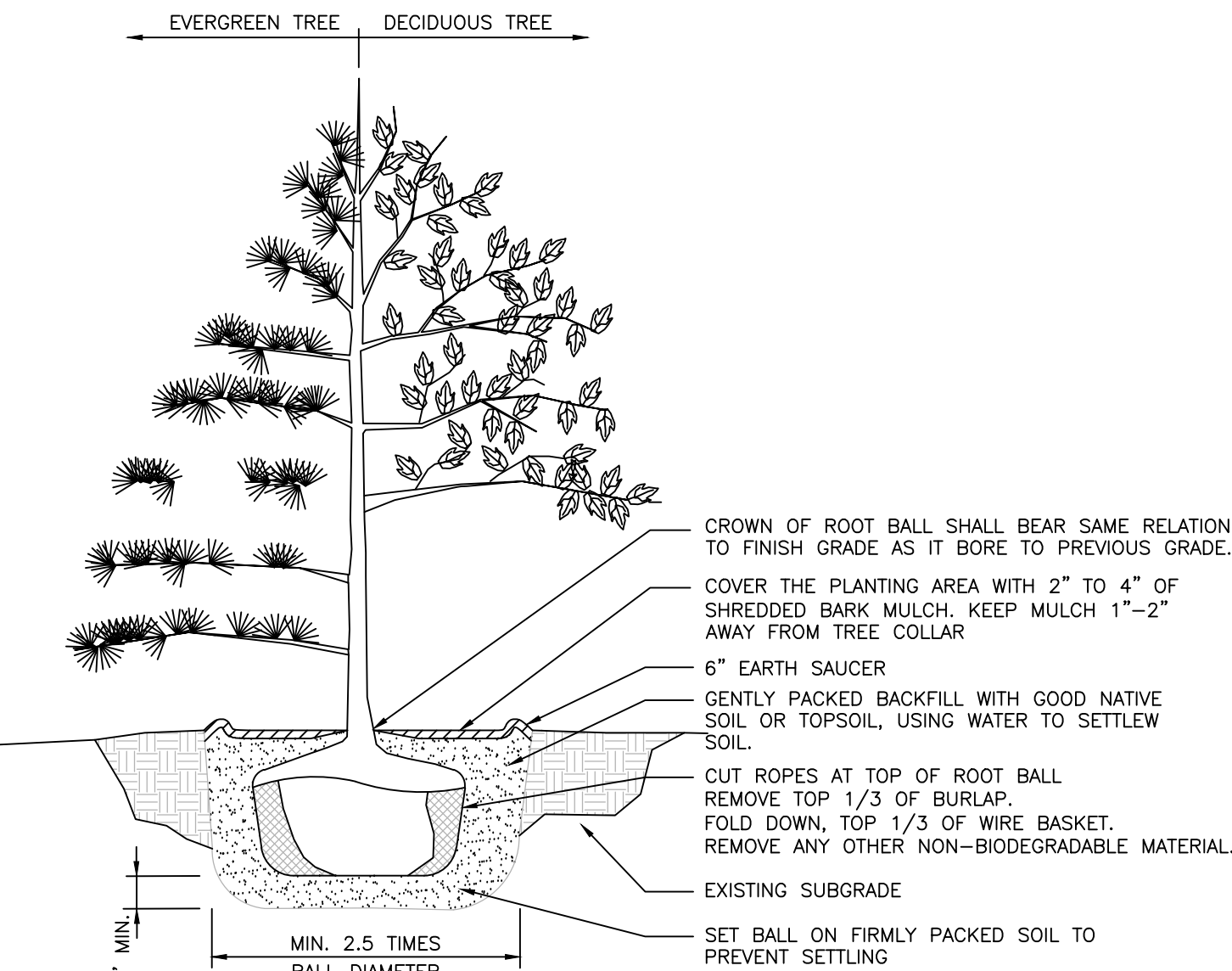
UmB—Urban land-Duffield complex, 0 to 8 percent slopes

THE SOILS WERE TAKEN FROM THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY WEB SITE. websoilsurvey.nrcs.usda.gov

FLOOD ZONE NOTE

(WWW.MSC.FEMA.GOV)
THIS PROPERTY IS LOCATED WITHIN ZONE "X"; AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD; ON FLOOD INSURANCE RATE MAP NUMBER 42077C0256F, PANEL 256 OF 340, WHICH BEARS A REVISED DATE OF 03/02/2016.

LINE #	BEARING	DISTANCE
L1	S81° 34' 28"W	177.50'
L2	N08° 25' 32"W	15.00'
L3	N81° 34' 28"E	3.00'
L4	S08° 25' 32"E	4.54'
L5	S53° 25' 32"E	7.73'
L6	N81° 34' 28"E	169.04'
L7	S08° 25' 32"E	5.00'



TYPICAL TREE PLANTING DETAILS

NO SCALE

EXISTING LEGEND

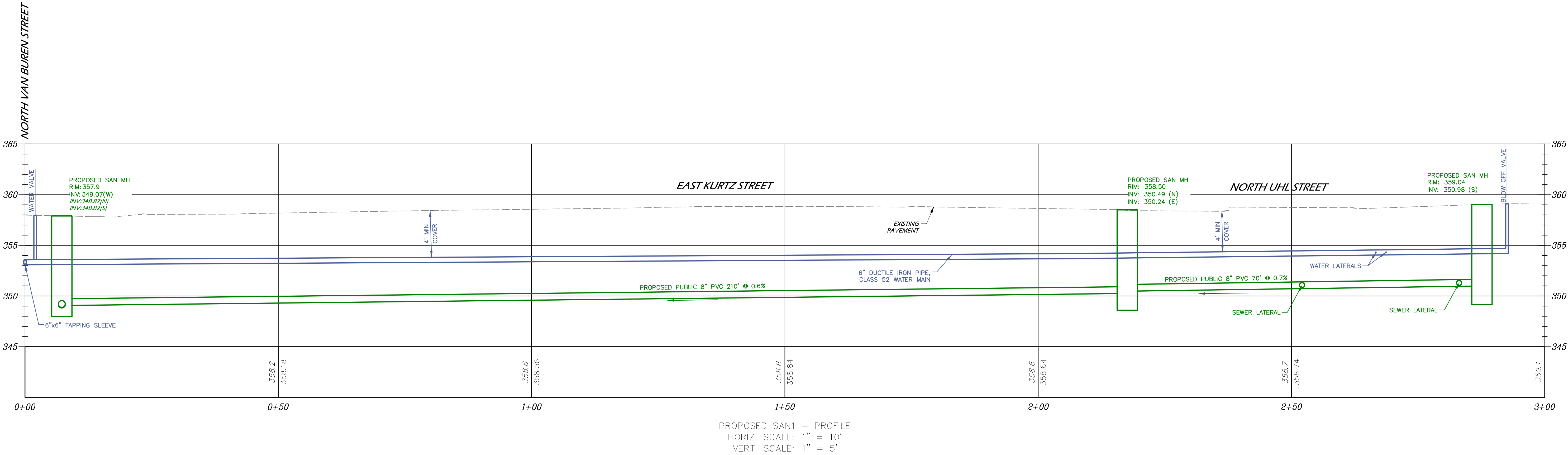
	EXISTING PROPERTY LINE
	EXISTING BUILDING OUTLINE
	EXISTING ADJOINER PROPERTY LINE
	EXISTING DRIVEWAY
	EXISTING SETBACK LINE
	EDGE OF PAVEMENT
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING OVERHEAD WIRES
	EXISTING OVERHEAD WIRES TO BE RELOCATED
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING CONCRETE CURB
	EXISTING DECIDUOUS TREE
	IRON PIN, REBAR OR IRON PIPE (FOUND)
	EXISTING SPOT GRADE

PROPOSED LEGEND

	PROPOSED PROPERTY LINE
	PROPOSED BUILDING OUTLINE
	PROPOSED BUILDING SETBACK LINE
	PROPOSED CONCRETE CURB
	PROPOSED DEPRESSED CURB
	PROPOSED DRIVEWAY
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED OVERHEAD LINE
	PROPOSED CONTOUR
	PROPOSED ROOF DRAIN
	PROPOSED TREE
	DRILL HOLE, MAG NAIL, 5/8" REBAR W/CAP (SET)
	PROPOSED SPOT GRADE

ABBREVIATIONS:

F.F.	FIRST FLOOR ELEVATION
T.O.F.	TOP OF FOUNDATION
G.F. @ OHD	GARAGE FLOOR @ OVERHEAD DOOR
OHW	OVERHEAD WIRES
UGE	UNDERGROUND ELECTRIC
WSV	WATER SERVICE VALVE
WD	WATER VALVE
RD	ROOF DRAIN
C/O	SANITARY CLEANOUT
DS	DOOR SILL
GV	GAS VALVE
GUY	GUY WIRE
(TBR)	TO BE REMOVED



LCA SITE PLAN NOTES:

1. 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.
2. 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.
3. 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.
4. 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 sewers. 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.
5. Provide a chart on the profile sheets showing the vertical clearances of any water main crossings with the storm and sanitary sewers. The pipes and laterals shall have no less than eighteen (18") of vertical clearance.
6. 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.
7. A 10' minimum horizontal separation shall be maintained between water/sanitary sewer utilities and tree planting.
8. All water lines shall have a minimum of 4' of cover.
9. All water lines shall be ductile iron pipe Class 52, unless otherwise noted.
10. Valves shall be set 5' from a fitting.
11. 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 100'.
12. 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.
13. 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.
14. Lehigh County Authority reviews fire protection system plans for conformance 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.
15. A minimum two (2)-hour 150 psi pressure test shall be performed on a water service lateral.
16. 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.
17. Contact Lehigh County Authority Allentown Division at 610-437-7515 to schedule a proposed connection/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.
18. 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.
19. 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.
20. All abandoned water lines must be abandoned at the main. If the corporations do not shut off correctly and are leaking or deemed necessary by the inspector, the contractor is fully responsible to install and purchase an approved capulation device.
21. All abandoned sewer lines must be abandoned at the main by an approved trenchless sewer repair contractor.
22. Drops through manholes: 0.1 for 180-degrees, 0.15 for 25-degrees to 60-degrees, 0.2 or 0.25 for greater than 60-degrees and less than 90-degrees.
23. The developer is responsible for submitting a deposit for leak detection devices. LCA will determine the number of leak detection devices that are needed for the project. LCA is responsible for ordering and installing the devices in the fire hydrants.

FINAL PLAN
WATER LINE & SANITARY LINE PROFILE



PLAN DATE 05/17/2024	PROJECT 856-860 N. VAN BUREN STREET	DEED REF. 2020033354
REVISIONS R1-01/08/2025 R2-04/15/2025 R3-06/24/2025 R4-08/05/2025 R5-01/23/2026 R6-06/17/2026	OWNER UNIVERSAL RELEVANCE, LLC	TAX MAP 641748291058 1
MUNICIPALITY CITY OF ALLENTOWN (15th WARD)	COUNTY LEHIGH COUNTY	STATE PENNSYLVANIA
SHT. NO. 10 of 10	SCALE 1" = 10'	JOB NO. 7064
AASA Land Surveyors www.aasasurvey.com		
Arthur A. Swallow Associates, LLC 1003-1005 North 19th Street Allentown, PA 18104 610-820-6470 • Fax:610-820-5947		
Michael A. Houston, PLS PA SU075182		
Date		