# GENERAL NOTES:

1. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF. ANGLES ARE IN DEGREES, MINUTES AND SECONDS.

2. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATIONS NOR SURVEYS WERE MADE FOR THIS PLAT, AND IT THEREFORE DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF CONTAMINATION OR OTHER CONDITIONS WHICH MAY BE REVEALED TO THIS PROPERTY THROUGH THESE ADDITIONAL SURVEYS.

3. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION. EXISTING UTILITY SERVICE LINES AND LATERALS HAVE NOT BEEN SHOWN ON THE PLANS. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF THESE LINES PRIOR TO THE START OF CONSTRUCTION. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THESE LINES AND TO MAINTAIN UTILITY SERVICE TO ALL USERS. DAMAGED SERVICE LINES OR LATERALS SHALL BE REPAIRED IMMEDIATELY AND AT NO COST TO THE OWNER OR THE ENGINEER.

4. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO MAINTAIN EXISTING UTILITY SERVICES. IN THE EVENT THAT THE CONTRACTOR DAMAGES AN EXISTING UTILITY LINE, HE SHALL NOTIFY THE UTILITY OWNER IMMEDIATELY. ALL REPAIRS SHALL BE DIRECTED BY THE UTILITY OWNER AND SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

5. THE CONSTRUCTION AREA MAY CONTAIN ABANDONED UTILITY LINES WHICH MAY NOT BE SHOWN ON THE PLANS. PRIOR TO REMOVAL OF ANY ABANDONED UTILITY LINES THE CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM THE UTILITY OWNER.

6. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITIES OF HIS WORK SCHEDULE PRIOR TO THE START OF CONSTRUCTION. ALL UTILITIES SHALL BE MARKED IN THE FIELD BY USE OF THE PENNSYLVANIA-ONE-CALL LINE.

7. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES PRIOR TO THE START OF WORK.

8. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO THE START OF WORK (EXISTING AND PROPOSED ELEVATIONS, LOCATIONS, ETC.) THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF A CONFLICT EXISTS.

9. THE CONTRACTOR SHALL NOTIFY THE CITY OF ALLENTOWN 24 HOURS BEFORE THE BEGINNING OF EACH PHASE OF CONSTRUCTION. (610) 437-7602

10. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AT LEAST 48 HOURS IN ADVANCE FOR INSPECTION OF ALL ELEMENTS OF SITE CONSTRUCTION INCLUDING: SUBGRADE, SUBBASE, BASE, PAVING, DRAINAGE PIPES, ETC.

11. CONTRACTOR MUST OBTAIN PERMITS FOR TEMPORARY ON-SITE WASTE FACILITIES PRIOR TO THE START OF CONSTRUCTION.

12. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION "SPECIFICATIONS", PUB. 408 AND "ROADWAY CONSTRUCTION STANDARDS", PUB. 72.

13. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES, AND ALL NECESSARY LICENSES AND PERMIT SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER.

14. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS HE DISCOVERS IN THE PLAN.

15. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.

16. COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACK FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

17. MAXIMUM SLOPE OF EMBANKMENT SHALL BE 2.0 FEET HORIZONTAL TO 1.0 FOOT VERTICAL, OR PER APPLICABLE JURISDICTIONAL REGULATIONS.

18. THE CONTRACTOR WILL INSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR REGRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.

19. EXCESS EARTH CUT MATERIAL, IF ANY, SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE APPROVED TO BE PLACED ON SITE BY THE OWNER.

20. ALL CONCRETE SHALL BE CLASS A, 4,000 PSI AT 28 DAYS COMPRESSIVE STRENGTH WITH A MAXIMUM SLUMP OF 4" UNLESS NOTED OTHERWISE. ALL EXPOSED CONCRETE TO HAVE A FINE BROOM FINISH.

21. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.

22. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC, SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION.

23. THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS NEAR CONSTRUCTION; I.E. IN TIMES OF RAIN OR MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY HAVING A CRUSHED STONE BASE, ETC.

24. PADEP APPROVAL AND OTHER REGULATORY APPROVALS FOR CONSTRUCTION OF UNDERGROUND STORAGE TANKS SHALL BE SUBMITTED TO THE CODE ENFORCEMENT OFFICER PRIOR TO THE START OF CONSTRUCTION.

25. NO WETLANDS EXIST ON THE SITE PER THE USGS NATIONAL WETLAND INVENTORY.

26. THE SITE DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN PER FEMA PANEL #42077C0215F, WITH MAP REVISED JULY 16, 2004.

27. PIPE BOLLARDS ARE REQUIRED TO PROTECT ANY AT-GRADE EQUIPMENT (IE. GAS METERS, TRANSFORMERS, ETC.) LOCATED ADJACENT TO DRIVEWAYS OR PARKING AREAS.

28. ANY EXISTING HAZARDOUS WASTE ENCOUNTERED IN THE PREPARATION OF THE PROJECT SITE MUST BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR AND DISPOSED OF AT AN APPROVED FACILITY IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL STANDARDS.

29. ALL STOP SIGNS SHALL BE INSTALLED ON BREAKAWAY SIGN POSTS AS DETAILED AND INSTALLED A MINIMUM OF 1'-6" FROM THE EDGE OF CURB.

30. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ALL ACCESS, EITHER PROPOSED OR EXISTING, TO A STATE, COUNTY, OR LOCAL ROADWAY PRIOR TO USAGE.

31. NO PRIVATE SIGNS OR ANY OTHER LANDSCAPING OBSTRUCTIONS, ABOVE 3.5' HIGH THAT COULD INTERFERE WITH SIGHT DISTANCE REQUIREMENTS SHALL BE INSTALLED WITHIN THE RIGHT-OF-WAY OF PUBLIC ROADS.

32. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH THE CITY OF ALLENTOWN STANDARDS AND SPECIFICATIONS.

33. ALL CITY OF ALLENTOWN PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

34. THE PROPOSED RETAINING WALL DESIGN WILL BE PREPARED, SIGNED AND SEALED BY A 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 THE CITY'S THIRD PARTY REVIEWER. THE WALL SHALL BE DESIGNED TO BE CONTAINED COMPLETELY WITHIN THE APPLICANT'S PROPERTY OR AN ENCROACHMENT PERMIT SHALL BE ACQUIRED FOR ANY PORTION OF THE WALL EXTENDING INTO THE PUBLIC RIGHT OF WAY.

35. THE ANTICIPATED DOMESTIC WATER CONSUMPTION IS 2,800 GALLONS PER DAY FOR THE STORE AND CAR WASH COMBINED.

36. ALL REQUIREMENTS OF ZONING ARTICLE 1317.02 (PERFORMANCE AND ENVIRONMENTAL STANDARDS) WILL BE MET, INCLUDING THAT ALL LIGHTING WILL BE DIFFUSED AND SHIELDED TO PREVENT THE LIGHTING FROM CREATING A NUISANCE TO PERSONS IN ADJACENT DWELLINGS AND PREVENT THE LIGHTING FROM SHINING INTO THE EYES OF PASSING MOTORISTS.

37. A WAIVER IS REQUIRED FOR THE TOP OF SLOPE SETBACK TO BE REDUCED FROM 5 FT. TO 2 FT.

## PARKING SUMMARY

**USE 1: RETAIL ESTABLISHMENT WITH CAR WASH**

REQUIRED: ONE (1) SPACE FOR EVERY TWO HUNDRED (200) SQUARE FEET OF SALES FLOOR AREA

GROSS RETAIL FLOOR AREA = 4,416 S.F.
CALCULATION = 4,416/200 = 22.08
SPACES REQUIRED = 23

REQUIRED: TWO (2) SPACES PER WASHING LANE

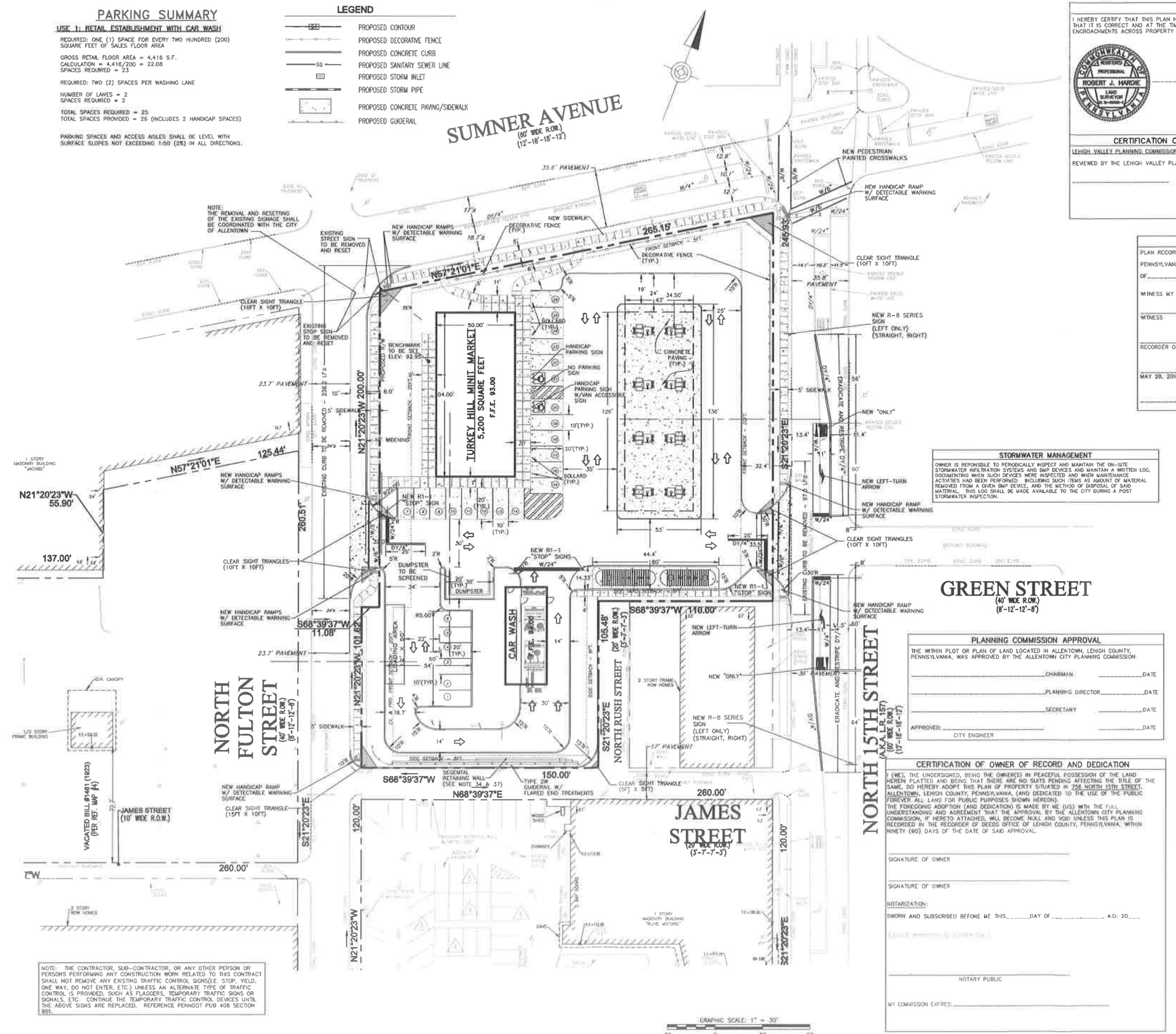
NUMBER OF LANES = 2
SPACES REQUIRED = 2

TOTAL SPACES REQUIRED = 25
TOTAL SPACES PROVIDED = 26 (INCLUDES 2 HANDICAP SPACES)

PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

## LEGEND

- PROPOSED CONTOUR
- PROPOSED DECORATIVE FENCE
- PROPOSED CONCRETE CURB
- SS — PROPOSED SANITARY SEWER LINE
- PROPOSED STORM INLET
- PROPOSED STORM PIPE
- PROPOSED CONCRETE PAVING/SIDEWALK
- PROPOSED GUIDERAIL




NOTE: THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSON OR PERSONS PERFORMING ANY CONSTRUCTION WORK RELATED TO THIS CONTRACT SHALL NOT REMOVE ANY EXISTING TRAFFIC CONTROL SIGNS(I.E. STOP, YIELD, ONE WAY, DO NOT ENTER, ETC.) UNLESS AN ALTERNATE TYPE OF TRAFFIC CONTROL IS PROVIDED, SUCH AS FLAGGERS, TEMPORARY TRAFFIC SIGNS OR SIGNALS, ETC. CONTINUE THE TEMPORARY TRAFFIC CONTROL DEVICES UNTIL THE ABOVE SIGNS ARE REPLACED. REFERENCE PENNDOT PUB 408 SECTION 901.

## 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.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ROBERT J. HARDIE — LAND SURVEYOR — LS-RM-059861-E

_____ REGISTERED SURVEYOR _____ DATE

## CERTIFICATION OF THE LEHIGH VALLEY PLANNING COMMISSION

LEHIGH VALLEY PLANNING COMMISSION, REVIEW

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

_____ PLANNER _____ DATE

## PROOF OF RECORDING

PLAN RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA, IN DOCKET ID_____ ON THE _____ DAY OF _____ 20____

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

WITNESS

RECORDER OF DEEDS

MAY 28, 2013

## STORMWATER MANAGEMENT

OWNER IS REPONSIBLE TO PERIODICALLY INSPECT AND MAINTAIN THE ON-SITE STORMWATER INFILTRATION SYSTEMS AND BMP DEVICES AND MAINTAIN A WRITTEN LOG, DOCUMENTING WHEN SUCH DEVICES WERE INSPECTED AND WHEN MAINTENANCE ACTIVITIES HAD BEEN PERFORMED. INCLUDING SUCH ITEMS AS AMOUNT OF MATERIAL REMOVED FROM A GIVEN BMP DEVICE, AND THE METHOD OF DISPOSAL OF SAID MATERIAL. THIS LOG SHALL BE MADE AVAILABLE TO THE CITY DURING A POST STORMWATER INSPECTION.

## PLANNING COMMISSION APPROVAL

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

_____ CHAIRMAN _____ DATE

_____ PLANNING DIRECTOR _____ DATE

_____ SECRETARY _____ DATE

APPROVED: _____ _____ DATE

CITY ENGINEER

## 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 756 NORTH 15TH STREET, 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.

_____ SIGNATURE OF OWNER

_____ SIGNATURE OF OWNER

NOTARIZATION:

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

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____


IN ASSOCIATION WITH:
PennEastern Engineers, LLC
165 NORTH WILKES-BARRE BOULEVARD WILKES-BARRE, PENNSYLVANIA 18702
PHONE: (570) 208-3130 FAX: (570) 823-4727

George M. Albert, P.E., LLC
ENGINEERING PLANNING DEVELOPMENT
100 NORTH WILKES-BARRE BLVD., SUITE 126
PHONE: (570) 270-4255 FAX: (570) 270-4243
EMAIL: galbert@engineer.com


| NO. | DATE | BY | DESCRIPTION | CONST |
|---|---|---|---|---|
| 3 | 7/7/16 | TEB | PER CITY 6/14/16 MEETING COMMENTS | |
| 2 | 5/13/16 | TEB | PER CITY 3/30/16 COMMENTS | |
| 1 | 2/15/16 | TEB | PER CITY & LCCD PRELIM COMMENTS | |

REVISIONS

CERTIFICATION AND SEAL

TURKEY HILL MINIT MARKETS, L.P.
TURKEY HILL #317 – ALLENTOWN
FINAL PLAN – LAND DEVELOPMENT

OWNER:
RUHE MOTOR CORPORATION
1501 SUMNER AVENUE, SUITE 2A
ALLENTOWN, PA 18102
D.B. 1230 – PG. 925

LOCATION:
CITY OF ALLENTOWN, 8TH WARD
APN#549742932950-00001

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GEORGE M. ALBERT — ENGINEER — LIC. PE-044915-E

**TURKEY HILL MINIT MARKETS, L.P.**

SUMNER AVENUE
&
NORTH 15TH STREET
CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA

DRAWING TITLE
**SITE LAYOUT PLAN**

| | | |
|---|---|---|
| CADD PLOT: 317-03 | SCALE: N/A | DRAWING NO. C-3 |
| VOID PLOT: - | DRAWN BY: TEB | |
| RELEASED TO CONSTRUCTION - | DATE: 8/28/15 | |
| | REVIEWED BY: TEB | |

OF 17 DWGS.