All comments in this report are advisory.

STAFF REPORT

TO : Allentown City Planning Commission

FROM : Planning Bureau
Jesus Sadiua, Senior Planner

SUBJECT : PROPOSED CAR STORAGE /WAREHOUSE BUILDING ON EAST CEDAR SREET

DATE : August 9, 2022

Project Title (Number): Eurosport Classic Motors (LMA-2022-00012)

Project Location: 702 E. Cedar Street

Development-Type /Type of Submission: Major land development /**FINAL** Plan

Applicant/Owner: Eurosport Classic Motors LP

Engineer: Edward A. Schlaner, Jr

Project Overview: (Please refer to the application for details)

1. Land preparation /grading = 0.637 acres
2. Construction of three, 1-story warehouse buildings of 15,360 ft2 each; 50' high.
3. Construction of underground detention area on Gilmore.

Figure 1. Vicinity of project location with site plan showing abutting land uses and adjacent streets.

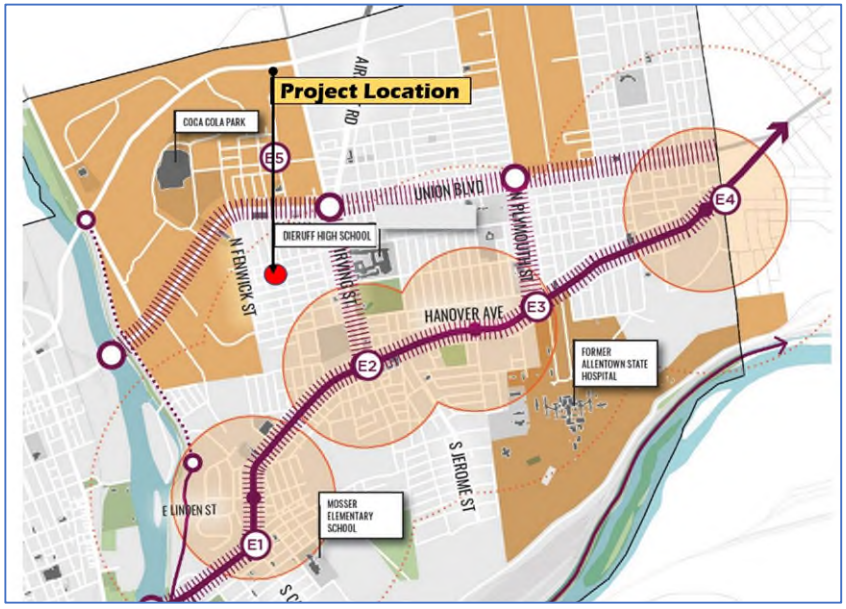
Findings and Comments

1. The project site is in East Allentown, on E. Cedar Street between N. Gilmore and N. Graham Streets just south of Union Blvd. It is vacant greenfield amid industrial land uses and single-family homes (Fig-1).

2. The project site and the abutting lands around it are all zoned B-LI (Business-Light Industrial) where warehousing is a permitted use. However, the lands on its southeast border are zoned RM (Residential-Medium Density) containing occupied single-family homes.
   a. *The proposed car storage /warehouse facility and its operational features may seem to conflict with the established residential uses abutting its southeast border. However, mitigative measures may be applied to the warehouse's operations aimed at diminishing any negative impact the warehouse may have on the quality of living in that area.*
   b. *<u>Where</u> <u>the</u> envisioned <u>warehouse abuts residential uses</u>, the CPC may wish to explore limiting the hours of operation to daytime hours and disallow any vehicle maintenance /restoration activity outside the building.*

3. In any part of the city, Allentown Vision 2030 encourages the development of idle and under-utilized lands for productive uses. In this case, a vacant lot for a storage building with attendant amenities is an ideal land use option in terms of maximizing the use of land. The project site is between the major corridors of Union Blvd and Hanover Avenue (Figure 2).

Fig-2. Project location relative to strategic areas identified in Allentown Vision2030.



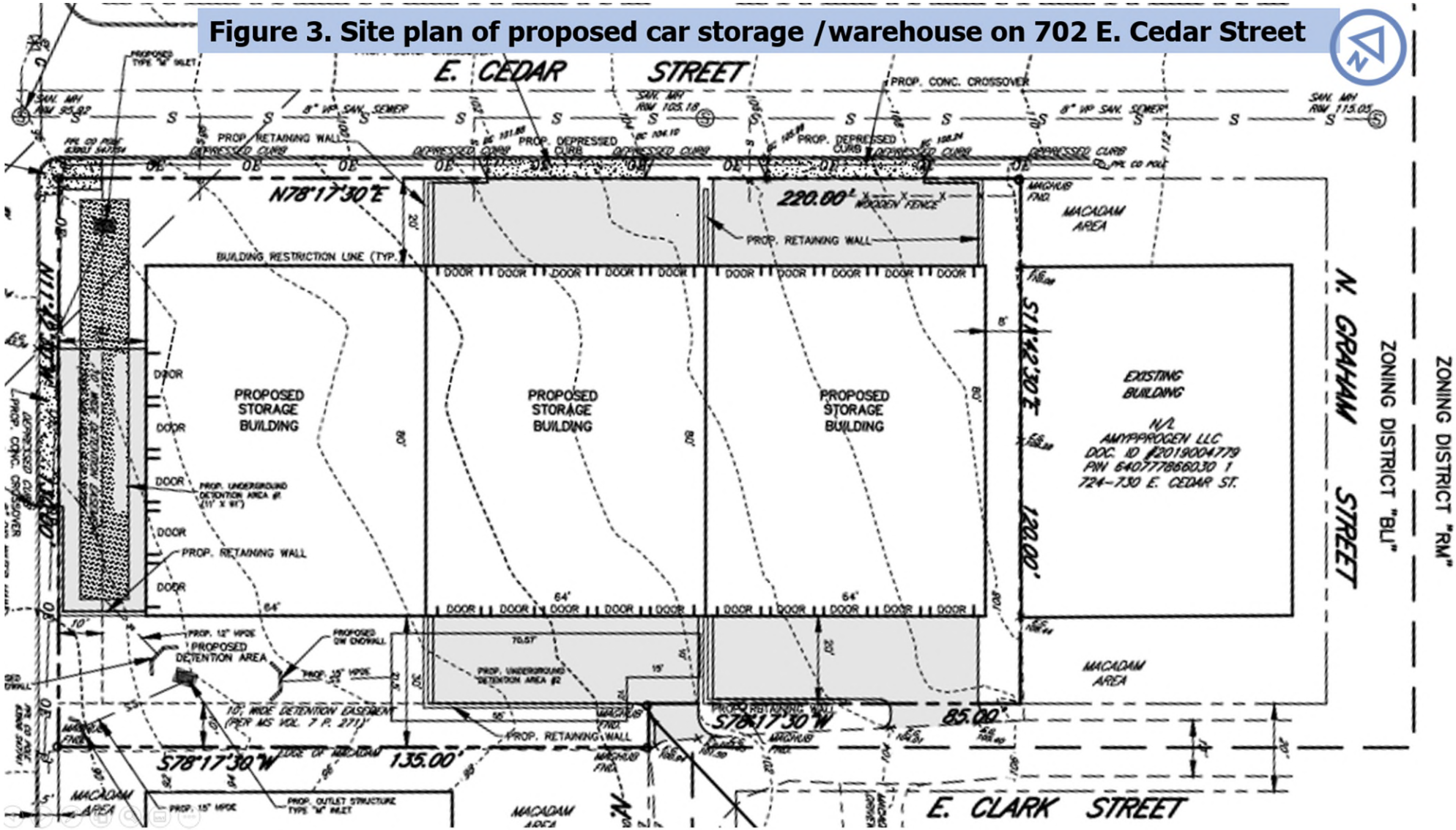
4. Finally, the location is not under any zoning overlay that will require special scrutiny in terms of design and land use (not in TNDO; not in HARB).

5. While the staff seems amenable to a proposed warehouse /storage facility at this location, the site plan (Fig-3) lacks – among other details -- the following components which prevented us from doing a full review. Such as:
   a. There is no landscape plan, a parking plan, and a lighting plan.
   b. There is no layout for sidewalks.
   c. There is no rendering of the envisioned building; no indication of where the frontage will be.
   d. There is no place for refuse collection.

Conclusion

6. Staff is not inclined to endorse the project in its present form. We recommend a resubmission of the plan to include the components listed under Item 5, with due regard to those required by other review units.

Figure 3. Site plan of proposed car storage /warehouse on 702 E. Cedar Street



Robert Gates, Acting Director of Planning
Bureau of Planning & Zoning
435 Hamilton Street
Allentown, PA 18101-1699
Office 610-437-7611
Fax 610-437-8781
Robert.Gates@allentownpa.gov

August 5, 2022

Eurosport Classic Motors LP
2542 W. Fairview Street
Allentown, PA 18104

RE: 702 E. Cedar Street
LMA-2022-00012

Dear Mr. Lopsonzski,

The above-referenced major land development plan has been reviewed by the appropriate City offices. We offer the following comments: (If you have any questions, please call the listed phone number.)

<u>Engineering</u> 610-437-7589:

1. All resubmissions must be accompanied by 4 copies of a written response letter addressing each Engineering and Traffic comment and referencing appropriate plan revision locations in the plan set. Attach a copy of the most recent City review letter to your written response.

2. A Sanitary sewer planning module will need to be proposed, routed through LCA and the City, and submitted to DEP for their review and approval.

3. Provide Approval from LCA of the water and sewer connections.

4. Provide the LVPC review letter.

5. Provide copies of the deeds for the development tract including any easements that may exist and the deeds for the adjoining tracts.

6. In accordance with SALDO Section § 350-22B(1), the title block shall contain the following information so that it appears on each sheet:
    a. The notation “Final Plan”, remove “preliminary” reference

7. Provide a sheet index on the cover sheet.

8. Provide approval and certification signature blocks on all sheets to be recorded including all PCSM plan sheets and PCSM details.

9. Sheet 1, the existing 10' wide detention easements should be noted as to be deleted.

10. Provide proposed locations for water, sanitary sewer, electric, communications, and gas utility services as applicable.

11. Per § 545-13A of the Streets, Utilities and Public Service Code, "It shall be the duty of owners of property having frontage on a dedicated and opened public street or alley to construct sidewalks, curbs, handicap ramps and cross-overs (driveways) where any of the following apply: "Construction of new residential or non-residential structure". Propose sidewalk along the N Gilmore and E Cedar St frontages. Full height curb must be provided wherever existing depressed curb is not proposed to be used for a crossover.

12. The applicant may seek a postponement from installing sidewalks per § 545-16: Variances. The Allentown Planning Commission will hear requests from property owners for variances from the duties to construct a sidewalk imposed by this article. The Commission may grant variances either modifying or postponing the obligation imposed by this article up to a period of ten (10) years where: the character of the neighborhood is such that the installation of sidewalks would not serve any public purpose; or where unique physical conditions make the installation of sidewalks an undue hardship, and the absence of this installation would not materially affect the public safety and conveniences.

13. Per section § 455-108 of the City's Property Rehabilitation & Maintenance Code, it is not permissible to direct on-site runoff from impervious areas onto adjoining properties or onto the sidewalk within the public right-of-way. Should sidewalk be proposed across the N Gilmore frontage of the property, the discharge from the basin shall be directed through the curb line or the storm sewer in Gilmore St may need to be extended.

14. Identify all roof drain locations and discharge directions. Provide conveyance calculations showing adequate capacity to convey the design storms.

15. E Clark St appears to drain across the subject property and must be accounted for in the drainage design.

16. Provide reference or calculations for the pre-development Tc.

17. The existing ground cover should be meadow and rational C should consider the site grades are mostly 6+%.

18. Bypass areas should be minimized. Additional area drains and curbing shall be used to collect the drainage.

19. Show how runoff is conveyed to underground basin 2.

20. Identify the Act 167 subarea the site is within and the required release rates. The 2-yr release rate is 30% of the predevelopment rate.

21. The project must comply with the City's Act 167 Stormwater Management ordinance for runoff rate and quality. The designer must provide a chart on the PCSM plan indicating pervious and impervious coverage for the predevelopment condition that existed prior to April 19, 2007 and the proposed post development condition. The PCSM plan chart must also contain the proposed 2 year treated stormwater volume.

22. Provide calculations for WQv and REv in accordance with the ordinance in the stormwater management report.

23. WQv must be infiltrated or treated by 2 BMPs in series.

24. If an extended detention basin is proposed, the WQv must be detained for at least 24 hours. The dewater time for the WQv shall be between 24-72 hours. Provide calculations showing that extended detention is provided by the design.

25. For basin designs using the rational method, the design hydrograph for routing shall be either the universal rational hydrograph or the modified rational method trapezoidal hydrograph which maximizes the detention volume. Routing shall be by the storage indication method. Show the input and routing hydrographs.

26. Provide the stage storage for the proposed basin.

27. Show limits of the emergency spillway on the plan. Provide a fence around the above ground portion of the basin.

28. Identify peak elevation in the basin for each storm to show the freeboard requirements are being met.

29. Add a BMP tabulation (listing all the BMP devices to be employed on the site) on the PCSM plan.

30. Provide details for the underground detention basins on the plan including sections and plan views in addition to the profiles provided.

31. Prior to final plan signatures for recording, the owner shall sign an operation and maintenance agreement for stormwater BMP's and a Stormwater License agreement for connection to the City stormwater system. The agreement template must be requested from the City Engineering Department (Please contact Mike

Lichty at Michael.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). 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.

32. The Land Development Control Ordinance, § 355-11B indicates that "The horizontal distance from either the toe or top of an excavation or fill slope line shall be five (5) feet or one-half the height of the fill or excavation from any adjoining property or easement line, whichever is greater. This condition is not met along the eastern and southern property lines of the proposed development. Revise the design, acquire easements, or request waivers of the requirement from the Planning Commission. At locations where waivers are granted, if any, construction fencing must be placed on the property line to ensure no grading across the line occurs.

33. Waivers and variances sought by the applicant and granted by the City of Allentown should be listed on the plan along with the dated granted.

34. The monumentation for the developed lot must be indicated on the plan. The plan should show each proposed property corners as "monument to be set" (concrete monuments for road right of way frontage, iron pins for all other boundary changes). Also, denote each type and location of the "found" monumentation.

35. Add a note stating all improvements within the public right-of-way must comply with the City of Allentown standards and specifications.

36. Add a note stating all City permits must be obtained prior to the start of construction.

37. Provide details of the City standard sidewalk.

38. Provide an E&S control narrative.

39. The rock construction entrance should be shown as 50'x20' on the plan consistent with the detail.

40. Provide the location for the concrete washout on the E&S plan.

41. The limit of disturbance must include all disturbed areas. The limits should be adjusted to include the additional pavement areas along E Clark St any proposed sidewalk and crossover areas. Quantify the area of the limit of disturbance.

42. Provide silt sock or other perimeter controls for the swale draining toward E Clark St and along the South property line.

43. Add a step for a preconstruction meeting with the City to the E&S plan construction sequence.

44. Provide a note for the clear sight triangles that “No vision obstructing object shall be permitted which exceeds a height of 30 inches above the elevation of the intersecting driveway and street.”

45. In reference to the Record Plan, the following notes shall be added to the plan.

    a) Water quality drainage structures shall be periodically inspected and maintained by the owner. In the event that the recorded owner(s) fails to property 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.

    b) 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.

    c) All Storm sewer collection system piping shall have water-tight joints conforming to the latest or supersession of ASTM C361, C443, C877, C1628, C1896, D3212, and others as approved by the City Engineer.

    d) The developer shall comply with the stipulations of the City of Allentown codified ordinance NO. 14476 (ACT 167).

    e) 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, § 455-106, § 455-108B(4) (*formerly 1753.08.B.4*) of City Property Rehabilitation & Maintenance Code.

    f) All lateral sanitary sewer piping is to be sch 40 or SDR-26 PVC piping.

    g) The plumber shall utilize one of the existing wyes to connect the sanitary sewer lateral to the existing sanitary sewer main.

    h) Any work to be done in the public rights-of-way shall be done in accordance to City and LCA standards.

i) Work to be performed onsite, shall be done in accordance with the IBC.

46. The plan must include a note that states: “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 applicant’s 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.”

47. Provide a protective device such as fence or handrail at least 42” high at the top of any retaining walls higher than 30”.

48. Proof of plan approval or payment of any accepted fee-in-lieu of planting to the Shade Tree Commission must be provided prior to mylar signature.

49. An engineering improvements cost estimate for all public improvements must be prepared and should also include items for E&S controls and maintenance, stormwater BMPs and appurtenant storm sewer. A colored plan shall be provided indicating the proposed improvements that security will be provided for. The engineering security cost estimate shall be titled, dated and signed by a Professional Engineer. The engineering improvements cost estimate for land development escrow must also provide at a minimum a 10% contingency cost, a 5% inspection fee, and a 2% as-built Plans and Profiles in AutoCAD format fee. Also, provide a colored plan depicting the various public improvement items corresponding to the engineering improvements cost estimate.

50. Upon completion of addressing all outstanding comments and at the time of record plan mylar signature by the City Engineer, provide three complete sets of signed and sealed land development plans stamped “FOR CONSTRUCTION” for the Engineering Department’s use.

<u>Traffic</u> 610-437-7735:

1. Show all existing pavement markings and signage on the adjoining streets.

2. Provide a photometric plan showing all driveways illuminated to 1 Fc minimum.

3. Provide a truck turning template.

4. Show a handicap ramp at Gilmore/E. Cedar Street.

5. Show the internal vehicle path to in/out.

6. Show the width of the depressed curb and measurement of travel path. Minimum 24' width required for 2-way traffic flow.

7. Show the existing and proposed lighting on the entire site with a photometric plan. Must show the minimum of 1 footcandle (fc) of lighting distribution on the entire site.

8. Show the existing and proposed signage at the frontage of the site.

9. Complete the multiway stop study at Gilmore Street/E. Cedar Street.

10. Additional comments may follow upon review of the plan re-submission(s) for the proposed land development plan. If you have any questions concerning the Traffic and lighting comments, please contact Mr. Varughese at Nelson.Varughese@allentownpa.gov

Based on the number and content of these comments, we reserve the right to add additional comments in future submissions.

Zoning 610-437-7630:

1. Plans are unsatisfactory as submitted. Inadequate information provided to complete Zoning review.

2. No parking plan provided for off-street parking and loading/unloading spaces. No parking calculations provided. Need number of employees during largest shift. Article XII

3. No lighting plan provided. 660-73

4. No landscaping plan provided. Buffer strips, planting strips along streets, dumpster location with screening and street trees required. Article XIII

5. Adequate site plans not provided.
    a. 660-80B(3) (e) The location and layout of parking areas, pedestrian walks, parking spaces and driveways; (g) Proposed sewer and water connections; (h) A landscaping plan including locations of proposed planting and seeding and screening; (i) Proposed location of fences and signs; and, (k) Location of any proposed waste dumpster.

6. Not meeting site design guidelines.
    a. 660-81F(1) Place the following as far from residences as is practical: trucking activities, and other operations and machinery that are most likely to generate noise or create hazards or nuisances, and garbage containers. (2) Place outdoor storage areas and trucking operations in

locations that minimize their visibility from streets and residences.

7. Inadequate access. **(Variance)**
    a. 660-32 Adequate access required. Trucking activities proposed at rear of property with ingress and egress proposed onto 13' and 15' wide alleys (20' ROW.)

8. Insufficient rear yard setback. **(Variance)**
    a. 660-57 Note G 30' wide min setback shall apply for each such yard abutting or across an alley from a residential district. (30' required; 20' proposed)

9. Zoning permit required. Future signage will require zoning permit and plans.

<u>Shade Tree Commission</u> 610-821-4252:

1. The Shade Tree Ordinance requires street trees to be planted within the public right-of-way of all subdivisions, land developments and improved properties. The subject Project is bound on multiple sides by existing public right-of-way and is located within a portion of the City in need of Street Trees. The applicant shall calculate the Street Requirement based on the combined total right-of-way and provide one street tree per every 40' linear feet.

2. A street tree summary should be added to the landscape and lighting plan that demonstrates compliance with the Shade Tree Ordinance.

3. All trees proposed and intended to meet the requirements of the Shade Tree Ordinance shall be planted within the Right-of-way. In this case, tree pits shall be created within sidewalk areas between drive entrances. Trees that are unable to be planted within the right-of-way but are immediately adjacent shall be acknowledged and shown on the Record Plan as "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". The applicant is encouraged to install groupings of trees within open areas north and south of the westernmost building in order to achieve required quantities.

4. A prominent note shall be added to the landscape plan indicating that permits shall be obtained from the City of Allentown Public Works Department for all Street Tree plantings.

These comments will be reviewed by the Allentown City Planning Commission at their meeting scheduled for Tuesday, August 9, 2022. Following the meeting when all the comments have been addressed, please submit seven (7) sets of revised plans for further review.

Very truly yours,

Robert Gates

Lehigh Valley Planning Commission

STEVEN GLICKMAN
Chair

CHRISTOPHER AMATO
Vice Chair

KEVIN SCHMIDT
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

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

June 29, 2022

Irene Woodward
Allentown Planning Director
425 Hamilton Street
Allentown, PA 18101

Eurosport Classic Motors LP – Land Development
City of Allentown
Lehigh County

Dear Ms. Woodward:

The subject application proposes to build a 15,360 square-foot warehouse at 702 E. Cedar Street (PIN 640777750683).

The LVPC offers the following comments:

Landscaping - Recommendation

The LVPC recommends additional landscaping to provide health benefits and 'improve access to green spaces' (of Policy 5.3) because the proposed area borders a residential area enhanced landscaping throughout the site would better support the transition between the development, and the nearby residential area.

Green Infrastructure and Sustainability

The LVPC recommends the inclusion of green infrastructure with the proposed development to 'improve regional air quality' (of Policy 3.2) and support sustainable building, site design, and community design practices (of Policy 3.4). An example of green infrastructure improvement would be a vegetated roof to 'minimizing environmental impacts of development' (Policy 3.1).

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

If you have any questions about this review, please contact our office.

Sincerely,

Bambi Griffin Rivera
Community and Reginal Planner

cc: Michael Lopsonzski, Applicant; Edward A. Schlaner, Jrz. PE/PLS, Application Engineer; Garrett Cook, Lehigh County Conservation District Engineer

_____ Sketch
✓ Preliminary
✓ Final

FILE NO.: LMA-2022-00012

SUBDIVISION AND LAND DEVELOPMENT APPLICATION
CITY OF ALLENTOWN
ALLENTOWN CITY PLANNING COMMISSION

DATE: _____

NAME OF SUBDIVISION: Eurosport Classic Motors LP

ADDRESS OF SUBDIVISION: 702 E. Cedar Street Allentown, PA 18109

PROPERTY OWNER: Eurosport Classic Motors LP (Michael Lopsonzski)
ADDRESS: 2542 W. Fairview Street
CITY, STATE, ZIP Allentown, PA 18104
E-MAIL ADDRESS: mlopsonzski@hotmail.com
PHONE #: 610-248-4177 FAX#: _____

APPLICANT (If other than owner): same as applicant
ADDRESS: _____
CITY, STATE, ZIP _____
E-MAIL ADDRESS: _____
PHONE #: _____ FAX#: _____

SURVEYOR/ENGINEER/ATTORNEY: Edward A. Schlaner, Jr. PE/PLS
ADDRESS: Martin H. Schuler Co. 1143 W. Walnut St.
CITY, STATE, ZIP Allentown, PA 18102
E-MAIL ADDRESS: edschlaner@martinschuler.com
PHONE #: 610-433-5201 FAX #: _____

SUBDIVISION CLASSIFICATION: Minor ____ Major ____ Deed Consolidation ____
LAND DEVELOPMENT: Minor ____ Major X

NUMBER OF LOTS: 1 ACREAGE: 0.637

SQ. FT OF FLOOR AREA: Office: ____ Retail: ____ Warehouse: 15360 Other: ____

PROPOSED DEVELOPMENT: Storage/Warehouse

ARE MUNICIPAL UTILITIES AVAILABLE? YES X NO ____

FEE: (Please complete page 2 and enter the fee here): $ 2916.30
(The fee must accompany submission)

Note:

1. All materials, including plans, reports and other documentation submitted on behalf of an application become *public records* as defined in the Pennsylvania Right to Know Law, 65 p.s. § 66.1 et. Seq.
2. ***Major land developments and all subdivisions must be accompanied by an electronic copy and a hard copy of the site plan (8.5" x 11"), location map, project description, project elevation/rendering, and documentation of Lehigh Valley Planning Commission and Lehigh County Authority submissions.***
3. All new submissions require 10 sets of plans and <u>four</u> (4) copies of all reports.

SIGNATURE OF OWNER, APPLICANT OR AUTHORIZED REPRESENTATIVE:

Signature

Owner
Title

Effective January 2019

(Turn over for fee schedule.)

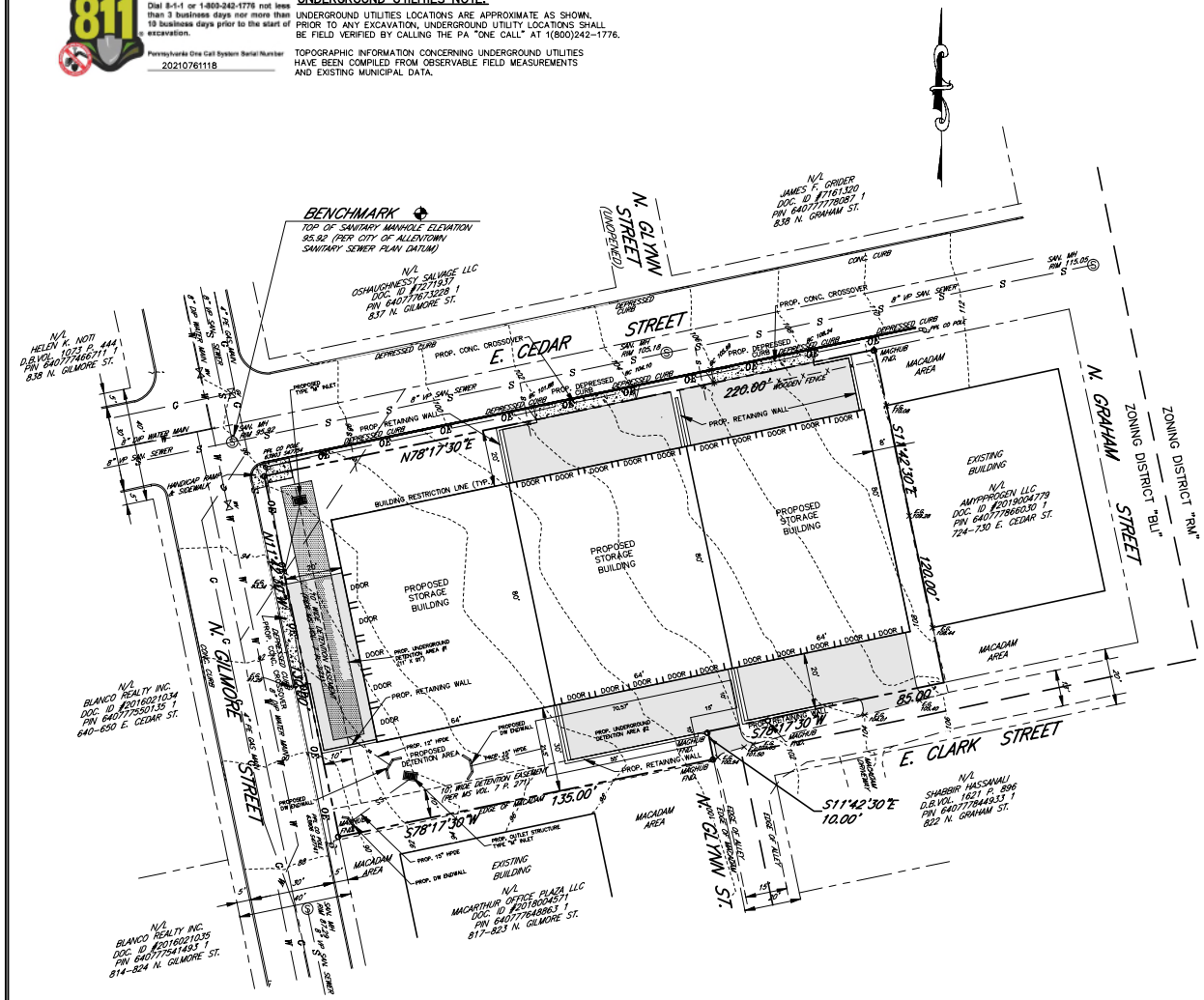
Dial 8-1-1 or 1-800-242-1776 not less than 3 business days nor more than 10 business days prior to the start of excavation.

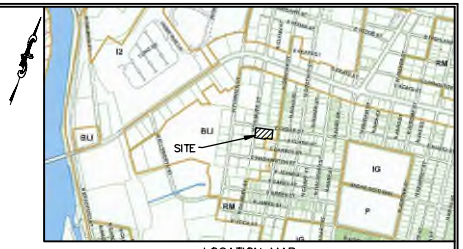
Pennsylvania One Call System Serial Number
20210761118

UNDERGROUND UTILITIES NOTE:

UNDERGROUND UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. PRIOR TO ANY EXCAVATION, UNDERGROUND UTILITY LOCATIONS SHALL BE FIELD VERIFIED BY CALLING THE PA "ONE CALL" AT 1(800)242-1776.

TOPOGRAPHIC INFORMATION CONCERNING UNDERGROUND UTILITIES HAVE BEEN COMPILED FROM OBSERVABLE FIELD MEASUREMENTS AND EXISTING MUNICIPAL DATA.





LOCATION MAP

(CITY OF ALLENTOWN ZONING MAP)
SCALE: 1" = 750'

SITE DATA

RECORD OWNERS: EUROSPORT CLASSIC MOTORS LP
2542 W. FAIRVIEW STREET
ALLENTOWN, PA. 18104

DEED OF RECORD: DOC. ID #2020044238
PARCEL ID #: 640777750683 1
TILE NUMBER: 476004C
TOTAL AREA = 27,750 SQ. FT. (0.637 AC.)
EXISTING USE: VACANT
PROPOSED USE: STORAGE/WAREHOUSE

ZONING INFORMATION

ZONING DISTRICT: B/LI
BUSINESS/LIGHT INDUSTRIAL DISTRICT

	REQUIRED
MINIMUM LOT AREA:	4000 S.F.
MINIMUM LOT WIDTH:	40 FEET
MINIMUM SETBACKS:	
FRONT YARD:	20 FEET
SIDE YARD:	8 FEET
REAR YARD:	50 FEET
MAX. BLDG. COVERAGE:	70%
MAX. BUILDING HEIGHT:	50 FEET

PROPOSED IMPERVIOUS:

BUILDING	15360
DRIVEWAYS, ENTRANCE SIDEWALK	3728
TOTAL	19088 S.F.

PROP. BLDG. COVERAGE: 55%
PROP. BUILDING HEIGHT: ±33 FEET

LEGEND

EXISTING / PROPOSED	EXISTING FEATURE (SLANT LETTERING) / PROPOSED FEATURE (VERTICAL LETTERING)
SS	EXISTING STORM SEWER
	EXISTING INLET
S	EXISTING STORM MANHOLE
S	EXISTING SANITARY SEWER
S	EXISTING SANITARY SEWER LATERAL
S	EXISTING SANITARY MANHOLE
W	EXISTING WATER MAIN
W	EXISTING WATER LATERAL
	EXISTING WATER VALVE
	EXISTING WATER SHUT OFF VALVE
	GAS VALVE
G	EXISTING GAS MAIN
G	EXISTING GAS LATERAL
UE	EXISTING UNDERGROUND ELECTRIC/TELEPHONE LINES
OE	EXISTING OVERHEAD ELECTRIC/TELEPHONE LINES
	EXISTING MACADAM AREA
	PROPOSED MACADAM AREA

OWNER'S CERTIFICATION

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 17TH WARD 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.

MICHAEL LOPSONZSKI
EUROSPORT CLASSIC MOTORS LP

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, A.D. 20__.

NOTARY PUBLIC

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

EDWARD A. SCHLANER, JR. — DATE
SU-1205-A

ENGINEER'S CERTIFICATION

I, EDWARD A. SCHLANER, JR., 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.

EDWARD A. SCHLANER, JR. — DATE
14832-E

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: CITY ENGINEER — DATE

L.V.P.C. REVIEW

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION.

PLANNER — DATE

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA ON _____, 20__, AS DOCKET I.D. NO. _____.

LEHIGH COUNTY RECORDER OF DEEDS

PLAN NOTES:

1. CONTOURS TAKEN FROM ACTUAL FIELD MEASUREMENTS RELATING TO CITY OF ALLENTOWN MUNICIPAL DATUM.
2. UTILITIES SHOWN ON THIS PLAN WERE TAKEN FROM ACTUAL FIELD MEASUREMENTS AND EXISTING CITY OF ALLENTOWN UTILITY PLANS.

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

PLAN PREPARER
EDWARD A. SCHLANER, JR. PE/PLS
1143 W. WALNUT STREET
ALLENTOWN, PA 18102
PE 14832-E/PLS SU-1205-A

DATE	REVISION	BY/CHKD.

RECORD OWNER:
EUROSPORT CLASSIC MOTORS LP
2542 W. FAIRVIEW STREET
ALLENTOWN, PA. 18104
(610)248-4177

PRELIMINARY/FINAL

LAND DEVELOPMENT PLAN
PREPARED FOR
702 E. CEDAR STREET
EUROSPORT CLASSIC MOTORS LP

15TH WARD CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA

MARTIN H. SCHULER CO.
ENGINEERS SURVEYORS
1143 WALNUT STREET
ALLENTOWN, PA 18102
610-433-5201, FAX 610-433-6510

DESN.BY	DRN. BY	DWG.NAME	FLD.CR.	SCALE	DATE	SHEET NO.	JOB NO.
	W.E.B.	LAND DEV PLAN B POLE BLDG	W.B./B.O.	1" = 20'	MAY27,2022	1 OF 8	21-02

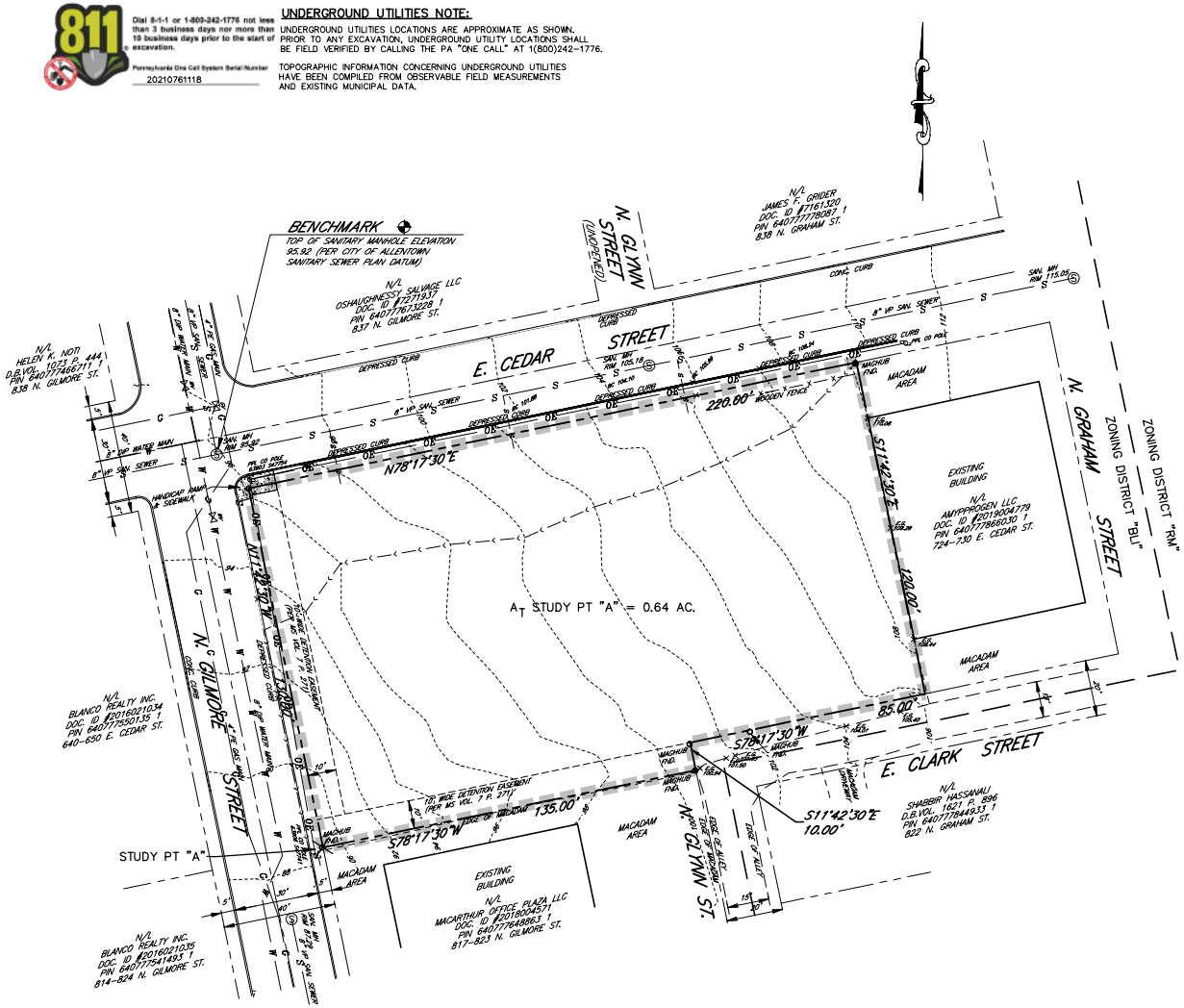
Dial 8-1-1 or 1-800-242-1776 not less than 3 business days nor more than 10 business days prior to the start of excavation.

Pennsylvania One Call System Serial Number
20210761118

UNDERGROUND UTILITIES NOTE:

UNDERGROUND UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. PRIOR TO ANY EXCAVATION, UNDERGROUND UTILITY LOCATIONS SHALL BE FIELD VERIFIED BY CALLING THE PA "ONE CALL" AT 1(800)242-1776.

TOPOGRAPHIC INFORMATION CONCERNING UNDERGROUND UTILITIES HAVE BEEN COMPILED FROM OBSERVABLE FIELD MEASUREMENTS AND EXISTING MUNICIPAL DATA.



LEGEND

EXISTING / PROPOSED	EXISTING FEATURE (SLANT LETTERING) / PROPOSED FEATURE (VERTICAL LETTERING)
SS	EXISTING STORM SEWER
	EXISTING INLET
Ⓢ	EXISTING STORM MANHOLE
S	EXISTING SANITARY SEWER
s s	EXISTING SANITARY SEWER LATERAL
Ⓢ	EXISTING SANITARY MANHOLE
W	EXISTING WATER MAIN
w w	EXISTING WATER LATERAL
	EXISTING WATER VALVE
	EXISTING WATER SHUT OFF VALVE
	GAS VALVE
G	EXISTING GAS MAIN
g g	EXISTING GAS LATERAL
UE	EXISTING UNDERGROUND ELECTRIC/TELEPHONE LINES
OE	EXISTING OVERHEAD ELECTRIC/TELEPHONE LINES
	EXISTING MACADAM AREA
100	EXISTING CONTOURS
	PRE-DEVELOPMENT SHED BOUNDARY
	FLOW PATH – TIME OF CONCENTRATION

PLAN NOTES:

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EXISTING FEATURES PLAN

DATE	REVISION	BY/CHKD.

LAND DEVELOPMENT PLAN
PREPARED FOR
702 E. CEDAR STREET
EUROSPORT CLASSIC MOTORS LP

15TH WARD CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA

SCALE 1" = 20'

MARTIN H. SCHULER CO.
ENGINEERS SURVEYORS
1143 WALNUT STREET
ALLENTOWN, PA 18102
610-433-5201, FAX 610-433-6510

SHEET NO. 2 OF 8

DESN.BY	DRN. BY	DWG.NAME	FLD.CR.	DATE
	W.E.B.	LAND DEV PLAN 5 POLE BLDGS	W.B./B.O.	MAY27,2022

JOB NO. 21-02

Dial 8-1-1 or 1-800-242-1776 not less than 3 business days nor more than 10 business days prior to the start of excavation.

Pennsylvania One Call System Serial Number
20210761118

UNDERGROUND UTILITIES NOTE:

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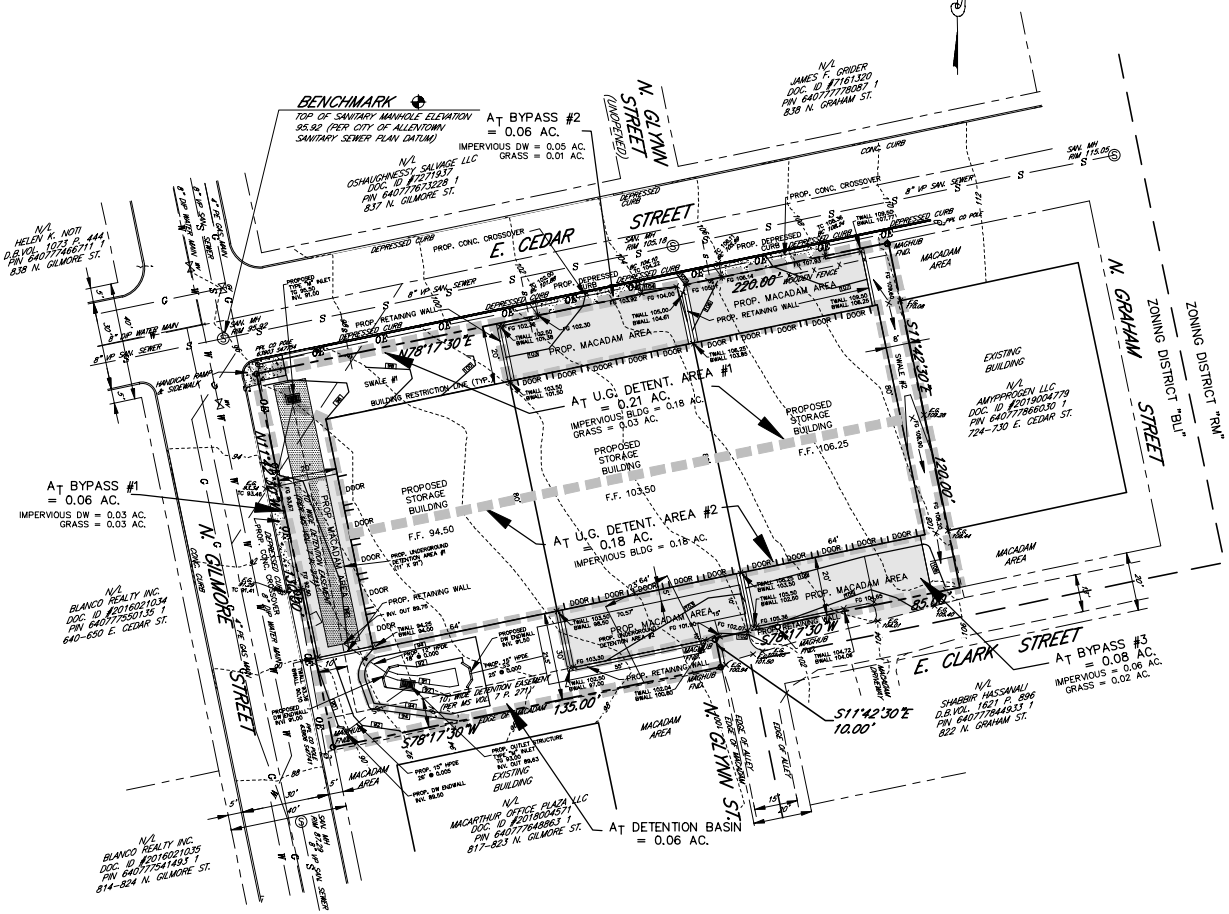
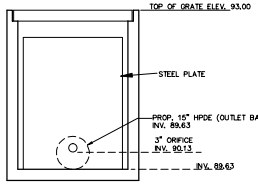


U.S.G.S. MAP
(ALLENTOWN EAST QUADRANGLE MAP)
SCALE: 1" = 1000'

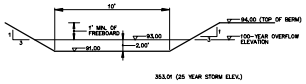
LEGEND

EXISTING / PROPOSED	EXISTING FEATURE (SLANT LETTERING) / PROPOSED FEATURE (VERTICAL LETTERING)
SS	EXISTING STORM SEWER
	EXISTING INLET
	EXISTING STORM MANHOLE
S	EXISTING SANITARY SEWER
s	EXISTING SANITARY SEWER LATERAL
	EXISTING SANITARY MANHOLE
W	EXISTING WATER MAIN
w	EXISTING WATER LATERAL
	EXISTING WATER VALVE
	EXISTING WATER SHUT OFF VALVE
G	GAS VALVE
G	EXISTING GAS MAIN
g	EXISTING GAS LATERAL
UE	EXISTING UNDERGROUND ELECTRIC/TELEPHONE LINES
OE	EXISTING OVERHEAD ELECTRIC/TELEPHONE LINES
	EXISTING MACADAM AREA
100	EXISTING CONTOURS
100	PROPOSED CONTOURS
	PROPOSED MACADAM AREA
	POST-DEVELOPMENT SHED BOUNDARY



NOTE: HOLES TO BE CAST DIRECTLY INTO TYPE "M" INLET (STANDARD TYPE 2)

OUTLET STRUCTURE #1 DETAIL
NOT TO SCALE



EMERGENCY SPILLWAY #1 DETAIL
NOT TO SCALE

PLAN NOTES:

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

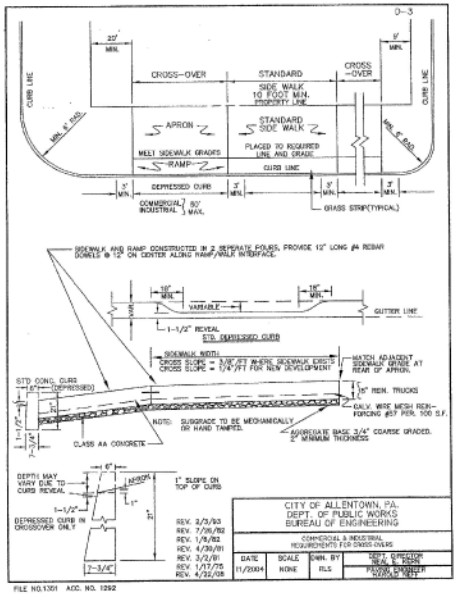
PCSM – DRAINAGE & GRADING PLAN

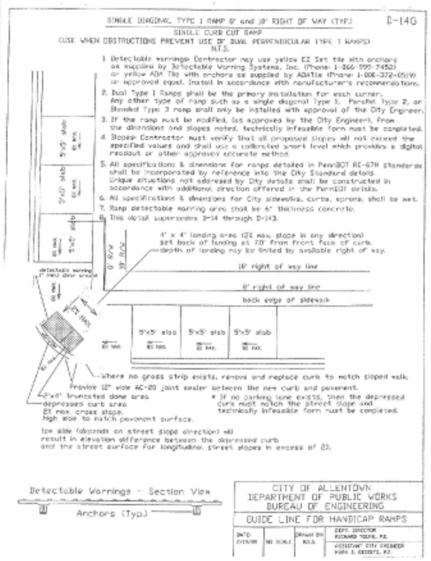
DATE	REVISION	BY/CHKD.

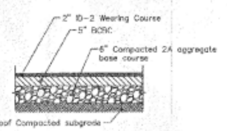
LAND DEVELOPMENT PLAN
PREPARED FOR
702 E. CEDAR STREET
EUROSPORT CLASSIC MOTORS LP

15TH WARD CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA

DESN.BY	DRN. BY	DWG.NAME	FLD.CR.	SCALE	MARTIN H. SCHULER CO.	SHEET NO.
	W.E.B.	LAND DEV PLAN 5 POLE BLDGS	W.B./B.O.	1" = 20'	ENGINEERS SURVEYORS 1143 WALNUT STREET ALLENTOWN, PA 18102 610-433-5201, FAX 610-433-6510	3 OF 8
				DATE MAY27,2022		JOB NO. 21-02

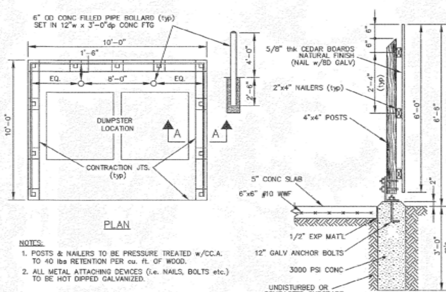






PROPOSED PAVEMENT CROSS SECTION

N.T.S.

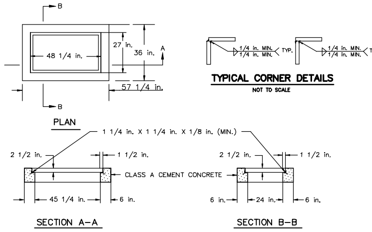


NOTES:

1. POSTS & NAILERS TO BE PRESSURE TREATED w/CC.A. TO 40 lbs RETENTION PER cu. ft. OF WOOD.
2. ALL METAL ATTACHING DEVICES (i.e. NAILS, BOLTS etc.) TO BE HOT DIPPED GALVANIZED.

DUMPSTER ENCLOSURE

N.T.S.

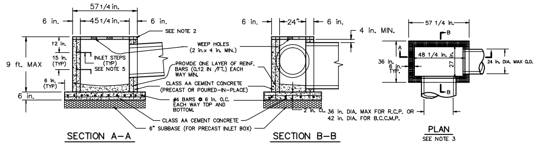


TYPICAL CORNER DETAILS

NOT TO SCALE

TYPE "M" INLET TOP

NOT TO SCALE

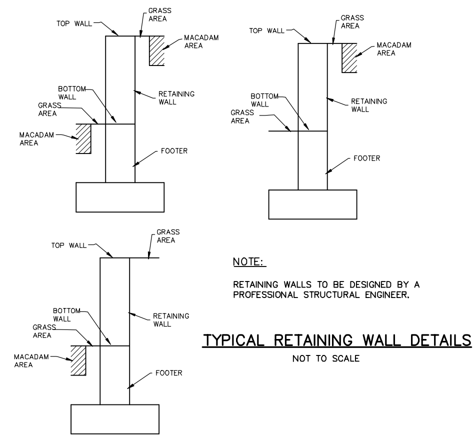


STANDARD INLET BOX

NOT TO SCALE

INLET BOX NOTES

1. CONCRETE TOP UNITS WHICH SEAT THE GRATE DIRECTLY WITHIN THE UNIT SHALL UTILIZE 1 1/4" x 1 1/4" ANGLES EMBEDDED IN THE CONCRETE AS A BEARING AREA FOR THE GRATE.
2. PROVIDE A MINIMUM OF 4 INCHES AND MAXIMUM OF 8 INCHES OF PRECAST CONCRETE COLLARS WITH THROUGH WALL OPENINGS ADJACENT TO SUBGRADE TO SERVE AS WEEP HOLES.
3. PIPE OR PIPES SHALL BE LOCATED AS INDICATED ON THE PLANS, WITH THE INLET BOTTOM SHAPED TO CHANNEL THE FLOW TOWARD THE OUTLET PIPE.
4. ALL EXPOSED EDGES SHALL BE CHAMFERED 1" x 1".
5. STEPS SHALL BE PROVIDED WHENEVER STRUCTURE EXCEEDS 4 FEET IN DEPTH.
6. GRATES FOR INLETS SHALL BE BICYCLE SAFE AS DETAILED IN PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION STEEL GRATE – BICYCLE SAFE.
7. THE BACKFILL AROUND THE WEEPHOLES SHALL NOT BE SCREENED. PLACE CLEAN STONE WITHOUT SCREENING THE VOIDS TO ALLOW WATER TO ENTER THE WEEPHOLES.
8. INLET STEPS SHALL BE ALUMINUM CONFORMING TO A.S.T.M. DESIGNATION G.S. 11A-T6 (TYPE 6061-T6).
9. CONSTRUCT IN ACCORDANCE WHITH THE REQUIREMENTS OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, SECTION 605, FOR CAST-IN-PLACE UNITS, SECTION 663 FOR CAST-IN-PLACE BRICK UNITS AND SECTION 713.2 FOR PRECAST CEMENT CONCRETE UNITS.
10. PROVIDE INLET BOXES WITH 24" X 45-1/4" STANDARD OPENING TO ACCOMMODATE THE STANDARD TOP COMPONENTS.



NOTE:

RETAINING WALLS TO BE DESIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER.

TYPICAL RETAINING WALL DETAILS

NOT TO SCALE

ENGLISH EQUATION

$$**_{SD} = \frac{D_{D-W}}{\cos\theta} = \frac{D_{D-W}}{\sin \text{SKEW} \measuredangle}$$

$$L_{D-W} = SD + 2.3'$$

$$W_1 = \frac{2D_{D-W} - 2.0'}{\cos\theta} \quad \text{FOR 2:1 SLOPE}$$

$$W_1 = \frac{X}{\cos\theta}\left(D_{D-W}\ 0.5 - \frac{1.0}{X}\right) \quad \text{(FOR VARIABLE SLOPE WHEN X EQUALS HORIZONTAL DIMENSION OF THE SLOPE DESIGNATION.)}$$

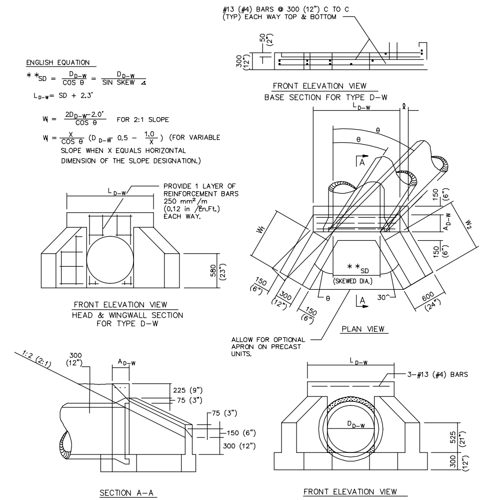


TABLE A (ENGLISH)

2 : 1 EMBANKMENT SLOPES

PIPE DIAMETER	SKEW ∡ = 90° TO 60° θ = 30°			SKEW ∡ = 55° θ = 35°			SKEW ∡ = 50° θ = 40°			SKEW ∡ = 45° θ = 45°			SKEW ∡ = 40° θ = 50°			SKEW ∡ = 30° θ = 60°			SKEW ∡ = 20° θ = 70°			SKEW ∡ = 10° θ = 80°				
D_{D-W} (IN.)	L_{D-W} (FT.)	ℓ (FT.)	W_1 (FT.)	L_{D-W} (FT.)	ℓ (FT.)	W_1 (FT.)	L_{D-W} (FT.)	ℓ (FT.)	W_1 (FT.)	L_{D-W} (FT.)	ℓ (FT.)	W_1 (FT.)	L_{D-W} (FT.)	ℓ (FT.)	W_1 (FT.)	L_{D-W} (FT.)	ℓ (FT.)	W_1 (FT.)	L_{D-W} (FT.)	ℓ (FT.)	W_1 (FT.)	L_{D-W} (FT.)	ℓ (FT.)	W_1 (FT.)	W_2 (FT.)	A_{D-W} (IN.)
36	5.8	0	4.6	6.0	0.33	4.9	6.2	0.5	5.2	6.5	0.67	5.7	7.0	0.75	6.2	8.3	1.33	8.0	11.1	1.75	11.7	19.6	5.0	23.0	4.6	12
42	6.3	0	5.8	6.6	0.33	6.1	6.9	0.5	6.5	7.3	0.67	7.1	7.8	0.75	7.8	9.3	1.33	10.0	12.5	1.75	14.6	22.5	5.0	28.8	5.8	12
48	6.9	0	6.9	7.2	0.33	7.3	7.5	0.5	7.8	8.0	0.67	8.5	8.5	0.75	9.4	10.3	1.33	12.0	14.0	1.75	17.5	25.3	5.0	34.6	6.9	12
54	7.5	0	8.0	7.8	0.33	8.5	8.2	0.5	9.1	8.7	0.67	9.9	9.3	0.75	10.9	11.3	1.33	14.0	15.5	1.75	20.5	28.2	5.0	40.3	8.0	12
60	8.1	0	9.2	8.4	0.33	9.8	8.8	0.5	10.4	9.4	0.67	11.3	10.1	0.75	12.5	12.3	1.33	16.0	16.9	1.75	23.4	31.1	5.0	46.0	9.2	15
72	9.2	0	11.5	9.6	0.33	12.2	10.1	0.5	13.0	10.8	0.67	14.1	11.7	0.75	15.6	14.3	1.33	20.0	19.8	1.75	29.2	36.9	5.0	57.6	11.5	15

DW HEADWALL/ENDWALL DETAIL

NOT TO SCALE

(SEE TABLE A FOR DIMENSIONS NOT INDICATED.)

CONSTRUCTION DETAILS

DATE	REVISION	BY/CHKD.

LAND DEVELOPMENT PLAN
PREPARED FOR
702 E. CEDAR STREET
EUROSPORT CLASSIC MOTORS LP

15TH WARD CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA

DESN.BY	DRN. BY	DWG.NAME	FLD.CR.	SCALE / DATE		SHEET NO. / JOB NO.
	W.E.B.		W.B./B.O.	SCALE 1" = 20'	MARTIN H. SCHULER CO. ENGINEERS SURVEYORS 1143 WALNUT STREET ALLENTOWN, PA 18102 610-433-5201, FAX 610-433-6510	SHEET NO. 4 OF 8
				DATE MAY27,2022		JOB NO. 21-02

811

Dial 8-1-1 or 1-800-242-1776 not less than 3 business days nor more than 10 business days prior to the start of excavation.

Pennsylvania One Call System Serial Number 20210761118

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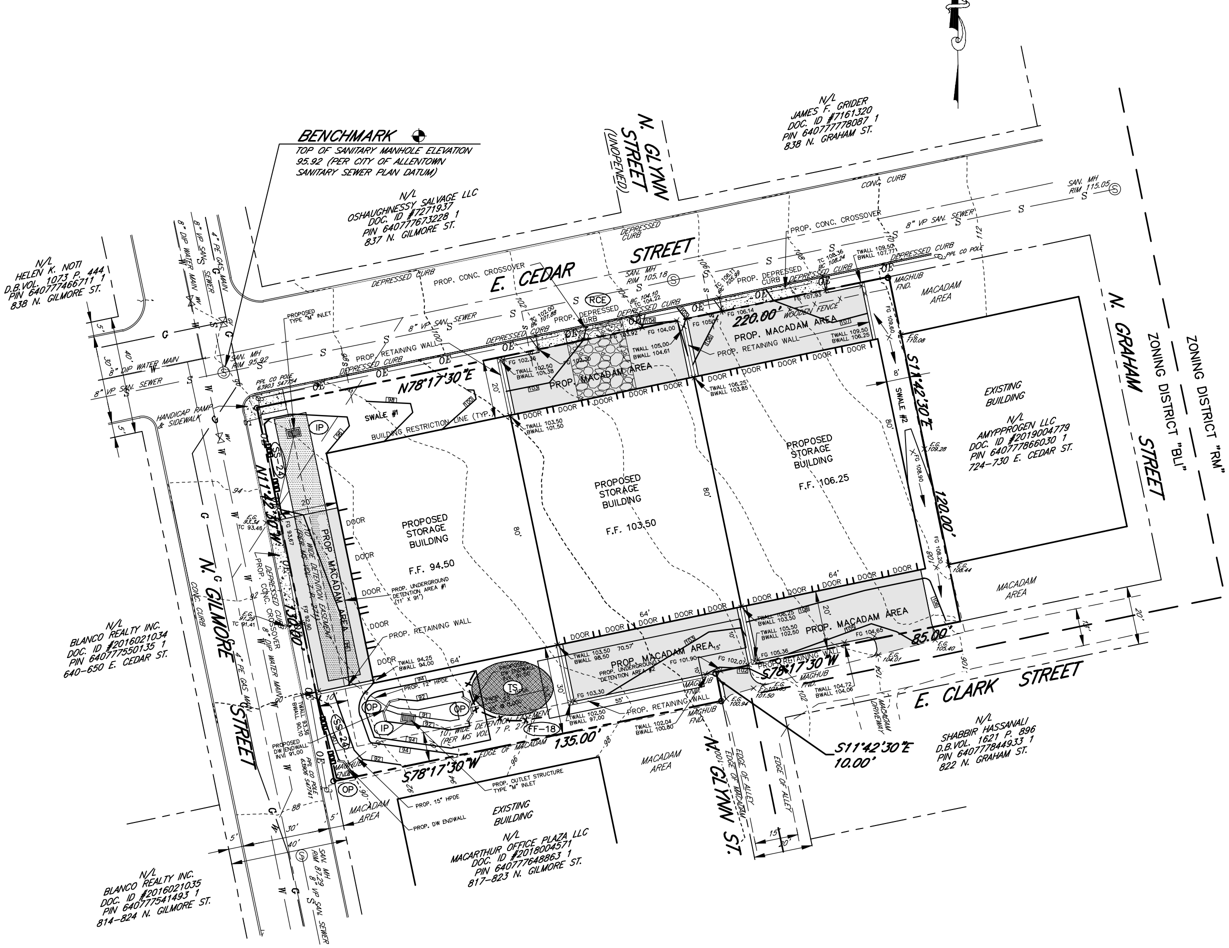

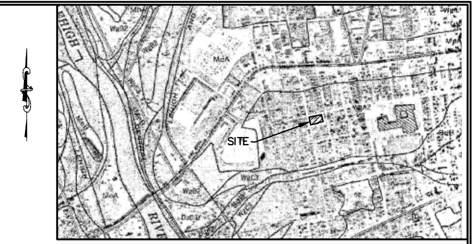

SOILS MAP

(LEHIGH COUNTY SOIL SURVEY SHEET 27)
SCALE: 1" = 1000'

LEGEND

Symbol	Description
EXISTING	EXISTING FEATURE (SLANT LETTERING)
PROPOSED	PROPOSED FEATURE (VERTICAL LETTERING)
—SS—	EXISTING STORM SEWER
	EXISTING INLET
Ⓢ	EXISTING STORM MANHOLE
— S —	EXISTING SANITARY SEWER
—s—s—	EXISTING SANITARY SEWER LATERAL
Ⓢ	EXISTING SANITARY MANHOLE
— W —	EXISTING WATER MAIN
—w—w—	EXISTING WATER LATERAL
WV	EXISTING WATER VALVE
	EXISTING WATER SHUT OFF VALVE
GV	GAS VALVE
— G —	EXISTING GAS MAIN
—g—g—	EXISTING GAS LATERAL
— UE —	EXISTING UNDERGROUND ELECTRIC/TELEPHONE LINES
— OE —	EXISTING OVERHEAD ELECTRIC/TELEPHONE LINES
	EXISTING MACADAM AREA
100- - - -	EXISTING CONTOURS
100	PROPOSED CONTOURS
	PROPOSED MACADAM AREA

SITE SOIL

PER THE LEHIGH COUNTY SOIL SURVEY SHEET NUMBER 27 THE ENTIRE SITE IS SOIL TYPE WgA2 – WASHINGTON SILT LOAM, 0 TO 3% SLOPES, MODERATELY ERODED.

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E & S CONTROL LEGEND

Symbol	Description
(RCE)	ROCK CONSTRUCTION ENTRANCE
—x—x—x— (FF–18)	FILTER FABRIC FENCE (SILT FENCE) – 18" HIGH
—▯▯▯—▯▯▯— (SS–24)	SILT SOCK – 24" HIGH
(TS)	TEMPORARY SEEDING
(IP)	INLET PROTECTION
(OP)	OUTLET PROTECTION
	TOPSOIL STOCKPILE (DURING CONSTRUCTION)
— - - —	LIMIT OF CONSTRUCTION = LIMITS OF DISTURBANCE = 0.64 AC.
	NORTH AMERICAN GREEN S75 LINING

PLAN PREPARER:

EDWARD A. SCHLANER, JR. PE/PLS
MARTIN H. SCHULER COMPANY
1143 W. WALNUT STREET
ALLENTOWN, PA 18102
PHONE: 610–433–5201

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EROSION & SEDIMENT CONTROL PLAN

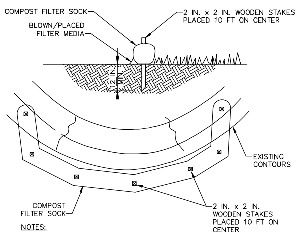
DATE	REVISION	BY/CHKD.

LAND DEVELOPMENT PLAN
PREPARED FOR
702 E. CEDAR STREET
EUROSPORT CLASSIC MOTORS LP

15TH WARD CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA

DESN.BY	DRN. BY	DWG.NAME	FLD.CR.	SCALE / DATE		SHEET NO. / JOB NO.
	W.E.B.	LAND DEV PLAN 3 POLE BLDGS	W.B./B.O.	SCALE 1" = 20' — DATE MAY27,2022	MARTIN H. SCHULER CO. ENGINEERS SURVEYORS 1143 WALNUT STREET ALLENTOWN, PA 18102 610–433–5201, FAX 610–433–6510	SHEET NO. 5 OF 8 — JOB NO. 21–02

FG 93.90



NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. 'S SPECIFICATIONS OR

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

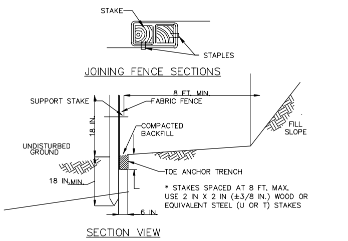
STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK

TABLE 4.2
COMPOST STANDARDS

ORGANIC MATTER CONTENT	25%-100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
PH	5.5 – 8.5
MOISTURE CONTENT	30% – 60%
PARTICLE SIZE	30% – 50% PASS THROUGH 3/8" SIEVE
SOLUBLE SALT CONCENTRATION	5.0 DS/M (MMHOS/CM) MAXIMUM

MATERIAL TYPE	3 MIL HDPE	*5 MIL HDPE	5 MIL HDPE	MULTI-FILAMENT POLYPROPYLENE (MFPP)	HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (HDMFPP)
MATERIAL CHARACTERISTICS	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	BIO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE
SOCK DIAMETERS	12 18	12 18 24 32	12 18 24 32	12 18 24 32	12 18 24 32
MESH OPENING	3/8	3/8	3/8	3/8	1/8
TENSILE STRENGTH		26 PSI	26 PSI	44 PSI	202 PSI
ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G-155)	23% AT 1000 HR.	23% AT 1000 HR.		100% AT 1000 HR.	100% AT 1000 HR.
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	9 MONTHS	6 MONTHS	1 YEAR	2 YEARS
TWO-PLY SYSTEMS					
INNER CONTAINMENT NETTING			HDPE BIAXIAL NET / CONTINUOUSLY WOUND / FUSION-WELDED JUNCTURES / 3/4" X 3/4" MAX. APERTURE SIZE		
OUTER FILTRATION MESH			COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON-WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH) / 3/16" MAX. APERTURE SIZE		
SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS.					

* THE 5 MIL HDPE PHOTODEGRADABLE SHALL BE USED FOR THIS PROJECT.



NOTES:

FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.

SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

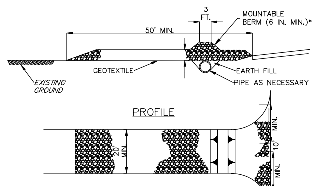
ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6).

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

MAXIMUM SLOPE LENGTHS FOR SILT FENCE			
	MAX. SLOPE LENGTH(ft) ABOVE FENCE		
SLOPE (%)	18" FENCE		
0-2	150		
5	100		
10	50		
15	35		
20	25		
25	20		
30	15		
35	15		
40	15		
45	10		
50	10		

FF-18

STANDARD CONSTRUCTION DETAIL #4-7
STANDARD SILT FENCE (18" HIGH)



NOTES:

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

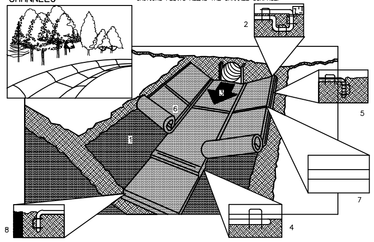
MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

RCE

STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE

INSTALLATION GUIDE TO CHANNELS

NOTE: HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

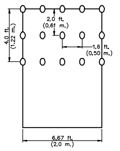


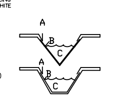
1. PREPARE SOIL BEFORE INSALLATION BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP x 6" WIDE TRENCH. BACKFILL THE TRENCH AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. BLANKETS ON SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKETAND STAPED (2" FOR C350 MATING).
7. IN HIGH FLOW CHANNEL APLLICATIONS, A STAPLE CHECK SLOT IS RECCOMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW IN A STAGGERED PATTERN.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP x 6" WIDE TRENCH.

BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. REFER TO GENERAL STAPLE PATTERN GUIDE ON PAGE 20 FOR CORRECT STAPLE RECCOMMENDATIONS FOR CHANNELS.

STAPLE PATTERN "D"

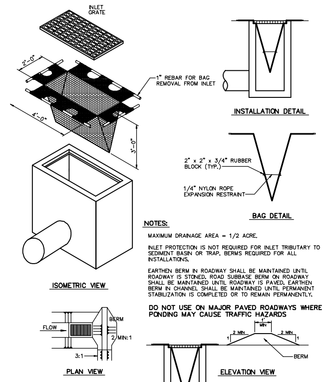
3.4 STAPLES/SQ. YD. (4.1 STAPLES/SQ. M.) USING 6 IN. (15.2 CM.), 11 GA. WIRE "U" STAPLES. 8 IN. (20.3 CM.) STAPLES AND LONGER MAY BE USED FOR LOOSE SOILS. 9 GA. STAPLES OR HEAVIER MAY BE NECESSARY IN HARD OR ROCKY SOILS. SECURE BLANKETS TO SOIL BY PLACING A STAPLE/STAKE THROUGH EACH WHITE COLORED DOT.





CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NORTH AMERICAN GREEN
NOT TO SCALE



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

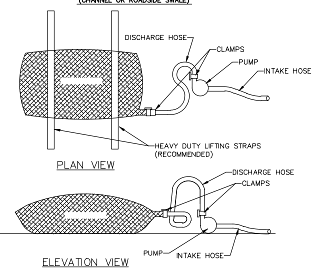
INLET PROTECTION IS NOT REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS REQUIRED FOR ALL INSTALLATIONS.

EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY.

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

IP

FILTER BAG INLET PROTECTION (SILTSACK)
(CHANNEL OR ROADSIDE SWALE)



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%%%. FOR SLOPES EXCEEDING 5%%%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

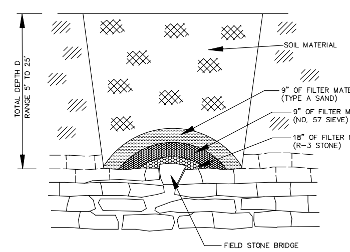
NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

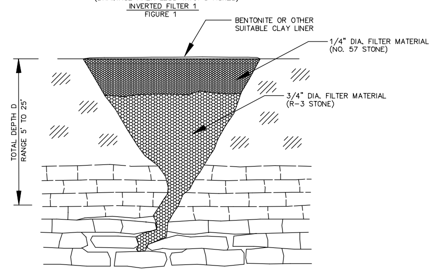
FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG



NOTE:
UPON DISCOVERY OF POSSIBLE SINKHOLE, CONTRACTOR SHALL CONSULT A PROFESSIONAL GEOLOGIST FOR DETERMINATION OF SINKHOLE PRESENCE AND MITIGATION PROCEDURE.

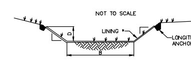
SINKHOLE TREATMENT
(DRAINAGE AREA LESS THAN 5 ACRES)
INVERTED FILTER 1
FIGURE 1



SINKHOLE TREATMENT
(DRAINAGE AREA 5-15 ACRES)
INVERTED FILTER 2
FIGURE 2

NOTE:
UPON DISCOVERY OF POSSIBLE SINKHOLE, CONTRACTOR SHALL CONSULT A PROFESSIONAL GEOLOGIST FOR DETERMINATION OF SINKHOLE PRESENCE AND MITIGATION PROCEDURE.

SINKHOLE TREATMENT DETAILS
NOT TO SCALE



CHANNEL CROSS-SECTION

* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

CHANNEL NO.	LOCATION	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *
1	ALONG E CEDAR ST	3	1.0	9	3	3	N.A.G. S-75
2	ALONG EASTER P/L	2	1.0	8	3	3	N.A.G. S-75

NOTES:

ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.

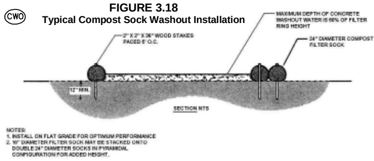
CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.

NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

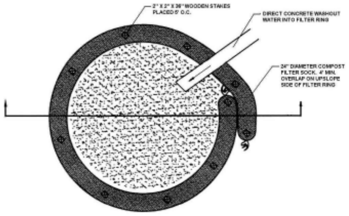
STANDARD CONSTRUCTION DETAIL #6-1
VEGETATED CHANNEL

CWO

FIGURE 3.18
Typical Compost Sock Washout Installation



NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.



A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

SEEDING TABLE

TEMPORARY SEED (* SEE NOTES)		
ANNUAL RYEGRASS	40 lbs PER ACRE	1 lbs PER 1000 S.F.
PERMANENT SEED (TYPE A) (* SEE NOTES)		
KENTUCKY BLUEGRASS	30 lbs PER ACRE	12 oz. PER 1000 S.F.
+ REDTOP	3 lbs PER ACRE	2 oz PER 1000 S.F.
+ PERENNIAL RYEGRASS	20 lbs PER ACRE	8 oz. PER 1000 S.F.
= TOTAL	53 lbs PER ACRE	22 oz. PER 1000 S.F.

NOTE: SEE RAIN GARDEN PLANTING SCHEDULE UNDER CONSTRUCTION DETAILS (THIS SHEET).

FERTILIZER AND MULCH TABLE

LIME (** SEE NOTES)		
TEMPORARY	1 TON PER ACRE	50 lbs PER 1000 S.F.
PERMANENT	6 TONS PER ACRE	280 lbs PER 1000 S.F.
FERTILIZER (** SEE NOTES)		
TEMPORARY: 10-10-10	500 lbs PER ACRE	12 lbs PER 1000 S.F.
PERMANENT: 10-20-20	1000 lbs PER ACRE	25 lbs PER 1000 S.F.
MULCH		
HAY OR STRAW (1" DEEP)	3 TONS PER ACRE	140 lbs PER 1000 S.F.

NOTE: RAIN GARDEN MULCH, LIME, AND FERTILIZER TO BE APPLIED PER MANUFACTURERS SPECIFICATIONS.

PERMANENT SEEDING

1. PERMANENT SEEDING SHALL OCCUR IMMEDIATELY AFTER THE FINE GRADING IS COMPLETED AND BETWEEN THE PERIODS: MARCH 1 TO JUNE 1 OR AUGUST 1 TO OCTOBER 1, WITH THE PERMANENT SEEDING MIXTURE LISTED. (SEE CHART)
2. REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS INCLUDING LARGE STONES, OVER 6" IN ANY DIMMENSION.
3. APPLY LIMESTONE AND PERMANENT SEED AT THE RATES LISTED. (SEE CHART)
4. MULCH WITH HAY, STRAW OR WOOD-CELLULOSE FIBER WITHIN 48 HOURS AFTER SEEDING AND AT THE RATES LISTED. (SEE CHART)
5. PERMANENT STABILIZATION: MINIMUM 70 PERCENT UNIFORM VEGETATIVE COVER.

TEMPORARY SEEDING

1. THE FOLLOWING SURFACES OF THE SITE SHALL BE TEMPORARILY SEEDED AND MULCHED:
   A. THE SURFACE OF ALL STOCKPILES.
   B. THE SURFACE OF EXPOSED ROUGH GRADED EARTH AREAS THAT WILL BE EXPOSED WITHOUT CONSTRUCTION ACTIVITY THEREON FOR A PERIOD IN EXCESS OF 4 DAYS.
   C. FINE GRADED AREAS WHICH WILL NOT RECEIVE PERMANENT SEEDING WITHIN 4 DAYS.
   D. THE SURFACE OF ALL TEMPORARY SWALES AND EARTH BERMS REQUIRED FOR STORMWATER SILTATION CONTROL.
2. SEEDING SHALL OCCUR IMMEDIATELY AFTER ESTABLISHMENT OF THE AREAS TO BE SEEDED. SEEDING SHALL BE WITH THE TEMPORARY SEED MIXTURE INDICATED. (SEE CHART)
3. REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS, INCLUDING LARGE STONES OVER 6 INCHES IN ANY DIMMENSION.
4. APPLY LIMESTONE AND TEMPORARY SEED AT THE RATES LISTED. (SEE CHART)
5. MULCH WITH HAY, STRAW OR WOOD-CELLULOSE FIBER WITHIN 48 HOURS AFTER SEEDING AND AT THE RATES LISTED. (SEE CHART)
6. SHOULD SEEDING OCCUR BETWEEN OCTOBER 1 AND MARCH 1, USE AN ACCEPTABLE MATTING (SUCH AS JUTE MATTING) IN ADDITION TO MULCH TO PROTECT AGAINST EROSION AND SEDIMENTATION RUNOFF.

SEEDING NOTES:

PRIOR TO SEEDING, APPLY THE RECOMMENDED AMOUNT OF LIMESTONE AND WORK AS DEEPLY AS POSSIBLE INTO THE SOIL. AT SEEDING TIME WORK THE RECOMMENDED FERTILIZER AS DEEPLY AS POSSIBLE INTO THE SOIL. SEED AT THE RECOMMENDED RATES AND FOLLOW WITH AN ADEQUATE LAYER OF MULCH.
ALL SEED MIXTURE RATES ARE FOR PURE LIVE SEED (P.L.S.). TO CALCULATE P.L.S., THE PERCENTAGE OF PURE SEED IS MULTIPLIED BY THE GERMINATION RATE AND DIVIDED BY 100. TO DETERMINE HOW MUCH RAW SEED IS REQUIRED, DIVIDE THE PERCENT LIVE SEED INTO 100. EXAMPLE: (85% PURE SEED x 72% GERMINATION)/100 EQUALS 61% PURE LIVE SEED. 100/61 = 1.63. THUS, EVERY POUND OF SEED MIXTURE CALLED FOR SHOULD THEN BE 1.63 POUNDS.
**IF TEMPORARY SEEDING IS REQUIRED, THE AMOUNT OF LIME AND FERTILIZER USED DURING TEMPORARY SEEDING OPERATIONS CAN BE CONSIDERED AS PART OF THE TOTAL PERMANENT SEEDING LIME AND MULCH RATES.
ALL SEEDING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURERS RECOMENDATIONS AND SPECIFIC DIRECTIONS.
ALL JUTE MATTING SHALL BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURERS CONSTRUCTION STANDARDS AND SPECIFICATIONS.

E&S CONTROL DETAILS

DATE	REVISION	BY/CHKD.

DESN.BY	DRN. BY	DWG.NAME	FLD.CR.
	W.E.B.		W.B./B.O.

LAND DEVELOPMENT PLAN
PREPARED FOR
702 E. CEDAR STREET
EUROSPORT CLASSIC MOTORS LP

15TH WARD CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA

SCALE 1" = 20'
DATE MAY27,2022

MARTIN H. SCHULER CO.
ENGINEERS SURVEYORS
1143 WALNUT STREET
ALLENTOWN, PA 18102
610-433-5201, FAX 610-433-6510

SHEET NO. 6 OF 8
JOB NO. 21-02

EROSION & SEDIMENT CONTROL NOTES

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

2) AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/ OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.

3) AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

4) ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.

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

6) CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HOVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.

7) AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.

8) TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.

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

10) ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PO. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THIS SITE.

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

12) THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.

13)All PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.

14) VEHICLES AND EQUIPMENT MAY ONLY ENTER AND EXIT THE CONSTRUCTION SITE VIA A STABILIZED ROCK CONSTRUCTION ENTRANCE.

15) UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. THE OPERATOR WILL MAINTAIN AND MAKE AVAILABLE TO LEHIGH COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

16) A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.

17) SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.

18) ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOOD PLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.

19) AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HOVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.

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

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

22) FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.

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

24) FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.

25) SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

26) ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.

27) IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT. THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR OTHER PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.

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

29) EROSION AND SEDIMENT BMPS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.

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

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

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

33) FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT EDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

34) IN THE EVENT OF SINKHOLE DISCOVERY A PROFESSIONAL GEOLOGIST OR ENGINEER WILL BE CONTACTED CONCERNING MITIGATION. ADDITIONALLY, THE LEHIGH COUNTY CONSERVATION DISTRICT WILL BE MADE AWARE OF THE SINKHOLE DISCOVERY IMMEDIATELY.

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

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

37) THE E&S CONTROL PLAN MAPPING MUST DISPLAY A PA ONE CALL SYSTEM INCORPORATED SYMBOL INCLUDING THE SITE IDENTIFICATION NUMBER.

38) AT STREAM CROSSINGS, 50' BUFFER AREAS SHOULD BE MAINTAINED. ON BUFFERS, CLEARING, SOD DISTURBANCES, EXCAVATION, AND EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITIES SUCH AS STACKING LOGS, BURNING CLEARED BRUSH, DISCHARGING RAINWATER FROM TRENCHES, WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE ACCOMPLISHED OUTSIDE OF BUFFERS.

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

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

41)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.

42)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.

43)AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL PROVIDE NOTICE IN WRITING TO THE LEHIGH COUNTY CONSERVATION DISTRICT THAT EARTH DISTURBANCE ACTIVITIES WILL BE COMMENCING.

SEQUENCE OFCONSTRUCTION

1. INSTALL ROCK CONSTRUCTION ENTRANCE. EXCAVATE AS NEEDED FOR INSTALLATION. EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
2. INSTALL SILT SOCK ALONG EDGE OF NORTH GILMORE STREET.
3. BEGIN EXCAVATION FOR FOUNDATION CONSTRUCTION. REMOVE ANY EXCESS MATERIAL FROM THE SITE.
4. BEGIN CONSTRUCTION OF FOUNDATION AND RETAINING WALLS.
5. BACKFILL FOUNDATION AREA AND ROUGH GRADE REMAINDER OF LOT. APPLY TEMPORARY SEEDING.
6. INSTALL STONE SUBBASE FOR DRIVEWAYS AND PARKING AREA.
7. INSTALL UNDERGROUND UTILITY CONNECTIONS.
8. INSTALL STORMWATER DETENTION AND RELATED INLETS AND PIPING.
9. CONSTRUCT BUILDING SUPERSTRUCTURE AND TIE ROOF LEADERS INTO UNDERGROUND DETENTION FACILITY.
10. RELOCATE SILT SOCKS AND BEGIN CONSTRUCTION OF CURBING AND CROSSOVERS.
11. PAVE DRIVEWAYS AND PARKING AREA.
12. SPREAD TOPSOIL, FINE GRADE LOT, AND APPLY PERMANENT SEEDING.
13. SILT SOCKS SHALL REMAIN UNTIL LOT IS STABILIZED. AREA DISTURBED BY SILT SOCK REMOVAL SHALL BE REPAIRED AND RE-SEEDED.

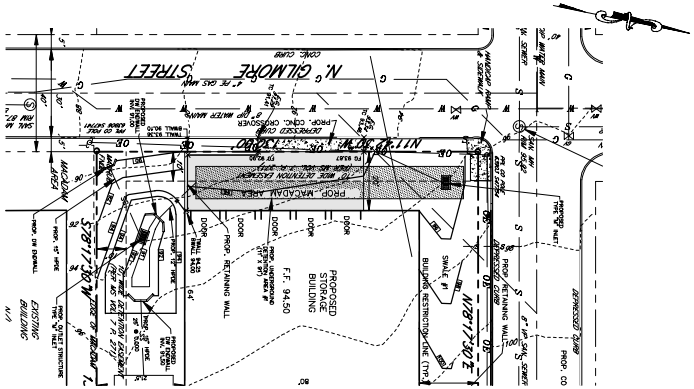
E&S CONTROL DETAILS/NOTES

DATE	REVISION	BY/CHKD.

LAND DEVELOPMENT PLAN
PREPARED FOR
702 E. CEDAR STREET
EUROSPORT CLASSIC MOTORS LP

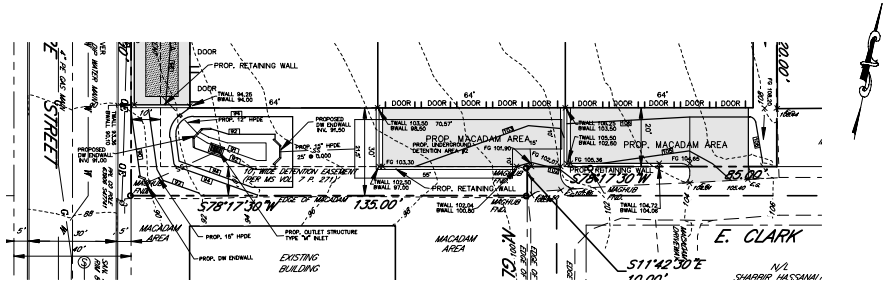
15TH WARD CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA

DESN.BY	DRN. BY	DWG.NAME	FLD.CR.	SCALE	MARTIN H. SCHULER CO.	SHEET NO.
	W.E.B.		W.B./B.O.	1" = 20'	ENGINEERS SURVEYORS 1143 WALNUT STREET ALLENTOWN, PA 18102 610-433-5201, FAX 610-433-6510	7 OF 8
				DATE MAY27,2022		JOB NO. 21-02



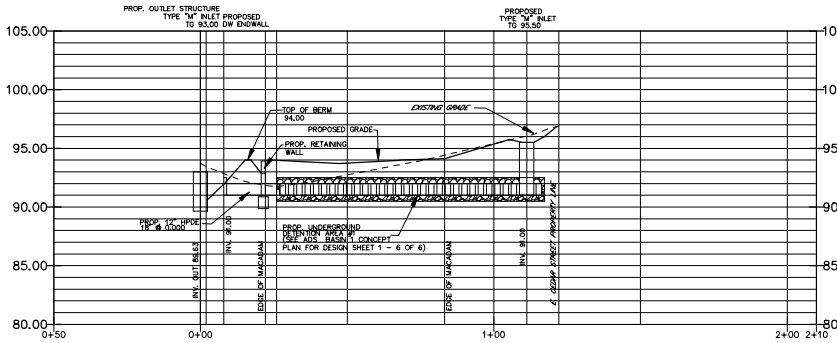
PROPOSED DETENTION AREA #1 PLAN

SCALE: 1" = 20'

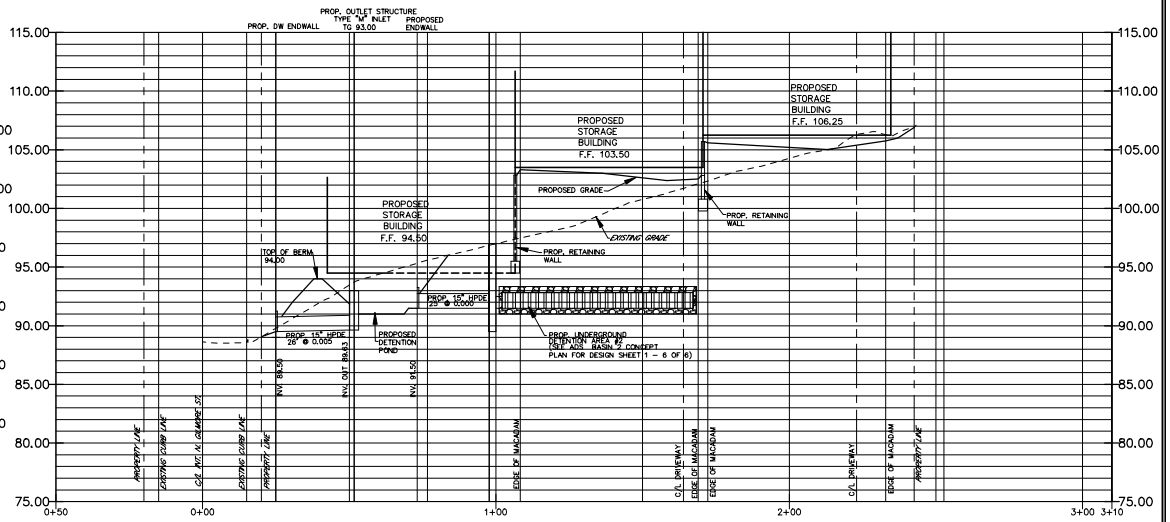


PROPOSED DETENTION AREA #2 PLAN

SCALE: 1" = 20'



PROPOSED DETENTION AREA #1 PROFILE



PROPOSED DETENTION AREA #2 PROFILE

SCALE: HORIZ. 1" = 20'

VERT. 1" = 5'

DETENTION PLANS AND PROFILES

DATE	REVISION	BY/CHKD.

LAND DEVELOPMENT PLAN

PREPARED FOR

702 E. CEDAR STREET

EUROSPORT CLASSIC MOTORS LP

15TH WARD CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA

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	W.E.B.		W.B./B.O.	1" = 20'	ENGINEERS SURVEYORS 1143 WALNUT STREET ALLENTOWN, PA 18102 610-433-5201, FAX 610-433-6510	8 OF 8
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